



Planning Committee

Anderson Room, City Hall
6911 No. 3 Road

Tuesday, June 2, 2009
4:00 p.m.

Pg. # ITEM

MINUTES

- PLN - 1 1. *Motion to adopt the minutes of the meeting of the Planning Committee held on Wednesday, May 20, 2009.*

AGENDA

- PLN - 8 2. *Motion to approve the agenda.*
Staff memo regarding application (AG – 360109) 6480 No. 4 Road (D. Blackstock) deferred from the May 20, 2009 Planning Committee meeting.

NEXT COMMITTEE MEETING DATE

- 3. Tuesday, **June 16, 2009**, (tentative date) at 4:00 p.m. in the Anderson Room.

PLANNING & DEVELOPMENT DEPARTMENT

- PLN - 9 4. **APPLICATION BY GERRY BLONSKI, ARCHITECT FOR REZONING AT 11111 AND 11131 CAMBIE ROAD FROM "SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) AND TWO-FAMILY HOUSING DISTRICT (R5)" RESPECTIVELY TO "TOWNHOUSE DISTRICT (R2 - 0.6)"**
(RZ 06 - 330589) (REDMS No. 2603462)

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That Bylaw No. 8425, for the rezoning of 11111 and 11131 Cambie Road from "Single-Family Housing District, Subdivision Area E (R1/E)" and "Two-Family Housing District (R5)" respectively to "Townhouse District (R2 – 0.6)", be introduced and given first reading.



- PLN - 33 5. **APPLICATION BY KAMIL MASHUKUR, SAKHINA RAHAM, ALEJANDRO CUSTODIO AND EDNA CUSTODIO FOR A STRATA TITLE CONVERSION AT 7391/7411 NO. 2 ROAD**
(SC 09 - 467216) (REDMS No. 2620414)

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

- (1) *That the application for a Strata Title Conversion by Kamil Mashukur, Sakhina Raham, Alejandro Custodio and Edna Custodio for the property located at 7391/7411 No. 2 Road be approved on fulfilment of the following conditions:*
- (a) *payment of all City utility charges and property taxes up to and including the year 2009;*
 - (b) *registration of a Restrictive Covenant on title that would require the existing two (2) driveways to be consolidated into a single 6 m wide and 6 m deep driveway to be located in the middle of the No. 2 Road frontage should the site be redeveloped with a new building. The driveway letdowns must be built as per City engineering specifications and the driveway design approved by the Transportation Department;*
 - (c) *registration of a flood indemnity covenant on title; and*
 - (d) *submission of appropriate plans and documents for execution by the Approving Officer within 180 days of the date of this resolution.*

- (2) *That the City, as the Approving Authority, delegate to the Approving Officer the authority to execute the plan on behalf of the City, as the Approving Authority, after the conditions set out in Recommendation 1 have been satisfied.*



- PLN - 43 6. APPLICATION BY INTERFACE ARCHITECTURE INC. FOR A HERITAGE ALTERATION PERMIT AT 12020 1ST AVENUE (HA 09-469805) (REDMS No. 261724)**

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That a Heritage Alteration Permit be issued which would permit the construction of a three-storey mixed-use building at 12020 1st Avenue on a site zoned “Steveston Commercial (Three-Storey) District (C5)” in accordance with Development Permit DP 06-345763, which was approved by Council on May 26, 2008.



- PLN - 71 7. APPLICATION BY S-8008 HOLDINGS LTD., S-211 HOLDINGS LTD., AND PLATINUM MANAGEMENT INC. FOR REZONING AT 8200, 8220, 8240 AND 8260 BLUNDELL ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO TOWNHOUSE DISTRICT (R2-0.6) (RZ - 07-390411) (File Ref. No. 12-8060-20-8489) (REDMS NO. 2597134, 2633635)**

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That Bylaw No. 8489, for the rezoning of 8200, 8220, 8240 and 8260 Blundell Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Townhouse District (R2-0.6)”, be introduced and given first reading.



- PLN - 90 8. APPLICATION BY FORTUNA DEVELOPMENT INC. FOR REZONING AT 4071, 4091, 4111 AND 4131 NO. 4 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/185) (RZ - 07-381074) (File Ref. No. 12-8060-20-8497) (REDMS No. 2598300, 1790634, 2636579, 2636580)**

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That Bylaw No. 8497, for the rezoning of 4071, 4091, 4111 and 4131 No. 4 Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/185)", be introduced and given first reading.



PLN - 113 9. APPLICATION BY PHILEO DEVELOPMENTS (RICHMOND) LTD. FOR A TEMPORARY COMMERCIAL USE PERMIT AT 5900 MINORU BOULEVARD

(TU - 09-466032) (REDMS No. 2627996, 2646997)

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That the application by Phileo Developments (Richmond) Ltd. for a Temporary Commercial Use Permit for property at 5900 Minoru Boulevard be considered at the July 20, 2009 Public Hearing at 7:00 p.m. in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration:

“That the Temporary Commercial Use Permit be issued to Phileo Developments (Richmond) Ltd. to allow retail trade and services (as defined in Zoning & Development Bylaw No. 5300), excluding gas station and the sales and servicing of automobiles, trailers or motorcycles at 5900 Minoru Boulevard.”



BUSINESS AND FINANCIAL SERVICES DEPARTMENT

PLN - 125 10. AFFORDABLE HOUSING STRATEGY: IMPLEMENTATION REVIEW AND HOUSING AGREEMENT REVISIONS

(File Ref. No.: 12-8060-20-8493) (REDMS No.2604285)

Designated Speaker: Joan D’Angola

STAFF RECOMMENDATION

(1) That Bylaw No. 8493 to amend the Richmond Zoning and Development Bylaw No. 5300 (as outlined in Attachment 1 of the staff report dated May 1, 2009, from the General Manager of Business and Financial Services, entitled “Affordable Housing Strategy: Implementation Review and Housing agreement Revisions”) be introduced and given first reading.

- (2) *That amendments to the Richmond Affordable Housing Strategy (as outlined in Attachment 2 to the staff report dated May 1, 2009, from the General Manager of Business and Financial Services, entitled “Affordable Housing Strategy: Implementation Review and Housing agreement Revisions”, which include annual household income thresholds and permitted maximum rental rates and the methodology used to determine same both now and in the future) be approved as an Addendum to the original Richmond Affordable Housing Strategy.*



PLANNING & DEVELOPMENT DEPARTMENT

- PLN - 133 11. AGRICULTURAL LAND RESERVE EXCLUSION APPLICATION BY GORDON PUSHEE AT 7340 NO. 4 ROAD**
(AG 06-353859) (REDMS No. 2639844)

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That authorization for Gordon Pushee to apply to the Agricultural Land Commission for exclusion of 7340 No. 4 Road (AG 06-353859) from the Agricultural Land Reserve be denied.



- PLN - 165 12. AGRICULTURAL LAND RESERVE EXCLUSION APPLICATION BY ROLAND HOEGLER (ACTING AGENT FOR STUART TAYLOR) AT 8400 NO. 4 ROAD**
(AG 06-355496) (REDMS No. 2641368, 1361302)

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That authorization for Roland Hoegler (acting agent for Stuart Taylor) to apply to the Agricultural Land Commission for exclusion of 8600 No. 4 Road (AG 06-355496) from the Agricultural Land Reserve be denied.



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- PLN - 206** 13. **AGRICULTURAL LAND RESERVE EXCLUSION APPLICATION BY PHILIP LEE AT 6580 NO. 4 ROAD (AG 07-358609) (REDMS No. 2641374, 2286927)**

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That authorization for Philip Lee to apply to the Agricultural Land Commission for exclusion of 6580 No. 4 Road (AG 07-358609) from the Agricultural Land Reserve be denied.

14. **MANAGER'S REPORT**

(1) *Official Community Plan (OCP)*

(2) *Social Planning Strategy*

ADJOURNMENT