



Planning Committee

Date: Tuesday, November 19, 2002
Place: Anderson Room
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Lyn Greenhill, Vice-Chair
Councillor Linda Barnes
Councillor Sue Halsey-Brandt
Absent: 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, November 5, 2002, be adopted as circulated.

CARRIED

At this point the order of the agenda was varied to bring Item 9 before Item 3 in response to a request from the applicant.

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **December 3, 2002**, at 4:00 p.m. in the Anderson Room.

The applicant for Item 9 was not present and it was agreed to proceed with the regular order of the agenda.

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3. **APPLICATION BY CHRIS HERBST FOR A STRATA TITLE CONVERSION AT 10500 ARGENTIA DRIVE**

(SC 02-217909 - Report: November 4/02, File No.: SC 02-217909) (REDMS No. 894454)

The Development Co-ordinator, Holger Burke, said that this was a straightforward strata title conversion of which staff were in support. In response to a question, Mr. Burke said that no contact had been made with the current tenants of the property.

It was moved and seconded

That the application for a strata title conversion by Chris Herbst for the property located at 10500 Argentia be approved on fulfilment of the following conditions:

1. *Payment of all City utility charges and property taxes up to and including the year 2003; and*
2. *Submission of appropriate plans and documents for execution by the Mayor and City Clerk within 180 days of the date of this resolution.*

CARRIED

4. **APPLICATION BY EMANON HOLDINGS LTD. AND KAIMAN ENTERPRISES CO. LTD. FOR REZONING AT 22571 WESTMINSTER HIGHWAY FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/24)**

(RZ 02-213359- Report: October 24/02, File No.: 8060-20-7445) (REDMS No. 876883, 879934, 879938)

The Development Co-ordinator, Holger Burke, provided the advice that the 9 unit townhouse development complied to the Hamilton Area Plan and was consistent with a CD/24 used on a development to the north.

During the brief discussion that ensued concern was expressed – i) that the attempt to utilize current CD zones as opposed to creating new ones be monitored to avoid continual incremental adjustments in density; and, ii) that the 2 visitor parking stalls provided were not sufficient.

It was moved and seconded

That Bylaw No. 7445, to amend the maximum lot coverage in “Comprehensive Development District (CD/24)” and to rezone 22571 Westminster Highway from “Single-Family Housing District, Subdivision Area F (R1/F)” to “Comprehensive Development District (CD/24)”, as amended, be introduced and given first reading.

CARRIED

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5. **APPLICATION BY CHARLES SCOTT FOR REZONING AT 8091 BENNETT ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/120)**

(RZ 02-203188 Report: November 4/02, File No.: 8060-20-7457) (REDMS No. 737791, 737794, 737796)

The Development Co-ordinator, Holger Burke, said that the use of the CD/120 zone allowed for a slightly higher density than that of adjacent sites but that the proposed 45% lot coverage permitted the provision of a larger auto court area and better use of the green space.

It was moved and seconded

That Bylaw No. 7457, for the rezoning of 8091 Bennett Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/120)", be introduced and given first reading.

CARRIED

6. **APPLICATION BY WESTSHORE CAPITAL INC. FOR REZONING AT 10611 SHEPHERD DRIVE FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD/62) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/61)**

(RZ 02-218219 Report: November 4/02, File No.: 8060-20-7549) (REDMS No. 896477, 898297, 898366)

The Development Co-ordinator, Holger Burke, said that a few outstanding issues on this application would be dealt with at the subdivision stage.

In response to questions, Jenny Beran, Planner, said that – i) the Ministry of Highways have not yet commented on the different layout options presented; and, ii) the landscaping of the lot closest to Highway 99 would be reviewed during the subdivision process to address the issue of traffic noise.

It was moved and seconded

That Bylaw No. 7549, for the rezoning of 10611 Shepherd Drive from "Comprehensive Development District (CD/62)" to "Comprehensive Development District (CD/61)", be introduced and given first reading.

CARRIED

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7. APPLICATION BY FIKRAT BURAKAZ FOR REZONING AT 9271 NO. 1 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA A (R1/A)

APPLICATION BY DARRELL YONG FOR REZONING AT 9391, 9411 AND 9431 NO. 1 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)

APPLICATION BY J.A.B. ENTERPRISES LTD. FOR REZONING AT 9631 NO. 1 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)

(RZ 02-209811/213101/215552 - Report: October 23/02, File No.: 8060-20-7452/7453/7454)
(REDMS No. 908462, 891553, 891554, 891555, 891546)

The Development Co-ordinator, Holger Burke, said that each application was in compliance with the Arterial Road Redevelopment Policy and the Lane Policy. He noted that at the subdivision stage Neighbourhood Improvement Charges would be collected to upgrade the existing lane with roll curb and gutter on both sides, storm sewer, and lighting etc.

It was moved and seconded

That:

- (1) *Bylaw No. 7452, for the rezoning of 9271 No. 1 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;*
- (2) *Bylaw No. 7453, for the rezoning of 9391, 9411 and 9431 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; and,*
- (3) *Bylaw No. 7454, for the rezoning of 9631 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

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8. **APPLICATION BY ANA AND NICOLE CUPIC FOR REZONING AT 7140 ST. ALBANS ROAD FROM TOWNHOUSE & APARTMENT DISTRICT (R3) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/120)**

(RZ 02-207840 REPORT: NOVEMBER 4/02, FILE NO.: 8060-20-7456) (REDMS NO. 744352, 894693, 896257)

The Development Co-ordinator, Holger Burke, said that this was a small infill project similar to developments to the north and south. Access to the site will be provided through the Bosa townhouse development. Mr. Burke said that it was intended that St. Albans Road, from Bennett Road to the Palms entrance driveway, would be upgraded.

It was moved and seconded

That Bylaw No. 7456, for the rezoning of 7140 St. Albans Road from "Townhouse & Apartment District (R3)" to "Comprehensive Development District (CD/120)", be introduced and given first reading.

CARRIED

9. **APPLICATION BY PATRICK COTTER ARCHITECT INC. FOR AN OFFICIAL COMMUNITY PLAN AMENDMENT (HAMILTON AREA PLAN – DUPLEX RESIDENTIAL ONLY DESIGNATION) AND REZONING AT 22111, 22171, 22191 WESTMINSTER HIGHWAY FROM AGRICULTURAL DISTRICT (AG1) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/61) AND SINGLE FAMILY HOUSING DISTRICT, SUBDIVISION AREA A (R1/A)**

(RZ 02-213387 Report: November 4/02, File No.: 8060-20-7449/7550) (REDMS No. 879925, 885563, 885562, 880815)

The Development Co-ordinator, Holger Burke, said that it had been envisioned that the subject property would be developed for townhouses in a similar manner to the developments to the east and west, however, the application presented was for compact single family development, some with lane access and the remainder with shared driveway access. The single family residential lots with shared driveway access will require an OCP amendment. Staff considered the application positive because it introduces a new housing option in the Hamilton area and because it helps the completion of Muir Drive and the extension of Sharpe Avenue.

A brief discussion ensued on the unwillingness of the developer to contribute to the Public Art program during which it was suggested that support for Childcare could have been offered as an option. The Manager, Policy Planning, Terry Crowe, said that the report on developer contributions to the various programs would be complete in January 2003. The report will include formula options for development contributions as well as City contribution options.

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It was moved and seconded

That:

- (1) *Official Community Plan Amendment Bylaw No. 7449, which amends the Lower Westminster Sub-Area Map of Schedule 2.14 (Hamilton Area Plan) of Official Community Plan Bylaw No. 7100, to redesignate the lands designated as "Duplex Residential Only" to "Single-Family Residential and/or Duplex Residential Only", be introduced and given first reading;*
- (2) *Bylaw No. 7449, 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) *Bylaw No. 7449, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation; and,*
- (4) *That Bylaw No. 7450, for the rezoning of 22111, 22171, 22191 Westminster Highway from "Agricultural District (AG1)" to "Comprehensive Development District (CD/61)" and "Single-Family Housing District, Subdivision Area A (R1/A)", be introduced and given first reading.*

CARRIED

10. **APPLICATION BY PAUL LEONG FOR REZONING AT 7360 HEATHER STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/130), AND TO AMEND THE DENSITY, LOT SIZE, AND BUILDING SETBACK REQUIREMENTS UNDER COMPREHENSIVE DEVELOPMENT DISTRICT (CD/130)**
(RZ 02-215251 Report: November 8/02, File No.: 8060-20-7445/7550) (REDMS No. 901912, 892758, 893101, 899440, 899563)

The Development Co-ordinator, Holger Burke, said that the amendment to the CD zone was necessitated by the proposed road being obtained by right-of-way and not by dedication, which had resulted in a need to reduce the FAR and to address minor inconsistencies between the subject application and the zoning district.

It was moved and seconded

That:

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- (1) *Bylaw No. 7550, to amend the maximum density permitted under "Comprehensive Development District (CD/130)" from 0.69 floor area ratio to 0.63 floor area ratio, together with corresponding lot size and building setback requirements, be introduced and given first reading; and,*
- (2) *Bylaw No. 7455, for the rezoning of 7360 Heather Street from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/130)", be introduced and given first reading.*

CARRIED

11. MANAGER'S REPORT

There were no reports.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:22 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 19, 2002.

Councillor Bill McNulty
Chair

Deborah MacLennan
Administrative Assistant