



Address: 20451 Westminster Hwy. Richmond, BC, V6V 1B3

Applicant: Mr. Phil Grey. Owner: Choice School

Planning Area(s): East Richmond, Area B for Flood Plain.

Floor Area: Gross: 138.6 m² + 138.2 m² Net: 138.6 m² + 138.2 m²

	Existing	Proposed
Site Area	3,486 m ²	3,486 m ²
Land Uses	Education	Education
OCP Designation	Agriculture	Agriculture
Zoning:	ASY	ASY

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 50%	49.2 %	None permitted
Lot Coverage – Buildings	Max. 35 %	22.4 %	
Lot Coverage – Non-porous	Max. n/a %	34 %	
Lot Coverage – Live Landscaping	Max. n/a %	48 %	
Setback – Front Yard	Min. 6 m	22.8 m	
Setback – West Int. Side Yard	Min. 7.5 m	7.58 m	
Setback – East Int..Side Yard	Min. 7.5 m	12.66 m	
Setback – Rear Yard	Min. 7.5 m	7.65 m	
Height (from 1.2m below FPL)	Max. 12 m	5.7 m	
Off-street Parking Spaces	29	34	
Off-street Parking Spaces – Accessible	Min. 2	2	
Off-street Parking Spaces – Total	Min. 31	36	
Tandem Parking Spaces	-	-	
Small Parking Spaces		9	
Bicycle Parking Spaces – Class 1:	Min. 8 (for new bldg.)	8	
Bicycle Parking Spaces – Class 2:	Min. 23 (for new bldg.)	0	

