



City of Richmond
Urban Development Division

General Compliance Request

To: Development Permit Panel
From: Holger Burke
Acting Director of Development
Date: June 23, 2005
File: DP 95-000078
Re: **Application by City of Richmond for a General Compliance Request at 4231 Hazelbridge Way**

Staff Recommendation

That the proposed revisions be considered in General Compliance with the existing Development Permit (DP 95-000078), which would allow one (1) new vehicle access to Browngate Road and maintain the existing vehicle access to Hazelbridge Way

Holger Burke
Acting Director of Development

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Staff Report

Origin

The City of Richmond, on behalf of the Strata Lot owners of the subject property, is requesting a General Compliance ruling at 4231 Hazelbridge Way for the following proposed changes

- Permit one (1) new vehicle access to Browngate Road, and
- Maintain the existing vehicle access to Hazelbridge Way

Background

The corner property is located at Hazelbridge Way and Browngate Road. Aberdeen Centre is situated to the north with Parker Place shopping centre to the south. Similar commercial sites are positioned to the west with existing single-family residences on the east side of Hazelbridge Way.

The original Development Permit required the following pertaining to access and future Browngate Road construction

- There be a temporary driveway for access/egress from Hazelbridge Way to the parking areas,
- When Browngate Road was constructed, the temporary access to Hazelbridge Way would be removed and two (2) new vehicle accesses to Browngate Road be opened

Staff Comments

A portion of Browngate Road has been constructed to access Aberdeen Centre, however, this portion of the road has not been completed to full standard. Browngate Road is now ready to commence construction to full standard. As a result, Transportation staff and representatives of the Strata Corporation revisited the location of vehicle accesses and determined that the existing access to Hazelbridge Way should be maintained and only one (1) vehicle access positioned at the west edge of the site be permitted to Browngate Road. The City has received confirmation from the Lawyers representing the Strata Corporation that they support the General Compliance request relating to the proposed arrangement of vehicle access.

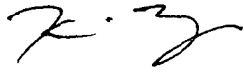
Analysis

When the site was redeveloped, a 7.15 m road dedication along the north edge of the site was required for Browngate Road. It was identified in approved Development Permit drawings that the dedication portion of road would be used by the owners of the site for off-street parking (a separate agreement was made to facilitate this). There is a sufficient number of parking stalls on the site to meet the requirements stipulated in the zone, as the use of the road dedication for parking resulted in a surplus of parking in the original plans (parking ratio of four (4) stalls per 100 m² or 1,076 ft² of leasable floor area). The existing zoning (Comprehensive Development District CD/39) stipulates a minimum parking requirement of 2.9 stalls per 100m² (1,076 ft²) of gross leasable commercial floor area, which is able to be met after the parking stalls located in the road dedication are removed (70 stalls required, 72 stalls provided).

Revisions to vehicle access location and parking layout (after the removal of stalls in the dedicated portion of the road) has been reviewed by Transportation with no objections or concerns noted.

Conclusions

A General Compliance request to revise the location of vehicle driveways to Browngate Road (one access on the west portion of the site) and maintain the existing access to Hazelbridge Way for the property at 4231 Hazelbridge Way is being facilitated as construction of Browngate Road is ready to proceed. Staff support this request as all modifications adhere to General Compliance guidelines.



Kevin Eng
Planning Technician – Design
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