



Planning Committee

Anderson Room, City Hall
6911 No. 3 Road

Tuesday, June 22, 2010
4:00 p.m.

Pg. # ITEM

MINUTES

PLN-1

Motion to adopt the minutes of the meeting of the Planning Committee held on Tuesday, June 8, 2010.



NEXT COMMITTEE MEETING DATE

Tuesday, July 6, 2010, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING & DEVELOPMENT DEPARTMENT

PLN-9

1. **APPLICATION BY JOHN FALCUS FOR REZONING AT 3111 SPRINGSIDE PLACE FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS3/E)**

(File Ref. No.: 12-8060-20-8621 **RZ 10-511408**) (REDMS No. 2902086)

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That Bylaw No. 8621, for the rezoning of 3111 Springside Place from "Single Detached (RS1/E)" to "Single Detached (RS3/E)", be introduced and given first reading.



Pg. # ITEM

- PLN-169** 2. **APPLICATION BY QUADRA COAST CARRIERS FOR REZONING AT 16780 RIVER ROAD FROM AGRICULTURE (AG1) TO A PROPOSED NEW INDUSTRIAL STORAGE (IS1) SUB-ZONE**
(File Ref. No.: 12-8060-20-8634/8635 **RZ 09-503308**) (REDMS No. 2912879)

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That:

- (1) *Bylaw No. 8634 to create the Industrial Storage (IS1) sub-zone, be introduced and given first reading; and*
- (2) *Bylaw No. 8635 for the rezoning of 16780 River Road from “Agriculture (AG1)” to “Industrial Storage (IS1)”, be introduced and given first reading.*



- PLN-191** 3. **APPLICATION BY SHERMAN PENG FOR REZONING AT 8120 HEATHER STREET FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/A)**
(File Ref. No.: 12-8060-20-8622, **RZ 10-515821**) (REDMS No. 2908306)

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That Bylaw No. 8622, for the rezoning of 8120 Heather Street from “Single Detached (RS1/E)” to “Single Detached (RS2/A)”, be introduced and given first reading.



- PLN-205** 4. **APPLICATION BY NINDS DULAY FOR REZONING AT 3640/3660 BLUNDELL ROAD FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)**
(File Ref. No.: 12-8060-20-8623, **RZ 10-522209**) (REDMS No. 2909012)

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That Bylaw No. 8623, for the rezoning of 3640/3660 Blundell Road from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/B)”, be introduced and given first reading.



- PLN-221** 5. **APPLICATION BY CHRIS STYLIANOU AND MICHAEL STYLIANOU FOR REZONING AT 9451 NO. 1 ROAD FROM SINGLE DETACHED (RS1/E) TO COACH HOUSE (RCH)**
(File Ref. No.: 12-8060-20-8624/8625, **RZ 10-510756**) (REDMS No. 2901156)

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

- (1) *That Bylaw No. 8624, to amend Section 8.3.4.2 of Richmond Zoning Bylaw 8500 to clarify the permitted density under the Coach House (RCH) zone, be introduced and given first reading; and*
- (2) *That Bylaw No. 8625, for the rezoning of 9451 No. 1 Road from “Single Detached (RS1/E)” to “Coach House (RCH)”, be introduced and given first reading.*

- PLN-235 6. **APPLICATION BY PARMJIT RANDHAWA FOR REZONING AT 12120 WOODHEAD ROAD FROM SINGLE DETACHED (RS1/F) TO SINGLE DETACHED (RS2/B)**
(File Ref. No.: 12-8060-20-8627, RZ 08-437228) (REDMS No. 2910682)

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That Bylaw No. 8627, for the rezoning of 12120 Woodhead Road from “Single Detached (RS1/F)” to “Single Detached (RS2/B)”, be introduced and given first reading.



- PLN-251 7. **APPLICATION BY PETER CHAN FOR REZONING AT 9840 ALBERTA ROAD FROM SINGLE DETACHED (RS1/F) TO TOWN HOUSING (ZT60)**
(File Ref. No.: 12-8060-20-8628, RZ 07390155) (REDMS No. 2909921)

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That Bylaw No. 8628, for the rezoning of 9840 Alberta Road from “Single Detached (RS1/F)” to “Town Housing (ZT60)”, be introduced and given first reading.



- PLN-271 8. **CENTRO PARKSIDE DEVELOPMENT LTD. HAS APPLIED TO THE CITY OF RICHMOND FOR PERMISSION TO REZONE 9651 ALBERTA ROAD FROM SINGLE DETACHED (RS1/F) TO HIGH DENSITY TOWNHOUSES (RTH1) IN ORDER TO DEVELOP A 22 UNIT 3 STOREY TOWNHOUSE DEVELOPMENT.**
(File Ref. No.: 12-8060-20-8630/8631 RZ 10-518827) (REDMS No. 2907657)

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That:

- (1) *Richmond Official Community Plan Bylaw 7100 Amendment Bylaw No. 8630 proposing to amend the Land Use Map of Schedule 2.10C (McLennan North Sub-Area Plan) by redesignating the section of Birch Street between Hemlock Drive and Alberta Road from Principal Road to Trail, be introduced and given First Reading;*
- (2) *Bylaw No. 8630, 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. 8630 having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation;and*
- (4) *Bylaw No. 8631 for the rezoning of 9651 Alberta Road from “Single Detached, (RS1/F)” to “High Density Townhouses (RTH1)”, be introduced and given first reading.*



- PLN-293 9. **PAUL GOODWIN (GBL ARCHITECTS) HAS APPLIED TO THE CITY OF RICHMOND FOR PERMISSION TO REZONE 9340, 9360 AND 9400 ODLIN ROAD FROM SINGLE DETACHED (RS1/F) TO LOW RISE APARTMENT (ZLR24) ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE) TO DEVELOP 221 APARTMENT UNITS, INCLUDING 10 AFFORDABLE HOUSING UNITS, OVER ONE LEVEL OF PARKING.**

(File Ref. No.: 12-8060-20-8610 RZ 09-453123) (REDMS No. 2887749)

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That Bylaw 8610 for the rezoning of 9340, 9360 and 9400 Odlin Road from “Single Detached (RS1/F)” to “Low Rise Apartment (ZLR24) – Alexandra Neighbourhood (West Cambie), be introduced and given first reading.



COMMUNITY SERVICES DEPARTMENT

- PLN-339 10. **HOUSING AGREEMENT BYLAW NO. 8626 TO PERMIT THE CITY TO ENTER INTO A HOUSING AGREEMENT TO SECURE AFFORDABLE HOUSING UNITS- 9340-9400 ODLIN ROAD**

(File Ref. No.: 12-8060-20-8626/8610, File 08-4057-05) (REDMS No.2909730)

Designated Speaker: John Foster

STAFF RECOMMENDATION

That Bylaw No. 8626 be introduced and given first, second and third readings to permit the City, once Bylaw No. 8626 has been adopted, to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required by Rezoning Application No. 09-453123 and the associated Bylaw No. 8610.



- PLN-359 11. **HOUSING AGREEMENT BYLAW NO. 8620 TO PERMIT THE CITY TO ENTER INTO A HOUSING AGREEMENT TO SECURE AFFORDABLE HOUSING UNITS- 6951 ELMBRIDGE WAY**

(File Ref. No.: 12-8060-20-8620/8605, File: 08-4057-05) (REDMS No. 2907767)

Designated Speaker: John Foster

STAFF RECOMMENDATION

That Bylaw No. 8620 be introduced and given first, second and third readings to permit the City once Bylaw No. 8620 has been adopted, to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of s. 905 of the Local Government Act to secure the Affordable Housing Units required by Rezoning Application No. 07-380222 and the associated Bylaw No. 8604 and Bylaw No. 8605.



- PLN-381 12. **PROPOSED CITY-OWNED CHILD CARE FACILITY, TRANSLINK SITE: CONSULTATION WITH HAMILTON COMMUNITY ASSOCIATION**

(File Ref. No.:)(REDMS No. 2907876)

Designated Speakers: Victor Wei and John Foster

STAFF RECOMMENDATION

That the Community Amenity Benefits negotiated through the TransLink site rezoning be used, as proposed in the Director of Development’s report to Planning Committee dated December 10, 2009, for the establishment of a City-owned child care facility on the Community Amenity Lands given that, prior to opening the facility, staff have addressed safety concerns raised by the Hamilton Community Association in the following ways:

- (1) *vehicular access to the Community Amenity Lands be situated at the north-east corner of the site on Westminster Highway;*
- (2) *an asphalt walkway with extruded curb be provided on the north side of Westminster Highway, from the western edge of the Community Amenity Lands to Smith Crescent, at the estimated cost of \$45,000;*
- (3) *a special crosswalk with advanced warning signage be installed on Westminster Highway at Smith Crescent, at the estimated cost of \$40,000;*
- (4) *an extruded curb be installed between the existing eastbound travel lane and shoulder on the east side of Westminster Highway, from Smith Crescent to Gilley Road, to create a delineated walkway and cycling path at the estimated cost of \$70,000; and*
- (5) *a new bus stop for the westbound bus be located in close proximity to the Community Amenity Lands on Westminster Highway.*

13. **MANAGER’S REPORT**

ADJOURNMENT