



Planning Committee

Date: Tuesday, April 6th, 2004
Place: Anderson Room
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Sue Halsey-Brandt, Vice-Chair
Councillor Linda Barnes
Councillor Rob Howard
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, March 16th, 2004, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **March 20th, 2004**, at 4:00 p.m. in the Anderson Room.
3. **AGRICULTURAL ADVISORY COMMITTEE
2003 ANNUAL REPORT AND 2004 WORK PROGRAM AND
BUDGET**
(Report: Mar. 9/04, File No.: 0100-20-AADV1) (REDMS No. 1130439)

Mr. Ian Chang, representing the Agricultural Advisory Committee, stated that he was available to answer questions. A brief discussion ensued on the Agricultural Advisory Committee's 2004 work program and members of the Planning expressed their interest in taking the farm tour when it was organized.

It was moved and seconded
That the Agricultural Advisory Committee 2004 Work Program be approved.

CARRIED

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4. **APPLICATION BY PATRICK COTTER ARCHITECT FOR REZONING AT 10351 LEONARD ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO A COMPREHENSIVE DEVELOPMENT DISTRICT**

(RZ 03-247345 - Report: Mar. 18/04, File No.: 03-247345) (REDMS No. 1198411)

Discussion ensued on the size of the lot which was being developed. In response to a query from the Committee, Mr. Crowe, Manager, Policy Planning advised that the neighbourhood was concerned about the densification which would occur if this application was approved. Mr. Cotter, representing the applicant, advised that he was amenable to working with staff to determine a more suitable development for this site.

It was moved and seconded

That the application for the rezoning of 10351 Leonard Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to a "Comprehensive Development District", be referred to staff to work with the applicant to provide an appropriate development which was more suitable to the neighbourhood.

CARRIED

5. **APPLICATION BY LES COHEN AND AZIM BHIMANI FOR REZONING AT 7111/7131 LUCAS ROAD FROM TWO-FAMILY HOUSING DISTRICT (R5) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**

(RZ 04-265929 - Report: Mar. 11/04, File No.: 8060-20-7689) (REDMS No. 1137067, 116685, 1167556)

It was moved and seconded

That Bylaw No. 7689, for the rezoning of 7111/7131 Lucas Road from "Two-Family Housing District (R5)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.

CARRIED

6. **APPLICATION BY WOODCREST DEVELOPMENT/TOP PROFIT ENTERPRISE FOR REZONING AT 4891 DUNCLIFFE ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA A (R1/A)**

(RZ 04-265452 - Report: Mar. 17/04, File No.: 8060-20-7690) (REDMS No. 1160587, 1175237, 1175240)

It was moved and seconded

That Bylaw No. 7690, for the rezoning of 4891 Duncliff Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area A (R1/A)", be introduced and given first reading.

CARRIED

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7. **APPLICATION BY NOBUYE OHARA FOR REZONING AT 4711 DUNFELL ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA A (R1/A)**

(RZ 04-265089 – Report: Mar. 16/04, File No.: 8060-20-7693) (REDMS No. 1175304, 1175335, 1175337)

It was moved and seconded

That Bylaw No. 7693, for the rezoning of 4711 Dunfell Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District, Subdivision Area A (R1/A)”, be introduced and given first reading.

CARRIED

8. **APPLICATION BY HARMINDER SIAN FOR REZONING AT 8171 & 8191 NO. 2 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO TOWNHOUSE DISTRICT (R2-0.7)**

(RZ 03-236509 – Report: Mar. 10/04, File No.: 8060-20-7694) (REDMS No. 1122333, 1195039, 1195042)

It was moved and seconded

That Bylaw No. 7694, for the rezoning of 8171 & 8191 No. 2 Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Townhouse District (R2-0.7)”, be introduced and given first reading.

CARRIED

9. **APPLICATION BY ROCKY SETHI FOR REZONING AT 9491 NO. 3 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COACH HOUSE DISTRICT (R9)**

(RZ 03-250878 – Report: Mar. 24/04, File No.: 8060-20-7695) (REDMS No. 1107388, 1195102, 1195094)

It was moved and seconded

That Bylaw No. 7695, for the rezoning of 9491 No. 3 Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Coach House District (R9)”, be introduced and given first reading.

CARRIED

10. **APPLICATION BY LEDINGHAM MCALLISTER HOMES LTD. FOR REZONING AT 7311, 7331, 7351, 7371, 7391 HEATHER STREET AND 9111, 9131, 9151 GENERAL CURRIE ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/143)**

(RZ 03-252558 – Report: Mar. 15/04, File No.: 8060-20-7697) (REDMS No. 1184428, 1197535, 1197550)

It was moved and seconded

That Bylaw No. 7697, for the rezoning of 7311, 7331, 7351, 7371, 7391 Heather Street and 9111, 9131, 9151 General Currie Road from “Single-Family Housing District, Subdivision Area F (R1/F)” to “Comprehensive Development District (CD/143)”, be introduced and given first reading.

CARRIED

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11. MANAGER'S REPORT

Mr. Terry Crowe, Manager, Policy Planning, advised that he was invited to a meeting between a developer and residents on Steveston Highway to explain the rezoning process. Discussion ensued on the Arterial Road Redevelopment Policy and it was suggested that staff, in conjunction with UDI, should promote open house meetings to educate the public about the City's development policies. Mr. Joe Erceg, General Manager, Urban Development Division, then advised that staff were in the process of preparing a brochure to be distributed to the public, which would explain the City's Arterial Road Redevelopment Policy as well as other development policies.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4.36 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 6th, 2004.

Councillor Bill McNulty
Chair

Desiree Wong
Recording Secretary