



To: Planning Committee
From: Joe Erceg
Manager, Development Applications
Date: February 26, 2002
File: RZ 01-194373
Re: APPLICATION BY THE CHURCH IN RICHMOND FOR REZONING AT 4460 BROWN ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/131)

Staff Recommendation

That Bylaw No. 7337, for rezoning at 4460 Brown Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Comprehensive Development District (CD/131)”, be introduced and given first reading.

Joe Erceg
Manager, Development Applications

Att. 2

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

The subject site, 4460 Brown Road, is situated in Section 33-5-6, in the City Centre's Aberdeen District, adjacent to the Richmond International High School and College. (**Attachment 1**) A single-family house currently occupies the site. The Church in Richmond has applied to rezone the subject property from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/131) for the purpose of developing it with a place of worship as a permanent home for its congregation. (**Attachment 2**) This development is not expected to take place for 2 to 5 years. The Church has investigated utilizing the existing house for "assembly use" (e.g. large gatherings or study groups), but has concluded that the necessary renovations would be too costly. Instead, until such time as a new facility is constructed on the subject site, the Church plans to retain the existing house as a residence for its pastor and continue to conduct its worship meetings at RC Palmer Secondary School.

Findings of Fact

ITEM	EXISTING	PROPOSED
<i>Owner</i>	W F Roberts	The Church in Richmond
<i>Applicant</i>	The Church in Richmond	No change
<i>Site Size</i> (Source:GIS)	4,388.4 m ² (47,237.89 ft ² /1.08 ac.)	No change
<i>Land Use</i>	Single-family residential	Place of worship & one dwelling unit
<i>OCP Designation</i> • City Centre	Institutional (Aberdeen District)	No change
<i>Zoning</i>	Single-Family Housing District, Subdivision Area E (R1/E)	Comprehensive Development District (CD/131) <ul style="list-style-type: none"> • Place of worship/assembly/private school • Maximum 1 dwelling unit • 0.5 floor area ratio (FAR)

Surrounding Development & Related Policies

Site & Area Overview

The City Centre Area Plan encourages the development of a mix of uses in order to support the growth of a vibrant and economically viable community. The subject site is situated in the City Centre's Aberdeen District. There, strengthening of the area's existing commercial focus is generally encouraged west of Hazelbridge Way, while to the east, the plan directs that existing residential uses be replaced with a mix of light industry, office, and limited commercial. In addition, the plan designates a small area in the centre of Section 33-5-6, including the Richmond International High School and College, the subject site, and three small, adjacent single-family lots, for institutional uses.

The existing school, which fronts onto Odlin Crescent, has operated successfully for many years in its current location. The subject site and three residential lots to its north back onto the school site and front Brown Road. During the area planning process, it was decided that the school was a desirable use in this neighbourhood, and that it should be encouraged to remain even after surrounding properties are converted to non-residential uses. Redevelopment of the subject site and the lots to its north with uses complimentary to the school could enhance the livability of the Aberdeen area both today and over the long term.

In addition to the single-family houses north of the subject site, houses are located immediately to its south and along the west side of Brown Road. Northwest of the site (across Brown Road) is the back of a shopping plaza that fronts Hazelbridge Way. It is not anticipated that additional shopping plazas will be constructed in this area. Rather, the area plan encourages office-like light industrial/commercial uses, possibly with limited retail at grade fronting directly onto Hazelbridge Way. Vehicular access to this development will be discouraged along Brown Road until such time as the residential area is prepared to undergo significant redevelopment.

Form and Character

No Development Permit application will be required, as institutional uses are exempt from this review process.

Staff Comments

Policy Planning

The proposed project is consistent with the City Centre Area Plan and, while it introduces a non-residential use into the existing residential area, it is a use that can complement and contribute to the livability of the neighbourhood. Staff recognize, of course, that a place of worship will bring with it increased traffic and that this may inconvenience existing residents. However, The Church in Richmond does not anticipate developing the subject site for 2 to 5 years. In light of this and the Transportation recommendation that future development of the site conform to the City's parking bylaw, staff believe that any impact resulting from the proposed use will be manageable and reasonable given the area-wide changes planned for this neighbourhood.

Transportation

- *Parking Requirements:*
Parking should conform to the City's current bylaw, both during the site's interim use as a residence and when it is redeveloped with a place of worship. In the case of the interim situation, no problem is foreseen; however, redevelopment of the site can be expected to be a sensitive issue if the surrounding area remains predominantly residential for an extended period. Based on a preliminary design for the future facility (submitted as part of the subject application), staff are satisfied that there is adequate opportunity for the development to fully conform to the City's parking bylaw and anticipate no reason for a parking variance at Building Permit stage.
- *Land Requirements:*
No land dedication is required for road purposes.
- *Access:*
 - a) A 3 m (9.843 ft.) wide Public Rights of Passage right-of-way should be secured along the subject site's entire south property line to provide future public trail access to the school site. Construction of this public trail and frontage improvements along Brown Road should be concurrent with redevelopment of the site.
 - b) The applicant proposes that future development of the subject site be accessed via two driveways. Staff, on the other hand, prefer that only a single driveway be provided and recommend that a restrictive covenant be registered on the subject site to limit vehicular access (with the exception of emergency access) to the site's existing driveway. Note, however, that staff may reconsider this limitation in the context of a future Building Permit application for the Church's proposed place of worship.

Engineering

Prior to final reading of the rezoning, the following shall be in place:

- Grant a 6 m (19.685 ft.) wide utility right-of-way across the subject site's entire east edge;
- Grant a 3 m (9.843 ft.) wide Public Rights of Passage right-of-way across the subject site's entire south edge;
- Construct a sanitary sewer extension through the new utility right-of-way to the north edge of the subject site, either via City work order or a standard servicing agreement; and
- Register restrictive covenants against the subject site stating that:
 - a) Vehicular access shall be limited to one driveway along Brown Road, to be in the location of the site's current driveway.
 - b) No Building Permit will be issued on the property until the developer has entered into the City's standard servicing agreement to construct, at his/her sole cost, a public trail in the right-of-way across the south edge of the site and full street frontage upgrades (consistent with City standards at that time). Work shall include, but may not be limited to:
 - i. Frontage works: Filling in the existing ditch with a covered storm sewer (possibly extending from the site's north property line to Odlin Crescent), road widening, curb and gutter, grass and treed boulevard, and decorative street lighting; and
 - ii. Trail development: A 2.5 m (8.202 ft.) wide paved pathway, a row of trees, fencing (as required along the edge of the adjacent residential lots), and associated landscaping.

Analysis

The proposed use of the subject site is in keeping with City Centre Area Plan objectives for the establishment of a livable, mixed-use downtown and, more specifically, the provision of institutional uses in the Aberdeen District. In addition, use of the subject site for a place of worship may compliment existing neighbouring residential uses until such time as the area redevelops. And, while it is recognized that the proposed use will bring increased traffic into the area, redevelopment of the site is not expected for 2 to 5 years and the facility's parking requirement will be fully accommodated on the subject site.

With regard to the site's proposed zoning, Comprehensive Development District (CD/131) is a new zone created specifically for the subject site. It is generally the same as Richmond's "Assembly District (ASY)" with the exception of the limitations it places on residential uses and parking, as follows:

- Residential uses are discouraged in Section 33-5-6 due to high aircraft noise. This makes dormitory use, which is permitted under ASY, inappropriate on the subject site. CD/131 instead permits only one dwelling on the site. This will facilitate the interim retention of the property's existing single-family house for use by the Church's pastor and, once the house is removed and the site is redeveloped, a caretaker suite as part of the Church's new facility. This is consistent with the applicant's intentions.
- In the City Centre, the creation of attractive streetscapes is generally encouraged by bringing development close to the street, with parking concealed to the rear or within screened garages. Contrary to this, the applicant's preliminary development concept (**Attachment 2**) proposes a parking/drop-off area between the building and the street. As The Church in Richmond is an institutional use, it will not be possible to address this inconsistency through the City's Development Permit process when the project goes forward for construction in 2 to 5 years. For this reason, CD/131 provides for a greater than typical landscaped parking setback from the street (6 m/19.68 ft. versus 3 m/9.84 ft.), which will help to ensure that future development on the subject site will compliment that on neighbouring properties.

Overall, rezoning of the subject site as proposed appears to fit well with the surrounding area.

Financial Impact

None.

Conclusion

1. The subject application for rezoning can be supported because it is in conformance with the City Centre Area Plan and objectives for development in the Aberdeen District.
2. Rezoning of the subject site to Comprehensive Development District (CD/131) merits favourable consideration.



Suzanne Carter-Huffman
Senior Planner/Urban Design

SPC:cas

There are requirements to be dealt with prior to final adoption of rezoning:

Legal requirements, specifically:

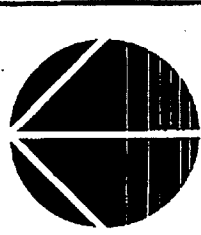
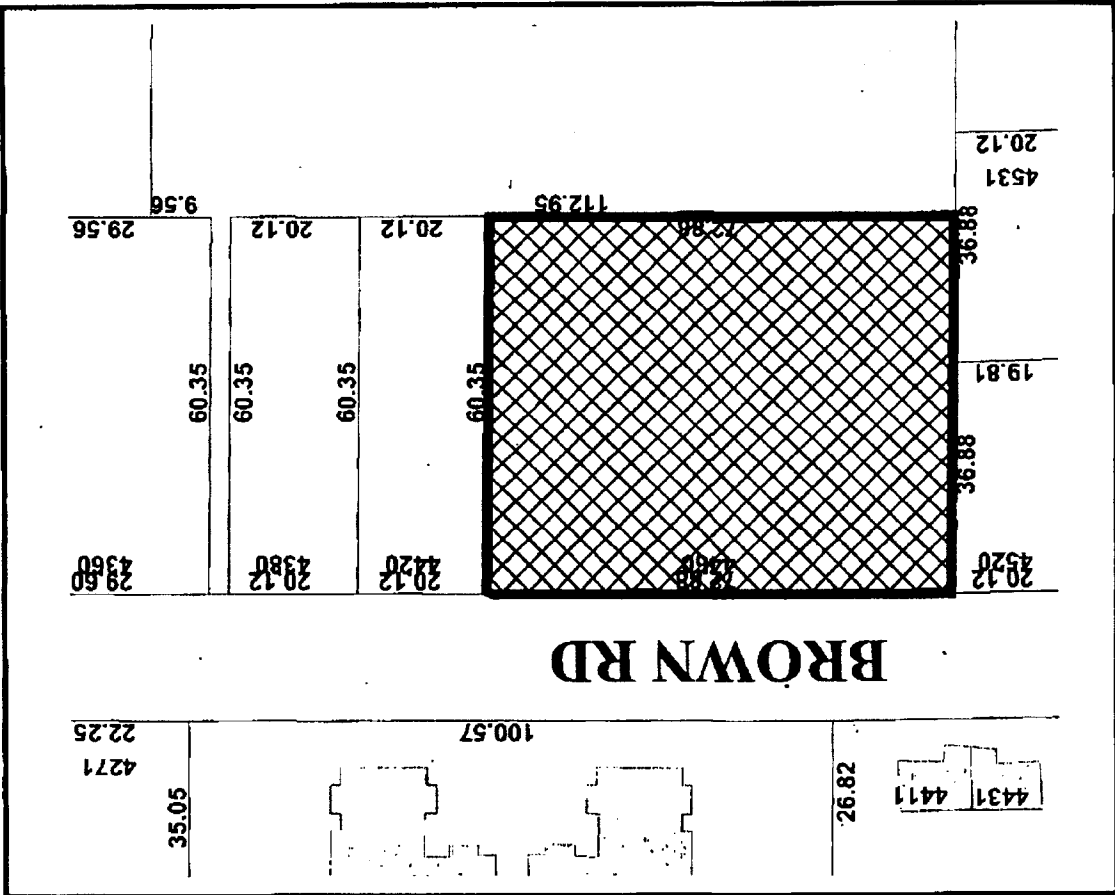
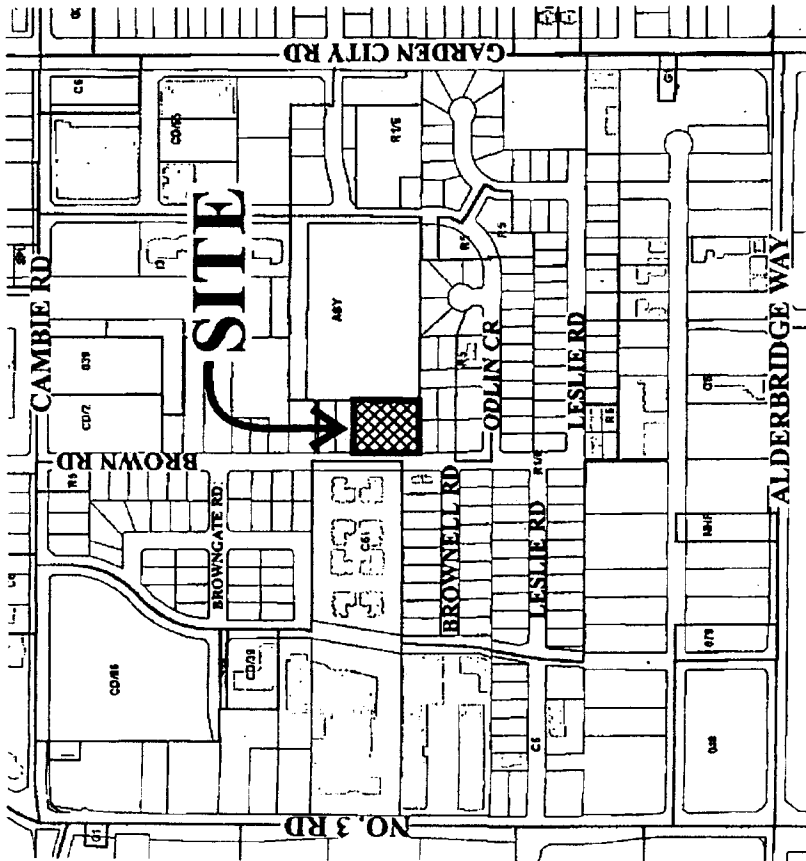
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Development requirements, specifically:

- Construct a sanitary sewer extension through the new utility right-of-way to the north edge of the subject site, either via City work order or a standard servicing agreement.



City of Richmond

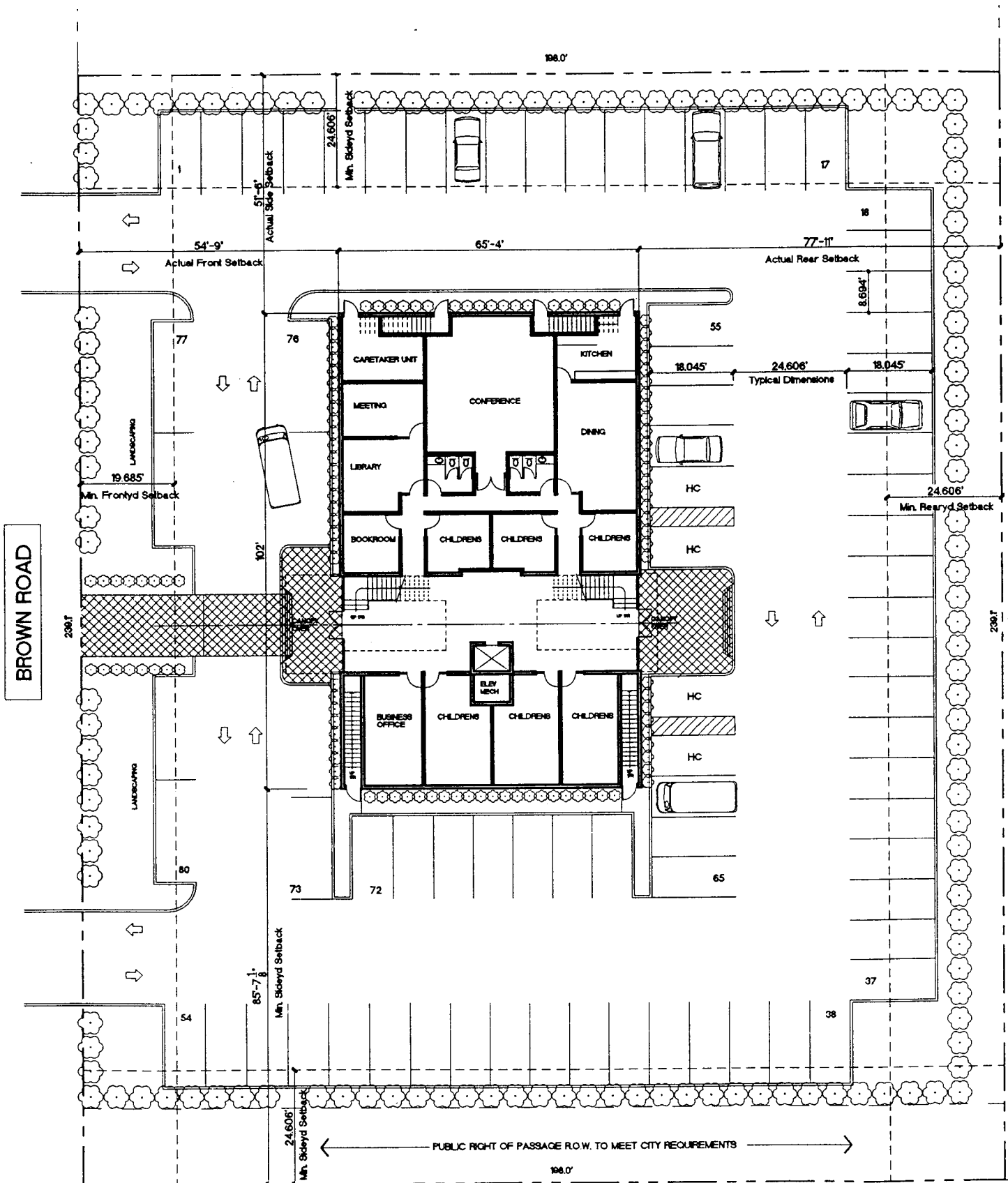


RZ 01-194373

Original Date: 10/02/01

Revision Date:

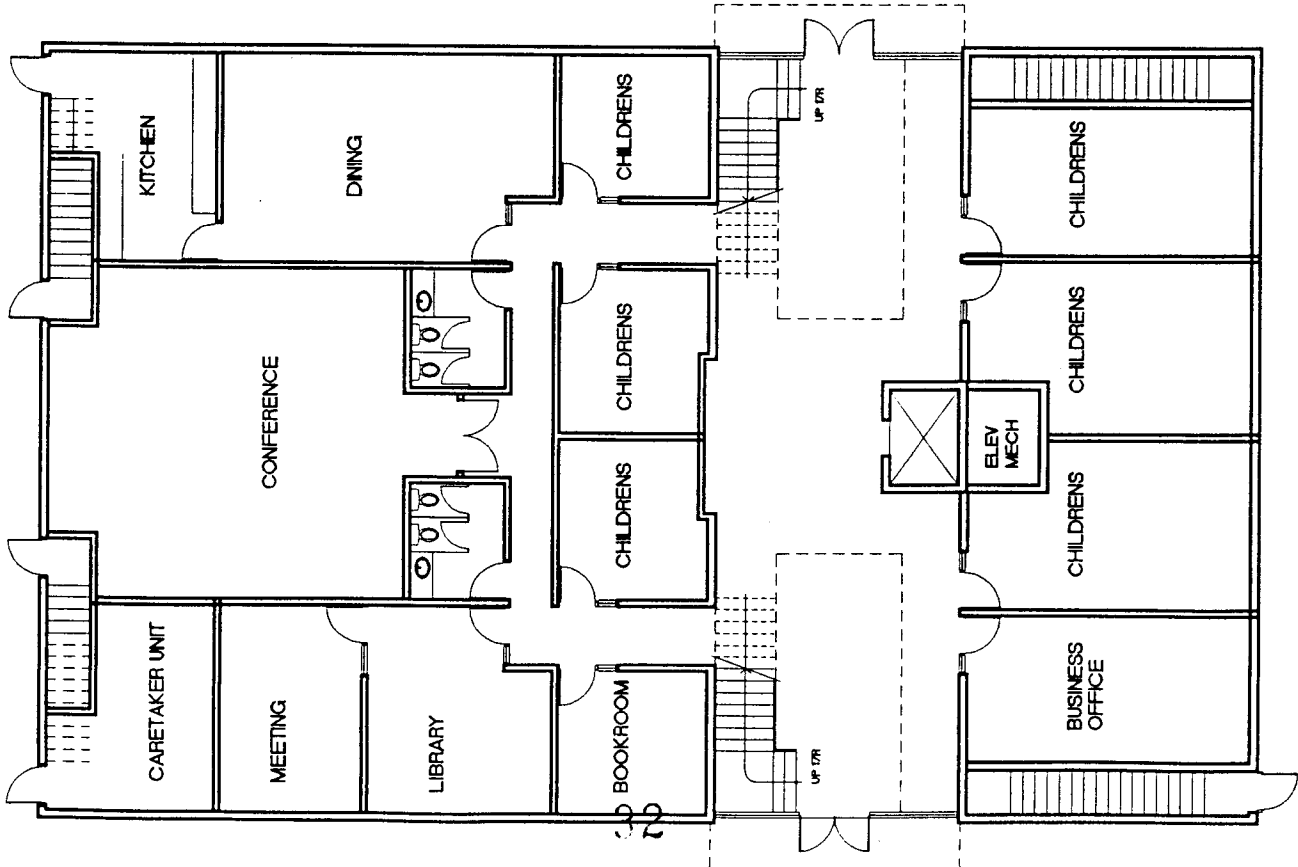
Note: Dimensions are in METRES



BROWN ROAD

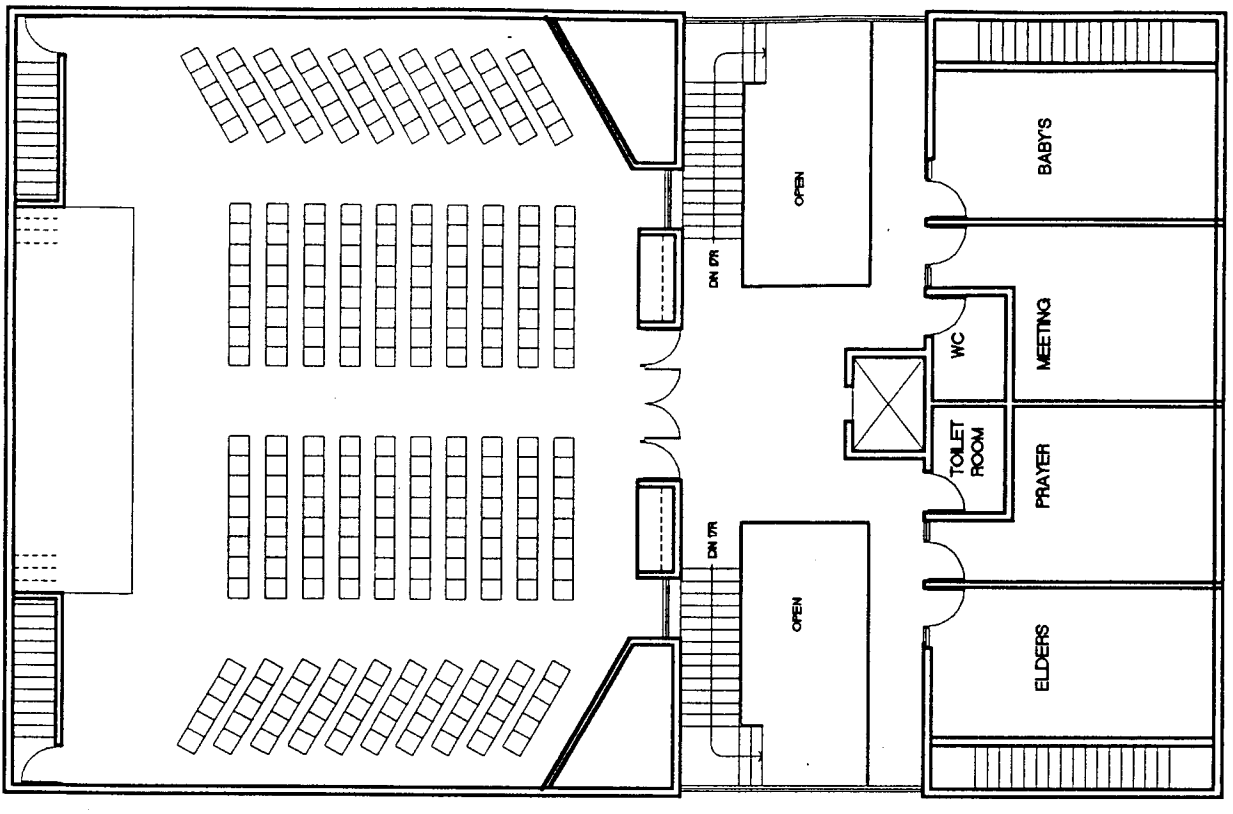
PRELIMINARY SITE LAYOUT PLAN
 Showing Ground Floor Plan
 (Part of Rezoning Application RZ 01-194373)

INTERFACE
 ARCHITECTURE INC.



GROUND FLOOR

Scale: 1/8"=1'-0"



UPPER FLOOR

Scale: 1/8"=1'-0"



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7337 (RZ 01-194373)
4460 BROWN ROAD**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning and Development Bylaw 5300 is amended by inserting as Section 291.131 thereof the following:

“291.131 **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/131)”**

The intent of this zoning district is to accommodate places of worship and private schools.

291.131.1 **PERMITTED USES**

**PLACES OF WORSHIP;
ASSEMBLY;
INTERMENT OF CREMATED REMAINS as a use accessory to places of
worship;
PRIVATE EDUCATIONAL INSTITUTIONS;
COMMUNITY USE;
RESIDENTIAL, limited to one Dwelling Unit per lot;
ACCESSORY USES, BUILDINGS & STRUCTURES, but excluding
secondary suites.**

291.131.2 **PERMITTED DENSITY**

.01 **Maximum Floor Area Ratio: 0.50**

291.131.3 **MAXIMUM LOT COVERAGE: 35%**

291.131.4 MINIMUM SETBACKS FROM PROPERTY LINES

- .01 Road Setbacks: 6 m (19.685 ft).
- .02 **Side Yards:** 7.5 m (24.606 ft.).
- .03 **Rear Yards:** 7.5 m (24.606 ft.).

291.131.5 MAXIMUM HEIGHTS

- .01 **Buildings:** 12 m (39.370 ft).
- .02 **Structures:** 12 m (39.370 ft).

291.131.6 MINIMUM LOT SIZE

- .01 A **building** shall not be constructed on a **lot** of less than 0.405 ha. (1 ac.) in size.

291.131.7 OFF-STREET PARKING

- .01 Off-street parking shall be provided in accordance with Division 400 of this Bylaw, **EXCEPT THAT** no parking shall be permitted within the **front yard**.

291.131.7 SCREENING & LANDSCAPING

- .01 Screening and landscaping shall be provided in accordance with Division 500 of this Bylaw, **EXCEPT THAT:**
 - a) The height of a **fence** shall not exceed 2m (6.562 ft.);
 - b) Outdoor storage areas shall be screened from view from adjacent **lots** and **public roads** by a solid **fence** 2 m (6.562 ft.) in height; and
 - c) Where a **lot** is being developed and such development does not require the issuance of a Development Permit, the owner shall:
 - (i) Where the **lot** abuts a zoning district that permits **residential** use, erect and maintain a solid **fence** 2 m (6.562 ft.) in height within 1 m (3.281 ft.) of the boundary line of the said zoning district; and
 - (ii) On the portion of the **lot** which is within 6 m (19.685 ft.) of a **property line** abutting a **public road**, plant and maintain any combination of trees, shrubs, ornamental plants, or lawn.

- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/131)**.

P.I.D. 003-911-667

South Half Lot 7 Except: Firstly: Part Subdivided by Plan 24362 Secondly: Parcel "L" (Explanatory Plan 24381), Section 33 Block 5 North Range 6 West New Westminster District Plan 3318

- 3. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7337**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for Legality by Solicitor
<i>[Signature]</i>

MAYOR

CITY CLERK