



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

Monday, October 20, 2008 - 7 pm

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 8376 (RZ 07-392379)**

Location: 8671/8691 Calder Road

Applicant: Kulvir S. Dosanjh

Purpose: To rezone the subject property from “Two-Family Housing District (R5)” to “Single-Family Housing District, Subdivision Area B (R1/B)”, to permit development of two (2) single-family lots.

First Reading: September 8, 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 8376.



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13 2. **Zoning Amendment Bylaw 8391 (RZ 07-390593)**

Location: 3620/3640 Lockhart Road

Applicant: Elegant Development Inc.

Purpose: To rezone the subject property from “Two-Family Housing District (R5)” to “Single-Family Housing District, Subdivision Area B (R1/B)”, to permit development of two (2) single-family lots.

First Reading: September 8, 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 8391.



25 3. **Zoning Amendment Bylaw 8412 (RZ 08-407312)**

Location: 10540 Williams Road

Applicant: Aman Dhaliwal

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 a subdivision to create two (2) residential lots with vehicle access from the existing rear lane.

First Reading: September 8, 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 8412.



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38 4. **Zoning Amendment Bylaw 8413 (RZ 08-403603)**

Location: 3731/3733 Lockhart Road

Applicant: Capital Development 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 a subdivision to create two (2) residential lots.

First Reading: September 8, 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 8413.



51 5. **Zoning Amendment Bylaw 8414 (RZ 08-408508)**

Location: 9988 Dayton Avenue

Applicant: Pritam S. Dhinjal

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 a subdivision to create two (2) residential lots with vehicle access to/from a new rear lane.

First Reading: September 8, 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 8414.



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67 6. **Zoning Amendment Bylaw 8415 (RZ 07-380103)**

Location: 8460 Francis Road

Applicant: Khalid Hasan

Purpose: To rezone the subject property from “Single-Family Housing District, Subdivision Area C (R1/C)” to “Coach House District (R/9)”, to permit the property to be subdivided into three (3) residential lots, each with a single-family residence on it and a dwelling unit above the garage, with vehicle access from a new rear lane.

First Reading: September 8, 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 8415.



80 7. **Zoning Amendment Bylaw 8416 (RZ 07-397368)**

Location: 11440 Williams Road

Applicant: Karnjit Gosal

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 the property to be subdivided into two (2) single-family residential lots with vehicle access from the existing rear lane.

First Reading: September 8, 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 8416.



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92 8. **Zoning Amendment Bylaw 8418 (RZ 07-361828)**

Location: 6451 Princess Lane

Applicant: Penta Homes Ltd.

Purpose: To rezone the northernmost 19.4 m of the subject property from “Light Industrial District (I2)” to “Comprehensive Development District (CD/115)”, to permit development of two (2) single-family lots.

First Reading: September 22, 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 8418.



106 9. **Zoning Amendment Bylaw 8421 (RZ 08-419773)**

Location: 6471/6475 Williams Road

Applicant: Sadiq H. Khan

Purpose: To rezone the subject property from “Two-Family Housing District (R5)” to “Single-Family Housing District, Subdivision Area J (R1/J)”, to permit the property to be subdivided into two (2) single-family residential lots.

First Reading: September 22, 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 8421.



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120 10. **Zoning Amendment Bylaw 8422 (RZ 08-423764)**

Location: 8364 Ruskin Place

Applicant: Peter and Ewa Schwarz

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 the property to be subdivided into two (2) single-family residential lots.

First Reading: September 22, 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 8422.



133 11. **Zoning Amendment Bylaw 8423 (RZ 07-396695)**

Location: 7660 Acheson Road

Applicant: Townline Ventures 15 Limited

Purpose: To rezone the subject property from “Single-Family Housing District (R1/E)” to “Comprehensive Development District (CD/28)”, to permit development of two (2) front-to-back duplexes (four units in total) with a shared central driveway.

First Reading: September 22, 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 8423.



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157 12. **Zoning Amendment Bylaw 8426 (RZ 06-350380)**

Location: 7620 Acheson Road

Applicant: Timothy C.W. Tse

Purpose: To rezone the subject property from “Single-Family Housing District (R1/E)” to “Comprehensive Development District (CD/28)”, to permit development of two (2) front-to-back duplexes (four units total) with a shared central driveway.

First Reading: September 22, 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 8426.



179 13. **Official Community Plan Amendment Bylaw 8427 and Zoning Amendment Bylaw 8428 (RZ 06-341234)**

Location: 5891, 5931 No. 3 Road and 5900 Minoru Boulevard

Applicant: W. T. Leung Architects Inc.

Purpose of OCP Designation Amendment:

To add “Institution” as a designation to 5891, 5931 No. 3 Road and 5900 Minoru Boulevard 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 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/198)” and for the rezoning of 5891, 5931 No. 3 Road, 5900 Minoru Boulevard and a surplus portion of No. 3 Road from "Limited Industrial Retail District (I4)" and "Automobile-Oriented Commercial District (C6)" to "Comprehensive Development District (CD/198)" to permit a residential/commercial mixed-use development consisting of 5 high-rise residential buildings with approximately 583 apartment units, 47 townhouses, 902.5 m² (9,714.4 ft²) of commercial retail space and approximately 839 parking stalls. Also included in the proposal is a City community facility and a post-secondary education institution component.

First Reading: September 22, 2008

**Related Information – No Action Required at Public Hearing:
Road Closure and Removal of Road Dedication Bylaw 8424:**

Purpose: To provide for the closure and disposition of a surplus portion of No. 3 Road totalling 732.8 square metres (7,888 square feet) and transfer it to Phileo Development Corporation or its designate.

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
 - (a) Eva Dolejsi, Unit 303 – 7831 Westminster Highway.
3. Submissions from the floor.

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Council Consideration:

1. Action on Second & Third Readings of Bylaws 8427 and 8428 .



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14. **Official Community Plan Amendment Bylaw 8432 and Zoning Amendment Bylaw 8433 (RZ 07-384741)**

Location: 11900 No. 1 Road, 4091 & 4111 Chatham Street

Applicant: 0768807 B.C. LTD.

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Purpose of OCP Designation Amendment:

To amend the Steveston Waterfront Neighbourhoods Land Use Map in Schedule 2.4 (Steveston Area Plan) of the Richmond Official Community Plan Bylaw 7100 by redesignating 11900 No. 1 Road, 4091 & 4111 Chatham Street from “Commercial” to “Multiple-Family”.

Purpose of Zoning Amendment:

To create “Comprehensive Development District (CD/199)” and rezone the subject property from “Steveston Commercial (Two-Storey) District (C4)” and “Single-Family Housing District, Subdivision Area E (R1/E)” to “Comprehensive Development District (CD/199)”, to permit development of a four-storey seniors assisted living residence (congregate housing) complex with approximately 144 units and a 1,174 m² (12,636 ft²) accessory ANAF Club space.

First Reading: September 22, 2008

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
 - 302 (a) Stan Mollett, 7451 Minoru Boulevard; and
 - 304 (b) Florence Gordon, 8111 Saunders Road.
3. Submissions from the floor.

Council Consideration:

1. Action on Second & Third Readings of Bylaws 8432 and 8433.



ADJOURNMENT