



**City of Richmond**  
Urban Development Division

<b>To Public Hearing</b>
Date: <u>Jan 19, 2004</u>
Item #: <u>5</u>
Re: <u>BYLAW 7632</u>

**Memorandum**

**To:** See Distribution List **Date:** January 8, 2004  
**From:** Victor Wei **File:** RZ 03-239626  
 Manager, Transportation Planning  
**Re:** **Revised Transportation Requirements for Rezoning at 9200 Bridgeport Road**

Subsequent to the first reading of Bylaw No. 7632, for the rezoning of 9200 Bridgeport Road from "Comprehensive Development District (CD/111)" to "Automobile-Oriented Commercial District (C6)", Mr. Bruce Richardson, on behalf of the applicant, contacted staff and indicated that his client is not prepared to grant a cross-access easement over the subject site. That easement was identified as a requirement of rezoning in the staff report and was a condition of being permitted to have two driveways onto Bridgeport Road. Staff and Mr. Richardson have agreed to drop the cross-access easement requirement and to limit the number of driveways to one.

In addition, staff and Mr. Richardson have agreed that the required land dedication along Bridgeport Road shall be 2.13 m (7 ft.) wide, rather than 2 m (6.56 ft.) as noted in the staff report.

Taking into account these amendments, it is proposed that the legal and development conditions for the subject rezoning be as follows:

There are requirements to be dealt with prior to final adoption of rezoning:

Legal requirements, specifically:

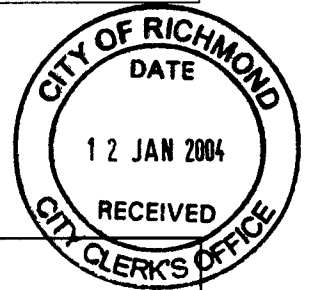
- Dedication of a 2.13 m (7 ft.) wide strip of land along the site's Bridgeport Road frontage for the construction of a bike lane (from a point approximately 23 m/75 ft. from the site's west property line to its east property line); and
- Granting of a restrictive covenant to specify maximum driveway width and limit the number of driveways to the subject site to one (even if subdivision of the subject site occurs in the future), the location of which is to align with Costco's driveway on the north side of Bridgeport Road.

Development requirements, specifically:

- \$20,000 towards the future installation of an illuminated pedestrian-actuated signal on Bridgeport Road;
- \$10,000 towards future construction of a bike/pedestrian path along the subject site's Sea Island Way frontage; and
- Processing of a DP application to the satisfaction of the Manager of Development Applications.

Victor Wei, P.Eng.  
Manager, Transportation Planning

VW:spc



Mayor Malcolm Brodie	Councillor Rob Howard
Councillor Linda Barnes	Councillor Kiichi Kumagai
Councillor Derek Dang	Councillor Bill McNulty
Councillor Evelina Halsey-Brandt	Councillor Harold Steves
Councillor Sue Halsey-Brandt	

pc: Bruce Richardson, CB Richard Ellis (FAX 604-684-9368)