



Planning Committee

Anderson Room, City Hall
6911 No. 3 Road

Tuesday, December 18, 2007

4:00 p.m.

Pg. # ITEM

MINUTES

- 1** 1. *Motion to adopt the minutes of the meeting of the Planning Committee held on Tuesday, December 4, 2007.*



NEXT COMMITTEE MEETING DATE

2. Tuesday, **January 8, 2007**, (tentative date) at 4:00 p.m. in the Anderson Room.

DELEGATION

- 10** 3. **CHOOSING A SUSTAINABLE FUTURE FOR METRO VANCOUVER**
Christina DeMarco of Metro Vancouver to make a presentation on Regional Growth Strategy.



PLANNING & DEVELOPMENT DEPARTMENT

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4. **SMALL LOT RESIDENTIAL ZONING**

(Report: December 3, 2007, File No.: 08-4430-01) (REDMS No. 2050681, 2050936)

Designated Speaker: Cecilia Achiam

STAFF RECOMMENDATION

- (1) *That the Staff Report dated December 3, 2007, from the Director of Development regarding Small Lot Residential Zoning, be referred to the Greater Vancouver Home Builders Association (GVHBA) and the Urban Development Institute (UDI) for comment and discussion; and*
- (2) *That staff bring forth final recommendations on the "Single-Family Housing District (R1-0.6)", based on the input from the GVHBA and UDI.*



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5. **APPLICATION BY AM-PRI CONSTRUCTION LTD. FOR REZONING AT 7420, 7426, 7440 AND 7480 GARDEN CITY ROAD AND 9031, 9051 AND 9071 GENERAL CURRIE ROAD FROM TWO-FAMILY HOUSING DISTRICT (R5) AND SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/128)**

(RZ 06-331653 - Report: December 3, 2007, File No.: 12-8060-20-8170) (REDMS No. 2070263, 2307817, 2070248)

Designated Speaker: Cecilia Achiam

STAFF RECOMMENDATION

That Bylaw No. 8170, for the rezoning of 7420, 7426, 7440 and 7480 Garden City Road and 9031, 9051 and 9071 General Currie Road from "Two-Family Housing District (R5)" and "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/128)", be introduced and given first reading.



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6. **APPLICATION BY HARINDER HAYER FOR REZONING AT 10300 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)**

(RZ 07-369301 - Report: November 30, 2007, File No.: 12-8060-20-8267) (REDMS No. 2309984, 1791415, 2244005)

Designated Speaker: Cecilia Achiam

STAFF RECOMMENDATION

That Bylaw No. 8267, for the rezoning of 10300 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.



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7. **APPLICATION BY SANFORD DESIGN GROUP FOR REZONING AT 12020 NO. 5 ROAD AND 12040 RICE MILL ROAD FROM AGRICULTURAL DISTRICT (AG1) TO LIGHT INDUSTRIAL DISTRICT (I2)**

(RZ 07-374148 - Report: November 27, 2007, File No.: 12-8060-20-8308) (REDMS No. 2295670, 2295689, 2296892, 2300251)

Designated Speaker: Cecilia Achiam

STAFF RECOMMENDATION

That Bylaw No. 8308, for the rezoning of 12020 No. 5 Road and 12040 Rice Mill Road from "Agricultural District (AG1)" to "Light Industrial District (I2)", be introduced and given first reading.



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8. **APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR REZONING AT 10911, 10931, 10951, 10971 AND 10991 STEVESTON HIGHWAY FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/194)**

(RZ 05-314267 Report: November 26, 20-07, File No.: 12-8060-20-8317, 8309) (REDMS No. 2292608)

Designated Speakers: Cecilia Achiam and Terry Crowe

STAFF RECOMMENDATION

(1) *That Official Community Plan Amendment Bylaw No. 8317, to redesignate 10911, 10931, 10951, 10971 and 10991 Steveston Highway from "Low-Density Residential" to "Medium-Density Residential" in Attachment 2 to Schedule 1 of Official Community Plan Bylaw No. 7100 (Specific Land Use Map), be introduced and given first reading.*

(2) *That Bylaw No. 8317, 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) *That Bylaw No. 8317, having been considered in accordance with Official Community Plan Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation.*
- (4) *That Bylaw No. 8309:*
 - (a) *To create "Comprehensive Development District (CD/194)";*
and
 - (b) *For the rezoning of 10911, 10931, 10951, 10971 and 10991 Steveston Highway from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/194)"**be introduced and given first reading.*



9. MANAGER'S REPORT

- (1) *City Centre Area Plan (CCAP)*
- (2) *Steveston Study*
- (3) *Official Community Plan (OCP)*
- (4) *Liveable Region Strategic Plan Review (LRSP)*

ADJOURNMENT

