

Schedule 6 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 17, 2021.

TO: MAYOR & EACH COUNCILLOR
FROM: CITY CLERK'S OFFICE

CityClerk

From: Mahmood Jaffer - Director of PR & Communications <public-relations@az-zahraa.org>
Sent: May 17, 2021 8:03 AM
To: CityClerk
Cc: Eng, Kevin; Shaykh Murtaza Bachoo Resident-Alim. Az-Zahraa Islamic Centre; Principal - Az-Zahraa Islamic Academy; Azmat Ali
Subject: Re: SMCBC Representation at May 17, 2021 Public Hearing
Attachments: Revised Plans 2016 10 18 .compressed (1).pdf; Letter to ALC - May 17 2021.pdf; Letter to Mayor & Richmond City Council - May 17 2021 Public Hearing.pdf

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Good morning,

Thank you for the email confirmation of the Shia Muslim Community of BC (SMCBC) delegation at this evening's public hearing along with the connection information to participate. Per my conversation with Riyaz from your office on May 13, I am confirming the following participants, copied on this email, will be delegating on behalf of the community and school. All of us will be connecting via the Zoom Link you have provided and will speak in the following order:

1. Mahmood Jaffer, 604-786-2545 - Director of PR & Communications, SMCBC
2. Oscar Pozzolo, 604-805-7925 – Principal, Az-Zahraa Islamic Academy
3. Azmat Ali, 604-562-8133 - Chairman, Az-Zahraa Islamic Academy (AZIA) School Board
4. Murtaza Bachoo, 604-719-7864 - Religious Consultant SMCBC & Board Member AZIA

Furthermore, please accept the letter and attachments as part of our formal submission as part of the public hearing process. Please share these with Mayor and Councillors ASAP and in advance of this evening's hearing. Please let me know if you have any questions about any of the above.

Regards,
Mahmood

Mahmood Jaffer
Director of PR & Communications
Az-Zahraa Islamic Centre
email: public-relations@az-zahraa.org
phone: 604-786-2545
www.az-zahraa.org

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Az-Zahraa ISLAMIC CENTRE
SHIA MUSLIM COMMUNITY OF BRITISH COLUMBIA
8580 #5 ROAD RICHMOND BC CANADA V6Y 2V4 TEL: 604.274.7869 www.az-zahraa.org

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May 17, 2021

Mayor & Councillors Office
City of Richmond
6911 No. 3 Road
Richmond, British Columbia
V6Y 2C1 Canada

Delivered Electronically

Re: Official Community Plan Bylaw 7100 And 9000, Amendment Bylaw 10258 And Richmond Zoning Bylaw 8500, Amendment Bylaw 10259

Dear Mayor Brodie & Honourable Richmond City Councillors,

Following our participation at the March 3, 2020 Planning committee meeting, the Shia Muslim Community of BC (SMCBC), established in the City of Richmond since 1978, welcomes the opportunity to provide a formal submission as part of the May 17 2021 Public hearing for the proposed Bylaw amendments. We were encouraged when the Planning Committee referred the proposed by-law changes to staff in order to review and provide further information and options including the exemption of existing schools and religious institutions from the proposed bylaws in March 2020. We are however concerned of the serious implications that the proposed bylaw amendments will have to our community's education future expansion plans.

In September 2003, one year after the official opening of the Az-Zahraa Islamic Centre at 8580 No 5 Road, the community launched the Az-Zahraa Islamic Academy (AZIA) as a full-time Group 1 independent elementary school under the BC Ministry of Education. Beginning operations with 20 students in KG/Grade 1, it has grown to a current student population of over 200 students (pre-KG to Grade 8) with 50% of the growth taking place over the past five years. In September 2020, AZIA extended our offering to grade 8 and plans are in place to offer a grade 9 program beginning in September 2021. The expressed long-term goal of AZIA is to provide a full-time elementary and a full-time high school at our premises.

The Az-Zahraa Islamic Academy is an integral part of SMCBC's identity as a religious community in the City of Richmond. As Muslims we take responsibility for the education of our children and that of the community. In addition, students are nurtured from a young age in the traditions and the practices of the Shia Muslim faith. Furthermore, alumni of AZIA have gone on to make a positive impact within the Richmond community and part of society at large. As part of

the city's consultation process, SMCBC identified the proposed expansion of the community's educational facilities to accommodate the increasing demand of our full-time independent school as well as our Sunday school programs.

With recent renovations to create additional space for the middle school program, our existing full-time school facilities at 8580 No 5 Road are at capacity. Prior to the pandemic and shifting to online programming, our Sunday school was already above capacity. In 2016, with the anticipation of the increased demand for additional educational space, SMCBC purchased the property at 8320 No 5 Road, immediately to the north of our existing facility. Preliminary plans were drawn up to develop a new school and community centre facility (see attached). In 2017, discussions began with city planning staff to explore property development requirements and options, as well as the potential consolidation of the two properties. As a community, we have always been compliant with the ALC requirement of farming the backlands as part of that policy. Furthermore, with any development of the new property, we have already started exploring an environmentally friendly building which would increase the city's green footprint in addition to continuing to meet the agricultural requirements. We have also included a correspondence of our communication with the ALC on this subject.

In conclusion, as we have demonstrated, the education of children is a fundamental aspect of our faith and therefore the SMCBC has some philosophical concerns with differentiating "religious assembly" from "education" as part of the proposed bylaw changes. However, should council have the need to proceed with amending in the OCP and Backlands Zoning bylaws, we formally request that a site specific allowance to permit existing school expansion or new school development, on the properties at 8320 No 5 Road & 8580 No 5 Road, be granted to SMCBC as part of a grandfathering clause in adoption of this policy.

Thank you for your time and consideration to review this matter. Should you have any questions or require any further information, please do contact myself as the official spokesperson for the community.

Sincerely,



Mahmood Jaffer

Mahmood Jaffer
Director of PR & Communications
Az-Zahraa Islamic Centre
email: public-relations@az-zahraa.org
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May 17, 2021

Ms. Shannon Lambie
Agricultural Land Commission
201 - 4940 Canada Way
Burnaby, British Columbia
V56 4K6 Canada

Delivered Electronically

Re: Proposed Changes to the Agricultural Land Commission's No 5 Road Backlands Policy

Dear Ms Lambie,

Thank you for your letter of April 19, 2021 alerting the Shia Muslim Community of BC (SMCBC) to the background and rationale of the proposed policy changes that have been requested by the ALC to the City of Richmond.

As property owners of 8580 No 5 Road, we have operated our existing facility as a place of worship since opening in 2002, as well as the Az-Zahraa Islamic Academy (AZIA), a full-time independent community school and integral part of our faith and community, since 2003. During this time the SMCBC has worked diligently with the city to ensure our obligations to agricultural activity on the backlands have been met.

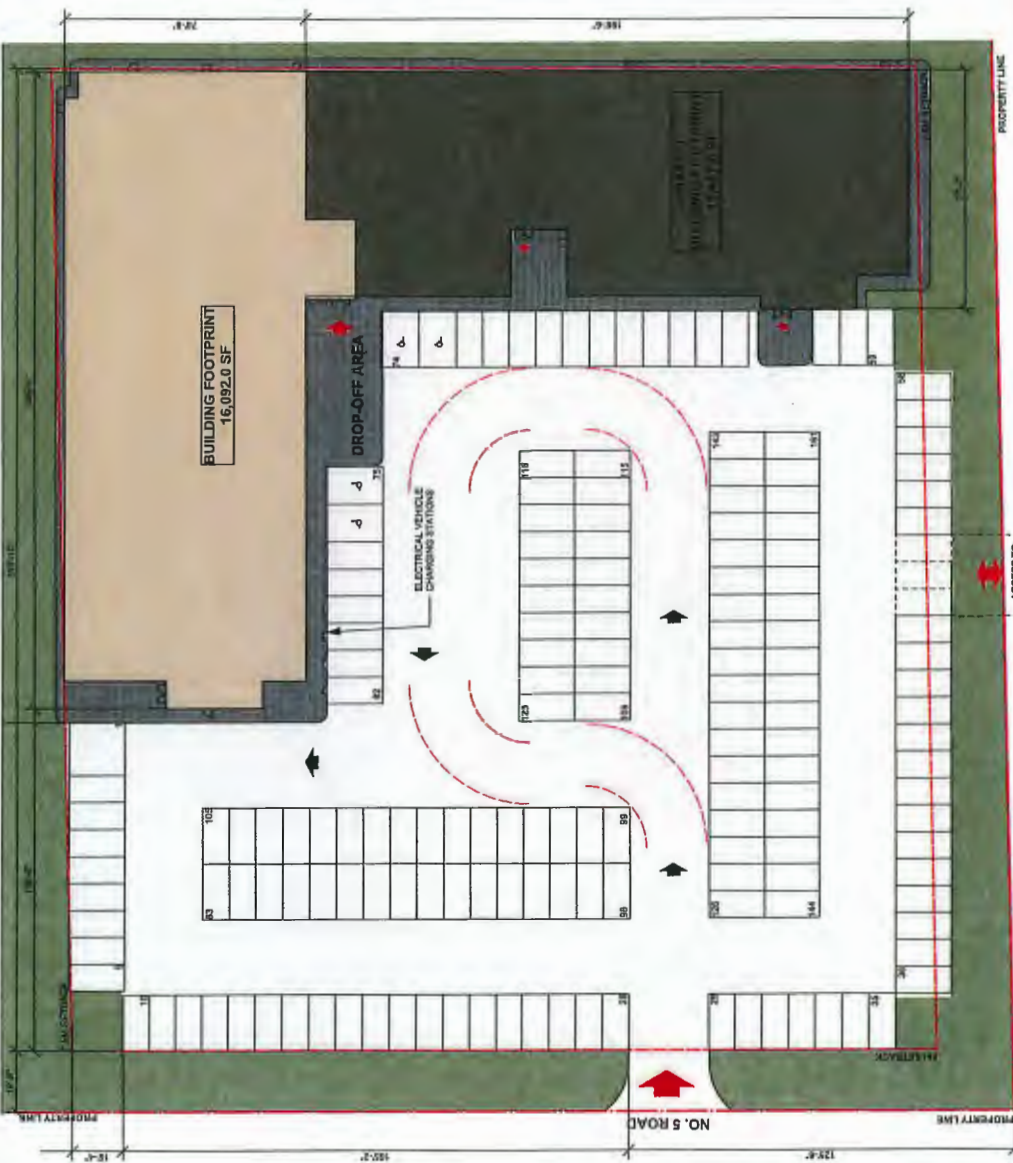
As a community which has identified a definite need for expansion of our existing educational facilities, in 2016 we purchased the adjacent property at 8320 No 5 Road, for this purpose. It is therefore with serious concern that we review the proposed bylaw changes being put forth by city staff to council for consideration at the Public Hearing on May 17, 2021. SMCBC and AZIA representatives will be present at the hearing this evening and provide you a copy of our correspondence with the city in advance of that delegation.

We thank you for your time and consideration to understand the position of the SMCBC on this important matter. We look forward to working together with the ALC and the City of Richmond to ensure that the existing and future use of our two properties on No 5 Road continue to meet the agricultural activity on the backlands as part of the policy. In the meantime, should you have any questions or require any further information, please do contact myself as the official spokesperson for the community.

Sincerely,

Mahmood Jaffer

Mahmood Jaffer
Director of PR & Communications
Az-Zahraa Islamic Centre
email: public-relations@az-zahraa.org
phone: 604-786-2545
www.az-zahraa.org



KEY PROJECT SITE

SITE DATA
CIVIC ADDRESS
 8320 No. 5 Road
 Richmond, BC

LEGAL DESCRIPTION
 Legal Survey Plan Pending

ZONING
 ASSEMBLY (AS1) - RELIGIOUS ASSEMBLY, EDUCATION & OTHER
 COMMUNITY USES

PROJECT SITE AREA 11,100.35 SAM approx (119,487.47 SF approx)

TOTAL AREAS
 BUILDING AREA PHASE I 48,276 SF
 BUILDING AREA PHASE II 26,974 SF



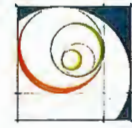
ISSUANCE

NO.	DATE	ISSUANCE
1	2016 06 24	ISSUED FOR PRELIMINARY REVIEW
2	2016 07 19	ISSUED FOR REVIEW
3	2016 07 19	ISSUED FOR REVIEW
4	2016 08 04	ISSUED FOR REVIEW
5	2016 08 31	ISSUED FOR APPROVAL
6	2016 10 12	ISSUED FOR REVIEW
7	2016 10 12	ISSUED FOR REVIEW
8	2016 10 18	ISSUED FOR REVIEW

PROJECT NAME / CLIENT
 DEVELOPED BY
PRISM CONSTRUCTION LTD
 Az Zahraa School &
 Community Centre
 8320 No. 5 Road
 RICHMOND, BC

PROPOSED NEW DEVELOPMENT
CONCEPTUAL SITE PLAN

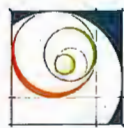
TITLE
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CONCEPTUAL SITE PLAN
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 CHECKED: KC
 SCALE: 1:450
 FILE: 1617



KCC architecture
 1101-1275 West 6th Avenue
 Vancouver BC V6H 1A8
 M: 604 800 1237
 cell: 778 937 4280
 fax: 604 800 3940
 kcc@kccarch.com
 www.kccarch.com



ISO VIEW
PHASE I CONSTRUCTION



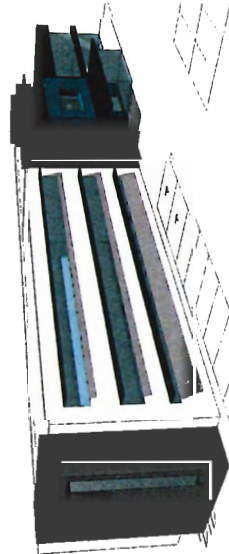
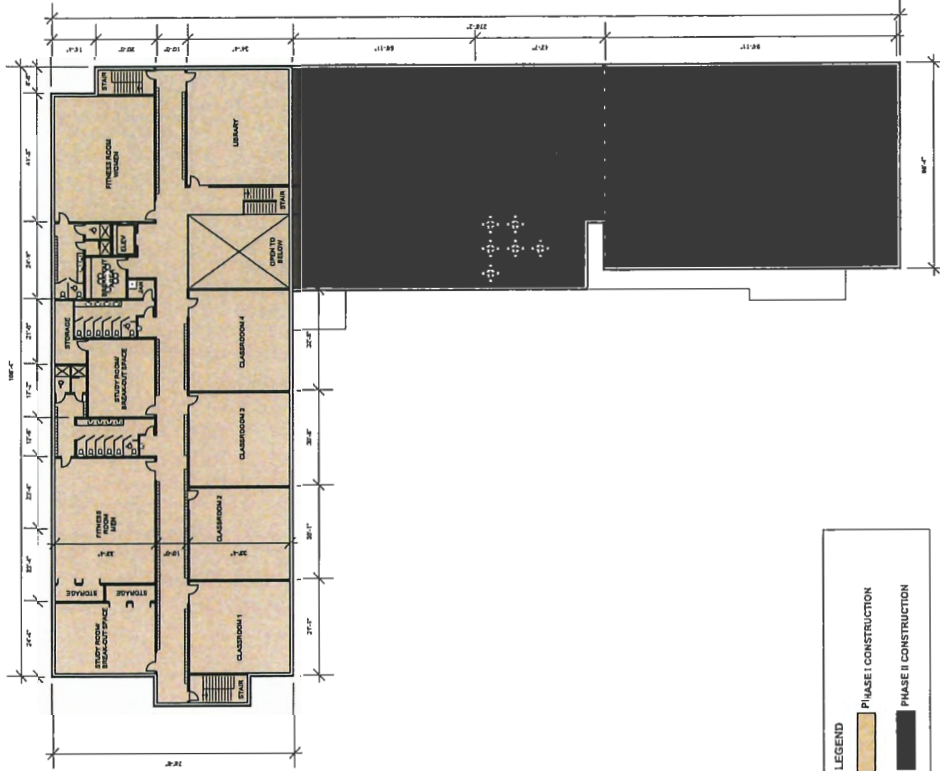
KCC architecture
 UNIT 320 - 1275 WEST 4TH AVENUE
 RICHMOND BC V6B 1A6
 TEL 604 293 1277
 FAX 604 293 4289
 WWW.KCCARCHITECTURE.COM

1517
A2
CONCEPTUAL GROUND FLOOR
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 CHECKED: KC
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 FILE: 1517

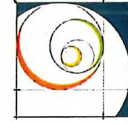
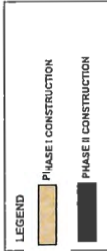
PROJECT NAME / CLIENT: **PROPOSED NEW DEVELOPMENT**
 DEVELOPED BY: **PRISM CONSTRUCTION LTD**
Az Zahraa School & Community Centre
 8320 No. 5 ROAD
 RICHMOND, BC

NO.	DATE	ISSUANCE
1	2016 07 24	ISSUED FOR PERMIT REVIEW
2	2016 07 24	ISSUED FOR REVIEW
3	2016 07 19	ISSUED FOR REVIEW
4	2016 08 04	ISSUED FOR APPROVAL
5	2016 08 31	ISSUED FOR REVIEW
6	2016 10 12	ISSUED FOR REVIEW
7	2016 10 12	ISSUED FOR REVIEW
8	2016 10 18	ISSUED FOR REVIEW

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PHASE I CONSTRUCTION
ISO VIEW



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 kcc.arch@kccarchitecture.com

1617
A3

CONCEPTUAL SECOND FLOOR

DRAWN: KC
 CHECKED: KC
 SCALE: 1/4" = 4'-0"
 FILE: 1617

PROJECT NAME / CLIENT
 DEVELOPED BY
PROPOSED NEW DEVELOPMENT

**Az Zahraa School &
 Community Centre**

8320 No. 5 ROAD
 FLOUFIYAH, B.C.



ISSUANCE

NO.	DATE	ISSUANCE
1	2016 08 24	ISSUED FOR PRELIMINARY REVIEW
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3	2016 07 05	ISSUED FOR REVIEW
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5	2016 08 15	ISSUED FOR REVIEW
6	2016 08 15	ISSUED FOR REVIEW
7	2016 10 11	ISSUED FOR REVIEW
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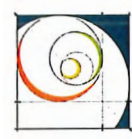
PROJECT NAME / CLIENT
 PROPOSED NEW DEVELOPMENT
 Az Zahraa School &
 Community Centre
 8320 No. 5 ROAD
 RICHMOND, BC

DEVELOPED BY
PRISM
 CONSTRUCTION LTD

TITLE
 CONCEPTUAL THIRD FLOOR

SCALE: 1:450

FILE: 1617



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 Vancouver BC V6H 1A6
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 FAX: 604 693 3860
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