



**Planning Committee**

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

**Wednesday, September 8, 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, July 20, 2010.*



**NEXT COMMITTEE MEETING DATE**

Tuesday, September 21, 2010, (tentative date) at 4:00 p.m. in the Anderson Room

**PLANNING & DEVELOPMENT DEPARTMENT**

**PLN-7**      1.      **TURNBERRY LANE HOLDINGS LTD. HAS APPLIED TO THE CITY OF RICHMOND FOR PERMISSION TO REZONE 9451 AND 9471 FERNDAL ROAD FROM SINGLE DETACHED (RS1/F) TO TOWN HOUSING (ZT69) – NORTH MCLENNAN (CITY CENTRE) IN ORDER TO DEVELOP A 20 UNIT THREE-STOREY TOWNHOUSE COMPLEX.**  
(File Ref. No.: 12-8060-20-8640, RZ 09-498765) (REDMS No. 2929517)

*Designated Speaker: Brian J. Jackson*

STAFF RECOMMENDATION

*That Bylaw No. 8640 for the rezoning of 9451 and 9471 Ferndale Road from "Single Detached, (RS1/F)" to "Town Housing (ZT69) North McLennan (City Centre)", be introduced and given first reading.*



- PLN-31 2. **APPLICATION BY WEN L. CHO AND WEI C. CHO FOR A STRATA TITLE CONVERSION AND REZONING AT 4220/4240 PENDLEBURY ROAD FROM SINGLE DETACHED (RS1/E) TO TWO-UNIT DWELLING (RD1)**  
(File Ref. No.: 12-8060-20-8644, RZ 10-509819, SC 10-527413) (REDMS No. 2955670)

*Designated Speaker: Brian J. Jackson*

STAFF RECOMMENDATION

- (1) *That Bylaw No. 8644, for the rezoning of 4220/4240 Pendlebury Road from "Single Detached (RS1/E)" to "Two-Unit Dwelling (RD1)", be introduced and given first reading.*
- (2) *That the application for a Strata Title Conversion by Wen L. Cho and Wei C. Cho for the property located at 4220/4240 Pendlebury Road be approved on fulfilment of the following conditions:*
  - (a) *Adoption of Bylaw No. 8644, rezoning the subject property from "Single Detached (RS1/E)" to "Two-Unit Dwelling (RD1)";*
  - (b) *Payment of all City utility charges and property taxes up to and including the year 2010;*
  - (c) *Filing by the City of a restrictive covenant limiting the number of dwelling units to two;*
  - (d) *Registration of a flood indemnity covenant on Title; and*
  - (e) *Submission of appropriate plans and documents for execution by the Approving Officer within 180 days of the date of this resolution.*
- (3) *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 2 have been satisfied.*



Planning Committee Agenda – Wednesday, September 8, 2010

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- PLN-43 3. **APPLICATION BY 0775007 BC LTD. FOR REZONING AT 6731 COLTSFOOT DRIVE/6740 RIVERDALE DRIVE FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)**  
(File Ref. No.: 12-8060-20-8645, RZ 10-531043) (REDMS No. 2960607)

*Designated Speaker: Brian J. Jackson*

STAFF RECOMMENDATION

*That Bylaw No. 8645, for the rezoning of 6731 Coltsfoot Drive/6740 Riverdale Drive from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be introduced and given first reading.*



- PLN-61 4. **APPLICATION BY VIRDI PACIFIC HOLDINGS LTD. FOR REZONING AT 16540 RIVER ROAD FROM AGRICULTURE (AG1) TO LIGHT INDUSTRIAL (IL)**  
(File Ref. No.: 12-8060-20-8648, RZ 10-524476) (REDMS No. 2969206)

*Designated Speaker: Brian J. Jackson*

STAFF RECOMMENDATION

*That Bylaw No. 8648, to amend the "Light Industrial (IL)" zoning district and to rezone 16540 River Road from "Agriculture (AG1)" to "Light Industrial (IL)", be introduced and given first reading.*



5. **MANAGER'S REPORT**

**ADJOURNMENT**

