

Schedule 19 to the Minutes of
the Council Meeting for
Public Hearing held on
Monday, April 16, 2012.

To Public Hearing
Date: April 16, 2012
Item # 6
Re: Bylaws 8874 + 8875

DATE:- APRIL 16, 2012

TO:- SARA BADYAL (604-276-4282)

PLANNING AND DEVELOPMENT DEPARTMENT

PROJECT:- OFFICIAL COMMUNITY PLAN AMENDMENT BY LAW 8874 AND ZONING
AMENDMENT BY LAW 8875 (R2 11-586705)

LOCATION/S 6011 AND 6031 NO. 1 ROAD

FROM:- PHENGIRI KANCHANAPHAN

ADDRESS # 1-6111 NO. 1 ROAD, RICHMOND, B.C. V7C 1T4

(SALISBURY LANE TOWNHOUSE)

TEL:- (604) 207-9331

COMMENTS.



COMMENTS:-

- ①. BUILDING IS TOO CLOSE TO THE EXISTING TOWNHOUSE (SALISBURY LANE).
- ②. BUILDING IS TOO HIGH FROM THE EXISTING TOWNHOUSE (SALISBURY LANE).
- ③. UPPER FLOOR PARKING LOT IS TOO HIGH COMPARE TO EXISTING TOWNHOUSE (SALISBURY LANE).
- ④. DRIVEWAY IS TOO HIGH TO COMPARE TO EXISTING TOWNHOUSE (SALISBURY LANE).

COMMENTS ABOUT THE DESIGN:-

- ①. INCREASE MORE OPEN SPACE BETWEEN BUILDING AND EXISTING TOWNHOUSE
- ②. REDUCE THE HEIGHT OF BUILDING TO THE SAME LEVEL OF TOWNHOUSES' ROOF.
- ③. REDUCE THE UPPER FLOOR PARKING LOT'S HEIGHT AND SHOULD BE THE SAME EXISTING WALKWAY OF SALISBURY LANE TOWNHOUSE.
- ④. THE LEVEL OF DRIVEWAY TO THE UPPER FLOOR PARKING LOT OF YOUR PROJECT SHOULD HAVE THE SAME HEIGHT OF THE EXISTING WALKWAY OF SALISBURY LANE.
- ⑤. SHOULD BUILT THE STRONG FENCH ON YOUR PROPERTY LANE.

**6. Official Community Plan Amendment
Bylaw 8874 and Zoning Amendment
Bylaw 8875 (RZ 11-586705)**

Location/s: 6011 and 6031 No. 1 Road

Applicant/s: Centro Terrawest
Development Ltd.

Purpose of OCP Designation Amendment:

To change the land use designation on the Land Use Map in Schedule 2.2B (Terra Nova Sub-Area Plan) from "Residential (Single Family)" to "Mixed Use".

Purpose of Zoning Amendment:

To amend the Zoning Bylaw, to create "Commercial Mixed Use (ZMU21) – Terra Nova" zone, and to rezone the subject property from "Local Commercial (CL)" and "Single Detached (RS1/F)" to "Commercial Mixed Use (ZMU21) – Terra Nova", to permit development of a 4-storey mixed-used building with commercial space at grade (approximately 731 m²), approximately 36 apartment housing dwelling units on upper floors, and an associated two-level parking structure.

City Contact: Sara Badyal
604-276-4282
Planning and Development
Department

BYLAWS 8874 & 8875

