



Planning Committee

Date: Tuesday, May 7, 2002
Place: Anderson Room
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Lyn Greenhill, Vice-Chair
Councillor Linda Barnes
Councillor Sue Halsey-Brandt
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, April 16, 2002, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be on Wednesday, **May 22, 2002**, at 3:00 p.m. in the Anderson Room.

DELEGATIONS

3. Monica Stefansson, President, Strata Plan LMS 4084, regarding vehicular access to "The Monaco and Sonterra at the Palms".(6455-01)

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Ms. Stefansson thanked the Committee for allowing the presentation. A current site plan was distributed. With the aid of a diagram, Ms. Stefansson brought to the attention of the Committee the concerns of the Strata Plan owners and residents with respect to the single access, from St. Albans Road, to their property. The access, situated across the street from an access for three neighbouring complexes and an access to a busy strip mall, was reported to be a bottleneck at times, a circumstance further hampered by the proximity of the security gate for one of the buildings, the Monaco, to the access. A request for a 'right in/right out only' access from Granville Avenue was put forth to the Committee. A petition containing the signatures of the owners/residents of the Strata Plan was submitted, a copy of which is on file in the City Clerks Office.

A discussion then ensued on the matter which resulted in the following **referral** motion:

It was moved and seconded

That access to 7080 and 7088 St. Albans Road, and 8433 Bennett Road, be referred to Transportation staff:

- 1. in order that the traffic volumes at the access and the adjacent intersections be monitored; and*
- 2. to determine whether an additional access from Granville Avenue to the site would alleviate the traffic volume on St. Albans.*

Prior to the question being called the Manager, Transportation, Victor Wei, in response to questions, said that traffic counters would be put in place by the week's end and that a report to the Public Works and Transportation Committee, which would include consultation with the traffic consultant retained by the Strata Plan, would be made in June. Direction was then given to staff that the impact of the security gate of the Monaco be included in the report. The question on the **referral** motion was then called and it was **CARRIED**.

URBAN DEVELOPMENT DIVISION

- 4. APPLICATION BY AM-PRI CONSTRUCTION LTD. FOR REZONING AT 8060, 8080, AND 8100 BENNETT ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO TOWNHOUSE & APARTMENT DISTRICT (R3)**
(RZ 01-197892 - Report: April 19/01, File No.: 8060-20-7353) (REDMS No. 676322, 676371, 676337)

In response to questions, Suzanne Carter-Huffman, Planner, provided information on how the trail connection might be achieved.

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It was moved and seconded

That Bylaw No. 7353, for the rezoning of 8060, 8080, and 8100 Bennett Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse & Apartment District (R3)", be introduced and given first reading.

CARRIED

5. **APPLICATION BY C.P.S. ENTERPRISES LTD. FOR REZONING AT 6551 AND A PORTION OF 6531 COMSTOCK ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**

(RZ 02-202588 - Report: April 17/02, File No.: 8060-20-7359) (REDMS No. 693273, 693365, 693367)

The Manager, Development Applications, Joe Erceg, briefly reviewed the report.

It was moved and seconded

That Bylaw No. 7359, for the rezoning of 6551 and a portion of 6531 Comstock Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.

CARRIED

6. **MANAGER'S REPORT**

There were no reports.

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ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:26 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, May 7, 2002.

Councillor Bill McNulty
Chair

Deborah MacLennan
Administrative Assistant