



City of Richmond

Report to Committee

To: Planning Committee
From: David McLellan
General Manager, Urban Development
Re: **Amendment of Zoning and Development Bylaw No. 5300 to include Places of Worship in the Downtown Commercial District (C7)**

To Planning - June 17, 2003
Date: June 9, 2003
File: 8060-20-7540

Staff Recommendation

That Zoning Amendment Bylaw 7540 to include "Places of Worship" in the "Downtown Commercial District (C7)" be introduced and given first reading.

David McLellan
General Manager, Urban Development

Staff Report

Origin

It has come to the attention of the writer that a congregation which has in good faith leased accommodation in the City Centre is being threatened with expulsion by their landlord on the basis that the use is not currently permitted under the Zoning Bylaw.

Findings Of Fact

The Downtown Commercial District (C7) allows the widest range of uses of any zoning category under our current zoning bylaw. Although "Assembly" uses are permitted, there is a specific exclusion of "places of worship". This could mean that a congregation could have classrooms, meeting rooms and all of the facilities associated with a church or temple provided that it does not include a sanctuary.

Analysis

The City Centre has been planned to accommodate a wide range of uses in order that a accessible high density, pedestrian environment with all of the requisite services an individual might need are within reasonable proximity. The exclusion of "places of worship" is not consistent with this vision of our City Centre. This use should not have a negative impact on the City Centre as demonstrated in other longer established centres (i.e. Vancouver, New Westminster), in fact these sites are often appropriate for a variety of social and community programs that are necessary in the City Centre.

Financial Impact

No budgetary impact.

Conclusion

The inclusion of "Places of Worship" as a permitted use in the City Centre is advisable given the vision of this neighbourhood as the most accessible to the widest range of services.



David McLellan
General Manager, Urban Development

DJM:djm



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7540
Downtown Commercial District (C7) Zone**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by including “**places of worship**” as a permitted use in the Downtown Commercial District (C7) zone.
2. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7540**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CITY CLERK