



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel
From: Joe Erceg
Manager, Development Applications
Date: February 13, 2003
File: DV 03-223181
Re: **Application by Progressive Construction Ltd. for a Development Variance Permit at 12440 Trites Road**

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 in Subdivision Bylaw No. 6530 from 17 m (55.774 ft.) to 15 m (49.213 ft.) and 15.5 m (50.853 ft.) for two (2) proposed new roads servicing a proposed 29-lot single-family residential subdivision at 12440 Trites Road.

for Joe Erceg
Manager, Development Applications

JDK:blg

Staff Report

Origin

The subject site is located on the north side of Andrews Road between Trites Road and No. 2 Road, and is in the process of being rezoned from Light Industrial District (I2) to Comprehensive Development District (CD/61) and Single-Family Housing District, Subdivision Area K (R1/K).

The applicant is requesting permission to vary the minimum road right-of-way width from 17 m (55.774 ft.) to 15 m (49.213 ft.) and 15.5 m (50.853 ft.) to allow for the construction of two new local residential roads which will service a proposed 29-lot single-family subdivision.

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

Findings of Fact

The proposed rezoning and subdivision of this property is part of a proposal that would see the Trites Road area change from a light industrial area to a mix of single and multi-family residential.

In addition to the construction of the two new roadways, the applicant is also required to upgrade the north side of Andrews Road by adding a sidewalk, grass boulevard and street trees, and upgrading their frontage on Trites Road.

A similar variance was approved recently for Suncor Development Corporation's proposed development immediately north of the subject site (DV 02-218206).

Staff Comments

Transportation Department staff commented that, as long as the road pavement width is maintained at 8.5 m (27.887 ft.), utilities are accommodated, and a sidewalk is provided on at least one (1) side of the street, they have no objections.

Development Applications Department staff commented that through the rezoning process (RZ 97-121285), sidewalks on both sides of the road were negotiated and agreed to.

Analysis

This Development Variance Permit application has been made in response to the approval of a similar variance for Suncor Development Corporation at 12380 and 12420 Trites Road. Through the rezoning process, staff had envisioned sidewalks on both sides of the proposed roadways which would have required the standard 17 m (55.774 ft.) road right-of-way width. With the approval of the variance for Suncor's site, it was noted that a sidewalk on one (1) side of the street was all that the Subdivision Control Bylaw requires for local residential roads. By deleting one (1) of the sidewalks, it was decided that the road right-of-way could be reduced to 15 m (49.213 ft) and still accommodate a standard 8.5 m (27.887 ft.) pavement, a 1.5 m (4.921 ft) sidewalk, street trees (both sides) and all the required utilities.

The proposed easterly road right-of-way will be 15.5 m (50.853 ft.) in width due to the proposed sidewalk being 2.0 m (6.562 ft.) wide, because it serves as a pedestrian connection between the proposed walkway along the north property line of the site and the existing public walkway through the Southcove development on the south side of Andrews Road.

Staff have mixed feelings on the decision to reduce the requirement for sidewalks to one (1) side of the street only and similarly for the reduction of the road right-of-way widths. However, the precedent has been set with the approval of the previous application to the north. Staff reluctantly agree that it would be advantageous to have a consistent road right-of-way width through the proposed roads in this area.

Conclusions

Staff support the variance as requested.



Jim DeKleer

Engineering Assistant - Development & Processing

JDK:blg



City of Richmond
 6911 No. 3 Road
 Richmond, BC V6Y 2C1
 (604) 276-4000

Development Application
 Development Applications Department

(604) 276-4017 Fax (604) 276-4052

Please submit this completed form to the Zoning counter located at City Hall. All materials submitted to the City with a *Development Application* become public property, and therefore, available for public inquiry.

Please refer to the attached requirements for details on the non-refundable application fees and application attachments.

Type of Application: DEVELOPMENT VARIANCE PERMIT
 Property Address(es): 12440 TRITES ROAD
 Legal Description(s): LOT 157, SECTION 12, BLOCK 3 NORTH, RANGE 7 WEST, NIND PLAN 45984 PID 006-008-011
 Applicant: PROGRESSIVE CONSTRUCTION LTD.

Correspondence/Calls to be directed to:

Name: ALISON DAVIES AND/OR STEVE KURREIN

Address: 5591 NO. 3 RD
RICHMOND

V6X 2C7
 Postal Code

Tel. No.: 604-273-6655
 Business

Residence
604-270-8238
 Fax

E-mail

Property Owner(s) Signature(s): [Signature]

S. E. KURREIN for Progressive Construction Ltd.
 Please print name

or

Authorized Agent's Signature: _____
 Attach Letter of Authorization

Please print name

For Office Use	
Date Received: <u>Jan 23/03</u>	Application Fee: <u>\$1,500.⁰⁰</u>
File No.: <u>03-223181 DV</u> <small>Only assign if application is complete</small>	Receipt No.: <u>17-0004386</u>

ENTERED



City of Richmond
Urban Development Division

Development Variance Permit

No. DV 03-223181

To the Holder: PROGRESSIVE CONSTRUCTION LTD.

Property Address: 12440 TRITES ROAD

Address: C/O ALISON DAVIES AND/OR STEVE KURREIN
 5591 NO. 3 ROAD
 RICHMOND, BC V6X 2C7

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 road right of way width in the "Subdivision Bylaw No. 6530" is hereby varied from 17 m (55.774 ft.) to 15 m (49.213 ft.) and 15.5 m (50.853 ft.) as shown on Plan #1 attached hereto.
4. 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.
5. 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 _____, _____

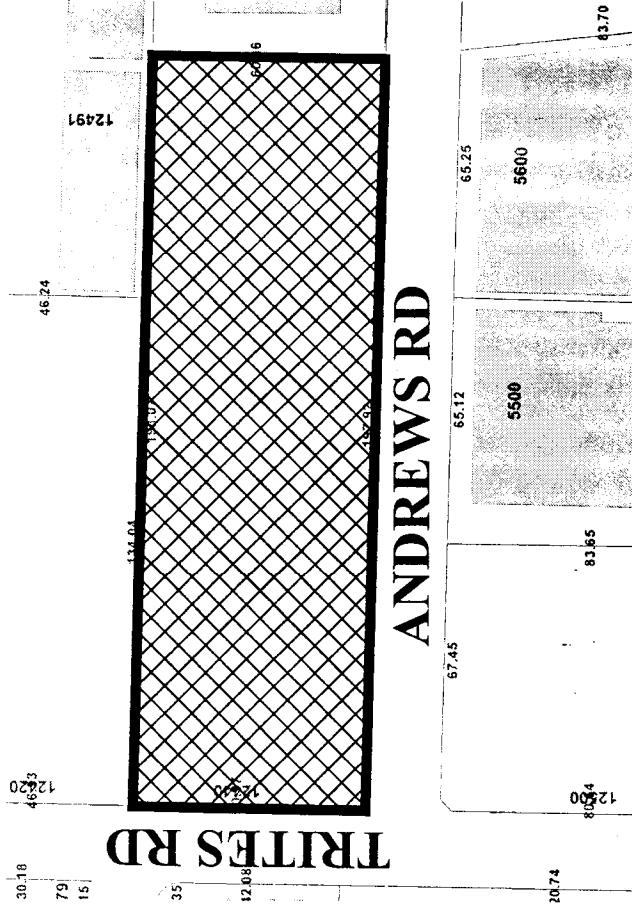
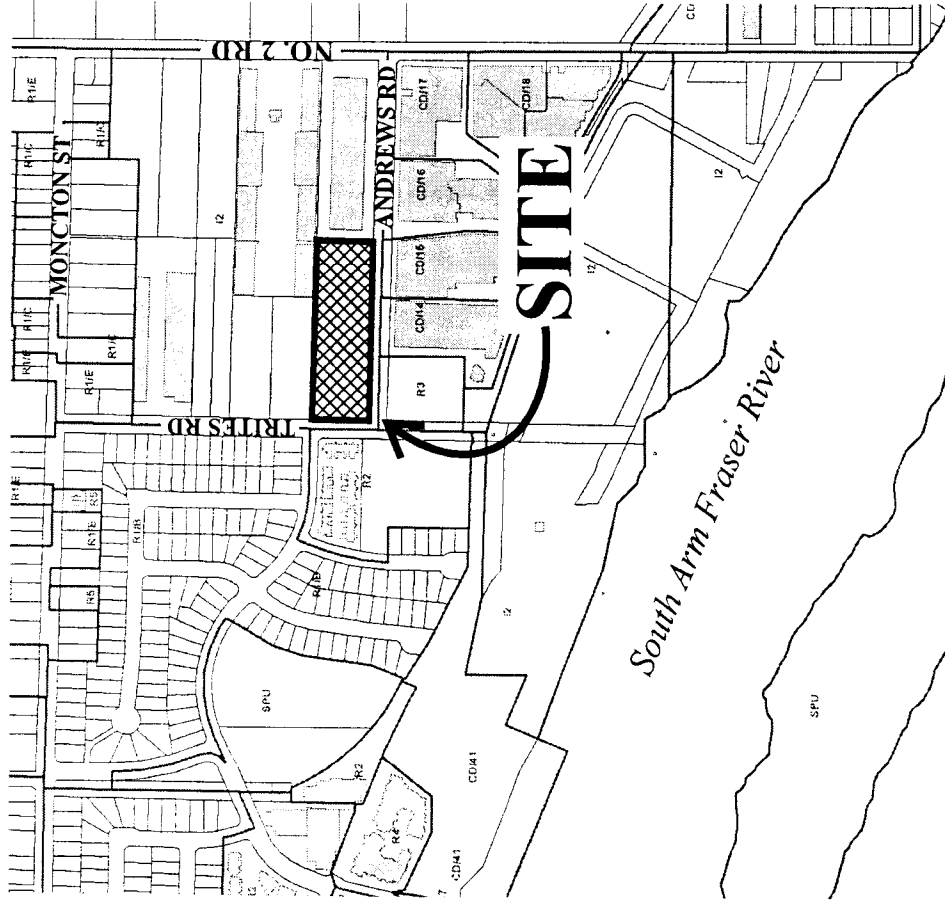
ISSUED BY THE COUNCIL THE

DELIVERED THIS _____ DAY OF _____, _____

MAYOR



City of Richmond



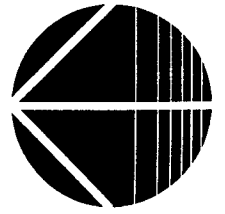
DV 03-223181

SCHEDULE "A"

Original Date: 02/05/03

Revision Date:

Note: Dimensions are in METRES



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VALLEY

S.R.V.

S.R.V.

STRATA PLAN LMS1103

N 1/2 148

S 1/2 148

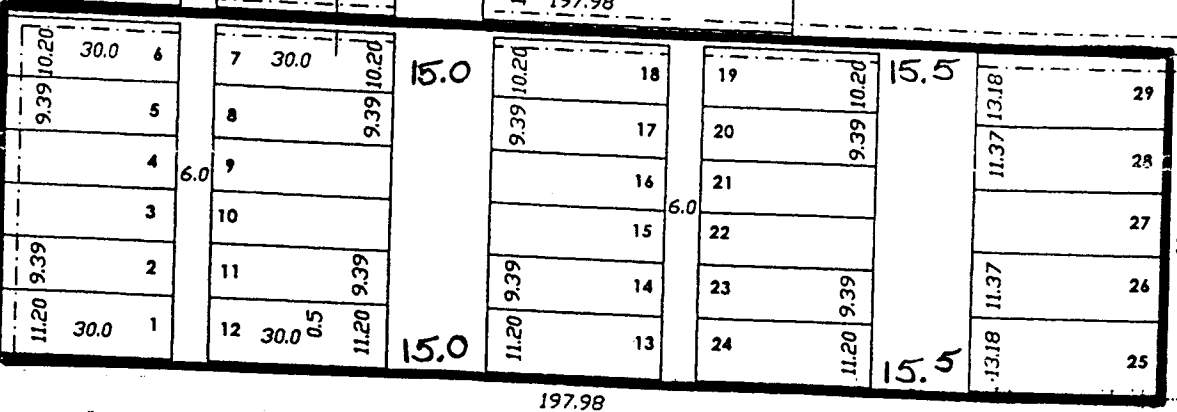
TRITES ROAD

LEGEND

- SUBJECT PROPERTIES
- - - PROPOSED PROPERTY LINE
- - - POSSIBLE ROADWAY
- - - POSSIBLE PROPERTY LINE
- - - EXISTING PROPERTY LINE
- - - EXISTING RIGHT-OF-WAY
- 7.2 APPROXIMATE LOT DIMENSION

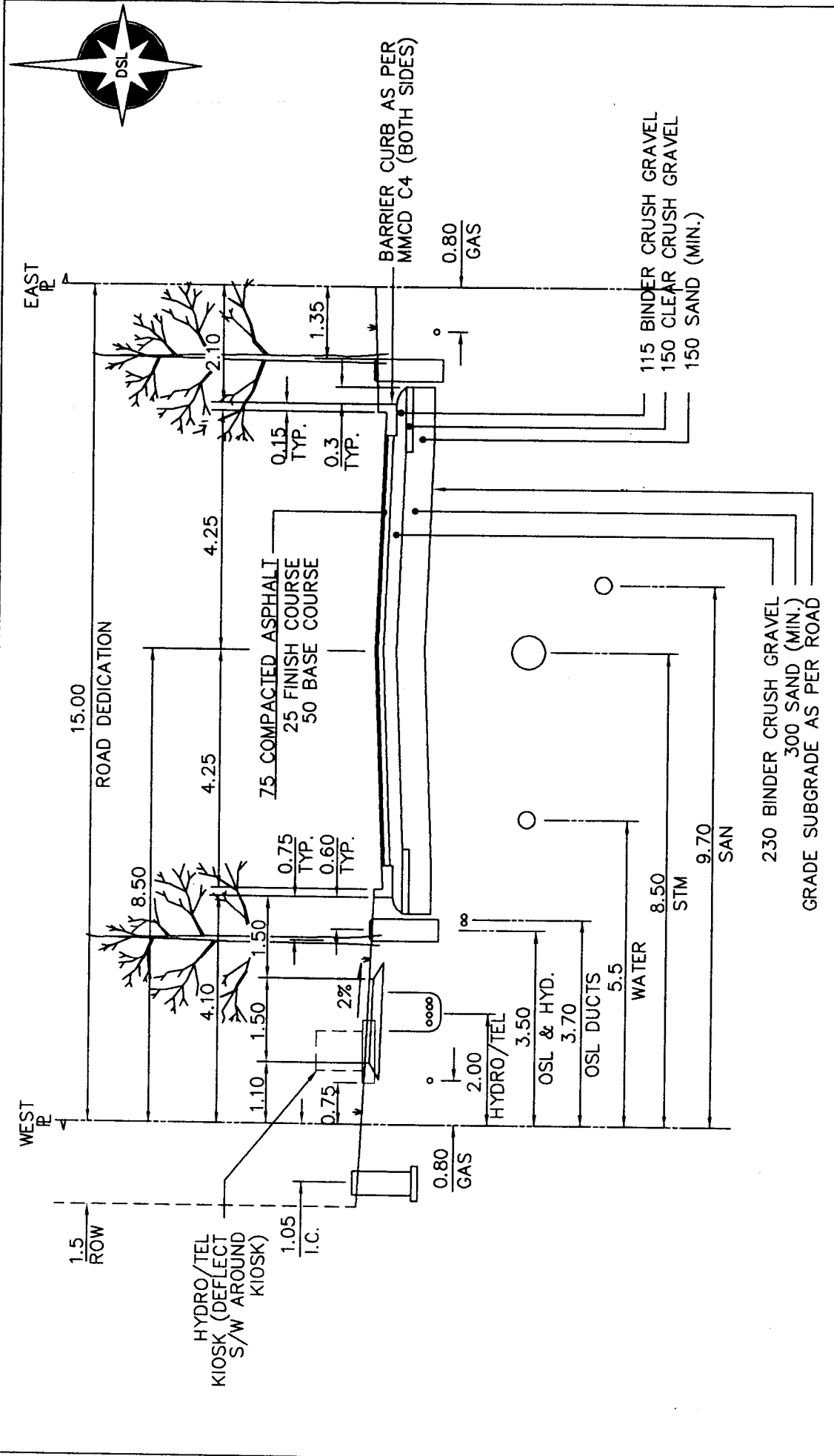
BRUNSWICK DRIVE

60.97



FEB 17 2003

DV 03-223181 # 1



WEST ROAD CROSS SECTION

SCALE: 1:100 HOR
NTS. VERT.

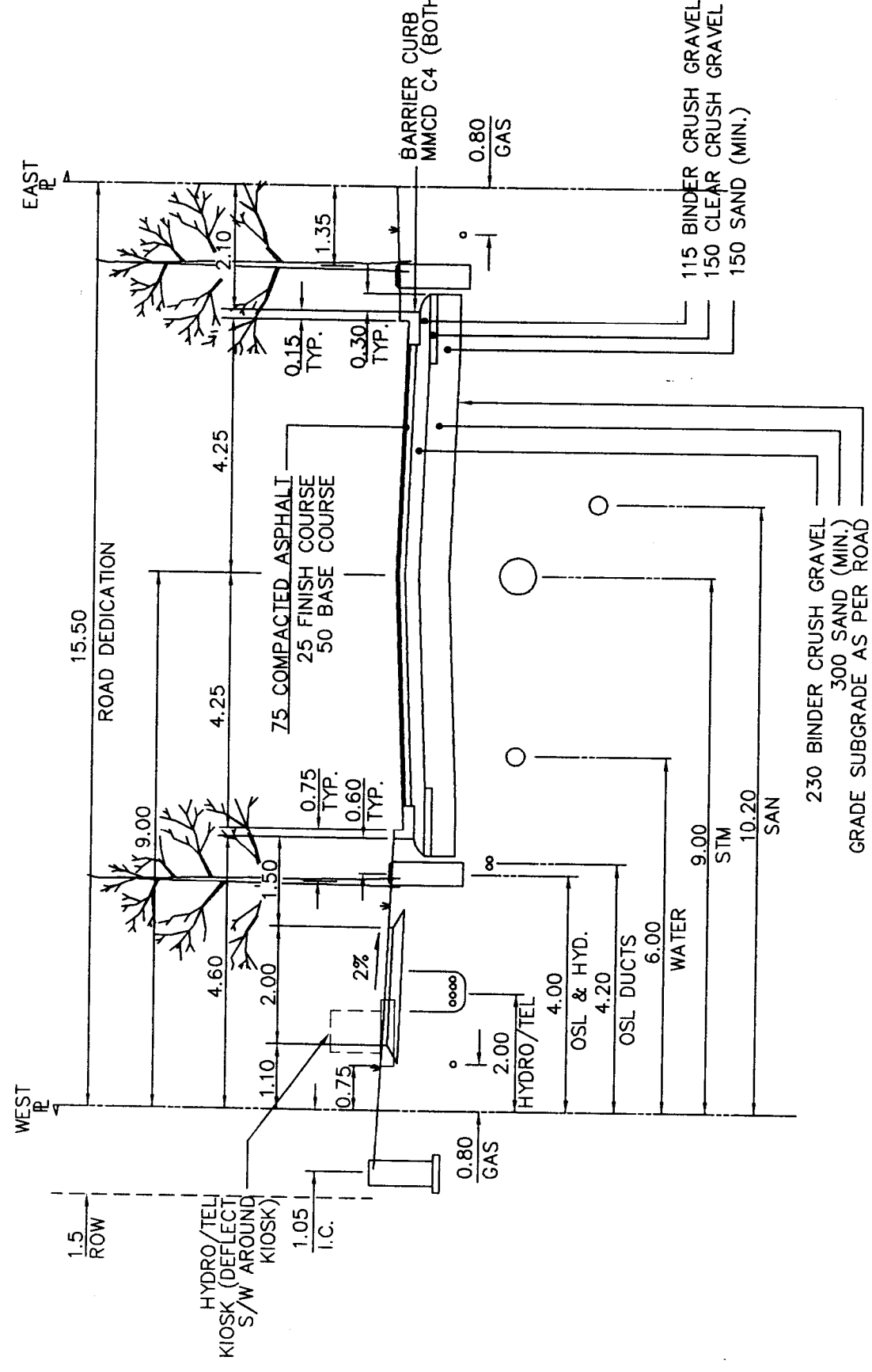
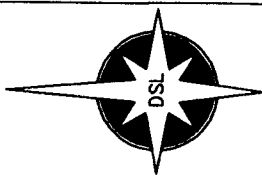
12440 TRITES ROAD, RICHMOND

DS Lee Engineering

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

0. 14 FEB 03 AK DSL FOR DISCUSSION PURPOSES

Rev'n Date Drawn Ch'd Comment



EAST ROAD CROSS SECTION

SCALE: 1:100 HOR
NTS. VERT.

12440 TRITES ROAD, RICHMOND

Rev'n	Date	Drawn	Ch'd	Comment
0.	14 FEB 03	AK	DSL	FOR DISCUSSION PURPOSES
DS Lee Engineering 308 - 8171 Cook Road, Richmond, BC Tel: (604) 276-2555				