



Planning Committee

Anderson Room, City Hall
6911 No. 3 Road

Tuesday, April 19, 2011
4:00 p.m.

Pg. # ITEM

MINUTES

PLN-9 *Motion to adopt the minutes of the meeting of the Planning Committee held on Tuesday, April 5, 2011.*



NEXT COMMITTEE MEETING DATE

Tuesday, May 3, 2011, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DEPARTMENT

PLN-15 1. **HOUSING AGREEMENT (9500 ODLIN ROAD AND 9399 TOMICKI AVENUE) BYLAW NO. 8687- TO SECURE AFFORDABLE HOUSING UNITS LOCATED IN 9500 ODLIN ROAD AND 9399 TOMICKI AVENUE**
(File Ref. No. 12-806-20-8687) (REDMS No. 3084297v3)

Designated Speaker: Dena Kae Beno

STAFF RECOMMENDATION

That:

- (a) *That Housing Agreement (9500 Odlin Road and 9399 Tomicki Avenue) Bylaw No. 8687 be introduced and given first reading to permit the City, after adoption, to enter into an amended Housing Agreement with Polygon Cambridge Park Homes Ltd., in connection with the properties identified in Housing Agreement (9500 Odlin Road and 9399 Tomicki Avenue) Bylaw No. 8687, all in accordance with section 905 of the Local Government Act.*
- (b) *That after adoption of Housing Agreement (9500 Odlin Road and 9399 Tomicki Avenue) Bylaw No. 8687, the Deputy Chief Administrative Officer be authorized to execute the amended Housing Agreement on behalf of the City and to take all required steps to file a notice of the Housing Agreement in the Land Title Office.*



PLANNING AND DEVELOPMENT DEPARTMENT

- PLN-43 2. **APPLICATION BY OVAL 3 HOLDINGS LTD. AND OVAL 4 HOLDINGS LTD. FOR ZONING TEXT AMENDMENT AT 6051 AND 6071 RIVER ROAD AND ROAD B TO AMEND “HIGH RISE APARTMENT AND OLYMPIC OVAL (ZMU4) – OVAL VILLAGE (CITY CENTRE)”**

(File Ref. No. 12-8060-20-8685/8686, ZT 09-492885) (REDMS No.3175374)

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

- (1) *That Bylaw No. 8685, to amend the Richmond Official Community Plan to facilitate the creation of new City-owned, waterfront park, reflect proposed changes in subdivision, and amend the boundaries of adjacent land use designations accordingly, including:*
 - (a) *Schedule 1, Attachment 1 (Generalized Land Use Map), designate the new City-owned lot as “Public and Open Space Use”; and*
 - (b) *Schedule 2.10 (City Centre), Generalized Land Use Map (2031) and Specific Land Use Map: Oval Village (2031), designate the new City-owned lot as “Park”;*

be introduced and given first reading.

(2) *That Bylaw No. 8685, having been considered in conjunction with:*

(a) *the City’s Financial Plan and Capital Program; and*

(b) *the City’s Financial Plan and Capital Program; and*

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. 8685, having been considered in accordance with OCP Bylaw Preparation Consultation Policy No. 5043, be referred to the Vancouver International Airport Authority for comment on or before Public Hearing on OCP Amendment Bylaw No. 8685.*

(4) *That Bylaw No. 8686, to amend the “High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)” zone to facilitate the creation of new City-owned, waterfront park, permit an increase in maximum permitted residential floor area, reflect proposed subdivision changes, and address related considerations, be introduced and given first reading.*



PLN-83

3. **APPLICATION BY OVAL 8 HOLDINGS LTD. FOR REZONING AT 5200 HOLLYBRIDGE WAY, 6300, 6380, AND 6500 RIVER ROAD FROM “INDUSTRIAL BUSINESS PARK (IB1)” AND A PORTION OF 6900 RIVER ROAD FROM “SCHOOL & INSTITUTIONAL USE (SI)”, ALONG WITH A PORTION OF THE RIVER ROAD RIGHT-OF-WAY BETWEEN HOLLYBRIDGE WAY AND GILBERT ROAD, TO “HIGH RISE APARTMENT AND OLYMPIC OVAL (ZMU4) – OVAL VILLAGE (CITY CENTRE)”**

(File Ref. No. 12-8060-20-8701/8702, RZ 09-460962) (REDMS No.3178681)

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

(1) *That Bylaw No. 8701, to amend the Richmond Official Community Plan, Schedule 2.10 (City Centre), as amended by Official Community Plan Amendment Bylaw No. 8685, including the:*

(a) *Generalized Land Use Map (2031), with regard to proposed changes in subdivision and the designation of 6900 River Road as “Park”; and*

(b) *Specific Land Use Map: Oval Village (2031), with regard to proposed changes in subdivision and repealing of the “Pedestrian-Oriented Retail Precincts – Secondary Retail Streets & Linkages” designation on Hollybridge Way (north of the subject development’s new internal street) and along the riverfront between Hollybridge Way and Gilbert Road;*

be introduced and given first reading.

(2) *That Bylaw No. 8701, having been considered in conjunction with:*

(a) *the City’s Financial Plan and Capital Program; and*

(b) *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. 8701, having been considered in accordance with OCP Bylaw Preparation Consultation Policy No. 5043, be referred to the Vancouver International Airport Authority for comment on or before Public Hearing on OCP Amendment Bylaw No. 8701.*

(4) *That Heritage Designation Amendment Bylaw No. 8734, to amend the boundary of “Heritage Designation Bylaw No. 5572 – 1990” and permit land altering activities to be undertaken by or on behalf of the City along the south property line (River Road) or the east property line (Gilbert Road) of 6900 River Road without a Heritage Alteration Permit, be introduced and given first reading.*

(5) *That Bylaw No. 8702, to:*

(a) *amend the “High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)” zone, as amended by Zoning Amendment Bylaw No. 8686, to permit a mix of high-rise, high-density residential, commercial, and child care uses within the area generally bounded by Hollybridge Way, the Fraser River, Gilbert Road, and the former CP Rail right-of-way (i.e. “new” River Road);*

(b) *rezone 5200 Hollybridge Way, 6300, 6380, 6500, and a portion of 6900 River Road, and a portion of the River Road right-of-way between Hollybridge Way and Gilbert Road from “Industrial Business Park (IB1)” and “School & Institutional Use (SI)” to “High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)”;* and

(c) *rezone a portion of the River Road right-of-way between Hollybridge Way and Gilbert Road to “School & Institutional Use (SI)”;*

be introduced and given first reading.



PLN-185 4. APPLICATION BY 440363 BC LTD. FOR REZONING AT 10040 AND 10060 LASSAM ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)

(File Ref. No. 12-8060-20-8698, RZ 10-540854) (REDMS No.3132009)

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That Bylaw No. 8698, for the rezoning of 10040 and 10060 Lassam Road from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, be introduced and given First Reading.



- PLN-201 5. APPLICATION BY W.T. LEUNG ARCHITECTS INC. FOR REZONING AT 6331 AND 6351 COONEY ROAD FROM DOWNTOWN COMMERCIAL (CDT1) AND LOW DENSITY TOWNHOUSES (RTL1) TO HIGH RISE APARTMENT (ZHR8) - BRIGHOUSE VILLAGE (CITY CENTRE)**

(File Ref. No. 12-8060-20-8721/8738, RZ 09-506908) (REDMS No. 3147474)

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

- (1) *That Official Community Plan, Amendment Bylaw No. 8721 to amend Schedule 2.10 of Official Community Plan Bylaw No. 7100 (City Centre Area Plan – Brighthouse Village) “Urban Centre T5 (25m)” specifically for 6331 and 6351 Cooney Road to permit a maximum 2.67 FAR, be introduced and given first reading.*
- (2) *That Bylaw No. 8721, having been considered in conjunction with:*
 - (a) *the City’s Financial Plan and Capital Program;*
 - (b) *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. 8721, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation.*
- (4) *That Bylaw No. 8738, to create “High Rise Apartment (ZHR8) – Brighthouse Village (City Centre)” and to rezone 6331 and 6351 Cooney Road from “Downtown Commercial (CDT1)” and “Low Density Townhouses (RTL1)” to “High Rise Apartment (ZHR8) – Brighthouse Village (City Centre)”, be introduced and given first reading.*



- PLN-249 6. APPLICATION BY KAIMAN ENTERPRISES CO. LTD. FOR REZONING AT 22560, 22600 AND 22620 GILLEY ROAD FROM SINGLE DETACHED (RS1/B) TO TOWN HOUSING (ZT11) – HAMILTON**
(File Ref. No. 12-8060-20-8750, **RZ 06-344606**) (REDMS No. 3170734)

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That Bylaw No. 8750, for the rezoning of 22560, 22600 and 22620 Gilley Road from “Single Detached (RS1/B)” to “Town Housing (ZT11) - Hamilton”, be introduced and given first reading.



- PLN-289 7. RAV BAINS HAS APPLIED TO THE CITY OF RICHMOND FOR PERMISSION TO AMEND THE RICHMOND OFFICIAL COMMUNITY PLAN – SOUTH MCLENNAN SUB-AREA PLAN CIRCULATION MAP AND TO REZONE 7480 AND 7500 BRIDGE STREET FROM SINGLE DETACHED (RS1/F) TO SINGLE DETACHED (ZS14) IN ORDER TO CREATE 7 SINGLE FAMILY LOTS.**
(File Ref. No. 12-8060-20-8746/8747, **RZ 10-545529**) (REDMS No. 3185241)

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That:

- (1) Richmond Official Community Plan Bylaw 7100 Amendment Bylaw No. 8746 proposing to amend the Circulation Map of Schedule 2.10D (McLennan South Sub-Area Plan) by introducing an extension of Breden Avenue between Bridge Street and LeChow Street and labelling it a Local Road, be introduced and given First Reading;*
- (2) Bylaw No. 8746, having been considered in conjunction with:
 - (a) the City’s Financial Plan and Capital Program;*
 - (b) 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) *Bylaw No. 8746 having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation;*
- (4) *Bylaw No. 8747, for the rezoning of 7480 and 7500 Bridge Street from "Single Detached (RS1/F)" to "Single Detached (ZS14) – South McLennan (City Centre)", be introduced and given first reading.*



PLN-309 8. 2041 OCP UPDATE: SECOND ROUND OF PUBLIC CONSULTATION FINDINGS

(File Ref. No.) (REDMS No. 3193259)

Designated Speakers: Terry Crowe and June Christy

STAFF RECOMMENDATION

That, as per the staff report entitled: “2041 OCP Update: Second Round of Public Consultation Findings ”, dated April 8, 2011:

- (1) *Regarding coach house and granny flat options:*
 - (a) *in May-June 2011, prior to the 2041 OCP Update being finalized, more community consultation take place in the Richmond Gardens, Edgemere, and Burkeville areas to seek more input to see if the residents in these three areas want to consider coach houses and granny flats options; and*
 - (b) *no other areas will be considered for granny flats and coach houses in the 2041 OCP.*
- (2) *Regarding more consultation and planning to densify neighbourhood centres outside the City Centre, after the 2041 OCP is approved:*
 - (a) *City-led neighbourhood centre master planning processes will be undertaken for East Cambie and Hamilton Neighbourhood Centres;*
 - (b) *if the owners of the Blundell and Garden City shopping malls, request in writing to initiate a neighbourhood centre densification planning process which the City will guide and they will undertake and pay for, such requests will be considered by Council;*

- (c) *densification of the Seafair, Terra Nova and Ironwood Neighbourhood Centers, not be considered in the 2041 OCP Update; and*
- (d) *the Broadmoor Neighbourhood Centre can continue its densification, as per the Broadmoor Neighbourhood Centre Master Plan approved by Council in 2010.*
- (3) *The above recommendations be incorporated into the 2041 OCP Concept for further community consultation and refinement, prior to inclusion in the 2041 OCP Update.*



PLN-411 9. PROPOSED 2041 OCP UPDATE CONCEPT

(File Ref. No.) (REDMS No. 3192108)

Designated Speakers: Terry Crowe and June Christy

STAFF RECOMMENDATION

That, as per the staff report entitled: “Proposed 2041 OCP Update Concept”, dated April 4, 2011, the proposed 2041 OCP Concept (Attachment 2) be endorsed and staff proceed with the 3rd round OCP consultation process.



10. MANAGER’S REPORT

ADJOURNMENT

