



## Planning Committee

Date: Tuesday, December 2<sup>nd</sup>, 2003  
Place: Anderson Room  
Richmond City Hall  
Present: Councillor Bill McNulty, Chair  
Councillor Sue Halsey-Brandt, Vice-Chair  
Councillor Linda Barnes  
Councillor Rob Howard  
Councillor Harold Steves – 4:04 p.m.  
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 18<sup>th</sup>, 2003, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **December 9<sup>th</sup>, 2003**, at 4:30 p.m. in the Anderson Room.

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## URBAN DEVELOPMENT DIVISION

3. **APPLICATION BY SYEDA SHAH FOR REZONING AT 7660 NO. 2 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE FAMILY HOUSING DISTRICT (R1-0.6)**

(RZ 03-236469 Report: October 30/03, File No.: 8060-20-7596) (REDMS No. 1086620, 1068863, 1086847)

The Manager, Development Applications, Joe Erceg, and Jenny Beran, Planner, were present. Mr. Erceg provided a brief summary of the information provided in a memorandum to Planning Committee dated November 27<sup>th</sup>, 2003 that responded to the previous referral for further discussion of multi-family options for development. A copy of the memorandum is on file in the City Clerks Office.

Cllrs. Steves joined the meeting – 4:04 p.m.

As a result of the brief discussion the following *referral* motion was introduced:

It was moved and seconded

*That Bylaw No. 7596, for the rezoning of 7660 No. 2 Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single Family Housing District (R1-0.6)”, be referred to staff until such time as the negotiations amongst the three property owners are complete.*

**CARRIED**

4. **APPLICATION BY ORIS DEVELOPMENT (LONDON LANDING) CORPORATION FOR A TEMPORARY COMMERCIAL USE PERMIT AT 6233 LONDON ROAD**

(Report: November 20/03, File No.: 4105-20-2003251192) (REDMS No. 1092123)

The Manager, Development Applications, Joe Erceg, and Janet Lee, Planner, were present.

It was moved and seconded

*That the application of Oris Development (London Landing) Corporation for a Temporary Commercial Use Permit for property at 6233 London Road be considered at the special meeting of Council (for the purpose of holding a Public Hearing) to be held January 19, 2004 at 7:00 p.m. in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration:*

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*“That a Temporary Commercial Use Permit be issued to Oris Development (London Landing) Corporation for property at 6233 London Road to create a public parking lot for the tram building.”*

**CARRIED**

5. **APPLICATION BY SANFORD DESIGN GROUP FOR REZONING AT 9200 BRIDGEPORT ROAD FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD/111) TO AUTOMOBILE-ORIENTED COMMERCIAL DISTRICT (C6)**

(RZ 03-239626 Report: November 10/03, File No.: 8060-20-7632) (REDMS No. 1095857, 1091251, 1091262)

The Manager, Development Applications, Joe Erceg, and Suzanne Carter-Huffman, Planner, were present. Ms. Carter-Huffman, in response to a question, said that the suggested tree planting was consistent with the Development Permit guidelines for the City Centre Area Plan and not the Bridgeport Area Plan due to the non-specific requirement of the Bridgeport Area Plan.

Discussion then ensued amongst Committee members, staff and Mr. Bruce Richardson, CB Richard Ellis, the applicant, regarding:

- i) the approval required from the Ministry of Transportation for any driveway changes;
- ii) the provision of cross-access agreements in favour of 9100 and 9120 Bridgeport Road; and,
- iii) the staff preference that a cross-access agreement in favour of 9260 Bridgeport Road

At the conclusion of the discussion Mr. Richardson indicated his preference for proceeding with the application as presented in the report.

It was moved and seconded

*That Bylaw No. 7632, for the rezoning of 9200 Bridgeport Road from “Comprehensive Development District (CD/111)” to “Automobile-Oriented Commercial District (C6)”, be introduced and given first reading.*

**CARRIED**

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6. **APPLICATION BY RAV BAINS FOR REZONING AT 5600 BLUNDELL ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)**

(RZ 03-245844 Report: November 19/03, File No.: 8060-20-7633) (REDMS No. 1094803, 1094882, 1094886)

The Manager, Development Applications, Joe Erceg, and Jenny Beran, Planner, were present.

In response to a question, Ms. Beran said that although the Arterial Road Redevelopment Policy seeks densification around major shopping centres, the neighbouring property owner of the subject site was not interested in development at this time.

In addition, Mr. Erceg provided the information that townhouses had been explored for this site but the layout of the site had proved difficult.

It was moved and seconded

*That Bylaw No. 7633, for the rezoning of 5600 Blundell 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**

7. **APPLICATION BY ROCKY SETHI FOR REZONING AT 8200 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO TOWNHOUSE DISTRICT (R2)**

(RZ 03-239490 Report: September 16/03, File No.: 8060-20-7630) (REDMS No. 1066251, 1087922, 1087924)

The Manager, Development Applications, Joe Erceg, and Jenny Beran, Planner, were present.

In response to a question Ms. Beran said that the adjacent property owner was aware of the proposed development of the subject property.

It was moved and seconded

*That Bylaw No. 7630, for the rezoning of 8200 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2)", be introduced and given first reading.*

**CARRIED**

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8. **APPLICATION BY BABU BANSAL FOR REZONING AT 10151 BRIDGEPORT ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA D (R1/D) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**

(RZ 03-246795 Report: November 4/03, File No.: 8060-20-7626) (REDMS No. 1080282, 280247, 1087714, 1087720)

The Manager, Development Applications, Joe Erceg, and Kevin Eng, Planning Technician – Design, were present.

It was moved and seconded

*That Bylaw No. 7626, for the rezoning of 10151 Bridgeport Road from “Single-Family Housing District, Subdivision Area D (R1/D)” to “Single-Family Housing District, Subdivision Area B (R1/B)”, be introduced and given first reading.*

CARRIED

9. **APPLICATION BY KESAR AND PARMINDER ATHWAL FOR A STRATA TITLE CONVERSION AND REZONING AT 10811/10831 BIRD ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B) TO TWO-FAMILY HOUSING DISTRICT (R5)**

(RZ 03-244955 SC 03-244956 Report: November 7/03, File No.: 8060-20-7609/03-244956) (REDMS No. 1060976, 1077444, 1077480)

The Manager, Development Applications, Joe Erceg, and Kevin Eng, Planning Technician – Design, were present.

It was moved and seconded

(1) *That Bylaw No. 7609, for the rezoning of 10811/10831 Bird Road from “Single-Family Housing District, Subdivision Area B (R1/B)” to “Two-Family Housing District (R5)”, be introduced and given first reading.*

(2) *That the application by Kesar and Parminder Athwal for a strata title conversion for 10811/10831 Bird Road be approved upon fulfillment of the following conditions:*

(a) *Adoption of Bylaw No. 7609, rezoning the subject property from Single-Family Housing District, Subdivision Area B (R1/B) to Two-Family Housing District (R5) and the registration of a restrictive covenant limiting the number of dwelling units to two (2);*

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- (b) *Payment of all City property taxes up to and including the year 2004; and*
- (c) *Submission of appropriate plans and documents for execution by the Mayor and City Clerk within 180 days of the date of the adoption of Bylaw No. 7609.*

**CARRIED**

10. **SCHOOL SITE ACQUISITION CHARGE – ELIGIBLE SCHOOL SITES PROPOSAL FOR 2004/2005 FIVE-YEAR CAPITAL PLAN**

(Report: November 6/03, File No.: 1000-08-012) (REDMS No. 1087550, 1097130)

The Manager, Development Applications, Joe Erceg, and Holger Burke, Development Co-ordinator, were present.

Mr. Burke provided a brief summary of the concerns and options on the matter as outlined in the memorandum dated November 27<sup>th</sup>, 2003.

A discussion then ensued that included the following:

- an indication that direct communication with Mr. Morris, Secretary-Treasurer, School District #38, had not yet been undertaken;
- that a negative response by the City to the proposal would initiate a mediation process provided by the Province, during which time the implementation of the fees would be delayed;
- a suggestion that the school district be requested to i) provide a detailed explanation of why the areas for the two sites had been increased; and ii) consult with the Urban Development Institute and the Greater Vancouver Home Builders Association.

As a result of the discussion the following *referral* motion was introduced:

It was moved and seconded

*That School District No. 38 (Richmond) be advised that the City does not accept the Eligible School Sites Proposal for 2004/2005 Five Year Capital Plan and that the District:*

- (1) *provide a detailed explanation justifying the areas for the two proposed eligible school sites; and*
- (2) *consult with the Urban Development Institute and the Greater Vancouver Home Builders Association.*

Prior to the question being called direction was given that School District #38 be advised of the Planning Committee recommendation.

The question was then called and it was **CARRIED**.

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11. **ARTIST CALL FOR STREET BANNERS TO CELEBRATE RICHMOND'S 125TH BIRTHDAY**

(Report: November 25/03, File No.: 7000-09-20-036) (REDMS No. 1097213)

The Manager, Policy Planning, Terry Crowe, and Kari Huhtala, Planner, were present.

It was moved and seconded

*That an allocation of \$5,500 from Project #40853, originally approved in the 2003 Capital Plan, for artist designed banners to celebrate Richmond's 125th Birthday, be approved.*

**CARRIED**

12. **MANAGER'S REPORTS**

There were no reports.

## ADJOURNMENT

It was moved and seconded

*That the meeting adjourn (4:45 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, December 2<sup>nd</sup>, 2003.

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Councillor Bill McNulty  
Chair

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Deborah MacLennan  
Administrative Assistant