



City of Richmond

To Public Hearing	
Date:	Sept. 7, 2011
Item #	10
Re:	B/L/V/W 8791 + B/L/V/W 8792
	Planning and Development

Schedule 3 to the Minutes of the
Regular Council Meeting for
Public Hearings held on
Wednesday, September 7, 2011.

Memorandum

and Development Department
Development Applications

To: Mayor and Council
From: Brian J. Jackson, MCIP
Director of Development

Date: August 18, 2011
File: RZ 10-552527

Re: Rezoning Application at 6780 No. 4 Road – Information Requested Prior to Public Hearing

This memo provides transportation and land use information requested by Planning Committee on July 19, 2011 in advance of the Public Hearing (scheduled for September 7, 2011) for the project at 6780 No. 4 Road (RZ 10-552527) for a 10 bed congregate housing complex and 37 space child care facility.

Vehicle Access and Egress to Development

- Transportation staff reviewed the traffic generation from the proposed development and examined this in conjunction with current road capacity at the intersection. Findings indicate that trip generation is minimal and that the development will not impact current operations at the intersection.
- The main vehicle access/egress from Granville Avenue is situated in an ideal location setback as far as possible from the intersection. A one-way exit only is situated on No. 4 Road and is designed to only allow right-out vehicle movements. Vehicle access and egress provisions are adequate and supported as they minimize intersection conflicts.

Intersection Safety and Related Road Improvements

- \$35,000 is being secured as a rezoning consideration for intersection upgrades to internally illuminate street signs and upgrade all signals to accessible audible pedestrian signals.
- Works along the subject site's No. 4 Road and Granville Avenue frontage will implement a new 1.5m wide sidewalk that will be located behind a newly constructed grass and treed boulevard and curb. Road works along Granville Avenue would enhance traffic operations and safety with an extension of existing left-turn bay and widening of the curb lane to make it more friendly to cyclists.
- These intersection, frontage and road works are a significant upgrade for pedestrians, vehicles and cyclists.

Report on Accidents

- Based on data obtained from ICBC, 1 fatality (involving a pedestrian and vehicle) occurred along Granville Avenue further east of the intersection. The cause of this traffic fatality accident is unknown.
- Other accidents noted at this intersection relate to collisions between left hand turning and through moving vehicles (prevalent on No. 4 Road where there are currently no left hand turn bays).
- As other surrounding parcels redevelop on the west side of No. 4 Road (outside of the ALR) and through existing parcels that have already dedicated land, opportunities for further intersection improvements (i.e., left hand turn bays on No. 4 Road) will occur as development progresses. The road, frontage and intersection works and the access/egress plan proposed as part of this development will improve traffic safety.

Off-Street and On-Street Parking

- The project provides 17 off-street parking stalls, 1 loading bay and 1 dedicated “Handy Dart” parking space, which meets City bylaw requirements. Limited on-street parking is available as parking restrictions exist on Granville Avenue and No. 4 Road. However, parking needs for this development can be met based on the number of off-street parking stalls provided. Impacts to on-street parking areas are minimal due to existing parking restrictions in the area.


Related Area Improvements

- A related City Capital Project in the area is the installation of an asphalt pedestrian walkway on the north side of Granville Avenue between No. 4 Road and No. 5 Road. This project will integrate well with the proposed frontage upgrades associated with the development and enhance pedestrian related works in the area.
- Construction of the walkway has recently been completed. City work crews are currently working on completing driveway tie-ins and landscaping.

Information on Commercial Development Zoning in the Agricultural Land Reserve (ALR)

- In Richmond, there are a total of 5 properties that are located in the ALR and have zoning that permits a variety of commercial uses (excludes properties zoned for Roadside Stands – CR). In these situations, it is likely that the commercial development and zoning came prior to the establishment of the ALR.
- Any redevelopment proposal for these pre-existing commercially zoned properties in the ALR would be reviewed on a case-by-case basis in conjunction with zoning, existing City land use policies and ALR regulations.

Please contact me at 604-276-4138 or via email at bjackson@richmond.ca if you have any questions.


Brian J. Jackson, MCIP
Director of Development

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