



Planning Committee

Anderson Room, City Hall
6911 No. 3 Road

Thursday, September 6, 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, July 17, 2007.*



NEXT COMMITTEE MEETING DATE

2. Tuesday, **September 18, 2007**, (tentative date) at 4:00 p.m. in the Anderson Room.

PLANNING & DEVELOPMENT DEPARTMENT

- 23** 3. **APPLICATION BY S-8008 HOLDINGS LTD. AND JOHN YOUNG FOR REZONING AT 6600 GRANVILLE AVENUE AND 6671 LIVINGSTONE PLACE FROM “SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E)” AND “SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)” TO “SINGLE-FAMILY HOUSING DISTRICT (R1- 0.6)”**
(RZ 05-315799 - Report: August 13, 2007, File No.: 12-8060-20-8022/8088, XR: 08-4430-00)
(REDMS No. 1769221, 1347006, 1827108, 1827099, 1827089, 1777590, 1904064, 1953130, 1770316)

Designated Speakers: Wayne Craig and Terry Crowe

STAFF RECOMMENDATIONS

1. *That the following recommendation be forwarded to Public Hearing:*
 - (a) *That Single-Family Lot Size Policy 5461 for the properties within the area bounded by Granville Avenue, Comstock Road and Livingstone Place be amended to permit the properties at 6600 Granville Avenue and 6671 Livingstone Place to rezone and subdivide as per “Single-Family Housing District (R1-0.6)”.*
2. *That Official Community Plan (OCP) Amendment Bylaw No. 8088 to amend the East Livingstone Sub-Area Plan Land Use Map (Schedule 2.5B) by repealing the existing land use designation for 6600 Granville Road and 6671 Livingstone Place and redesignating as “Small Lot Single-Family (Max. F.A.R. 0.6) or Low Density Townhouse (Max. F.A.R. 0.7)”, be introduced and given first reading.*
3. *That Bylaw No. 8022, for the rezoning of 6600 Granville Avenue from “Single-Family Housing District, Subdivision Area E (R1/E)” and 6671 Livingstone Place from “Single-Family Housing District, Subdivision Area B (R1/B)” to “Single-Family Housing District (R1-0.6)”, be introduced and given first reading.*



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4. **APPLICATION BY RAMAN KOONER FOR REZONING AT 8871 HEATHER STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**
(RZ 07-374314 - Report: August 7, 2007, File No.: 12-8060-20-8278) (REDMS No. 2248130, 2251903)

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Bylaw No. 8278, for the rezoning of 8871 Heather Street from “Single-Family Housing District, Subdivision Area B (R1/B)” to “Single-Family Housing District, Subdivision Area K (R1/K)”, be introduced and given first reading.



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5. **APPLICATION BY SOHAN & GURMEJ DULAY AND TIRATH & DALVIR SANDHU FOR REZONING AT 4491/4511 DANFORTH DRIVE FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**
(RZ 07-368083 - Report: August 7, 2007, File No.: 12-8060-20-8285) (REDMS No. 2254766, 280602, 2255144)

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Bylaw No. 8285, for the rezoning of 4491/4511 Danforth Drive 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.



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6. **APPLICATION BY JJC DEVELOPMENTS LTD. FOR REZONING AT 11571 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)**

(RZ 06-331192 - Report: August 7, 2007, File No.: 12-8060-20-8286) (REDMS No. 2258850, 2259440)

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Bylaw No. 8286, for the rezoning of 11571 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 CAROLINE XU FOR REZONING AT 10291 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)**

(RZ 07-377797 - Report: August 1, 2007, File No.: 12-8060-20-8289) (REDMS No. 2263333, 2263469)

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Bylaw No. 8289, for the rezoning of 10291 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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8. **APPLICATION BY DREW ARNOT FOR REZONING AT 8371 ASH STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**

(RZ 07-378855 - Report: August 10, 2007, File No.: 12-8060-20-8290) (REDMS No. 2266183, 2266238)

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Bylaw No. 8290, for the rezoning of 8371 Ash Street from “Single-Family Housing District, Subdivision Area B (R1/B)” to “Single-Family Housing District, Subdivision Area K (R1/K)”, be introduced and given first reading.



- 130 9. **APPLICATION BY ORIS DEVELOPMENT (LONDON LANDING) CORP. FOR REZONING AT 13060 NO. 2 ROAD FROM LIGHT INDUSTRIAL DISTRICT (I2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/191)**
(RZ 06-331350 - Report: August 16, 2007, File No.: 12-8060-20-8291) (REDMS No. 2266803, 2266728)

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Bylaw No. 8291, to create “Comprehensive Development District (CD/191)” and to rezone 13060 No. 2 Road from “Light Industrial District (I2)” to “Comprehensive Development District (CD/191)”, be introduced and given first reading.



- 154 10. **APPLICATION BY HARI AND GURINDER GILL FOR REZONING AT 7520/7540 LANGTON ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**
(RZ 07-375571 - Report: August 15, 2007, File No.: 12-8060-20-8292) (REDMS No. 2267244, 280115, 2267271)

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Bylaw No. 8292, for the rezoning of 7520/7540 Langton Road 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.



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- 172** 11. **PROVINCIAL MODERNIZATION STRATEGY AND GREEN BUILDING CODE INITIATIVE**
(Report: August 22, 2007, File No.: 12-8260-03-02-01) (REDMS No. 2270579)

Designated Speaker: John Irving

STAFF RECOMMENDATION

That the report on the Provincial Modernization Strategy and Green Building Code Initiative (dated August 22, 2007 from the Director, Building Approvals) be received for information.



12. **MANAGER'S REPORT**

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

ADJOURNMENT

