



Planning Committee

Date: Tuesday, May 17th, 2005
Place: Anderson Room
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Sue Halsey-Brandt, Vice-Chair
Councillor Linda Barnes
Councillor Harold Steves
Absent: Councillor Rob Howard
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, May 3rd, 2005, be adopted with the following amendment: to Page 6, second paragraph, the addition of the sentence "Cllr. McNulty asked whether a moratorium could be placed on development in the Granville Avenue/No. 1 Road area and a brief discussion ensued on this."

CARRIED

NEXT COMMITTEE MEETING DATES

2. A **Special** Planning Committee meeting will be held on **Wednesday, June 1st, 2005** at 4:00 pm in Council Chambers to discuss the results of the Public Consultation meeting held for the No. 1 Road/Granville Avenue area.
The next regular meeting will be held on Tuesday, **June 7th, 2005**, at 4:00 p.m. in the Anderson Room.

URBAN DEVELOPMENT DIVISION

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3. **APPLICATION BY RAMAN KOONER FOR REZONING AT 6340 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**

(RZ 04-274399 - Report: May 5/05, File No.: 8060-20-7896) (REDMS No. 1539559, 1524834, 1440708, 1468772, 1500853, 1482231)

Mr. Raman Kooner, the applicant, spoke about the process of the rezoning application over the past year, and the referral of the application to staff in order that Neighbourhood Improvement Charges (NIC) be collected. Mr. Kooner said that although he had not agreed with the collection of the charges as it would be the first time the charges were applied to a single-family subdivision, he had felt that payment was required for his application to proceed.

It was moved and seconded

That Bylaw No. 7896, for the rezoning of 6340 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area K (R1/K)", be introduced and given first reading.

CARRIED

4. **AGRICULTURAL LAND RESERVE APPEAL APPLICATION BY CHARAN SETHI FOR SUBDIVISION AT 10531 GRANVILLE AVENUE**

(AG 05-288429 - Report: May 4/05, File No.: AG 05-288429) (REDMS No. 1503293)

Discussion ensued among Committee members and the Director of Development, Raul Allueva, on the options available to the owner of the property as recommended by the Agricultural Advisory Committee.

It was moved and seconded

That authorization for Charan Sethi to apply to the Agricultural Land Commission for Subdivision of 10531 Granville Avenue BE DENIED.

CARRIED

5. **APPLICATION BY DREAMBUILT ESTATES INC. TO AMEND COMPREHENSIVE DEVELOPMENT DISTRICT (CD/139) FOR 7320 BRIDGE STREET**

(RZ 05-295550 - Report: Apr. 26/05, File No.: 12-8060-20-7945) (REDMS No. 1502056, 1508572, 1522432)

Eric Fiss, Planner, in response to a question, indicated that a Neighbourhood Information meeting had been held to discuss general issues such as the road network, but that this specific application had not been discussed.

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It was moved and seconded

That Bylaw No. 7945, to introduce amendments to "Comprehensive Development District (CD/139)" in order to permit garages at the front of a single-family residence in the McLennan South Sub-Area, be introduced and given first reading.

CARRIED

6. **APPLICATION BY PARMINDER RISHI FOR REZONING AT 3180 GRANVILLE AVENUE FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**
(RZ 05-298445 - Report: Apr. 28/05, File No.: 12-8060-20-7946) (REDMS No. 1500577, 1514054, 1509551, 1081048)

Mr. Sid Hughes, 7091 Marrington Road, and Mr. Jim Riley, 7016 Marrington Road, expressed their concerns about drainage, parking, and the allowable size of house and the lack of green space on smaller lots. A question was also put forth as to the 20 year plan for development in the area.

The Director of Development, Raul Allueva, in response, said that: i) a number of existing lots on Marrington Road were narrower than the subject lots; ii) discussions could be held with the Engineering and Transportation departments as to the drainage and parking concerns; iii) the size of house on any property was determined by the regulations of the Zoning Bylaw; and, iv) the Official Community Plan guided the City Growth Policy. Further to this, Mr. Allueva indicated that the Lot Size Policy for the area would identify what properties could potentially be subdivided under that policy.

It was moved and seconded

That Bylaw No. 7946, for the rezoning of 3180 Granville Avenue 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

7. **APPLICATION BY JULIE LE HOA CHAN FOR REZONING AT 12300 WOODHEAD ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**
(RZ 05-298266 - Report: Apr. 28/05, File No.: 12-8060-20-7947) (REDMS No. 1498527, 1514205, 1514218, 1077644)

It was moved and seconded

That Bylaw No. 7947, for the rezoning of 12300 Woodhead Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.

CARRIED

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8. MANAGER'S REPORT

The Director of Development, Raul Allueva, provided an update on the Neighbourhood Information meeting for McLennan South held on May 9th, 2005. Mr. Allueva said that the meeting had been well attended, and that the majority of support had been given to a north/south road configuration, a more costly, lower lot yield option that would likely offer less opportunities for phasing. Mr. Allueva also said that a summary of the feedback, and a proposal for the area, would be taken back to the community in the near future prior to bringing forward to Planning Committee a revised Official Community Plan amendment for a road pattern in McLennan South, as well as the rezoning application on Bridge Street.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:53 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 17th, 2005.

Councillor Bill McNulty
Chair

Deborah MacLennan
Administrative Assistant