



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee
From: Raul Allueva
Director of Development
Date: May 28, 2004
File: AG 04-265490
RE: **AGRICULTURAL LAND RESERVE APPEAL APPLICATION BY KABEL ATWALL
FOR NON-FARM USE AT 8140 NO. 5 ROAD**

Staff Recommendation

That authorization for Kabel Atwall to apply to the Agricultural Land Commission for a Non-Farm Use on the westerly 110 m at 8140 No. 5 Road be approved.

Raul Allueva
Director of Development

RA:jl
Att. 3

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

An application has been submitted by Kabel Atwall on behalf of the owner for authorization to apply to the Provincial Agricultural Land Commission (ALC) to use the west 110 m (360.9 ft.) of 8140 No. 5 Road for non-farm use (**Attachment 1**). The Thangru Vajra Vidhya Buddhist Association wishes to build an assembly building on the westerly portion of the subject property.

The property is located within the Agricultural Land Reserve (ALR) and is designated for "Agriculture, Institutional and Public Use" in the McLennan Sub-Area Plan of the City's Official Community Plan (OCP) (**Attachment 2**).

Findings Of Fact

Item	Existing	Proposed
Owner	Michael Schroeder	Thangru Vajra Vidhya Buddhist Association
Applicant	Kabel Atwall	No change
Site Size	0.9 ha (2.2 acres)	No change
Land Uses	Agricultural	Assembly and Agricultural
OCP Designation	Community Institutional and Agricultural	No change
McLennan Sub-Area Plan Designation	Agriculture, Institutional and Public	No change
ALR Designation	In the ALR	No change
Zoning	AG1 (Agricultural District)	No change at this time; future Rezoning Application for ASY (Assembly District) and AG1
ESA Designation	The property is designated as an ESA	No change

Project Description

The Thangru Vajra Vidhya Buddhist Association proposes to use the west 110 m of the site to build a 2-storey assembly building with associated surface parking stalls. Detailed development information has not been provided at this time. The size and siting of the proposed building, together with parking requirements, will be determined at the future rezoning application stage.

The subject property has a site area of 0.9 ha (2.2 acres). Under the proposed land use plan, approximately 0.4 ha (1.0 acre) would be occupied by institutional use and 0.5 ha (1.2 acres) would be used for agriculture. A conceptual land use plan is included as **Attachment 3**.

Site Context

The site context is as follows:

- North: Agricultural, but a portion of the property may be considered for Assembly Use
- South: Agricultural, but a portion of the property may be considered for Assembly Use
- West: Agricultural lands (zoned AG1)
- East: Shia Muslim School (zoned ASY)

Related Policies & StudiesOfficial Community Plan and Council Policy

In 1992, the OCP was amended to create a 110 m (360.9 ft.) wide strip along the east side of No. 5 Road between Blundell Road and Steveston Highway to allow for institutional uses. This change responded to an increased demand by institutions seeking land in the ALR for places of worship, cultural centres, private schools, etc.

The City and ALC agreed to the land use amendment on the condition that the lands remain in the ALR, and that institutional uses undertake active farming on the remaining backlands that would still be zoned for agricultural use. Council Policy No. 5037, which was adopted on March 27, 2000, outlines a number of conditions for considering non-farm use in this area, including preparation of a farm plan, farm consolidation, infrastructure improvements, etc. The proposed use is consistent with the policy developed for the No. 5 Road Institutional Corridor.

Staff CommentsEnvironmentally Sensitive Areas

The entire site is designated as an "Environmentally Sensitive Area (ESA)." Upon closer review, the west portion of the site has been cleared and is occupied by various existing farm uses and farm buildings. The east 50 m (164 ft.) of the site, which is uncleared, contains trees and ground vegetation. Further review of the uncleared portion on the site is recommended at the rezoning stage to determine the actual ESA value, and assess the potential of protection in light of the agricultural designation on the site.

Servicing

There is no sanitary sewer service to the site. Options for future development include:

1. Servicing the site with a septic field; or
2. Extending sanitary sewer service to the site.

Servicing issues will be identified and resolved as part of the future Rezoning Application. Options for servicing are discussed below.

Agricultural Advisory Committee Comments

The application was presented to the Agricultural Advisory Committee (AAC) on April 8, 2004. The AAC supports the application to proceed to the ALC for consideration. The AAC advised the applicant to ensure that the agricultural backlands have adequate drainage in order to facilitate farming. This issue can be dealt with at the rezoning stage.

Analysis

Land Use and Farm Plan

In accordance with the No. 5 Road policy, the applicant has submitted a farm plan with the application. The farm plan, which would be sent to the ALC for review if this application is supported, outlines a program to plant approximately 60 to 70 fruit trees in 0.5 ha (1.2 acres) of the backlands with proper spacing, irrigation and drainage.

The Church's congregation would manage the proposed fruit tree orchard (i.e. planting, maintenance and harvesting). While most of the crops will be available for consumption by church members, any excess produce would be donated to local charities.

The use of the backlands for fruit trees is not new to the No. 5 Road institutional area. The Lingyen Mountain Temple, further to the south at 10060 No. 5 Road, has successfully used its agricultural backlands for a fruit tree orchard. The Peace Evangelical Church, which is currently in the process of rezoning a portion of 8280 No. 5 Road for assembly use, is also proposing a fruit tree orchard in its backlands.

The proposal conforms to the City's OCP land use designations and is consistent with the pattern of new development in the area.

Servicing

As there is no sanitary sewer service to the site, the applicant is currently working with a consulting engineer to extend sanitary sewer service to the site. The Peace Evangelical Church plans to extend sanitary sewer from the Shia Muslim Temple at 8580 No. 5 Road across three properties to its site at 8280 No. 5 Road. This applicant plans to extend the sewer from 8280 No. 5 Road across three properties to 8140 No. 5 Road. The details of this extension will be worked out at the rezoning stage.

Rezoning Stage

The following issues will be dealt with at the rezoning stage:

- Size and siting of the proposed buildings, parking requirements, access, etc.;
- Servicing issues, including sanitary sewer service and drainage for the agricultural orchard area.

There is also an opportunity to work with the applicant at the rezoning stage to determine whether the ESA at the east end of the property has any wildlife and bird habitat value that is worth preserving.

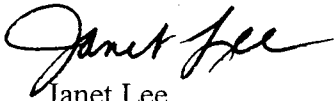
Financial Impact

None.

Conclusion

The application provides for the potential development of a temple in the No. 5 Road Institutional Corridor in a manner consistent with the OCP, ALC and Council Policy. If the non-farm use is approved by the ALC, a rezoning application will be submitted. Issues of building design, siting, parking and servicing will be dealt with at that stage. Further review of the ESA area along the easterly portion of the site will also be undertaken at the rezoning stage.

It is recommended that the applicant be authorized to apply to the ALC for permission to use the west 110 m of the subject site for non-farm use.



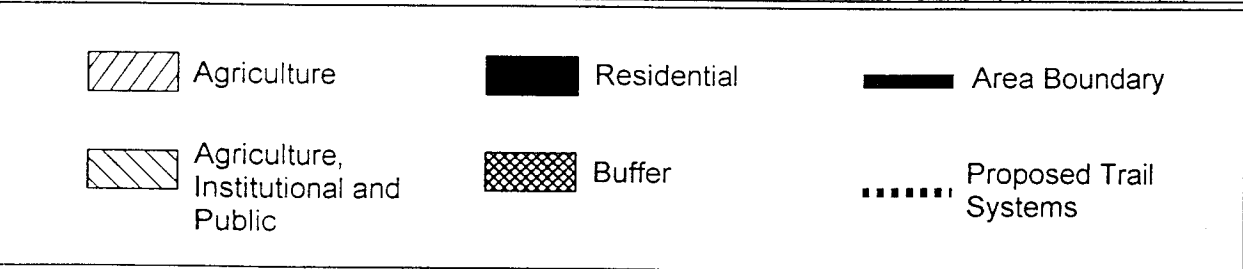
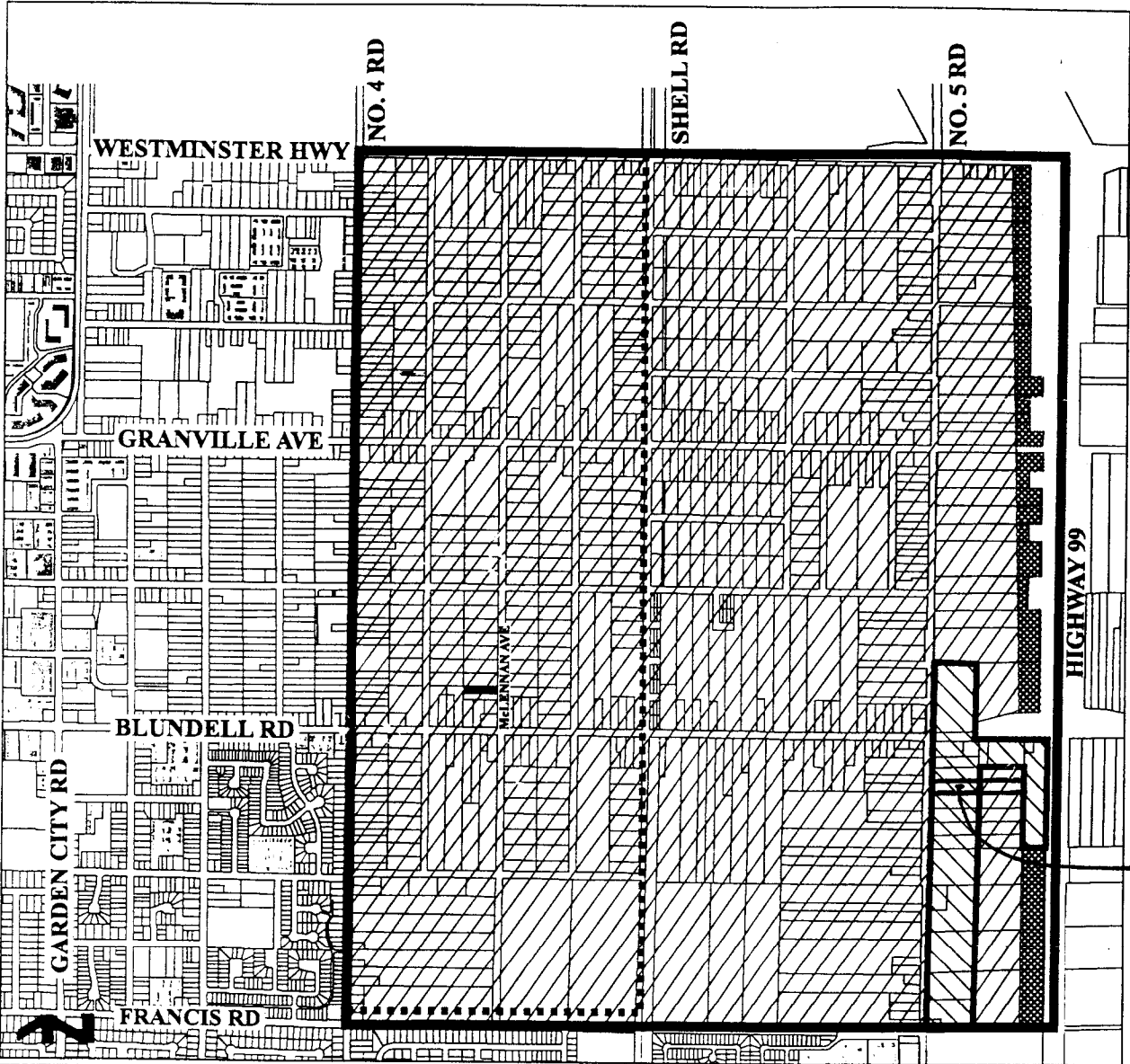
Janet Lee
Planner 2
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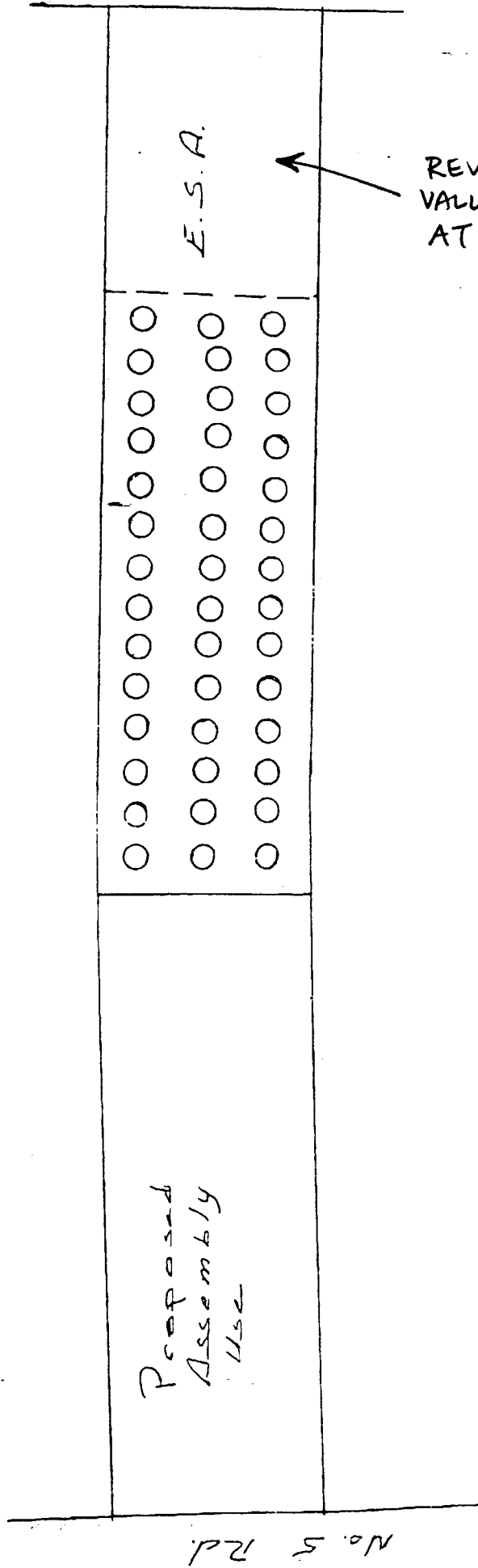
City of Richmond

Land Use Map

Bylaw 7536
2003/07/21



Agricultural Plan
8140 No. 5 Rd



REVIEW OF ESA AND ITS
VALUE TO BE DETERMINED
AT REZONING STAGE