



## General Purposes Committee

Anderson Room, City Hall  
6911 No. 3 Road

**Tuesday**, January 6, 2009  
4:00 p.m.

Pg. #      ITEM

### MINUTES

- 1            1.    *Motion to adopt the minutes of the meetings of the General Purposes Committee held on Monday, December 8, 2008, and Monday, December 15, 2008.*



### PLANNING AND DEVELOPMENT DEPARTMENT

- 29            2.    **PROPOSAL TO ABANDON OFFICIAL COMMUNITY PLAN AND ZONING BYLAWS – APPLICATION BY ANDREW CHEUNG ARCHITECTS INC. FOR REZONING AT 3131, 3171, 3191, 3211, 3231, 3251, 3271, 3291, 3331, 3371, 3391 & 3411 SEXSMITH ROAD AND 3200, 3220, 3240, 3280, 3300 & 3320 NO. 3 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F), 3360 NO. 3 ROAD FROM ROADSIDE STAND (CLASS C) DISTRICT (RSC), AND 8511 CAPSTAN WAY FROM AUTOMOBILE-ORIENTED COMMERCIAL DISTRICT (C6) AND GAS STATION DISTRICT (G1) TO SCHOOL AND PUBLIC USE (SPU), COMPREHENSIVE DEVELOPMENT DISTRICT (CD/181), AND COMPREHENSIVE DEVELOPMENT DISTRICT (CD/182)**  
(Report: December 17, 2008, File No.: RZ 03-254977) (REDMS No. 2545667)

*Designated Speaker: Brian Jackson*

#### STAFF RECOMMENDATION

(1)    *That Official Community Plan Amendment Bylaw No. 7882, to:*

- (a) *redesignate 3200, 3220, 3240, 3280, 3300, 3320 & 3360 No. 3 Road, 3131, 3171, 3191, 3211, 3231, 3251, 3271, 3291, 3331, 3371, 3391 & 3411 Sexsmith Road, 8511 Capstan Way, and a portion of City Road Right-of-Way North of Capstan Way from “Mixed Use” to “High Density Mixed Use” in Attachment 1 (Generalized Land Use Map) to Schedule 1 of the Official Community Plan Bylaw No. 7100, and to revise the map in section 3.1, Neighbourhoods & Sense of Community, Neighbourhoods in Richmond, City Centre, accordingly; and*
- (b) *redesignate 3200, 3220, 3240, 3280, 3300, 3320 & 3360 No. 3 Road, 3131, 3171, 3191, 3211, 3231, 3251, 3271, 3291, 3331, 3371, 3391 & 3411 Sexsmith Road, 8511 Capstan Way, and a portion of City Road Right-of-Way North of Capstan Way from “Detailed Land Use Study Required” to “Mixed Use – High Density” and “Park – Configuration and location to be determined” in the “Land Use Map” in Schedule 2.10 of Official Community Plan Bylaw No. 7100 (City Centre Area Plan), together with associated amendments to the accompanying “Development Permit Guidelines”,  
be abandoned;*
- (2) *That Bylaw No. 8117, for the rezoning of a portion of the subject site as indicated in Schedule A to the said bylaw from “Single-Family Housing District, Subdivision Area F (R1/F)”, “Roadside Stand (Class C) District (RSC)”, “Automobile-Oriented Commercial District (C6)”, and “Gas Station District (G1)” to “School and Public Use District (SPU)”, be abandoned;*
- (3) *That Bylaw No. 7883, to introduce a new “Comprehensive Development District (CD/181)” and for the rezoning of a portion of the subject site as indicated in Schedule A to the said bylaw from “Single-Family Housing District, Subdivision Area F (R1/F)”, “Roadside Stand (Class C) District (RSC)”, “Automobile-Oriented Commercial District (C6)”, and “Gas Station District (G1)” to “Comprehensive Development District (CD/181)”, be abandoned;*
- (4) *That Bylaw No. 8113, to introduce a new “Comprehensive Development District (CD/182)” and for the rezoning of a portion of the subject site as indicated in Schedule A to the said bylaw from “Single-Family Housing District, Subdivision Area F (R1/F)”, “Roadside Stand (Class C) District (RSC)”, “Automobile-Oriented Commercial District (C6)”, and “Gas Station District (G1)” to “Comprehensive Development District (CD/182)”, be abandoned;*
- (5) *That staff bring forward a bylaw to repeal Highway Closure and Removal of Highway Dedication Bylaw No. 8220, to close a lane right-of-way on the north side of Capstan Way between Sexsmith Road and Hazelbridge Way and portions of Sexsmith Road to allow for their consolidation with the subject site; and*

- (6) *That Subdivision Application SD 07-357988, to consolidate and subdivide 3200, 3220, 3240, 3280, 3300, 3320 & 3360 No. 3 Road, 3131, 3171, 3191, 3211, 3231, 3251, 3271, 3291, 3331, 3371, 3391 & 3411 Sexsmith Road, 8511 Capstan Way, and a portion of City Road Right-of-Way North of Capstan Way to create 8 lots (including one for use as park) and an extension of Hazelbridge Way, be closed.*

ADJOURNMENT