

Planning Committee

Anderson Room, City Hall
6911 No. 3 Road

Tuesday, July 17, 2007
4:00 p.m.

Pg. # ITEM

MINUTES

- 1 1. *Motion to adopt the minutes of the meeting of the Planning Committee held on Wednesday, July 4, 2007.*



NEXT COMMITTEE MEETING DATE

2. Thursday, **September 6, 2007**, (tentative date) at 4:00 p.m. in the Anderson Room.

PLANNING & DEVELOPMENT DEPARTMENT

- 13 3. **APPLICATION BY FERNDALE NO. 3 HOLDINGS LTD. FOR REZONING AT 9351 AND 9391 FERNDALE ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/164)**
(RZ 07-355977 - Report: June 25, 2007, File No.: 12-8060-20-8235) (REDMS No. 2131753)

Designated Speaker: Jean Lamontagne

STAFF RECOMMENDATION

That Bylaw No. 8235, to amend to “Comprehensive Development District (CD/164)” to increase the maximum Floor Area Ratio from 0.95 to 0.97 and to the rezone 9351 and 9391 Ferndale Road from “Single-Family Housing District, Subdivision Area F (R1/F)” to “Comprehensive Development District (CD/164)”, be introduced and given first reading.



- 40 4. **APPLICATION BY KHALID HASAN FOR REZONING AT 8500 FRANCIS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COACH HOUSE DISTRICT (R9)**
(RZ 07-370956 - Report: June 8, 2007, File No.: 12-8060-20-8265) (REDMS No. 2241441)

Designated Speaker: Jean Lamontagne

STAFF RECOMMENDATION

That Bylaw No. 8265, for the rezoning of 8500 Francis Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Coach House District (R9)”, be introduced and given first reading.



- 58 5. **APPLICATION BY THE CITY OF RICHMOND FOR REZONING AT 2631 AND 2491 WESTMINSTER HIGHWAY FROM AGRICULTURAL DISTRICT (AG1) TO “COMPREHENSIVE DEVELOPMENT DISTRICT (CD/190)”**
(RZ 07365245 - Report: July 12, 2007, File No.: 12-8060-20-8368) (REDMS No. 2254948, 2120501)

Designated Speaker: Jean Lamontagne

STAFF RECOMMENDATION

That Bylaw No. 8268, for the rezoning of 2631 and 2491 Westminster Highway from “Agricultural District (AG1)” to “Comprehensive Development District (CD/190)”, be introduced and given first reading.



- 73 6. **APPLICATION BY VENTANA CONSTRUCTION CORPORATION FOR REZONING AT 12200 STEVESTON HIGHWAY FROM AGRICULTURAL DISTRICT (AG1) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/187)**
(RZ 07-362690- Report: June 28, 2007, File No.: 12-8060-20-8270/8271) (REDMS No. 2230459)

Designated Speakers: Jean Lamontagne and Terry Crowe

STAFF RECOMMENDATION

- (1) *That Official Community Plan Amendment Bylaw No. 8270, to re-designate 12200 Steveston Highway from "Business and Industry" to "Commercial" in Attachment 1 (Generalized Land Use Map) to Schedule 1 of Official Community Plan Bylaw No. 7100, be introduced and given first reading.*

- (2) *That Bylaw No. 8270, having been considered in conjunction with:*
 - (a) *the City's Financial Plan and Capital Program;*
 - (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. 8270, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.*
- (4) *That Bylaw No. 8271 to create "Comprehensive Development District (CD/187)" and for the rezoning of 12200 Steveston Highway from "Agricultural District (AG1)" to "Comprehensive Development District (CD/187)", be introduced and given first reading.*



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- 7. **APPLICATION BY VINCENT WAN FOR REZONING AT 9571 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)**

(RZ 07-370649 - Report: June 14, 2007, File No.: 12-8060-20) (REDMS No. 2244513)

Designated Speaker: Jean Lamontagne

STAFF RECOMMENDATION

That Bylaw No. 8272, for the rezoning of 9571 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)", be introduced and given first reading.



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- 8. **APPLICATION BY KULWINDER HEER FOR REZONING AT 8360 RUSKIN ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**

(RZ 07-372806- Report: June 19, 2007, File No.: 12-8060-20-8273) (REDMS No. 2245410)

Designated Speaker: Jean Lamontagne

STAFF RECOMMENDATION

That Bylaw No. 8273, for the rezoning of 8360 Ruskin 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.



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9. **APPLICATION BY WATSON AND BARNARD, BC LAND SURVEYORS FOR REZONING AT 12751 RICE MILL ROAD FROM AGRICULTURAL DISTRICT (AG1) TO LIGHT INDUSTRIAL DISTRICT (I2)**

(RZ 06-330060 - Report: June 25, 2007, File No.: 12-8060-20-8274) (REDMS No. 1902965)

Designated Speaker: Jean Lamontagne

STAFF RECOMMENDATION

That Bylaw No. 8274, for the rezoning of 12751 Rice Mill Road from “Agricultural District (AG1)” to “Light Industrial District (I2)”, be introduced and given first reading.



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10. **APPLICATION BY GOERTZEN CONTRACTING LTD. FOR REZONING AT 6340 FRANCIS ROAD AND 6351 MARTYNIUK PLACE FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA C (R1/C) AND SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**

(RZ 06-334710 - Report: July 3, 2007, File No.: 12-8060-20-8275) (REDMS No. 2237473)

Designated Speaker: ✪

STAFF RECOMMENDATION

- (1) *That the following recommendation be forwarded to Public Hearing:*
- (a) *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).*
 - (2) *That Bylaw No. 8275, for the rezoning of 6340 Francis Road and 6351 Martyniuk Place from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District, Subdivision Area C (R1/C)” and “Single-Family Housing District, Subdivision Area B (R1/B)”, be introduced and given first reading.*



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11. **APPLICATION BY WILLIAM UY FOR REZONING AT 8151 NO. 3 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)**

(RZ 07-370928 - Report: June 25, 2007, File No.: 12-8060-20-8276) (REDMS No. 2246739)

Designated Speaker: Jean Lamontagne

STAFF RECOMMENDATION

That Bylaw No. 8276, for the rezoning of 8151 No. 3 Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District (R1-0.6)”, be introduced and given first reading.



253 12. **PROPOSED TRAFFIC CALMING MEASURES – DALLYN ROAD AREA**

(Report: July 2, 2007, File No.: 10-6450-09-01) (REDMS No. 2240618)

Designated Speaker: Victor Wei

STAFF RECOMMENDATION

(1) *That the proposed traffic calming measures for the Dallyn Road area, as described in the attached report, be forwarded to area residents for comment and indication of support by means of a survey to be mailed out immediately.*

(2) *That subject to the support of the area residents, staff proceed with the implementation of the proposed traffic calming measures.*



259 13. **BASIC UNIVERSAL HOUSING GUIDELINE – ZONING BYLAW AMENDMENT**

(Report: July 11, 2006, File No.: 12-8060-20-8244) (REDMS No. 2068685)

Designated Speaker: John Irving

STAFF RECOMMENDATION

That the proposed Amendment Bylaw 8244 (Floor Area Ratio Exemption for Basic Universal Housing Features) to amend the Zoning and Development Bylaw 5300 be introduced and given first reading.



270 14. **STEVESTON VILLAGE CONSERVATION PROGRAM: CONSERVATION STRATEGY**

(Report: July 3, 2007, File No.:) (REDMS No. 2249275)

Designated Speaker: Terry Crowe

STAFF RECOMMENDATION

(1) *That the Steveston Village Conservation Program: Conservation Strategy (as per the report dated July 3, 2007, from the Manager, Policy Planning) be approved in principle subject to the preparation of an Implementation Program; and*

- (2) *That staff be instructed to prepare a Steveston Village Conservation Program: Implementation Program.*



426 15. **A HERITAGE CONSERVATION OPPORTUNITY - 4091 CHATHAM STREET BUILDING**

(Report: July 10, 2007, File No.:) (REDMS No. 2243020)

Designated Speaker: Terry Crowe

STAFF RECOMMENDATION

That staff continue to work with the Army Navy & Air Force Legion Branch, Nikkei Fishermen's Project Committee, Richmond Heritage Commission, Steveston Historical Society (Museum) Board and potential private owners to determine the most viable solution to conserve the 4091 Chatham Street building, and report progress as required.



452 16. **OFFICIAL COMMUNITY PLAN (OCP)/STEVESTON AREA PLAN AND REZONING MARITIME MIXED-USE AREA APPLICATION BY ONNI DEVELOPMENT (IMPERIAL LANDING) CORP. FOR REZONING AT 4020 AND 4300 BAYVIEW STREET, FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD/104) AND COMPREHENSIVE DEVELOPMENT DISTRICT (CD/105), TO AN AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD/104)**

(RZ 04-287989 - Report: June 22, 2007 , File No.: 12-8060-20-8191/8192) (REDMS No. 2240953, 20781087)

Designated Speakers: Jean Lamontagne and Terry Crowe

STAFF RECOMMENDATION

- (1) *That Official Community Plan Bylaw No. 7100, Amendment Bylaw No. 8191 to:*

- (a) *Repeal and replace the definition of "Maritime Mixed-Use" (MMU) land use in Appendix 1 (Definitions) to Schedule 2.4 (Steveston Area Plan); and to*
- (b) *Re-designate a portion of 4020 Bayview Street and 4300 Bayview Street to "Neighbourhood Residential" in Attachment 1 (Generalized Land Use Map); and to*
- (c) *Re-designate a portion of 4020 Bayview Street and 4300 Bayview Street to "Residential" in Schedule 2.4 (BC Packers Land Use Map);*

be introduced and given first reading.

- (2) *That Bylaw No. 8191, 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. 8191, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.*
- (4) *That Bylaw No. 8192, to:*
 - (a) *Amend "Comprehensive Development District (CD/104)" by:*
 - (i) *widening the range of permitted commercial uses to support the needs of area residents;*
 - (ii) *limiting non-residential uses between No. 1 Road and Easthope Avenue; and*
 - (iii) *permitting only residential uses between Easthope Avenue and Bayview Street.*
 - (b) *Rezone 4020 Bayview Street from "Comprehensive Development District (CD/104)" and "Comprehensive Development District (CD/105)" to an amended "Comprehensive Development District (CD/104)",*
be introduced and given first reading.



17. **MANAGER'S REPORT**

- (1) *City Centre Plan*
- (2) *Steveston Study*
- (3) *Official Community Plan*
- (4) *Liveable Region Strategic Plan Review*

ADJOURNMENT

