



Public Notice is hereby given of a Regular Council Meeting for Public Hearings being held on:

**Monday, June 18, 2007 - 7 pm**

**Council Chambers, 1<sup>st</sup> Floor**

**Richmond City Hall**

**6911 No. 3 Road**

**Richmond, BC V6Y 2C1**

**www.richmond.ca**

## OPENING STATEMENT

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- 1      1.      **Zoning Amendment Bylaw 8020 (RZ 05-318567)**
- Location:**            10940 Mortfield Road
- Applicant:**            Judy Smith
- Purpose:**                To rezone the subject property from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Residential Child Care District (R6)”, to permit a Day Care Centre with a maximum of 16 children.
- First Reading:**      May 28, 2007
- Order of Business:**
1.    Presentation from the applicant.
  2.    Acknowledgement of written submissions received by the City Clerk since first reading.
  3.    Submissions from the floor.
- Council Consideration:**
1.    Action on Second & Third Readings of Bylaw 8020



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10     2.     **Zoning Amendment Bylaw 8087 (RZ 06-335516)**

**Location:**            8471 No. 1 Road

**Applicant:**           Raman Kooner

**Purpose:**            To rezone the subject property from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District (R1-0.6)”, to permit the property to be subdivided into two (2) new single-family residential lots with vehicle access from the existing rear lane.

**First Reading:**    May 28, 2007

**Order of Business:**

1.    Presentation from the applicant.
2.    Acknowledgement of written submissions received by the City Clerk since first reading.
  - 24 A        (a)    Yaping Zhang and Jianning Zhao, 112 – 8860 No. 1 Road
3.    Submissions from the floor.

**Council Consideration:**

1.    Action on Second & Third Readings of Bylaw 8087

25     3.     **Text Amendment Bylaw 8200 – Secondary Suites**

**Applicant:**           City of Richmond

**Purpose:**            To amend Zoning Bylaw No. 5300 by introducing regulations to enable the legalization of one secondary suite within a detached single-family dwelling, throughout the city of Richmond.

**First Reading:**    May 28, 2007

**Order of Business:**

1.    Presentation from the applicant.
2.    Acknowledgement of written submissions received by the City Clerk since first reading.
3.    Submissions from the floor.

**Council Consideration:**

1.    Action on Second & Third Readings of Bylaw 8200

2.    Adoption of Bylaw 8200

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66 4. **Zoning Amendment Bylaw 8203 (RZ 06-323970)**

**Location:** 4211 Garry Street, an unconstructed laneway to the north, and an unconstructed roadway to the east of 4211 Garry Street.

**Applicant:** Garry West Holdings Inc.

**Purpose:** To reduce the minimum lot size from 1,865 m<sup>2</sup> (20,075 ft<sup>2</sup>) to 1,560 m<sup>2</sup> (16,800 ft<sup>2</sup>) in “Comprehensive Development District (CD/79)”, and to rezone the subject property from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Comprehensive Development District (CD/79)”, to permit development of a 8-unit three-storey townhouse complex, with such development to include the closure of the unconstructed laneway to the north and an unconstructed roadway to the east of 4211 Garry Street.

**Related Information – No Action Required at Public Hearing:  
Highway Closure and Removal of Highway Dedication Bylaw 8227, and Sale of Closed Road Portions to Garry West Holdings Inc.**

**Purpose:** To provide for the closure and sale of the strips of laneway and roadway land, totalling 664 m<sup>2</sup> (7,147 ft<sup>2</sup>) to the developer of the adjacent land.

**First Reading:** May 28, 2007

**Order of Business:**

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

**Council Consideration:**

1. Action on Second & Third Readings of Bylaw 8203



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89     5.     **Official Community Plan Amendment Bylaw 8213**

**Applicant:**            City of Richmond

**Purpose:**                As part of the City’s Affordable Housing Strategy, this bylaw amendment is intended to encourage a 1:1 rental replacement policy for the conversion or rezoning of existing rental housing units in multi-family and mixed use developments, using a housing agreement in appropriate circumstances, which will help protect the number of rental units in Richmond; and to incorporate an expedited rezoning and development permit application process, at no additional cost to the applicant, where the entire building or development consists of affordable subsidized rental housing units.

**First Reading:**    May 28, 2007

**Order of Business:**

1.    Presentation from the applicant.
2.    Acknowledgement of written submissions received by the City Clerk since first reading.
3.    Submissions from the floor.

**Council Consideration:**

1.    Action on Second & Third Readings of Bylaw 8213

250    6.     **Zoning Amendment Bylaw 8218 (RZ 06-333717)**

**Location:**            2431 McKessock Avenue

**Applicant:**            Elegant Development Inc.

**Purpose:**                To rezone the subject property from “Single-Family Housing District, Subdivision Area D (R1/D)” to “Single-Family Housing District, Subdivision Area B (R1/B)”, to permit development of three (3) single-family residential lots.

**First Reading:**    May 28, 2007

**Order of Business:**

1.    Presentation from the applicant.
2.    Acknowledgement of written submissions received by the City Clerk since first reading.
3.    Submissions from the floor.

**Council Consideration:**

1.    Action on Second & Third Readings of Bylaw 8218



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265 7A. **Proposed Single-Family Lot Size Policy 5440**

Recommendation

That Single-Family Lot Size Policy 5440 for the area bounded by the rear boundaries of the properties on the south side of Bird Road, No. 5 Road, Cambie Road and the west side of Bargaen Drive be amended to permit rezoning and subdivision to Single-Family Housing District (R1/B) for 3491 No. 5 Road provided there is no vehicle access to No. 5 Road.

7B. **Zoning Amendment Bylaw 8225 (RZ 05-303370)**

**Location:** 3491 No. 5 Road

**Applicant:** Eric Hoegler

**Purpose:** To rezone the subject property from “Single-Family Housing District, Subdivision Area E (R1/E)” and “Roadside Stand (Class C) District (RSC)” to “Single-Family Housing District, Subdivision Area B (R1/B)”, to permit development of eight (8) single-family lots fronting an extension of Scratchley Crescent ranging in area from 360.8 m<sup>2</sup> to 501.7 m<sup>2</sup>.

**First Reading:** May 28, 2007

**Order of Business:**

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

**Council Consideration:**

1. Action on Single-Family Lot Size Policy 5440 Recommendation

2. Action on Second & Third Readings of Bylaw 8225

286 8. **Zoning Amendment Bylaw 8232 (RZ 07-363805)**

**Location:** 10560 Williams Road

**Applicant:** Khalid Hasan/Urban Era Builders

**Purpose:** To rezone the subject property from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District (R1-0.6)”, to permit the property to be subdivided into two (2) new single-family residential lots with vehicle access from the existing rear lane.

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3. Submissions from the floor.

**Council Consideration:**

1. Action on Second & Third Readings of Bylaw 8232



298 9. **Zoning Amendment Bylaw 8237 (RZ 07-363794)**

**Location:** 10711 Williams Road

**Applicant:** Khalid Hasan

**Purpose:** To rezone the subject property from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District (R1-0.6)”, to permit the property to be subdivided into two (2) new single-family residential lots with vehicle access from the existing rear lane.

**First Reading:** May 28, 2007

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3. Submissions from the floor.

**Council Consideration:**

1. Action on Second & Third Readings of Bylaw 8237



315 10. **Zoning Amendment Bylaw 8245 (RZ 07-361121)**

**Location:** 10351 Williams Road

**Applicant:** Pardeep and Arjan Bhullar

**Purpose:** To rezone the subject property from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District (R1-0.6)”, to permit the property to be subdivided into two (2) new single-family residential lots with vehicle access from the existing rear lane.

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**Council Consideration:**

1. Action on Second & Third Readings of Bylaw 8245



ADJOURNMENT