



CITY OF RICHMOND

REPORT TO COMMITTEE

TO: Planning Committee
FROM: Joe Erceg
Manager, Development Applications
DATE: August 28, 2001
FILE: RZ 00-173694
RE: **APPLICATION BY THE FUJIAN EVANGELICAL CHURCH FOR REZONING AT
12200 BLUNDELL ROAD FROM AGRICULTURAL DISTRICT (AG1) TO
ASSEMBLY DISTRICT (ASY)**

STAFF RECOMMENDATION

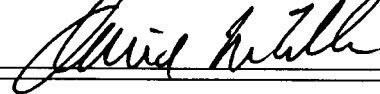
That Bylaw No. 7278 for the rezoning of a 0.20 ha (0.49 acres) portion of 12200 Blundell Road from "Agricultural District (AG1)" to "Assembly District (ASY)", be introduced and given first reading.


Joe Erceg
Manager, Development Applications

JE:jl
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



STAFF REPORT

ORIGIN

The Fujian Evangelical Church is currently located at 12200 Blundell Road. The neighbouring property to the east, 12260 Blundell Road, was acquired by the church and consolidated with 12200 Blundell in May 2001. This application is to rezone the 0.20 ha (0.49 acres) portion of 12200 Blundell Road (that was formerly 12260 Blundell Road) from Agricultural District (AG1) to Assembly District (ASY) in order to accommodate an expansion of the existing church (**Attachment 1**).

FINDINGS OF FACT

ITEM	EXISTING	PROPOSED
Owner and Applicant	Fujian Evangelical Church	No change
Site Size	8108.7 m ² (2.0 acres)	No change
Land Uses	Existing church; Single-family house	Demolition of single-family house for addition to existing church
OCP Designation	Agriculture, Institutional and Public	No change
Zoning	ASY/AG1	ASY
ALR Designation	In the ALR, but exempt from needing LRC approval for development because the parent properties were less than 2.0 acres in size and on separate Certificates of Title on Dec. 21, 1972	No change
Floor Area Ratio	35.2%	37.5%
Site Coverage	25.0%	25.4%
Setbacks:		
Front Yard	35.8 m (117.5 ft.)	no change
Rear Yard	12.3 m (40.4 ft.)	no change
Side Yard	9.1 m (29.9 ft.) & 7.8 m (25.6 ft.)	9.1 m (29.9 ft.) & 12.6 m (41.3 ft.)
Parking Required	116	155
Parking Provided	113	155

Project Description

The Fujian Evangelical Church at 12200 Blundell Road was built in 1994. The proposal is to develop a two-storey addition to the east side of the church to accommodate a new chapel, social hall, music room and classrooms. A second driveway entrance will be provided at the east end of the site. Surface parking for 42 more cars will be provided on the site. The plans are included as **Attachment 2**.

Site Context

North: Blundell Road right of way and AG1 zoned land.
 South: AG1 zoned lot.
 East: House on AG1 lot and a portion of ASY zoned mosque/school site.
 West: Single-family house on AG1 lot.

STAFF COMMENTS

At this location, Blundell Road swings to the north in order to connect with the overpass that crosses Highway 99. The alignment of Blundell Road results in a large boulevard area in front of the church site which is occupied by a grassed area, some trees and an asphalt pedestrian path. At the west end of the boulevard, a gravel driveway provides access to the Fujian Church.

As part of this rezoning application, the City is seeking the following frontage improvements:

1. Replacement of the gravel area at the west end of the site with a paved driveway to better manage vehicle turning movements;
2. Addition of curb and gutter to define the new paved driveway and to prevent vehicular access to and parking within the boulevard area;
3. Addition of landscaping in the boulevard area in front of the church to improve the streetscape.
4. Improvement of the pedestrian pathway in the boulevard.

Site plans and floor plans submitted with the application show that the total area of the addition is 895 m² (9,634 sq. ft.), bringing the total building area to 3,042 m² (32,745 sq. ft.). The building conforms to the zoning provisions for lot coverage, floor area ratio, setbacks and off-street parking requirements. No variances are requested.

Staff note that sanitary sewer is currently unavailable, so on-site sewage disposal will be required. The applicant has submitted documentation from a mechanical engineer to indicate that the existing septic holding tank used by the church has adequate capacity to accommodate the demands of the building expansion. In the near future, it is expected that this property as well as others along Blundell Road and No. 5 Road will be serviced with sanitary sewer. The church is currently working with other area property owners to complete a No. 5 Road Sanitary Sewer Cost Sharing Agreement to tie into the new sanitary sewer that services the east side of No. 5 Road.

ANALYSIS

The subject site is within the Provincial Agricultural Land Reserve (ALR). Although the consolidation of the two parcels results in a total site area of slightly more than 2 acres, Staff at the Land Reserve Commission (LRC) confirmed that LRC approval is not required in this case as both lots were originally less than 2 acres in size as of December 21, 1972, and were both on separate Certificates of Title. Lot consolidation does not trigger the need for LRC approval because the parent parcels were not subject to approval.

The subject property is within an area of the City that is intended to accommodate a range of institutional uses in the ALR. The entire property is designated in the OCP for institutional use and may be rezoned for that use without retaining any lands for agriculture.

The existing driveway entrance at the west end of the site is proposed to be re-aligned, repaved and improved with new curb and gutter and landscaping in order to channel traffic to and from Blundell Road in a more orderly and safe manner. Access to the grassed boulevard in front of the existing church will be eliminated to prevent cars from using the boulevard area as parking.

The additional parking on the east side of the site is an extension of the existing pattern of parking that is now in front of and behind the church. Some of the stalls in the front parking lot will be re-aligned in order to accommodate a proposed row of ornamental cherry trees. These trees will help to soften the appearance of the parking lot as there is now minimal on-site landscaping due to parking requirements.

At the Building Permit stage, the applicant will enter into a Servicing Agreement for off-site works and services, including:

- Re-alignment of driveway access to the site (Transportation Department to review the design of the access driveway);
- Addition of curb and gutter along the improved access driveway to prevent vehicular access to the boulevard area;
- Addition of landscaping in boulevard areas; and
- Improvement of the pedestrian pathway in boulevard area.

Development Cost Charges and service connection charges will also be determined at Building Permit stage.

FINANCIAL IMPACT

None.

CONCLUSION

The proposed addition conforms to the OCP policies and requirements of the Zoning Bylaw. No variances are being requested. The proposed development also improves the driveway configuration and contributes additional landscaping in and around the site.

It is recommended that Bylaw No. 7278 for the rezoning of a 0.20 ha (0.49 acres) portion of 12200 Blundell Road from "Agricultural District (AG1)" to "Assembly District (ASY)", be introduced and given first reading.

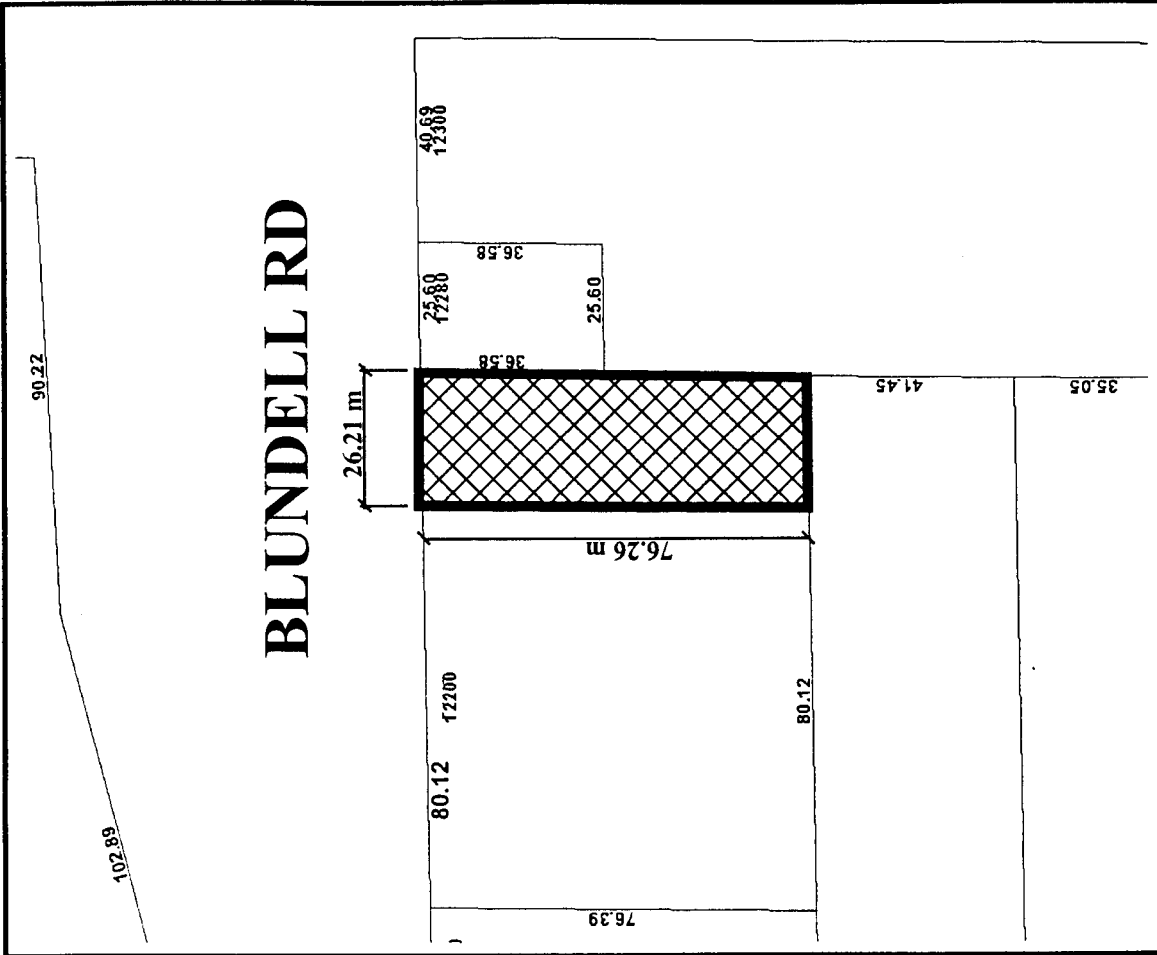


Janet Lee
Planner 2

JL:cas

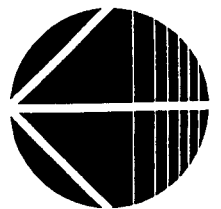
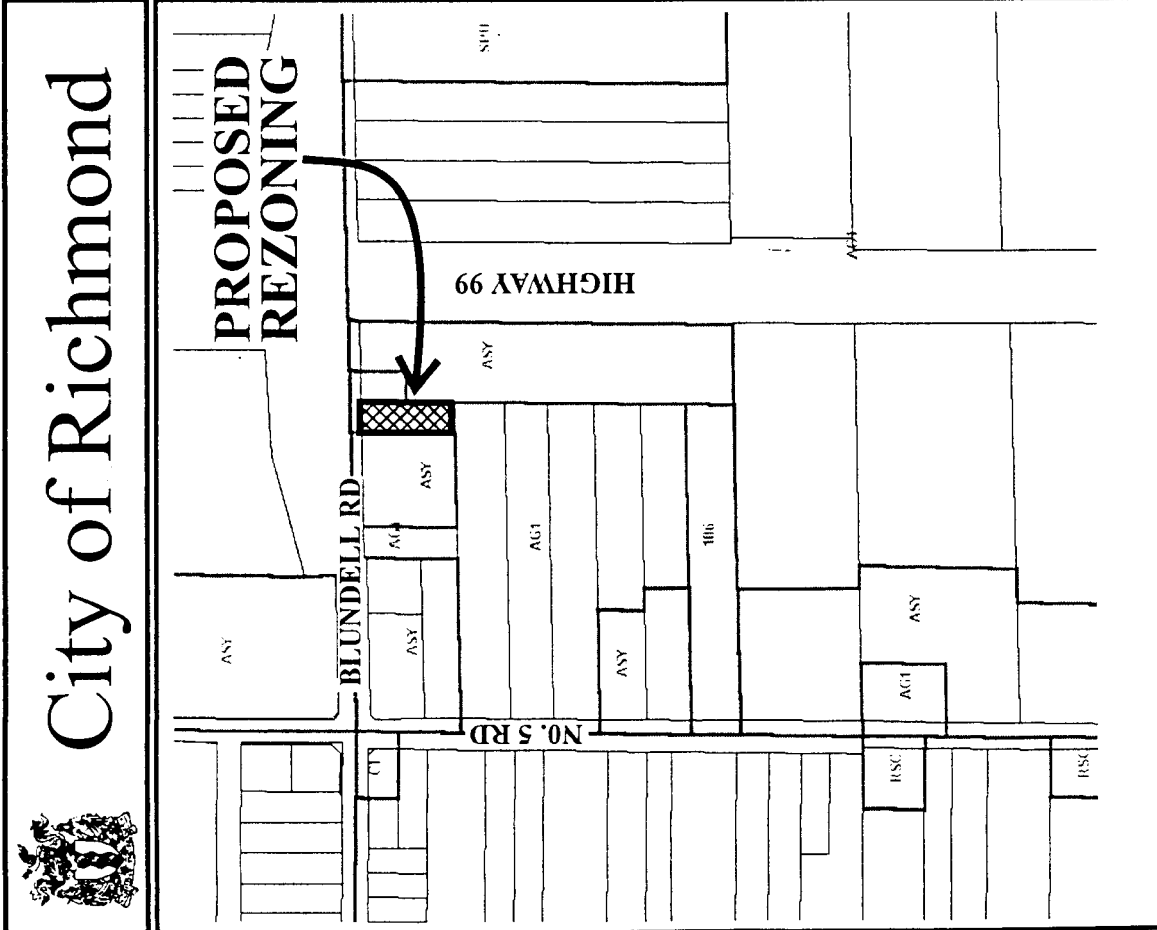
The following requirements are to be dealt with prior to final adoption:

1. Approval by the Ministry of Transportation.



Original Date: 05/16/00
 Revision Date: 06/14/01
 Note: Dimensions are in METRES

RZ 00-173694

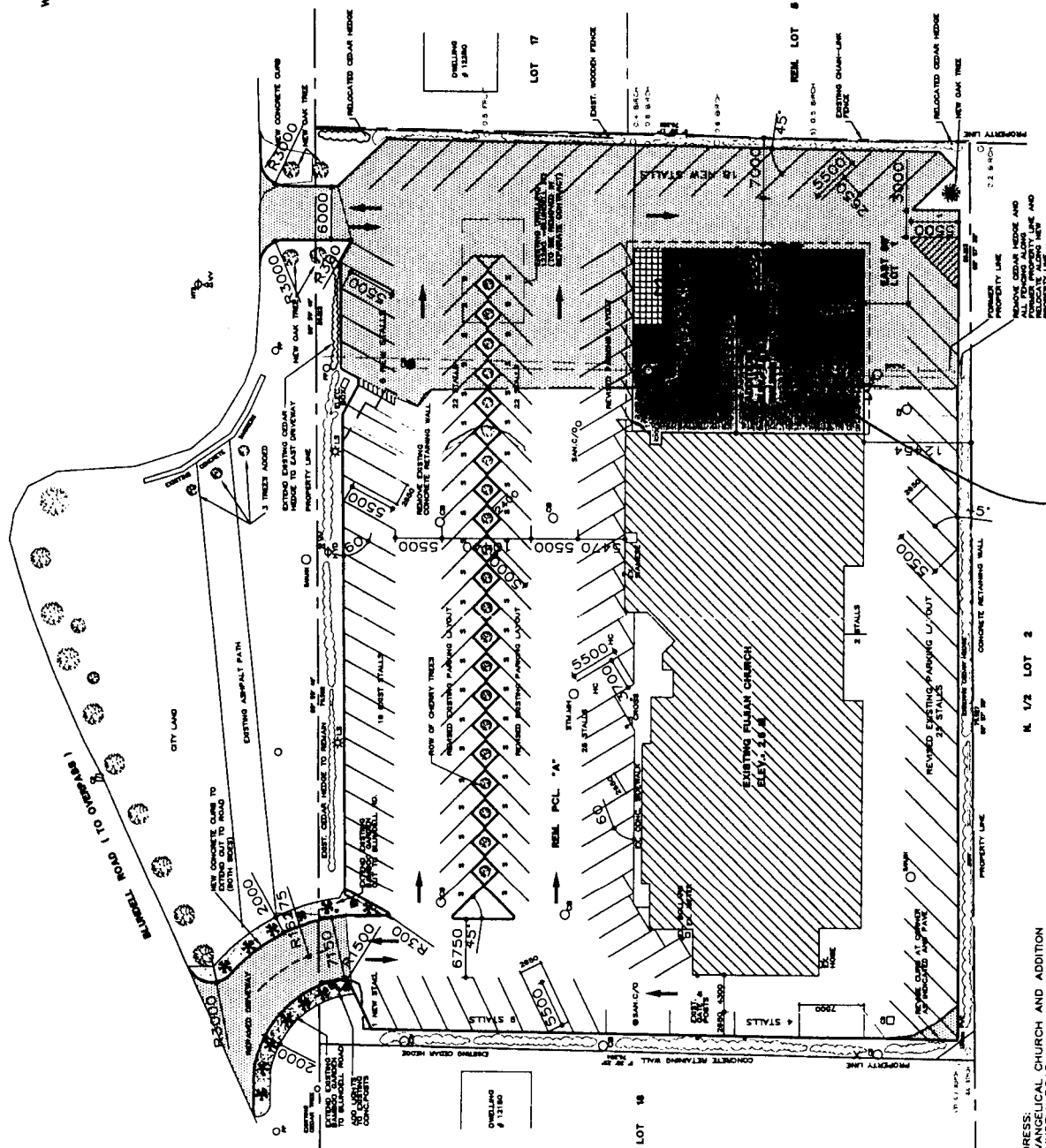


CITY SUBMISSION FOR
PLANNING APPROVAL

scale: 1:500
drown: PWM
check:
date: AUG. 1
job no: 00754

**KILICK
METZ
BOWEN
ROSE**
ARCHITECTS PLANNERS INC.

L



PROPOSED ADDITION

M 1/2 LOT 2

CIVIC ADDRESS:
FUJIAN EVANGELICAL CHURCH AND ADDITION
12260 BLUNDELL ROAD
RICHMOND, B.C.

SITE PLAN

SCALE: 1:500

LEGAL ADDRESS:
PARCEL A OF LOT 1 EXCEPT;
FIRSTLY, THE EAST 86'; AND
SECONDLY PLAN 37187; AND
THE EAST 86' OF LOT 1,
BLOCK A, SEC. 19, B.4N., R.3W.,
N.W.D., PLAN 4090

LEGEND

- CATCH BASIN - SEE MECH. DWG.
- CONCRETE HYDRO POLE
- SH-6 EXIST. EMERALD MANHOLE - SEE CIVIL DWG.
- 6' HANDICAP PARKING STALL
- SHAD- AREA INDICATES NEW ASPHALT PAVING
- ★ LAMP STANDARD
- — — — — EXIST. CHAIN LINK FENCE

21 NEW ALDERS (HUM. DIA.) FLOWERING CHERRY TREES
 8 NEW OAK TREES
 4 "MULSPICES"
 DRIFTING TREES TO KEEP
 DRIFTING HEDGE TO KEEP
 RELOCATED HEDGE OR NEW HEDGE
 EXIST. PINE HYDRANT
 16
 0 BOLLARD
 DRIFTING ELEVATION

NOTES
BOUNDARIES APPROXIMATE - SUBJECT TO LEGAL SURVEY

FOR ELEVATIONS - SEE SURVEY

WORKING CALCULATIONS FOR ADDITION:

STAIRS/STAIRWAY USE: 400 CARS PER 1000 SQ. FT. (187500 SQ. FT. HALL = 187500 CARS) = 32 STALLS

STAIRS USE: 10000 CARS AT 1 STALL/200000 = 1 STALL

STAIRWAY USE: 213 CLASSROOMS = 6 STALLS

TOTAL NEW STALLS REQUIRED = 39 STALLS

EXISTING AND NEW PARKING = 165 STALLS
INCLUDING 40 SMALL STALLS AND 2 HC STALLS.

T COVERAGE AND P.A.R.
MINOR ASSEMBLY DETECTIVE - PLACE OF WORKING
TIN, CONSOLIDATED LOT AREA = 8101 SQ.M
TIN, CONSOLIDATED LOT AREA = 8101 SQ.M
T COVERAGE = 25.4% (MAX. ALLOWABLE = 30%)
MINIMUM ALLOWABLE BUILDING AREA UNDER 3.2.2.6 IS
CORROSION OF 3 STOREY, SPRINKLED, WITH 40MM FLOORS
BUILDING AREA = 2147 SQ.M (ESTIMATED) + 985 SQ.M (NEW)
= 3042 SQ.M
BUILDING AREA RATIO = 3042/8101 = 37.6% (NOT ALLOWED)

TRACKS:

FRONT YARD: 36.0 M
SIDE YARD: 12.3 M
REAR YARD: 12.00 M
BUILDING HEIGHT (ADDITION): 8.0 M
NO SETBACK IS 3M AT FRONT
AND 1.2M AT BACK

PROPOSED
ADDITION

EXISTING CHURCH

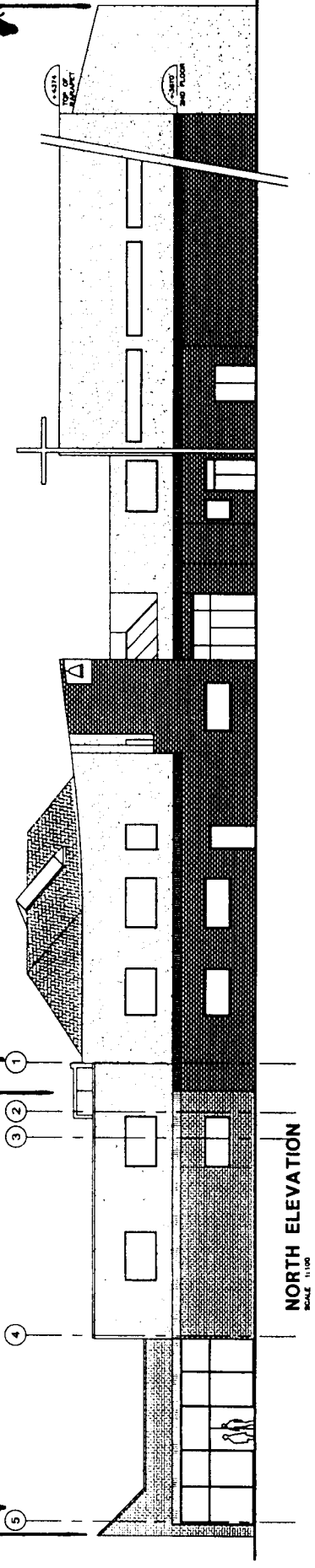
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METZ
BOWEN
ROSE
ARCHITECTS PLANNERS INC.

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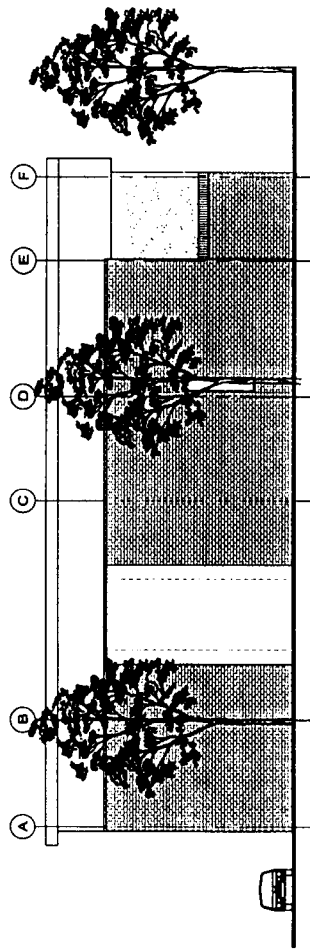
SUBMITTED FOR
DEVELOPMENT APPROVAL

FUJIAN EVANGELICAL
CHURCH ADDITION
RICHMOND, B.C.

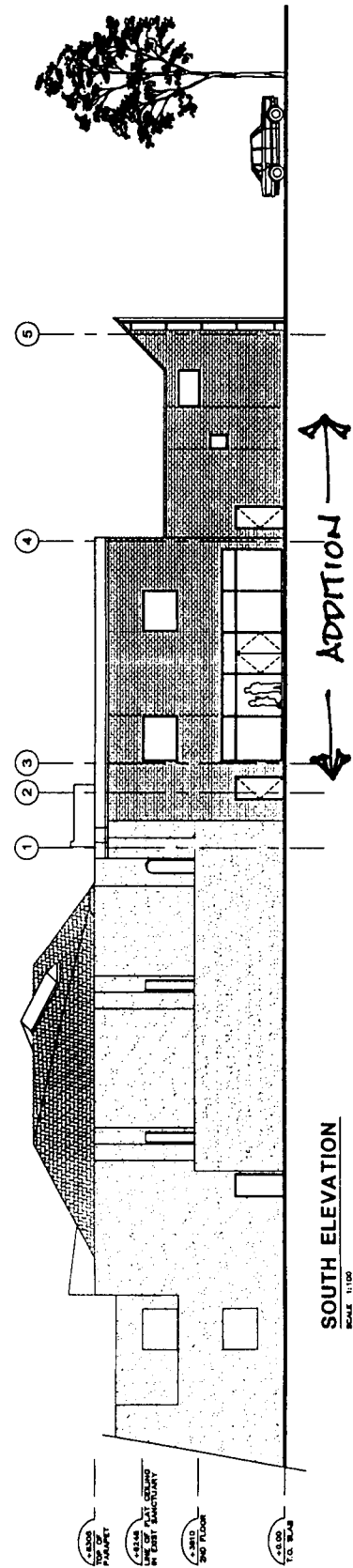
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NORTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100

CITY OF RICHMOND
BYLAW 7278
RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
AMENDMENT BYLAW 7278 (RZ 00-173694)
12200 BLUNDELL 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 DISTRICT (ASY)**.

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 7278".

2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7278**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

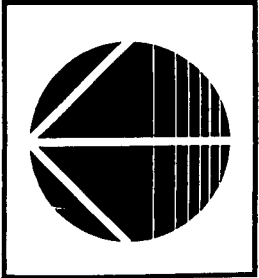
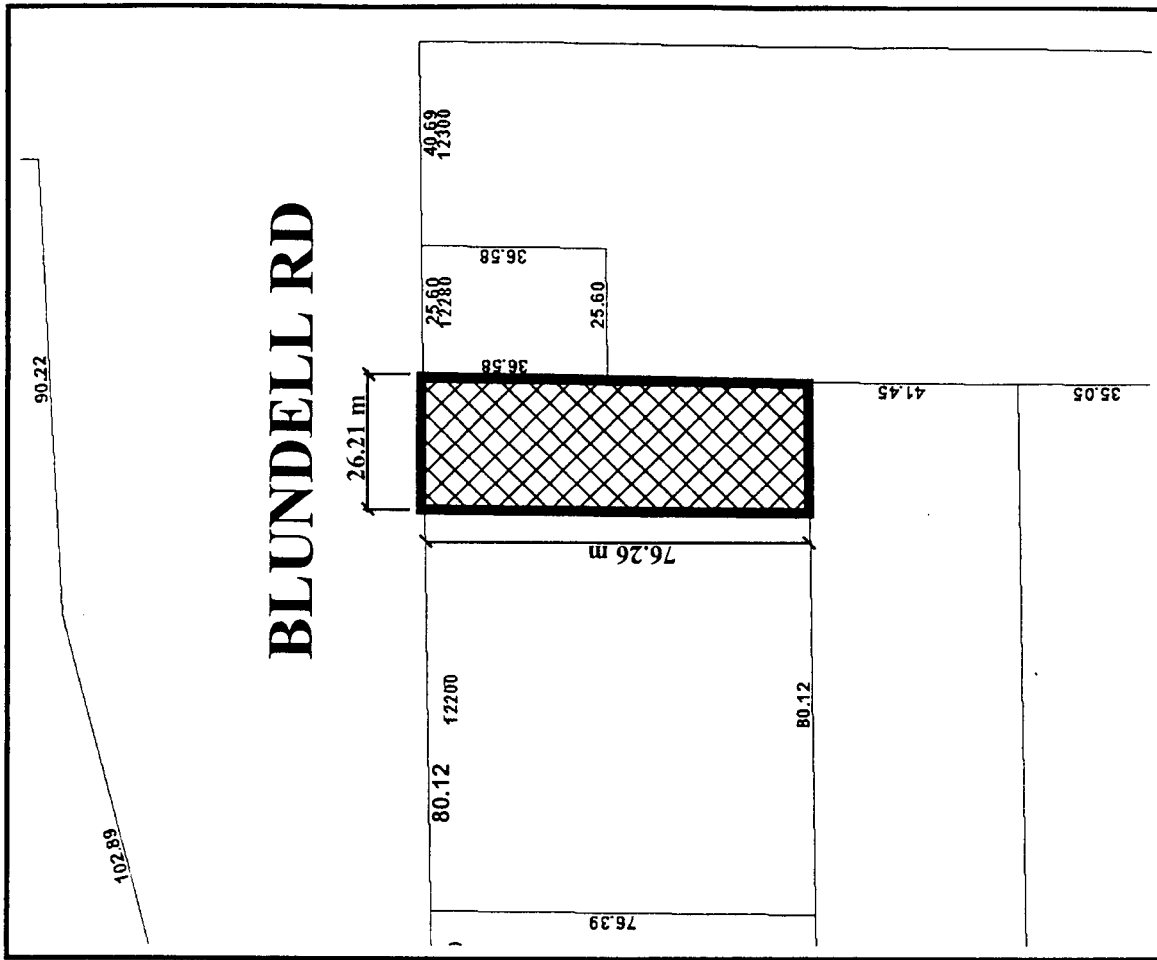
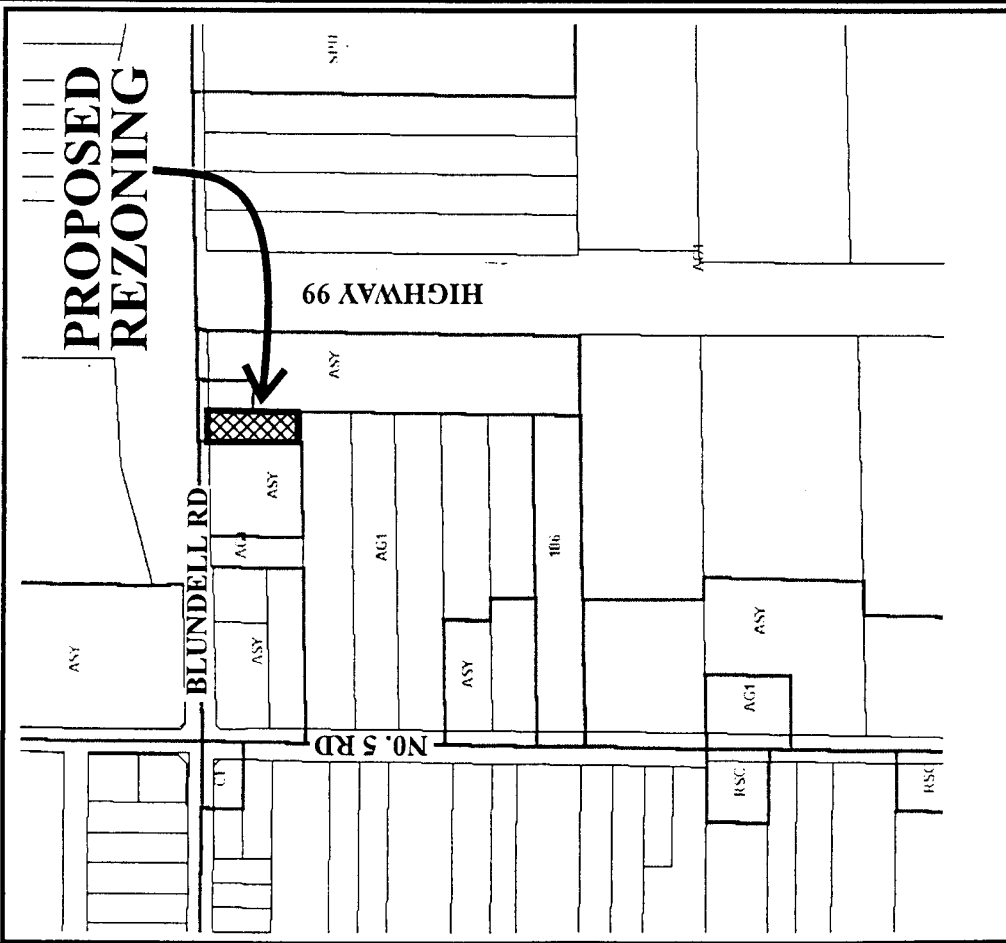
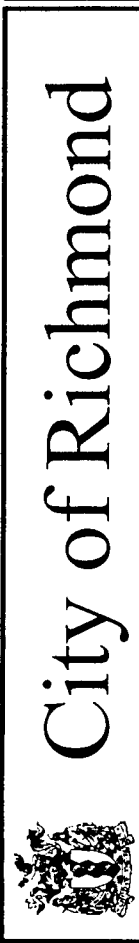
MINISTRY OF TRANSPORTATION APPROVAL

ADOPTED

MAYOR

_____ _____ _____ _____ _____ _____	<div>CITY OF RICHMOND</div> <div>APPROVED for content by originating dept. <i>HB</i></div> <div>APPROVED for legality by Solicitor <i>P/D</i></div>
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CITY CLERK



RZ 00-173694

Original Date: 05/16/00

Revision Date: 06/14/01

Note: Dimensions are in METRES