Planning Committee

Date:	Tuesday, November 6, 2001
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, October 16, 2001, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be on Tuesday, **November 20, 2001,** at 4:00 p.m. in the Anderson Room.

URBAN DEVELOPMENT DIVISION

3. **BUSINESS REGULATION BYLAW NO. 7148**
AMENDMENT BYLAW NO. 7290
(Report: October 12/01, File No.: 8060-20-7290) (REDMS No. 524308, 524384)

The Manager, Zoning, Alan Clark, reviewed the report.

It was moved and seconded
That Bylaw No. 7290 which amends Schedule A of Business Regulation Bylaw No 7148 to include:

#160 – 8611 Alexandra Road;

#1036 – 8300 Capstan Way;

#115 – 4231 Hazelbridge Way:

#2182 – 3779 Sexsmith Road; and

8291 Westminster Highway, among the geographic areas in which a video arcade may operate, be introduced and given first, second and third readings.

CARRIED

4. **APPLICATION BY GEORGE & MARIA BLAZENKO AND STYLIANOU INVESTMENTS TO REZONE 7511 AND 7551 GARDEN CITY ROAD RESPECTIVELY FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/120), AND TO AMEND THE MINIMUM SETBACKS IN COMPREHENSIVE DEVELOPMENT DISTRICT (CD/120)**
(**RZ 01-185809/RZ 01-186246** - Report: October 17/01, File No.: 8060-20-7291, 8060-20-7292, 8060-20-7293) (REDMS No. 529995, 529934, 529219, 529948, 529977, 528844, 528913)

Development Co-ordinator, Holger Burke, reviewed the report.

It was moved and seconded
That:

(1) ***Bylaw No. 7291, to amend the minimum setbacks in "Comprehensive Development District (CD/120)" such that buildings shall be required to setback a minimum of 6 m (19.685 ft) from Garden City Road and 1.2 m (3.937 ft) from a public lane, be introduced and given first reading.***

(2) ***Bylaw No. 7292, for the rezoning of 7511 Garden City Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/120)", be introduced and given first reading.***

(3) ***Bylaw No. 7293, for the rezoning of 7551 Garden City Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/120)", be introduced and given first reading.***

CARRIED

5. **APPLICATION BY LES COHEN AND AZIM BHIMANI FOR REZONING AT 8375 RUSKIN PLACE FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**
(**RZ 01-194465** - Report: October 17/01, File No.: 8060-20-7294) (REDMS No. 529914, 292539, 529974, 529987)

The Development Co-ordinator, Holger Burke, reviewed the report.

It was moved and seconded
That Bylaw No. 7294, for the rezoning of 8375 Ruskin Place 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. **APPLICATION BY ROCKY SETHI FOR REZONING AT 10531 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**

APPLICATION BY UNIQUE DEVELOPMENTS LTD. FOR REZONING AT 8111 NO. 1 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)
(**RZ 01-194842, RZ 01-194899** - Report: October 15/01, File No.: 8060-20-7295, 8060-20-7296) (REDMS No. 527561, 529328, 529544, 529540)

The Development Co-ordinator, Holger Burke, reviewed the report. A brief discussion then ensued which included the information that i) the R1/K zone was low density, and ii) when the Official Community Plan was developed it had been decided that single family and duplex homes would not be included in the design control guidelines.

It was moved and seconded
That:

(1) ***Bylaw No. 7295, for the rezoning of 10531 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.***

(2) ***Bylaw No. 7296, for the rezoning of 8111 No. 1 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

7. **APPLICATION BY DANNY LUNG FOR REZONING AT 7651 ACHESON ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA A (R1/A)**
(**RZ: 01-189299** - Report: October 4/01, File No.: 8060-20-7277) (REDMS No. 486682, 496675, 486680)

The Development Co-ordinator, Holger Burke, reviewed the report. In response to questions Suzanne Carter-Huffman, Planner, provided the information that, when it occurred, the development of the south side would contribute to the lane Right-of Way and the lane costs.

It was moved and seconded
That Bylaw No. 7277, for the rezoning of 7651 Acheson Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area A (R1/A)", be introduced and given first reading.

CARRIED

8. **MANAGER'S REPORT**

The General Manager, Urban Development, David McLellan, reported that a report from the Group Home Task Force would be presented at the General Purposes Committee meeting scheduled for November 19th.

The Development Co-ordinator Holger Burke, reported that six applications for rezoning had been received for the South McLennan area. In addition, rezoning applications for two blocks of properties, one on Duncliffe and the other on Garry St., had been received.

In response to question from the Chair, the General Manager, Urban Development, David McLellan said that an invitation would be issued, on the Planning Committees behalf, for a representative from the Urban Development Institute to meet with the Planning Committee.

Mr. McLellan also advised the Committee that a report on how full cost recovery charges for Development Applications could be achieved would be prepared by the Manager, Development Applications, Joe Erceg.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:29 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, November 6, 2001.

Councillor Bill McNulty
Chair

Deborah MacLennan
Administrative Assistant