



Planning Committee

Anderson Room, City Hall
6911 No. 3 Road

Tuesday, April 22, 2008
4:00 p.m.

Pg. # ITEM

MINUTES

- 1 1. *Motion to adopt the minutes of the meeting of the Planning Committee held on Tuesday, April 8, 2008.*

NEXT COMMITTEE MEETING DATE

- 2. Tuesday, **May 6, 2008**, (tentative date) at 4:00 p.m. in the Anderson Room.

DELEGATION

- 3. Single-Family Home Builders to speak on the Affordable Housing Strategy.

PLANNING & DEVELOPMENT DEPARTMENT

- 7 4. **APPLICATION BY GOERTZEN CONTRACTING LTD. FOR REZONING AT 6340 FRANCIS ROAD AND 6351 MARTYNIUK PLACE FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA C (R1/C) AND SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**
(RZ 06-334710 - Report: April 2, 2008, File No.: 12-8060-20-8275/) (REDMS No. 2334531)

Designated Speaker: Brian Jackson

STAFF RECOMMENDATION

That the following recommendations be forwarded to Public Hearing:

- (1) *That Single-Family Lot Size Policy 5428 for the properties contained in Section 30-4-6, be amended to permit the southerly 36.24 m (118.9 ft.) of 6340 Francis Road to subdivide in accordance with Single-Family Housing District, Subdivision Area B (R1/B).*
- (2) *That Bylaw No. 8275 for the rezoning of 6340 Francis Road and 6351 Martyniuk Place from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District, Subdivision Area C (R1/C)” and “Single-Family Housing District, Subdivision Area B (R1/B)”.*



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5. **APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR REZONING AT 8091 GILBERT RD AND 6800 & 6760 BLUNDELL ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)**

(RZ 07-361150 - Report: April 7, 2008, File No.:) (REDMS No. 2358604)

Designated Speaker: Brian Jackson

STAFF RECOMMENDATION

That the application for the rezoning of 8091 Gilbert Rd and 6800 & 6760 Blundell Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Comprehensive Development District (CD)” be denied.



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6. **APPLICATION BY MASHUKUR KAMIL, SAKHINA RHAMAN, ALEJANDRO CUSTODIO AND EDNA CUSTODIO FOR A STRATA TITLE CONVERSION AT 7391/7411 NO. 2 ROAD**

(SC 07-363226 - Report: March 25, 2008, File No.:) (REDMS No. 2361874)

Designated Speaker: Brian Jackson

STAFF RECOMMENDATION

- (1) *That the application for a strata title conversion by Mashukur Kamil, Sakhina Rhaman, Alejandro Custodio and Edna Custodio for the property located at 7391/7411 No. 2 Road be approved on fulfilment of the following conditions:*

- (a) *Payment of all City utility charges and property taxes up to and including the year 2008;*

- (b) *Registration of a Restrictive Covenant on title that would require the existing two (2) driveways to be consolidated into a single 6 m wide and 6 m deep driveway to be located in the middle of the No. 2 Road frontage should the site be redeveloped with a new building. The driveway letdowns must be built as per City engineering specifications and the driveway design approved by the Transportation Department;*
- (c) *Registration of a flood indemnity covenant on title; and*
- (d) *Submission of appropriate plans and documents for execution by the Mayor and City Clerk within 180 days of the date of this resolution.*



92 7. BUILDING HEIGHT AND HALF-STOREY BUILDING AREA
(Report: April 8, 2008, File No.: 08-4430-01) (REDMS No. 2308151)

Designated Speaker: Brian Jackson

STAFF RECOMMENDATION

That:

- (1) *the Staff Report dated April 8, 2008, from the Director of Development regarding Building Height and Half-Storey Building Area, be referred to the Greater Vancouver Home Builders Association (GVHBA) and the Urban Development Institute (UDI) for comment and discussion; and*
- (2) *staff bring forth final recommendations on amendments to the Zoning Bylaw related to Building Height and Half-Storey Building Area, based on input from the GVHBA and UDI.*



104 8. CITY CENTRE AREA PLAN (CCAP) IMPLEMENTATION STRATEGY HIGHLIGHTS
(Report: April 16, 2008, File No.: 08-4045-20-10) (REDMS No. 2307402)

Designated Speaker: Holger Burke

STAFF RECOMMENDATION

- (1) *That Council consider the City Centre Area Plan (CCAP) Bylaw (which would include the final CCAP Implementation Strategy);*
- (2) *That Council consider amendments to the Development Cost Charge (DCC) Bylaw; and*
- (3) *That Council consider amendments to the Off-Street Parking and Loading provisions of the Zoning & Development Bylaw.*



- 162 9. **PRIVATE DEVELOPMENTS AND LEED WITHIN THE CITY CENTRE AREA PLAN AND GREEN ROOFS THROUGHOUT THE CITY**
(Report: April 16, 2008, File No.: 08-4045-20-10/2008-Vol 01) (REDMS No. 2436865)

Designated Speaker: Holger Burke

STAFF RECOMMENDATION

That:

- (1) *staff incorporate the proposed LEED (Leadership in Energy and Environmental Design) objectives for rezoning applications in the City Centre involving all private developments over 2,000 m2 (approximately 20,000 ft2) into the proposed City Centre Area Plan (CCAP) Bylaw with an effective date of January 1, 2009;*
- (2) *staff bring forward the proposed Green Roof requirements for building permits throughout the City involving commercial and industrial private developments over 2,000 m2 (approximately 20,000 ft2) into a proposed amendment to the Zoning and Development Bylaw with an effective date of January 1, 2009; and*
- (3) *staff examine the technical concerns regarding geothermal energy, assess the market take-up and review the impact of the Greening the BC Building Code requirements of the Province and report back by mid 2009 on the potential for geothermal energy in Richmond.*



10. **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

