



Planning Committee

**Anderson Room, City Hall
6911 No. 3 Road**

**Tuesday, March 18, 2008
4:00 p.m.**

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MINUTES

- 1 1. *Motion to adopt the minutes of the meeting of the Planning Committee held on Tuesday, February 19, 2008.*



NEXT COMMITTEE MEETING DATE

2. Tuesday, **April 8, 2008**, (tentative date) at 4:00 p.m. in the Anderson Room.

PLANNING & DEVELOPMENT DEPARTMENT

- 21 3. **SINGLE-FAMILY LOT SIZE POLICY FOR AREA GENERALLY BOUNDED BY BLUNDELL ROAD, NO. 1 ROAD, FRANCIS ROAD, AND WEST DYKE TRAIL IN SECTION 21-4-7 AND 22-4-7**
(Report: March 3, 2008, File No.: 08-4430-01) (REDMS No. 2349307)

Designated Speaker: Brian Jackson

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STAFF RECOMMENDATION

(1) *That the results of the public consultation process for the area generally bounded by Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail in Section 21-4-7 and 22-4-7 be received for information.*

(2) *That the following recommendation be forwarded to Public Hearing:*

That the following New Single-Family Lot Size Policy be adopted:

That properties within the area generally bounded by Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail in Section 21-4-7 and 22-4-7 (shown on Attachment 1 to the report dated March 3, 2008, from the Director of Development), be restricted to rezoning and subdivision in accordance with the provisions of "Single-Family Housing District, Subdivision Area E (R1/E)" with the exception of existing duplex lots which maybe subdivided into two (2) lots.



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4. **APPLICATION BY HARRY PARGAT SINGH TATLA FOR REZONING AT 9391 ALBERTA ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/128)**

(RZ 05-301844 - Report: February 29, 2008, File No.: 12-8060-8242/8046) (REDMS No. 1685243)

Designated Speaker: Brian Jackson

STAFF RECOMMENDATION

(1) *That Official Community Plan Amendment Bylaw No. 8242 to amend Schedule 2.10C (McLennan North Sub-Area Plan) and Schedule 2.10D (McLennan South Sub-Area Plan) of the Official Community Plan Bylaw No. 7100, by adding Objectives, Policies, and Development Permit Guidelines to clarify the minimum site assembly size for new multiple-family and townhouse residential development in the McLennan North Sub-Area and the McLennan South Sub-Area, be introduced and given first reading;*

(2) *That Bylaw No. 8242, 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;

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- (3) *That Bylaw No. 8242, 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. 8046, to rezone 9391 Alberta Road from “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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5. **APPLICATION BY ORION ESTATES LTD. FOR REZONING AT 7140 RAILWAY AVENUE FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/54)**

(RZ 07-361266 - Report: February 25, 2008, File No.: 12-8060-20-8343) (REDMS No. 2345439)

Designated Speaker: Brian Jackson

STAFF RECOMMENDATION

That Bylaw No. 8343, to:

- (a) *Amend “Comprehensive Development District (CD/54)” to reduce the minimum lot size restriction from 5,759.8 m² to 1,830 m² for townhouses; and*
- (b) *To rezone 7140 Railway Avenue from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Comprehensive Development District (CD/54)”;*

be introduced and given first reading.



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6. **APPLICATION BY TIMOTHY C.W. TSE FOR REZONING AT 5640 BLUNDELL ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO TOWNHOUSE DISTRICT (R2 - 0.7)**

(RZ 06-348772 - Report: March 4, 2008, File No.: 12-8060-20-8345) (REDMS No. 2317798)

Designated Speaker: Brian Jackson

STAFF RECOMMENDATION

That Bylaw No. 8345, for the rezoning of 5640 Blundell Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Townhouse District (R2 - 0.7)”, be introduced and given first reading.



3.

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176	<p>7. PROPOSED 2008 CHILD CARE EXPENDITURES (Report: March 5, 2008, File No.:) (REDMS No. 2341847)</p> <p style="text-align: right;"><i>Designated Speaker: Terry Crowe</i></p> <p>STAFF RECOMMENDATION <i>That, as per the report (from the General Manager, Planning and Development, dated March 5th, 2008) the following 2008 child care expenditures be approved:</i></p> <ul style="list-style-type: none">• <i>\$14,000 for Child Care Grants, and</i>• <i>\$40,000 for a part-time contracted Child Care Coordinator</i> <p style="text-align: right;"><input type="checkbox"/></p>
184	<p>8. SHELLMONT – IRONWOOD - RIVERPORT AREA PLAN REVIEW (Report: March 5, 2008, File No.:) (REDMS No. 2316345)</p> <p style="text-align: right;"><i>Designated Speaker: Terry Crowe</i></p> <p>STAFF RECOMMENDATION <i>That the report entitled “Shellmont-Ironwood-Riverport Area Plan Review” dated March 5, 2008, be received for information.</i></p> <p style="text-align: right;"><input type="checkbox"/></p>
192	<p>9. COMMENTS FROM THE RICHMOND ADVISORY COMMITTEE ON THE ENVIRONMENT (ACE) AND THE RICHMOND AGRICULTURAL ADVISORY COMMITTEE (AAC) REGARDING METRO VANCOUVER'S DISCUSSION PAPER FOR A NEW REGIONAL GROWTH MANAGEMENT STRATEGY (GMS) (Report: March 7, 2008, File No.:) (REDMS No. 2352694)</p> <p style="text-align: right;"><i>Designated Speaker: Terry Crowe</i></p> <p>STAFF RECOMMENDATION <i>That the report Richmond entitled: “Comments from the Richmond Advisory Committee on the Environment (ACE) and the Richmond Agricultural Committee (AAC) regarding Metro Vancouver’s Discussion Paper for a New Regional Growth Management Strategy” be forwarded to Metro Vancouver staff for consideration in the preparation of a regional Growth Management Strategy.</i></p> <p style="text-align: right;"><input type="checkbox"/></p>

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10. MANAGER'S REPORT

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

ADJOURNMENT

