



**Planning Committee**

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

**Tuesday, May 17, 2011  
4:00 p.m.**

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**MINUTES**

**PLN-5**      *Motion to adopt the minutes of the meeting of the Planning Committee held on Tuesday, May 3, 2011.*



**NEXT COMMITTEE MEETING DATE**

Tuesday, June 7, 2011, (tentative date) at 4:00 p.m. in the Anderson Room

**DELEGATION**

**PLN-11**      Patrick Simpson, Executive Director, SAFERhome Standards Society, to present the SAFERhome Standards Society.

**PLANNING & DEVELOPMENT DEPARTMENT**

**PLN-15**      1. **REVISED OCP “COMMUNITY INSTITUTIONAL” ASSEMBLY USE POLICY**  
(File Ref. No.: 12-8060-20-8758) (REDMS No. 3213486)

*Designated Speaker: Terry Crowe*

STAFF RECOMMENDATION

- (1) *That consistent with Option 1 in the report dated May 11, 2011 from the General Manager, Planning and Development, Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 8758, proposing text amendments to Schedule 1 of Richmond Official Community Plan Bylaw 7100 by replacing the definition of “Community Institutional” and establishing new policies to manage assembly uses in “Community Institutional” designated areas, be introduced;*
- (2) *That Bylaw 8758 having been considered in conjunction with:*
  - (a) *The City’s Financial Plan and Capital Program; and*
  - (b) *The Greater Vancouver Regional District (GVRD) Solid Waste and Liquid Waste Management Plans;**be 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 8758 consultation be as per the City Policy on consultation during an OCP Amendment, namely the Public Hearing and that no further consultation is required; and*
- (4) *That all the affected “OCP Community Institutional” property owners and tenants be notified of the Public Hearing.*



- PLN-51      2.      **APPLICATION BY GBL ARCHITECTS INC. FOR A ZONING TEXT AMENDMENT TO THE “CONGREGATE HOUSING (ZR6) – ANAF LEGION (STEVESTON)” ZONE TO INCLUDE RETAIL, GENERAL AS A SECONDARY USE AT 11900 NO. 1 ROAD**  
(File Ref. No.: 12-8060-20-8761, ZT 11-567151) (REDMS No. 3196935)

*Designated Speaker: Brian Jackson*

STAFF RECOMMENDATION

*That Bylaw No. 8761, for a Zoning Text Amendment, to include “Retail, General” as a Secondary Use in “Congregate Housing (ZR6) – ANAF Legion (Steveston)” be introduced and given first reading.*



- PLN-61      3.      **AM-PRI CONSTRUCTION LTD. HAS APPLIED TO THE CITY OF RICHMOND FOR PERMISSION TO REZONE 9791 & 9811 FERNDAL ROAD AND 6071, 6091 & 6131 NO. 4 ROAD FROM “SINGLE DETACHED (RS1/F)” TO “MEDIUM DENSITY TOWNHOUSES (RTM2)” IN ORDER TO DEVELOP A 24 UNIT TOWNHOUSE DEVELOPMENT**  
(File Ref. No.: 12-8060-20-8763, RZ 10-554759) (REDMS No. 3202754)

*Designated Speaker: Brian Jackson*

STAFF RECOMMENDATION

*That Bylaw No. 8763 for the rezoning of 9791 & 9811 Ferndale Road and 6071, 6091 & 6131 No. 4 Road from “Single Detached, (RS1/F)” to “Medium Density Townhouses (RTM2)”, be introduced and given first reading.*



- PLN-87      4.      **APPLICATION BY PAUL TANG AND TONY CHEN FOR REZONING AT 8691, 8711, 8731, 8751, 8771 AND 8791 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO MEDIUM DENSITY TOWNHOUSES (RTM2)**

(File Ref. No.: 12-8060-20-8739, RZ 10-545919) (REDMS No. 3174018)

*Designated Speaker: Brian Jackson*

STAFF RECOMMENDATION

*That Bylaw No. 8739, for the rezoning of 8691, 8711, 8731, 8751, 8771 and 8791 Williams Road from “Single Detached (RS1/E)” to “Medium Density Townhouses (RTM2)”, be introduced and given first reading.*



- PLN-109      5.      **APPLICATION BY MAY MAY WO CHAN FOR A STRATA TITLE CONVERSION AT 7311/7331 LINDSAY ROAD**

(File Ref. No.: SC 10-557884) (REDMS No. 3202185)

*Designated Speaker: Brian Jackson*

STAFF RECOMMENDATION

*(1) That the application for a Strata Title Conversion by May May Wo Chan for the property located at 7311/7331 Lindsay Road be approved on fulfilment of the following conditions:*

- (a) Payment of all City utility charges and property taxes up to and including the year 2011;*
- (b) Registration of a flood indemnity covenant on Title; and*
- (c) Submission of appropriate plans and documents for execution by the Approving Officer within 180 days of the date of this resolution; and*

*(2) That the City, as the Approving Authority, delegate to the Approving Officer, the authority to execute the strata conversion plan on behalf of the City, as the Approving Authority, on the basis that the conditions set out in Recommendation 1 have been satisfied.*



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PLN-121    6.    **APPLICATION BY WESTERN ST. ALBANS VENTURE LTD. FOR REZONING AT 7500, 7520, 7540 AND 7560 ST. ALBANS ROAD FROM SINGLE DETACHED (RS1/E) TO HIGH DENSITY TOWNHOUSE (RTH4)**

(File Ref. No.: 12-8060-20-8759, RZ 10-519918) (REDMS No. 3185380)

*Designated Speaker: Brian Jackson*

STAFF RECOMMENDATION

*That Bylaw No. 8759, for the rezoning of 7500, 7520, 7540 and 7560 St. Albans Road from “Single Detached (RS1/E)” to “High Density Townhouse (RTH4)”, be introduced and given first reading.*

7.    **MANAGER’S REPORT**

**ADJOURNMENT**