

Modular Project Update – April 17th, 2020

NFU Application Status

I've continued to communicate back and forth with Steven De Sousa at the City and I received their preliminary comments on our NFU application today (late Friday 17th Apr), as he had previously promised (copy attached). Steven called me before sending it to give me a heads up that the process is going to be more complex than he had originally advised. They are now requiring us to provide our proposed Farm Plan to bring the west lot into compliance with it's AG1 zoning. Previously they said this would be a two-step process. On the positive side, he said the City reviewers generally support our overall application, assuming we provide satisfactory responses to their comments. As you will see from their comments, there is a lot of additional work that John and I will now have to complete for our response submission. I had not contemplated that we would need so much more work for him at this point. I see three significant schedule and cost drivers in developing our response:

1. The requirement for a new set of significantly more extensive and detailed drawings.
2. Because of the more detailed drawing information they require for both the existing and new building, we have to decide now on whether we go with the originally contemplated modular unit or a new build. As I mentioned in my last report, some design and a cost trade-off analysis will be needed from John before we can make a properly informed decision.
3. Preparation of a Farm Plan for the west lot, consistent with their comments under Building & Zoning.

You can review the attached latter yourselves and absorb the additional amount of information they are asking for.

For myself, I'm still digesting the contents of the letter and have not had anytime to discuss it with John yet. I hope to have had at least a preliminary conversation with him before our Tuesday board meeting.

In other news since my last update:

John Keen and Mark Roozbahani have continued to communicate on fire protection requirements and limiting distances. I believe John now has all the information he needs on this although I have not yet seen Mark's final report. I have had to let Mark's work run to completion because it didn't make sense to shut him down so close to the end. Related to this, they had me visit the school and examine the roof space above the stairwell to determine whether there was a 5/8" drywall firewall separating the main part of the roof from the vestibule roof at the front of the building. The good news is that an acceptable partial firewall is already in place and it will not be a major project to completely drywall the missing area. This has a positive impact on the fire protection requirements and limiting distance for the new classroom unit.

Note, we are able to capitalize the cost of both Mark and John's work, it does not come out of our operating budget.

That's it for the last month! Now a bunch more work starts.....



City of Richmond

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Richmond, BC V6Y 2C1
www.richmond.ca

File: AG 19-881146

Letter and attachments delivered by email

Choice School for Gifted Children Society
c/o Philip Gray (philip_gray@telus.net)
62 Summer Place
Delta B.C., V4M 3Y6

Dear Philip Gray:

Re: Agricultural Land Reserve (ALR) Non-Farm Use Application by Choice School for Gifted Children Society at 20451 Westminster Highway (AG 19-881146)

The purpose of this letter is to provide a list of preliminary comments regarding your Agricultural Land Reserve (ALR) Non-Farm Use Application at 20451 Westminster Highway (AG 19-881146). The list of preliminary comments are required to be addressed as part of the application process:

- General;
- Agricultural Land Reserve;
- Tree Preservation;
- Building & Zoning;
- Site Planning & Landscaping;
- Transportation;
- Engineering;
- Flood Plain Designation and Protection Bylaw;
- Food Security and Agricultural Advisory Committee;
- Application Review Process.

Please review the comments, revise the submission where appropriate, resubmit the materials (digital format), and provide a response to each item in this letter as soon as possible to avoid delays in processing your application.

General

1. Complete a “Development Applications Data Sheet” (**attached**) based on the existing “[Assembly \(ASY\)](#)” Zone.
2. Provide all dimensions in metric (imperial can be provided in parenthesis).
3. Ensure all plans are consistent with no discrepancies.
4. Provide all materials in digital format prior to providing copies (clear and legible when reproduced to 11” x 17”). Currently some of the measurements on the plans are not legible.

Agricultural Land Reserve

5. The property is located in the Agricultural Land Reserve (ALR), a Provincial zone in which agriculture is recognized as the priority use. The property is subject to the *Agricultural Land Commission Act* (ALCA) and Provincial ALR Regulations. The Agricultural Land Commission (ALC), which administers the ALR, confirmed the proposal requires an ALR Non-Farm Use Application, which requires both City Council and ALC approval. Review the City’s [Bulletin INFO-30](#) and the ALC’s [Application Instructions](#) for more information regarding the process for an ALR Non-Farm Use Application.
6. An associated application to the ALC has also been submitted by the applicant under ALC ID 59968. Review of the application by the ALC is subject to an endorsement by City Council to forward the application to the ALC.

Tree Preservation

7. Confirm if any tree removal is proposed as part of the proposal. If tree removal is proposed, an Arborist Report is required as per the City’s [TREE-04 Bulletin](#).
8. More information regarding the [Tree Protection Bylaw](#) can be found on the City’s website.

Building & Zoning

9. Provide a comprehensive data table that clearly demonstrates statistics of both existing buildings and proposed building, including required and proposed density, lot coverage, setbacks and height.
10. The adjacent property, 20411 Westminster Highway, which is also owned by the applicant, is currently in non-compliance with the “Agriculture (AG1)” zone due to existing playground equipment/field and vehicle parking for the school. The AG1 zone requires the primary use of the property to be agriculture, in order to comply with zoning, the following must be provided:
 - Farm plan (including a site plan with proposed changes) to provide an agricultural use on the property, which can be incorporated into the school’s curriculum. The proposed farm uses should occupy 50% or more of the property to be considered a primary use.
 - If possible, removal of as much of the play equipment/field as possible while still meeting Provincial requirements for outdoor area/child.
 - In order to legitimize the remaining playground equipment and vehicle parking, the two properties are required to be consolidated into one property and a subsequent development application (e.g. zoning text amendment application) will be required in order to bring the property into zoning compliance (after Council and the ALC have made a decision regarding the non-farm use application).
11. Provide a floor plan of the existing buildings and proposed portable to understand programming of space (including floor area).
12. For the new portable building, building/plumbing inspections would occur at the manufacturing plant.
13. Fire department connection (FDC) shall be located within 45 m of a fire hydrant. The path shall be unobstructed. Measurements are to be taken down centerlines of the access route (driveway). Going across four lanes of traffic and/or going across arterial roadways is considered an obstruction.

Site Planning

14. Provide a separate sheet showing the parking plan, including a detailed parking summary, which includes the parking requirements for existing and proposed buildings, for both vehicle parking spaces and bicycle parking spaces as per Section 7.0 of Zoning Bylaw 8500.
15. The above-noted parking summary will require number of staff/students and floor plans demonstrating use of space to determine required number of spaces.
16. Provide preliminary building elevations of the existing and proposed buildings with height measurements.
17. Ensure the calculation of height is consistent with Zoning Bylaw 8500, which indicates that height is calculated from the finished site grade to the highest point of the building. There are specific requirements for calculating height in Area B. Flood construction level should also be clearly identified.
18. The revised architectural package should include (on separate sheets): site plan with existing/proposed buildings and statistics, parking plan, floor plans, and elevations.
19. Should the non-farm use application be successful, through the subsequent development application, a Landscape Plan prepared by a Landscape Architect will be required in order to improve the landscaping along the frontage of the properties, adequately screen the required vehicle parking and provide pedestrian connections.

Transportation

20. In order to calculate the required vehicle and bicycle parking, provide more information regarding the proposed use of the building, number of students/staff, and any other applicable information regarding the programming of the space. This includes a floor plan of the existing and proposed buildings.
21. Ensure all on-site parking (both vehicle and bicycle) is consistent with Section 7.0 of the Zoning Bylaw, including providing a separate parking plan demonstrating compliance.
22. Construction parking and traffic management plan to be provided prior to issuance of BP (Ref: <http://www.richmond.ca/services/tp/special.htm>).

Engineering

23. Provide confirmation that the existing septic tanks and field can accommodate the proposed addition or if upgrades are required.
24. No additional comments in regards to the ALR Non-Farm Use application, additional comments may apply at future development application and Building Permit stage.

Food Security and Agricultural Advisory Committee

25. Once the above-noted staff comments are addressed to the satisfaction of City staff and prior to proceeding to Council, the proposal is required to be presented to the Food Security and Agricultural Advisory Committee (FSAAC) for review and comment. More details regarding the meeting will be provided once staff comments have been addressed.

Application Review Process

Please review the above-noted comments and revise the design and drawings to address these requested changes. Please provide all required materials in digital format for review prior to providing copies along with written response to this letter for review. It would be appreciated if specific responses to each comment are provided. Please add your written comments directly into this document immediately following the specific comment and highlight your responses in '***bold italics***'.

NOTE: All of the particulars requested should be provided in order that delays in processing your application can be avoided. Insufficient or contradictory information may result in possible re-submissions which may cause further delays. Additional issues and concerns may be identified as we further examine your application.

If you require further clarification or if you have any questions, please contact Steven De Sousa at 604-204-8529.

Yours truly,

A handwritten signature in black ink, appearing to read 'Sousa', with a stylized flourish at the end.

Steven De Sousa
Planner 1

SDS:sds

pc: Steven De Sousa, Planner 1