



To: Planning Committee
From: Jean Lamontagne
Director of Development
Re: Referral of Rezoning Application for the City of Richmond at 2631 and 2491 Westminster Highway

To Planning, July 17, 2007
Date: July 12, 2007
RZ 07-365245
File: 8060-20-8268

Origin

On July 4, 2007, the Planning Committee passed the following motion regarding the above-noted application:

1. *That staff investigate the creation of an "Agri-Industrial Zone", as it would relate to the property at 2631 and 2492 Westminster Highway, and to bring the results of that investigation to the Tuesday, July 17, 2007 Planning Committee meeting for discussion.*
2. *That the report entitled "Application by the City of Richmond for Rezoning at 2631 and 2491 Westminster Highway from Agricultural District (AG1) to School & Public Use District (SPU)" (dated June 13, 2007 from the Director of Development) be referred to the Tuesday, July 17, 2007 Planning Committee meeting, and that staff bring forward a revised zoning district specific to the proposed park use."*

Findings Of Fact

The original staff report to Planning Committee, dated June 13, 2007, and related information is attached for reference (**Attachment A**).

Staff Comments

To avoid any confusion about the specific uses intended to occur at the Terra Nova Rural Park and the use of the buildings on the site after the proposed conversion of the existing building at 2631 Westminster Hwy, a new Comprehensive Development District (CD/190) is proposed. The new CD 190 zoning district is tailored to meet the rural park uses intended to occur at the Terra Nova Rural Park.

Unlike School & Public Use District (SPU), the intent of CD/190 is to ensure that rural lands will be preserved for farming, farm-related purposes, and a Public Park. The proposed CD District permits Agricultural, Horticulture, Public Park and Educational Institution uses but excludes a number of other uses that are customarily included in the SPU District (i.e. Recreation facility, public administration, public utilities, municipal works, municipal works yard, health & safety measures, and community uses). The Education Institution use allows for training and

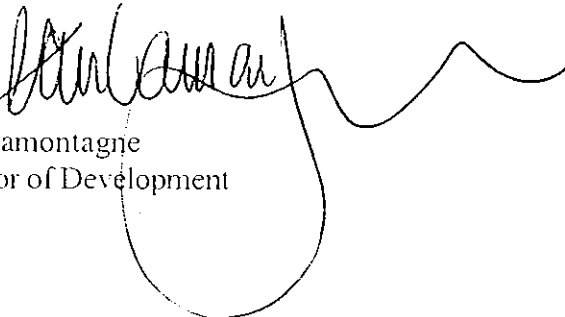
educational programs to be provided at the site but does not allow for public or private schools which offer ordinary courses equivalent to those offered between kindergarten and grade 12 in public school system.

Analysis

The rezoning considerations for the proposal are provided in Attachment 5 of the original staff report to Planning Committee, dated June 13, 2007.

Recommendation

That Bylaw No. 8268, for the rezoning of 2631 and 2491 Westminster Highway from "Agricultural District (AG1)" to "Comprehensive Development District (CD/190)", be introduced and given first reading.



Jean Lamontagne
Director of Development

JL:el
Att. 1



City of Richmond
Planning and Development Department

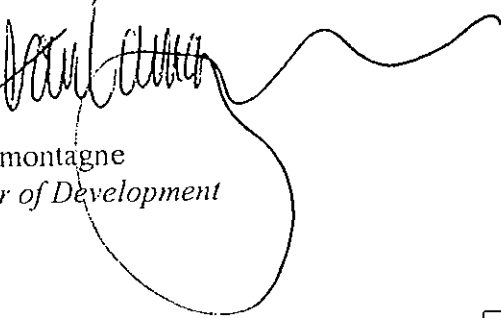
Report to Committee

To: Planning Committee
 From: Jean Lamontagne
 Director of Development
 Re: Application by the City of Richmond for Rezoning at 2631 and
 2491 Westminster Highway from Agricultural District (AG1) to School & Public
 Use District (SPU)

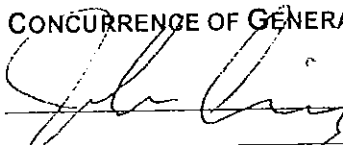
Date: June 13, 2007
 File: RZ 07-365245
 8060-20-8268

Staff Recommendation

That Bylaw No. 8268, for the rezoning of 2631 and 2491 Westminster Highway from "Agricultural District (AG1)" to "School & Public Use District (SPU)", be introduced and given first reading.


Jean Lamontagne
Director of Development

CL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY
CONCURRENCE OF GENERAL MANAGER 

Staff Report

Origin

The City of Richmond has applied for permission to rezone 2631 and 2491 Westminster Highway (**Attachment 1**) from Agricultural District (AG1) to School & Public Use District (SPU) to permit the development of park facilities within a portion of the Terra Nova Rural Park site in accordance with the 2005 Council approved park plan (**Attachments 2 and 3**). Specifically, this rezoning application is to facilitate some interior renovations to convert an existing building located at 2631 Westminster Highway into a multi-functional building that would include a meeting room/classroom, a kitchen, and public washrooms. The converted building is intended to be used to support educational programs occurring in the Terra Nova Demonstration Gardens, Sharing Farm, and Terra Nova Schoolyard Gardens.

Although there are no proposed changes to the property at 2491 Westminster Highway at this time, it has been included in this rezoning application to facilitate future development of park facilities on the site that is consistent with the School & Public Use District (SPU) zone. At present, this property contains a residential dwelling that is used as the Park Caretaker's Suite.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 4**).

Surrounding Development

The subject properties are located adjacent to each other on the north side of Westminster Highway, between Barnard Drive and the West Dyke Trail. The surrounding area consists predominantly of City-owned land that is to form part of the Terra Nova Rural Park, or that already forms part of the Terra Nova Natural Area to the south and the Dyke Trail System to the west and north.

There exists some privately-owned properties in the area that are either zoned Agricultural District (AG1) or Single-Family Housing District, Subdivision Area F (R1/F), some of which are under negotiation to acquire and which have been included in the Terra Nova Rural Park plan design. This is the case for the privately-owned agricultural lot immediately to the north of 2491 Westminster Highway.

Further to the east of the Terra Nova Rural Park lands is an established residential neighbourhood extending towards No. 1 Road.

Related Policies & Studies

OCP Designations

There is no Area Plan for this area. The Official Community Plan's Generalized and Specific Land Use Map designation for the subject properties is *Agriculture and Open Space*, in which agricultural pursuits are permitted and encouraged in the short term, but may be supplanted by public and open space use considerations in the long term. This rezoning application is consistent with this designation.

OCP Aircraft Noise Sensitive Development Policy

The subject properties are located within *Area 4 – Aircraft Noise Notification Area* in which all land uses may be considered. As a condition of rezoning, an aircraft noise covenant is required to be registered on title.

Other Designations

Portions of the subject properties also have the following designations:

- Significant Tree Inventory – there are a number of trees in the adjacent area that are listed on the City's Significant Tree Inventory. The proposed rezoning will not impact these trees as there is no development proposed in proximity to these trees;
- Environmentally Sensitive Area (ESA) – there is a small portion of land at the north end of 2631 Westminster Highway that is designated as an Environmentally Sensitive Area (ESA). No new development is proposed in proximity to this area that would necessitate a review of potential impacts.
- Riparian Management Areas – there is a small portion of land at the north end of 2631 Westminster Highway, as well as a small portion of land along the south property lines of both properties that are designated as Riparian Management Areas. No new development is proposed in proximity to these areas that would necessitate a review of potential impacts.

Staff Comments and Analysis

Parking

In accordance with the parking requirements in Division 400 of Zoning & Development Bylaw No. 5300, a minimum of 24 off-street parking stalls are required on-site for park users and park staff attending the proposed park facilities/meeting rooms/classroom (i.e. 0.75 stalls per adult, based on a maximum of 30 adults present at any given time). 2% of the total required parking stalls must be handicapped accessible (i.e. one (1) stall).

A gravel parking lot currently exists on-site and is appropriately sized to satisfy the provisions of the required parking, however, a site plan showing parking stall dimensions for the required 24 stalls must be submitted prior to final adoption of the rezoning bylaw.

Servicing

There are no servicing concerns or requirements with rezoning. No upgrades are considered or justified at this time due to the park and rural nature of this neighbourhood.

Property Consolidation

To facilitate the proposed development of park facilities on the subject properties, staff support consolidation of 2491 and 2631 Westminster Highway into a single parcel as a condition of rezoning.

Flood Protection

In accordance with the Interim Flood Management Strategy, a flood indemnity covenant is required to be registered on title prior to final adoption of the rezoning bylaw.

Financial Impact

None.

Conclusion

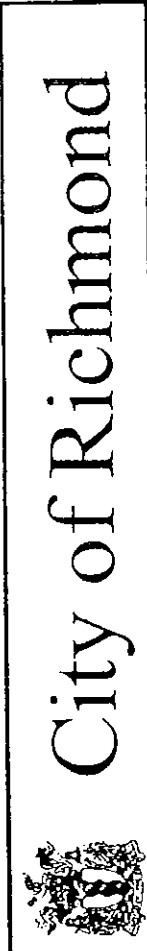
This rezoning application to facilitate development of park facilities within a portion of the Terra Nova Rural Park site complies with the land use designations specified in the Official Community Plan (OCP) and is consistent with the intent of the School & Public Use District (SPU) zone. On this basis, staff support the application.



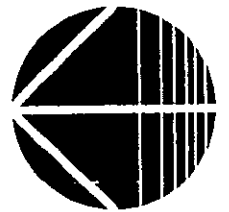
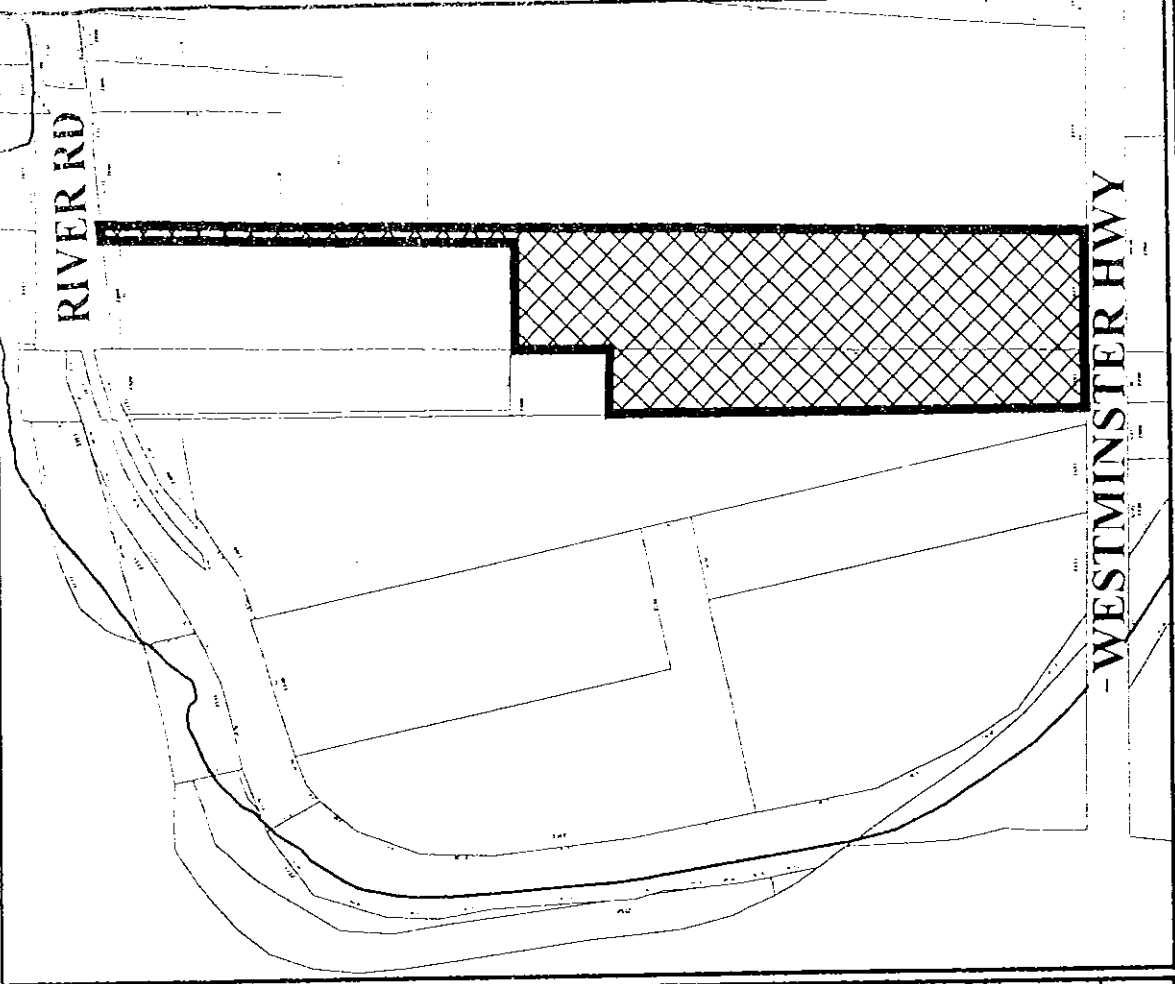
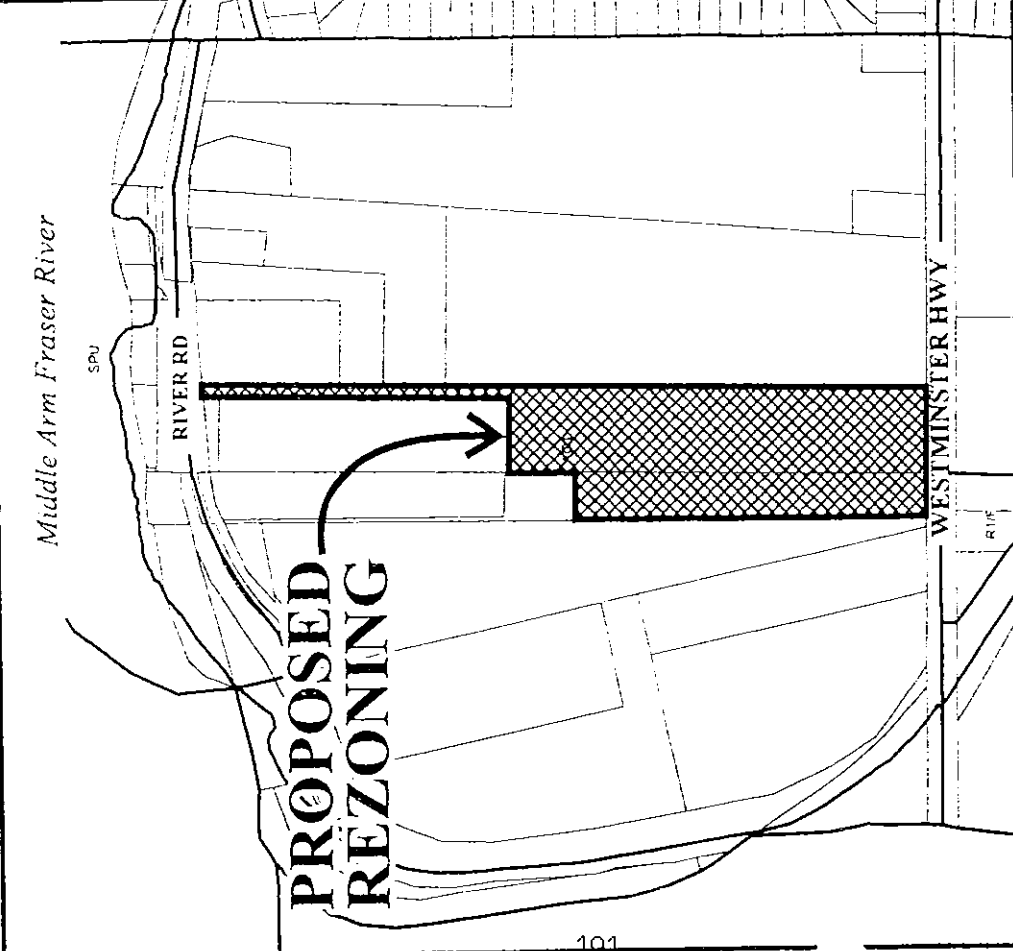
Cynthia Lussier
Planning Assistant
(Local 4108)

CL:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Applicant's Letter of Intent
- Attachment 3: Conceptual Development Plans
- Attachment 4: Development Application Data Sheet
- Attachment 5: Rezoning Considerations Concurrence



City of Richmond



07-365245

RZ 07-365245

Original Date: 03/29/07

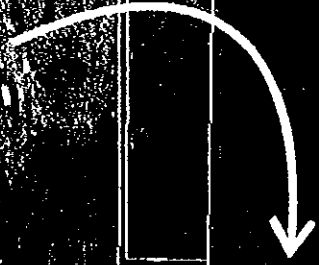
Revision Date: 04/24/07

Note: Dimensions are in METERS

Middle Arm Fraser River

RIVER RD

SUBJECT
PROPERTY



WESTMINSTER HWY



RZ 07-365245

Original Date: 03/30/07

Amended Date: 04/24/07

Note: Dimensions are in METRES



City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1
Telephone (604) 276-4000
www.city.richmond.bc.ca

February 21, 2007
File: 06-2345-20-TNRP1/Vol 01

Parks, Recreation & Cultural Services
5599 Lynas Lane, Richmond, BC V7C 5B2
Telephone: 604-244-1208
Fax: 604-244-1242

Development Applications Division
Richmond City Hall
6911 Number 3 Road
Richmond, BC V6Y 2C1

To Whom It May Concern:

Re: **Rezoning Application 2491 and 2631 Westminster Highway, Richmond, BC**

The City is applying for a rezoning of the above two properties from AG1 to SPU. Both properties lie within Terra Nova Rural Park which presently is being developed as per the 2005 Council approved park plan. The rezoning is being requested at this time to allow for the conversion of an existing building at 2631 Westminster Highway to a multi-functional building that will have one large meeting room/classroom, a kitchen and public washrooms. This building, that was previously used as a garage/storage space and illegal suite, will be used to support educational programs that are occurring in the Demonstration Gardens, Sharing Farm and Terra Nova Schoolyard Gardens. The intent is that recreational and educational programs could be run out of the meeting room /indoor classroom and the kitchen. The building interior has been designed and is presently going through the permit process. It was noted that this conversion is not a permitted use on AG1 zoned lands, therefore, a rezoning to SPU is required.

The other property, 2491 Westminster Highway contains a residential house that is presently used as the Park caretaker's suite. We are requesting rezoning of this property from AG1 to SPU as well.

Yours sincerely,

Yvonne Stich
Park Planner

YS:ys

River Road

Subject property

2491 Westminster Hwy

Zoning : AG 1

Legal : Sec. 4 Blk. 4N., Rg. 7W. Pl. 82348, Pcl. 7,
Ref. 82348

Subject property

2631 Westminster Hwy

Zoning : AG 1

Legal : Sec. 4 Blk. 4N., Rg. 7W. Pl. 457, Pcl. A,
Subsidi Lot 3, Except Pl. 34570,
Bylaw 2992. Ref. 7992

See Attachment 2
for Details

Proposed Caretaker House
in Existing House

Proposed Indoor Classroom,
Kitchen & Public Washroom
in Ekist. Building

Westminster Hwy



Community Gardens

Proposed
Indoor Classroom,
Kitchen &
Public Washroom
in Exist. Building



Demonstration
Gardens

Gravel
Parking

School

Gardens

Gravel Path

Fruit
Trees

Proposed
Caretaker House
in Existing House

#2491

#2631

Westminster Hwy





City of Richmond
 6911 No. 3 Road
 Richmond, BC V6Y 2C1
 www.richmond.ca
 604-276-4000

Development Application Data Sheet

Attachment 4

RZ 07-365245

Address: 2631 and 2491 Westminster Highway

Applicant: City of Richmond

Planning Area(s): Thompson

	Existing	Proposed
Owner:	City of Richmond	No change
Site Size (m ²):	19,427 m ² (209,117 ft ²)	No change
Land Uses:	Agricultural Use	Park Use
OCP Designation:	Agriculture and Open Space	No change
Area Plan Designation:	None	No change
702 Policy Designation:	None	No change
Zoning:	Agricultural District (AG1)	School & Public Use District (SPU)
Other Designations:	<ul style="list-style-type: none"> • Area 4 – Aircraft Noise Notification Area permits all land uses to be considered. • Portions of the subject properties are designated as Significant Tree Inventory, Environmentally Sensitive Area, and Riparian Management Area, none of which are potentially relevant in this rezoning application. 	No change

Rezoning Considerations
2631 and 2491 Westminster Highway
RZ 07-365245

Prior to final adoption of Zoning Amendment Bylaw 8268, the developer is required to complete the following:

1. Submission of a site plan showing parking stall dimensions that comply with Division 400 of Zoning & Development Bylaw No. 5300 for the required minimum 24 parking stalls (including one (1) handicapped stall).
2. Consolidation of 2491 and 2631 Westminster Highway into a single property.
3. Registration of an aircraft noise sensitive use covenant on title.
4. Registration of a flood indemnity covenant on title.

[Signed original on file]

Signed
Applicant: Yvonne Stich, Park Planner

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8268 (RZ 07-365245)
2491 & 2631 Westminster Hwy**

The Council of the City of Richmond enacts as follows:

1. Richmond Zoning and Development Bylaw 5300, is amended by inserting Section 291.190 thereof the following:

“291.190 Comprehensive Development District (CD/190)

The intent of this zoning district is to ensure that rural lands will be preserved for farming, farm-related purposes and a Public Park.

291.190.1 **PERMITTED USES**

**AGRICULTURE;
EDUCATIONAL INSTITUTION;
HORTICULTURE;
PUBLIC PARK;
ACCESSORY USES, BUILDINGS & STRUCTURES.**

291.190.2 **PERMITTED DENSITY**

.01 **Maximum Floor Area Ratio: 0.55**

291.190.3 **MINIMUM SETBACKS FROM PROPERTY LINES**

.01 **Public Road Setback: 6.0 m (19.7 ft).**

.02 **Side & Rear Yards: 3.0 m (10 ft).**

291.190.4 **MAXIMUM HEIGHTS**

.01 **For Residential Buildings: 2½ Storeys, but in no case exceeding 10.5 m (34.5 ft).**

.02 **Accessory Buildings & Structures: 12 m (39.4 ft).**

291.190.5 OFF-STREET PARKING

.01 Off-street parking shall be provided and maintained in accordance with Division 400 of this Bylaw."

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/190)**.

P.I.D. 015-064-115

Parcel 1 Section 4 Block 4 North Range 7 West New Westminster District Reference Plan 82348

and

P.I.D. 000-738-468

Parcel "A" (Reference Plan 7992) of Lot 3 Except: Firstly: Part on Plan 34570 Secondly: Part on Bylaw Plan 2992, Section 4 Block 4 North Range 7 West New Westminster District Plan 457

3. This Bylaw is cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8268".

FIRST READING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CORPORATE OFFICER