



## Planning Committee

Anderson Room, City Hall  
6911 No. 3 Road

Tuesday, 16 September, 2008  
4:00 p.m.

Pg. #      ITEM

### MINUTES

- 1**      1.    *Motion to adopt the minutes of the meeting of the Planning Committee held on Wednesday, September 3, 2008.*



### NEXT COMMITTEE MEETING DATE

2.    Tuesday, **October 7, 2008**, (tentative date) at 4:00 p.m. in the Anderson Room.

### PLANNING & DEVELOPMENT DEPARTMENT

- 19**      3.    **APPLICATION BY PENTA HOMES LTD. FOR REZONING A PORTION OF 6451 PRINCESS LANE FROM LIGHT INDUSTRIAL DISTRICT (I2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/115)**  
(RZ 07-361828 - Report: August 25, 2008, File No.: 12-8060-20-8426 ) (REDMS No. 2486891)

*Designated Speaker: Brian Jackson*

### STAFF RECOMMENDATION

*That Bylaw No. 8418, for the rezoning of a portion of 6451 Princess Lane from "Light Industrial District (I2)" to "Comprehensive Development District (CD/115)", be introduced and given first reading.*



1.

- 33 4. **APPLICATION BY TOWNLINE VENTURES 15 LIMITED FOR REZONING AT 7660 ACHESON ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA (R1E/) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/28)**  
(RZ 07-396695 - Report: September 3, 2008, File No.: 12-8060-20-8423) (REDMS No. 2474432)

*Designated Speaker: Brian Jackson*

STAFF RECOMMENDATION

*That Bylaw No. 8423, for the rezoning of 7660 Acheson Road from “Single-Family Housing District, Subdivision Area (R1/E)” to “Comprehensive Development District (CD/28)”, be introduced and given first reading.*



- 57 5. **APPLICATION BY SADIQ H. KHAN FOR REZONING AT 6471/6475 WILLIAMS ROAD FROM TWO-FAMILY HOUSING DISTRICT (R5) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA J (R1/J)**  
(RZ 08-419773 - Report: August 26, 2008, File No.: 12-8060-20-8421) (REDMS No. 2489002)

*Designated Speaker: Brian Jackson*

STAFF RECOMMENDATION

*That Bylaw No. 8421, for the rezoning of 6471/6475 Williams Road from “Two-Family Housing District (R5)” to “Single-Family Housing District, Subdivision Area J (R1/J)”, be introduced and given first reading.*



- 71 6. **APPLICATION BY PETER AND EWA SCHWARZ FOR REZONING AT 8364 RUSKIN PLACE FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**  
(RZ 08-423764 - Report: August 26, 2008, File No.: 12-8060-20-8422) (REDMS No. 2490493)

*Designated Speaker: Brian Jackson*

STAFF RECOMMENDATION

*That Bylaw No. 8422, for the rezoning of 8364 Ruskin Place 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.*



- 84 7. **APPLICATION BY TIMOTHY C.W. TSE FOR REZONING AT 7620 ACHESON ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA (R1E/) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/28)**  
(RZ: 06-350380, Report: September 3, 2008, File No.: 12-8060-20-8426) (REDMS No. 2494731)

*Designated Speaker: Brian Jackson*

STAFF RECOMMENDATION

*That Bylaw No. 8426, for the rezoning of 7620 Acheson Road from “Single-Family Housing District, Subdivision Area (R1/E)” to “Comprehensive Development District (CD/28)”, be introduced and given first reading.*



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8. **GREEN ROOFS AND OTHER OPTIONS BYLAW**

(Report: September 4, 2008, File No.: 08-4040-07-01/2008-Vol 01) (REDMS No. 2484619v2)

*Designated Speaker: Holger Burke*

STAFF RECOMMENDATION

*That “Green Roofs and Other Options Involving Industrial and Office Buildings Outside the City Centre Bylaw 8385” be introduced and given first, second and third reading.*



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9. **TELECOMMUNICATION TOWER PROPOSALS AT NO. 2 ROAD AND MONCTON STREET**

(Report: September 3, 2008, File No.: ) (REDMS No. 2498165)

*Designated Speaker: Brian Jackson*

STAFF RECOMMENDATION

- (1) That information on the two telecommunication towers proposed by Cascadia Tower Inc. and Rogers Wireless contained in the report from the Director of Development dated September 3, 2008, be received for information;*
- (2) That City staff review and bring forward amendments to the Zoning and Development Bylaw 5300 to establish appropriate locational and siting parameters for telecommunication towers; and*
- (3) That City staff review and bring forward a policy that establishes a Local Telecommunications Tower Siting and Consultation Protocol.*



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10. **HOUSING AGREEMENT BYLAW NO. 8344 TO PERMIT THE CITY TO ENTER INTO A HOUSING AGREEMENT TO SECURE AFFORDABLE HOUSING UNITS AND RENTAL UNITS – COONEY ROAD/ANDERSON ROAD/ECKERSLEY ROAD**

(Report: August 12, 2008, File No.: 12-8060-20-8344) (REDMS No. 2347457)

*Designated Speaker: Andrew Nazareth*

STAFF RECOMMENDATION

*That Bylaw No. 8344 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement in accordance with requirements of the Local Government Act (Section 905).*



- 156            11.    **HOUSING AGREEMENT BYLAW NO. 8377 TO PERMIT THE CITY TO ENTER INTO A HOUSING AGREEMENT TO SECURE AFFORDABLE HOUSING UNITS AND RENTAL UNITS – 6351/6391/6491 MINORU BOULEVARD**  
(Report: August 12, 2008, File No.: 12-8060-20-8377) (REDMS No. 2450776)

*Designated Speaker: Andrew Nazareth*

STAFF RECOMMENDATION

*That Bylaw No. 8377 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement in accordance with requirements of the Local Government Act (Section 905).*



- 184            12.    **APPLICATION BY W. T. LEUNG ARCHITECTS INC. FOR REZONING AT 5891, 5931 NO. 3 ROAD, 5900 MINORU BOULEVARD AND A SURPLUS PORTION OF NO. 3 ROAD FROM "LIMITED INDUSTRIAL RETAIL DISTRICT (I4)" AND "AUTOMOBILE-ORIENTED COMMERCIAL DISTRICT (C6)" TO "COMPREHENSIVE DEVELOPMENT DISTRICT (CD/198)"**  
(Report: September 4, 2008, File No.: 12-8060-20-8427/8428) (REDMS No. 2495121)

*Designated Speaker: Brian Jackson*

STAFF RECOMMENDATION

- (1) *That Bylaw No. 8427, to amend the land use designation with the addition of "Institution" to 5891, 5931 No. 3 Road & 5900 Minoru Boulevard in the Generalized Land Use Map (2031) and Specific Land Use Map: Lansdowne Village (2031) in Schedule 2.10 (City Centre Area Plan) of Official Community Plan Bylaw No. 7100 as being amended by OCP Amendment Bylaw 8383, be introduced and given first reading.*
- (2) *That Bylaw No. 8427, 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.*

*(3) That Bylaw No. 8427, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation.*

*(4) That Bylaw No. 8428, to create “Comprehensive Development District (CD/198)” and for the rezoning of 5891, 5931 No. 3 Road, 5900 Minoru Boulevard and a surplus portion of No. 3 Road from "Limited Industrial Retail District (I4)" and "Automobile-Oriented Commercial District (C6)" to "Comprehensive Development District (CD/198)", be introduced and given first reading.*



- 255            13. **APPLICATION BY 0768807 B.C. LTD. FOR REZONING AT 11900 NO. 1 ROAD FROM "STEVESTON COMMERCIAL (TWO-STOREY) DISTRICT (C4)" AND 4091 & 4111 CHATHAM STREET FROM "SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E)" TO “COMPREHENSIVE DEVELOPMENT DISTRICT (CD/199)”**

(Report: September 4, 2008, File No.: 12-8060-20-8432/8433) (REDMS No. 2470640)

*Designated Speaker: Brian Jackson*

**STAFF RECOMMENDATION**

*(1) That Bylaw No. 8432, to redesignate 11900 No. 1 Road, 4091 and 4111 Chatham Street:*

*(a) from “Neighbourhood Service Centre” to “Mixed-Use” in Attachment 1 to Schedule 1 of Official Community Plan Bylaw 7100 (Generalized Land Use Map); and*

*(b) from “Commercial” to “Multiple Family” in the Steveston Waterfront Neighbourhoods Land Use Map in Schedule 2.4 of the Official Community Plan Bylaw 7100 (Steveston Area Plan)*

*be introduced and given first reading;*

*(2) That Bylaw No. 8432 having been considered in conjunction with:*

*(a) the City’s Financial Plan and Capital Program; and*

*(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;*

- (3) *That Bylaw No. 8432, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation; and*
- (4) *That Bylaw No. 8433 to create “Comprehensive Development District (CD/199)” and for the rezoning of 11900 No. 1 Road, 4091 and 4111 Chatham Street from “Steveston Commercial (Two-Storey) District (C4)” and “Single-Family Housing District, Subdivision Area E (R1/E)” to “Comprehensive Development District (CD/199)” be introduced and given first reading.*



14. **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

