



Planning Committee

Anderson Room, City Hall
6911 No. 3 Road

Tuesday, July 21, 2009
4:00 p.m.

Pg. #
PLN

ITEM

MINUTES

- PLN - 1** 1. *Motion to adopt the minutes of the meeting of the Planning Committee held on Tuesday, July 7, 2009.*



NEXT COMMITTEE MEETING DATE

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

PLANNING & DEVELOPMENT DEPARTMENT

- PLN - 8** 3. **APPLICATION BY SCIENCE OF SPIRITUALITY - ECOLOGY CENTRE FOR REZONING AT 11001 AND 11011 SHELL ROAD, 10700 STEVESTON HIGHWAY AND THE UNADDRESSED PARCEL G, PLAN 2870 FROM AGRICULTURAL DISTRICT (AG1) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/207)**
(File Ref. No.: 12-8060-20-7992, **RZ 05-301611**) (REDMS No. 2659662)

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That Bylaw No. 7992, to create “Comprehensive Development District (CD/207)” and for the rezoning of 11001 and 11011 Shell Road, 10700 Steveston Highway and the unaddressed Parcel G, Plan 2870 from “Agricultural District (AG1)” to “Comprehensive Development District (CD/207)”, be introduced and given first reading.



- PLN - 26 4. **APPLICATION BY JUDE AND LILLIAN REMEDIOS FOR REZONING AT 4440 NO. 4 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) AND 4433 FISHER DRIVE FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA C (R1/C)**

(File Ref. No.: 12-8060-20-8448, RZ 08 - 442356) (REDMS No. 2664771)

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That Bylaw No. 8448, for the rezoning of 4440 No. 4 Road from “Single-Family Housing District, Subdivision Area F (R1/F)” and 4433 Fisher Drive from “Single-Family Housing District, Subdivision Area B (R1/B)” to “Single-Family Housing District, Subdivision Area C (R1/C)”, be introduced and given first reading.



- PLN - 45 5. **APPLICATION BY PACIFIC COASTAL HOMES LTD. FOR REZONING AT 4311 GARRY STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA A (R1/A)**

(File Ref. No.: 12-8060-20-8508, RZ 09 - 461562) (REDMS No. 2658052)

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That Bylaw No. 8508, for the rezoning of 4311 Garry Street from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District, Subdivision Area A (R1/A)”, be introduced and given first reading.



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- PLN - 58 6. APPLICATION BY BIZ MANAGEMENT LTD. FOR REZONING AT 4900 GARRY STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA A (R1/A)**
(File Ref. No.: 12-8060-20, **RZ 09** - 465180) (REDMS No. 2658054)

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That Bylaw No. 8509, for the rezoning of 4900 Garry Street from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District, Subdivision Area A (R1/A)”, be introduced and given first reading.



- PLN - 71 7. APPLICATION BY AM-PRI CONSTRUCTION LTD. FOR REZONING AT 5580, 5600 AND 5620 MONCTON STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO TOWNHOUSE DISTRICT (R2 – 0.6D)**
(File Ref. No.: 12-8060-20-8515, **RZ 08** - 425926) (REDMS No. 2661264)

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That Bylaw No. 8515, for the rezoning of 5580, 5600 and 5620 Moncton Street from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Townhouse District (R2 – 0.6D)”, be introduced and given first reading.



- PLN - 100 8. APPLICATION BY MINGLIAN HOLDINGS LTD. FOR REZONING AT 7500 ALDERBRIDGE WAY FROM LIMITED INDUSTRIAL RETAIL DISTRICT (I4) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/208)**
(File Ref. No.: 12-8060-20-8516/8517, **RZ 07-402059**) (REDMS No. 2545186, 2666140, 2607752)

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

- (1) *That Bylaw No. 8516, to amend the land use designation of 7500 Alderbridge Way from “Urban Centre T5” to “Urban Centre T6” 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 (OCP) No. 7100 as being amended by OCP Amendment Bylaw 8383, be introduced and given first reading.*
- (2) *That Bylaw No. 8516, 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. 8516, having been considered in accordance with the Official Community Plan Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further formal consultation.*
- (4) *That Bylaw No. 8517, to create “Comprehensive Development District (CD/208)”, and for the rezoning of 7500 Alderbridge Way from “Limited Industrial Retail District (I4)” to “Comprehensive Development District (CD/208)”, be introduced and given first reading.*



PLN - 152 9. APPLICATION BY ORIS DEVELOPMENT (RIVER DRIVE) CORPORATION FOR REZONING AT 1880 NO. 4 ROAD AND 10071, 10091, 10111, 10131, 10151, 10311 RIVER DRIVE FROM “INDUSTRIAL STORAGE DISTRICT (I5)” TO “COMPREHENSIVE DEVELOPMENT DISTRICT (CD/209)”

(File Ref. No.: 12-8060-20-8521/8522, RZ 07 - 380169) (REDMS No. 2657757)

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

- (1) *That Bylaw No. 8521, to redesignate the area defined by River Drive, No. 4 Road, the North Arm of the Fraser River and Shell Road:*
 - (a) *from “Neighbourhood Residential” to “Mixed Use” in Attachment 1 to Schedule 1 of Official Community Plan Bylaw No. 7100 (Generalized Land Use Map);*
 - (b) *to redesignate from “Residential (Townhouse)” to “Residential Mixed Use (Maximum six-storey and 1.45 FAR)” and “Potential Park Site” the area bound by River Drive, No. 4 Road, the North Arm of the Fraser River and Shell Road in the Bridgeport Land Use Map in Schedule 2.12 of the Official Community Plan Bylaw No. 7100 (Bridgeport Area Plan) and replace Policy 3.1(b); and*
 - (c) *to redesignate from “Residential (Townhouse)” to “Residential Mixed Use (Maximum six-storey and 1.45 FAR)” and “Potential Park Site” the area bound by River Drive, No. 4 Road, the North Arm of the Fraser River and Shell Road in the Bridgeport Land Use Map in Schedule 2.12 of the Official Community Plan Bylaw No. 7100 (Bridgeport Area Plan) and replace Policy 3.1(b) as being amended by OCP Amendment Bylaw No. 8382,*
be introduced and given first reading;
- (2) *That Bylaw No. 8521, 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. 8521, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation;*
- (4) *That Bylaw No. 8522, to create “Comprehensive Development District (CD/209)” and for the rezoning of 1880 No. 4 Road and 10071, 10091, 10111, 10131, 10151, 10311 River Drive from “Industrial Storage District (I5)” to “Comprehensive Development District (CD/209)” and “School & Public Use District (SPU)”, be introduced and given First Reading; and*
- (5) *That staff be directed to take the required steps to redesignate FREMP Management Unit V-17.4 and a portion of Unit V-17.5 under the FREMP-Richmond Area Designation Agreement from “Ilc” to “Rlc”.*



- PLN - 262 10. PROPOSAL TO REPEAL STEVESTON VILLAGE HERITAGE CONTROL PERIOD BYLAW NO. 8401**
(File Ref. No.: 12-8060-20-8401) (REDMS No. 2664685)

Designated Speaker: Terry Crowe

STAFF RECOMMENDATION

That Steveston Village Heritage Control Period Repeal Bylaw No. 8520 be introduced and given first, second and third readings.



11. MANAGER’S REPORT

- (1) *Official Community Plan (OCP)*
- (2) *Social Planning Strategy*

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ADJOURNMENT

