



Planning Committee

Date: Tuesday, March 22, 2011

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Greg Halsey-Brandt, Vice-Chair
Councillor Harold Steves

Absent: Councillor Linda Barnes
Councillor Sue Halsey-Brandt

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 8, 2011, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, April 5, 2011, (tentative date) at 4:00 p.m. in the Anderson Room

1. **APPLICATION BY YUNG F. LIANG AND WEN X. XU FOR REZONING AT 7540 ASH STREET SINGLE DETACHED (RS1/F) TO SINGLE DETACHED (RS2/E)**

(File Ref. No. 12-8060-20-8714, RZ 09-500671) (REDMS No.3096064)

A brief discussion took place between Committee and Brian Jackson, Director of Development, regarding the subdivision of the subject site into two equal parcels, in a front-to-back configuration. The existing lot widths and access off Ash Street are maintained. There is a planned north-south back road for the rear Armstrong Street lot. Mr. Jackson confirmed that lots would face Armstrong and Ash Streets.

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It was moved and seconded

That Bylaw No. 8714, for the rezoning of 7540 Ash Street from "Single Detached (RS1/F)" to "Single Detached (R2S/E)", be introduced and given First Reading.

CARRIED

2. **APPLICATION BY BHUPINDER SALL FOR REZONING AT 6451 BLUNDELL ROAD FROM SINGLE DETACHED (RS1/E) TO COACH HOUSE (RCH)**

(File Ref. No. 12-8060-20-8726, RZ 10-544588) (REDMS No.3155835)

In response to a query regarding the status of the lane, Mr. Jackson advised that the lane is not built to the property, but that a property to the west is under redevelopment. As part of the rezoning requirement for the western property, a lane will be built.

It was moved and seconded

That Bylaw No. 8726, for the rezoning of 6451 Blundell Road from "Single Detached (RS1/E)" to "Coach House (RCH)", be introduced and given First Reading.

CARRIED

3. **APPLICATION BY 0780012 BC LTD. FOR REZONING AT 7320 AND 7340 LINDSAY ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-8732, RZ 10-546023) (REDMS No.3169182)

It was moved and seconded

That Bylaw No. 8732, for the rezoning of 7320 and 7340 Lindsay Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given First Reading.

CARRIED

4. **APPLICATION BY KEN YOSHIKAWA/TRENDSETTER HOMES LTD. FOR REZONING AT 11900 DUNAVON PLACE FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/A)**

(File Ref. No. 12-8060-20-8733, RZ 10-546263) (REDMS No.3169196)

In response to a query regarding the shared driveway, Mr. Jackson advised that a shared driveway is standard.

It was moved and seconded

That Bylaw No. 8733, for the rezoning of 11900 Dunavon Place from "Single Detached (RS1/E)" to "Single Detached (RS2/A)", be introduced and given First Reading.

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5. **APPLICATION BY CHING-YEH CARY TSAI FOR REZONING AT 8180/8200 LUNDY ROAD FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/C)**

(File Ref. No. 12-8060-20-8735, RZ 10-557898) (REDMS No.3169201)

It was moved and seconded

That Bylaw No. 8735, for the rezoning of 8180/8200 Lundy Road from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/C)", be introduced and given First Reading.

CARRIED

6. **APPLICATION BY THOMAS CHALISSERY FOR REZONING AT 8511 AND 8531/8533 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) AND TWO-UNIT DWELLINGS (RD1) TO LOW DENSITY TOWNHOUSES (RTL4)**

(File Ref. No. 12-8060-20-8477, RZ 08-414049) (REDMS No.3092651)

A brief discussion ensued between Committee and staff. With regard to the potential to consolidate lots in the area, advice was provided that a development concept plan has been prepared and is on file. It is noted that 8551 Williams Road could also be redeveloped in conjunction with this development and Public Rights of Passage rights-of-way will be secured to facilitate this purpose.

It was moved and seconded

That Bylaw No. 8477, for the rezoning of 8511 and 8531/8533 Williams Road from "Single Detached (RS1/E)" and "Two-Unit Dwellings (RD1)" to "Low Density Townhouses (RTL4)", be introduced and given First Reading.

CARRIED

7. **MANAGER'S REPORT**

Mr. Jackson provided information regarding rezoning application reports that would be coming to Committee at future meetings.

Mr. Crowe, Manager, Policy Planning, advised that: (i) the Planning Committee's April 5, 2011 agenda would include the 2041 Employment Lands Strategy report; and (ii) the April 19 agenda would include the OCP survey findings report and the OCP Concept report.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:19 p.m.).

CARRIED

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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 22, 2011.

Councillor Bill McNulty
Chair

Sheila Johnston
Committee Clerk