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**To:** Planning Committee  
**From:** Raul Allueva  
Director of Development  
**Re:** **Application by Richberry Farms for Rezoning at  
20471/20491/20511/20531/20551/20571 and 20591 Westminster Highway from  
Business Park Industrial District (I3) to Comprehensive Development District  
(CD/149)**

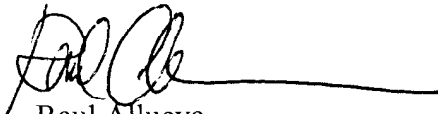
*To Council - Oct 25, 2004*  
*To Planning - Oct 19, 2004*  
**Date:** October 12, 2004  
RZ 04-274416  
*File: 12-8060-20-7844/7843/  
7790*

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**Staff Recommendation**

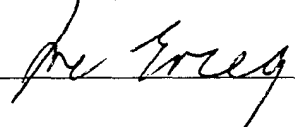
1. That Bylaw No. 7790, to create a new "Comprehensive Development District (CD/149)", which permits development of Industrial and Educational Institution uses and to rezone 20471, 20491, 20511, 20531, 20551, 20571 and 20591 Westminster Highway from "Business Park Industrial District (I3)" to "Comprehensive Development District (CD/149)", be abandoned.
2. That Official Community Plan Amendment Bylaw No. 7843, to redesignate 20471, 20491, 20511, 20531, 20551, 20571 and 20591 Westminster Highway from "Business and Industry" to "Community Institutional" in Attachment 1 and 2 to Schedule 1 of Official Community Plan Bylaw No. 7100, be introduced and given first reading.
3. That Bylaw No. 7843, having been considered in conjunction with:
  - a. the City's Financial Plan and Capital Program;
  - b. the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.
4. That Bylaw No. 7843, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.

- 5. That Bylaw No. 7844, to create a new "Comprehensive Development District (CD/149)", which permits development of Private Educational Institution and Educational Institution uses with accessory dormitory facilities and to rezone 20471, 20491, 20511, 20531, 20551, 20571 and 20591 Westminster Highway from "Business Park Industrial District (I3)" to "Comprehensive District (CD/149)", be introduced and given first reading.



Raul Allueva  
 Director of Development

WC:bg  
 Att.

FOR ORIGINATING DIVISION USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Engineering .....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Law .....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

## Staff Report

### Origin

Richberry Farms Ltd. originally applied to the City of Richmond for permission to rezone seven (7) lots at 20471, 20491, 20511, 20531, 20551, 20571 and 20591 Westminster Highway (**Attachment 1**) from "Business Park Industrial District (I3)" to "Comprehensive Development District (CD/149)" in order to permit an Educational Institution, providing college level courses, in addition to the uses currently permitted in the Business Park Industrial District (I3). A copy of the previous staff report and associated bylaw is provided with this report (**Attachment 2**).

The applicant has determined, through additional discussion with the proposed tenant for the site, that they now wish to amend the rezoning application to reflect a rezoning from "Business Park Industrial District (I3)" to "Comprehensive Development District (CD/149)" in order to permit private educational institution (private school) and educational institution uses with accessory student dormitory facilities.

### Background

On August 30, 2004, City Council considered the original proposal (RZ 04-274416) to rezone the subject properties from "Business Park Industrial District (I3)" to "Comprehensive Development District (CD/149)" in order to permit industrial uses and an educational institution, providing college level courses (**Attachment 2**). City Council, on September 20, 2004, held a Public Hearing on the proposed rezoning and subsequently granted third reading to the rezoning bylaw (Bylaw 7790). There were no comments from the public related to the proposed rezoning.

Further discussions between the applicant and the proposed tenant for the site have resulted in an amended rezoning proposal being brought forward by the applicant for Council consideration. The revised rezoning proposal is to rezone the site from "Business Park Industrial District (I3)" to a new "Comprehensive Development District (CD/149)" in order to permit a private school, potentially offering elementary, secondary, post-secondary and supplementary educational courses with accessory dormitory facilities. The amended Comprehensive Development District (CD/149) zone proposal will accommodate a private school and accessory student dormitory facilities but will eliminate industrial uses from the site. An Official Community Plan (OCP) amendment redesignating the subject site from "Business and Industry" to "Community Institutional" is also required in order to permit the currently proposed rezoning. The OCP amendment will be discussed in detail later in this report.

**Findings of Fact**

Item	Existing	Proposed
Owner	Richberry Farms Ltd.	No change
Applicant	Richberry Farms Ltd. (Kabel Atwal – Agent)	No change
Site Size	7 lots, each 0.35 ha (0.86 acres) in area Total site area is 2.45 ha (6.05 acres)	No change
Land Uses	Vacant	Private Educational Institution and Educational Institution uses with accessory Dormitory Facilities
OCP Designation	Business and Industry	Community Institutional
Zoning	I3	CD/149

Surrounding Development

The subject site is located in the East Richmond Planning Area and is comprised of seven (7) properties on the north side of Westminster Highway east of No. 9 Road. The existing development surrounding the subject site is described as follows:

- To the north, Richview Golf Centre, zoned “Golf Course District (AG2)”;
- To the east, across a dedicated road allowance, a large agricultural lot zoned “Agricultural District (AG1)”, which accommodates agriculture fields and the offices and buildings of Richberry Farms;
- To the south, across Westminster Highway and Highway 91, two (2) industrial properties zoned “Limited Industrial Retail District (I4)” and “Comprehensive Development District (CD/5)” respectively, both of which accommodate multiple industrial buildings; and
- To the west, Choice School, zoned “Assembly District (ASY)”.

**Related Policies & Studies**

Official Community Plan

- The site is currently designated “Business and Industry” in the OCP. The proposed rezoning to the new “Comprehensive Development District (CD/149)” requires an OCP amendment to redesignate the subject site “Community Institutional” (which allows institutions engaged in religious, educational or cultural activities, and may include adjunct residential development which results in a community benefit).
- The subject site is designated a Development Permit area, as it is directly adjacent to the Agricultural Land Reserve (ALR). Future development on the subject site will require the issuance of a Development Permit.

## Staff Comments

### Official Community Plan

An amendment to the OCP Land Use designation for the subject site is required to facilitate the proposed rezoning. The proposed OCP amendment to “Community Institutional” is considered acceptable as the subject site is presently zoned Industrial and is not located within the ALR. The subject site is buffered from the surrounding agricultural area by the non-agricultural uses that are adjacent to the site (Richview Golf Centre to the north, Choice School to the west and a dedicated, yet unconstructed road allowance to the east).

The subject properties were previously:

- Excluded from the ALR in 2001;
- Redesignated from “Agriculture” to “Business and Industry” in the OCP (RZ 01-114257); and
- Rezoned from “Agricultural District (AG1)” to “Business Park Industrial District (I3)” (RZ 01-114257).

### Residential Implications

The proposed rezoning will not result in any permanent residential development on the site. It is noted that the Business Park Industrial District (I3) permits one (1) caretaker residential unit per lot. The proposed student dormitory will provide temporary student accommodations and is only permitted as an accessory use.

### Regional Context Statement Implications

Currently, the site is located within the Greater Vancouver Regional District (GVRD) Livable Region Strategic Plan, “Green Zone” area. The “Green Zone” primarily aims to protect farmland, parks and environmental areas.

The proposal does not require an amendment to the Regional Context Statement (RCS) contained in the OCP (or hence GVRD approval for a RCS amendment) for the following reasons:

- While the “Green Zone” emphasizes agricultural and green space areas, it is a flexible concept as it also currently recognizes and allows (in the OCP and Zoning Bylaw) other non-agricultural uses (e.g. assembly uses, golf courses and agriculture related commercial). Thus, the proposed use (private school) can be accommodated in the “Green Zone”; and
- It is noted that:
  - The site is not within the ALR;
  - The site is currently zoned “Business Park Industrial District (I3)” and designated “Business and Industry” in the OCP; and
  - The site has a unique history.

As well, the GVRD is reviewing the “Green Zone” at this time. It is too early to know the results of this review.

The City’s Law Department has reviewed the proposed OCP amendment and agrees that the RCS does not need to be amended.

### Proposed Use and Comprehensive Development District Zone

The applicant is requesting a rezoning to “Comprehensive Development District (CD/149)” in order to permit Private Educational Institution (private school) and Educational Institution uses with accessory dormitory facilities. The applicant has indicated that the Kingston Education Group is the potential tenant for the subject site. There are no buildings proposed at this time, however, future development will be subject to the issuance of Development Permits, Building Permits and other permits as applicable.

### **Analysis**

#### Land Use

The seven (7) lots are currently isolated from the surrounding agricultural uses by the presence of the existing non-agricultural uses to the north and west (Richview Golf Centre and Choice School). A dedicated, but unconstructed road allowance separates the site from the agricultural uses to the east. The proposed private school use essentially represents an extension of the already permitted uses in the area as the adjacent site to the west (20451 Westminster Highway) is currently zoned “Assembly District (ASY)” and has a private school (Choice School) operating from it.

The proposed development is not anticipated to adversely affect the surrounding ALR lands as a landscape buffer will be installed on the subject site, in accordance with the OCP guidelines, to minimize any potential impacts (such as noise, dust, odours, spraying, etc.) agricultural activities may have on the subject site. The proposed development is also not expected to result in additional rezoning applications for non-agricultural uses in the surrounding area, as the surrounding lands are all currently located in the ALR and this site has a unique history. In addition, when the subject site was excluded from the ALR in 2001, a Restrictive Covenant was registered on Title of all the small agricultural lots north of the adjacent driving range to ensure these lands remain agricultural. This Restrictive Covenant restricts the use of these lots to agricultural uses as defined by the Agricultural Land Reserve Act and restricts future construction on these lots to agricultural structures approved by the Land Reserve Commission.

#### Engineering – Servicing

The subject properties were included the Greater Vancouver Sewerage & Drainage District (GVS & DD) Fraser Sewerage Area (FSA) in March 2004. GVS & DD approval is limited to whether or not a property should be included in the FSA.

Engineering servicing requirements were identified under the previous rezoning application (RZ 01-114257). A preliminary Servicing Agreement (SA 03-223042) and securities are in place, however, the engineering drawings have not yet been approved. The terms of the preliminary Servicing Agreement will be reviewed to determine if they need to be revised to accommodate the proposed development. If the Servicing Agreement needs to be revised it may involve additional costs to the developer.

The site will be required to provide a private pump station, sewerage system and related works in order to connect to the City sanitary forcemain. Water will be provided via the City system.

Frontage improvements along Westminster Highway, consisting of infilling the existing ditch with a pipe system will provide storm sewer connections.

#### Lot Size, Access and Circulation

The seven (7) existing lots are each approximately 0.35 ha (0.86 acres) in area representing a total site area of approximately 2.45 ha (6.05 acres). The applicant has indicated that they are not prepared to consolidate the properties at this time as the future development plans for the site have not yet been formalized. It is anticipated, however, that the proposed private school will require some site consolidation to accommodate buildings, parking and open space. As part of the previous rezoning application (RZ 01-114257), the applicant indicated that they are prepared to limit the number of accesses to Westminster Highway and to have access agreements between the various development sites as necessary.

The future access/egress conditions and vehicle queuing, storage and parking requirements will have to be resolved as part of a future Development Permit and possible subdivision (consolidation) application.

#### Buffering

The OCP Development Permit guidelines require a landscape buffer between non-agricultural land uses and sites designated within the ALR. A 15 m (49.2 ft.) wide landscape buffer is recommended along the north property line and a minimum 5 m (16.4 ft.) wide landscape buffer is recommended along the east property line due to the dedicated road allowance that currently provides separation between the east property line and the ALR boundary.

The existing Richview Golf Centre to the north currently is itself a buffer between the agricultural uses and the subject site, however, there are no assurances that this use will remain in perpetuity. The previous rezoning application recommended that any future buildings on the site be setback a minimum 15 m (49.2 ft.) from the north property in order to enable this landscape buffer to be provided. At a minimum, the previous rezoning application recommended that landscaping and/or fencing should be installed along the north property line to provide visual screening. Buffer requirements will be stipulated at the Development Permit stage.

The proposed rezoning is not anticipated to result in an intensification of the currently approved industrial use, or the previously approved educational institution use of the site, as the current rezoning proposal will reduce the maximum allowable Floor Area Ratio (F.A.R.) and increase the minimum setback requirements. The proposed rezoning should therefore not impede agricultural viability, including the ability to conduct aerial spraying on the surrounding agricultural lands as the site is buffered from these lands by the driving range to the north. The Ministry of Water, Land and Air Protection (MWLAP) has confirmed that the proposed rezoning will not result in any additional legislative restrictions on aerial spraying applications, however, permits must be obtained through MWLAP prior to conducting any aerial spraying.


The required landscape buffers will have to be designed and installed as part of a future Development Permit.

**Financial Impact**

None.

**Conclusion**

The proposed OCP amendment to redesignate the subject properties "Community Institutional" and the rezoning of the subject properties to the new Comprehensive Development District (CD/149) are considered an acceptable use of the subject site. A Development Permit is required prior to any future development on the subject site. The Development Permit will have to resolve site access/egress conditions, vehicle queuing, storage and parking requirements, open space provisions and design an adequate buffer to the ALR. On this basis, staff recommend that Bylaw 7790 be abandoned and the currently proposed OCP amendment Bylaw (Bylaw 7843) and rezoning Bylaw (Bylaw 7844) be approved.



Wayne Craig  
Program Coordinator - Development  
(604) 247-4625

WC:blg

There are requirements to be dealt with prior to final adoption:

1. Ministry of Transportation approval is required.
2. Development requirements, specifically the submission and processing of a Development Permit completed to a level deemed acceptable by the Director of Development, including resolution of access, parking, site and landscape design, ALR landscape buffer and possible consolidation issues.







**City of Richmond**  
Urban Development Division

**Report to Committee**

To: Planning Committee

Date: August 11, 2004

From: Raul Allueva  
Director of Development

File: RZ 04-274416

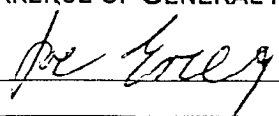
Re: **Application by Richberry Farms for Rezoning at  
20471/20491/20511/20531/20551/20571 and 20591 Westminster Highway from  
Business Park Industrial District (I3) to Comprehensive Development  
District (CD/149)**

**Staff Recommendation**

That Bylaw No. 7790, to create a new "Comprehensive Development District (CD/149)", which permits development of an educational institution and to rezone 20471, 20491, 20511, 20531, 20551, 20571 and 20591 Westminster Highway from: "Business Park Industrial District (I3)" to "Comprehensive Development District (CD/149)", be introduced and given first reading.

  
Raul Allueva  
Director of Development

WC:blg  
Att.

<b>FOR ORIGINATING DIVISION USE ONLY</b>
<b>CONCURRENCE OF GENERAL MANAGER</b>


**Staff Report**

**Origin**

Richberry Farms Ltd. has applied to the City of Richmond for permission to rezone seven (7) lots at 20471 through 20591 Westminster Highway (**Attachment 1**) from “Business Park Industrial District (I3)” to “Comprehensive Development District (CD/149)” in order to permit Educational Institution uses in addition to the uses currently permitted in the Business Park Industrial District (I3).

Background

On September 25, 2000, City Council authorized Richberry Farms Ltd. to proceed with an application to the Land Reserve Commission (LRC) to exclude the subject properties from the Provincial Agricultural Land Reserve (ALR). The LRC approved the exclusion of the subject properties in March, 2001. A Certificate of Order to certify exclusion of the subject properties was issued by the LRC on July 10, 2001.

On May 17, 2001, City Council considered a rezoning application (RZ 01-114257) to amend the Official Community Plan (OCP) from “Agriculture” to “Business and Industry” and to rezone the subject properties from “Agricultural District (AG1)” to “Business Park Industrial District (I3)”. City Council granted final adoption to the associated bylaws (Bylaw 7235 and Bylaw 7236) on June 29, 2004.

**Findings of Fact**

<b>Item</b>	<b>Existing</b>	<b>Proposed</b>
Owner	Richberry Farms Ltd.	No change
Applicant	Richberry Farms Ltd. (Kabel Atwall)	No change
Site Size	7 lots, each 0.35 ha (0.86 acres) in area Total site area is 2.45 ha (6.05 acres)	No change
Land Uses	Vacant	Business Park Industrial
OCP Designation	Business and Industry	Business and Industry
Zoning	I3	CD/149 (I3 plus Educational Institution Use)

Surrounding Development

The subject site is located in the East Richmond Planning Area and is comprised of seven (7) properties on the north side of Westminster Highway east of No. 9 Road. The existing development surrounding the subject site is described as follows:

- To the north, Richview Golf Centre, zoned “Golf Course District (AG2)”;
- To the east, across a dedicated road allowance, a large agricultural lot zoned “Agricultural District (AG1)”, which accommodates agriculture fields and the offices and buildings of Richberry Farms;

- To the south, across Westminster Highway and Highway 91, two (2) industrial properties zoned “Limited Industrial Retail District (I4)” and “Comprehensive Development District (CD/5)” respectively, both of which accommodate multiple industrial buildings; and
- To the west, Choice School, zoned “Assembly District (ASY)”.

### **Related Policies & Studies**

#### Official Community Plan

The proposed development is consistent with the “Business and Industry” Official Community Plan (OCP) designation. The subject site is designated a Development Permit area, as it is directly adjacent to the ALR. Future development on the subject site will require the issuance of a Development Permit.

### **Staff Comments**

#### Proposed Use

The applicant is requesting a Comprehensive Development District (CD/149) that would be identical to the Business Park Industrial District (I3) with the exception of adding Educational Institution as a permitted use. Educational Institution, as defined in Zoning & Development Bylaw No. 5300, is “a place of learning which offers supplementary courses at the primary, elementary, secondary or post-secondary level.” Educational Institution specifically excludes public or private schools that offer ordinary courses equivalent to those offered between kindergarten and grade 12 in the public school system.

The applicant has indicated that Kingston College is a potential tenant for the subject site. Kingston College is a private university college that offers a wide selection of Bachelor's and Master's Degree Programs through articulation agreements, with a number of Canadian and American universities. Kingston College also has a gateway program designed at assisting global students entry into North American learning systems.

There are no buildings proposed at this time, however, future development will be subject to the issuance of Development Permits, Building Permits and other permits as applicable.

### **Analysis**

#### Land Use

The seven (7) lots are currently isolated from the surrounding agricultural uses by the presence of the existing non-agricultural uses to the north and west (Richview Golf Centre and Choice School). A dedicated but unconstructed road allowance separates the site from the agricultural uses to the east.

Educational Institution uses are currently permitted in the “Limited Industrial Retail District (I4)”, which is permitted within the Business and Industry OCP designation. A rezoning to the proposed CD is therefore consistent with the intent of the OCP designation. The types of uses that could be accommodated in the proposed CD zone are also consistent with the type of development that exists in the Fraserwood Industrial Park across Highway 91.

### Engineering – Servicing

Engineering servicing requirements were identified under the previous rezoning application (RZ 01-114257). A preliminary Servicing Agreement (SA 03-223042) and securities are in place, however, the engineering drawings have not yet been approved.

### Lot Size, Access & Circulation

The seven (7) existing lots are each 0.35 ha (0.86 acres) in size, providing the potential for a small-scale industrial building to be constructed on each lot. To complement the existing development in the Fraserwood Industrial Park and minimize accesses to Westminster Highway, staff would prefer that the properties be consolidated into no more than two parcels.

The applicant has indicated that they are not prepared to consolidate the properties at this time as the future development plans for the site have not yet been formalized. However, it is anticipated that the proposed Educational Institution will require some site consolidation to accommodate buildings and parking. As part of the previous rezoning application (RZ 01-114257), the applicant indicated that they are prepared to limit the number of accesses to Westminster Highway and to have access agreements between the various development sites as necessary.

The future access/egress conditions and vehicle queuing, storage and parking requirements will have to be resolved as part of a future Development Permit and possible subdivision (consolidation) application.

### Buffering

The OCP Development Permit guidelines require a landscape buffer between non-agricultural land uses and sites designated within the ALR. A 15 m (49.2 ft.) wide landscape buffer is required along the north property line, while a minimum 5 m (16.4 ft.) wide landscape buffer is required along the east property line due to the dedicated road allowance that currently provides separation between the east property line and the ALR boundary.

The existing Richview Golf Centre to the north currently provides a buffer between the agricultural uses and the subject site, however, there are no assurances that this use will remain in perpetuity. The previous rezoning application recommended that any future buildings be setback a minimum 15 m (49.2 ft.) from the north property in order to enable this landscape buffer to be provided. At a minimum, the previous rezoning application recommended that landscaping and/or fencing should be installed along the north property line to provide visual screening.

The proposed rezoning is not anticipated to result in a substantial intensification of the currently approved industrial use. The proposed rezoning should therefore not impede the agricultural viability, including the ability to conduct aerial spraying, on the surrounding ALR lands. The Ministry of Water, Land and Air Protection (MWLAP) has confirmed that the proposed rezoning will not result in any additional legislative restrictions on aerial spraying applications, however, permits must be obtained through MWLAP prior to conducting any aerial spraying.

The required landscape buffers will have to be designed and installed as part of a future Development Permit.

**Financial Impact**

None.

**Conclusion**

Rezoning of the subject site as proposed conforms to the "Business and Industry" OCP designation and would be compatible with the surrounding land uses. A Development Permit is required prior to any future development on the subject site. The Development Permit will have to resolve site access/egress conditions, vehicle queuing, storage and parking requirements and design an adequate buffer to the ALR. On this basis, staff recommend that the proposed rezoning be approved.



Wayne Craig  
Program Coordinator - Development  
(604) 247-4625

WC:blg

There are requirements to be dealt with prior to final adoption:

1. Ministry of Transportation approval is required.
2. Development requirements, specifically the submission and processing of a Development Permit completed to a level deemed acceptable by the Director of Development, including resolution of access, parking, site and landscape design, ALR landscape buffer and possible consolidation issues.



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**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7790 (RZ 04-274416)  
20471/20491/20511/20531/20551/20571/20591 Westminster Highway**

The Council of the City of Richmond enacts as follows:

1. Richmond Zoning and Development Bylaw 5300 is amended by inserting Section 291.149 thereof the following:

**“291.149 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/149)**

The intent of this zoning district is to provide for clean industrial uses together with independent office uses and educational institution uses.

**291.149.1 PERMITTED USES**

**LIGHT INDUSTRY;  
CUSTOM WORKSHOPS, TRADES & SERVICES, but excluding personal services;  
RECREATION FACILITY;  
OFFICE;  
FOOD CATERING ESTABLISHMENT, but excluding banquet hall facility;  
EDUCATIONAL INSTITUTION;  
COMMUNITY USE;  
PUBLIC LIBRARY;  
CARETAKER RESIDENTIAL ACCOMODATION, limited to one such unit per lot;  
ACCESSORY USES, BUILDINGS & STRUCTURES.**

**291.149.2 PERMITTED DENSITY**

.01 Maximum Floor Area Ratio: 1.0

**291.149.3 MAXIMUM LOT COVERAGE: 50%**

**291.149.4 MINIMUM SETBACKS FROM PROPERTY LINES**

.01 Road Setbacks: 6 m (19.685 ft.).

- .02 Waterfront Setbacks: A **food catering establishment** shall not be located within 20 m (65.617 ft.) of the high water mark.

291.149.5 **MAXIMUM HEIGHTS**

- .01 **Buildings:** 12 m (39.370 ft.).
- .02 **Structures:** 20 m (65.617 ft.).

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/149)**

PID: 002-522-551

Lot 77 Section 4 Block 4 North Range 4 West New Westminster District Plan 1593

PID: 002-522-543

Lot 76 Section 4 Block 4 North Range 4 West New Westminster District Plan 1593

PID: 002-522-535

Lot 75 Section 4 Block 4 North Range 4 West New Westminster District Plan 1593

PID: 002-522-527

Lot 74 Section 4 Block 4 North Range 4 West New Westminster District Plan 1593

PID: 002-522-519

Lot 73 Section 4 Block 4 North Range 4 West New Westminster District Plan 1593

PID: 002-522-501

Lot 72 Section 4 Block 4 North Range 4 West New Westminster District Plan 1593

PID: 002-522-489

Lot 71 Section 4 Block 4 North Range 4 West New Westminster District Plan 1593

3. This Bylaw is cited as "**Richmond Zoning and Development Bylaw 5300 Amendment Bylaw 7790**".



FIRST READING

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

DEVELOPMENT REQUIREMENTS SATISFIED

ADOPTED

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

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MAYOR

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



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**Richmond Official Community Plan Bylaw 7100  
Amendment Bylaw 7843 (RZ 04-274416)  
20471/20471/20511/20531/20551/20571/20591 WESTMINSTER  
HIGHWAY**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing land use designation in Attachment 1 and 2 to Schedule 1 thereof of the following area and by designating it “Community Institutional”.

PID: 002-522-551

Lot 77 Section 4 Block 4 North Range 4 West New Westminster District Plan 1593

PID: 002-522-543

Lot 76 Section 4 Block 4 North Range 4 West New Westminster District Plan 1593

PID: 002-522-535

Lot 75 Section 4 Block 4 North Range 4 West New Westminster District Plan 1593

PID: 002-522-527

Lot 74 Section 4 Block 4 North Range 4 West New Westminster District Plan 1593

PID: 002-522-519

Lot 73 Section 4 Block 4 North Range 4 West New Westminster District Plan 1593

PID: 002-522-501

Lot 72 Section 4 Block 4 North Range 4 West New Westminster District Plan 1593

PID: 002-522-489

Lot 71 Section 4 Block 4 North Range 4 West New Westminster District Plan 1593

2. This Bylaw may be cited as “**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 7843**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

OCT 25 2004

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

\_\_\_\_\_  
MAYOR

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



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**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7844 (RZ 04-274416)  
20471/20491/20511/20531/20551/20571/20591 Westminster Highway**

The Council of the City of Richmond enacts as follows:

1. Richmond Zoning and Development Bylaw 5300 is amended by inserting Section 291.149 thereof the following:

**“291.149      COMPREHENSIVE DEVELOPMENT DISTRICT (CD/149)**

The intent of this zoning district is to provide for **private educational institution** and **educational institution** uses with accessory dormitory facilities.

**291.149.1      PERMITTED USES**

**PRIVATE EDUCATIONAL INSTITUTION;  
EDUCATIONAL INSTITUTION;  
DORMITORY BUILDING as an accessory use; and  
ACCESSORY USES, BUILDINGS & STRUCTURES.**

**291.149.2      PERMITTED DENSITY**

Maximum Floor Area Ratio: 0.75

**291.149.3      MAXIMUM LOT COVERAGE: 40%**

**291.149.4      MINIMUM SETBACKS FROM PROPERTY LINES**

.01   **Public Road** setback:   6 m (20 ft.).

.02   **Side Yard:**               7.5 m (25 ft.).

.03   **Rear Yard:**              7.5 m (25 ft.).

**291.149.5      MAXIMUM HEIGHTS**

.01   **Buildings:** 12 m (39.4 ft.).

.02   **Structures:** 20 m (65.6 ft.).”

- 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/149)**

PID: 002-522-551  
 Lot 77 Section 4 Block 4 North Range 4 West New Westminster District Plan 1593

PID: 002-522-543  
 Lot 76 Section 4 Block 4 North Range 4 West New Westminster District Plan 1593

PID: 002-522-535  
 Lot 75 Section 4 Block 4 North Range 4 West New Westminster District Plan 1593

PID: 002-522-527  
 Lot 74 Section 4 Block 4 North Range 4 West New Westminster District Plan 1593

PID: 002-522-519  
 Lot 73 Section 4 Block 4 North Range 4 West New Westminster District Plan 1593

PID: 002-522-501  
 Lot 72 Section 4 Block 4 North Range 4 West New Westminster District Plan 1593

PID: 002-522-489  
 Lot 71 Section 4 Block 4 North Range 4 West New Westminster District Plan 1593

- 3. This Bylaw is cited as **“Richmond Zoning and Development Bylaw 5300 Amendment Bylaw 7844”**.

FIRST READING

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

DEVELOPMENT REQUIREMENTS SATISFIED

ADOPTED

OCT 25 2004

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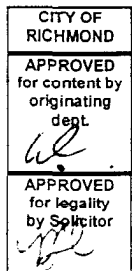
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MAYOR

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