



**CITY OF RICHMOND**

REPORT TO COMMITTEE

*TO COUNCIL-SEP 24, 2001*  
*TO PLANNING-SEPTEMBER 18, 2001*  
DATE: August 28, 2001

**TO:** Planning Committee  
**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)**

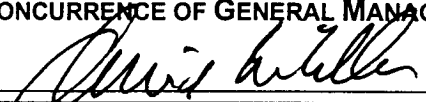
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**STAFF RECOMMENDATION**

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.

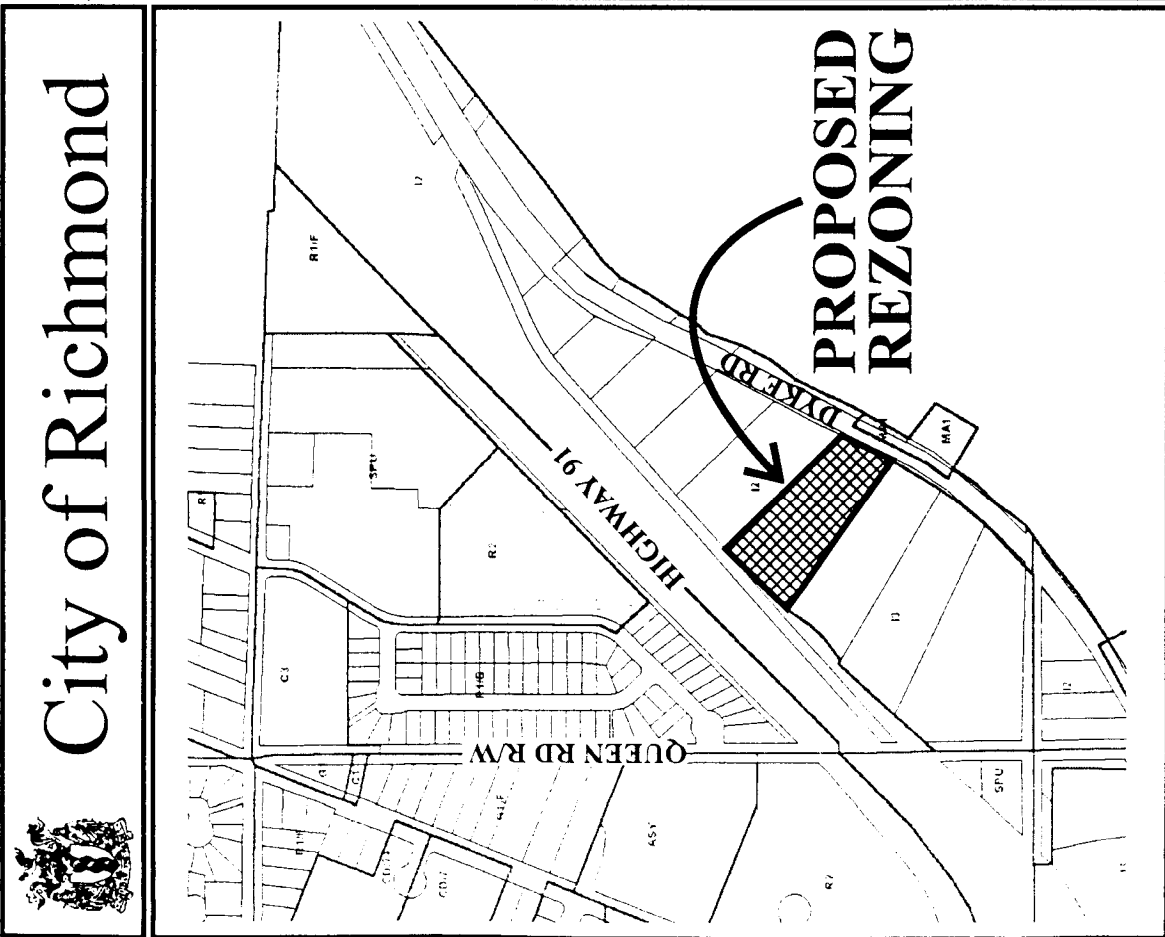
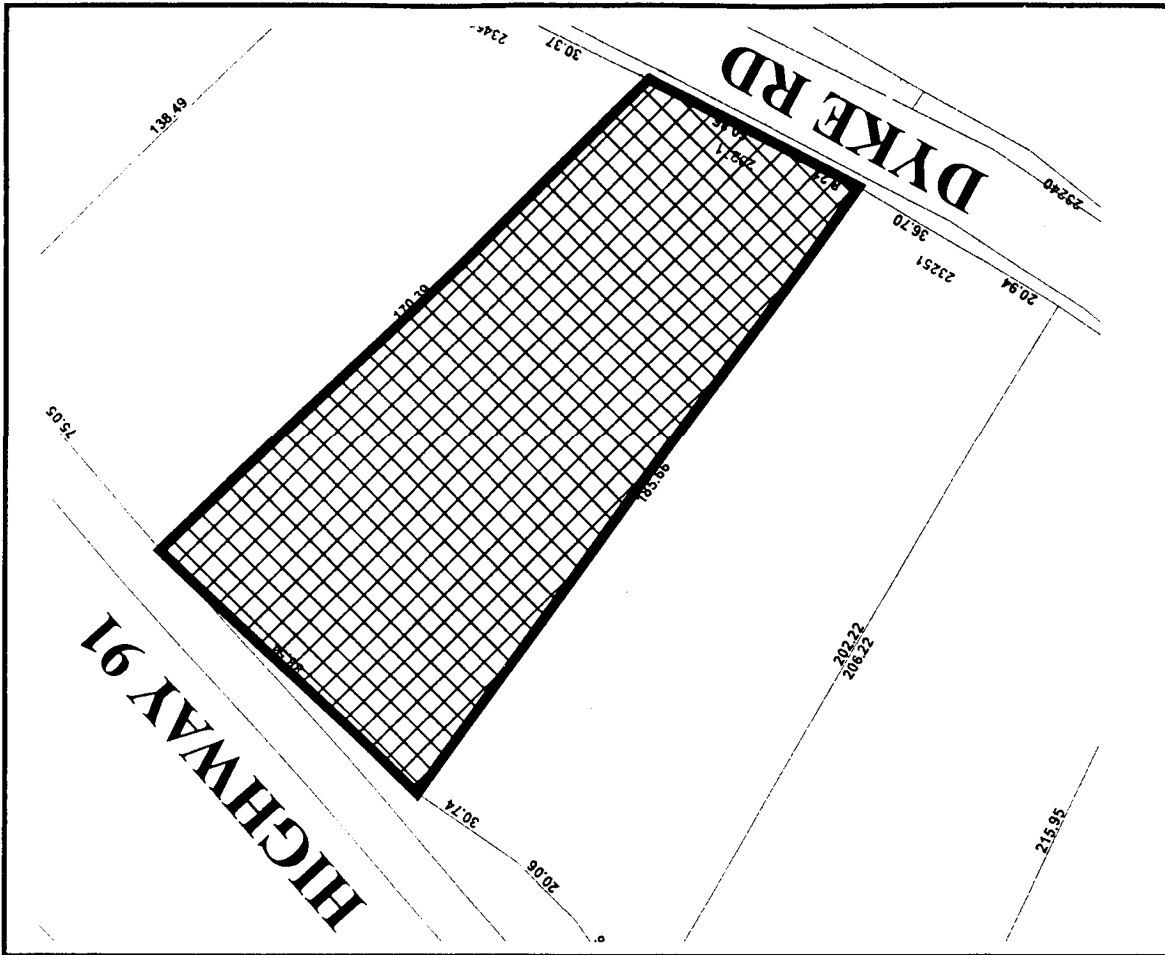


Janet Lee  
Planner 2

JL:cas

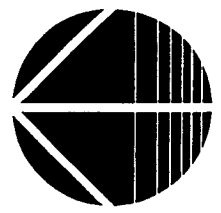
The following requirements are to be dealt with prior to final adoption:

1. Approval of the Ministry of Transportation is required.



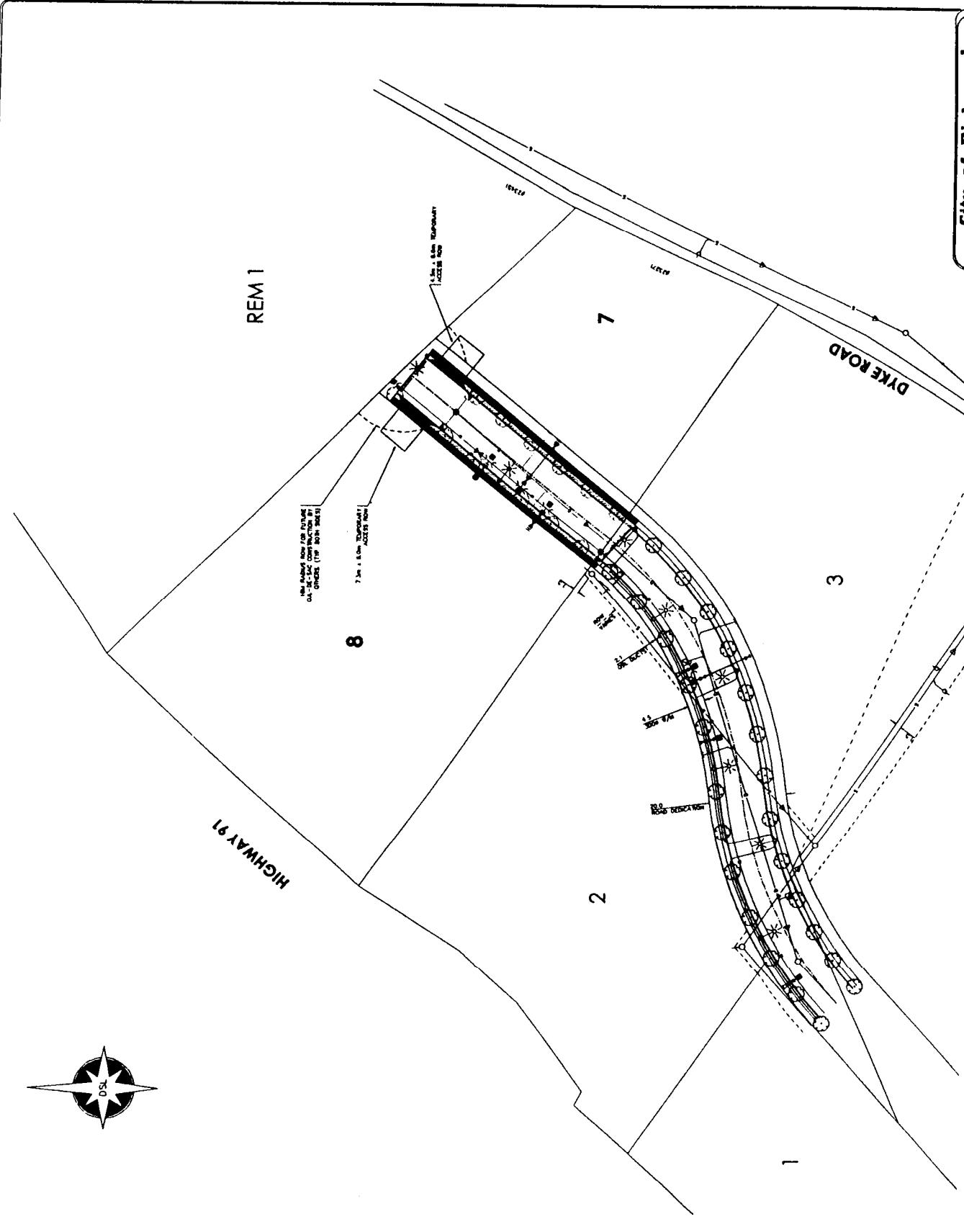
Original Date: 08/09/01  
 Revision Date:  
 Note: Dimensions are in METRES

RZ 01-190033



City of Richmond





**City of Richmond**  
 TITLE: **Key Plan**  
 Queen Road Extension (REM Lot 8)  
 5511 Holdings Ltd.  
 CITY FILE: NOT ASSIGNED

DATE	SCALE	DATE	SCALE
CREATED BY	SCALE	DATE	SCALE

NO.	DATE	BY	CHK	DESCRIPTION
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**DS Lee Engineering**  
 308 - 8171 COOK ROAD RICHMOND, BC TEL: 274-2246

**5511 HOLDINGS LTD.**  
 DS Lee Job No. 603-2  
 DWC No. 2 of 7

**NOTES**

1. All materials and construction to be in accordance with the current British Columbia Building Code (BCBC) and all other applicable codes and standards.

2. All materials and construction to be in accordance with the current British Columbia Building Code (BCBC) and all other applicable codes and standards.

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4/10/2018  
 APPROVED FOR SUBMITTAL TO  
 THE CITY OF RICHMOND

**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

SEP 24 2001

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

*[Signature]*

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK