



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee

From: Jean Lamontagne
Director of Development

Re: **Application by Richmond Christian School Association for Rezoning at 10300 No. 5 Road from Agricultural District (AG1) to Assembly District (ASY)**

To Planning: Sept 19, 2006

Date: September 5, 2006

RZ 06-321434

File: 12-8060-20-8123/7521

Staff Recommendation

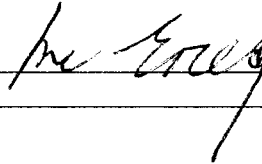
1. That Bylaw No. 7528, for the rezoning of 10300 No. 5 Road from "Agricultural District (AG1)" to Assembly District (ASY)", be abandoned; and
2. That Bylaw No. 8123, for the rezoning of 10300 No. 5 Road from "Agricultural District (AG1)" to "Assembly District (ASY)", be introduced and given first reading.


Jean Lamontagne
Director of Development

JL:ke
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Richmond Christian School Association has applied to the City of Richmond for permission to rezone 10300 No. 5 Road (**Attachment 1**) from Agricultural District (AG1) to Assembly District (ASY) for the purpose of consolidating the subject property with 10260 No. 5 Road and developing a school on the larger assembled property.

Background of Applications

A previous application (RZ 99-170129) by the Canada Shin Yat Tong Moral Society to develop an institutional building on the small site cleared Public Hearing on June 16, 2003. This congregation did not proceed with the development and sold the parcel to the Richmond Christian School, who own the neighbouring property to the north (10260 No. 5 Road). Staff recommend that the zoning amendment bylaw (Bylaw No. 7528) that was associated with this previous application be abandoned.

Non-farm use approval and rezoning (AG 98-144171; RZ 98-144163) of Richmond Christian School's site at 10260 No. 5 Road was granted to permit the development institutional uses on the front portion (110 m) of the site, while retaining the remainder of the backlands for agricultural purposes. The Richmond Christian School has recently acquired the subject site (10300 No. 5 Road).

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is contained in **Attachment 2**.

Surrounding Development

To the North: A vacant site zoned Assembly District (ASY) and Agricultural District (AG1) and owned by the Richmond Christian School. Further north is an institutional/assembly building (Richmond Bethel Church)

To the East: Land zoned Agricultural District (AG1). Highway 99 is situated further east of the subject site.

To the South: An agriculturally zoned parcel.

To the West: Existing single-family dwellings on the west side of No. 5 Road.

Related Policies & Studies

No. 5 Road Backlands Policy (Policy 5037)

The No. 5 Road Backlands Policy (adopted March 27, 2000)(**Attachment 3**) outlines an approach to considering non-farm uses (assembly/institutional) on land within the Agricultural Land Reserve and was developed in partnership with the Agricultural Land Commission (ALC). The general intent is to permit non-farm uses (churches, schools, institutional buildings) on the front portion of properties along No. 5 Road, while retaining the back portion for agricultural purposes with farm plans submitted with each proposal. The subject site is contained within the

portion of No. 5 Road proposed for public and institutional uses and complies with all relevant guidelines and regulations contained within the policy.

Agricultural Land Commission

Non-farm use and rezoning approval has been granted by the ALC and City for 10260 No. 5 Road as required by the No. 5 Road Backlands Policy. Application (Non-farm use) to the ALC for 10300 No. 5 Road is not required as the site is exempt from the regulations contained in the Agricultural Land Commission Act (less than 2 acres and on separate certificate of title prior to December 21, 1972). Rezoning 10300 No. 5 Road from Agricultural District (AG1) to Assembly District (ASY) is required to facilitate the development.

Official Community Plan – Land Use Designation

The Official Community Plan (OCP) generalized and specific land use maps designate the subject site for Community Institutional for the portion of the site fronting No. 5 Road with the remaining balance designated for Agriculture. Richmond Christian School's proposal to develop a school on the consolidated parcels complies with existing OCP land use designations.

Consultation

Agricultural Advisory Committee

The Agricultural Advisory Committee (AAC) reviewed the proposal on July 13, 2006. At the meeting, clarification was provided by the Richmond Christian School on the status of farming currently taking place. It was confirmed that the property owners had a lease with a farmer to engage in the harvesting of hay on the subject site. The AAC supported the proposal as submitted. A copy of the minutes from the July 13, 2006 meeting of the AAC is contained in **Attachment 4**.

Staff Comments

Staff Technical Review comments are contained in **Attachment 5**. No significant concerns have been identified through the technical review.

Analysis

Proposed Development – Richmond Christian School

The development consists of two buildings on the consolidated property (10260 & 10300 No. 5 Road) wholly contained within the Assembly District on the westerly 110 m of the subject site. The main, single-storey building will consist of classrooms and includes a gymnasium. A future building to be constructed in later phases contains a two-storey building for classroom purposes.

The consolidated site will have one vehicle access to No. 5 Road, which has been reviewed by Transportation with no concerns identified. Vehicle circulation has been arranged to allow for a designated passenger drop-off zone, with circulation arranged ensure minimal conflicts between vehicles entering and existing the site (refer to **Attachment 6** for a preliminary site plan).

Further landscaping for the remainder of the proposed assembly portion of the property will be implemented by Richmond Christian School; however, a landscape plan has not yet been finalized for the site. The applicant's have agreed to submit a landscape plan to City staff for review as a condition of rezoning to ensure that adequate plantings and trees are implemented

around the perimeter of the site with particular focus on the No. 5 Road frontage. A security will also be required to ensure that plantings are provided in accordance with the plan.

Farming on the Backlands and Landscape Buffer

As part of the previous approval granted by the ALC, the following requirements are addressed in the rezoning:

- **Landscape buffer and fencing:** The ALC required the installation of a landscaping and fencing to be contained in a 6 m wide strip on the assembly zoned portion of the site to buffer the agricultural uses from the school. A landscape plan (**Attachment 7**) has been submitted to address the buffer requirement between the Assembly and Agriculturally zoned portions of the site. The landscape plan complies with ALC's guidelines for buffers to the ALR. In order to ensure that the landscape buffer is implemented, a security is required as a condition of this rezoning and is based on the estimated costs of proposed works.
- **Confirmation of Farming:** The previous farm plan identified an agreement to lease the property for the purposes of carrying out hay production on the property. Staff have received confirmation of this lease agreement. The remaining back lands of the subject sites will be utilized for hay production once development of the school occurs.
- **Legal Requirements:** An additional condition of approval from the ALC was the registration of a restrictive covenant on the back portion of 10260 No. 5 Road to restrict the use of the back lands (1.21 hectares) for agricultural purposes only. Staff have researched the legal title for the property and confirm that the above mentioned restrictive covenant has been registered and is on title for 10260 No. 5 Road. As the site will be consolidated with 10260 No. 5 Road, no further Restrictive Covenants are required

Engineering and Utilities

An existing latecomers agreement (Approved by Council on June 23, 2003) is in place for this portion of No. 5 Road for sanitary sewer works completed by another congregation (Lingyen Mountain Temple). The sanitary sewer works were designed to service the larger catchment area (temple south) and applicable for a latecomers agreement as other properties in the catchment area were deemed to benefit from works done by the Lingyen Mountain Temple. Payment of this latecomers fee according to the agreement will be a requirement of rezoning. For 2006, the total latecomers fee applicable for both 10260 & 10300 No. 5 Road is \$34,978.21.

Servicing Capacity Analysis

A servicing capacity analysis was completed for the storm system with upgrades identified across the frontage of 10300 & 10260 No. 5 Road. Engineering Planning staff have agreed to defer the sanitary sewer analysis to the forthcoming Servicing Agreement application, when the analysis will be conducted. The developer will be responsible for any upgrades to the sanitary system if deemed necessary.

Upcoming Servicing Agreement Application

Completion of a Servicing Agreement will be required as a condition of rezoning. Works include, but are not limited to:

- Design and construction of the sanitary sewer system across the entire frontage of 10160, 10260 and 10300 No. 5 Road in order to connect with the existing system established at the Lingyen Mountain Temple site. The sanitary sewer line is to be located within the No. 5 Road right-of-way.

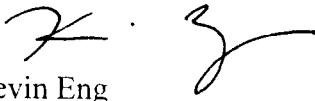
- Design and construction of the storm system upgrades based on the works identified in the capacity analysis.
- All costs will be at the developer's costs with no applicable credits

Financial Impact or Economic Impact

None

Conclusion

The proposal to rezone 10300 No. 5 Road to an Assembly (ASY) zoning district and consolidate the site with the neighbouring property at 10260 No. 5 Road, which is already zoned for assembly use, complies with all applicable City land use regulations and policies. All previous conditions identified by the ALC have also been addressed. Staff recommend approval of the rezoning.

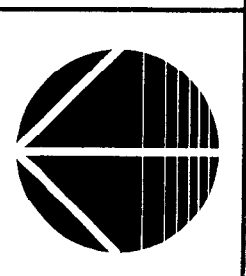
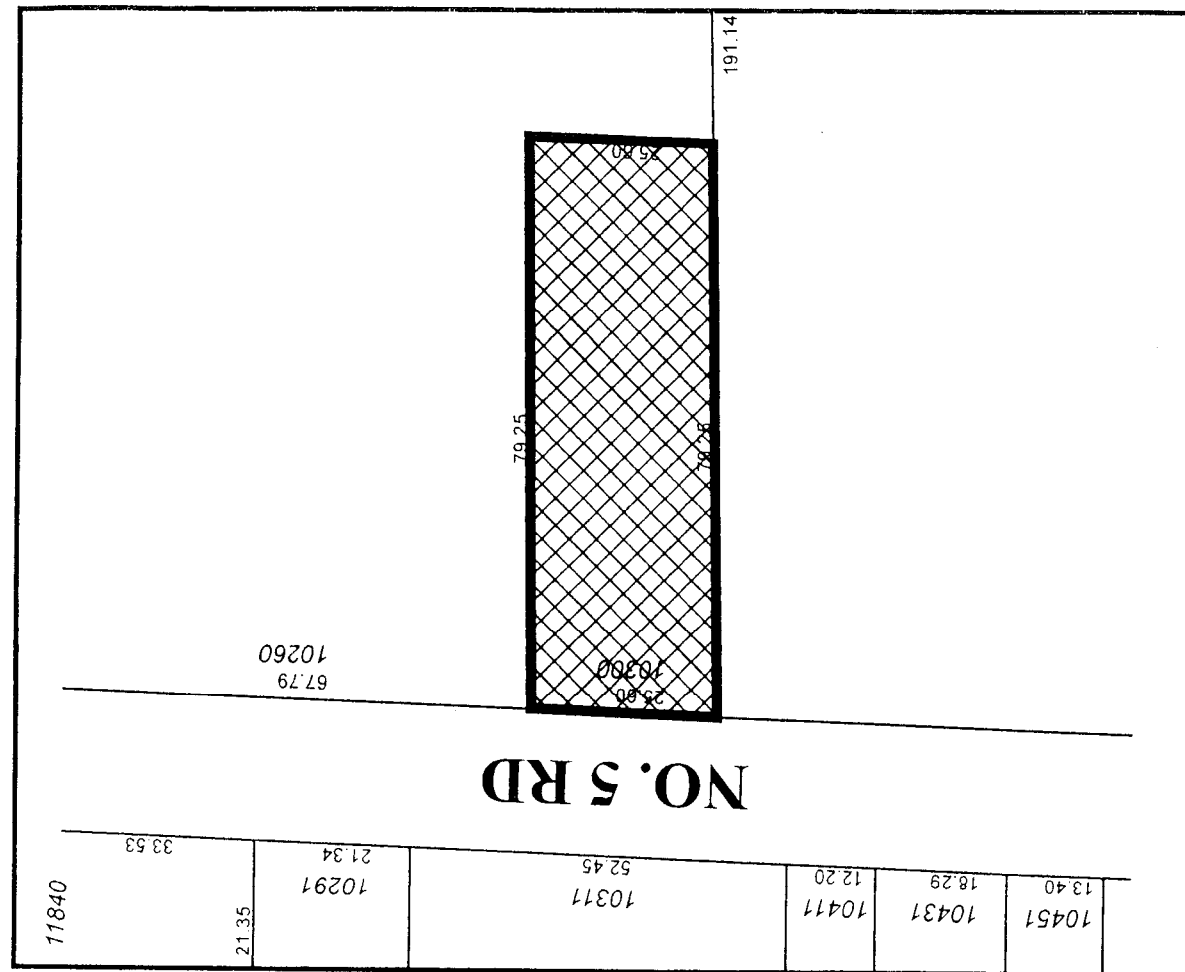


Kevin Eng
Planner 1

KE:cas

Refer to Attachment 8 for a list of requirements attached to this rezoning application.

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: No. 5 Road Backlands Policy
- Attachment 4: AAC minutes (July 13, 2006)
- Attachment 5: Staff Technical Review Comments
- Attachment 6: Preliminary Site Plan
- Attachment 7: Landscape Buffer Plan
- Attachment 8: Conditional Rezoning Requirements Concurrence

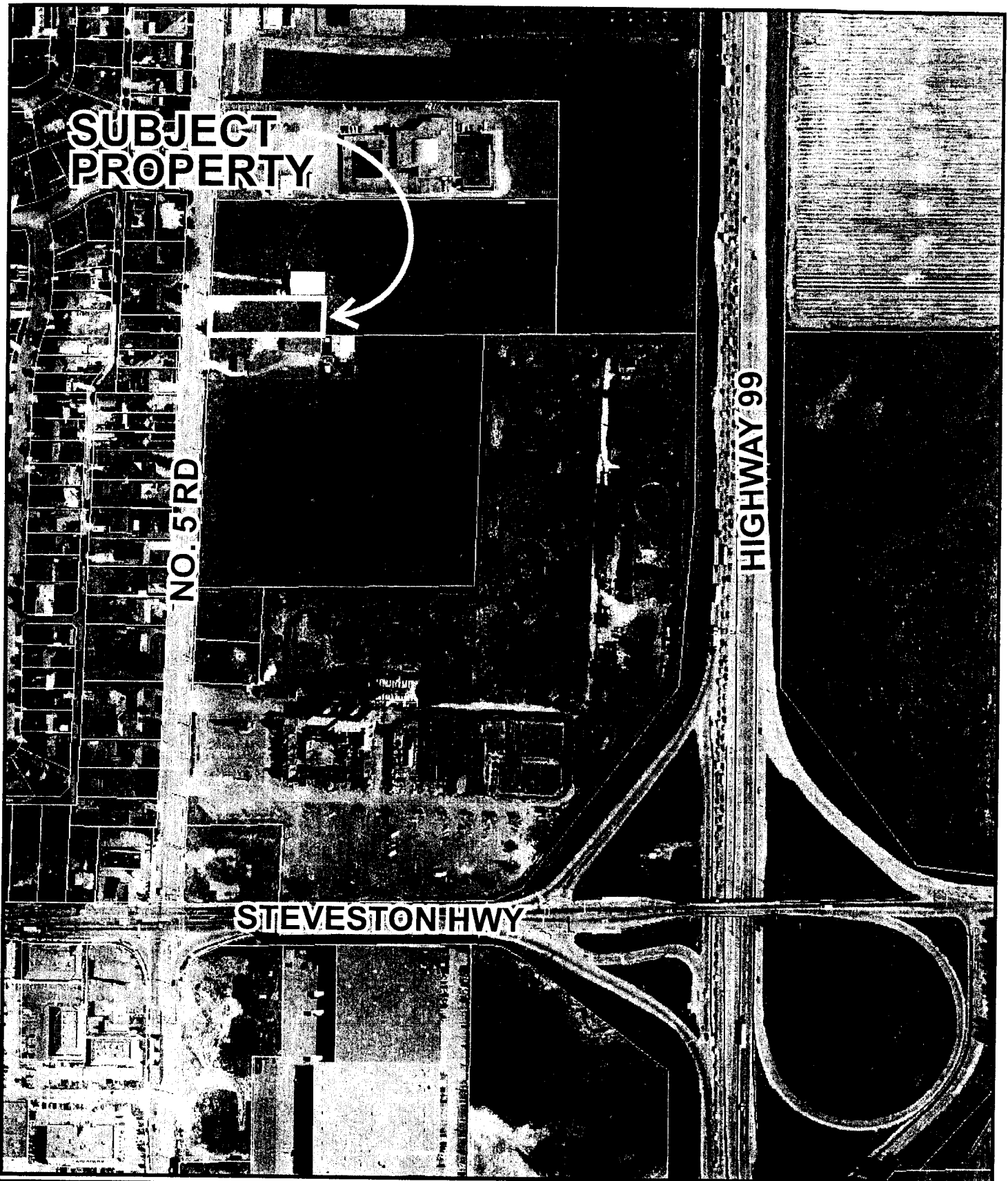


RZ 06-321434

Original Date: 01/16/06

Revision Date:

Note: Dimensions are in METRES



**SUBJECT
PROPERTY**

NO. 5 RD

STEVESTON HWY

HIGHWAY 99



RZ 06-321434

Original Date: 09/06/06

Amended Date:

Note: Dimensions are in METRES



City of Richmond

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

**Development Application
 Data Sheet**

RZ 06-321434

Attachment 2

Address: 10300 No. 5 Road

Applicant: Richmond Christian School Association

	Existing	Proposed
Owner:	Richmond Christian School Association	No change
Site Size (m²) for Proposed Assembly Zoned Portion of Site:	10260 No. 5 Road – 8,206 m ² 10300 No. 5 Road – 2,053 m ²	10,260 m ² (consolidated and portion zoned assembly)
Land Uses:	Open field with one farm related structure	School and related parking areas on the westerly 110 m of the sites
OCP Designation:	Community Institutional for the westerly 110 m portion Agricultural for remainder	No change – proposal complies with land use designation
Zoning:	10260 No. 5 Road – ASY and AG1 10300 No. 5 Road - AG1	ASY and AG1 on consolidated parcels

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 50	40.3	none permitted
Lot Coverage – Building:	Max. 35%	35%	none
Setback – Front Yard (m):	Min. 6 m	6 m Min.	none
Setback – Side & Rear Yards (m):	Min. 7.5 m	Min. 7.5 m	none
Height (m):	12 m	12 m	none
Off-street Parking Spaces –	54	56	none
Accessible Parking Stalls	2	2	none

Other: _____



City of Richmond

Policy Manual

Page 1 of 3

Adopted by Council: Mar. 27/00

POLICY 5037

File Ref: 4105-04

NO. 5 ROAD BACKLANDS POLICY

POLICY 5037:

It is Council policy that:

1. The area outlined in bold lines as "Area Proposed for Public and Institutional Use" on the accompanying plan dated 01/24/00 may be considered for non-farm use.
2. The types of non-farm use which may be considered are:
 - "Assembly District" uses, and
 - Certain "School / Public Use District" uses (i.e., public park, public recreation facility, municipal works, health and safety measures, community use).
3. The amount of land on each property which may be developed for approved non-farm uses is limited to the westerly 110 m (360.892 ft) for properties fronting onto No. 5 Road.

The remaining back land portion of each property shall be retained for farm use only.
4. Satisfactory sanitary sewage disposal is required as a condition of Development Permit approval.
5. Continue to strive for a partnership approach, with back land owner prepared farm plans to achieve farming, but allow for a limited infrastructure component (e.g., little or no regional and on-site drainage, irrigation or access roads), where a full infrastructure component is not practical.
6. The current moratorium on non-farm use approvals (initiated by the Land Commission and adopted by Council in February, 1996) should be retained and may be lifted on an individual lot basis for owners who:
 - a) prepare farm plans;
 - b) explore farm consolidation;
 - c) commit to do any necessary on-site infrastructure improvements;
 - d) co-operate as necessary to remove constraints (e.g., required infrastructure) to farming the back lands, in partnership with others; and
 - e) commit to legal requirements as may be stipulated by Council to achieve acceptable land uses (e.g., farming the back lands).
 - f) undertake active farming of the back lands.
7. The following procedure will apply when considering applications for non-farm use and Assembly District rezoning.



Approvals Procedure

Proponent applies to City and Commission for non-farm use approval.

Commission reviews proposal and may give approval in principle for non-farm use based on the proponent:

- preparing an acceptable farm plan;
- entering into a restrictive covenant;
- providing a financial guarantee to farm; and
- agreeing to undertake active farming first

Proponent undertakes active farming based on the approved farm plan.

Commission gives final approval for non-farm use.

Proponent applies to City for rezoning of site to Assembly District (ASY).

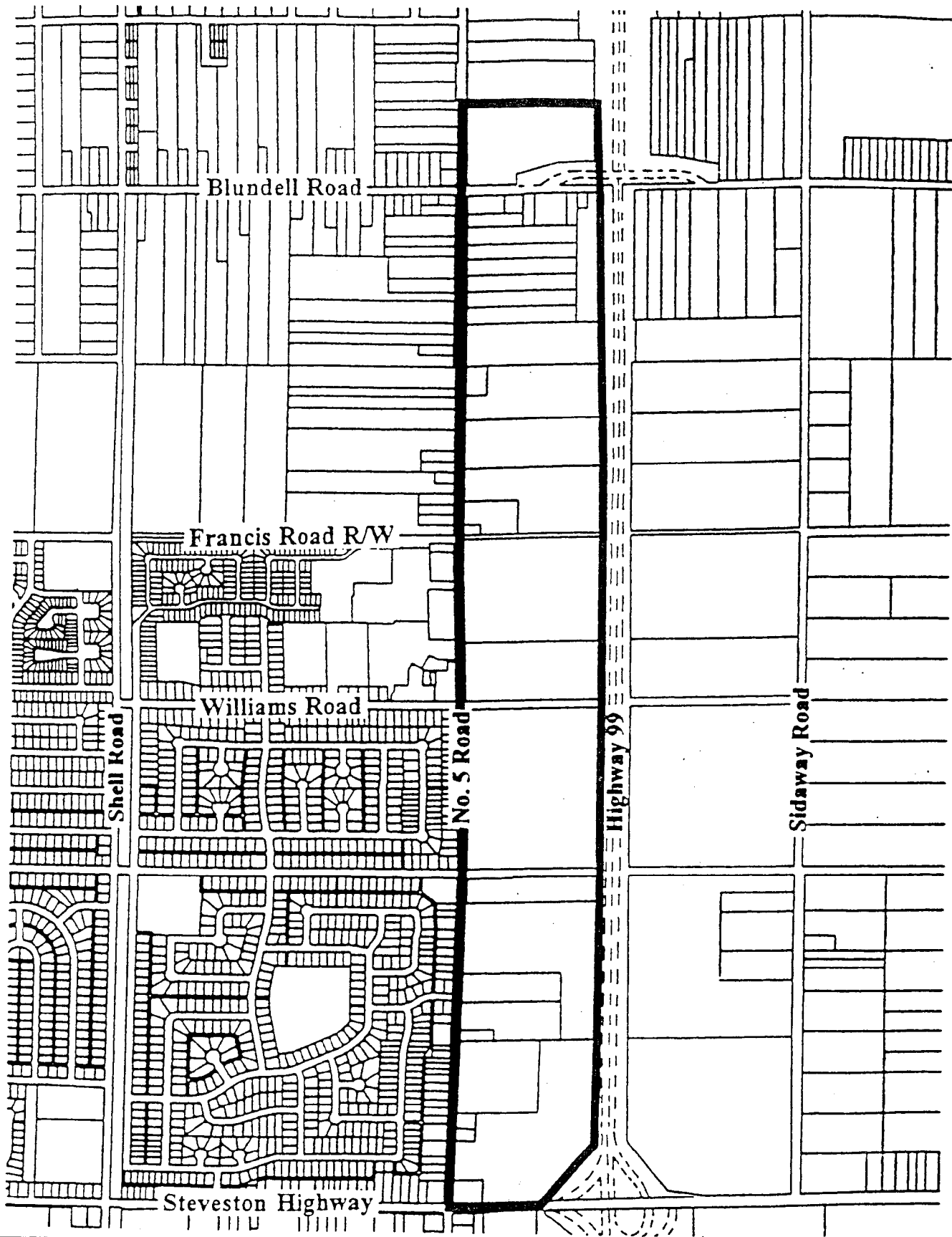
City approves rezoning application after proponent meets all City requirements.

Amendments to the above policies

If either the City or the Land Commission intends to amend any of the above procedures, the initiating party will advise the other party of this intent and seek comment on the proposed amendments prior to concluding any approvals.

Co-ordination of review process

The City and the Commission will co-ordinate efforts when reviewing applications for non-farm use, in order to ensure that the interests of each party are addressed. This co-ordinated effort will be done prior to granting any approvals.



Blundell Road

Francis Road R/W

Williams Road

Shell Road

No. 5 Road

Highway 99

Sideway Road

Steveston Highway



Area Proposed for Public
and Institutional Use

Date:
01/24/00

5. Development Proposal

a. 10300 No. 5 Road (Richmond Christian School)

Kevin Eng reviewed the proposal (a summary table of the proposed private school is attached to this agenda package). Mr. Eng identified that the proposal complied with all applicable land use designations and policies surrounding the location of assembly uses on the east side of No. 5 Road. Staff also confirmed that the Richmond Christian School had a valid lease over the property for a farmer to engage in hay production. The AAC passed the following motion.

That the proposal at 10300 No. 5 Road (RZ 06-321434) for the Richmond Christian School be supported

Carried

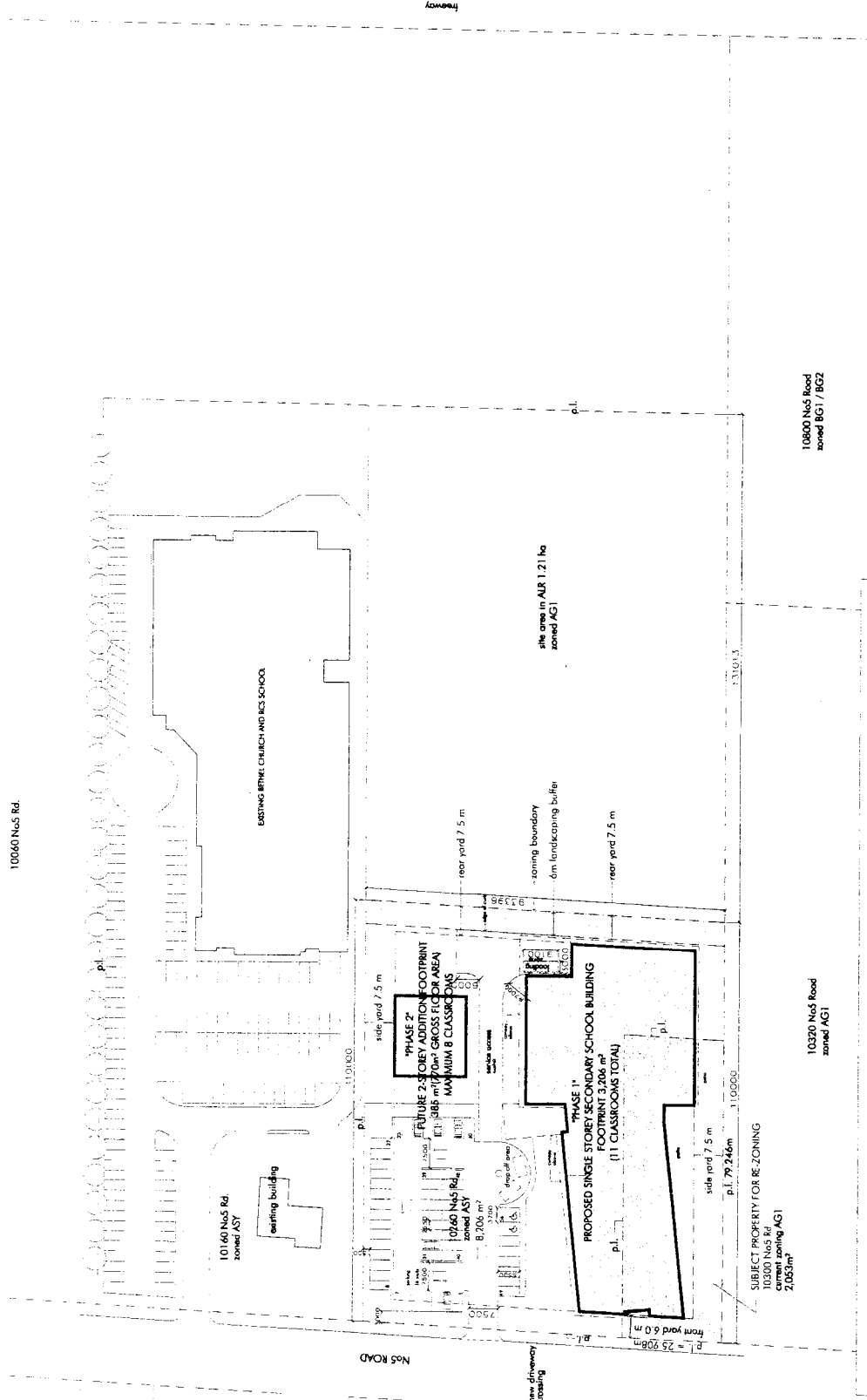
Staff Technical Comments

Transportation

- Vehicle access and drive-aisle from No. 5 Road shall be a minimum width of 7.5m.
- On-site parking and drive-aisles should be arranged to enable ease of circulation.
- Location of loading bays is to be confirmed along with adequate space for an SU-9 vehicle to manoeuvre on-site.
- A construction parking and management plan must be submitted to the Transportation Department prior to issuance of the Building Permit.

Engineering and Utilities

- A capacity analysis has been completed for the storm sewer system identifying that upgrades will be required across the frontage of 10260 and 10300 No 5 Road.
- Engineering Planning has agreed that the sanitary analysis can be submitted and reviewed with the forthcoming Servicing Agreement drawings. Design of the new sewer for this development must be to Official Community Plan capacity. Any identified upgrades to the sanitary sewer will be required to be completed by this developer.
- Design and construction of the sanitary sewer system across 10160, 10260 and 10300 will be a requirement of rezoning. A Servicing Agreement will be required as a condition of rezoning for the design and construction of the above-mentioned storm sewer upgrades and sanitary system works (including any potential upgrades).
- An existing latecomers agreement (Approved by Council on June 23, 2003) is in place for this portion of No. 5 Road for sanitary sewer works completed by another congregation (Lingyen Mountain Temple). The sanitary sewer works were designed to service the larger catchment area (temple south) and applicable for a latecomers agreement as other properties in the catchment area were deemed to benefit from works done by the Lingyen Mountain Temple. Payment of this latecomers fee according to the agreement will be a requirement of rezoning. For 2006, the total latecomers fee applicable for both 10260 & 10300 No. 5 Road is \$34,978.21.



**RICHMOND CHRISTIAN SCHOOL
DEVELOPMENT PLAN OF FUTURE AMALGAMATED SITES**

KMR Architects
Vancouver, BC

Finlan Maurer Architect
Nanaimo, BC

AUGUST 22, 2006

ZONING DATA

ZONING (AST) ASSEMBLY DISTRICT
 MAX FLOOR AREA RATIO 0.50
 MAX LOT COVERAGE 3%
 MAX FAR (SF/R) 0.15
 SIDE YARD 7.5M (24.60 FT)
 REAR YARD 7.5M (24.60 FT)
 HEIGHT 12M (39.37 FT)

FAR CALCULATIONS

TOTAL AREA OF AMALGAMATED SITE FOR PURPOSE OF DENSITY CALCULATION 1.08 ha
 PERMITTED 5.130m² PROPOSED PHASES 1 & 2 CLASSROOMS 4.132m² - 40.3%
 MAX SITE COVERAGE (83%) = 3.891m² PROPOSED 3.591m² = 33%

PARKING REQUIREMENTS

70% STANDARD SPACES 5.5M (18.045 FT) LONG x 2.5M (8.20 FT) WIDE
 30% STANDARD SPACES 5.5M (18.045 FT) LONG x 3.0M (9.84 FT) WIDE
 2% OF TOTAL PARKING CAPACITY 5.5M (18.045 FT) LONG x 3.0M (9.84 FT) WIDE
 REQUIRED NUMBER OF PARKING SPACES 22 SPACES
 PUBLIC & PRIVATE SCHOOL SPACES FOR EACH CLASSROOM
 RECREATION FACILITY USE (STANDARD) 3 SPACES/100 m² (1016 m²) OF GROSS FLOOR AREA
 = 22 SPACES

PARKING CALCULATIONS

11 CLASSROOMS IN PHASE 1 = 2 SPACES
 8 CLASSROOMS IN PHASE 2 = 2 SPACES
 799m² OF RECREATION FACILITIES (GYMNASIUM) x 2/100 = 16 SPACES
 TOTAL NUMBER OF SPACES REQUIRED = 20 SPACES
 TOTAL NUMBER OF SPACES PROVIDED = 22 SPACES
 NUMBER OF ACCESSIBLE PARKING SPACES REQD: = 2 WHEELCHAIR SPACES (INCL. IN ABOVE)

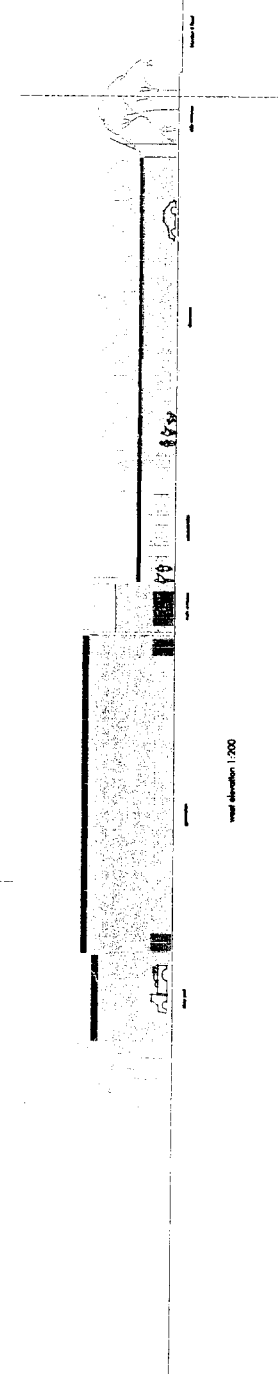
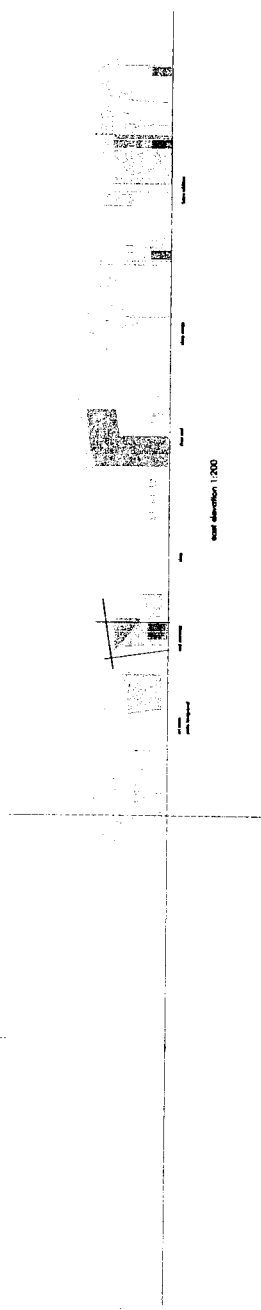
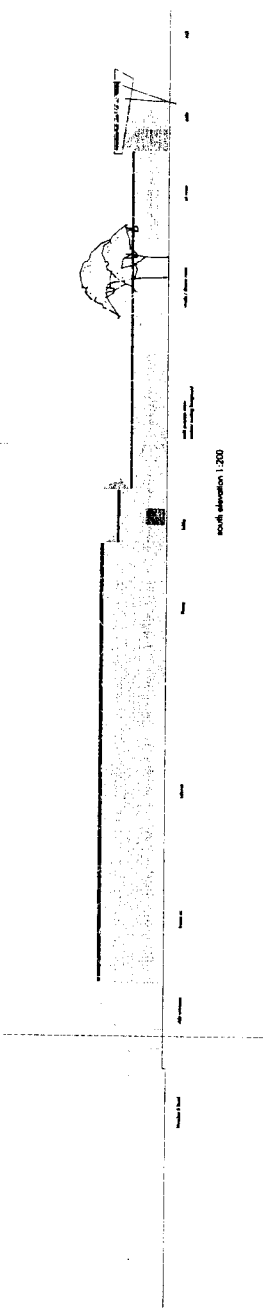
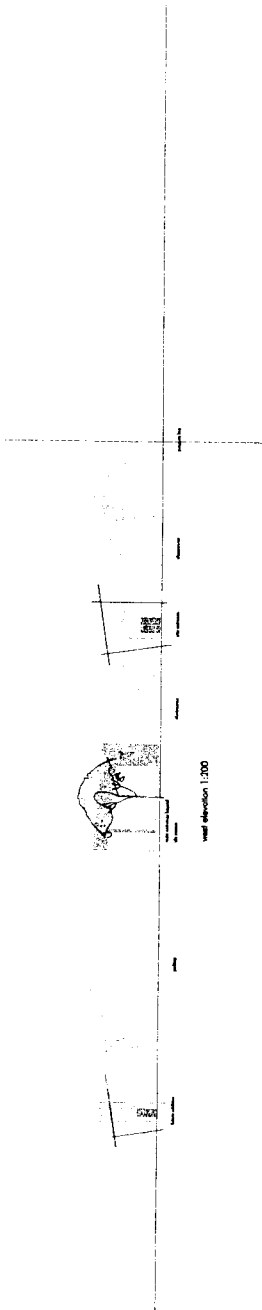
10060 N45 Road
zoned B07/B02

10320 N45 Road
zoned AG1

SUBJECT PROPERTY FOR RE-ZONING
 10320 N45 Rd
 zoned AS1
 2.085ha



NORTH



**RICHMOND CHRISTIAN SCHOOL
BUILDING ELEVATIONS**

1 2 3 4 5
0m

AUGUST 21, 2006

Fusion Mauer Architect
Vancouver, BC

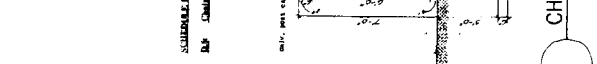
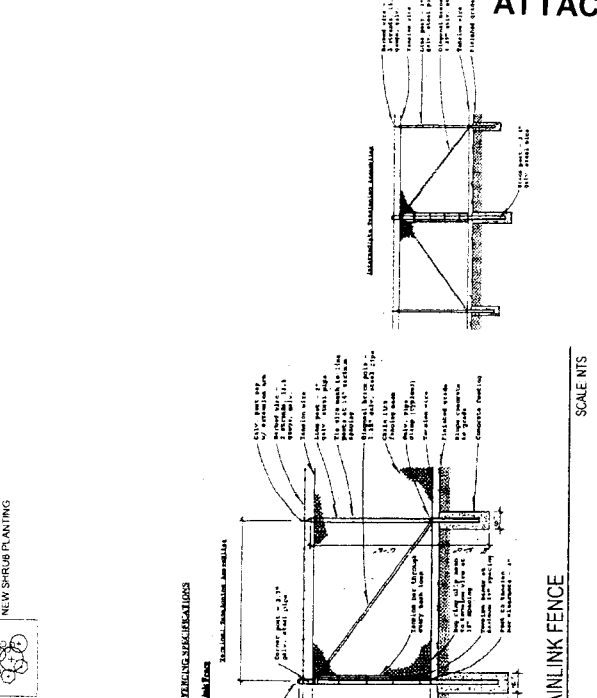
Fusion Mauer Architect
Vancouver, BC

ATTACHMENT 7

- NOTES:**
1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCMA OR BCMA GUIDELINES.
 2. TOPSOIL SHOULD BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE OBTAINED FROM A REPUTABLE SOURCE.
 3. AMOUNT TOPSOIL PER SQ. METRE RECOMMENDATIONS FOR TOPOGRAPHY ON SITE, RECORDED.
 4. TOPSOIL SHOULD BE APPLIED IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
 5. LAWNSHED AREAS SHALL BE MAINTAINED AS FOLLOWS:
 - a. GRASSED AREAS: 10MM
 - b. STEEL PILES: 10MM
 - c. SANDS: 10MM
 - d. SANDS: 10MM
 - e. SANDS: 10MM
 - f. SANDS: 10MM
 - g. SANDS: 10MM
 6. ALL SHRUB PLANTING AREAS SHALL HAVE DRAINAGE COVERS 1" OC.
 7. ALL SHRUB PLANTING AREAS SHALL HAVE DRAINAGE COVERS 1" OC.
 8. ALL PATIOS AND INTERNAL WALKWAYS (SHOWN BASED ON PLAN) SHALL BE CONCRETE 100MM THICK.
 9. ALL PATIOS AND INTERNAL WALKWAYS (SHOWN BASED ON PLAN) SHALL BE CONCRETE 100MM THICK.
 10. ALL PATIOS AND INTERNAL WALKWAYS (SHOWN BASED ON PLAN) SHALL BE CONCRETE 100MM THICK.
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 14. ALL PATIOS AND INTERNAL WALKWAYS (SHOWN BASED ON PLAN) SHALL BE CONCRETE 100MM THICK.
 15. ALL PATIOS AND INTERNAL WALKWAYS (SHOWN BASED ON PLAN) SHALL BE CONCRETE 100MM THICK.

PLANT LIST (CONTEMPLATED TREES/SHRUBS/PLANTS):

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION/REMARKS
1C	9	ULM + EUROPA	COMMON LINEN	3.0 CM CN	BALLED & BRANCHED
1D	31	Berberis + CHENAILITH	CHENAIL THORNBERY	25	CONTAINER
1E	10	ELAEAGNUS + MAQUILAIA	ROBERT ELLIOTT'S	25	CONTAINER
1F	20	ELAEAGNUS + MAQUILAIA	ENGLISH HOLLY	25	CONTAINER
1G	10	ELAEAGNUS + MAQUILAIA	SCHMIDT THORN	25	CONTAINER
1H	9	ELAEAGNUS + MAQUILAIA	REDLY ROSE	25	CONTAINER
1I	9	ELAEAGNUS + MAQUILAIA	BLUE CARPET JUNIPER	25	CONTAINER
1J	31	ELAEAGNUS + MAQUILAIA	BLUE CARPET JUNIPER	25	CONTAINER



Conditional Rezoning Requirements
10300 No. 5 Road
RZ 06-321434

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

1. Consolidation of 10300 & 10260 No. 5 Road into one development parcel.
2. Submission of a Letter of Credit in the amount of \$26,200 for the purposes of implementing the landscape buffer separating the Assembly and Agriculturally zoned portions of the property as required by the Agricultural Land Commission.
3. Submission and approval of a landscape plan for the proposed assembly zoned portion of 10260 and 10300 No. 5 Road along with a Letter of Credit in the amount estimated to implement the landscaping as reviewed and approved by staff.
4. Payment of the applicable fee based on the existing latecomers agreement. For 2006, payment of \$34,978.21 is required for 10300 & 10260 No. 5 Road.
5. Completion of a Servicing Agreement* for the design and construction of the following:
 - Design and construction of the sanitary sewer system across the entire frontage of 10160, 10260 and 10300 No. 5 Road in order to connect with the existing system established at the Lingyen Mountain Temple site. The sanitary sewer line is to be located within the No. 5 Road right-of-way. The developer is responsible for upgrades to the sanitary sewer line if they are identified through the review of the Servicing Agreement drawings.
 - Design and construction of the storm system upgrades across 10300 & 10260 No. 5 Road based on the works identified in the capacity analysis.

**separate application required*

6. Ministry of Transportation approval.

Please note that the following will be required as a condition of your Building Permit:

1. Submission of a traffic construction and parking management plan prior to issuance of the Building Permit.
2. Prior to final inspection of the building, confirmation of installation of the landscape buffer at the rear of the property must be completed (Agricultural Land Commission requirement).

[Signed original on file]

Signed

Date



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8123 (RZ 06-321434)
10300 NO. 5 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).

P.I.D. 003-419-363

Lot 48 Section 31 Block 4 North Range 5 West New Westminster District Plan 29935

- 2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8123".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

Series of horizontal lines for signatures and approvals.

CITY OF RICHMOND APPROVED by [signature] APPROVED by Director or Solicitor [signature]

MAYOR

CORPORATE OFFICER