



CITY OF RICHMOND

REPORT TO COMMITTEE

TO: Planning Committee

To Planning - September 18, 2001
DATE: August 28, 2001

FROM: Joe Erceg
Manager, Development Applications

FILE:
8060 - 20 - 7279

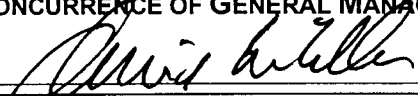
RE: APPLICATION BY S-511 HOLDINGS LTD. FOR REZONING AT 23271 DYKE ROAD FROM LIGHT INDUSTRIAL DISTRICT (I2) TO BUSINESS PARK INDUSTRIAL DISTRICT (I3)

STAFF RECOMMENDATION

That Bylaw No. 7279, for the rezoning of 23271 Dyke Road from "Light Industrial District (I2)" to "Business Park Industrial District (I3)", be introduced and given first reading.


Joe Erceg
Manager, Development Applications

Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER


STAFF REPORT

ORIGIN

S-511 Holdings Ltd. has made an application to rezone 23271 Dyke Road from Light Industrial District (I2) to Business Park Industrial District (I3) in order to accommodate a two-lot business park industrial subdivision with independent offices (**Attachment 1**).

A business park industrial development immediately adjacent to the west was approved on December 11, 2000 (RZ 00-173517) and is now under construction. This new business park will create 5 lots accessed by an internal road parallel to Dyke Road.

The proposed development at 23271 Dyke Road is an extension of the approved business park. The new internal road will extend through the subject site and end in a temporary hammerhead turnaround. Two industrial lots on either side of this new road will be created (**Attachment 2**).

FINDINGS OF FACT

ITEM	EXISTING	PROPOSED
Owner	Gladys Henderson	S-511 Holdings Ltd.
Applicant	S-511 Holdings Ltd.	No change
Site Size	1.28 ha (3.16 acres)	No change
Land Uses	Single-family residence	2 lot business park industrial subdivision with independent offices
OCP Designation	Business Park	No change
Zoning	I2 (Light Industrial District)	I3 (Business Park Industrial District)
ESA Designation	Adjacent to ESA	No change

STAFF COMMENTS

No objections to the proposed development were expressed by Staff. The proposal is consistent with Official Community Plan (OCP) land use designations for the site. As a result of the construction of the business park to the west, services will be available for development of the subject site.

ANALYSIS

Road Pattern

The proposed 2-lot subdivision will be an extension of the new business park to the west that is now under construction. Vehicle access to the proposed industrial lots will be obtained from a new internal road that will be parallel to Dyke Road. The new road, which is accessed from Hamilton Road and a portion of the Queen Road right-of-way that is to be opened, serves to divert industrial traffic away from Dyke Road.

The internal road is proposed to be extended and will terminate at the east property line of 23271 Dyke Road. The applicant proposes adequate rights-of-way to accommodate half of a cul-de-sac should the road not continue beyond this property. The right-of-way can be obtained as a condition of subdivision.

The right-of-way provides flexibility to allow the internal road to either continue beyond 23271 Dyke Road or terminate at this location. The continuation of the internal road is uncertain at this time because the neighbour further to the east, Palmer Yachts at 23451 Dyke Road, has expressed interest in redeveloping the property with one large building rather than bisecting the property with a new road. Should this be the case, the cul-de-sac can be completed upon development of 23451 Dyke Road. In the meantime, the road through 23271 Dyke Road will end with a temporary hammerhead to allow for vehicle turnaround.

Landscaping

When the business park to the west was approved, a portion the Queen Road right-of-way was removed from the City's inventory of Environmentally Sensitive Areas (ESAs) to allow for access to the new internal road. To compensate for this loss, the developer was required to designate a 4 metre strip on the south side of the new business park, along Dyke Road, as ESA. The developer will be enhancing this strip with new plants and relocated trees in order to compensate for the lost habitat at Queen Road.

The applicant has indicated that he intends to continue this 4 m vegetated corridor along the south edge of 23271 Dyke Road. Since this proposed development does not remove any ESA, the applicant will not be required to designate the 4 m strip as ESA. This new landscaping will benefit the proposed development by extending the landscaping and maintaining a consistent appearance with the new business park to the west.

FINANCIAL IMPACT

None.

CONCLUSION

The proposed industrial subdivision is consistent with OCP land use designations for the area. The development will create additional space for new businesses and light industry in the community.

It is therefore recommended that Bylaw No. 7279 for the rezoning of 23271 Dyke Road from "Light Industrial District (I2)" to "Business Park Industrial District (I3)", be introduced and given first reading.



Janet Lee
Planner 2

JL:cas

The following requirements are to be dealt with prior to final adoption:

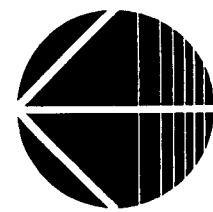
1. Approval of the Ministry of Transportation is required.

Original Date: 08/09/01

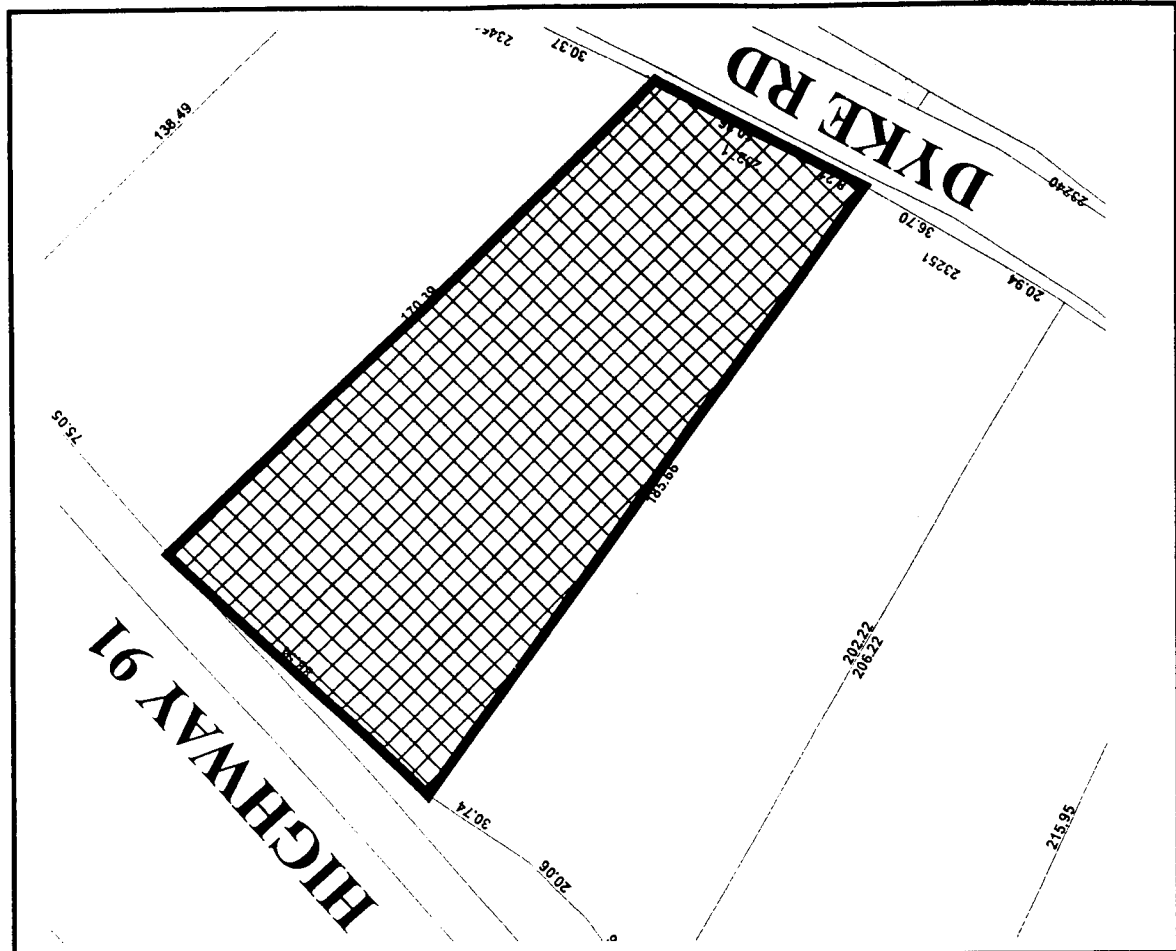
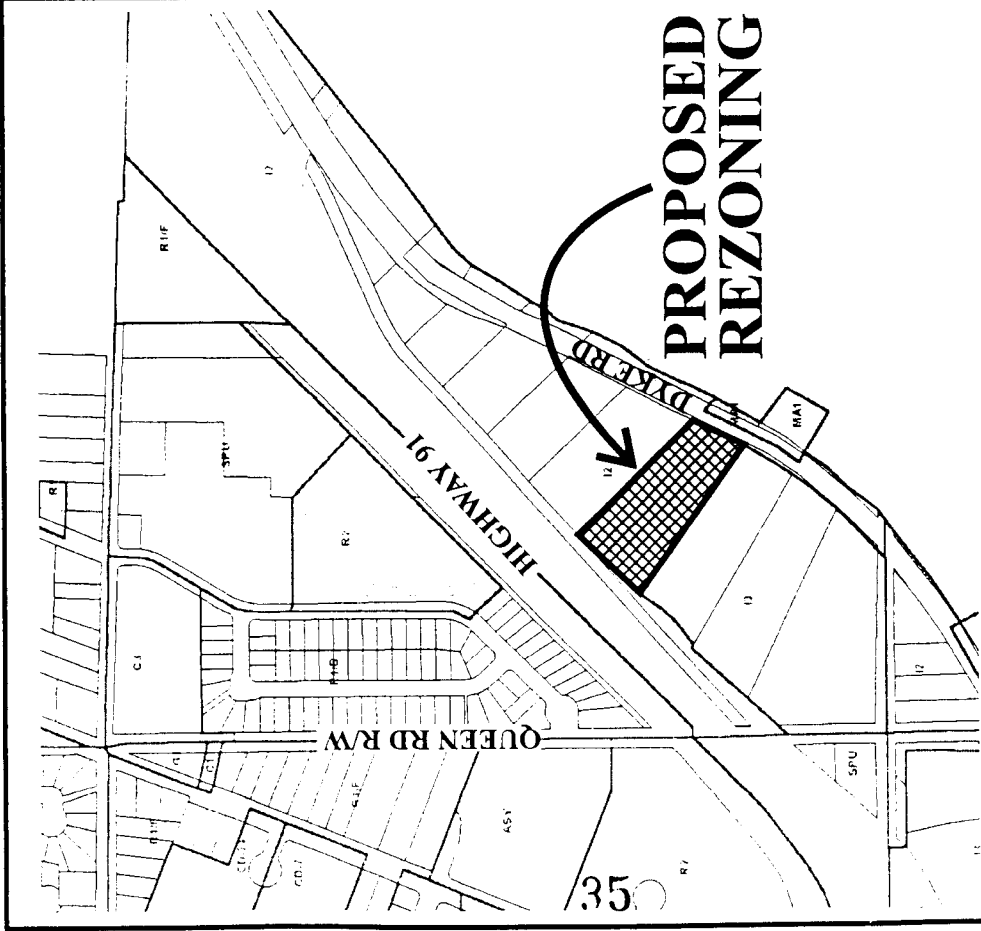
Revision Date:

Note: Dimensions are in METRES

RZ 01-190033



City of Richmond





HIGHWAY 91

REM 1

8

2

7

3

1.0m x 8.0m TURNPIKE
ACCESS WAY

THE FUTURE ROAD FOR FUTURE
CITY DEVELOPMENT (TYPE: REM 1)

7.0m x 8.0m TURNPIKE
ACCESS WAY

1.0m x 8.0m TURNPIKE
ACCESS WAY

DYKE ROAD

48 NO DS LE
PROJ
SUBMITTED TO
DS LE ENGINEERING

36

City of Richmond
2011

Key Plan
Queen Road Extension (REM Lot 8)
5511 Holdings Ltd.
CITY FILE: NOT ASSIGNED

DATE	BY	CHK	SCALE	DATE	BY
01/11/2011	DS LE	DS LE	1:200	01/11/2011	DS LE

PROJECT NO. 11-0001

NO.	DATE	BY	CHK	DESCRIPTION
0	01/11/2011	DS LE	DS LE	PROJ SUBMISSION

DS Lee Engineering
308 - 8171 COOK ROAD RICHMOND, B.C. TEL: 274-2444

5511 HOLDINGS LTD.
DS LE - Job No. 603-2
DWG. No. 2 OF 7

NOTES

1. ALL MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE
CITY OF RICHMOND STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION AND
MAINTENANCE, LATEST EDITION.

2. THE FUTURE ROAD FOR FUTURE CITY DEVELOPMENT (TYPE: REM 1) IS
LOCATED ON THE NORTH SIDE OF DYKE ROAD.

3. THE TURNPIKE ACCESS WAY IS LOCATED ON THE SOUTH SIDE OF DYKE ROAD.

**CITY OF RICHMOND
 BYLAW 7279
 RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
 AMENDMENT BYLAW 7279 (RZ 01-190033)
 23271 DYKE ROAD**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **BUSINESS PARK INDUSTRIAL DISTRICT (I3)**.

P.I.D. 004-343-671

Lot 8 Except: First: Parcel "E" (Reference Plan 45213), Secondly: Part on Plan 73153, Thirdly: Part on Plan 73193, Fourthly: Part on Plan LMP22728 Section 1 Block 4 North Range 4 West New Westminster District Plan 3537

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7279"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for legality by Solicitor



MAYOR

CITY CLERK