



City of Richmond

6911 No. 3 Road,
Richmond, BC V6Y 2C1
www.richmond.ca

May 25, 2020
File: 08-4050-10/2020-Vol 01

Planning and Development Division
Policy Planning
Fax: 604-276-4052

Choice School for Gifted Children Society
20451 Westminster Hwy
Richmond, BC V6V 1B3

Dear Choice School for Gifted Children Society:

Re: Assembly (ASY) Zoned Properties in the Agricultural Land Reserve - Assessment of Institutional Needs

The purpose of this letter is to:

- inform you of the referral from the March 3, 2020 Planning Committee meeting in relation to education, dormitory and child care uses in the No. 5 Road Backlands Policy Area and for "Assembly (ASY)" zoned sites located in the Agricultural Land Reserve (ALR); and
- request information about existing institutions/facilities located on your site and any expansion or new institutional development proposed for the future.

The reason you are receiving this letter is because your property (20451 Westminster Hwy) is currently zoned Assembly (ASY) and is located in the ALR.

On March 3, 2020, Planning Committee considered a report proposing amendments to the Official Community Plan (OCP) and Zoning Bylaw in relation to education, dormitory and child care uses in the No. 5 Road Backlands Policy Area and for "Assembly (ASY)" zoned sites located in the ALR. As a result of Planning Committee's consideration of the report, including public comments and correspondence received, this matter was referred back to City staff. The referral from March 3, 2020 Planning Committee is contained in Attachment 1.

City staff are contacting you to consult and request information on part (3) of the referral which is referenced as follows:

- (3) *That staff be directed to contact each of the existing land owners to obtain detailed assessments of each institution's expansion needs for schools, dormitories, and child care services.*

In accordance with the Planning Committee referral, this letter requests the following information for (20451 Westminster Hwy):

- Current institutional building(s) and related development located on the property, including information about the existing uses occurring on site (i.e., religious assembly, school,

THIS IS AN IMPORTANT NOTICE. PLEASE
HAVE SOMEONE TRANSLATE IT FOR YOU.

這通告很重要，請找人為您翻譯解說。
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INFORMATION IMPORTANTE:
TRADUISEZ S'IL VOUS PLAÎT.

ਇਹ ਇਕ ਜ਼ਰੂਰੀ ਸੂਚਨਾ ਹੈ। ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ
ਤੇ ਇਸ ਦਾ ਆਪਣੇ ਲਈ ਅਨੁਵਾਦ ਕਰਵਾਉ।

dormitory and/or child care uses). Please also include information about total floor area for each use where possible.

- Plans for expansion to existing institutional development on the property, including information about potential uses and floor area for each use (Note: Please see Attachment 2 for a current copy of the City's "Assembly (ASY)" zoning district to reference in your information submitted to the City).
- Plans for new institutional development, where none currently exists on the property, including information about potential uses and floor area for each use (Note: Please see Attachment 2 for a current copy of the City's "Assembly (ASY)" zoning district to reference in your information submitted to the City).
- Anticipated timeline for when future institutional development (expansion to existing or new development) is expected to occur (i.e., 1-3 years; 3-5 years; or more than 5 years).
- Information about the required applications and approval process by the Provincial Agricultural Land Commission and Richmond City Council is contained in Attachment 3 for reference purposes that applies to land contained in the ALR and generally covers new or expansion of development and any new activities or uses that are not a farm use.

This information will be compiled and summarized in a staff report for Council consideration as part of City staff's response to the March 3, 2020 Planning Committee referral. Please provide the requested information as soon as possible to Kevin Eng in the Policy Planning Department through email (keng@richmond.ca).

Due to the ongoing COVID-19 pandemic, City staff will not be able to meet in person with property owners. However, Kevin Eng can be contacted directly at 604-247-4626 or keng@richmond.ca to discuss further and answer any questions.

Yours truly,

A handwritten signature in black ink, appearing to be 'BK' followed by a horizontal line and a dot.

Barry Konkin
Director, Policy Planning

Attachment 1: March 3, 2020 Planning Committee referral
Attachment 2: "Assembly (ASY)" Zoning District
Attachment 3: Development Application Process

ATTACHMENT 1

March 3, 2020 Planning Committee Referral

Additional information - staff report and meeting minutes from the March 3, 2020 Planning Committee meeting can be accessed through the following weblinks:

https://www.richmond.ca/agendafiles/Open_Planning_3-3-2020.pdf

https://www.richmond.ca/cityhall/council/agendas/planning/2020/030320_minutes.htm

- (1) *That the staff report titled “Referral Response on Education, Dormitory and Child Care Uses in the No. 5 Road Backlands Policy Area and for Sites in the Agricultural Land Reserve” be referred back to staff to review, provide information and options, where applicable, on the following:*
 - (a) *Exempting in-stream applications from the proposed bylaws;*
 - (b) *Exempting existing schools and religious institutions from the proposed bylaws;*
 - (c) *Overall expansion potential for institutional uses (size of school floor area) in the No. 5 Road Backlands Policy Area and for Sites in the Agricultural Land Reserve;*
 - (d) *Potential implications of expansion for institutional uses in the No. 5 Road Backlands Policy Area and for Sites in the Agricultural Land Reserve on City infrastructure;*
 - (e) *Traffic safety concerns, specifically speeding, on No. 5 Road and proximity to schools; and,*
 - (f) *Developing an information bulletin that details the proposed application process;*
- (2) *That applications for school expansion continue to be accepted from existing schools;*
- (3) *That staff be directed to contact each of the existing land owners to obtain detailed assessments of each institution’s expansion needs for schools, dormitories, and child care services.*

13.3 Assembly (ASY)

13.3.1 Purpose

The **zone** provides for **religious assembly, education** and other limited community **uses**.

13.3.2 Permitted Uses

- **child care**
- **education**
- **private club**
- **religious assembly**

13.3.3 Secondary Uses

- **interment facility**
- **dormitory**
- **housing, single detached**
- **private club** [Bylaw 9699, Jun 19/17]
- **residential security/operator unit**

13.3.4 Permitted Density

1. The maximum density is one single detached housing dwelling unit per lot.
2. The maximum **floor area ratio** is 0.50.

13.3.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 35% for **buildings**.

13.3.6 Yards & Setbacks

1. The minimum front yard and exterior side yard is 6.0 m.
2. The minimum **interior side yard** is 1.2 m for **single detached housing** and 7.5 m for all other **buildings**.
3. The minimum **rear yard** is 6.0 m for **single detached housing** and 7.5 m for all other **buildings**.

13.3.7 Permitted Heights

1. The maximum height for buildings and accessory structures is 12.0 m.

13.3.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width, lot depth** or **lot area** requirements.

13.3.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.
2. The location of landscape elements shall provide sight lines from windows and doors to **walkways** and parking areas on the property. [Bylaw 9490, Mar 21/16]
3. **Screening** for loading, storage, refuse and recycling shall avoid creating areas on the **site** with no natural surveillance.

13.3.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

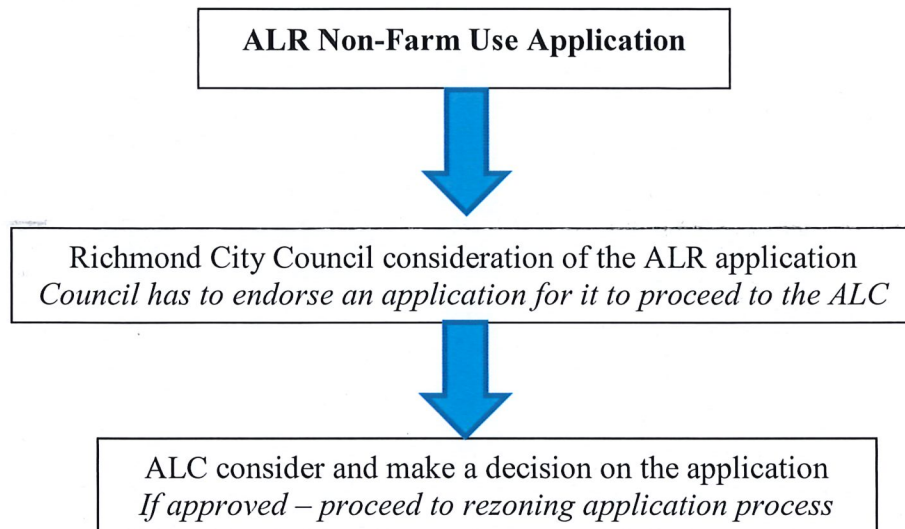
13.3.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.
2. The following are **site-specific zone** regulations applicable to the **lot** at: *[Bylaw 8696, Mar 14/11]*
10640 No. 5 Road
P.I.D. 028-518-586
Lot A Section 31 Block 4 North Range 5 West New Westminster District Plan BCP47160
 - a) The minimum **front yard** is 4.0 m; *[Bylaw 8696, Mar 14/11]*
 - b) The minimum **interior side yard** is 4.0 m; *[Bylaw 8696, Mar 14/11]*
 - c) The minimum **rear yard** is 6.0 m; *[Bylaw 8696, Mar 14/11]*
 - d) The maximum **height** for **buildings** and **structures** is 20 m. *[Bylaw 8696, Mar 14/11]*
3. **Private club** shall only be permitted as (a) a **primary use** for land not contained in the **Agricultural Land Reserve**, and (b) a **secondary use** for land contained in the **Agricultural Land Reserve**. *[Bylaw 9699, Jun 19/17]*

Development application flow chart and approval process for land contained in the Agricultural Land Reserve (ALR) involving:

- New development;
- Expansion to existing development; or
- New uses or activities that are not a farm use.

1) ALR Application Process



2) Rezoning Application Process

