



Special Council Meeting

Tuesday, December 19th, 2006

Time: 4:00 p.m.

Place: Anderson Room
Richmond City Hall

Present: Councillor Harold Steves, Chair
Councillor Linda Barnes
Councillor Cynthia Chen
Councillor Rob Howard
Councillor Bill McNulty

Corporate Officer – David Weber

Absent: Mayor Malcolm D. Brodie
Councillor Derek Dang
Councillor Evelina Halsey-Brandt
Councillor Sue Halsey-Brandt

Call to Order: Councillor Harold Steves called the meeting to order at 4:00 p.m., and announced that the meeting would be recessed until the conclusion of the Planning Committee meeting.

The Special Council Meeting reconvened at 4:30 p.m., with Councillors Steves (Acting Mayor), Barnes, Chen, Howard and McNulty present.

RES NO. ITEM

PLANNING COMMITTEE

1. **ZONING AND DEVELOPMENT BYLAW NO. 5300 – OFF-STREET LOADING REQUIREMENTS**
(Report: Dec 1/06, File No.: 12-8060-20-8169; xr 08-4100-01/2006-Vol 01) (REDMS No. 2037905, 2034571)

SP06/3-1

It was moved and seconded

That Bylaw No. 8169 to amend the Off-Street Parking and Loading Section (Division 400) of Richmond Zoning and Development Bylaw No. 5300 be introduced and given first reading.

CARRIED



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RES NO. ITEM

2. **TRAFFIC SAFETY CONCERNS – SHELLMONT AREA**

(Report: December 4, 2006, File No.: 10-6450-09-01) (REDMS No. 2049949)

SP06/3-2

It was moved and seconded

- (1) *That the following proposed traffic calming measures for the Shellmont area be forwarded to the area residents for comments and indication of support:*
 - (a) *The installation of five pairs of speed humps and associated signage in the lanes where recent traffic speed and vehicle volume surveys indicated speeding vehicle activities;*
 - (b) *The installation of speed limit signs (20 km/h) at the entrances to all lanes in the study area;*
 - (c) *The installation of “No Parking Anytime in Lane” signs at the entrances to all lanes in the study area;*
 - (d) *The installation of advance warning signs in the lanes to advise motorists of where “blind corners” are caused by fences; and*
 - (e) *Trimming of foliage at locations in the study area as shown in the attached report where motorists’ sightline is restricted*
- (2) *That if majority residents’ support is received for the above proposed traffic calming measures, staff proceed with the implementation of the proposed traffic calming measures immediately.*
- (3) *That staff continue to ensure that the ultimate upgrading of existing substandard laneways such as traffic calming and widening of pavement be required as part of the site frontage improvements for the future re-development of single-family lots abutting arterial roads, including those in the Shellmont area, either through immediate construction or equivalent funding contribution by the developer.*

CARRIED



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3. APPLICATION FOR AN OFFICIAL COMMUNITY PLAN AMENDMENT TO THE MCLENNAN SOUTH SUB-AREA PLAN AND REZONING - SANDHILL DEVELOPMENT LTD.

(RZ 04-276082 - Report: December 8, 2006, File No.: 12-8060-20-(XR: 7880, 7903, 7908), 8104, 8121, 7955) (REDMS No. 2010864, 1615734, 2021866, 2051561, 2012938, 1424161, 1428465, 1381283)

SP06/3-3

It was moved and seconded

- (1) *That Bylaw No. 7880, to amend Schedule 2.10D (McLennan South Sub-Area Plan) of the Official Community Plan Bylaw No. 7100, by introducing a map amendment to permit a re-alignment in the proposed local roads between Ash and Bridge Streets, BE ABANDONED;*
- (2) *That Bylaw No. 7903, to amend "Comprehensive Development District (CD/140)", BE ABANDONED;*
- (3) *That Bylaw No. 7908, to rezone 7511 Bridge Street from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/140)", BE ABANDONED;*
- (4) *That Bylaw No. 8104 to amend Schedule 2.10D (McLennan South Sub-Area Plan) of the Official Community Plan Bylaw No. 7100, by introducing a map amendment to permit a realignment of Keefer Avenue between Ash Street and Armstrong Street, be introduced and given first reading;*
- (5) *That Bylaw No. 8104, having been considered in conjunction with:
 - (a) *the City's Financial Plan and Capital Program;*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;*
- (6) *That Bylaw No. 8104, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.*



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- (7) *That Bylaw No. 8121 to amend Schedule 2.10D (McLennan South Sub-Area Plan) of the Official Community Plan Bylaw No. 7100, by introducing a map amendment to permit a new east-west local road between Bridge Street and Armstrong Street, be introduced and given first reading;*
- (8) *That Bylaw No. 8121, having been considered in conjunction with:
 - (a) *the City's Financial Plan and Capital Program*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans*is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;*
- (9) *That Bylaw No. 8121, having been considered in accordance with the City Policy 5043 on Consultation During OCP Development, is hereby deemed not to require further consultation; and*
- (10) *That Bylaw No. 7955, to rezone 7511 Bridge Street from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/139)", be introduced and given first reading.*

CARRIED

4. APPLICATIONS FOR REZONING

- (A) **WELLFIT (CANADA) INVESTMENT CO. LTD.**
(RZ 06-331914 – Report: December 8, 2006, File No.: 12-8060-20-8105) (REDMS No 2022485, 2031198)
- (B) **LAKHBIR SINGH KHANGURA**
(RZ 06-352151 – Report: Nov. 20/06, File No.: 12-8060-20-8171) (REDMS No. 2042752, 2043096)
- (C) **SONYA KRAEMER**
(RZ 06-351299 - Report: Nov. 22/06, File No.: 12-8060-20-8174) (REDMS No. 2043154, 2044409)
- (D) **URBAN ERA BUILDERS & DEVELOPERS LTD.**
(RZ 06-351245 - Report: Nov. 21/06, File No.: 12-8060-20-8175) (REDMS No. 2042441, 2043231)
- (E) **CHARAN SETHI**
(RZ 06-350211 - Report: Nov. 23/06, File No.: 12-8060-20-8176) (REDMS No 2043328, 2045560)



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(F) SOHAN DHA AND LUCKY SANGHA

(RZ - 06-348076 Report: November 23, 2006, File No. 12-8060-20-8177) (REDMS No. 2038607, 2045953)

(G) MALKIAT BOWAL

(RZ 06-341608 – Report: Nov. 27/06, File No. 12-8060-20-8176) (REDMS No. 2046804, 2047177)

SP06/3-4

It was moved and seconded

That the following bylaws each be introduced and given first reading:

- (1) *Bylaw No. 8105, for the rezoning of 7660 and 7680 Ash Street from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/139)";*
- (2) *Bylaw No. 8171, for the rezoning of 10020 Seacote Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)";*
- (3) *Bylaw No. 8174, for the rezoning of 7600 Lancing Court from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area H (R1/H)";*
- (4) *Bylaw No. 8175, for the rezoning of 11520 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)";*
- (5) *Bylaw No. 8176, for the rezoning of 10471 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)";*
- (6) *That Bylaw No. 8177, for the rezoning of 11631/11651 Montego Street from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area B (R1/B)"; and*
- (7) *Bylaw No. 8178, for the rezoning of 10671 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)".*

CARRIED



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BYLAW FOR ADOPTION

SP06/3-5 It was moved and seconded
That Zoning & Development Bylaw No. 5300, Amendment Bylaw No. 8083 (11388 Steveston Highway) (ZT 06-337686) be adopted.

CARRIED

DEVELOPMENT PERMIT PANEL

SP06/3-6 5. It was moved and seconded

- (1) *That Chair's report for the Development Permit Panel meeting held on August 30th, 2006 be received for information.*
- (2) *That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 06-330473), for the property at 11388 Steveston Highway, be endorsed, and the Permit so issued.*

CARRIED

ADJOURNMENT

SP06/3-7 It was moved and seconded
That the meeting adjourn (4:32 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Special Meeting of the Council of the City of Richmond held on Tuesday, December 19th, 2006

Acting Mayor (Harold Steves)

Corporate Officer (David Weber)