



**City of Richmond**  
Urban Development Division

## Report to Development Permit Panel

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**To:** Development Permit Panel  
**From:** Joe Erceg  
Manager, Development Applications  
**Date:** December 16, 2002  
**File:** DV 02-218206  
**Re:** **Application by Suncor Development Corporation for a  
Development Variance Permit at 12380 and 12420 Trites Road**

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### Manager's Recommendation

That a Development Variance Permit be issued that would vary the minimum road right-of-way width for a local residential roadway from 17 m (55.77 ft.) to 15 m (49.21 ft.) and vary the minimum frontage requirement in Comprehensive Development District (CD/61) from 8 m (26.25 ft.) to 7.8 m (25.59 ft.) on four (4) of the proposed single-family residential lots at 12380 and 12420 Trites Road.

*Erceg*  
Joe Erceg  
Manager, Development Applications

JDK:blg

## Staff Report

### Origin

The subject site is located on the east side of Trites Road between Moncton Street and Andrews Road and is in the process of being rezoned Comprehensive Development District (CD/61).

The applicant is requesting permission to vary the minimum road right-of-way width from 17 m (55.77 ft.) to 15 m (49.21 ft.) in order to allow for reasonably designed homes to be constructed on two (2) odd shaped corner lots. In addition, the applicant is also requesting permission to vary the minimum frontage requirements in Comprehensive Development District (CD/61) from 8 m (26.25 ft) to 7.8 m (25.59 ft.) on four (4) of the proposed pie-shaped single-family residential lots.

A copy of the development application filed with the Urban Development Division is appended to this report.

### Findings of Fact

The subject site is presently at third reading of a bylaw to rezone the property from Light Industrial District (I2) to Comprehensive Development District (CD/61). This proposed rezoning and subdivision is part of a plan that would see the Trites Road area change from a light industrial area to a mix of single and multi-family residential.

### Staff Comments

Transportation Department staff commented that as long as the road pavement width is maintained at 8.5 m, utilities are accommodated, and sidewalk is on at least one side of the street, they have no objections.

Engineering Department staff commented that they would prefer a 17 m (55.77 ft.) road right-of-way as per the Engineering Department Design Standards and Specifications.

### Analysis

A previous subdivision plan submitted with the rezoning application (RZ 01-202838), indicated a cul-de-sac roadway with no connection to the north. Staff suggested an "Eyebrow" on the east side of the proposed road, which allows for the road to continue to the north in the future. As a result, the corner lots of the "Eyebrow" are odd shaped and together with the 3 m (9.84 ft.) sideyard setback, makes it difficult to design reasonable homes. Narrowing the road right-of-way from 17 m (55.77 ft.) to 15 m (49.21 ft.) would greatly improve this situation.

In addition, four (4) of the pie-shaped lots in the area of the "Eyebrow" require a minor variance of the minimum frontage in Comprehensive Development District (CD/61), from 8 m (26.25 ft.) to 7.8 m (25.59 ft.). The pie-shaped lots which do not have lane access will have shared driveways between houses with garages at the rear. The applicant has provided preliminary house plans, site plans and renderings to prove that the proposed houses can be built in an acceptable manner.

Staff agree that narrowing of the road right-of-way will allow for better house designs for the corner lots. The road pavement width will remain constant at 8.5 m (27.89 ft.), with sidewalk on the west side only through this portion of the narrowed road allowance. The sidewalk on the east side of the proposed roadway to the south will end where it intersects with the proposed east-west walkway along the south property line of the subject site. These variances are site specific and will not be considered as precedent setting.

The applicant has agreed to provide a landscaped median in the centre of the "Eyebrow" which will enhance the area with additional grass, trees and shrubs.

### **Conclusions**

Staff support the variances as requested.



Jim DeKleer  
Engineering Assistant - Development & Processing

JDK:blg



# Development Applications Department

6911 No. 3 Road  
Richmond, BC V6Y 2C1

City of Richmond

Main (604) 276-4000 Fax (604) 276-4177

## DEVELOPMENT APPLICATION

Please submit this completed form to the Zoning, Land Use Planning and Development Applications Centre for each application (ie. rezoning; subdivision; development permit, etc.). All materials submitted to the City for a development application become public property, and therefore, available for public inquiry.

Please refer to the attached forms for details on application attachments and fees.

Type of Application: Development Variance Permit

Property Address(es): 12380 & 12420 Triton Road.

Legal Description(s): Lots 1 & 2, Sec 12, Blk 3N, R07W  
Plan 71905

Applicant: Suncor Development Corp.

Correspondence/Calls to be directed to:

Name: Olga Ilich

Address: #206 - 5631 No. 3 Road  
Richmond, BC

Tel. No.: 604-271-5556 Business Residence 604-271-5557 Fax

Property Owner(s) Signature(s): \_\_\_\_\_

or

Authorized Agent's Signature: [Signature]  
Attach Letter of Authorization

Please print name

Olga Ilich  
Please print name

### FOR OFFICE USE

Date Received: Sept 30 102

Application Fee: \$525

File No.: DVP 02-218206  
Only assign if application is complete

Receipt No.: 13-0012379



**No. DV 02-218206**

To the Holder:                                   SUNCOR DEVELOPMENT CORPORATION

Property Address:                            12380 AND 12420 TRITES ROAD

Address:                                        C/O MS. OLGA ILICH  
# 206 - 5631 NO. 3 ROAD  
RICHMOND, BC V6Y 2C1

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The minimum frontage in the Comprehensive Development District (CD/61) zone of the "Richmond Zoning and Development Bylaw No. 5300" is hereby varied from 8 m (26.25 ft.) to 7.8 m (25.59 ft.) as shown on Plan #1 attached hereto.
4. The minimum road right of way width in the "Subdivision Bylaw No. 6530" is hereby varied from 17 m (55.77 ft.) to 15 m (49.21 ft.) as shown on Plan #1 & #2 attached hereto.
5. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF

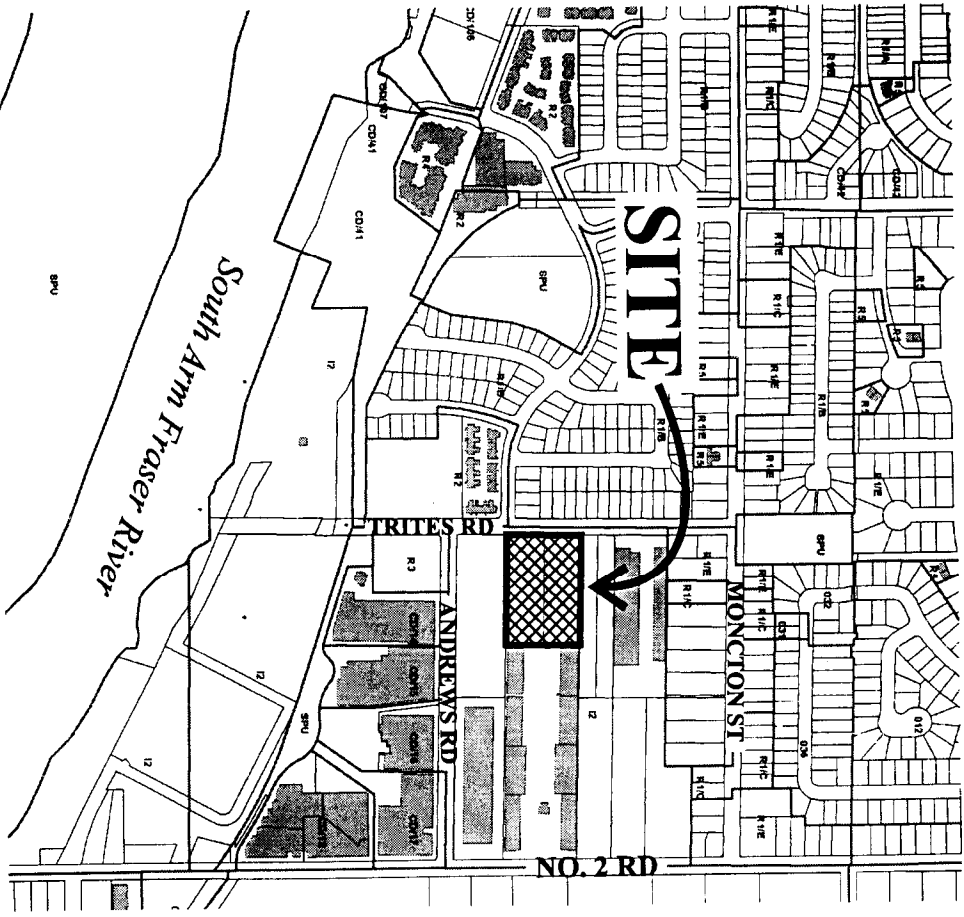
ISSUED BY THE COUNCIL THE

DELIVERED THIS            DAY OF

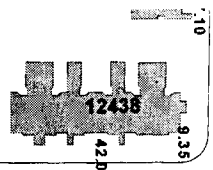
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MAYOR



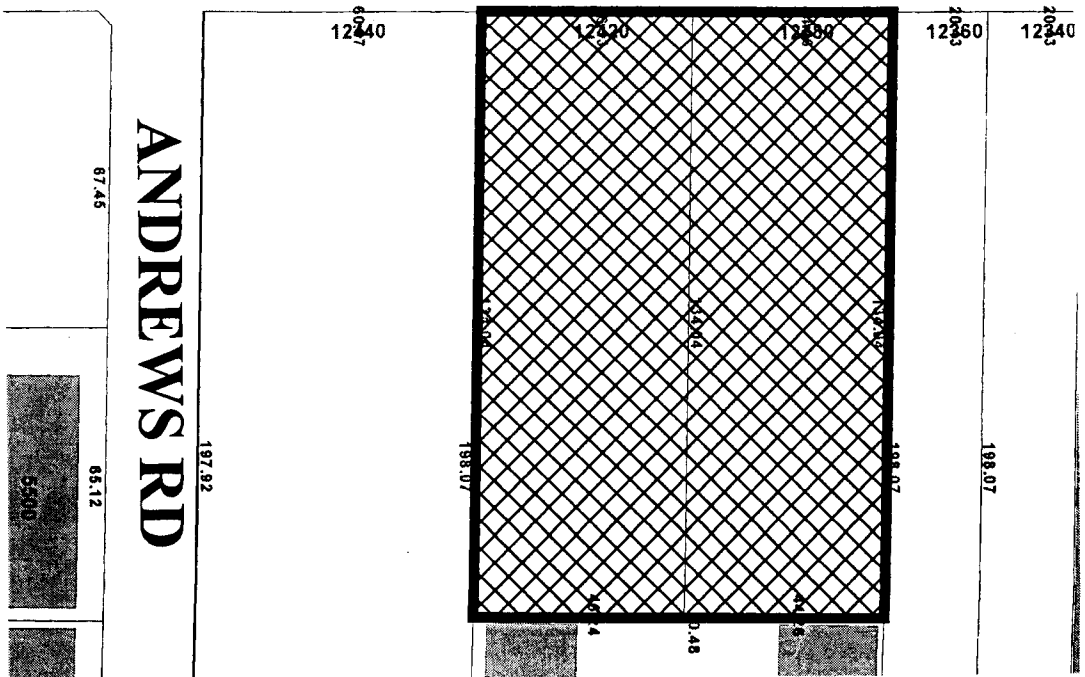
# City of Richmond



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6	15.26	16.15

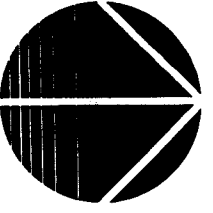


## TRITES RD



## ANDREWS RD

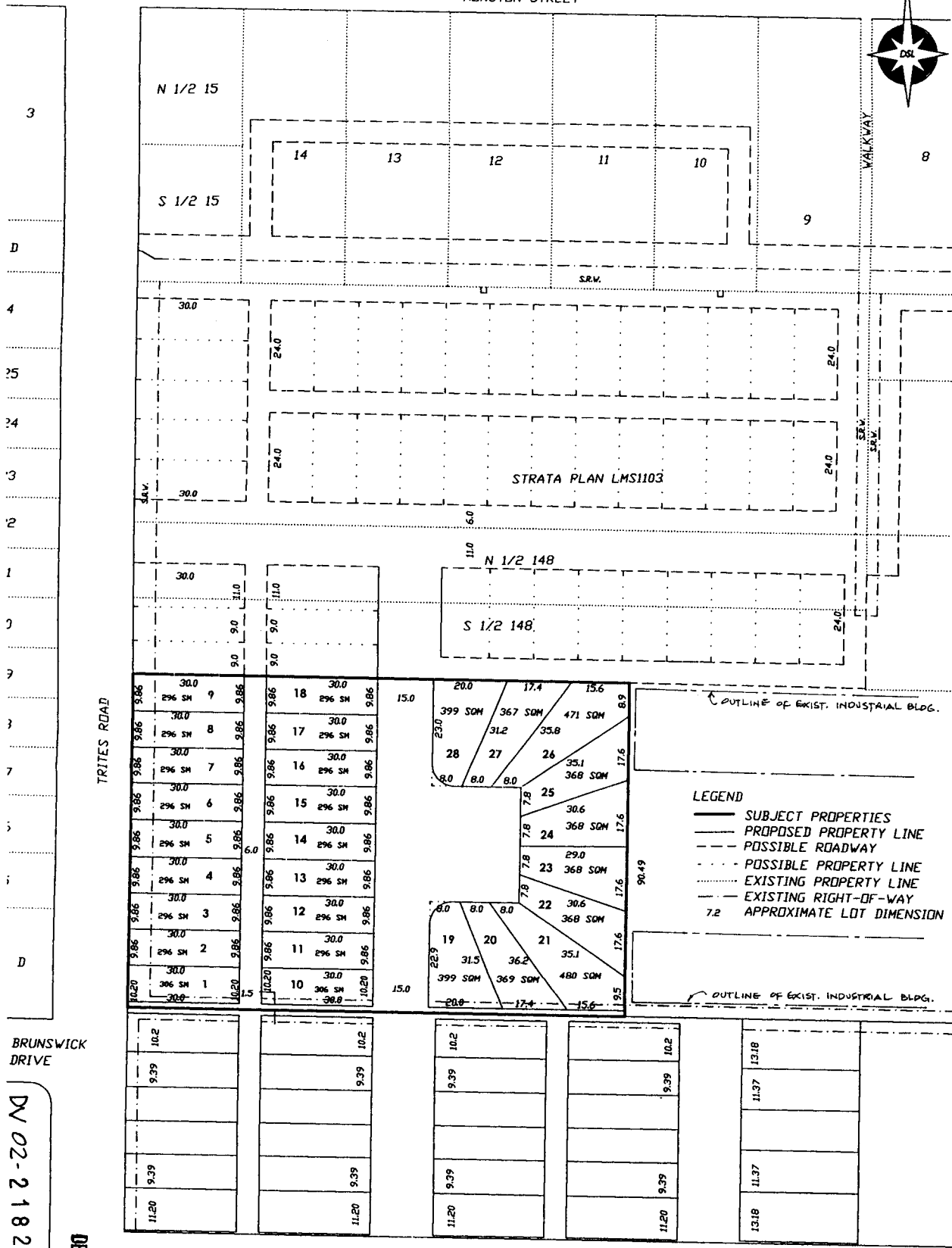
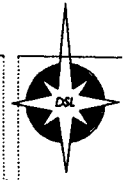
DV 02-218206  
 SCHEDULE "A"



Original Date: 10/03/02  
 Revision Date:

Note: Dimensions are in METRES

MONCTON STREET



3

D

4

25

24

3

2

1

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9

3

7

5

4

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2

D

BRUNSWICK DRIVE

DV 02-218206 #1

DEC 16 2002

ANDREWS ROAD

ALL DIMENSIONS AND AREAS ARE APPROXIMATE

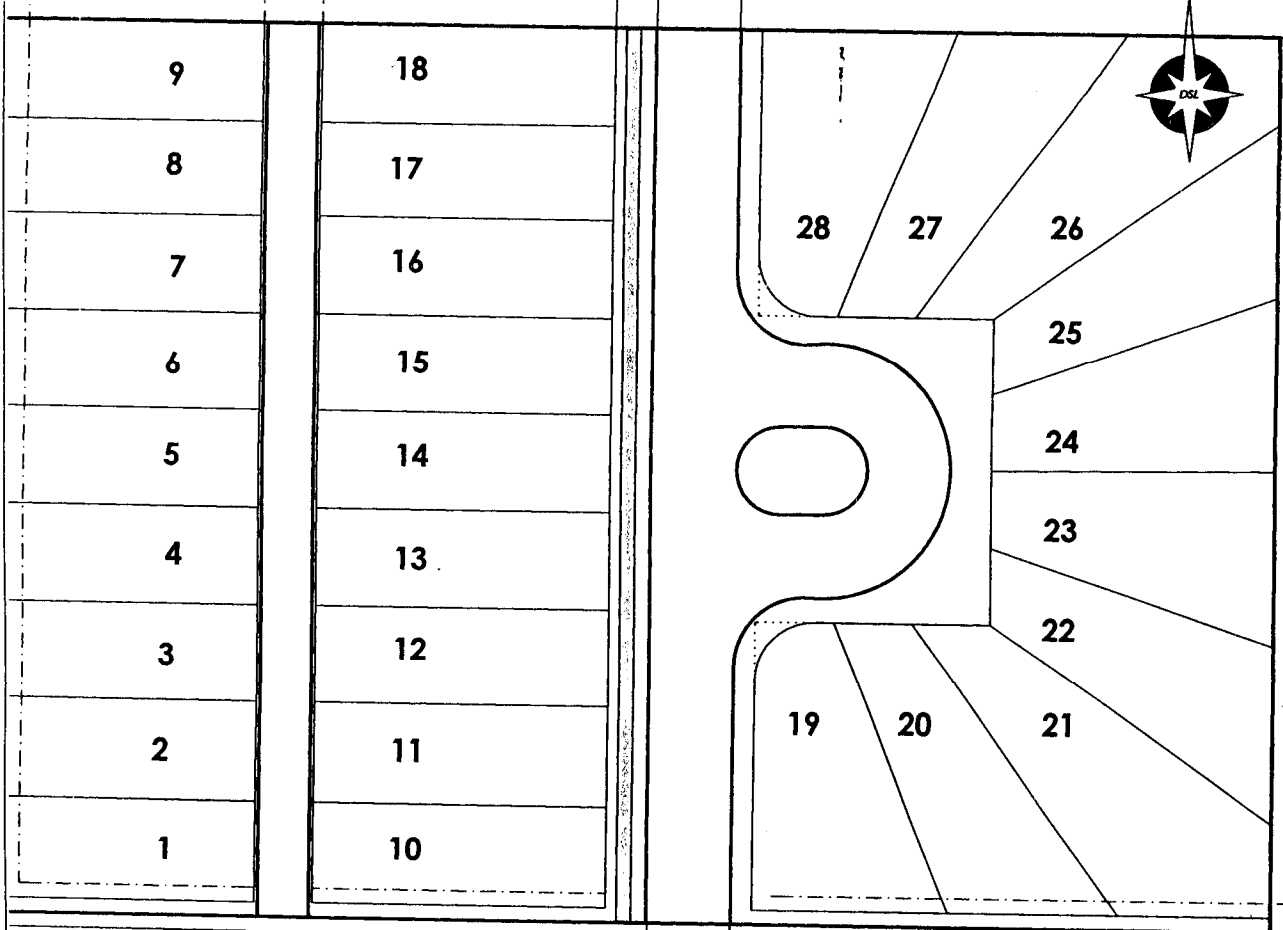
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# 12380/12420 TRITES ROAD - SUBDIVISION LAYOUT

## DS Lee Engineering

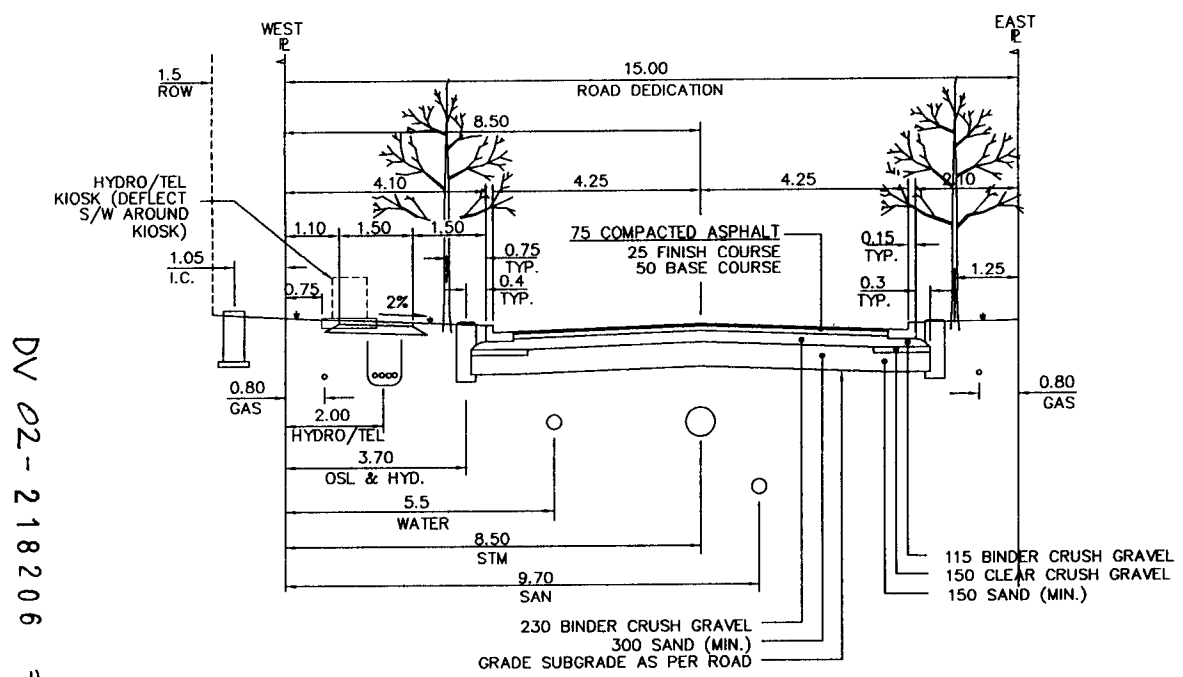
Rev'n	Date	Drawn	Ch'd	Comment
0	9 DEC 02	DSL	DSL	FOR DISCUSSION PURPOSES

308 - 8171 Cook Road, Richmond, BC Tel: (604) 276-2555



**PLAN**

SCALE: 1:500



**CROSS-SECTION**

SCALE: 1:100 HOR  
NTS. VERT.

DV 02 - 218206 # 2

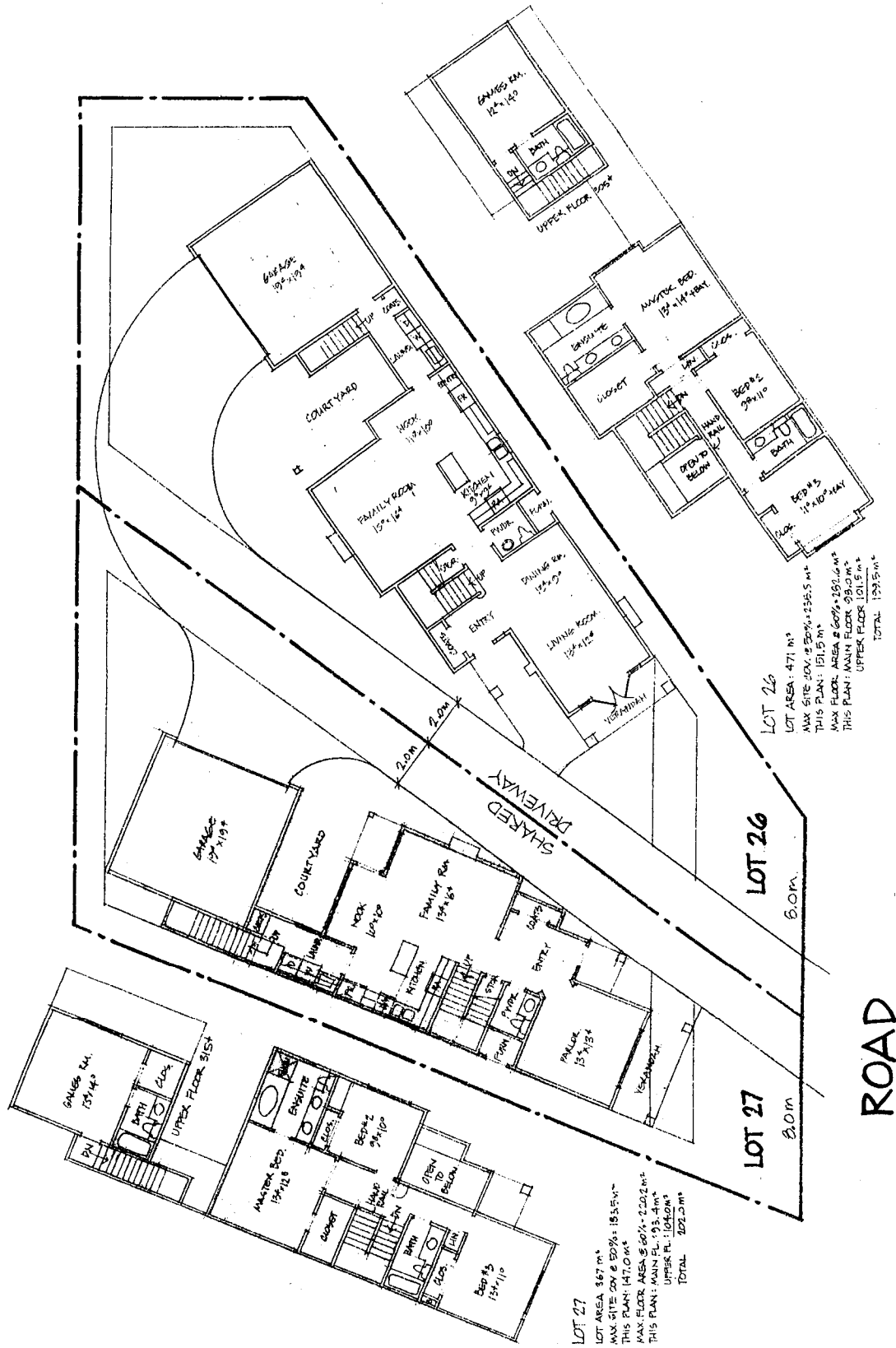
**12380/12420 TRITES ROAD - PLAN & CROSS SECTION**

Rev'n	Date	Drawn	Ch'd	Comment
0	9 DEC 02	DSL	DSL	FOR DISCUSSION PURPOSES

**DS Lee Engineering**

308 - 8171 Cook Road, Richmond, BC Tel: (604) 276-2555





DRAWN BY: LYNDSEY DESIGNS LTD  
 PHONE: 604-275-8085  
 DATE: DECEMBER 10, 2002

**PLAN SHOWING PROPOSED HOUSES WITH SHARED DRIVEWAY  
 AT TRITES ROAD SUBDIVISION**