



Planning Committee

**Anderson Room, City Hall
6911 No. 3 Road**

**Tuesday, April 7, 2009
4:00 p.m.**

Pg. # ITEM

MINUTES

- 1 1. *Motion to adopt the minutes of the meeting of the Planning Committee held on Tuesday, March 17, 2009.*



NEXT COMMITTEE MEETING DATE

- 2. Tuesday, **April 21, 2009**, (tentative date) at 4:00 p.m. in the Anderson Room.

PLANNING & DEVELOPMENT DEPARTMENT

- 8 3. **PROPOSAL BY THE CITY OF RICHMOND TO AMEND SCHEDULE 2.10 TO THE OFFICIAL COMMUNITY PLAN (CITY CENTRE AREA PLAN) AT 2651, 2671, 2711, 2811, 2831, 2851, 2911, 2931, 2951, 2971, AND 2991 NO. 3 ROAD FROM "PARK" TO "URBAN CENTRE T5 (45 M)" AND 2680, 2700, 2720, 2760, 2780, 2800, AND 2900 SMITH STREET FROM "URBAN CENTRE T5 (35 M)" AND "URBAN CENTRE T5 (25 M)" TO "PARK"**

(Report: March 12, 2009, File No.: 12-8060-20-7100/8024/8479/8383/8479, 08-4045-20-10) (REDMS No. 2585627)

Designated Speaker: Dave Semple

STAFF RECOMMENDATION

- (1) *That Official Community Plan Amendment Bylaw No. 8479, to:*

- (a) *in Schedule 1 of Official Community Plan Bylaw No. 7100 as amended by OCP Amendment Bylaw No. 8381, in Attachment 1 (Generalized Land Use Map):*
 - (i) *redesignate 2651, 2671, 2711, 2811, 2831, 2851, 2911, 2931, 2951, 2971, and 2991 No. 3 Road from “Public and Open Space Use” to “Commercial”;*
 - (ii) *redesignate 2680, 2700, 2720, 2760, 2780, 2800, and 2900 Smith Street from “Commercial” to “Public and Open Space Use”;*
 - (iii) *designate Smith Street between Charles Street and Beckwith Road as “Commercial”; and*
 - (iv) *designate Smith Street between Beckwith Road and Bridgeport Road as “Public and Open Space Use”;*
- (b) *in Schedule 2.10 (City Centre Area Plan) of Official Community Plan Bylaw No. 7100 as amended by OCP Amendment Bylaw No. 8383, in the Generalized Land Use Map (2031):*
 - (i) *redesignate 2651, 2671, 2711, 2811, 2831, 2851, 2911, 2931, 2951, 2971, and 2991 No. 3 Road from “Park” to “Urban Centre T5”;*
 - (ii) *redesignate 2680, 2700, 2720, 2760, 2780, 2800, and 2900 Smith Street from “Urban Centre T5” to “Park”;*
 - (iii) *designate Smith Street between Charles Street and Beckwith Road as “Urban Centre T5”; and*
 - (iv) *designate Smith Street between Beckwith Road and Bridgeport Road as “Park”;*
- (c) *in Schedule 2.10 (City Centre Area Plan) of Official Community Plan Bylaw No. 7100 as amended by OCP Amendment Bylaw No. 8383, in the Specific Land Use Map: Bridgeport Village (2031):*
 - (i) *redesignate 2651, 2671, 2711, 2811, 2831, 2851, 2911, 2931, 2951, 2971, and 2991 No. 3 Road from “Park” to “Urban Centre T5 (45 m)”;*
 - (ii) *redesignate 2680, 2700, 2720, 2760, 2780, 2800, and 2900 Smith Street from “Urban Centre T5 (35 m)” and “Urban Centre T5 (25 m)” to “Park”;*
 - (iii) *designate Smith Street between Charles Street and Beckwith Road as “Urban Centre T5 (25 m)”;*
 - (iv) *designate Smith Street between Beckwith Road and Bridgeport Road as “Park”; and*

(v) *in the block bounded by No. 3 Road, Bridgeport Road, West Road, and River Road:*

- *designate the existing lane north of 8520 River Road as “Urban Centre T5 (45 m)”;*
- *designate along the common property line of 8520 and 8540 River Road “Proposed Streets”; and*
- *relocate the “Pedestrian Linkages” currently aligned with the common property line of 8500 and 8520 River Road to the common property line of 8520 and 8540 River Road;*

(d) *throughout Schedule 2.10 (City Centre Area Plan) of Official Community Plan Bylaw No. 7100 as amended by OCP Amendment Bylaw No. 8383, make various text and graphic amendments to ensure consistency with the Generalized Land Use Map (2031) and Specific Land Use Map: Bridgeport Village (2031) as amended;*

be introduced and given first reading.

2. *That Bylaw No. 8479, having been considered in conjunction with:*

- *the City’s Financial Plan and Capital Program; and*
- *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*

is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.

3. *That Bylaw No. 8479, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, be referred to the Vancouver International Airport Authority for comment and response on or before the Public Hearing on OCP Amendment Bylaw No. 8479.*

4. *That, in accordance with OCP Bylaw Preparation Consultation Policy 5043, City staff consult with affected property owners and tenants and report back to Council on or before the Public Hearing on OCP Amendment Bylaw No. 8479.*

5. *That amendments to Development Cost Charge Bylaw No. 8024, consistent with the proposed amendments to Schedule 2.10 (City Centre Area Plan) of Official Community Plan Bylaw No. 7100 as amended by OCP Amendment Bylaw No. 8383, be brought forward for the consideration of Council under a separate cover.*

6. *That Official Community Plan Amendment Bylaw No. 8479 be referred to the next available Public Hearing:*

- (a) *for which all advertising and notification requirements can be fulfilled; and*
- (b) *to be held following the adoption of OCP Amendment Bylaw 8383.*



- 33 4. **APPLICATION BY SONUS DEVELOPMENTS FERNDAL FOR REZONING AT 9560 AND 9620 WESTMINSTER HIGHWAY AND 9571 FERNDAL ROAD FROM "SINGLE FAMILY HOUSING DISTRICT (R1/F)" TO "COMPREHENSIVE DEVELOPMENT DISTRICT (CD/145)"**
(RZ 07-372179 - Report: March 27, 2009, File No.: RZ 07-372179) (REDMS No. 2588754)

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That Bylaw No. 8482, for the rezoning of 9620, 9560 Westminster Highway and 9571 Ferndale Road from "Single-Family Housing District (R1/F)" to "Comprehensive Development District (CD/145)", be introduced and given first reading.



- 53 5. **APPLICATION BY PALMER YACHTS LTD. FOR REZONING AT 23740 DYKE ROAD FROM LIGHT INDUSTRIAL DISTRICT (I2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/204)**
(RZ 08-414589 - Report: March 27, 2009, File No.: RZ 08-414589) (REDMS No. 2542409)

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That:

- (1) *Bylaw No. 8486, to create "Comprehensive Development District (CD/204) and for the rezoning of 23740 Dyke Road from "Light Industrial District (I2)" to "Comprehensive Development District (CD/204)" and "School & Public Use District (SPU)", be introduced and given first reading, and;*
- (2) *Staff be directed to take the required steps to redesignate FREMP Management Unit II-23.1 under the FREMP-Richmond Area Designation Agreement from "Ic" to "Iwc".*



- 93 6. **DEVELOPMENT APPLICATIONS APPROVAL PROCESS REVIEW**
(Report: March 23, 2009, File No.: 08-4430-01) (REDMS No. 2579842)

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That the staff report dated March 23, 2009 from the Director of Development and Director of Engineering, entitled "Development Applications Approval Process Review" be received for information.



100

7. **REVIEW OF THE CITY'S REZONING AND/OR DEVELOPMENT PERMIT PROCESS AS IT RELATES TO THE RETENTION AND REPLACEMENT OF TREES**

(Report: March 23, 2009, File No.: 08-4040-05-01) (REDMS No. 2581515)

Designated Speaker: Gordon Jaggs

STAFF RECOMMENDATION

That:

- (1) *the staff report dated March 23, 2009 from the director of Building Approvals entitled "Review of the City's Rezoning and/or Development Permit Process As It Relates To The Retention and Replacement Of Trees" be received for information; and*
- (2) *the permitting of tree removal to occur on development sites after a Rezoning Bylaw is granted third reading be endorsed, subject to the criteria defined in this report, to accommodate site pre-loading and/or ground improvement work.*



8. **MANAGER'S REPORT**

- (1) *Steveston Study*
- (2) *Official Community Plan (OCP)*
- (3) *Regional Growth Strategy*
- (4) *Social Planning Strategy*
- (5) *TransLink Purchase and Development of Land Currently Owned by Tree Island Industries in Hamilton*

105

(6) ***Naming Policies for Roads, Parks, Buildings and Schools***

(Memo: March 23, 2009, File No. 10-6360-00, xr: 06-2000-00, REDMS No. 2585739)

ADJOURNMENT

