



Planning Committee

Date: Tuesday, November 22nd, 2005
Place: Anderson Room
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Sue Halsey-Brandt, Vice-Chair
Councillor Rob Howard
Councillor Harold Steves
Absent: Councillor Linda Barnes
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, November 8th, 2005, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **December 6th**, at 4:00 p.m. in the Anderson Room.

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URBAN DEVELOPMENT DIVISION

3. **APPLICATION BY GURBACHAN SIDHU FOR REZONING AT 9731 PIGOTT ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**

(RZ 05-312822 - Report: Nov. 7/05, File No.: 12-8060-20-7983) (REDMS No. 1671085, 1671098, 1671100, 1094879)

It was moved and seconded

That Bylaw No. 7983, for the rezoning of 9731 Pigott Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.

CARRIED

4. **APPLICATION BY RAMAN KOONER FOR REZONING AT 3831 LOCKHART ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**

(RZ 05-315343 - Report: Oct. 27/05, File No.: 12-8060-20-7989) (REDMS No. 1683949, 1687147, 1687094, 1081048)

It was moved and seconded

That Bylaw No. 7989, for the rezoning of 3831 Lockhart Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.

CARRIED

5. **APPLICATION BY AH TEN HOLDINGS LTD. AND HEMLOCK DRIVE DEVELOPMENT LIMITED PARTNERSHIP TO AMEND THE LAND USE DESIGNATION FOR 6288 KATSURA STREET AND 9371 HEMLOCK DRIVE WITHIN THE MCLENNAN NORTH SUB-AREA PLAN – SCHEDULE 2.10C OF THE OFFICIAL COMMUNITY PLAN**

(OCP 05-318069 - Report: Nov. 8/05, File No.: 12-8060-20-7996) (REDMS No. 1691407, 1692056, 1694941, 1668629, 1694564)

Mr. Holger Burke, Acting Director of Development advised that this 5-storey apartment was generally within the height limit of the Comprehensive Development District, and a change to the Official Community Plan was needed as the OCP only allowed for 4 -storey apartments in the area. The change was site specific, and the applicant would step down the building in the area facing the park.

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In response to queries from the Committee, Mr. Burke advised that he would provide information to Council on amenity contributions, the amount of green space, and whether the pathway was well lit to make it more user friendly.

It was moved and seconded

- (1) *That Official Community Plan (OCP) Amendment Bylaw No. 7996, to redesignate 6288 Katsura Street and 9371 Hemlock Drive from "Residential Area 2" (Attachment 4) to "Residential Area 2A" (Attachment 5) in the Land Use Map of Schedule 2.10C (City Centre Area McLennan North Sub-Area Plan) of Official Community Plan Bylaw No. 7100, be introduced and given first reading.*
- (2) *That Bylaw No. 7996, having been considered in conjunction with:*
 - (a) *the City's Financial Plan and Capital Program; and*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;**is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.*
- (3) *That Bylaw No. 7996, having been considered in accordance with the City Policy on Consultation during OCP Amendment, is hereby deemed not to require further consultation.*

CARRIED

6. **APPLICATION BY AM-PRI CONSTRUCTION LTD. FOR REZONING 9711, 9751 AND 9771 FERNDALE ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/153)**
(RZ 05-300409 - Report: Nov. 2/05, File No.: 12-8060-20-7997) (REDMS No. 1684052, 1684058, 1684059, 1668629)

In response to a query from the Committee, Mr. Fiss advised that the applicant would contribute \$6 per sq.ft. of building area in contributions to develop roads in the area.

It was moved and seconded

That Bylaw 7997, to reduce the minimum lot size from 0.404 ha (1.0 acre) to 0.344 ha (0.85 acre) in "Comprehensive Development District (CD/153)", and to rezone 9711, 9751 and 9771 Ferndale Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/153)", be introduced and given first reading.

CARRIED

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7. **APPLICATION BY LES COHEN AND AZIM BHIMANI FOR REZONING AT 5091 & 5111 FRANCIS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**

(RZ 04-274078 - Report: Nov. 7/05, File No.: 12-8060-20-7998/7854) (REDMS No. 1680342, 1683804, 1683797, 1477455, 1350425, 1298332)

Mr. Holger Burke, Acting Director of Development, advised that the original proposal for townhouses was rejected at Public Hearing. The new proposal was for 4 single family homes with shared driveways.

It was moved and seconded

- (1) *That Bylaw No. 7854, associated with a previous townhouse application, BE ABANDONED.*
- (2) *That Bylaw No. 7998, for the rezoning of 5091 & 5111 Francis Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.*

CARRIED

8. **MANAGER'S REPORT**

Mr. Holger Burke reported on a 21 unit rezoning application on Dorval Road (RZ05-311800) and noted that the residents had recently submitted a petition opposing this development. He stated that staff would meet with the applicant to share this information prior to the applicant's public information meeting which was scheduled to be held on November 30th, 2005

Mr. Terry Crowe advised that the Food Bank would have to move from Trites Road in the long term. He advised that staff would work with the Food Bank to help identify other locations, but would not make a space for them a condition of a development application.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:25 p.m.).

CARRIED

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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, November 22nd, 2005.

Councillor Bill McNulty
Chair

Desiree Wong
Committee Clerk