



## Planning Committee

Date: Tuesday, September 19, 2006  
Place: Anderson Room  
Richmond City Hall  
Present: Councillor Harold Steves, Chair  
Councillor Bill McNulty, Vice-Chair  
Councillor Rob Howard  
Councillor Sue Halsey-Brandt  
Absent: Councillor Linda Barnes  
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 Thursday, September 7, 2006, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

2. Tuesday, **October 3, 2006**, (tentative date) at 4:00 p.m. in the Anderson Room.

### PLANNING & DEVELOPMENT DEPARTMENT

3. **APPLICATION BY ATI CONSTRUCTION LTD. FOR REZONING AT 7271 GILBERT ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COACH HOUSE DISTRICT (R9)**  
(RZ 04-273100 - Report: August 31, 2006, File No.: 12-8060-20-7811) (REDMS No. 2007782, 2016194, 2016080, 1910680)

## Planning Committee

Tuesday, September 19, 2006

---

It was moved and seconded

*That Bylaw No. 7811, for the rezoning of 7271 Gilbert 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 JULIAN REY FOR REZONING AT 7311 GILBERT ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COACH HOUSE DISTRICT (R9)**  
(RZ 05-321176 - Report: September 1, 2006, File No.: 12-8060-20-8058) (REDMS No. 201075, 2016337, 2016244, 1910680)

It was moved and seconded

*That Bylaw No. 8058, for the rezoning of 7311 Gilbert Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Coach House District (R9)", be introduced and given first reading.*

CARRIED

5. **APPLICATION BY BALBIR S. BIRING FOR REZONING AT 10111 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)**  
(RZ 06-332907 - Report: August 21, 2006, File No.: 12-8060-20-8118) (REDMS No. 2010678, 2013222, 2010815)

It was moved and seconded

*That Bylaw No. 8118, for the rezoning of 10111 Williams 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

6. **APPLICATION BY BENN PANESAR FOR REZONING AT 11471 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)**  
(RZ 06-337137 - Report: September 1, 2006, File No.: 12-8060-20-8116) (REDMS No. 2010259, 2012651, 2013488)

It was moved and seconded

*That Bylaw No. 8116, for the rezoning of 11471 Williams 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

# Planning Committee

Tuesday, September 19, 2006

---

7. **APPLICATION BY ALL LINE CONSTRUCTION LTD. FOR REZONING AT 10551 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)**

(RZ 06-341092 - Report: August 21, 2006. File No.: 12-8060-20-8110) (REDMS No. 2004819, 2011521, 2012790, 2011520)

It was moved and seconded

*That Bylaw No. 8110, for the rezoning of 10551 Williams 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

The Chair advised that Items 9 and 10 would be discussed prior to Item 8.

9. **APPLICATION BY SAL BHULLAR FOR REZONING AT 11540 WILLIAMS ROAD FROM SINGLE FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT 0.6 (R1-0.6)**

**APPLICATION BY DHINJAL CONSTRUCTION LTD. FOR REZONING AT 11680 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE FAMILY HOUSING DISTRICT 0.6 (R1-0.6)**

(RZ 06-331753, RZ 06-334342 - Report: August 29, 2006. File No.: 12-8060-20-8080, 12-8060-20-8081 and 08-4430-00) (REDMS No. 2013528, 1897949, 1897947, 1895331, 280092, 1660044, 1713110, 1735795, 1763711, 1898155, 1898157, 2013902, 2010674, 2013912, 2013914)

It was moved and seconded

- (1) *That the following recommendations be forwarded to Public Hearing:*

*Single-Family Lot Size Policy 5434 for the area bounded by Williams Road, No. 5 Road, Steveston Highway, and Shell Road (Section 36-4-6), adopted by Council on November 18, 1991, be amended to:*

- (a) *Remove all properties fronting on Steveston Highway from Seaward Gate to No. 5 Road;*
- (b) *Permit properties fronting on Williams Road from Shell Road to No. 5 Road, properties fronting on Steveston Highway from Seaward Gate to Shell Road, and properties fronting on No. 5 Road from Williams Road to approximately 135 m south of Seacliff Road to rezone and subdivide in accordance with the provisions of Single-Family Housing District 0.6 (R1-0.6) or Coach House District (R9), provided that vehicle accesses are to the existing rear laneway only. Multiple-family residential development shall not be permitted in these areas.*

## Planning Committee

Tuesday, September 19, 2006

---

- (c) *Permit the properties fronting No. 5 Road from Steveston Highway to approximately 135 m south of Seacliff Road to rezone and subdivide in accordance with the provision of the Single-Family Housing District, Subdivision Area B (R1/B).*
- (2) *That Bylaw No. 8080, for the rezoning of 11540 Williams 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; and*
- (3) *That Bylaw No. 8081, for the rezoning of 11680 Williams 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

10. **APPLICATION BY ROSANNE COSTAIN FOR THE DISCHARGE OF LAND USE CONTRACT (LUC 007) AND REZONING OF 11111 STEVESTON HIGHWAY TO SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)**

(RZ 05-301311 - Report: September 1, 2006, File No.: 12-8060-20-8016) (REDMS No. 1714082, 1715541)

It was moved and seconded

*That "11111 Steveston Hwy. be discharged from the provisions of "Land Use Contract (LUC 007)" and that Bylaw No. 8016, to rezone 11111 Steveston Hwy. to "Single-Family Housing District (R1-0.6)", be introduced and given first reading.*

CARRIED

8. **APPLICATION BY RICHMOND CHRISTIAN SCHOOL ASSOCIATION FOR REZONING AT 10300 NO. 5 ROAD FROM AGRICULTURAL DISTRICT (AG1) TO ASSEMBLY DISTRICT (ASY)**

(RZ 06-321434 - Report: September 5, 2006, File No.: 12-8060-20-75281 12-8060-20-8123) (REDMS No. 2010874, 2015436, 222141, 2007210)

Jean Lamontagne, Director of Development advised that the Richmond Christian School Association has a plan to develop a school on the property. The Association has a lease with a farmer who grows and harvests hay on the backland that is zoned agriculture. The five year lease expires on August 31, 2009.

Mr. Lamontagne further advised that as a condition of the application, the applicant would make landscaping improvements along No. 5 Road to ensure that adequate plantings and trees are implemented along the arterial road.

# Planning Committee

Tuesday, September 19, 2006

---

It was moved and seconded

- (1) *That Bylaw No. 7528, for the rezoning of 10300 No. 5 Road from "Agricultural District (AG1)" to Assembly District (ASY)", be abandoned; and*
- (2) *That Bylaw No. 8123, for the rezoning of 10300 No. 5 Road from "Agricultural District (AG1)" to "Assembly District (ASY)", be introduced and given first reading.*

**CARRIED**

## 8. MANAGER'S REPORT

- (1) *Affordable Housing* - Terry Crowe, Manager, Policy Planning advised that staff will present the Committee with draft recommendations at the October 17, 2006 Planning Committee meeting. A final strategy will be forthcoming in December, 2006.
- (2) *City Centre Plan Update* – Mr. Crowe reported that staff is tabulating the results collected from surveys received at July, 2006 open houses and meetings. A second round of public input is planned for the end of October, 2006. In December, 2006 staff will present the Committee with an area plan concept that will include principles and maps. Once the concept is approved in 2007, the area plan and implementation strategy will be prepared.  
  
In response to a question, Joe Erceg, General Manager, Planning and Development, advised that density bonusing will be reviewed, including the option of reducing existing FAR.
- (3) *Steveston Study* – Mr. Crowe advised that the Heritage Commission will be more involved in the planning sessions. The Conservation Strategy is expected to be approved in December, 2006. It is expected that the Implementation Program will be prepared by March, 2007.
- (4) *Official Community Plan/Liveable Region Strategic Plan Review* - Mr. Crowe reported that some recommendations will go before the GVRD Board in November, 2006. He expects that the City's comments on the recommendations would be submitted in March, 2007.  
  
He advised that there may not be any growth concentration area. The Liveable Region Strategic Plan (LRSP) may not set municipal growth targets

# Planning Committee

Tuesday, September 19, 2006

---

Mr. Crowe recommended that the City add a "Sustainability" definition and include "Densification" and "Financial Viability Principles" to the Review.

He reported that on October 5, 2006 GVRD staff and the Technical Advisory Committee (TAC) will present a short version of the Review to the GVRD's Land Use and Transportation Committee. The presentation will underscore the fact that the land use part of the Review is more advanced than the transportation part.

He stated that the tone of the Review should reflect that the GVRD and the individual communities are working together "in agreement", not that the GVRD is dictating to the communities.

In response to an inquiry, Mr. Erceg advised that the Review may give municipalities the latitude to define the quantity and types of housing. In addition, the Review may not include arbitrary ceilings for such things as coach houses and secondary suites.

## ADJOURNMENT

It was moved and seconded

*That the meeting adjourn (4:41 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, September 19, 2006.

---

Councillor Harold Steves  
Chair

---

Sheila Johnston  
Committee Clerk