



Planning Committee

Date: Tuesday, January 4th, 2005
Place: Anderson Room
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Sue Halsey-Brandt, Vice-Chair
Councillor Linda Barnes
Councillor Rob Howard
Councillor Harold Steves
Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

1. It was moved and seconded
That the minutes of the meeting of the Planning Committee held on Tuesday, December 7th, 2004, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **January 18th, 2005**, at 4:00 p.m. in the Anderson Room. As well, the Committee would meet on **February 8th, 2005** and on **February 22nd, 2005**.

DELEGATION

3. *Mr. Hugh Mawby, #324 – 7251 Minoru Boulevard, regarding the licencing of home occupations in residential strata properties.*

Please see Page 4 of these minutes for action taken on this matter.

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URBAN DEVELOPMENT DIVISION

4. **APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR REZONING OF 7840 GARDEN CITY ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/127)**
(RZ 03-251048 Report: December 14, 2004, File No.: 8060-20-7679) (REDMS No. 1238258, 1127709)

It was moved and seconded

- (1) *That Bylaw No. 7678, to reduce the minimum lot size requirement from 0.405 ha (1 ac.) to 0.162 ha (0.4 ac.) in "Comprehensive Development District (CD/127)", be abandoned.*
- (2) *That Bylaw No. 7679, for the rezoning 7840 Garden City Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/127)" be referred to Public Hearing.*

CARRIED

5. **APPLICATION BY WILLOW CONSTRUCTION LTD. FOR REZONING AT 9051 BLUNDELL ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/121)**
(RZ 03-254683 - Report: December 14/04, File No.: 8060-20-7872) (REDMS No. 1303439, 1370366)

The Director of Development, Raul Allueva, advised that the proposed development would include 16 tandem parking spaces, and were provided as a result of the project being redesigned to provide access to 7840 Garden City Road through the subject property, rather than through the development at 7733 Turnill Street.

It was moved and seconded

- (1) *That Bylaw No. 7680, to reduce the minimum lot size from 0.405 ha (1 ac.) to 0.15 ha (0.371 ac.) in "Comprehensive Development District (CD/128), be abandoned;*
- (2) *That Bylaw No. 7681, for rezoning 9051 Blundell Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/128)", be abandoned; and*
- (3) *That Bylaw No. 7872, for rezoning 9051 Blundell Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/121)", be introduced and given first reading.*

CARRIED

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6. APPLICATION BY PARMJIT RANDHAWA FOR REZONING AT 9631 AND 9651 NO. 4 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO TOWNHOUSE DISTRICT (R2-0.6)

(RZ 04-268666 Report: December 13/04, File No.: 8060-20-7866) (REDMS No. 1363225, 1363323)

It was moved and seconded

- (1) *That Bylaw No. 7728, for the rezoning of 9631 No. 4 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1 - 0.6) be abandoned; and.*
- (2) *That Bylaw No. 7866, for the rezoning of 9631 and 9651 No. 4 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2 - 0.6)" be introduced and given first reading.*

CARRIED

7. APPLICATION BY PARM DHINJAL FOR REZONING AT 8291 NO. 1 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1 - 0.6)

(RZ 04-279382 - Report: December 8, 2004, File No.: 8060-20-7870) (REDMS No. 1363787, 1366110)

In response to a question about the success of the City's 'fast tracking' system, Mr. Allueva advised that 80 to 85% of the applications processed through his department were 'fast tracked'.

It was moved and seconded

That Bylaw No. 7870, for the rezoning of 8291 No. 1 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1 - 0.6)", be introduced and given first reading.

CARRIED

8. APPLICATION BY ROBERT TEO FOR REZONING AT 8531 NO. 1 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1 - 0.6)

(RZ 04-280369 - Report: December 8/04, File No.: 8060-20-7871) (REDMS No. 1363855, 1365876)

It was moved and seconded

That Bylaw No. 7871, for the rezoning of 8531 No. 1 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1 - 0.6)", be introduced and given first reading.

CARRIED

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9. **RICHMOND SENIORS' ADVISORY COMMITTEE 2004 ANNUAL REPORT AND 2005 WORK PROGRAM**

(Report: December 15/04, File No.: 01-0100-20-SADV1-01) (REDMS No. 1370203, 1368380, 1370207, 1350614)

The Chair advised that this matter would be dealt with at the January 18th, 2005 meeting of the Committee as the delegation had been unable to attend today's meeting.

10. **MANAGER'S REPORT**

Mr. Allueva circulated to the Committee, information on the 2004 NAIOP Annual Cost of Business Survey Summary, and commented on the information provided. A copy of this material is on file in the City Clerk's Office.

Also circulated to the Committee was information on 'Rezoning vs. Development Permit Issues'. During the brief discussion which ensued, staff were requested to include this material in the Planning Committee and Council Agenda binders for future reference.

It was moved and seconded

That the meeting be recessed for five minutes (5:10 p.m.).

CARRIED

The Committee meeting reconvened at 5:16 p.m. with all members of the Committee present.

3. ***Mr. Hugh Mawby, #324 – 7251 Minoru Boulevard, regarding the licencing of home occupations in residential strata properties.***

Mr. Mawby spoke about a potential problem with respect to home occupation permits which could result in home businesses being started within the 71 units which comprised his residential strata complex. He referred to the City's Zoning & Development Bylaw and expressed the belief that it had been the intention of the Council of the day that home occupation permits would only be permitted in single family residences. Mr. Mawby also spoke about strata title regulations and their relationship to City bylaws.

Discussion ensued among Committee members, staff and Mr. Mawby on this matter, as a result of which, the following **referral** motion was introduced:

It was moved and seconded

That staff review and update the City's home occupation permit regulations, particularly with respect to single family and multiple family residential developments, and that staff ensure that the interaction of strata bylaws with City bylaws is part of that review.

CARRIED

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ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:34 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, January 4th, 2005.

Councillor Bill McNulty
Chair

Fran J. Ashton
Executive Assistant, City Clerk's Office