



CITY OF RICHMOND

REPORT TO COUNCIL

TO: Richmond City Council
FROM: Councillor Malcolm Brodie, Chair
Planning Committee
DATE: April 19th, 2000
FILE: 6450-09
**RE: APPLICATION BY CANADA SHIN YAT TONG MORAL SOCIETY FOR
REZONING AT 10300 NO. 5 ROAD FROM AGRICULTURAL DISTRICT (AG1) TO
COMPREHENSIVE DEVELOPMENT DISTRICT (CD/110)**

The Planning Committee, at its meeting held on Tuesday, April 17th, 2000, considered the attached report, and recommends as follows:

COMMITTEE RECOMMENDATION

That the application by Canada Shin Yat Tong Moral Society for the rezoning of 10300 No. 5 Road from "Agricultural District (AG1)" to "Comprehensive Development District (CD/110)" (Bylaw No. 7098), BE DENIED.

Councillor Malcolm Brodie, Chair
Planning Committee

Attach.

VARIANCE

Please note that staff recommended the following:

That Bylaw No. 7078, for the rezoning of 10300 No. 5 Road from "Agricultural District (AG1)" to "Comprehensive Development District (CD/110)", be introduced and given first reading.

STAFF REPORT

ORIGIN

The Canada Shin Yat Tong Moral Society has applied for rezoning to permit the development of a new meeting hall for 100 regular members or attendants with a maximum floor area of 810 m² (8,720 ft²) and 40 parking spaces at 10300 No. 5 Road.

FINDINGS OF FACT

ITEM	EXISTING	PROPOSED
Owner	Philip and Carole Briard	Canada Shin Yat Tong Moral Society
Applicant	Canada Shin Yat Tong Moral Society	No Change
Site Size	0.2 ha (0.5 ac.)	No Change
Land Uses	Single-family dwelling and hobby kennel	Meeting hall
OCP Designation	Community Institutional	No Change
ALR Designation	Within ALR but exempt since less than 0.8 ha (2 ac.)	No Change
Zoning	Agricultural District (AG1)	Comprehensive Development District (CD/110)

RELATED POLICIES & STUDIES

The subject property is located in the No. 5 Road area where community institutional uses are encouraged to locate. Farming the backlands is not an issue with this property because of its small size, which exempts it from the provisions of the Agricultural Land Reserve (ALR).

STAFF COMMENTS

Land Use staff has no objection to the rezoning, subject to the site being developable under the Assembly District (ASY) regulations.

Development Application staff noted that sanitary sewer is unavailable, therefore a septic tank and field or holding tank will be required for sewage disposal. The front setback to the proposed building should allow for a future 3 m to 6 m (10 ft. to 20 ft.) sanitary sewer right-of-way to accommodate future sanitary sewers. Development Cost Charges (DCC's) and servicing costs to be determined at Building Permit stage.

Richmond Health Department staff stated that approval will be subject to the submission and approval of an on-site sewage disposal system application. There may be restrictions to the size and scope of development due to requirements for on-site sewage disposal. If a daycare or preschool program is being considered for the meeting hall, the applicant should contact the Health Department, Community Care Licensing, for requirements prior to design stage.

The Fire Department had no objection to the rezoning, provided that sufficient water is available.

Transportation staff has reviewed the parking analysis prepared by Bunt & Associates and are willing to accept the proposal to have 40 parking spaces for the 100 regular members or attendants at the Canada Shin Yat Tong Moral Society meeting hall (maximum 810 m² (8,720 ft²) building).

The Ministry of Transportation and Highways (MOTH) has granted preliminary approval of the rezoning for 180 days pursuant to Section 54(2) of the Highway Act.

ANALYSIS

This rezoning was preceded by a number of pre-application meetings.

During these meetings and the subsequent review process, the following issues were identified:

1. Parcel Size

The subject property is a very small parcel for a meeting hall. As shown on Attachment 1, the site is 25.6 m (84 ft.) wide by 79.25 m (260 ft.) deep. Thus, it has been a challenge to design a building that will fit on this property.

In order to assist with this task, the Canada Shin Yat Tong Moral Society has utilized the services of Michael Apostolides of Tielker Sim & Associates. Attachment 2 shows the conceptual plans that have been developed for the purpose of this rezoning application.

Unfortunately, these plans can not comply with the Assembly District (ASY). Specifically, the applicants are proposing a 3.658 m (12 ft.) side yard setback rather than the required 7.5 m (24.606 ft.) and a building height of 15 m (49.213 ft.) rather than the 12 m (39.37 ft.) maximum.

Instead of dealing with these variances by means of a Development Variance Permit, staff has agreed to utilize a Comprehensive Development District. In doing so, it is proposed to limit the size of the meeting hall to a 0.40 floor area ratio (F.A.R.) with a 35% lot coverage (the Assembly District (ASY) has a maximum F.A.R. of 0.50).

2. Parking

According to the Zoning and Development Bylaw, a place of worship or assembly use must provide 10 parking spaces for each 100 m² (1,076.43 ft²) of gross floor area of building (plus additional requirements for dormitory and residential uses). Thus, the proposed 810 m² (8,720 ft²) meeting hall and four sleeping units would require approximately 83 parking spaces.

As noted on Attachment 2, the applicant is proposing to provide a maximum of 40 parking spaces on the subject property. In order to ensure that this number of spaces will be sufficient:

- The Canada Shin Yat Tong Moral Society has affirmed in writing that the 40 spaces will accommodate their parking needs without any reliance on street parking and that a parking management plan will be employed to ensure that parking does not spill out onto the adjacent streets during a special event (see Attachment 3);

- Bunt & Associates has submitted a report confirming that the number of spaces is consistent with the parking patterns for an existing Confucian meeting hall in Vancouver used by the Canada Shin Yat Tong Moral Society and with similar facilities they have been involved with in Port Moody and Burnaby; and
- City staff have restricted the permitted uses in the Comprehensive Development District (CD/110) in order to prevent other possible uses from creating parking problems in the future and have tied the number of parking spaces to the building area rather than the number of regular members or attendants as requested by the applicant's consultants.

3. Existing and Surrounding Uses

In visiting the site, staff noted that there are a number of significant trees on the subject property and that the dwelling and farm buildings on the adjacent property to the south (10320 No. 5 Road owned by the Martins) are very close to the property line.

In order to address this issue, the applicant submitted the topographic survey included as Attachment 4. Although staff would prefer to retain as many trees as possible, the applicant's architect has indicated that this would compromise the parking and building layout and is difficult to achieve because the property will be raised to a 2.6 m (8.530 ft.) geodetic elevation. A landscape architect will be retained to examine this issue further prior to Public Hearing.

It should be noted that the area to the immediate north and east of the subject property was recently rezoned Assembly District (ASY) in order to accommodate the proposed expansion of the Richmond Christian School (see Attachment 1).

4. Proposed Design

Since the Municipal Act does not permit municipalities to control the form and character of institutional uses, a Development Permit will not be required for this proposed meeting hall.

In order to ensure that a suitable building is located on the subject property, which endeavours to retain or adequately replace the existing trees and which does not negatively impact the adjacent residential use to the south, staff have requested that the applicant prepare more detailed architectural and landscaping plans of the project for presentation at the Public Hearing. The Canada Shin Yat Tong Moral Society would prefer not to undertake this financial expenditure until it has some feedback from the Planning Committee and Council that its proposed land use and parking are acceptable.

5. Sewage Disposal

There are three different sewage disposal options available to the applicant.

One is a septic tank and field. The Richmond Health Department would be responsible for approving such a system. Unfortunately, because the majority of this small property is being developed with building or parking, there is limited space for on-site sewage disposal. Otherwise, the applicants would have to reduce the size of their proposed meeting hall.

A second option would be to utilize a holding tank. The Richmond Health Department has indicated that it will not approve any new holding tanks unless the City adopts a bylaw to regulate this alternate method of sewage disposal. Staff have prepared a policy report on the pros and cons of enacting such a bylaw and the issue of holding tanks in general. This report will be presented to the Planning Committee at the April 18, 2000 meeting.

The third option is to connect to the City's sanitary sewer system. As reported to the Public Works & Transportation Committee on March 8, 2000, the Lingyen Mountain Temple (LMT) is proposing to "front end" the cost of constructing a pump station to service the South Catchment Area (King Road to Steveston Highway). LMT propose to recover this cost by structuring a latecomers agreement and will pay their share of the City's cost to upgrade the forcemain on Shell Road. In order for the Canada Shin Yat Tong Moral Society to take advantage of this proposed sanitary sewer system, they will have to obtain a connection to the LMT through the intervening properties (10160 and 10260 Steveston Highway) or, if necessary, on the road right-of-way, agree to pay the latecomers charge and wait until the Shell Road forcemain is upgraded possibly in 2001. The details of this option are still being worked out by the City's Engineering Department and will involve the other property owners along No. 5 Road from Steveston Highway to Blundell Road.

The approval of an appropriate sewage disposal system must be resolved prior to final adoption of this rezoning application. The Canada Shin Yat Tong Moral Society is aware of this requirement and have agreed in writing to participate in the sanitary sewer system when it becomes available and to only use a holding tank as an interim measure (see Attachment 5).

OPTIONS

There would appear to be three options available to the City:

1. Give first reading to Comprehensive Development District (CD/110) Bylaw No. 7078 and take it to Public Hearing. **(Recommended Option)**
2. Table the rezoning application/bylaw pending the submission of the final design and landscape plans and resolution of the sewage disposal options.
3. Deny the application because the subject parcel is of an insufficient size for a meeting hall and would not have enough parking on-site.

FINANCIAL IMPACT

None to the City.

CONCLUSION

The Canada Shin Yat Tong Moral Society has applied to rezone 10300 No. 5 Road in order to permit the development of a new meeting hall. Rather than rezone this site Assembly District (ASY), a Comprehensive Development District (CD/110) is proposed which would reduce the side yard setback requirement, increase the maximum building height and allow the proposal with a maximum of 40 parking spaces. Staff believe the subject property can accommodate the proposed use and will have sufficient parking on-site. The applicants will be submitting more detailed architectural and landscaping plans at the Public Hearing to address the issues of the existing trees, surrounding land uses and proposed design. The provision of adequate sewage disposal will be resolved prior to adoption of the rezoning bylaw. Thus, it is recommended that this application proceed to Public Hearing.

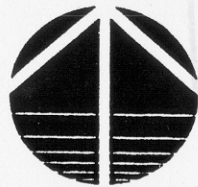
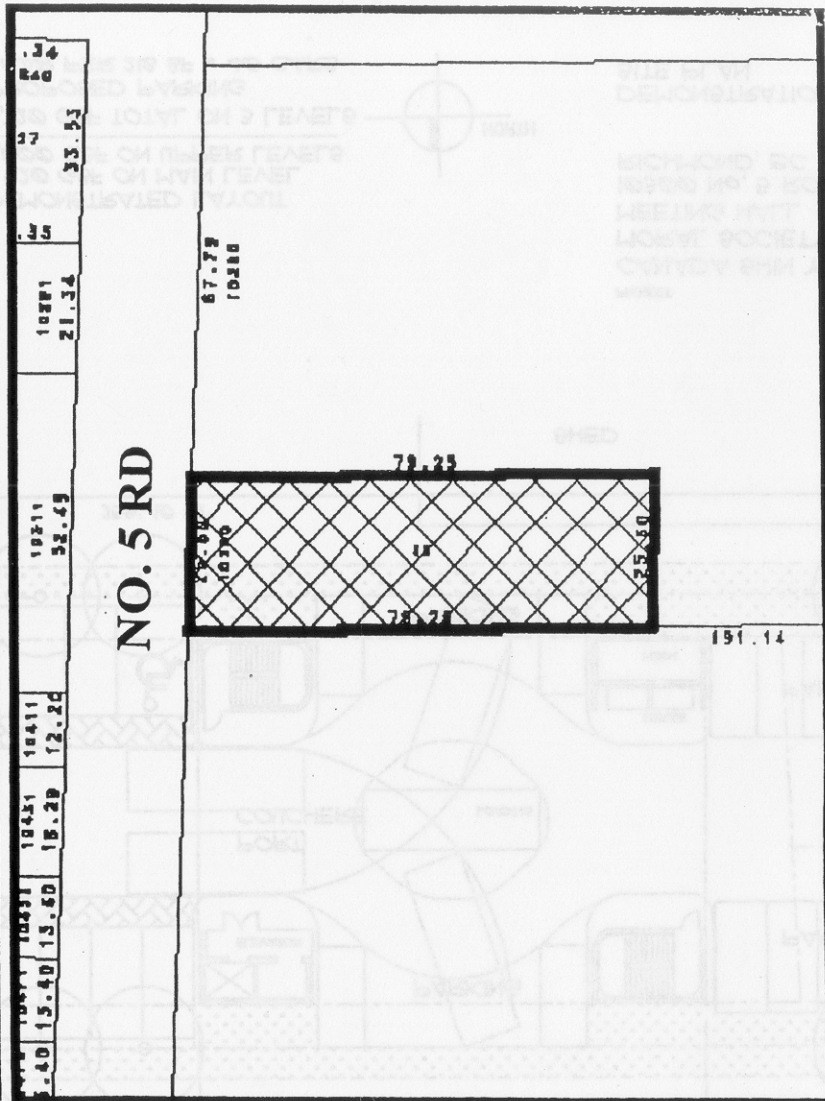
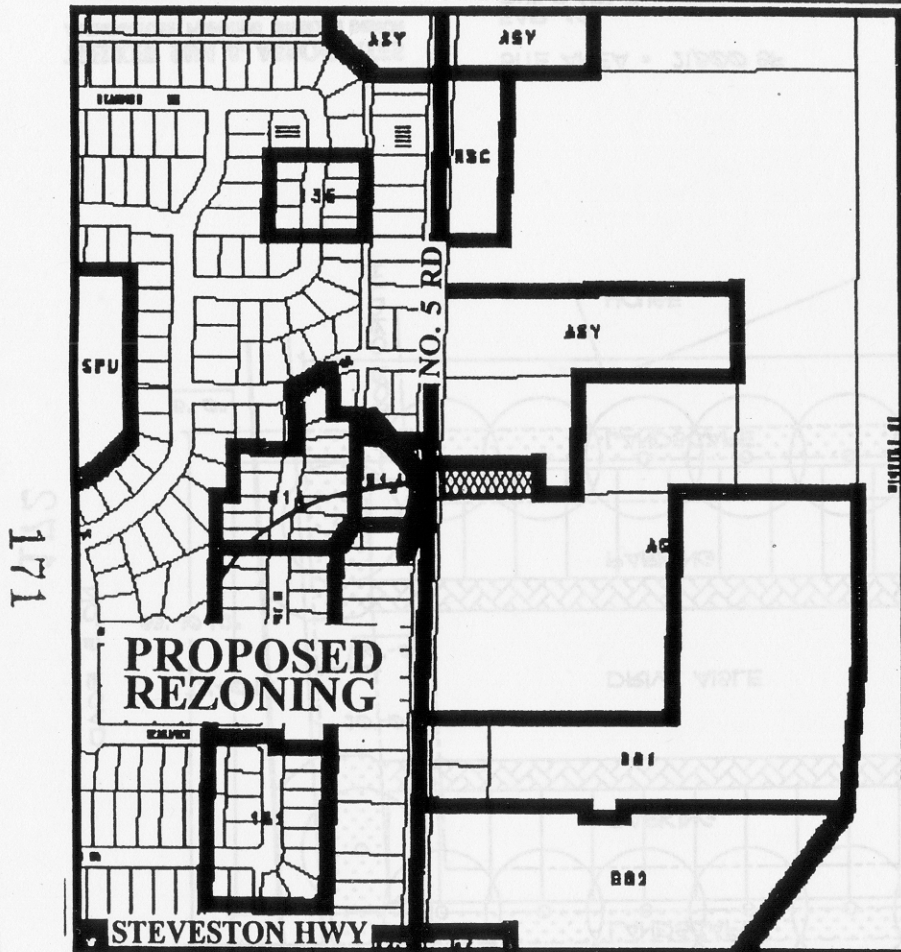
Holger Burke, MCIP
Development Coordinator

HB:blg

Requirements prior to final adoption are the approval of the Ministry of Transportation and Highways pursuant to Highway Act and the registration of a covenant that the Canada Shin Yat Moral Society will participate in the sanitary sewer system when it becomes available and only use a holding tank as an interim measure if necessary.



City of Richmond

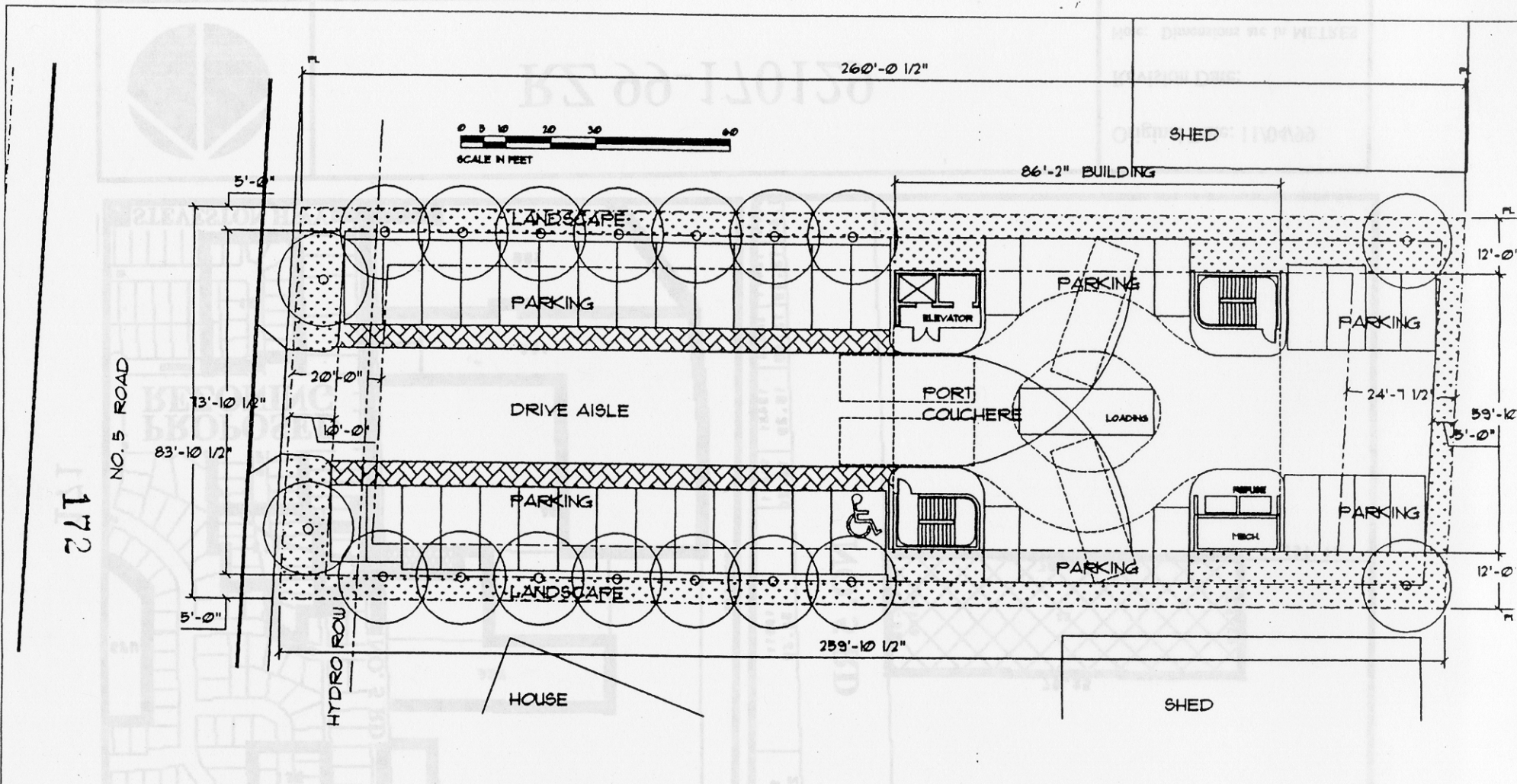


RZ 99-170129

Original Date: 11/04/99

Revision Date:

Note: Dimensions are in METRES

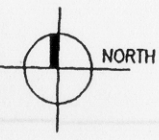


TIELKER SIM & ASSOCIATES
 ARCHITECTURE PLANNING INTERIOR DESIGN

880 - 1189 WEST PENDER STREET VANCOUVER, B.C. V6E 2R1
 FAX (604) 688-8148 TELEPHONE (604) 688-2224

SITE AREA = 21,800 SF
 FAR 4.0
 BUILDABLE = 8,720 GSF
 35 %
 MAX SITE COVER = 7630 SF

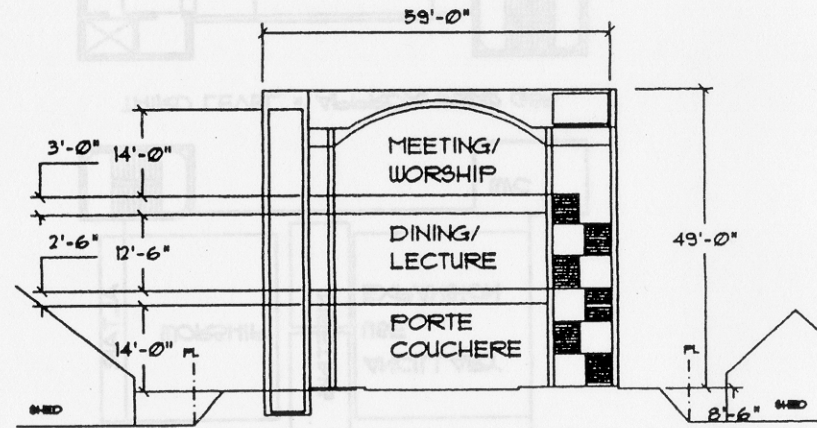
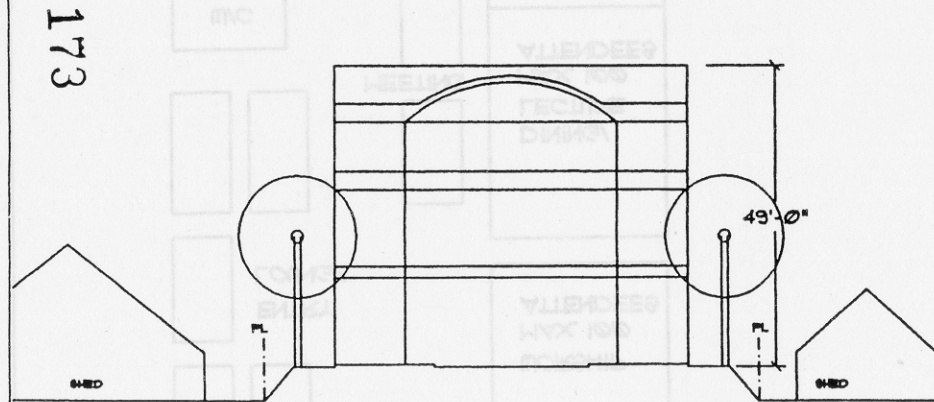
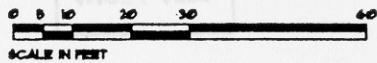
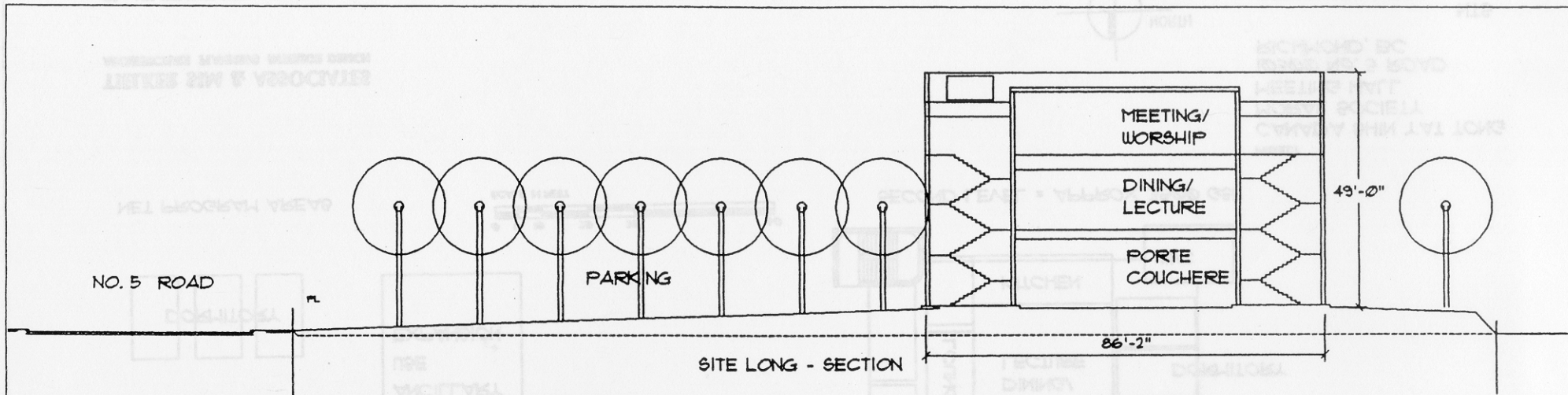
DEMONSTRATED LAYOUT
 920 GSF ON MAIN LEVEL
 7,800 GSF ON UPPER LEVELS
 8,720 GSF TOTAL ON 3 LEVELS
 PROPOSED PARKING
 1 CAR PER 218 SF = 40 CARS



PROJECT
 CANADA SHIN YAT TONG
 MORAL SOCIETY
 MEETING HALL
 10300 No. 5 ROAD
 RICHMOND, BC

DEMONSTRATION
 SITE PLAN

NTS
 SK-1
 27/01/00



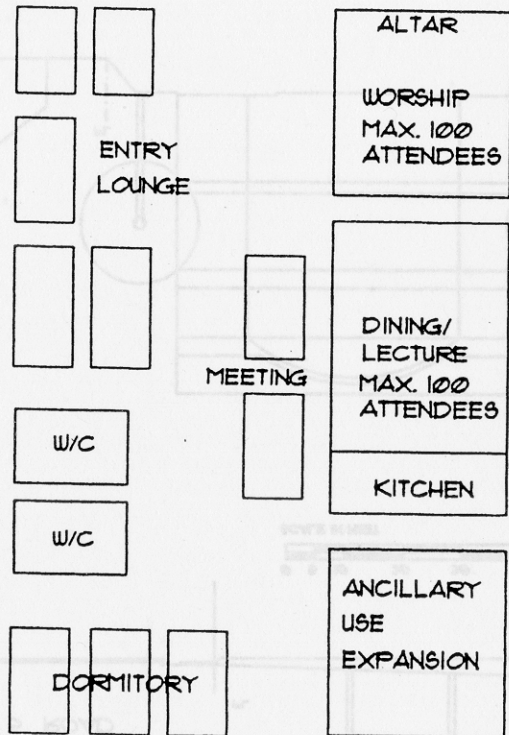
PROJECT
CANADA SHIN YAT TONG
MORAL SOCIETY
MEETING HALL
10300 No. 5 ROAD
RICHMOND, BC

TIELKER SIM & ASSOCIATES
ARCHITECTURE PLANNING INTERIOR DESIGN

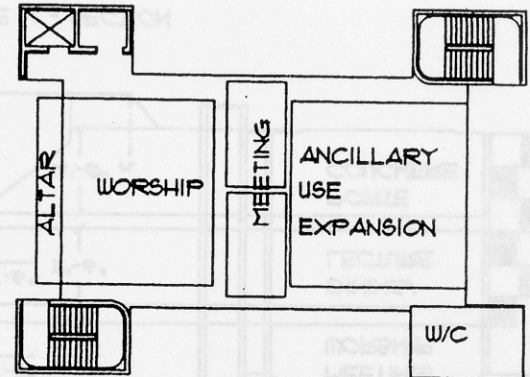
880 - 1199 WEST PENDER STREET VANCOUVER, B.C. V6E 2R1
FAX (604) 688-8148 TELEPHONE (604) 688-2224

CONCEPT
DIAGRAMS

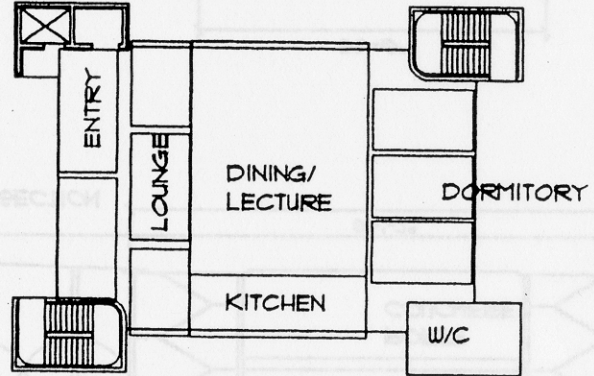
NTS
SK-2
26/01/00



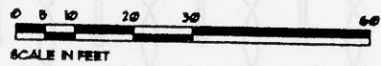
NET PROGRAM AREAS



THIRD LEVEL = APPROX. 3900 GSF



SECOND LEVEL = APPROX. 3900 GSF



PROJECT
 CANADA SHIN YAT TONG
 MORAL SOCIETY
 MEETING HALL
 10300 No. 5 ROAD
 RICHMOND, BC

DEMONSTRATION PROGRAM LAYOUT 26/01/00

NTS
 SK-3

TIELKER SIM & ASSOCIATES
 ARCHITECTURE PLANNING INTERIOR DESIGN

880 - 1199 WEST PENDER STREET WHOLESALE, B.C. V6E 2R1
 FAX (604) 689-8149 TELEPHONE (604) 689-2234

174



Canada Shin Yat Tong Moral Society

加拿大善一堂道德協會

October 28, 1999

City of Richmond
7577 Elmbridge Way
Richmond, B.C.
V6X 2Z8

Attn. Mimi Sukhdeo

Dear Ms. Sukhdeo:

RE: PROPOSED CONFUCIAN MEETING HALL, #10500 NO.5 ROAD

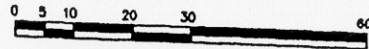
By way of this letter, the Canada Shin Yat Tong Moral Society affirms that the 40 stall parking supply planned for their proposed Meeting Hall at #10500 No.5 Road will be sufficient to accommodate their parking needs, without any reliance on street parking.

For special events planned at the facility where attendance is expected to substantially exceed 100 persons, the Society commits to advising the City Engineering Department - in advance, by way of letter - of the parking management plan to be employed to ensure that parking does not spill out onto the adjacent streets.

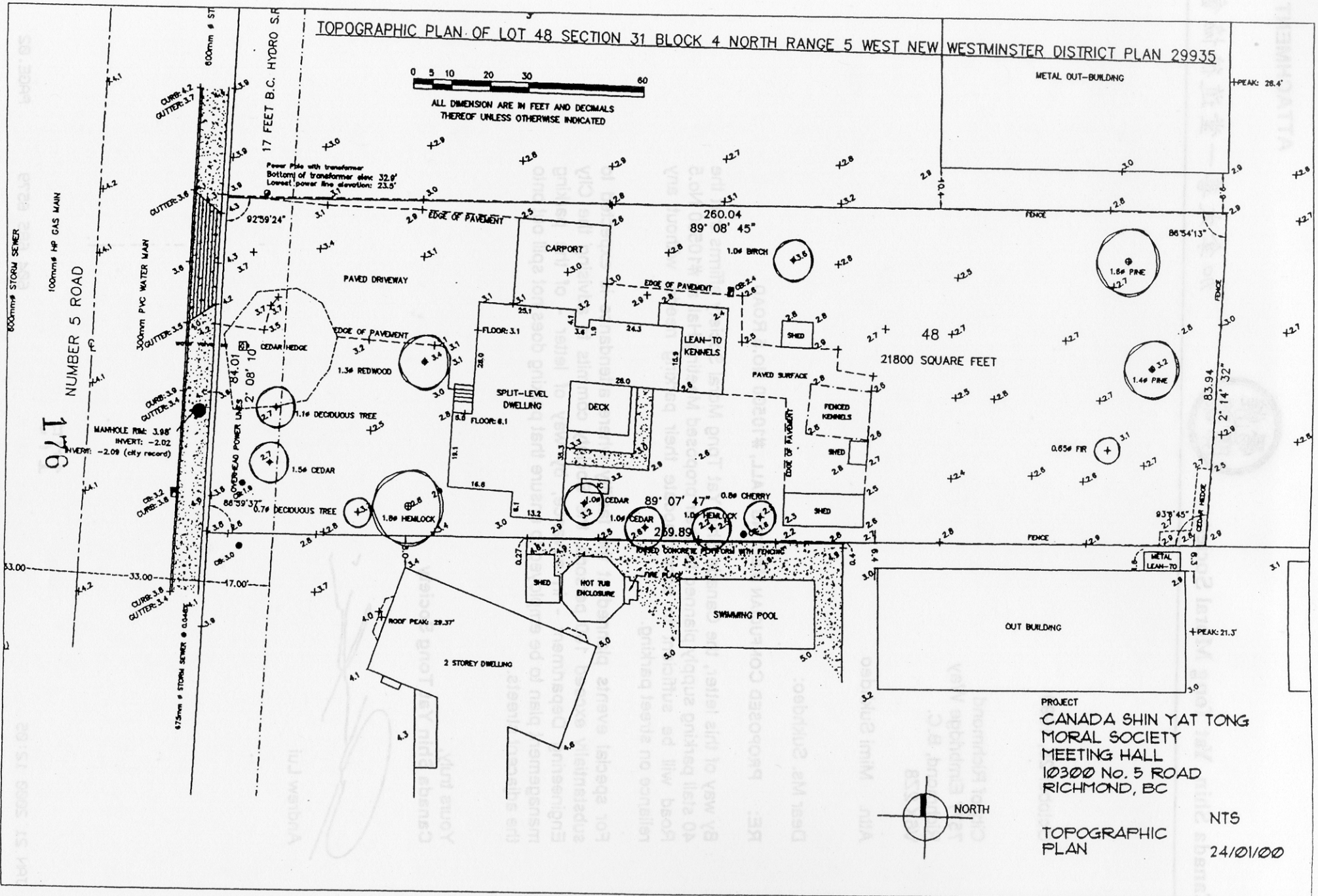
Yours truly,
Canada Shin Yat Tong Society

Andrew Lui

TOPOGRAPHIC PLAN OF LOT 48 SECTION 31 BLOCK 4 NORTH RANGE 5 WEST NEW WESTMINSTER DISTRICT PLAN 29935



ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



176 NUMBER 5 ROAD

Power Pole with transformer
Bottom of transformer elev: 32.8'
Lowest power line elevation: 23.5'

METAL OUT-BUILDING

+PEAK: 28.4'

CARPORT

LEAN-TO KENNELS

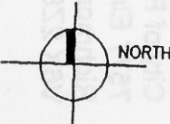
SPLIT-LEVEL DWELLING

DECK

SWIMMING POOL

2 STOREY DWELLING

OUT BUILDING



PROJECT
CANADA SHIN YAT TONG
MORAL SOCIETY
MEETING HALL
10300 No. 5 ROAD
RICHMOND, BC

TOPOGRAPHIC
PLAN

NTS
24/01/00



Canada Shin Yat Tong Moral Society

加拿大善一堂道德協會

April 4 2000
Project # 99036

Holger Burke, Development Coordinator
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

RE: COMPREHENSIVE DEVELOPMENT REZONING of 10300 NO. 5 ROAD, RICHMOND
CANADA SHIN YAT TONG MORAL SOCIETY

Dear Mr. Burke:

Further to our rezoning application we wish to acknowledge that: 1) we are willing to participate in a municipal sanitary system after it becomes available; and 2) if we provide a holding tank this would be an interim arrangement until a sewer system is available for us to connect to.

With regard to option 1, we understand that our neighbours to the north are negotiating with the City to install a lift station to service their site and properties on the east side of No.5 Road. We understand that to connect to this sanitary system, we will be required to pay equitable latecomer charges and be responsible for extending a gravity sewer to service our site from the lift station to our south property line. If we are unable to obtain a right of way across the property of our neighbours to the north, we understand the City will allow us to install the gravity sewer within the No. 5 Road allowance. We also understand that in the future, we will be eligible to receive latecomer charges.

With regard to option 2, we understand the City needs to resolve some policy issues with regard to the provision of holding tanks and we urge the City to expedite this process to enable us to design a system that meets whatever requirements may be forthcoming. We also understand that the City will expect us to connect to the sanitary system within one year of it becoming available.

Please advise if further information is required.

Yours truly,

Andy Lui, Director
Canada Shin Yat Tong Moral Society

cc: Tielker Sim & Associates

CITY OF RICHMOND

BYLAW 7078

**RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
AMENDMENT BYLAW 7078 (RZ 99-170129)
10300 NO. 5 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 291.110 thereof the following:

“291.110 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/110)

The intent of this zoning district is to provide for the location of a meeting hall for a religious order.

291.110.1 PERMITTED USES

PLACE OF WORSHIP or **ASSEMBLY**, limited to 100 regular members or attendants;
PRIVATE EDUCATIONAL INSTITUTION and **COMMUNITY USE**, ancillary to the Place of Worship or **ASSEMBLY**;
RESIDENTIAL, limited to one **Dormitory Building** located in the principal building and containing no more than four sleeping units;
AGRICULTURE;
ACCESSORY USES, BUILDINGS & STRUCTURES.

291.110.2 PERMITTED DENSITY

.01 Maximum **Floor Area Ratio**: 0.40

291.110.3 MAXIMUM LOT COVERAGE: 35%

291.110.3 MINIMUM SETBACKS FROM PROPERTY LINES

.01 Road Setback: 6 m (19.685 ft.).

.02 **Side Yard**: 3.658 m (12 ft.).

.03 **Rear Yard**: 7.5 m (24.606 ft.).

291.110.4 MAXIMUM HEIGHTS

.01 **Building**: 15 m (49.213 ft.).

.02 **Structures**: 12 m (39.370 ft.).

.03 **Accessory Buildings**: 5 m (16.404 ft.).

291.110.5 OFF-STREET PARKING

Off-street parking shall be provided, developed and maintained in accordance with Division 400 of this Bylaw, except that the minimum number of parking spaces required shall be 4.92 spaces for each 100 m² (1,076.43 ft²) of gross floor area of **building**, including the maximum four sleeping units in the **Dormitory Residential** use.

- 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/110)**.

P.I.D. 003-419-363

Lot 48 Section 31 Block 4 North Range 5 West New Westminster District Plan 29935.

- 3. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7078”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND HIGHWAYS APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CITY CLERK

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