



Planning Committee

Date: Tuesday, April 17, 2012

Place: Anderson Room
Richmond City Hall

Present: Councillor Evelina Halsey-Brandt, Acting Chair
Councillor Chak Au
Mayor Malcolm Brodie

Absent: Councillor Bill McNulty
Councillor Linda Barnes
Councillor Harold Steves

Also Present: Councillor Linda McPhail

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

The Acting Chair stated that Item 6 – “Application By Townline Construction Inc., For A Temporary Commercial Use Permit At 9020 Bridgeport Road” has been withdrawn at the request of the applicant.

It was moved and seconded

That Item No. 6 – Application By Townline Construction Inc., For A Temporary Commercial Use Permit At 9020 Bridgeport Road be deleted from the Planning Committee agenda.

CARRIED

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on Tuesday, April 3, 2012, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, May 8, 2012, (tentative date) at 4:00 p.m. in the Anderson Room

Planning Committee

Tuesday, April 17, 2012

COMMUNITY SERVICES DEPARTMENT

1. **AMENDMENTS TO SECTION 2.10 OF THE OFFICIAL COMMUNITY PLAN BYLAW 7100 (CITY CENTRE AREA PLAN), TO INCLUDE THE CITY CENTRE PUBLIC ART PLAN**
(File Ref. No. 11-7000-09-20 12-8060-20-8889) (REDMS No. 3498880)

It was moved and seconded

That Bylaw No. 8889 proposing amendments to Section 2.10 of the Official Community Plan (Bylaw 7100), to include the endorsed City Centre Public Art Plan, be introduced and given first reading.

CARRIED

PLANNING & DEVELOPMENT DEPARTMENT

2. **PARKLAND DEVELOPMENTS LTD. HAS APPLIED TO THE CITY OF RICHMOND FOR PERMISSION TO REZONE 7091 AND 7111 BRIDGE STREET FROM "SINGLE DETACHED (RS1/F)" TO "SINGLE DETACHED (ZS14)-SOUTH MCLENNAN (CITY CENTRE)" IN ORDER TO CREATE 8 NEW SINGLE FAMILY LOTS**
(File Ref. No. 12-8060-20-8886, RZ 12-596719) (REDMS No. 3479168)

It was moved and seconded

That Bylaw 8886, for the rezoning of 7091 and 7111 Bridge Street from "Single Detached (RS1/F)" to "Single Detached (ZS14) – South McLennan (City Centre)", be introduced and given first reading.

CARRIED

3. **APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR REZONING AT 6471, 6491 AND 6511 NO. 2 ROAD FROM SINGLE DETACHED (RS1/E) TO LOW DENSITY TOWNHOUSES (RTL4)**
(File Ref. No. 12-8060-20-8890, RZ 11-586782) (REDMS No. 3497834)

It was moved and seconded

That Bylaw No. 8890, for the rezoning of 6471, 6491 and 6511 No. 2 Road from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.

CARRIED

4. **APPLICATION BY TOWNLINE GARDENS INC. FOR A ZONING TEXT AMENDMENT TO THE COMMERCIAL MIXED USE (ZMU18) – THE GARDENS (SHELLMONT) ZONING DISTRICT AT 10880, 10820 AND 10780 NO. 5 ROAD AND 12733 STEVESTON HIGHWAY (THE GARDENS DEVELOPMENT LANDS)**
(File Ref. No. 12-8060-20-8891, ZT 11-593771) (REDMS No. 3499608)

Brian J. Jackson, Director of Development, provided background information.

Planning Committee
Tuesday, April 17, 2012

In reply to a query from Committee, Mr. Jackson stated that the proposed text amendments (i) maintain the existing 20 metres maximum height; (ii) maintain existing Floor Area Ratio of 1.43 FAR for the entire project; and (iii) add a provision to establish maximum floor areas for commercial use at 9,000 square metres. Mr. Jackson stated that the proposed amendments provide greater design flexibility.

It was moved and seconded

That Bylaw No. 8891, to amend the “Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)” zoning district, be introduced and given first reading.

CARRIED

5. **APPLICATION BY ONNI 7731 ALDERBRIDGE HOLDING CORP. AND ONNI 7771 ALDERBRIDGE HOLDING CORP. FOR THE REZONING OF 7731 AND 7771 ALDERBRIDGE WAY FROM INDUSTRIAL RETAIL (IR1) TO HIGH DENSITY LOW RISE APARTMENTS (RAH2)**

(File Ref. No. 12-8060-20-8884, RZ 11-585209) (REDMS No. 3498893 v. 5)

Mr. Jackson provided background information and stated that the proposed project consists of a 660-unit development in four, six-storey wood frame buildings. He commented on the various proposed road improvements, noting that the area will see significant urbanization.

Mr. Jackson highlighted that the Applicant has met all the conditions of the City Centre Area Plan, in addition to provisions of the Affordable Housing Strategy and Public Art Program. Also, the Applicant has agreed to commit to connecting to the proposed City Centre District Energy Utility.

It was moved and seconded

That Bylaw No. 8884, which makes minor amendments to the RAH2 zone specific to 7731 and 7771 Alderbridge Way and rezones these subject properties from “Industrial Retail (IR1)” to the amended “High Density Low Rise Apartments (RAH2)”, be introduced and given first reading.

CARRIED

6. **APPLICATION BY TOWNLINE CONSTRUCTION INC., FOR A TEMPORARY COMMERCIAL USE PERMIT AT 9020 BRIDGEPORT ROAD**

(File Ref. No. TU 12-603672) (REDMS No. 3497591)

Please see Page 1 for action on this matter.

7. **MANAGER’S REPORT**

None.

Planning Committee
Tuesday, April 17, 2012

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:09 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, April 17, 2012.

Councillor Evelina Halsey-Brandt
Acting Chair

Hanieh Berg
Committee Clerk