



Planning Committee

Date: Tuesday, March 20, 2012

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Chak Au
Councillor Harold Steves

Absent: Councillor Linda Barnes
Councillor Evelina Halsey-Brandt, Vice-Chair

Also Present: Councillor Linda McPhail

Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on Tuesday, March 6, 2012, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, April 3, 2012, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DEPARTMENT

1. **HOUSING AGREEMENT (6951 ELMBRIDGE WAY) BYLAW NO. 8691- TO SECURE AFFORDABLE HOUSING UNITS LOCATED IN 6951 ELMBRIDGE WAY**
(File Ref. No. 12-8060-20-8691) (REDMS No. 3316108)

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It was moved and seconded

That Housing Agreement (6951 Elmbridge Way) Bylaw No. 8691 be introduced and given first reading to permit the City, after adoption, to enter into an amended Housing Agreement with 6951 Elmbridge Way Ltd., in connection with the property identified in Housing Agreement (6951 Elmbridge Way) Bylaw No. 8691, all in accordance with section 905 of the Local Government Act.

CARRIED

PLANNING & DEVELOPMENT DEPARTMENT

2. **APPLICATION BY YING YI ZHANG FOR REZONING AT 10231 AND 10251 RUSKIN ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-8871, RZ 11-591786) (REDMS No. 3481202)

It was moved and seconded

That Bylaw No. 8871, for the rezoning of 10231 and 10251 Ruskin Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

CARRIED

3. **APPLICATION BY ZHAO XD ARCHITECT LTD. FOR REZONING AT 8540 AND 8560 JONES ROAD FROM SINGLE DETACHED (RS1/E) TO HIGH DENSITY TOWNHOUSE (RTH1)**

(File Ref. No. 12-8060-20-8872, RZ 11-593412) (REDMS No. 3478339)

It was moved and seconded

That Bylaw No. 8872, for the rezoning of 8540 and 8560 Jones Road from "Single Detached (RS1/E)" to "High Density Townhouse (RTH1)", be introduced and given first reading.

CARRIED

4. **APPLICATION BY AM-PRI CONSTRUCTION LTD. FOR REZONING AT 9100, 9120 AND 9140 NO. 3 ROAD FROM SINGLE DETACHED (RS1/E) TO LOW DENSITY TOWNHOUSES (RTL4)**

(File Ref. No. 12-8060-20-8873, RZ 11-577561) (REDMS No. 3478950)

It was moved and seconded

That Bylaw No. 8873, for the rezoning of 9100, 9120 and 9140 No. 3 Road from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.

CARRIED

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5. **APPLICATION BY CENTRO TERRAWEST DEVELOPMENT LTD. FOR REZONING AT 6011 AND 6031 NO. 1 ROAD FROM LOCAL COMMERCIAL (CL) AND SINGLE DETACHED (RS1/F) TO COMMERCIAL MIXED USE (ZMU21) – TERRA NOVA**

(File Ref. No. 12-8060-20-8874/8875, RZ 11-586705) (REDMS No. 3476638)

It was moved and seconded

(1) *That Official Community Plan Amendment Bylaw No. 8874, to redesignate 6011 and 6031 No. 1 Road from “Residential (Single-Family)” to “Mixed-Use” in Schedule 2.2B of Official Community Plan Bylaw No. 7100 (Terra Nova Sub-Area Plan), be introduced and given first reading.*

(2) *That Bylaw No. 8874, 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. 8874, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation.*

(4) *That Bylaw No. 8875, to:*

(a) *Create “Commercial Mixed-Use (ZMU21) – Terra Nova”;*

(b) *Amend Section 5.15.1 (Affordable Housing) to include the “ZMU21” zone and the density bonusing sum of “\$4.00”; and*

(c) *Rezone 6011 and 6031 No. 1 Road from “Local Commercial (CL)” and “Single Detached (RS1/F)” to “Commercial Mixed-Use (ZMU21) – Terra Nova”, be introduced and given first reading.*

CARRIED

6. **APPLICATION BY PAUL CHEUNG (LIONS COMMUNICATIONS INC.) FOR A TEMPORARY COMMERCIAL USE PERMIT AT 12631 VULCAN WAY FOR 2012, 2013 AND 2014**

(File Ref. No.; TU 12-600784; REDMS No. 3487216)

It was moved and seconded

(1) *That the application of Paul Cheung (Lions Communications Inc.) for a Temporary Commercial Use Permit at 12631 Vulcan Way be considered at Public Hearing to be held on April 16, 2012 at 7:00 pm in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration:*

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“That a Temporary Commercial Use Permit be issued to Paul Cheung (Lions Communications Inc.) for the property at 12631 Vulcan Way for the purposes of permitting an evening night market event between May 11, 2012 to September 16, 2012 (inclusive), May 10, 2013 to September 8, 2013 (inclusive) and May 9, 2014 to September 14, 2014 (inclusive) subject to the fulfillment of all terms, conditions and requirements outlined in the Temporary Commercial Use Permit and attached Schedules.”

- (2) *That the Public Hearing notification area include all properties within the area bounded by River Road to the north, No. 5 Road to the west, Bridgeport Road to the south and Knight Street to the east.*

CARRIED

7. MANAGER’S REPORT

No reports were given.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:07 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, March 20, 2012.

Councillor Bill McNulty
Chair

Sheila Johnston
Committee Clerk