



City of Richmond

## Report to Committee

*To Council - June 23, 2003*  
*To Planning - June 17, 2003*

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**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)**

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**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

Re: Bylaw 7540  
Council Meeting  
June 23, 2003



**THE BEEDIE GROUP**

BEEDIE CONSTRUCTION  
KEBET HOLDINGS LTD  
MERIDIAN INDUSTRIAL PARK LTD

RYCOL DEVELOPMENTS  
RIVERPOINTE BUSINESS PARK LTD.  
GLOUCESTER INDUSTRIAL ESTATES

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June 17, 2003.

City of Richmond,  
Planning Committee,  
6911 No. 3 Road,  
Richmond, B.C.  
V6Y 2C1

Attention: Mr. D. McLellan & Committee Members

Dear Mr. McLellan:

Re: Amendment of Bylaw 7540 to Permit "Places of Worship" and Churches" in C7 Zones

The Beedie Group as owner through its affiliated company Kebet Holdings Ltd. of the properties at 8120 - 8200 Lansdowne Road, hereby notifies the Committee that we will delay our efforts to terminate the lease of Foursquare Gospel Church of Canada. The Church's use of the building at 8160 Lansdowne is in contravention of bylaw 7540 and therefore, allows the owner the remedy of termination.

Notwithstanding the contradictory interpretations of the bylaw by City staff, the property owner has acted in good faith and with legal advice that a "Church" is not permitted in a C7 zoned property. In order to allow the Appia Group, as purchasers of the property, sufficient time to positively resolve the issues with the Foursquare Gospel Church of Canada, the current owner supports Appia's application to delay first reading of any amendment to bylaw 7540 at this time.

Yours truly,

THE BEEDIE GROUP DEVELOPMENTS LTD.

George C. Hayhoe,  
Vice President  
Property Management.

GCH/js

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WORD:GEORGE-CORRES,RICHMOND1617



**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

*JUN 23 2003*

CITY OF RICHMOND
APPROVED for content by originating dept.
<i>HB</i>
APPROVED for legality by Solicitor
<i>[Signature]</i>

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MAYOR

\_\_\_\_\_  
CITY CLERK