



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

**Wednesday, September 5, 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 8235 (RZ 07-355977)**
- Location:**            9351 and 9391 Ferndale Road
- Applicant:**           Ferndale No. 3 Holdings Ltd.
- Purpose:**            To amend to “Comprehensive Development District (CD/164)” to increase the maximum Floor Area Ratio from 0.95 to 0.97 and to rezone the subject property from “Single-Family Housing District, Subdivision Area F (R1/F)” to “Comprehensive Development District (CD/164)”, to permit development of a multiple-residential complex comprised of approximately 30 townhouse units.
- First Reading:**      July 23, 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 8235



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28      2.      **Zoning Amendment Bylaw 8244 (Floor Area Ratio Exemption for Basic Universal Housing Features)**

**Location:** All of Richmond

**Applicant:** City of Richmond

**Purpose:** To amend Richmond Zoning and Development Bylaw 5300 to:

1. allow a floor area ratio (FAR) exemption of 1.86 m<sup>2</sup> (20 ft<sup>2</sup>) where the following incorporate all of the basic universal housing features:
  - a dwelling unit that is one storey in an apartment building containing an elevator; or
  - a townhouse that is one storey;
2. include a schedule of basic universal housing features related to building access, doors and doorways, manoeuvring space at doorways, corridor widths, floor surfaces, windows, outlets and switches, bathrooms, kitchens, bedroom, patios and balconies.

**First Reading:** July 23, 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 8244

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2. Adoption of Bylaw 8244

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40      3.      **Zoning Amendment Bylaw 8265 (RZ 07-370956)**

**Location:** 8500 Francis Road

**Applicant:** Khalid Hasan

**Purpose:** To rezone the subject property from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Coach House District (R9)”, to permit the property to be subdivided into two (2) lots, each with a single-family residence on it and a dwelling unit above the garage, with vehicle access from a new rear lane.

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**First Reading:** July 23, 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 8265



58      4.      **Zoning Amendment Bylaw 8266 (RZ 07-366381)**

**Location:** 10520 Williams Road

**Applicant:** Parm Dhinjal

**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 a subdivision to create two (2) residential lots with vehicle access from the existing rear lane.

**First Reading:** July 9, 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 8266



72      5.      **Zoning Amendment Bylaw 8268 (RZ 07-365245)**

**Location:** 2491 & 2631 Westminster Highway

**Applicant:** City of Richmond

**Purpose:** To create “Comprehensive Development District (CD/190)” and to rezone the subject property from “Agricultural District (AG1)” to “Comprehensive Development District (CD/190)”, to formalize the Terra Nova Rural Park use of the site

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**First Reading:** July 23, 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 8268



87      6.      **Official Community Plan Amendment Bylaw 8270 and Zoning Amendment Bylaw 8271 (RZ 07-362690)**

**Location:** 12200 Steveston Hwy

**Applicant:** Ventana Construction Corporation

**Purpose of OCP Designation Amendment:**

To change the designation in the Official Community Plan Bylaw No. 7100 from "Business and Industry" to "Commercial" for 12200 Steveston Hwy.

**Purpose of Zoning Amendment:**

To introduce "Comprehensive Development District (CD/187)" and rezone the subject property from "Agricultural District (AG1)" to "Comprehensive Development District (CD 187)", to permit development of an automobile dealership.

**First Reading:** July 23, 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 Bylaws 8270 and 8271



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115    7.    **Zoning Amendment Bylaw 8272 (RZ 07-370649)**

**Location:**            9571 Williams Road

**Applicant:**           Vincent Wan

**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 a subdivision to create two (2) residential lots with vehicle access from a new rear lane.

**First Reading:**    July 23, 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 8272



138    8.    **Zoning Amendment Bylaw 8273 (RZ 07-372806)**

**Location:**            8360 Ruskin Road

**Applicant:**           Kulwinder Heer

**Purpose:**            To rezone the subject property from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District, Subdivision Area B (R1/B)”, to permit a subdivision to create two (2) residential lots.

**First Reading:**    July 23, 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 8273



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157    9.    **Zoning Amendment Bylaw 8274 (RZ 06-330060)**

**Location:**            12751 Rice Mill Road

**Applicant:**            Watson and Barnard, BC Land Surveyors

**Purpose:**            To rezone the subject property from “Agricultural District (AG1)” to “Light Industrial District (I2)”, to permit development of and subdivision to create approximately fifteen (15) light industrial lots.

**First Reading:**    July 23, 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 8274



209    10 A. **Proposed Amendment to Single-Family Lot Size Policy 5428 (Section 30-4-6)**

Recommendation

That Single-Family Lot Size Policy 5428 for the properties contained in Section 30-4-6, be amended to permit the southerly 36.24 m (118.9 ft.) of 6340 Francis Road to subdivide in accordance with Single-Family Housing District, Subdivision Area B (R1/B).

10 B. **Zoning Amendment Bylaw 8275 (RZ 06-334710)**

**Location:**            6340 Francis Road and 6351 Martyniuk Place

**Applicant:**            Goertzen Contracting Ltd.

**Purpose:**            To rezone the northern portion of 6340 Francis Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District, Subdivision Area C (R1/C)” and rezone 6351 Martyniuk Place and the southern 36.24 m (118.9 ft.) of 6340 Francis Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District, Subdivision Area B (R1/B)”, to permit development of four single-family residential lots with two lots fronting Francis Road and two lots fronting Martyniuk Place.

**First Reading:**    July 23, 2007

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**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 5428 Recommendation ☐
2. Action on Second & Third Readings of Bylaw 8275 ☐

251 11. **Zoning Amendment Bylaw 8276 (RZ 07-370928)**

**Location:** 8151 No. 3 Road

**Applicant:** William Uy

**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 a subdivision to create two residential lots with vehicle access from the existing rear lane.

**First Reading:** July 23, 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 8276 ☐

ADJOURNMENT