



Planning Committee

Date: Tuesday, February 3rd, 2004
Place: Anderson Room
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Sue Halsey-Brandt, Vice-Chair
Councillor Linda Barnes (4:01 p.m.)
Councillor Rob Howard
Councillor Harold Steves (4:03 p.m.)
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, January 20th, 2004, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, February 17th, 2004, at 4:00 p.m. in the Anderson Room.

Planning Committee

Tuesday, February 3rd, 2004

URBAN DEVELOPMENT DIVISION

3. **APPLICATION BY MATTHEW CHENG FOR REZONING AT 5440 BLUNDELL ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COACH HOUSE DISTRICT (R9)**

(RZ 03-246155 - Report: Jan. 13/04, File No.: 8060-20-7628) (REDMS No. 1080277, 1110800, 1110850)

(Councillor Barnes entered the meeting – 4:01 p.m.)

It was moved and seconded

That Bylaw No. 7628, for the rezoning of 5440 Blundell Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Coach House District (R9)”, be introduced and given first reading.

CARRIED

4. **APPLICATION BY NOBOB PROPERTIES LTD. FOR REZONING AT 10220 CAMBIE ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/61)**

(RZ 03-252048 - Report: Jan. 19/04, File No.: 8060-20-7654) (REDMS No. 1105884, 1113771, 1113773)

The Acting Manager, Development Applications, Holger Burke, confirmed in response to questions, that the applicant was being very cooperative with regard to the retention of trees on a neighbouring property.

It was moved and seconded

That Bylaw No. 7654 , for the rezoning of 10220 Cambie Road from “Single-Family Housing District, Subdivision Area F (R1/F)” to “Comprehensive Development District (CD/61)”, be introduced and given first reading.

CARRIED

5. **APPLICATION BY JOHNSTON DAVIDSON ARCHITECTURE & PLANNING FOR REZONING AT 6991 NO. 1 ROAD FROM SERVICE STATION DISTRICT (G2) TO TOWNHOUSE DISTRICT (R2-0.6)**

(RZ 03-251226 - Report: Jan. 19/04, File No.: 8060-20-7650/7651) (REDMS No. 1110784, 1111218, 1111229, 1111224)

Mr. Burke advised, in response to questions, that the signing of the Certificate of Compliance by the Provincial Environment Protection Ministry, indicated that the property had been properly cleaned and that the City had no further obligation in that regard.

Discussion continued, with reference being made to the concerns expressed in the correspondence received from Progressive Construction Ltd. In response, advice was given that the applicant had revised the plans to relocate the garbage area away from the fencing and behind landscaping.

Planning Committee

Tuesday, February 3rd, 2004

In addition, advice was given that the entrance driveway had been moved away from the fence and additional landscaping would be provided. Further advice was given that the other concerns outlined would be addressed as part of the Development Permit application process.

(Councillor Harold Steves entered the meeting – 4:03 p.m.)

It was moved and seconded

(1) *That Bylaw No. 7650, to:*

- (a) *redesignate 6991 No. 1 Road from "Commercial" to "Residential (Townhouse)" on the Land Use Map;*
- (b) *combine Residential Development Permit Area 1 and 2 on the Development Permit Areas Map;*
- (c) *expand the Residential Development Permit Area on the Development Permit Areas Map to include 6991 No. 1 Road;*

in Official Community Plan Bylaw No. 7100, Thompson Area, Terra Nova Sub-Area Plan, Schedule 2.2B, be introduced and given first reading.

(2) *That Bylaw No. 7650, 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.

(3) *That Bylaw No. 7650, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.*

(4) *That Bylaw No. 7651, for the rezoning of 6991 No. 1 Road from "Service Station District (G2)" to "Townhouse District (R2-0.6)", be introduced and given first reading.*

Prior to the question on the motion being called, concern was expressed about the fact that the units abutting No. 1 Road did not have their entrances facing this road. In response, advice was given that the applicant would be revising the design to have the entrance to the two end units fronting No. 1 Road.

Questions were also raised about the density of the proposed development in relation to other projects in the area, and advice was given that the development in question had a lower density than others in the area because of the small size of the property.

The question on the motion was then called, and it was **CARRIED**.

Planning Committee

Tuesday, February 3rd, 2004

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:05 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, February 3rd, 2004.

Councillor Bill McNulty
Chair

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