



Public Notice is hereby given of a Regular Council Meeting for Public Hearings being held on:

Monday, May 16, 2011 – 7 p.m.

Council Chambers, 1st Floor

Richmond City Hall

6911 No. 3 Road

Richmond, BC V6Y 2C1

www.richmond.ca

OPENING STATEMENT

Page

- 9 1. **Housing Agreement Bylaw 8687 (RZ 08-408104)**
- Location:** 9500 Odlin Road and 9399 Tomicki Avenue
- Applicant:** Polygon Cambridge Park Homes Ltd.
- Purpose:** Currently, the subject property is subject to a housing agreement notice securing 22 affordable housing units located on the subject property pursuant to Housing Agreement (9420, 9460, 9480, 9500 Odlin Road) Bylaw No. 8535. On October 25, 2010, Council adopted recommended changes to the City's Affordable Housing Strategy. To reflect those changes, City Council intends to adopt the new Housing Agreement (9500 Odlin Road and 9399 Tomicki Avenue) Bylaw No. 8687 which has attached to it an updated housing agreement still securing 22 affordable housing units but with updated and increased eligible tenant income and increased permitted rent as well as other updated terms and conditions.
- First Reading:** April 26, 2011
- Order of Business:**
1. Presentation from the applicant.

Page

2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

Council Consideration:

1. Action on Second & Third Readings of Bylaw 8687.



35 2. **Official Community Plan Amendment Bylaw 8685 and Zoning Text Amendment Bylaw 8686 (ZT 09-492885)**

Location: 6051 and 6071 River Road

Applicant: Oval 3 Holdings Ltd. and Oval 4 Holdings Ltd.

Purpose of OCP Designation Amendment:

To provide for new City-owned, waterfront park adjacent to the Richmond Oval, and amend the boundaries of various OCP and City Centre Area Plan land use designations and subdivision boundaries accordingly.

Purpose of Zoning Amendment:

To amend the subject site's existing "High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)" zone to facilitate the creation of new City-owned, waterfront park, permit a 3% increase in maximum permitted residential floor area, reflect proposed subdivision changes, and address related considerations, to allow for future high-rise, high-density multiple-family development under a separate application.

Related Information – No Action Required at Public Hearing:

Road Closure and Removal of Road Dedication Bylaw 8710

Purpose: To provide for the disposition of a portion of closed road known as Road B to the developer, and acquisition of portions of 6051 and 6071 River Road from the developer for park.

First Reading: April 26, 2011

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

Page

Council Consideration:

1. Action on Second & Third Readings of Bylaws 8685 and 8686.



79 3. **Official Community Plan Amendment Bylaw 8701 & Heritage Designation Amendment Bylaw 8734 & Zoning Amendment Bylaw 8702 (RZ 09-460962)**

Location: 5200 Hollybridge Way, 6300, 6380, 6500, and a Portion of 6900 River Road, and a Portion of the River Road Right-of-Way between Hollybridge Way and Gilbert Road.

Applicant: Oval 8 Holdings Ltd. (ASPAC Developments)

Purpose of OCP Designation Amendment:

To amend the City Centre Area Plan (CCAP) Generalized Land Use Map and the Specific Land Map (2031) for the Oval Village to correct an error with regard to park designation and make changes to the extent of required pedestrian retail uses.

Purpose of Heritage Designation Amendment:

To amend the boundary of “Heritage Designation Bylaw No. 5572 – 1990” and permit sidewalk construction and related works to be undertaken by or on behalf of the City without a Heritage Alteration Permit along the south property line (i.e. former CP Rail right-of-way, which is proposed as “new” River Road) or east property line (Gilbert Road) of 6900 River Road.

Purpose of Zoning Amendment:

- (a) To amend the “High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)” zone, as amended by Zoning Amendment Bylaw No. 8686 (ZT 09-492885), to permit a mix of high-rise, high-density residential, commercial, and child care uses within the area generally bounded by Hollybridge Way, the Fraser River, Gilbert Road, and the former CP Rail right-of-way (“new” River Road); and
- (b) To rezone:
 - (i) a small portion of the River Road right-of-way between Hollybridge Way and Gilbert Road (i.e. 165.3 m²) to “School & Institutional Use (SI)”, as per the proposed amendment to the boundary of “Heritage Designation Bylaw No. 5572 – 1990” at 6900 River Road; and

Page

- (ii) the remainder of the subject site from “Industrial Business Park (IB1)” and “School & Institutional Use (SI)” to “High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)”, to permit the phased construction of a high-rise, high-density mixed use development, together with new streets, parks, and related public amenities.

Related Information – No Action Required at Public Hearing:

Road Closure and Removal of Road Dedication Bylaw 8496:

Purpose: To provide for the disposition of portions of closed portions of River Road and 6900 River Road to the developer, and the City’s acquisition of leasehold interest in 6091 River Road from the developer.

First Reading: April 26, 2011

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

Council Consideration:

1. Action on Second & Third Readings Bylaws 8701, 8734, and 8702.



187 4. **Zoning Amendment Bylaw 8698 (RZ 10-540854)**

Location: 10040 and 10060 Lassam Road

Applicant: 440363 BC Ltd.

Purpose: To rezone the subject property from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, to permit the property to be subdivided to create three (3) lots.

First Reading: April 26, 2011

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

Page

Council Consideration:

1. Action on Second & Third Readings of Bylaw 8698.



203 5. Official Community Plan Amendment Bylaw 8721 and Zoning Amendment Bylaw 8738 (RZ 09-506908)

Location: 6331 and 6351 Cooney Road

Applicant: W.T. Leung Architects Inc.

Purpose of OCP Designation Amendment:

To amend the Official Community Plan designation, “Urban Centre T5 (25m)” specifically for 6331 and 6351 Cooney Road to permit a maximum 2.67 FAR.

Purpose of Zoning Amendment:

To rezone the subject property from “Downtown Commercial (CDT1)” and “Low Density Townhouses (RTL1)” to “High Rise Apartment (ZHR8) – Brighthouse Village (City Centre)”, to permit development of a 14-storey plus roof deck, 79-unit high-rise residential apartment building.

First Reading: April 26, 2011

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.

251 (a) Kenneth Chan, 8288 Saba Road

3. Submissions from the floor.

Council Consideration:

1. Action on Second & Third Readings of Bylaws 8721 and 8738.



2. Adoption of Bylaw 8721.



Page

253 6. **Official Community Plan Amendment Bylaw 8746 and Zoning Amendment Bylaw 8747 (RZ 10-545529)**

Location: 7480 and 7500 Bridge Street

Applicant: Rav Bains

Purpose of OCP Amendment:

To amend the Circulation Map within the McLennan South Sub Area Plan (OCP Schedule 2.10D) to extend Breden Avenue to connect Bridge Street to LeChow Street and identified as a local road.

Purpose of Zoning Amendment:

To rezone the subject property from “Single Detached (RS1/F)” to “Single Detached (ZS14) – South McLennan (City Centre)”, to permit the subdivision of 7 new Single Detached lots that front Breden Avenue which runs along the northern edge of the subject site to connect Bridge Street to LeChow Street.

First Reading: April 26, 2011

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

Council Consideration:

1. Action on Second & Third Readings of Bylaws 8746 and 8747.

2. Adoption of Bylaw 8746.

273 7. **Zoning Amendment Bylaw 8750 (RZ 06-344606)**

Location: 22560, 22600, 22620 Gilley Road

Applicant: Kaiman Enterprises Co. Ltd.

Purpose: To rezone the subject property from “Single Detached (RS1/B)” to “Town Housing (ZT11) – Hamilton”, to permit development of a 35 unit townhouse project.

First Reading: April 26, 2011

Page

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.

313

(a) Wen Jun Ma, 22551 Rathburn Drive

3. Submissions from the floor.

Council Consideration:

1. Action on Second & Third Readings of Bylaw 8750.



315 8. **Zoning Amendment Bylaw 8760 (Minor health service in certain Industrial zones)**

Location: Various Industrial Zones in Richmond

Applicant: City of Richmond

Purpose: To permit minor health service (offices of physicians, dentists and other health practitioners) in the Industrial Business Park (IB1, IB2) and Industrial Retail (IR1, IR2) zones and the following site specific Industrial zones: Industrial Business Park (ZI3), Industrial Limited Retail (ZI1, ZI2, ZI4), Industrial Business Park and Religious Assembly (ZI5), and Industrial Business Park Limited Retail (ZI7).

First Reading: April 11, 2011

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

Council Consideration:

1. Action on Second & Third Readings of Bylaw 8760.



2. Adoption of Bylaw 8760.



Page

ADJOURNMENT