



CITY OF RICHMOND

REPORT TO COMMITTEE

TO: Planning Committee

DATE: March 3, 2000

FROM: Joe Erceg
Manager, Development Applications

FILE: RZ 00-085291

RE: Application by the Richmond Pentecostal Church for Rezoning at 9340 Westminster Highway from Single-Family Housing District, Subdivision Area F (R1/F) to Assembly District (ASY)

STAFF RECOMMENDATION

That Bylaw No. 7098, for the rezoning of 9340 Westminster Highway from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Assembly District (ASY)", be introduced and given first reading.

Joe Erceg
Manager, Development Applications

Att. 3

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

STAFF REPORTORIGIN

The subject property, 9340 Westminster Highway, is situated in the McLennan North sub-area of the City Centre. More specifically, the property lies on the south side of Westminster Highway between Garden City Road and No. 4 Road, immediately east of the Richmond Pentecostal Church located at 9300 Westminster Highway and the church residence at 9260 Westminster Highway. The Pentecostal Church proposes to acquire the subject property and rezone it to Assembly District (ASY) to enable it to be used for church purposes. In the short term, it is envisioned that the existing house on the subject site may be renovated in order that the Church's existing childcare may be relocated from its current location in the adjacent church building. In the long term, the Pentecostal Church may incorporate the subject site with its current holdings in planning for any future facility expansion.

FINDINGS OF FACT

ITEM	EXISTING	PROPOSED
Owner	Philip Smith	Richmond Pentecostal Tabernacle Forward Thrust Society
Applicant	Richmond Pentecostal Church	No change
Site Size	<p>Subject Site: 1,904.5 m² (0.5 ac)</p> <p>Existing Church Lands:</p> <ul style="list-style-type: none"> 9300 Westminster Hwy 11,947.7 m² (3.0 ac) 9260 Westminster Hwy 2,185.6 m² (0.5 ac) <p>Total: 16,037.8 m² (4.0 ac)</p>	<ul style="list-style-type: none"> Subject site to be consolidated with 9300 Westminster Hwy 635 m² (0.2 ac) road dedication required for future extension of Katsura St Total area of expanded 9300 Westminister Hwy: 13, 217.2 m² (3.3 ac)
Land Uses	Single-family home	Church uses, possibly child care
OCP Designation (City Centre Area Plan)	Residential	No change
Sub-Area Plan Designation (McLennan North)	<ul style="list-style-type: none"> Church Residential Area 2; 0.95 base floor area ratio (FAR); 2, 3 & 4-storey townhouses; low-rise apartments (4 storeys max.) 	No change
Zoning	Single-Family Housing District, Subdivision Area F (R1/F)	Assembly District (ASY)

RELATED POLICIES & STUDIES**1. City Centre Area Plan**

The City Centre Area Plan seeks to encourage the "provision of a range of community facilities and services which meet the diverse needs of residents, workers, and visitors". The City Centre's existing churches and the services they provide are important to the health and welfare of Richmond's growing downtown. The Richmond Pentecostal Church, for example, provides a large childcare facility, together with a range of counselling and support services, in addition to its spiritual services.

2. McLennan North Sub-Area Plan

- The McLennan North Sub-Area Plan, adopted in 1996, promotes the establishment of a highly livable, urban neighbourhood offering a range of lower- and higher-density housing opportunities in a park-like setting. Furthermore, the plan encourages development of McLennan North as a “complete community” with access to parks, schools, recreation, small-scale commercial facilities, and community services.
- The plan’s “Land Use Designation & Circulation Plan” specifically identifies church use, together with multiple-family residential uses, in the vicinity of the existing Richmond Pentecostal Church and the subject property. (Attachment 2)
- The plan also specifically identifies the need for the future development of three “principal roads” (e.g. key public roads) connecting Alberta Road with Westminster Highway. A rights-of-way has been established between Alberta Road and Ferndale Road for the westernmost of these routes, Katsura Street. The extension of Katsura Street to Westminster Highway will require the establishment of a rights-of-way falling at least partially on lands owned by the Richmond Pentecostal Church. The remainder of Katsura Street would likely be secured across adjacent properties when they redevelop to higher density residential uses. (Attachment 3)

Surrounding Development

The subject site and most of its neighbours are large, unsewered residential lots, zoned Single-Family Residential District, Subdivision Area F (R1/F) and occupied by a mix of newer and older houses. Large portions of the McLennan North sub-area have been consolidated for park and school purposes (south of Alberta Road) or residential redevelopment (between Alberta Road and Ferndale Road), and Alberta Road has been partially upgraded with sanitary and storm sewers, street lighting, a sidewalk, and a treed boulevard. Little consolidation has occurred, however, in the vicinity of the subject site, and Ferndale Road more closely resembles a country lane than an urban thoroughfare. The largest parcel north of Ferndale Road is the Richmond Pentecostal Church’s existing 11,947.7 m² (3 ac) property immediately west of the subject site at 9300 Westminster Highway. In addition to this property (which fronts both Westminster Highway and Ferndale Road), the Church owns a second smaller lot immediately to the west (9260 Westminster Highway) occupied by a single-family home used as a church residence.

STAFF COMMENTS

City departments effecting decisions surrounding land use, transportation, and engineering works support rezoning of 9340 Westminster Highway to permit its use for church purposes, on the condition that suitable arrangements are made, in favour of the City, to secure 635 m² (0.2 ac) of 9300 Westminster Highway for the future extension of Katsura Street. Construction of Katsura Street is not, however, necessary at this time. Staff recommend that the responsibility for construction of Katsura Street rest with the future developer(s) who will benefit from the access it will provide. Until the above mentioned 635 m² (0.2 ac) parcel of land is required for road purposes, staff support its continued use (together with maintenance and liability) by the Richmond Pentecostal Church for parking purposes.

ANALYSIS

Staff recommend support for the Richmond Pentecostal Church's proposal to rezone 9340 Westminster Highway to Assembly District (ASY) based on the following:

- The Richmond Pentecostal Church's proposal to acquire and rezone 9340 Westminster Highway for church-related uses is consistent with objectives contained within the City Centre Area Plan and the McLennan North Sub-Area Plan.
- The Richmond Pentecostal Church provides a valuable community service. And, unlike a number of City Centre churches that have contemplated relocating due to dwindling attendance, the Richmond Pentecostal Church and its congregation are strongly committed to remaining in their current location and, as required, expanding their facilities to meet the needs of Richmond's growing downtown. Rezoning of 9340 Westminster Highway will support the Church in the fulfilling of its objectives.
- The Church has agreed to provide a 635 m² (0.2 ac) parcel of land to the City for the future extension of Katsura Street. Without this parcel of land, the establishment of Katsura Street and the efficient redevelopment of lands west of the existing church site would be compromised.

FINANCIAL IMPACT

None.

CONCLUSION

The Richmond Pentecostal Church is a valued amenity in Richmond growing City Centre. The proposed use of the subject site is consistent with local area and sub-area plans, and the applicant's provision of land to the City for road purposes is important to the future residential redevelopment of neighbouring properties. On this basis, it is recommended that rezoning of the subject site merit favourable consideration.

Suzanne Carter-Huffman
Senior Planner/Urban Design

SPC:spc

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

Legal requirements, specifically:

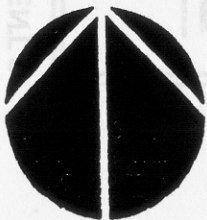
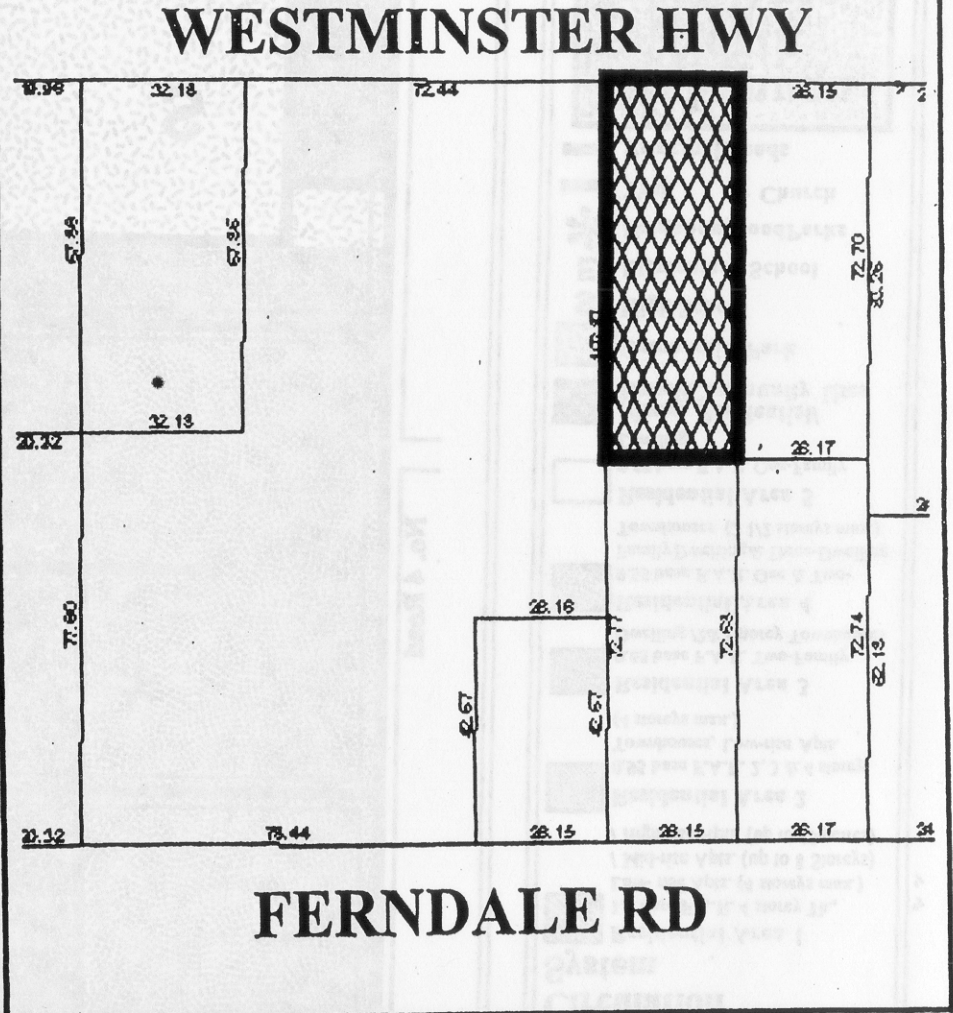
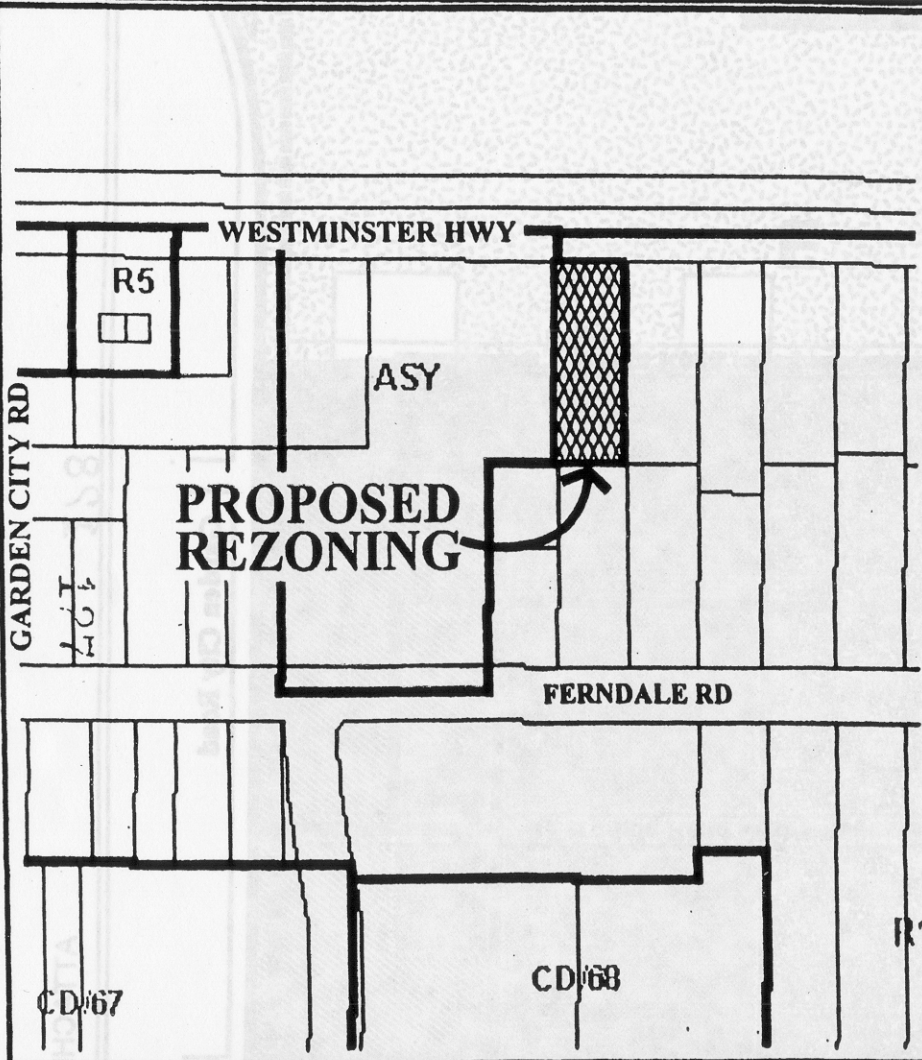
- Suitable arrangements must be made to secure a 635 m² piece of land from 9300 Westminster Highway for the future extension of Katsura Street, and to permit its interim use by the Richmond Pentecostal Church for parking purposes

Development requirements, specifically:

- Consolidation of 9340 and 9300 Westminster Highway into one lot.



City of Richmond

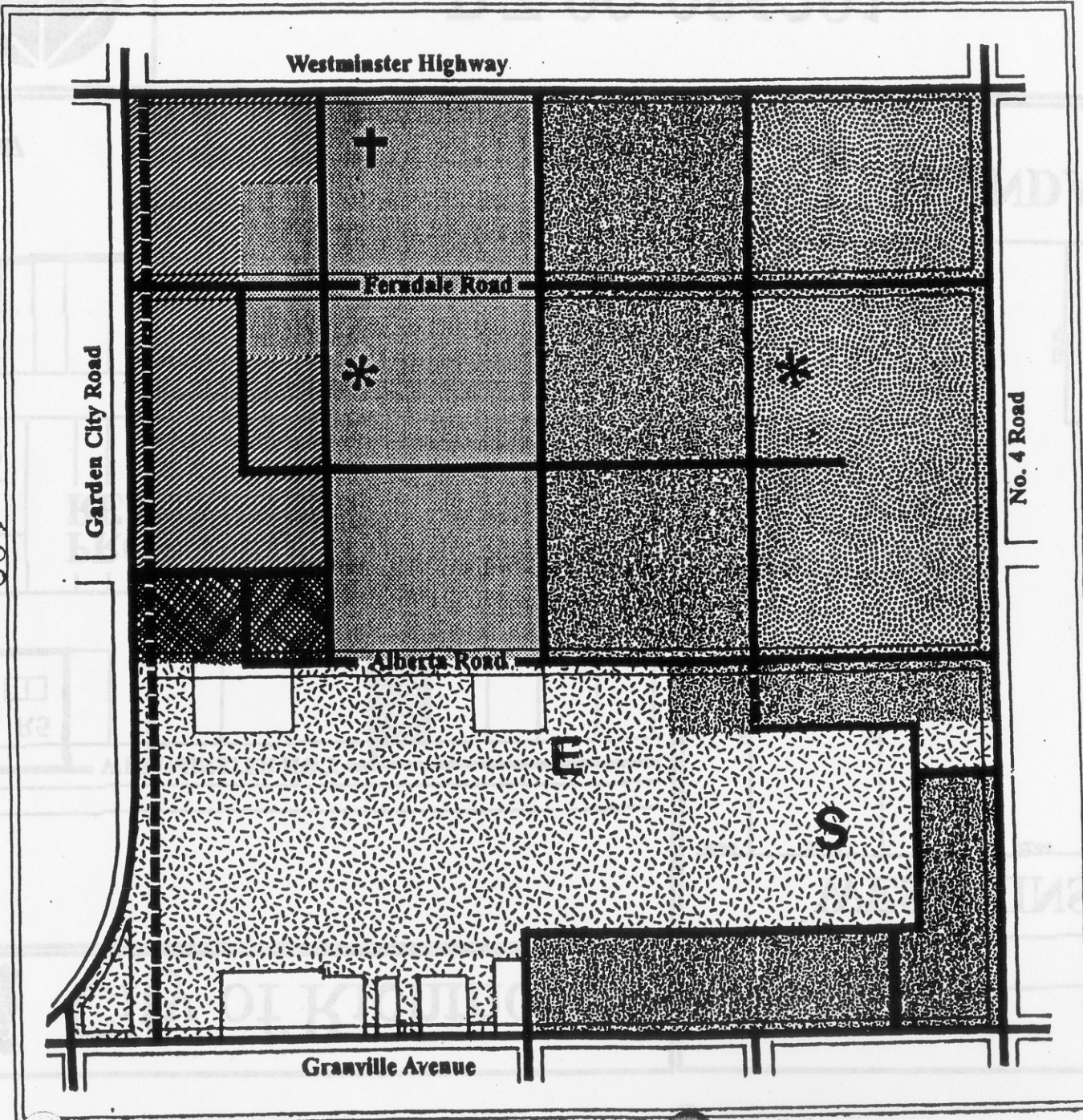


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





Original Date: 02/17/00

Revision Date:

Note: Dimensions are in METRES

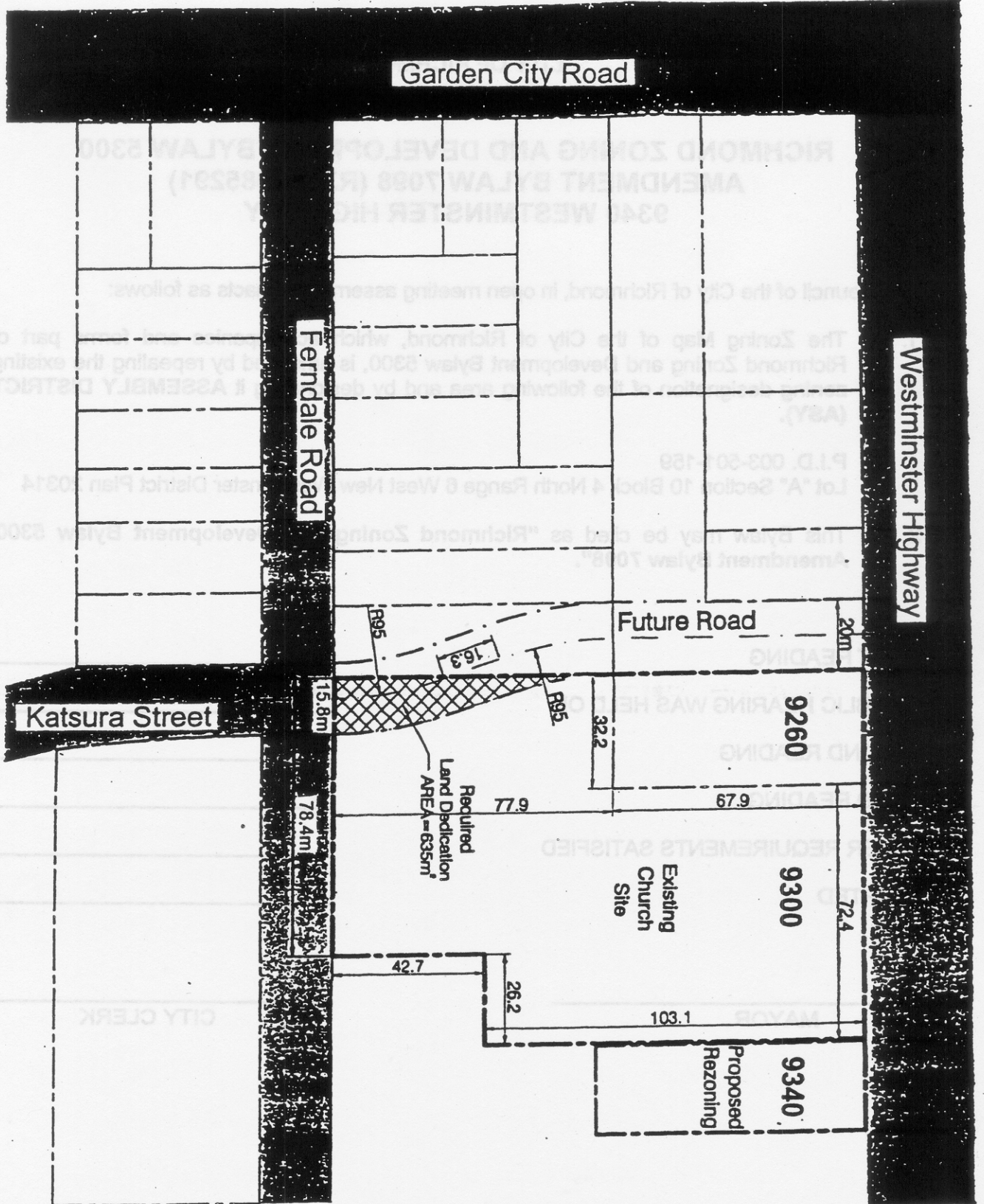


Attachment 1 Land Use Designation & Circulation System

-  **Residential Area 1**
1.6 base F.A.R. 4 storey Th,
Low-rise Apts. (4 storeys max.)
/ Mid-rise Apts. (up to 8 Storeys)
/ High-rise Apts. (up to 45metres)
-  **Residential Area 2**
0.95 base F.A.R. 2, 3 & 4 storey
Townhouses, Low-rise Apts.
(4 storeys max.)
-  **Residential Area 3**
0.65 base F.A.R. Two-Family
Dwelling /2&3 storey Townhouses
-  **Residential Area 4**
0.55 base F.A.R. One & Two-
Family Dwelling & Three-Dwelling
Townhouses (2 1/2 storeys max.)
-  **Residential Area 5**
0.55 base F.A.R. One-Family
Dwelling
-  **Mixed Residential/
Retail/Community Uses**
-  **Community Park**
- S** High School
- E** Elementary School
- *** Neighbourhood Parks
- - -** Trail **+** Church
- Principal Roads

**McLennan
North
Sub-Area**
*Official
Community Plan*





TITLE: NEW ROAD R.O.W. AT 9300 WESTMINSTER HWY FROM FERNDALE ROAD TO WESTMINSTER HWY

DESIGN: M.S.

DRAWN: 129

DWG. No:

CHECKED:

SCALE: 1:2000

DATE: DEC 1999

ENGINEER:

SEC. No:

SHT. No: 1 OF 1

City of Richmond

CITY OF RICHMOND

BYLAW 7098

**RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
AMENDMENT BYLAW 7098 (RZ 00-085291)
9340 WESTMINSTER HIGHWAY**

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

- 1. 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 **ASSEMBLY DISTRICT (ASY)**.

P.I.D. 003-501-159

Lot "A" Section 10 Block 4 North Range 6 West New Westminster District Plan 20314

- 2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7098"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CITY CLERK

CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor