



Planning Committee

Date: Tuesday, November 2, 2010

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Linda Barnes
Councillor Sue Halsey-Brandt
Councillor Harold Steves
Mayor Malcolm Brodie

Absent: Councillor Greg Halsey-Brandt, Vice-Chair

Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on October 19, 2010, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, November 16, 2010, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING & DEVELOPMENT DEPARTMENT

1. **APPLICATION BY THE CHURCH IN RICHMOND FOR A ZONING TEXT AMENDMENT AT 4460 BROWN ROAD TO THE RELIGIOUS AND EDUCATION (ZIS4) – ABERDEEN VILLAGE (CITY CENTRE) TO CHANGE THE MINIMUM FRONT, REAR AND SIDEYARD SETBACKS TO ALLOW THE CONSTRUCTION OF A TWO (2) STOREY CHURCH BUILDING**
(File Ref. No.: 12-8060-20-8662, ZT 10-517847) (REDMS No. 2939641)

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Brian J. Jackson, Director of Development, stated that the site for the proposed church is zoned for the purpose of developing it as a place of worship, and that staff supports the applicant's zoning text amendment that addresses the requested variances.

In response to a query from Committee, staff advised that the site is pre-loaded, and construction will start soon on the two-storey place of worship.

It was moved and seconded

That Bylaw No. 8662, for a zoning text amendment to "Religious and Education (ZIS4) – Aberdeen Village (City Centre)" to change the minimum Front, Rear and Sideyard Setbacks, be introduced and given first reading.

CARRIED

2. MANAGER'S REPORT

2041 Official Community Plan (OCP) Update Activity

(REDMS No. 2939641)

Terry Crowe, Manager, Policy Planning reported that the on-line web dialogue tool "LetsTALKrichmond" is a useful tool to provide and receive information from the public.

To date five OCP Open Houses have taken place. 189 surveys have been received, with more anticipated, and at a future meeting, staff will report to Committee on the survey results.

Mr. Crowe advised that some of the public comments concern: (i) densifying in shopping mall areas; (ii) coach houses and granny flats; (iii) traffic; and (iv) park space.

A brief discussion ensued between Committee and staff on Mr. Crowe's update, and the City's single-family lot size policy.

Building and Development Applications Update

Joe Erceg, General Manager, Planning and Development, advised that a forthcoming staff report for Committee will provide information regarding:

- streamlining which staff have implemented in the development process; and
- the number of building applications and development applications, as well as revenue.

Mr. Erceg added that to date, the numbers indicate that the City's targets are being considerably exceeded, and 2010 appears to be a record year for the construction value of Building Permits which have been issued.

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Interface of Urban Areas with Agricultural Lands

Mr. Erceg reported that as part of the OCP update process, staff will undertake an analysis of the lot sizes in interface edge areas, where the City's urban areas meet the Agriculture Land Reserve. He advised that the analysis is focusing on the density of small lots and their configuration.

In response to a query, Mr. Erceg stated that staff will examine the need for parkland in sub areas, and the availability of Land Trust funding.

Wetlands Update

Mr. Crowe advised that for the past year and a half Ecowaste has not taken any action on its soil fill application for their site on No. 6 Road. The applicant has not submitted the information required in order for the application to proceed to the Community Bylaws department. Correspondence has been received from residents who have seen the Ecowaste sign on the site, and all correspondents receive a written response from the City regarding the status of the application.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:31 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, November 2, 2010.

Councillor Bill McNulty
Chair

Sheila Johnston
Committee Clerk