



Planning Committee

**Anderson Room, City Hall
6911 No. 3 Road**

**Tuesday, July 7, 2009
4:00 p.m.**

Pg. # ITEM

MINUTES

- 1 1. *Motion to adopt the minutes of the meeting of the Planning Committee held on Tuesday, June 16, 2009.*



NEXT COMMITTEE MEETING DATE

- 2. Tuesday, **July 21, 2009**, (tentative date) at 4:00 p.m. in the Anderson Room.

PLANNING & DEVELOPMENT DEPARTMENT

- 12 3. **APPLICATION BY RAV BAINS FOR REZONING AT 8380 HEATHER STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA A (R1/A)**
(File Ref. No.: 12-8060-20-8482, **RZ 09-466786**) (REDMS No. 2606604)

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That Bylaw No. 8492, for the rezoning of 8380 Heather Street from “Single-Family Housing District, Subdivision Area B (R1/B)” to “Single-Family Housing District, Subdivision Area A (R1/A)”, be introduced and given first reading.



- 24 4. **APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR REZONING AT 8091 AND 8131 NO. 2 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO TOWNHOUSE DISTRICT (R2)**

(File Ref. No.: 12-8060-20-8498 RZ 08-422812) (REDMS No. 2536923)

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That Bylaw No. 8498, for the rezoning of 8091 and 8131 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.



- 44 5. **AM-PRI CONSTRUCTION LTD. HAS APPLIED TO THE CITY OF RICHMOND FOR PERMISSION TO REZONE 7340 AND 7360 GARDEN CITY ROAD FROM “SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F)” TO “COMPREHENSIVE DEVELOPMENT (CD/128)” IN ORDER TO DEVELOP 24 TOWNHOUSE UNITS.**

(File Ref. No.: 12-8060-20-8503, RZ 08-430370 (REDMS No. 2604284)

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That Bylaw No. 8503 for the rezoning of 7340 and 7360 Garden City Road from “Single-Family Housing District, Subdivision Area F (R1/F)” to “Comprehensive Development District (CD/128)”, be introduced and given first reading.



- 67 6. **APPLICATION BY ROKAPA MANAGEMENT LTD. FOR A ZONING TEXT AMENDMENT TO DOWNTOWN COMMERCIAL DISTRICT (C7) TO PERMIT A LICENSEE RETAIL STORE (TYPE 2) AT 8080 PARK ROAD**

(File Ref. No.: 12-8060-20-8510/8511, ZT 09-456554) (REDMS No. 2646093)

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That:

- (1) *Bylaw No. 8510, for a zoning text amendment to “Downtown Commercial District (C7)” to permit a “Licensee Retail Store (Type 2)” (private liquor store) at 8080 Park Road, be introduced and given first reading; and*
- (2) *Bylaw No. 8511, for a zoning text amendment to “Comprehensive Development District (CD/109)” to remove “Licensee Retail Store (Type 2)” (private liquor store) from the list of permitted uses at 4651 No 3 Road, be introduced and given first reading.*



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7. **APPLICATION BY HUGHES CONDON MARLER ARCHITECTS ON BEHALF OF THE CITY OF RICHMOND FOR REZONING AT 11051 NO. 2 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SCHOOL & PUBLIC USE DISTRICT (SPU)**

(File Ref. No.: 12-8060-20-8506/8507, RZ 09-472975) (REDMS No. 2654123)

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

- (1) *That Official Community Plan Amendment Bylaw No. 8506, to redesignate 11051 No. 2 Road:*
 - (a) *from “Neighbourhood Residential” to “Public and Open Space Use” in Attachment 1 to Schedule 1 of Official Community Plan Bylaw 7100 (Generalized Land Use Map); and*
 - (b) *from “Single-Family” to “Institutional” in the Steveston Area Land Use Map in Schedule 2.4 of the Official Community Plan Bylaw 7100 (Steveston Area Plan)*

be introduced and given first reading.
- (2) *That Bylaw No. 8506, 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. 8506, having been considered in accordance with Official Community Plan Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation.*

- (4) *That Bylaw No. 8507, for the rezoning of 11051 No. 2 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "School & Public Use District (SPU)", be introduced and given first reading.*

8. **MANAGER'S REPORT**

- (1) *Official Community Plan (OCP)*
- (2) *Social Planning Strategy*

ADJOURNMENT