



## Planning Committee

Anderson Room, City Hall  
6911 No. 3 Road

Tuesday, July 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, July 8, 2008.*



### NEXT COMMITTEE MEETING DATE

2.    Wednesday, **September 3, 2008**, (tentative date) at 4:00 p.m. in the Anderson Room.

### PLANNING & DEVELOPMENT DEPARTMENT

- 6**      3.    **APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR REZONING AT 4360 MONCTON STREET FROM "ASSEMBLY DISTRICT (ASY)" TO "COMPREHENSIVE DEVELOPMENT DISTRICTS (CD/101 AND CD/102)"**  
(RZ 05-312601 - Report: June 27, 2008, File No.: 12-8060-20) (REDMS No. 2277980)

*Designated Speaker: Brian Jackson*

STAFF RECOMMENDATION

*That Bylaw No. 8194, for the rezoning of 4360 Moncton Street from "Assembly District (ASY)" to "Comprehensive Development District (CD/101)" and "Comprehensive Development District (CD/102)", be introduced and given first reading.*



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4. **AMENDMENT TO SINGLE-FAMILY LOT SIZE POLICY 5442 IN SECTION 19-4-6 & 20-4-6**  
**APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR A REZONING AT 8091 GILBERT ROAD, 6760 AND 6800 BLUNDELL ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/197)**

(RZ 07-361150 - Report: July 2, 2008, File No.: 12-8060-20-8310) (REDMS No. 2464640)

*Designated Speaker: Brian Jackson*

STAFF RECOMMENDATION

1. *That the following recommendation be forwarded to Public Hearing:*  
*That Single-Family Lot Size Policy 5442 for the properties contained in Sections 19-4-6 and 20-4-6, be amended to permit 8091 Gilbert Road, 6760 and 6800 Blundell Road to subdivide in accordance with Comprehensive Development District (CD/197), provided that the lots are accessible by a lane which would not be connected to Mirabel Court.*
2. *That Bylaw No. 8310, to create "Comprehensive Development District (CD/197)", and for the rezoning of 8091 Gilbert Road, 6760 and 6800 Blundell Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/197)", be introduced and given first reading.*



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5. **BUILDING HEIGHT AND HALF-STOREY BUILDING AREA**

(Report: June 30, 2008, File No.: 08-4430-01) (REDMS No. 2473079)

*Designated Speaker: Brian Jackson*

STAFF RECOMMENDATION

*That the Zoning Amendment Bylaw No. 8319 to amend the Richmond Zoning and Development Bylaw No. 5300 be introduced and given first reading.*



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- 110**      6.      **SMALL LOT RESIDENTIAL ZONING – SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)**  
(Report: July 2, 2008, File No.: 08-4430-01) (REDMS No. 2438496)

*Designated Speaker: Brian Jackson*

STAFF RECOMMENDATION

*That Bylaw No. 8370, which amends Zoning and Development Bylaw 5300, be introduced and given first reading.*



- 139**      7.      **APPLICATION BY AJIT THALIWAL FOR REZONING AT 10320 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)**  
(RZ 08-409188 - Report: July 2, 2008, File No.: 12-8060-20-8410) (REDMS No. 2473471)

*Designated Speaker: Brian Jackson*

STAFF RECOMMENDATION

*That Bylaw No. 8410, for the rezoning of 10320 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.*



- 151**      8.      **APPLICATION BY LAWRENCE DOYLE ARCHITECT INC. (IBI) TO AMEND REZONING BYLAW 8073 AT 3099 CORVETTE WAY “COMPREHENSIVE DEVELOPMENT DISTRICT (CD/173)”**  
(RZ 08-406081 - Report: July 7, 2008, File No.: 12-8060-20-8411) (REDMS No. 2458328)

*Designated Speaker: Brian Jackson*

STAFF RECOMMENDATION

*That Bylaw No. 8411, to amend “Comprehensive Development District (CD/173)” to increase the permitted density at 3099 Corvette Way be introduced and given first reading.*



- 185**      9.      **GREEN ROOFS**  
(Report: July 3, 2008, File No.: 08-4430-01) (REDMS No. 2469077)

*Designated Speaker: Brian Jackson*

STAFF RECOMMENDATION

- (1) *That the “Point System Option With No Specified Variance Process” approach, as outlined in the report dated July 3, 2008 from the Director of Development, be endorsed by Council for industrial and office building permit applications outside the City Centre having a building area of over 2,000 m<sup>2</sup> (21,529 ft<sup>2</sup>) received after January 1, 2009.*
- (2) *That a bylaw formalizing option 3 be brought forward for consideration in September 2008.*
- (3) *That staff continue to consult with the National Association of Industrial and Office Properties (NAIOP) and the Urban Development Institute (UDI) regarding the draft bylaw in July and August 2008.*



COUNCIL/SCHOOL BOARD LIAISON COMMITTEE –

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10. **NEW SCHOOL – CITY CENTRE**

(Extract of the Minutes of the June 17, 2008 Committee Meeting) (REDMS No. 2469160)

*Designated Speaker: Terry Crowe*

COMMITTEE RECOMMENDATION

*That the following recommendation be forwarded to City Council and to the Board of Education of School District No. 38 (Richmond) for approval:*

*“That approval in principle be given to the location of a new school within the City Centre Area Plan, and that the process to find a location for this facility be commenced as soon as possible.”*



11. **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

