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- Purpose:**
- (a) Bylaw 8604: To amend the “Residential/Limited Commercial (RCL3)” zone to more accurately reflect the intent of the City Centre Area Plan (CCAP) with regard to the range of permitted non-residential uses and related considerations for the subject site and other lands designated “Urban Centre T5 (45 m)” and “Village Centre Bonus”; and
  - (b) Bylaw 8605: To rezone the subject property from “Industrial Business Park (IB1)” to “Residential/Limited Commercial (RCL3)”, to permit the construction of a high-rise, high-density, mixed-use development incorporating 325 residential and live/work units in three towers over ground-floor retail, and undertake the restoration and enhancement of the adjacent Hollybridge Canal park and natural area.

**First Reading:** Tuesday, May 25, 2010

**Order of Business:**

- 1. Presentation from the applicant.
- 2. Acknowledgement of written submissions received by the City Clerk since first reading.
- 60 (a) Memorandum dated June 16, 2010 from Brian J. Jackson, Director of Development providing additional information
- 3. Submissions from the floor.

**Council Consideration:**

- 1. Action on Second & Third Readings of Bylaws 8604 and 8605.



63 3. **Zoning Amendment Bylaw 8607 (RZ 09-497385)**

**Location:** 13091, 13131, 13080, 13120 Bathgate Place and the northern 1.66 hectares (4.1 acres) of 3810 Jacombs Road (addressed as 3760 and 3820 Jacombs Road), the existing Bathgate Place surplus City Road Right-of-Way and portions of the existing Jacombs Road surplus City Road Right-of-Way

**Applicant:** Brook & Associates Inc. on behalf of IKEA Properties Limited

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**Purpose:** To rezone the subject properties from “Industrial Business Park (IB1)” to “Industrial Retail (IR1)”, to permit redevelopment and relocation of the existing IKEA store to the east side of Jacombs Road near Bathgate Way. A new Jacombs Road access and a new one-way westbound public road is also proposed to connect Knight Street with Jacombs Way, which will improve site access and mitigate traffic congestion at Bridgeport Road and Sweden Way.

**First Reading:** Tuesday, May 25, 2010

**Related Information – No Action Required at Public Hearing:**

**Purpose:** To provide for the closures and dispositions of a portion of Jacombs Road (approximately 455 square metres or 4,898 sf), Bathgate Place (approximately 2,855 square metres or 30,731 sf) and a titled portion of Jacombs Road known as Parcel A (approximately 377 square metres or 4,058 sf), to IKEA Properties Ltd.

**Order of Business:**

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
  - (a) Memorandum dated June 14, 2010 from Brian J. Jackson, Director of Development providing additional information
3. Submissions from the floor.

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**Council Consideration:**

1. Action on Second & Third Readings of Bylaw 8607.



129 4. **Zoning Amendment Bylaw 8608 (RZ 09-504936)**

**Location:** 5051 Williams Road

**Applicant:** Rick and Gary Aujla

**Purpose:** To rezone the subject property from “Single Detached (RS1/E)” to “Single Detached (RS2/C)”, to permit the property to be subdivided into two (2) lots, with a single shared access off Williams Road.

**First Reading:** Tuesday, May 25, 2010

**Order of Business:**

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.

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3. Submissions from the floor.

**Council Consideration:**

1. Action on Second & Third Readings of Bylaw 8608.



141 5. **Official Community Plan Amendment Bylaw 8479**

**Location:** 2651, 2671, 2711, 2811, 2831, 2851, 2911, 2931, 2951, 2971, and 2991 No. 3 Road, 2680, 2700, 2720, 2760, 2780, 2800, and 2900 Smith Street, and Portions of Smith Street

**Applicant:** City of Richmond

**Purpose:** To amend Schedule 2.10 to the Official Community Plan (City Centre Area Plan) as amended by OCP Amendment Bylaw 8383, to better satisfy Area Plan objectives for park and commercial development by:

- at 2651, 2671, 2711, 2811, 2831, 2851, 2911, 2931, 2951, 2971, and 2991 No. 3 Road, changing the land use designation from “Park” to “Urban Centre T5 (45 m)”;
- at 2680, 2700, 2720, 2760, 2780, 2800, and 2900 Smith Street, changing the land use designation from “Urban Centre T5 (35 m)” and “Urban Centre T5 (25 m)” to “Park”; and
- designating portions of Smith Street between Charles Street and Bridgeport Road for future development as “Urban Centre T5 (25 m)” and “Park”.

**First Reading:** April 14, 2009

**Order of Business:**

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
  - 166 (a) Memorandum dated June 1, 2010 from Serena Lusk, Manager, Parks – Planning and Design, and Suzanne Carter-Huffman, Senior Planner, Policy Planning, providing additional information;
  - 169 (b) Letter dated June 12, 2009 from Anne Murray, Vice President, Community & Environmental Affairs, Vancouver Airport Authority

3. Submissions from the floor.

**Council Consideration:**

1. Action on Second & Third Readings of Bylaw 8479.



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2. Adoption of Bylaw 8479



ADJOURNMENT