City of Richmond
Urban Development Division

Report to Committee

To:	Planning Committee	**Date:**	May 9, 2003
From:	Joe Erceg Manager, Development Applications	**File:**	RZ 99-170129
RE:	**APPLICATION BY CANADA SHIN YAT TONG MORAL SOCIETY FOR REZONING AT 10300 NO. 5 ROAD FROM AGRICULTURAL DISTRICT (AG1) TO ASSEMBLY DISTRICT (ASY)**		

Staff Recommendation

That Bylaw No. 7258, for the rezoning of 10300 No. 5 Road from "Agricultural District (AG1)" to "Assembly District (ASY)", be introduced and given first reading.

Joe Erceg
Manager, Development Applications

JE:jl
Att. 2

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

999441

Staff Report

Origin

The Canada Shin Yat Tong Moral Society has applied to rezone 10300 No. 5 Road from "Agricultural District (AG1)" to "Assembly District (ASY)" in order to develop a meeting hall (**Attachment 1**). The property is located within the Agricultural Land Reserve (ALR) but is designated for "Community Institutional Use" in the Official Community Plan (OCP). The property is exempt from the provisions of the Provincial Agricultural Land Commission Act because it is less than 0.8 ha (2 acres) in size.

Background

In October 1999, the Canada Shin Yat Tong Moral Society originally applied to rezone 10300 No. 5 Road from AG1 to a Comprehensive Development District (CD/110) in order to develop a 810 m^2 (8,720 ft^2) meeting hall. This original proposal requested a relaxation in the number of off-street parking requirements (40 spaces proposed vs. 83 required). The following variances to the standard Assembly District (ASY) zone were also requested:

- Proposed 3.7 m (12.1 ft.) side yard setback, instead of the required 7.5 m (24.6 ft.);
- Proposed 15 m (49.2 ft.) maximum building height; instead of the 12 m (39.4 ft.) maximum height limit.

On April 18, 2000, Planning Committee recommended that this application be denied. According to the minutes of this meeting, concerns were expressed about the proposed reduction in number of off-street parking spaces and the proposed setback and building height variances.

At the April 25, 2000 Council meeting, this application was deleted from the agenda as requested by the applicant and referred to staff to resolve these concerns. Over the past three years, staff have worked with the architects for the Canada Shin Yat Tong Moral Society to come up with a building that meets the requirements of the Assembly District (ASY) zone and to ensure that sanitary sewer can be made available to service this property.

The applicant has re-submitted new drawings for a smaller meeting hall that meets the parking requirements and zoning provisions of the ASY zone. Therefore, it is now proposed to rezone 10300 No. 5 Road to the ASY zone in order to accommodate a 425 m^2 (4,574 ft^2) meeting hall with the required 33 off-street parking spaces, minimum 7.5 m side yard setback and maximum building height of 9.2 m (30.3 ft.).

Findings of Fact

Item	Existing	Proposed
Owner	Canada Shin Yat Tong Moral Society	No change
Applicant	Canada Shin Yat Tong Moral Society (Eco-Design)	No change
Site Size	0.2 ha (0.5 acres)	No change
Land Uses	Residential	Meeting Hall
OCP Designation	Community Institutional	No change
ALR Designation	In the ALR but exempt since it is less than 0.8 ha (2 acres)	No change
Zoning	Agricultural (AG1)	Assembly (ASY)

Project Description

The proposal is to develop a 425 m^2 (4,574 ft^2) building containing a meeting hall, classroom, office, kitchen, and dormitory with 3 bedrooms. The building is proposed to be 9.2 m (30.3 ft.) in height.

Access to the site is provided from No. 5 Road. A total of 33 parking stalls is provided on-site in front of and behind the building. Landscaping is proposed around the perimeter of the site and sides of the building.

The site plan and floor plans of the proposed development are included in **Attachment 2**.

Site Context

The site context is as follows:

North: Agricultural (zoned ASY)
South: Agricultural (zoned AG1, but there is a Non-Farm Use Appeal Application No. AG 02-221655 by the Lingyen Mountain Temple to use the site for future temple expansion and parking)
East: Agricultural (zoned ASY and AG1)
West: Single-family residences (zoned R1/B)

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 it is only 79.3 m (260 ft.) deep. The No. 5 Road policy area permits 110 m (360.9 ft.) of the depth of a property to be considered for institutional zoning. Due to the site's small size, the property is also exempt from the provisions of the Agricultural Land Reserve (ALR).

Staff Comments

Policy Planning
The proposal is consistent with the OCP land use designation along this portion of No. 5 Road. A Development Permit will not be required because under the Local Government Act, the City cannot regulate the form and character of institutional uses.

The main drawback is the small size of the site, which will result in a small building. As other larger properties around it develop in the future, the building may look awkward in relation to its neighbours.

Development Applications
No objections to the rezoning. The applicant has secured an easement across the two properties to the north and across the subject property to enable sanitary sewer to extend across the subject property.

At the time of Building Permit, the applicant is required to enter into a Servicing Agreement for the design and construction of the sanitary sewer system. In 2002, the City completed the installation of the sanitary sewer forcemain and pump station which would service the lands on the east side of No. 5 Road with sanitary sewer. This work was undertaken on the understanding that when a site is developed, a latecomer charge will apply.

Prior to final adoption of the Zoning Amendment Bylaw, the applicant would be required to pay $2,076.81 (the site's pro-rated share), plus interest.

Transportation
A parking study was submitted in 1999 to analyze the parking needs and number of spaces provided. The Transportation Department has reviewed the earlier study and still concurs with its findings. There are no objections to the proposed development. The applicant is to provide full frontage improvements.

Zoning
The Zoning Division has confirmed that the building meets the provisions of the Assembly District (ASY) zone. No variances are required.

Fire Department
No objections to the proposal were expressed. Ensure that sufficient water is available.

Health Department
If a daycare or preschool program is being considered for the temple, the applicant should contact the Health Department and Community Care Facilities Licensing prior to design stage.

Ministry of Transportation
The Ministry of Transportation granted preliminary approval of this rezoning pursuant to Section 54 (2) of the Highway Act in 1999. Their final approval will be required prior to the adoption of this rezoning bylaw.

Analysis

Area Context

The subject site is located within the section of No. 5 Road where institutional uses have been encouraged to locate in accordance with policies developed in conjunction with the Provincial Agricultural Land Commission.

The two properties to the north and east (10160 and 10260 No. 5 Road) are owned by the Conference of Mennonite Brethren Churches and the Richmond Christian School respectively. The property at 10160 No. 5 Road is currently zoned ASY and fully developed with school and assembly buildings.

The property at 10260 No. 5 Road has not yet been developed with an institutional use even though the west 110 m of the site was rezoned to ASY in 1999, in accordance with established policy for institutional use in this area. The backlands of that property remain zoned AG1. The property is currently farmed.

The Lingyen Mountain Temple, which owns land further north at 10060 and 10100 No. 5 Road, also has options on 10320 No. 5 Road which is immediately south of the subject property. The Lingyen Mountain Temple has applied for a Non-Farm Use Appeal application for 10320 No. 5 Road to use the west 110 m of land for a future phase of its temple expansion. The Temple is exploring plans to develop this property with a temple structure and parking.

The Lingyen Mountain Temple has also been exploring options to purchase or exchange lands with area properties in order to consolidate its land holdings with its earlier phases of temple development. The subject property at 10300 No. 5 Road had been considered for potential acquisition; however, no agreement was reached.

The rezoning of the subject property allows for either scenario to occur. The Canada Shin Yat Tong Moral Society could build its meeting hall and function independently of its neighbours. If other neighbouring institutions succeed in acquiring this property, this rezoning would not preclude consolidation.

Building Design

One of the biggest challenges for this application is to design an institutional building that will fit on this small lot, which is only 25.6 m (84 ft.) wide and 79.3 m (260 ft.) deep. The subject site is one of the smallest properties along No. 5 Road that is designated for "Community Institutional Use". The properties to the north and south are both significantly larger than the subject site. Consequently, it is possible that someday in the future, two large institutional buildings may be built on either side of the proposed meeting hall.

In order to complement future institutional uses in the area, the two storey meeting hall has an articulated building design that features covered entranceways, extensive use of glazing and varied heights of the parapet roof. These architectural features help to give the building some definition, character and visual interest.

The building is proposed to be set back from No. 5 Road at a distance of approximately 45 m (147.6 ft.). Parking will be provided within this front yard setback area. The perimeter of the subject site is proposed to be edged with a 1.5 m to 2.4 m (5 to 8 ft.) wide landscaping strip in order to help screen the property and lessen any visual impacts from the street. Trees are proposed to be planted in the landscaping areas that immediately abut the parking spaces. Grasscrete is proposed to be used for the parking spaces in order to lessen the amount of asphalt paved areas on the site.

Significant efforts have been made to ensure a high level of building design and landscaping that addresses the challenge of placing a small development among potentially larger development sites. As there is no Development Permit process required after the rezoning is completed, a condition of rezoning is to require the registration of a restrictive covenant that attaches the building design to the site. This ensures that the approved design presented with this application will be built if the project proceeds to building stage.

Sanitary Sewer

The applicant has agreed to connect 10300 No. 5 Road to the new sanitary sewer system and to pay a latecomer charge to help pay for the new pump station and upgraded forcemain. The bylaw establishing the interest on the latecomer charge is expected to proceed to Committee and Council in June 2003.

In order to make this connection, the Canada Shin Yat Tong Moral Society also obtained a right-of-way through the intervening properties at 10160 No. 5 Road (owned by the B.C. Conference of Mennonite Brethren Churches) and 10260 No. 5 Road (owned by the Richmond Christian School Association).

The applicant will be required to enter into a standard Servicing Agreement for the design and construction of the sanitary sewer system prior to the issuance of a Building Permit.

Financial Impact

None.

Conclusion

This application is for the development of a smaller-scale meeting hall for the Canada Shin Yat Tong Moral Society within the No. 5 Road Institutional Corridor. The proposed building conforms to the City's OCP designation and Zoning Bylaw provisions of the ASY zone.

The applicant has made a significant effort to design a building with some character in order to complement the developing institutional corridor. It has also secured all necessary agreements with neighbouring properties to enable connection to the new sanitary sewer system at the Lingyen Mountain Temple. The applicant has also agreed to pay latecomer charges related to the sanitary pump station and forcemain.

The applicant has therefore satisfied the conditions placed upon it when the application was last considered by Planning Committee on April 18, 2000. It is recommended that this application be approved to proceed.

Janet Lee

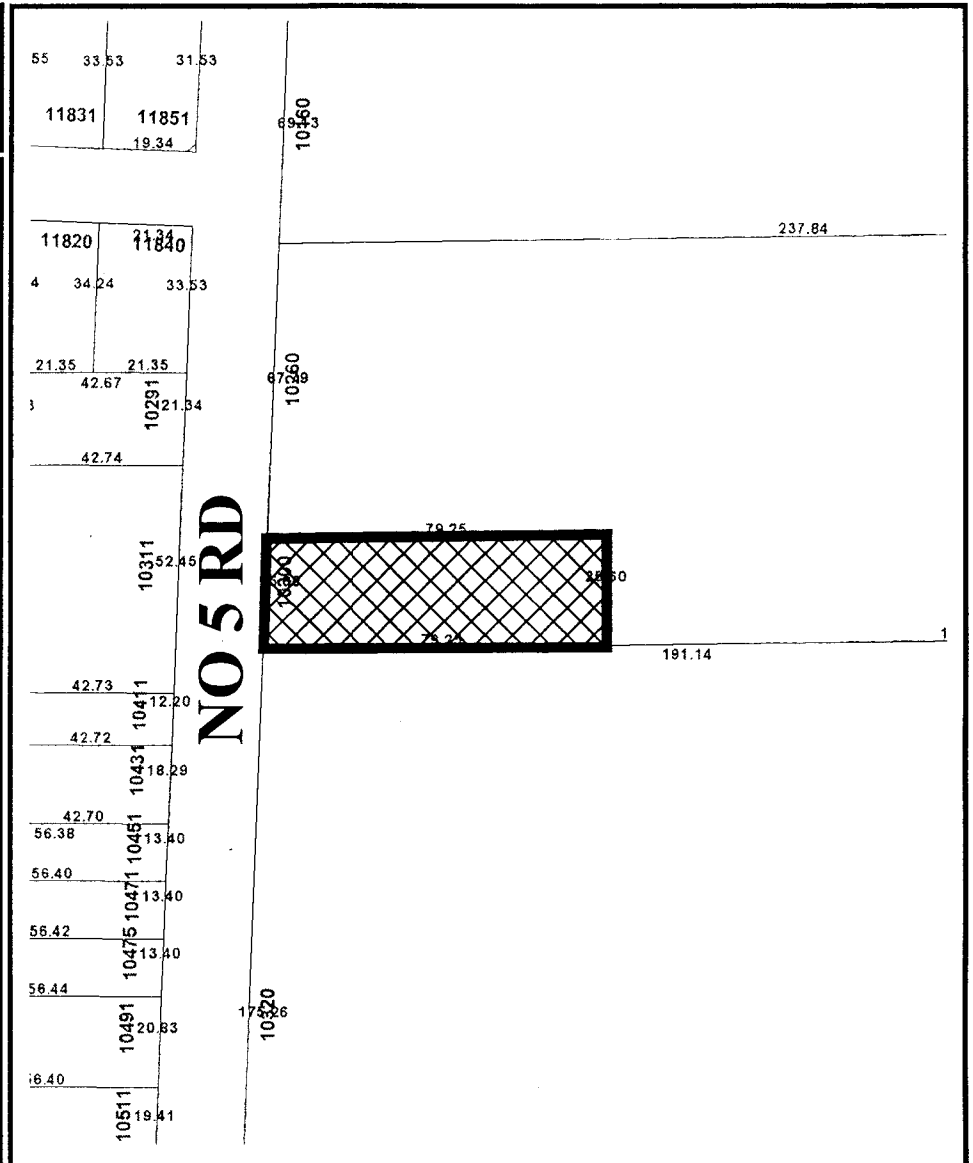
Janet Lee
Planner 2
(4108)

JL:cas

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

1. Ministry of Transportation approval required.
2. Development requirements, specifically:
   - Payment of latecomer charge for sanitary service ($2,076.81 plus interest).
   - Registration of a restrictive covenant that limits development to the siting and general building design presented with this application.

City of Richmond



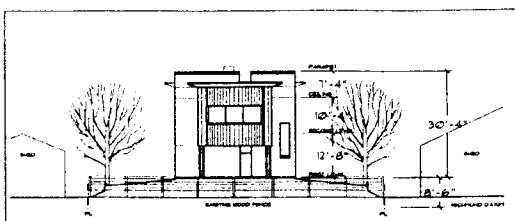
RZ 99-170129

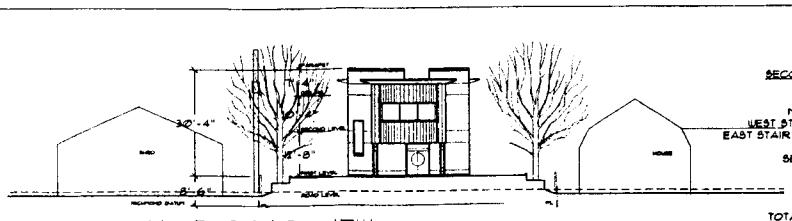
Original Date: 11/04/99

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 1



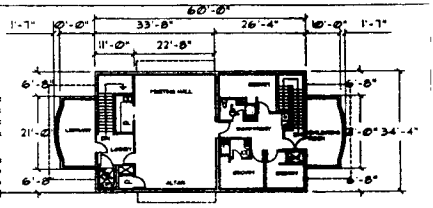


SECOND LEVEL = 2514 GSF

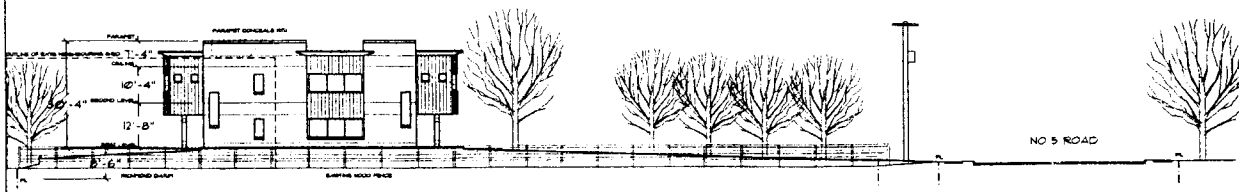
DORMITORY = 711 SF
MEETING ROOM = 778 SF
WEST STAIR & ROOMS = 605 SF
EAST STAIR & EAST ROOM = 420 SF

SECOND LEVEL PARKING REQUIREMENTS
1803 SF @ 1/1.64 = 16.75 DORMITORY =

TOTAL PARKING 2ND LEVEL = 17.75 STALLS



SECOND LEVEL

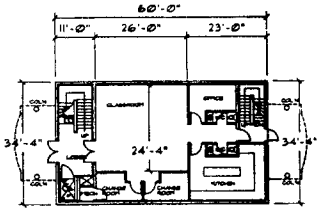


VIEW FROM NORTH

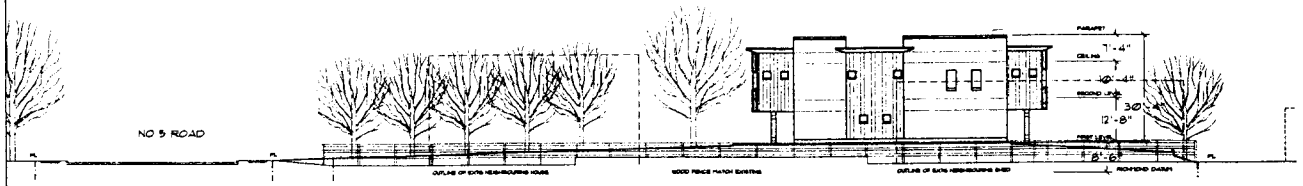
FIRST LEVEL = 2060 GSF

FIRST LEVEL PARKING REQUIREMENTS
1426 SF @ 1/1.64 = 13.25 STALLS
CLASSROOM = 2 STALLS

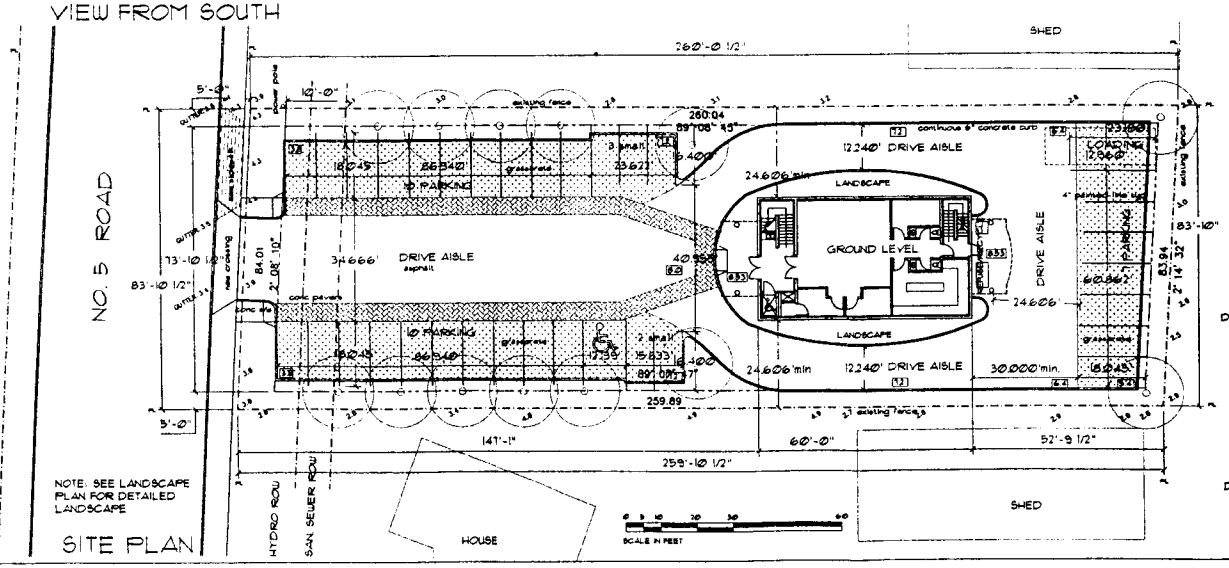
TOTAL PARKING 1ST LEVEL = 15.25 STALLS



GROUND LEVEL



VIEW FROM SOUTH



NOTE: SEE LANDSCAPE PLAN FOR DETAILED LANDSCAPE

SITE PLAN

SITE AREA = 21800 SF
FAR 50 BUILDABLE = 10,750 GSF
DEMONSTRATED GROSS FLOOR AREA = 4574 GSF
35% MAX SITE COVER = 7630 SF
DEMONSTRATED SITE COVER = 2514 SF

REQUIRED PARKING
3 BEDROOM DORMITORY = 1 STALL
CLASSROOM = 2 STALLS
3,710 GSF ASSEMBLY = 30 STALLS

REQUIRED PARKING = 33 CARS (INC. 1 &) - 1 LOADING

DEMONSTRATED PARKING ON GRADE = 33 CARS (28 FULL + 5 SMALL) + 1 LOADING
PARKING TO COMPLY WITH PARKING BYLAW

LEGAL DESCRIPTION
LOT 48 SECTION 31
BLOCK 4 NORTH RANGE 5 WEST NWD PLAN 29935

TOPOGRAPHIC DATA SOURCE
JC TAM & ASSOC.
DWG No. TE-2022
JAN 24, 2000

NORTH

ECO-design.ca

ECO-design.ca
3068 West 6th Ave.
Vancouver, BC
Canada V6R 1Z1

CONSULTANTS

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

SUBJECT
SITEPLAN, FLOORPLANS & ELEVATIONS

ISSUED FOR	DATE
REZONING	03/12/20

SCALE	1/16" = 1'-0"	DRAWING
DRAWN	DATE	A-1
CHECKED	DATE	
CAD FILE	DRAWER	OF
99036-rezoning		

City of Richmond

Bylaw 7258

Richmond Zoning and Development Bylaw 5300 Amendment Bylaw 7258 (RZ 99-170129) 10300 NO. 5 ROAD

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 DISTRCT (ASY)**

   P.I.D. 003-419-363
   Lot 48 Section 31 Block 4 North Range 5 West New Westminster District Plan 29935

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7258".**

FIRST READING	
A PUBLIC HEARING WAS HELD ON	
SECOND READING	
THIRD READING	
MINISTRY OF TRANSPORTATION APPROVAL	
OTHER REQUIREMENTS SATISFIED	
ADOPTED	

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

MAYOR

CITY CLERK

999474