



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

Wednesday, September 9, 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 7992 (RZ 05-301611)**
- Location:** 11001 & 11011 Shell Road, 10700 Steveston Highway and the unaddressed Parcel G, Plan 2870
- Applicant:** Science of Spirituality – Ecology Centre
- Purpose:** To create “Comprehensive Development District (CD/207)” and to rezone the subject property from “Agricultural District (AG1)” to “Comprehensive Development District (CD/207)”, to permit development of the establishment of an ecology centre at a former school site.
- First Reading:** July 27, 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 7992.



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19 2. **Zoning Amendment Bylaw 8448 (RZ 08-442356)**

Location: 4440 No. 4 Road and 4433 Fisher Drive

Applicant: Jude and Lillian Remedios

Purpose: To rezone 4440 No. 4 Road from “Single-Family Housing District, Subdivision Area F (R1/F)” and 4433 Fisher Drive from “Single-Family Housing District, Subdivision Area B (R1/B)” to “Single-Family Housing District, Subdivision Area C (R1/C)”, to permit these lots to be consolidated and subdivided into two lots.

First Reading: July 27, 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 8448.



38 3. **Zoning Amendment Bylaw 8492 (RZ 09-466786)**

Location: 8380 Heather Street

Applicant: Rav Bains

Purpose: To rezone the subject property from “Single-Family Housing District, Subdivision Area B (R1/B)” to “Single-Family Housing District, Subdivision Area A (R1/A)” in order to subdivide into two (2) lots.

First Reading: July 13, 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:

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1. Action on Second & Third Readings of Bylaw 8492.



50 4. **Zoning Amendment Bylaw 8498 (RZ 08-422812)**

Location: 8091 & 8131 No. 2 Road

Applicant: Matthew Cheng Architect Inc.

Purpose: To rezone the subject property from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Townhouse District (R2-0.7)”, to permit a 10-unit townhouse development with vehicle access from No. 2 Road.

First Reading: July 13, 2009

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
 - (a) Marion Seymour, 5600 Andrews Road

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3. Submissions from the floor.

Council Consideration:

1. Action on Second & Third Readings of Bylaw 8498.



71 5. **Zoning Amendment Bylaw 8503 (RZ 08-430370)**

Location: 7340 and 7360 Garden City Road

Applicant: Am-Pri Construction Ltd.

Purpose: To rezone the subject property from “Single-Family Housing District, Subdivision Area F (R1/F)” to “Comprehensive Development District (CD/128)”, to permit development of a 24-unit townhouse complex.

First Reading: July 13, 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.

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Council Consideration:

1. Action on Second & Third Readings of Bylaw 8503.

- 94 6. **Official Community Plan Amendment Bylaw 8506 and Zoning Amendment Bylaw 8507 (RZ 09-472975)**

Location: 11051 No. 2 Road

Applicant: Hughes Condon Marler Architects on behalf of the City of Richmond

Purpose of OCP Designation Amendment:

To redesignate the subject property from “Neighbourhood Residential” to “Public and Open Space Use” in Attachment 1 to Schedule 1 of Official Community Plan Bylaw No. 7100 (Generalized Land Use Map); and

To redesignate the subject property from “Single-Family” to “Institutional” in the Steveston Area Land Use Map of Schedule 2.4 of Official Community Plan Bylaw No. 7100 (Steveston Area Plan).

Purpose of Zoning Amendment:

To rezone the subject property from “Single-Family Housing District, Subdivision Area E (R1/E)” to “School & Public Use District (SPU)”, to permit development of the new Steveston Fire Hall on a site including 11011 and 11051 No. 2 Road.

First Reading: July 13, 2009

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
 - (a) William Horie, 5960 Cormorant Court
3. Submissions from the floor.

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Council Consideration:

1. Action on Second & Third Readings of Bylaw 8506.

2. Adoption of Bylaw 8506.

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3. Action on Second & Third Readings of Bylaw 8507.

4. Adoption of Bylaw 8507.

120 7. Zoning Amendment Bylaw 8508 (RZ 09-461562)

Location: 4311 Garry Street

Applicant: Pacific Coastal 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 A (R1/A)” to permit the property to be subdivided into two (2) single-family residential lots.

First Reading: July 27, 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 8508.

133 8. Zoning Amendment Bylaw 8509 (RZ 09-465180)

Location: 4900 Garry Street

Applicant: Biz Management Ltd.

Purpose: To rezone the subject property from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District, Subdivision Area A (R1/A)” to permit the property to be subdivided into two (2) single-family residential lots.

First Reading: July 27, 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.
3. Submissions from the floor.

Council Consideration:

1. Action on Second & Third Readings of Bylaw 8509.

146 9. Zoning Text Amendment Bylaw 8510 (ZT 09-456554)

Location: 8080 Park Road

Applicant: Rokapa Management Ltd.

Purpose: To amend "Downtown Commercial District (C7)" to permit a "Licensee Retail Store (Type 2)" (private liquor store) at 8080 Park Road.

Zoning Text Amendment Bylaw 8511 (ZT 09-456554)

Location: 4651 No. 3 Road

Applicant: Rokapa Management Ltd. on behalf of Loblaw Properties West Inc.

Purpose: To amend "Comprehensive Development District (CD/109)" to remove "Licensee Retail Store (Type 2)" (private liquor store) from the list of permitted uses at 4651 No. 3 Road.

First Reading: July 13, 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 8510.

2. Adoption of Bylaw 8510.

3. Action on Second & Third Readings of Bylaw 8511.

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4. Adoption of Bylaw 8511.



175 10. **Zoning Amendment Bylaw 8515 (RZ 08-425926)**

Location: 5580, 5600 and 5620 Moncton Street

Applicant: Am-Pri Construction 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 28 townhouse units.

First Reading: July 27, 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 8515.



204 11. **Official Community Plan Amendment Bylaw 8516 and Zoning Amendment Bylaw 8517 (RZ 07-402059)**

Location: 7500 Alderbridge Way

Applicant: MingLian Holdings Ltd.

Purpose of OCP Designation Amendment:

To amend the land use designation of the subject site from “Urban Centre T5” to “Urban Centre T6” 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 (OCP) No. 7100, being amended by pending **Amendment Bylaw 8383 (City Centre Area Plan)**.

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Purpose of Zoning Amendment:

To create “Comprehensive Development District CD/208”, and to rezone the subject property from “Limited Industrial Retail District (I4)” to “Comprehensive Development District (CD/208)”, to permit development of approximately 97 units, including six (6) affordable housing units in a 12-storey building.

First Reading: July 27, 2009

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
 - 256 (a) Memorandum from Sara Badyal, Planning Department regarding sustainability features.
 - 259 (b) Troy Cunningham, 7362 Elmbridge Way
3. Submissions from the floor.

Council Consideration:

1. Action on Second & Third Readings of Bylaw 8516.
 2. Action on Second & Third Readings of Bylaw 8517.
- 261 12. **Official Community Plan Amendment Bylaw 8521 and Zoning Amendment Bylaw 8522 (RZ 07-380169)**

Location: 1880 No. 4 Road and 10071, 10091, 10111, 10131, 10151, 10311, 10611 and 10751 River Drive

Applicant: Oris Development (River Drive) Corporation

Purpose of OCP Designation Amendment:

- a) To redesignate 1880 No. 4 Road and 10071, 10091, 10111, 10131, 10151, 10311, 10611 and 10751 River Drive from “Neighbourhood Residential” to “Mixed-Use” in Attachment 1 to Schedule 1 of Official Community Plan Bylaw No. 7100 (Generalized Land Use Map);

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- b)** To redesignate from “Residential (Townhouse)” to “Residential Mixed-Use (Max. 6-storey and 1.45 FAR)” and “Potential Park Site” the area bound by River Drive, No.4 Road, the North Arm of the Fraser River and Shell Road in the Bridgeport Land Use Map in Schedule 2.12 of the Official Community Plan Bylaw No. 7100 (Bridgeport Area Plan) and replace policy 3.1(b); and
- c)** To redesignate from “Residential (Townhouse)” to “Residential Mixed-Use (Max. 6-storey and 1.45 FAR)” and “Potential Park Site” the area bound by River Drive, No.4 Road, the North Arm of the Fraser River and Shell Road in the Bridgeport Land Use Map in Schedule 2.12 of the Official Community Plan Bylaw No. 7100 (Bridgeport Area Plan) and replace policy 3.1(b) as being amended by OCP Amendment Bylaw No. 8382.

Purpose of Zoning Amendment:

To create “Comprehensive Development District (CD/209)” and for the rezoning of 1880 No. 4 Road and 10071, 10091, 10111, 10131, 10151, 10311 River Drive from “Industrial Storage District (I5)” to “Comprehensive Development District (CD/209)” and “School & Public Use District (SPU)” to permit development of a multi-phase mixed residential development consisting of approximately 1,026 dwelling units including 873 apartment units, 82 townhouses, 6 live/work units and 65 affordable housing units, 4,109 m² (44,230 sq.ft) of commercial space and approximately 1,700 parking stalls. Also included in the proposal is an approximately 511.0 m² (5,500 sq.ft) Day Care Centre; two City Parks; West Park of approximately 5,584 m² (60,108 sq.ft) and Central Park of approximately 12,174 m² (131,036 sq.ft), and approximately 1,890 m² (20,344 sq.ft) of land being added to the waterfront trail.

First Reading: July 27, 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 8521.



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2. Action on Second & Third Readings of Bylaw 8522.



ADJOURNMENT