



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

**Monday, July 21, 2008 - 7 pm**

**Council Chambers, 1<sup>st</sup> Floor**

**Richmond City Hall**

**6911 No. 3 Road**

**Richmond, BC V6Y 2C1**

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## OPENING STATEMENT

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- 1      1.      **Zoning Amendment Bylaw 8333 (RZ 07-394901)**
- Location:**            6411 Blundell Road
- Applicant:**            Ajit Thaliwal
- Purpose:**                To rezone the subject property from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District (R1-0.6)”, to permit development of two (2) single-family lots with vehicle access from a rear lane.
- First Reading:**      June 23, 2008
- 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 8333.
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- 15      2.      **Zoning Amendment Bylaw 8375 (RZ 07-390751)**
- Location:**            7351 Williams Road
- Applicant:**            Pritpal S. Randhawa

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**Purpose:** To rezone the subject property from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District (R1-0.6)”, to permit development of two (2) single-family lots with vehicle access from an existing rear lane.

**First Reading:** June 23, 2008

**Order of Business:**

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
  - (a) Harris Chi, 7340 Bates Road.
3. Submissions from the floor.

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**Council Consideration:**

1. Action on Second & Third Readings of Bylaw 8375.



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3. **Zoning Amendment Bylaw 8378 (RZ 07-384769)**

**Locations:** 3491/3511 Lockhart Road

**Applicant:** Avis Homes Ltd.

**Purpose:** To rezone the subject property from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District, Subdivision Area B (R1/B)”, to permit development of two (2) single-family lots.

**First Reading:** June 23, 2008

**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 8378.



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4. **Zoning Amendment Bylaw 8379 (RZ 07-397261)**

**Locations:** 7371/7391 Williams Road

**Applicant:** Awana Construction Limited

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**Purpose:** To rezone the subject property from “Two-Family Housing District (R5)” to “Single-Family Housing District (R1-0.6)”, to permit development of three (3) single-family lots with vehicle access from an existing lane.

**First Reading:** June 23, 2008

**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 8379.



51 5. **Zoning Amendment Bylaw 8380**

**Applicant:** City of Richmond

**Purpose:** To Amend Division 400 of Zoning and Development Bylaw No. 5300 in order to:

- Change the minimum parking requirements for a variety of uses;
- Change the regulations related to the provision of parking spaces in the Steveston Area; and
- Introduce new minimum off-street parking, off-street loading and off-street bicycle parking requirements.

**First Reading:** June 23, 2008

**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 8380.



2. Adoption of Bylaw 8380.



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- 79      6. A    **Official Community Plan (OCP) Amendment Bylaw 8381**  
107                    (Amendment to Schedule 1, Richmond Official Community Plan Bylaw 7100)  
**Purpose of OCP Amendment:**
- a)    Replace various OCP maps to include the West Bridgeport and Van Horne areas into the City Centre area;
  - b)    Include the pertinent Development Permit Guidelines (wind protection; tower massing; phased development compatibility) from the City Centre Area Plan;
  - c)    Replace OCP Attachment 1, Generalized Land Use Map, with a map that coincides with the City Centre Area Plan Land Use Maps; and
  - d)    Replace OCP Attachment 2, Specific Land Use Map, with a map that includes the West Bridgeport and Van Horne areas into the City Centre Area Plan.

- 119      6. B    **Bridgeport Area Plan Amendment Bylaw 8382**  
                          (Amendment to Schedule 2.12, Richmond Official Community Plan Bylaw 7100)  
**Purpose of Bridgeport Area Plan Amendment:**
- Repeal the existing Bridgeport Area Plan and replace it with a new Bridgeport Area Plan that excludes the West Bridgeport and Van Horne areas.

- 152      6. C    **City Centre Area Plan Amendment Bylaw 8383**  
                          (Amendment to Schedule 2.10, Richmond Official Community Plan Bylaw 7100)  
**Purpose of City Centre Area Plan Amendment:**
- Repeal the existing City Centre Area Plan and replace it with a new City Centre Area Plan that includes the West Bridgeport and Van Horne areas and contains a new vision, goals, strategies, framework, objectives, policies, implementation and phasing strategy for the City Centre area, including the designation of a City Centre development permit area and the establishment of development permit guidelines.

**Location:**                    City Centre, West Bridgeport and Van Horne areas

**Applicant:**                    City of Richmond

**First Reading:**            June 23, 2008

**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.
  - 340 (a) Supplementary Report dated July 7, 2008 from Joe Erceg, General Manager, Planning and Development Department;
  - 403 (b) Procedural Memorandum dated July 11, 2008 from Gail Johnson, Manager, Legislative Services;
  - 405 (c) Erik Karlsen, Chair, Provincial Agricultural Land Commission;
  - 406 (d) K. L. Morris, Secretary Treasurer, School District No. 38 (Richmond);
  - 417 (e) Tony Pellett, Registered Planner, Provincial Agricultural Land Commission;
  - 419 (f) Sidney Coleman, President, CIC Equities Corp.; and
  - 421 (g) C. Decatur Howe, Bull, Housser & Tupper LLP on behalf of Vanprop Investments Ltd.
- 3. Submissions from the floor.

**Council Consideration:**

- 1. Action on Second & Third Readings of Bylaw 8381.
- 2. Action on Second & Third Readings of Bylaw 8382.
- 3. Action on Second & Third Readings of Bylaw 8383.

425 7. **Zoning Text Amendment Bylaw 8384**

**Applicant:** City of Richmond

**Purpose:** To amend the “Downtown Commercial District (C7) to include a density bonus of 0.15 Floor Area Ratio (FAR) for the provision of affordable housing units.

**First Reading:** June 23, 2008

**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 8384.
- 2. Adoption of Bylaw 8384.

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429 8. A **Zoning Amendment Bylaw 8387**  
444

**Purpose:** To introduce a new Townhouse Zoning District (R2-0.6D) which incorporates the recommendations in the City’s Affordable Housing Strategy.

447 8. B **Zoning Amendment Bylaw 8394 (RZ 08-404404)**

**Locations:** 10671, 10691, 10711 No. 5 Road

**Applicant:** Centro Development Ltd.

**Purpose:** To rezone the subject property from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Townhouse District (R2-0.6D)”, to permit development of a 21 unit townhouse development.

**First Reading:** June 23, 2008

**Order of Business:**

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
  - 448 (a) Peter Chu, 10440 Seaham Crescent; and
  - 449 (b) Carol Day, 11631 Seahurst Road.
3. Submissions from the floor.

**Council Consideration:**

1. Action on Second & Third Readings of Bylaw 8387.
2. Action on Second & Third Readings of Bylaw 8394.

450 9. **Zoning Amendment Bylaw 8389 (RZ 07-389580)**

**Location:** 9211 No. 1 Road

**Applicant:** Shinder Sahota

**Purpose:** To rezone the subject property from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Coach House District (R9)”, to permit development of two (2) lots. Each lot is proposed to have a single-family residence on it and a dwelling unit above the garage with access to an existing lane.

**First Reading:** June 23, 2008

**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.
3. Submissions from the floor.

**Council Consideration:**

1. Action on Second & Third Readings of Bylaw 8389.



459 10. **Official Community Plan Amendment Bylaw 8397 and Zoning Amendment Bylaw 8395 (RZ 07-366342) (RZ 07-380198)**

**Locations:** 9340, 9360 & 9400 Cambie Road and 9420, 9460 & 9480 Cambie Road

**Applicant:** Oris Development (Cambie) Corp.

**Purpose of OCP Designation Amendment:**

To redesignate 9340, 9360, 9400, 9420, 9460, 9480 Cambie Road from "Residential Area 1 1.5 base FAR (Max. 1.7 FAR with density bonus for affordable housing). Townhouse, Low-rise Apts. (4-storey typical)" to "Residential Area 1A 1.5 base FAR (Max. 1.75 FAR with density bonus for affordable housing). Townhouse, low-rise Apts. (6-storey maximum)" in the Alexandra Neighbourhood Land Use Map to Schedule 2.11A of Official Community Plan Bylaw No. 7100 (West Cambie Area Plan).

**Purpose of Zoning Amendment:**

To create "Comprehensive Development District (CD/196)" and rezone the subject properties from "Single-Family Housing District, Subdivision Area F (R1/F)" and "Comprehensive Development District (CD/137)" to "Comprehensive Development District (CD/196)", to permit development of three (3) six-storey residential buildings containing 251 units over a semi-submerged parking structure and a Child Care facility of approximately 624.0 m<sup>2</sup> (6,700 ft<sup>2</sup>) under RZ 07-366342; and a 3-4-storey residential building containing 108 units and 79 ground oriented townhouses over a semi-submerged parking structure, and a commercial/retail unit of approximately 188 m<sup>2</sup> (2,023 ft<sup>2</sup>) under RZ 07-380198.

**First Reading:** June 23, 2008

**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.

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**Council Consideration:**

1. Action on Second & Third Readings of Bylaw 8397.
2. Action on Second & Third Readings of Bylaw 8395.

ADJOURNMENT