



Planning Committee

Anderson Room, City Hall
6911 No. 3 Road

Tuesday, November 18, 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, October 21, 2008.*



NEXT COMMITTEE MEETING DATE

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

PLANNING & DEVELOPMENT DEPARTMENT

- 5** 3. **APPLICATION BY AJIT THALIWAL FOR REZONING AT 3651/3671 LOCKHART ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**
(RZ 08-434629 - Report: October 27, 2008, File No.: 12-8060-20-8430) (REDMS No. 2498661)

Designated Speaker: Brian Jackson

STAFF RECOMMENDATION

That Bylaw No. 8430, for the rezoning of 3651/3671 Lockhart Road 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.



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- 18 4. **APPLICATION BY TOYU GROUP HOLDINGS LTD. FOR REZONING AT 7751, 7851 BRIDGE STREET AND 9531, 9551 BLUNDELL ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/155)**

(RZ: 07-380219 - Report: October 20, 2008, File No.: 12-8060-20-8444) (REDMS No. 2512951)

Designated Speaker: Brian Jackson

STAFF RECOMMENDATION

That Bylaw No. 8444, to amend “Comprehensive Development District (CD/155)”, and for the rezoning of 7751, 7851 Bridge Street and 9531, 9551 Blundell Road from “Single-Family Housing District, Subdivision Area F (R1/F)” to “Comprehensive Development District (CD/155)”, be introduced and given first reading.



- 42 5. **APPLICATION BY AJIT THALIWAL AND MALHI CONSTRUCTION LTD. FOR REZONING AT 8091 NO. 1 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K) TO SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)**

(RZ 08-431599 - Report: October 22, 2008, File No.: 12-8060-20-8454) (REDMS No. 2518950)

Designated Speaker: Brian Jackson

STAFF RECOMMENDATION

That Bylaw No. 8454, for the rezoning of 8091 No. 1 Road from “Single-Family Housing District, Subdivision Area K (R1/K)” to “Single-Family Housing District (R1-0.6)”, be introduced and given first reading.



- 53 6. **APPLICATION BY TED DANYLUK FOR REZONING AT 6220 FRANCIS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA J (R1/J)**

(RZ 07-373657 Report: October 27, 2008, File No.: 12-8060-20-8456) (REDMS No. 2518466)

Designated Speaker: Brian Jackson

STAFF RECOMMENDATION

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

That Single-Family Lot Size Policy 5428 for the properties contained in Section 30-4-6, be amended to permit the properties along Francis Road to subdivide in accordance with Single-Family Housing District, Subdivision Area J (R1/J) (as shown on Attachment 5 to the report dated October 27, 2008 from the Director of Development).

- (2) *That Bylaw No. 8456, for the rezoning of 6220 Francis Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District, Subdivision Area J (R1/J)”, be introduced and given first reading.*



- 78 7. **APPLICATION BY MONICA PROPERTIES LTD. FOR REZONING AT 15360 KNOX WAY FROM LIGHT INDUSTRIAL DISTRICT (I2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/171)**
(RZ: 06-347799 - Report: October 29, 2008, File No.: 12-8060-20-8457/8458) (REDMS No. 2520412)

Designated Speaker: Brian Jackson

STAFF RECOMMENDATION

That:

- (1) *Bylaw No. 8457, for the creation of “Comprehensive Development District (CD/171)”, be introduced and given first reading; and*
- (2) *Bylaw No. 8458, for the rezoning of 15360 Knox Way from “Light Industrial District (I2)” to “Comprehensive Development District (CD/171)”, be introduced and given first reading.*



- 95 8. **APPLICATION BY VALENCIA GARDEN LIMITED PARTNERSHIP FOR REZONING AT 9460 AND 9480 WESTMINSTER HIGHWAY FROM “SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F, (R1/F)” TO “COMPREHENSIVE DEVELOPMENT DISTRICT (CD/202)” IN ORDER TO DEVELOP AN 18-UNIT THREE-STOREY TOWNHOUSE COMPLEX**
(RZ 08-427931 - Report: November 6, 2008, File No.: 12-8060-20-8460) (REDMS No. 2519120)

Designated Speaker: Brian Jackson

STAFF RECOMMENDATION

That Bylaw No. 8460, to create “Comprehensive Development District (CD/202)” and to rezone 9460 and 9480 Westminster Highway from “Single Family Housing District, Subdivision Area F, (R1/F)” to “Comprehensive Development District (CD/202)”, be introduced and given first reading.



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9. **PRIVATE LIQUOR RETAIL STORES**
(Report: November 4, 2008, File No.: 08-4430-03-05) (REDMS No. 1808349)

Designated Speaker: Brian Jackson

STAFF RECOMMENDATION

That Bylaw No. 8461, to amend Zoning and Development Bylaw 5300 by:

- (a) deleting “Licensee Retail Stores” as a permitted use in “Downtown Commercial District (C7)”;* and
- (b) adding “Licensee Retail Store” as a permitted use on a site-specific basis within the “Downtown Commercial District (C7)” for 8260 Westminster Highway, 7551 Westminster Highway and 7311 Westminster Highway.*

be introduced and given first reading.



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

