

Planning Committee

Date: Wednesday, September 9, 2009

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Vice-Chair
Councillor Linda Barnes
Councillor Sue Halsey-Brandt

Absent: Councillor Evelina Halsey-Brandt, Chair
Councillor Harold Steves

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

MINUTES

1. It was moved and seconded
That the minutes of the meeting of the Planning Committee held on Tuesday, July 21, 2009, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **September 22, 2009**, at 4:00 p.m. in the Anderson Room.
3. **APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR REZONING AT 9671 NO. 4 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO TOWNHOUSE DISTRICT (R2-0.6)**

(File Ref. No.: 12-8060-20-8523, **RZ 07** - 395773) (REDMS No. 2679896)

Brian J. Jackson, Director of Development advised that the three properties are proposed to be consolidated into one development parcel and that 12 townhouse units would be developed on the subject site. Mr. Jackson added that staff supports the application.

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It was moved and seconded

That Bylaw No. 8523, for the rezoning of 9671 No. 4 Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Townhouse District (R2-0.6)”, be introduced and given first reading.

CARRIED

4. **APPLICATION BY KASIAN ARCHITECTURE INTERIOR DESIGN & PLANNING LTD. FOR A ZONING TEXT AMENDMENT TO THE AUTOMOTIVE PARK DISTRICT (AUP) ZONE TO INCREASE THE ALLOWABLE FLOOR AREA RATIO (FAR) AT 5571 AND 5631 PARKWOOD WAY**

(File Ref. No.: 12-8060-20-8527, **RZ 09** - 462526) (REDMS No. 2654859)

Mr. Jackson advised that the site was formerly in two separate lots on Parkwood Way at the Richmond Auto Mall and that the two buildings currently occupying the lots would be removed and replaced by a single building. A Lexus dealership would occupy the new structure. Mr. Jackson added that staff supports the application.

In response to a query regarding the possibility of using permeable paving on site, staff advised that during the Development Permit application process staff and the applicant would explore sustainability initiatives.

A comment was made that the applicant’s plan to relocate two trees, and to plant more than 20 trees and approximately 900 shrubs, would enhance the overall appearance of the site. Committee requested that staff commend the applicant for their landscaping efforts.

It was moved and seconded

That Bylaw No. 8527, for a Zoning Text Amendment to the Automotive Park District (AUP) Zone to increase the allowable F.A.R. for 5571 and 5631 Parkwood Way from current 0.50 to a maximum of 0.75 be introduced and given first reading.

CARRIED

5. **MANAGER’S REPORT**

(1) Official Community Plan (OCP)

No report was given.

(2) Social Planning Strategy

Terry Crowe, Manager, Policy Planning, reported that John Foster, Social Planning Coordinator, is now part of the new Community Services Department. Mr. Foster would be leading the Social Planning Strategy, and has prepared and distributed a background paper on the Strategy. More information will be forthcoming in the near future.

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(3) *Development Cost Charges*

A brief discussion ensued between Joe Erceg, General Manager, Planning and Development, and Committee regarding Development Cost Charges (DCCs), and in particular on:

- the City has reduced the DCCs by approximately 10-11%;
- in the past the City reviewed its DCCs every two or three years, but now the review will take place every 12 to 18 months; and
- whenever changes in DCCs take place, they are reviewed by the Province, which requires approximately three months to complete its review.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:14 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 Wednesday, September 9, 2009

Councillor Bill McNulty
Chair

Sheila Johnston
Committee Clerk