



Planning Committee

Anderson Room, City Hall
6911 No. 3 Road

Tuesday, May 18, 2010
4:00 p.m.

Pg. # ITEM

MINUTES

PLN-1 *Motion to adopt the minutes of the meeting of the Planning Committee held on Tuesday, May 4, 2010.*



NEXT COMMITTEE MEETING DATE

Tuesday, June 8, 2010, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING & DEVELOPMENT DEPARTMENT

PLN-3 1. **APPLICATION BY ONNI 6951 ELMBRIDGE DEVELOPMENT CORP. FOR REZONING AT 6951 ELMBRIDGE WAY FROM INDUSTRIAL BUSINESS PARK (IB1) TO RESIDENTIAL/LIMITED COMMERCIAL (RCL3)**
(File Ref. No.: 12-8060-20-8604/8605, RZ 07-380222) (REDMS No. 2891798)

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

(1) That Bylaw No. 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 non-residential uses and related considerations for lands designated "Urban Centre T5 (45 m)" and "Village Centre Bonus", be introduced and given first reading; and

(2) *That Bylaw No. 8605, to rezone 6951 Elmbridge Way from “Industrial Business Park (IB1)” to “Residential/Limited Commercial (RCL3)”, as amended by Bylaw No. 8604, be introduced and given first reading.*



PLN-51 2. **APPLICATION BY BROOK & ASSOCIATES INC. ON BEHALF OF IKEA PROPERTIES LIMITED TO REZONE 13091, 13131, 13080, 13120 BATHGATE PLACE AND THE NORTHERN 1.62 HECTARES (4 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 FROM INDUSTRIAL BUSINESS PARK (IB1) TO INDUSTRIAL RETAIL (IR1)**

(File Ref. No.: 08-4105-20-AMANDA #/2010-Vol 01, 12-8060-20-8607) (REDMS No. 2868048)

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That Bylaw No. 8607, to rezone 13091, 13131, 13080, 13120 Bathgate Place and the northern 1.62 hectares (4 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 from Industrial Business Park (IB1) to Industrial Retail (IR1), be introduced and given first reading.



PLN-115 3. **APPLICATION BY RICK AND GARY AUJLA FOR REZONING AT 5051 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/C)**

(File Ref. No.: 12-8060-20-8608, RZ 09-504936) (REDMS No. 2884737)

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That Bylaw No. 8608, for the rezoning of 5051 Williams Road from “Single Detached (RS1/E)” to “Single Detached (RS2/C)”, be introduced and given first reading.



- PLN-127 4. **RICHMOND HERITAGE COMMISSION 2009 ANNUAL REPORT AND 2010 WORK PLAN**
(File Ref. No.:) (REDMS No. 2820785)

Designated Speaker: Terence Brunette

STAFF RECOMMENDATION

That the Richmond Heritage Commission 2010 Work Plan (attached to the report dated May 5, 2010, from the General Manager, Planning and Development) be approved.



- PLN-135 5. **AGRICULTURE (AG) ZONE SETBACK AND HOUSE SIZE REFERRALS**
(File Ref. No.: 08-4430-03-07/2010-Vol 01) (REDMS No. 2886311)

Designated Speaker: Holger Burke

STAFF RECOMMENDATION

- (1) *That Richmond Zoning Bylaw 8500 Amendment Bylaw 8689, to amend the Agriculture (AG) zone to read:*

“14.1.6.1. No portion of a single detached housing building, including any additional dwelling units, shall be located further than 50.0 m from a constructed public road abutting the property.”

“14.1.6.2. No portion of a single detached housing garage or carport, and all other accessory buildings or accessory structures to the single detached housing, shall be located further than:

(a) 70.0 m from a constructed public road abutting the property if the property is:

(i) less than 0.8 ha in lot area; or

(ii) 0.8 ha or more in lot area and has a lot width or frontage of less than 50.0 m; or

(b) 50.0 m from a constructed public road abutting the property if the property is:

(i) 0.8 ha or more in lot area and has a lot width or frontage of 50.0 m or more.”,

be introduced and given first reading;

- (2) *That City staff hold a public open house before the Public Hearing to explain Richmond Zoning Bylaw 8500 Amendment Bylaw 8689 and that notice of this public open house be sent to all the Agriculture (AG) zoned property owners and tenants/leaseholders, in addition to being advertised in the local newspapers; and*

- (3) *That the information in the Staff Report dated May 4, 2010 regarding the Agriculture (AG) zone house size referral be received for information and that no further action be taken at this time pending the results of Metro Vancouver's proposed new Regional Growth Strategy and the Ministry of Agriculture and Lands review of this issue.*



COMMUNITY SERVICES DEPARTMENT

- PLN-155 6. **TRANSLINK REZONING (RZ 09-484669): PROPOSED USE OF COMMUNITY AMENITY BENEFITS FOR A CITY-OWNED CHILD CARE FACILITY**
(File Ref. No.:) (REDMS No. 2873262)

Designated Speaker: Lesley Sherlock

STAFF RECOMMENDATION

That the Community Amenity Benefits negotiated through the Translink site rezoning be used, as proposed in the Director of Development's report to Planning Committee dated December 10, 2009, for the establishment of a City-owned child care facility on the Community Amenity Lands.



7. **MANAGER'S REPORT**

ADJOURNMENT

