



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

Monday, July 20, 2009 - 7 p.m.

**Council Chambers, 1st Floor
Richmond City Hall
6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca**

OPENING STATEMENT

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- 1** 1. **Zoning Amendment Bylaw 8425 (RZ 06-330589)**
- Location:** 11111 and 11131 Cambie Road
- Applicant:** Gerry Blonski
- Purpose:** To rezone the subject property from “Single-Family Housing District, Subdivision Area E (R1/E)” and “Two-Family Housing District (R5)” respectively to “Townhouse District (R2 – 0.6)”, to permit development of a 12-unit townhouse complex.
- First Reading:** June 8, 2009
- 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 8425.
- 25** 2. **Zoning Amendment Bylaw 8439 (RZ 07-397063)**
- Location:** 6760, 6780, 6800 Eckersley Road, 8500, 8520, 8540 Park Road, 6751, 6760, 6771, 6780, 6791, 6800, 6831 Park Place, and surplus Park Place road allowance
- Applicant:** Ledingham McAllister Communities Limited

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Purpose: To create “Comprehensive Development District (CD/200)” and to rezone the subject property from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Comprehensive Development District (CD/200)”, to permit development of approximately 296 dwelling units, including 21 affordable housing units, in four-storey apartment buildings over a parking level.

First Reading: June 22, 2009

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
 - 90 (a) Correspondence from the Director of Development in response to a submission from Anca Dana Ardeleanu, #406 – 8480 Granville Avenue;
 - 98 (b) Correspondence from the Director of Development in response to a submission from Alice Sparks, 8549 Citation Drive;
 - 101 (c) Correspondence from the Director of Development in response to a submission from Angela Gauld, 6521 Pimlico Way; and
 - 104 (d) Memorandum regarding sustainability features from Diana Nikolic, Planning Department.
3. Submissions from the floor.

Council Consideration:

1. Action on Second & Third Readings of Bylaw 8439.



109 3. **Zoning Amendment Bylaw 8440 (RZ 08-408104)**

Location: 9420, 9460, 9480, 9500 Odlin Road

Applicant: Polygon Development 222 Ltd.

Purpose: To create “Comprehensive Development District (CD/201)” and to rezone the subject properties from “Single-Family Housing District, Subdivision Area F (R1/F)” to “Comprehensive Development District (CD/201)”, to permit development of two (2) four-storey buildings consisting of approximately 229 units, including 22 affordable housing units, over a parking level.

First Reading: June 22, 2009

Order of Business:

1. Presentation from the applicant.

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2. Acknowledgement of written submissions received by the City Clerk since first reading.
 - (a) Memorandum regarding sustainability features from Diana Nikolic, Planning Department.
 3. Submissions from the floor.

Council Consideration:

1. Action on Second & Third Readings of Bylaw 8440.



185 4. **Zoning Amendment Bylaw 8489 (RZ 07-390411)**

Location: 8200, 8220, 8240 & 8260 Blundell Road

Applicant: S-8008 Holdings Ltd., S-211 Holdings Ltd. & Platinum Management Inc.

Purpose: To rezone the subject property from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Townhouse District (R2-0.6)”, to permit development of 16 2-storey townhouse units with a vehicle access off Blundell Road.

First Reading: June 8, 2009

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 8489.



205 5. **Zoning Text Amendment Bylaw 8493: Housing Agreement Amendment – Affordable Housing Strategy**

Location: City-Wide

Applicant: City of Richmond

Purpose: To replace the “affordable housing unit” and “housing agreement” definitions and repeal the “housing agreement schedule” (template) in the Zoning & Development Bylaw in order to simplify the implementation of housing agreements under the Richmond Affordable Housing Strategy.

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First Reading: June 8, 2009

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 8493.
2. Adoption of Bylaw 8493.

215 6. **Zoning Amendment Bylaw 8497 (RZ 07-381074)**

Location: 4071, 4091, 4111 and 4131 No. 4 Road

Applicant: Fortuna Developments Inc.

Purpose: To rezone the subject property from “Single-Family Housing District, Subdivision Area F (R1/F)” to “Comprehensive Development District (CD/185)”, to permit development of 28 three-storey townhouse units with a vehicle access off No. 4 Road.

First Reading: June 8, 2009

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 8497.

239 7. A **Zoning Amendment Bylaw 8499**

Purpose: To introduce a new Townhouse Zoning District “Townhouse District (R2-0.7D)”, which incorporates the recommendations in the City’s Affordable Housing Strategy.

7. B **Zoning Amendment Bylaw 8504 (RZ 08-417995)**

Location: 8051, 8091, 8111 Williams Road

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Applicant: Yamamoto Architecture Inc.
Purpose: To rezone the subject property from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Townhouse District (R2-0.7D)”, to permit development of 16 townhouse units.

First Reading: June 22, 2009

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 8499.
2. Adoption of Bylaw 8499.
3. Action on Second & Third Readings of Bylaw 8504.

263 8. **Zoning Amendment Bylaw 8501 (RZ 04-270168)**

Location: 9560/9580 Cambie Road and 9531/9551/9571 Odlin Road

Applicant: FNDA Architecture Inc.

Purpose: To rezone the subject property from “Single-Family Housing District, Subdivision Area F (R1/F)” to “Assembly District (ASY)”, to permit development of a proposed assembly hall on the subject properties.

First Reading: June 22, 2009

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 8501.

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305 9. **Zoning Amendment Bylaw 8502 (RZ 08-417993)**

Location: 9320, 9340, 9360, 9380 Granville Avenue and 7011, 7031, 7051 Ash Street

Applicant: Am-Pri Construction Ltd.

Purpose: To rezone the subject property from “Single-Family Housing District, Subdivision Area F (R1/F)” and “Two-Family Housing District (R5)” respectively to “Comprehensive Development District (CD/128)”, to permit development of a 40-unit townhouse complex.

First Reading: June 22, 2009

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 8502.



327 10. **Official Community Plan Amendment Bylaw 8505**

Purpose of OCP Amendment:

To amend Schedule 2.11A (West Cambie Area Plan) of Official Community Plan Bylaw 7100 to introduce minor text amendments to clarify that the small floor plate retail use applies where sites abut the High Street but not throughout the “Mixed-Use” designated area.

Zoning Amendment Bylaw 8494 (RZ 08-410760)

Purpose of Zoning Amendment:

To create “Comprehensive Development District (CD/206)” and to rezone the subject property from “Single-Family Housing District, Subdivision Area F (R1/F)” to “Comprehensive Development District (CD/206)”, to permit development of two (2) four-storey apartment buildings consisting of approximately 139 units, including eight (8) affordable housing units over a parking level, and approximately 369 m² (3,971 ft²) of commercial space.

Location: 9371 and 9411 Alexandra Road

Applicant: 797460 B.C. Ltd.

First Reading: June 22, 2009

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Order of Business:

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1. Presentation from the applicant.
 2. Acknowledgement of written submissions received by the City Clerk since first reading.
 - (a) Memorandum regarding sustainability features from Diana Nikolic, Planning Department.
 3. Submissions from the floor.

Council Consideration:

1. Action on Second & Third Readings of Bylaw 8505.
2. Adoption of Bylaw 8505.
3. Action on Second & Third Readings of Bylaw 8494.

395 11. **Temporary Commercial Use Permit Application (TU 09-466032)**

Location: 5900 Minoru Boulevard

Applicant: Phileo Developments (Richmond) Ltd.

Purpose: To issue a Temporary Commercial Use Permit to allow retail trade and services (as defined in Zoning & Development Bylaw No. 5300), excluding gas station and the sales and servicing of automobiles, trailers or motorcycles.

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. That the Temporary Commercial Use Permit be issued to Phileo Developments (Richmond) Ltd. to allow retail trade and services (as defined in Zoning & Development Bylaw No. 5300), excluding gas station and the sales and servicing of automobiles, trailers or motorcycles at 5900 Minoru Boulevard.

ADJOURNMENT