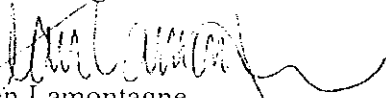


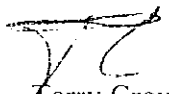


To: Planning Committee To Planning - Apr 17, 2007  
 From: Jean Lamontagne Date: March 29, 2007  
 Director of Development RZ 04-279819  
 Re: Application by Matthew Cheng Architect for Rezoning of the Westerly 114m of File: 12-8060-20-8221/8222  
 8140 No. 5 Road from Agricultural District (AG1) to Assembly District (ASY)

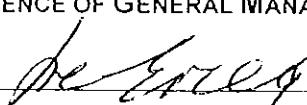
**Staff Recommendation**

1. That Official Community Plan Amendment Bylaw No. 8221, to amend Attachment 3 (Environmentally Sensitive Areas) to Schedule 1 of the Official Community Plan Bylaw No. 7100 by reducing the extent of the ESA designation to the eastern 40m of 8140 No. 5 Road, be introduced and given first reading.
2. That Bylaw No. 8221, having been considered in conjunction with:
  - the City's Financial Plan and Capital Program;
  - the Greater Vancouver Regional District Solid Waste and Liquid Management Plans;
 is hereby deemed to be consistent with the said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.
3. That Bylaw No. 8221, having been considered in conjunction with Section 882(3)(c) of the Local Government Act, be referred to the Agricultural Land Commission for comment and response by May 22, 2007.
4. That Bylaw No. 8221, 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. 8222, for the rezoning of the westerly 114 m of 8140 No. 5 Road from "Agricultural District (AG1)" to "Assembly District (ASY)", be introduced and given first reading.

  
 Jean Lamontagne  
 Director of Development

  
 Terry Crowe  
 Manager, Policy Planning

JL:ke  
Att.

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


## Staff Report

### Origin

Matthew Cheng Architect has applied, on behalf of the Thrangyu Vajra Vidhya Buddhist Association, to the City of Richmond to rezone the westerly 110m (360.9 ft) of 8140 No. 5 Road from "Agricultural District (AG1)" to "Assembly District (ASY)" to permit development of a temple (refer to **Attachment 1** for a location map).

An amendment to the Official Community Plan (OCP) Environmentally Sensitive Area (ESA) designation map (Attachment 3 to Schedule 1 of the OCP Bylaw 7100) is also proposed to amend the ESA designation from covering the entire site to just the easterly 40m (131.2 ft) of 8140 No. 5 Road.

### Project Description

The proposal is to develop the front 110m of the subject site into a Buddhist Monastery with surrounding off-street parking. The total floor area of the project is approximately 1,692 sq.m (18,200 sq.ft) spread over 4 levels. A majority of the assembly spaces (shrine and dining hall) along with accessory uses are situated on the ground and second level. The third level contains a majority of the dormitory facilities for the monks in residence. The fourth level constitutes a private dormitory residence for use by the congregation's spiritual leader. Off-street parking is situated on the front portion of the property as well as along the perimeter of the site surrounding the monastery. Development plans are contained in **Attachment 2**. A subsequent Development Variance Permit Application will be required to permit the proposed building as the height and setbacks do not conform to the ASY District zoning (as discussed later in the staff report).

The remainder of the backlands (~150 m) will be utilized to undertake agricultural activities (110m) and preserve the remaining 40 m strip of vegetation (ESA) at the east end of the property.

### Background of Applications

A previous non-farm use application was endorsed by Council on June 14, 2004 and approved by the ALC on May 5, 2006 (AG 04-279819)

The non-farm use application approved by the ALC identified a number of requirements to ensure that:

- Backlands are restricted to agricultural and related uses; and
- Implementation of the agricultural related works as outlined in the farm plan prepared by the consulting agrologist.

All of the identified requirements requested by the ALC have been addressed through the registration of a restrictive covenant on the subject site ensuring that the agricultural backlands are restricted to farm uses and supporting activities and that implementation of the farm plan is completed prior to final occupation of the building. Staff conducted the legal title research and confirms that the necessary documents have been registered on title.

### Findings of Fact

A Development Application Data Sheet providing details about the proposal is contained in **Attachment 3**.

**Surrounding Development**

To the North: A parcel zoned Agricultural District (AG1)

To the East: Assembly related buildings and structures (B.C. Muslim Centre) zoned Assembly District (ASY)

To the South: A parcel zoned Agricultural District (AG1)

To the West: Existing single-family dwellings on agriculturally zoned (AG1) lots on the west side of No. 5 Road

**Related Policies & Studies**Official Community Plan – Generalized and Specific Land Use Map

The City's Generalized and Specific Land Use Map contained in the OCP designates the front portion (approximately 110 m) of the subject site on the east side of No. 5 Road for "Community Institutional". This land use designation allows for the establishment of institutions engaged in religious, cultural, educational or cultural activities. The subject proposal complies with the OCP designation.

Official Community Plan – Proposed Amendment to the ESA

The entire subject property is currently designated as an Environmentally Sensitive Area (ESA) due to vegetation and ecological habitat. Upon review of the ESA designation over the entire subject property, it was determined that a majority of the vegetation and habitat on the front portion of the property was removed for farm purposes that was undertaken on the site over a number of years. Approximately 40m (131 ft.) at the eastern edge of the site remain undisturbed. None of the surrounding areas or lots are designated as ESA. During staff review of the initial "non-farm use application" to the ALC, it was identified that further examination of the ESA be conducted to determine the value and potential retention as part of the development. No objections to the retention of the ESA were noted by the ALC through the review and processing of the "non-farm use" and rezoning application for the site.

Based on a review of the ESA area by a professional environmental consultant for the remaining vegetated area at the east edge of the property, an OCP amendment (Attachment 3 to Schedule 1 of the OCP) is proposed to remove the ESA designation for a majority of the site with the exception of the easterly 40m (131 ft.) of the property. Refer to **Attachment 4** for a map of the existing and proposed ESA designation for the subject property.

The Environmental Consultant's report identifies features and habitats of the ESA and provides recommendations to mitigate impacts on the ESA (**Attachment 5**). A summary of the findings and recommendations presented in the report is as follows:

- The ~40m strip of existing vegetation provides a habitat for non-native plant species and native wildlife species.
- Recommend retaining the existing birch woodland area along the easterly 40m of the property.
- Ensure construction activities are conducted in such a manner to minimize impact as well as to avoid future damage to the remaining vegetated area.

- Examine planting native shrubs throughout remaining areas of the site not identified for agricultural purposes.

The applicants have agreed to fulfill and undertake the above recommendations identified in the consultants report, which address staff concerns on the long-term viability of retaining the ESA. As a result, a proposed amendment to the ESA map contained in the OCP is recommended to reflect retention of the easterly 40m of vegetation habitat on the subject site. The rationale behind the OCP amendment is to ensure the ESA map accurately outlines the environmental habitat to be retained as part of development.

#### No. 5 Road Backlands Policy (No. 5037)

The No. 5 Road Backlands Policy (adopted March 27, 2000)(**Attachment 6**) outlines an approach to considering non-farm uses (assembly/institutional) on land within the Agricultural Land Reserve and was developed in partnership with the ALC. The general intent is to permit non-farm uses (churches, schools, institutional buildings) on the front portion of properties along No. 5 Road, while retaining the back portion for agricultural purposes with farm plans submitted with each proposal. The subject site is contained within the portion of No. 5 Road proposed for public and institutional uses and complies with all relevant guidelines and regulations contained within the policy.

#### **Consultation**

##### Council Policy 5043 – OCP Bylaw Preparation Consultation Policy

As a result of Council Policy 5043 (OCP Bylaw Preparation Consultation Policy) and Section 882(3)c of the Local Government Act, staff recommend that the proposed OCP amendment (ESA designation) be referred to the ALC for comment. No objections were noted during discussions and review by the ALC through the previous “non-farm use” application and subsequent rezoning. No further consultation with external agencies, organizations and authorities is required. The Public Hearing will provide an opportunity for area residents, businesses and property owners to comment.

##### Richmond Agricultural Advisory Committee (AAC)

The Richmond AAC reviewed the rezoning application at 8140 No. 5 Road for the assembly building along with the submitted farm plan prepared by the professional agrologist on September 14, 2006 (A copy of the meeting minutes is contained in **Attachment 7**). Some concerns were noted by AAC members about the variety of crops to be planted on the agricultural backlands and that some may not be suitable based on the agricultural capability of the land. AAC members indicated that the project should move forward as the farm plan had been reviewed and approved by the ALC.

#### **Staff Comments**

No significant concerns have been identified through the technical review.

- A 4 m dedication along No. 5 Road is being secured as a condition of the rezoning application for future road improvements. The policy is to permit assembly and related uses for the westerly 110m for properties along No. 5 Road. Consideration of rezoning the westerly 114m to Assembly District (ASY) zoning is to take into account the 4m of land area to be dedicated to the City. All site plan drawings and data are based upon a

maximum of 110m of the west portion of 8140 No. 5 Road used for assembly purposes measured after the required road dedications.

- At Building Permit, the developer will be responsible for the removal of the two existing driveway crossings and replacement by a driveway crossing centred on the subject site. The new centred driveway crossing may require the relocation of an existing light standard. All works are to be completed through a City Work Order at the developers cost.
- A storm capacity analysis has been submitted and accepted by the City's Engineering Planning Division. No upgrades to the storm system were identified.
- There is an existing latecomers agreement (1347932), which will be addressed prior to issuance of the Building Permit, for the sanitary sewer implemented for projects in the Temple North sanitary catchment area. A Servicing Agreement (SA 05-297932) has been completed and involves the extension of sanitary sewer to service the subject site.

### **Analysis**

#### Farm Plan

An agrologists report (as requested and approved by the ALC) has been submitted in order to identify the agricultural capability, planting scheme and necessary infrastructure upgrades (i.e., drainage, water supply and access) associated with the congregation's commitment to actively farm the backlands. The agrologists report and recommendations are contained in **Attachment 8**.

Works to be undertaken are soil salvage and use (quality for planting medium to be determined through excavation), site grading, implementation of drainage and irrigation lines (running east-west) and planting of a variety of fruit orchard trees. An estimate of \$40,000 has been identified by the consulting agrologist for the works identified in the Farm Plan. As a result, a letter of credit in this amount will be required as a condition of rezoning. The security will be held by the City until the Farm Plan upgrades have been completed.

#### Transportation and Off-street Parking

One vehicle access is provided for the subject development. A majority of the off-street parking is situated in between the building and No. 5 Road as well as underneath portions of the second floor and rear of the site. Drive aisles are located along the north and south edges of the property to facilitate vehicle circulation and movement. All off street parking and drive aisles are contained in the proposed Assembly District (ASY) zoned portion of the lot (westerly 110m).

The development complies with the off-street parking requirements based on the assembly and related uses proposed for the site. A total of 65 stalls are provided on-site.

#### Peak Traffic Events – Special Events

The congregation has indicated that there are three special events that occur on an annual basis that may result in high-attendance numbers. As a result, a transportation consultant undertook a parking and traffic management study for these high-attendance events only. The report identifies that off-street parking for two of the annual events (Tibetan New Year and Birthday of the Buddha) is sufficient to deal with projected parking demands anticipated. The third annual

event (Annual teaching seminar) is expected to exceed off-street parking number provided on site by 30 stalls. As a result, the transportation consultant has recommended the following:

- Overflow parking (on-street) can be accommodated during limited times along No. 5 Road and Blundell Road. Time restrictions vary depending on the portion of the street.
- Encourage transportation demand measures (i.e., carpooling and shuttle service).
- Arrangements with adjacent or nearby properties to allow for overflow parking to be accommodated during the peak events. As an initial step, a letter submitted from the Dharma Drum Mountain Buddhist Association (8240 No. 5 Road) has been submitted granting permission to staff and members of the Thrangu Monastery during the identified peak events for use of 18 off-street parking stalls (refer to **Attachment 9** for a copy of the traffic study and letter). These parking stalls are located approximately 100 m (328 ft.) from the subject site.
- Arrange for remote off-street parking if parking is not available for nearby properties and arrange for shuttle service to and from the site during the event.
- Implement a ticketing system to the event in order to forecast and control attendance as it relates to available on and off-site parking.
- Implement a traffic management plan during peak traffic events to coordinate directional/informational signage, personnel to direct traffic and inform participants, prior to the event, of the parking arrangements.

The City's Transportation Division has reviewed report and recommendations prepared to examine traffic and parking during peak period events and concurs with the findings and recommendations. The total number of on-site parking provided (65 Stalls) complies with off-street requirements based on assembly uses and regular daily usage expected for this type of facility.

#### Forthcoming Development Variance Permit Application

Through the processing of the rezoning application and review of site and building elevation drawings, a number of variances were identified by the applicant in regards to the following:

- Increase the maximum building height from 12 m (39.37 ft.) to 21.48 m (70.46 ft.) for portions of the 3<sup>rd</sup> and 4<sup>th</sup> storey containing architectural features (shrine hall roof) associated with the monastery. The following are examples of height variances approved for other assembly buildings located along No. 5 Road:
  - India Cultural Centre (8600 No. 5 Road): Height variance to 17.5 m (57.37 ft.) for portions of the "onion" dome.
  - Shia Muslim Centre (8580 No. 5 Road ): Height variance to 20.1 m (66 ft.) for minarets and 15.4 m (51 ft.) for the architectural dome.
  - Lingyen Mountain Temple phase 1&2 (10060 No. 5 Road): Height of 23 m (75 ft.) for the main temple hall.
- Decrease the side yard setbacks along the north and south edge from 7.5 m (24.6 ft.) to 7.31 m (24 ft.) for small building projections associated with exit corridors.
- Decrease the minimum manoeuvring-aisle width for access to parking spaces from 7.5 m (24.6 ft.) to 6.71 m (22 ft.).
- Decrease the off-street parking setback from 1.5m (4.9 ft) to 0.9 m (3 ft.) along the north and south property line.

The applicant has submitted a separate Development Variance Permit application (DV 06-337315) in order to review the requested variances. A separate report to the Development Permit Panel and Council will be required to assess and consider the requested variances. As a result, the processing of a Development Variance Permit application to the satisfaction of the Director of Development will be a condition of rezoning.

### Landscape Plan

A landscape plan has been submitted to address implementation of plantings and fencing around the perimeter of the subject site as well as incorporate landscaping and paving treatments within the off-street parking areas. Highlights of the plan are as follows (refer to **Attachment 10**)

- Decorative fencing (4 ft.) is located along No. 5 Road. Wood panel fencing (4 ft.) is located on the north and south property lines in conjunction with off-street parking at the front of the property. 6 ft fencing surrounds the remainder of the Assembly zoned portion of the site.
- Permeable concrete pavers with concrete banding is proposed along the main driveway and across the building entrance frontage.
- Hedging is situated along the perimeter of the site in conjunction with fencing. Hedging is limited in some areas where space is required for vehicle manoeuvring.
- Larger-scale trees are implemented in the off-street parking areas at the front of the site.
- An agricultural buffer is proposed at the rear of the parcel and consists of fencing, hedging and trespass inhibiting shrubs. The buffer width is approximately 3m (10 ft.) in width due to required off-street parking for the development and desire to retain as much of the backlands for agricultural production. The fencing and planting scheme proposed will provide an appropriate buffer between the assembly zoned lands and the agricultural area.
- A landscape letter of credit will also be required (based on a cost-estimate provided by the consulting landscape architect) as a condition of rezoning. The City will retain these securities until the landscaping is implemented.

### Richmond 2006-2031 Flood Protection Management Strategy

In accordance with the Richmond 2006-2031 Flood Protection Management Strategy, the registration of a Flood Plain Covenant with a minimum Building Elevation Requirement of 2.6 m geodetic is required as a condition of final adoption of the rezoning application.

### **Options**


1. **Approve the OCP and Zoning Amendment (*Recommended*)** – Staff recommend this option as it provides a balanced approach to permitting assembly uses and related structures in exchange for the congregations ongoing commitment to undertake farming, while recognizing existing value in the remaining vegetated strip at the rear of the property, thus amending the ESA map in the OCP accordingly.
2. **Deny the OCP Amendment and Approve the Zoning Amendment** – This option would result in an inconsistency with the adopted OCP ESA map and compared to what is being retained as ESA on the property.
3. **Deny the OCP and Zoning Amendment**

**Conclusion**

The proposal at 8140 No. 5 Road to develop the Thrangyu Vajra Vidhya Buddhist Association Monastery complies with all policies and regulations in regards to permitting assembly uses on land contained in the ALR. The congregation has committed to the following:

- Actively farm the backlands of the property in accordance with the submitted farm plan.
- Retain a 40m wide strip at the east edge of the property designated as ESA (requires OCP amendment).
- Limit assembly buildings and related uses to the westerly 110m of the site.

Staff recommend approval of the subject application.



Kevin Eng  
Planner I

KE:cas

- Attachment 1: Location Map
- Attachment 2: Development Plan
- Attachment 3: Development Data Sheet
- Attachment 4: Existing and Proposed ESA Area Map
- Attachment 5: Consultant ESA Report
- Attachment 6: Policy 5037 (No. 5 Road Backlands Policy)
- Attachment 7: AAC Minutes (September 14, 2006)
- Attachment 8: Farm Plan
- Attachment 9: Traffic Consultant Study – Peak Events
- Attachment 10: Landscape Plan
- Attachment 11: Rezoning Considerations



NO. 5 RD

**PROPOSED  
REZONING**

8140 No. 5 Road

HIGHWAY 99

BLUNDELL RD

NO. 5 RD

106

SFU

AG1

ASY

AG1

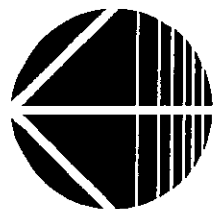
ASY

ASY

RSC

RSC

City of Richmond

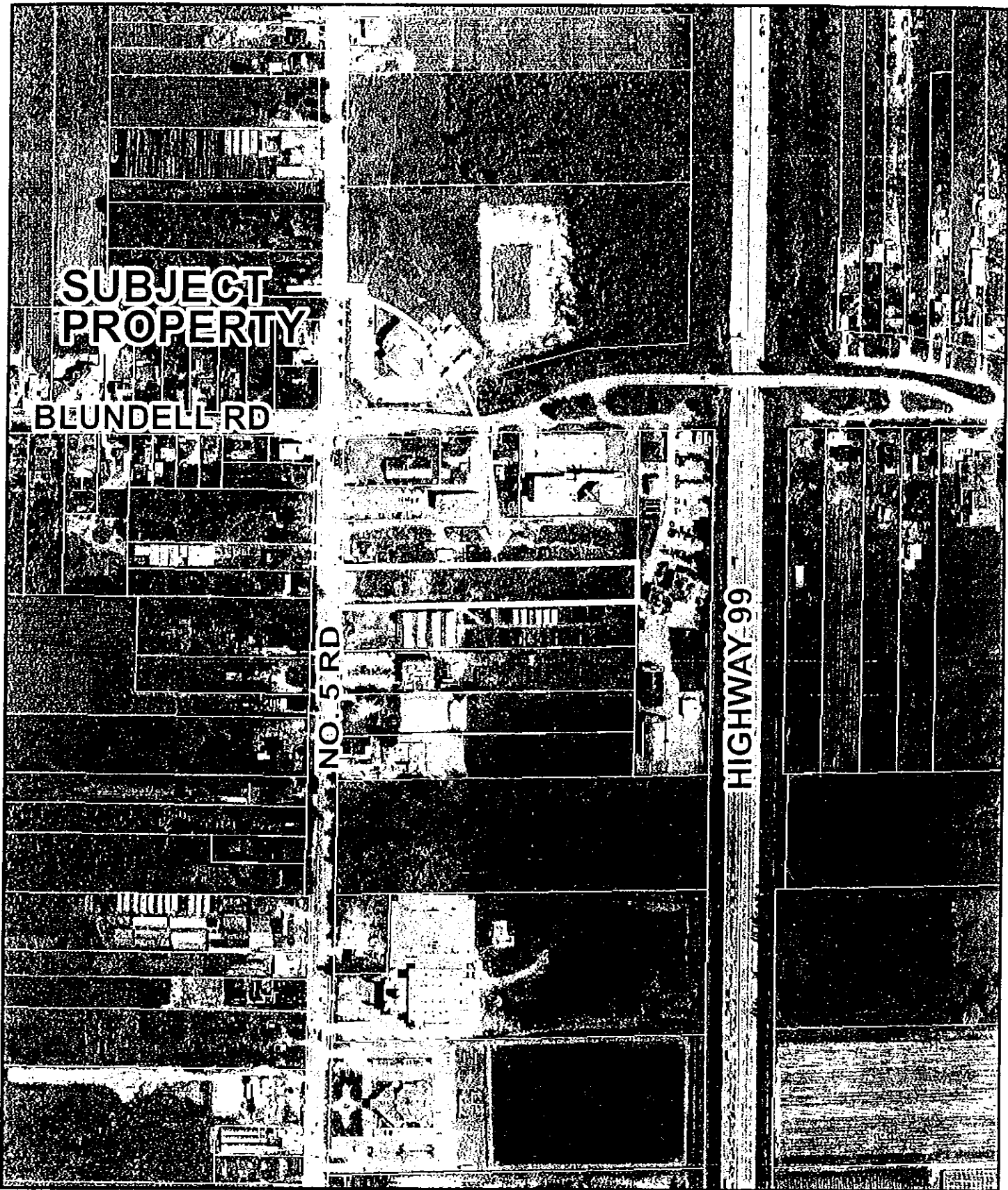


Original Date: 11/22/04

Revision Date: 03/29/07

Note: Dimensions are in Meters

RZ 04-279819



**SUBJECT  
PROPERTY**

**BLUNDELL RD**

**NO. 5 RD**

**HIGHWAY 99**



RZ 04-279819

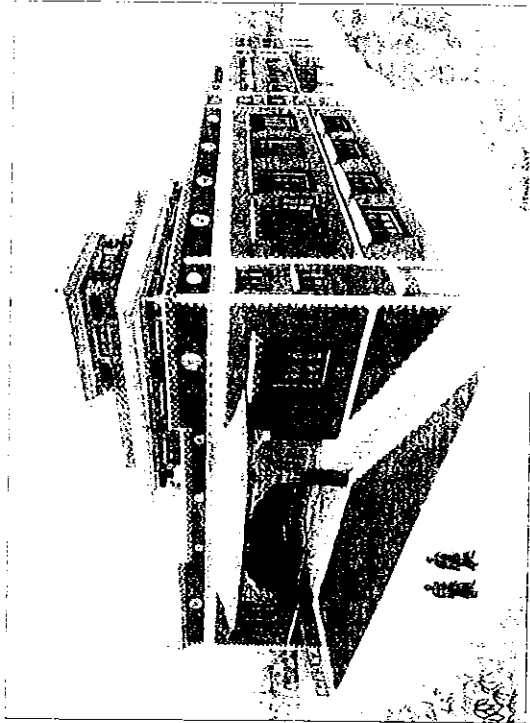
Original Date: 03/30/07

Amended Date:

Note: Dimensions are in METRES

# Thrangu Monastery

## 8140 No. 5 Road, Richmond B.C.



**MATTHEW CHENG ARCHITECT INC.**

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 Fax: (604) 275-4856  
 Email: matthew@matthewcheng.com

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### Preliminary Development Plan & Elevations

#### DEVELOPMENT DATA

City Address: 8140 No. 5 Road, Richmond B.C.  
 Legal Description: S157-28a S2C 19-4-5 P1 4590  
 Zoning: Existing Agricultural District (AG) Zoning, proposed to Assembly District (AS) Zoning

Lot Area: 41,482.71 sq ft (3,846.00 sq m)  
 Users: Floor of Workshop/Permittery

Permitted: 0.50 (20,647.72 sq ft)  
 33% (13,788.56 sq ft)

Area Allocation: 6,872.36 sq ft  
 Second Floor: 8,663.12 sq ft  
 Third Floor: 4,782.30 sq ft  
 Fourth Floor: 824.84 sq ft  
 Total Floor Area: 20,647.72 sq ft

Subsets: 37.84 m (124.15 ft)  
 Rear 30%: 7.31 m (23.97 ft)  
 Rear 10%: 13.63 m (44.72 ft)

Building Height: 11.98 m (39.30 ft)  
 Structure: 21.46 m (70.40 ft)

Parking Calculation: 10 per 100 sqm (1,076.40 sq ft) = 5,049.15 sq ft / 1,076.40 sq ft = 4.71  
 Assembly: 4 per 100 sqm (1,076.40 sq ft) = 3,215.40 sq ft / 1,076.40 sq ft = 3.01  
 Dormitory: 25 Units = 1 per each, 1 sleeping unit = 8.53

Total Parking Required: 81.9 (82)  
 Total Parking Provided: 2 H/C Parking (32)

#### DESIGN TEAM

**Architectural**  
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 Vancouver, B.C. V6Y 1L3  
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 Facsimile: (604) 875-1987  
 E-mail: arubin@rubinengineering.com

**Building Code**  
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 Facsimile: (604) 273-1277  
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 Facsimile: (604) 275-4856  
 E-mail: ho@hoassoc.com

Project No.:  
 Thrangu Monastery  
 8140 No. 5 Road  
 Richmond, B.C.

Development Date and  
 Consultant List

Scale: 1:100  
 Date: 2012/05/14  
 Drawing No.: D0.0



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DATE: 2011.05.10  
 DRAWN BY: MCH  
 CHECKED BY: MCH  
 PROJECT: 4030  
 SHEET: 1 OF 3

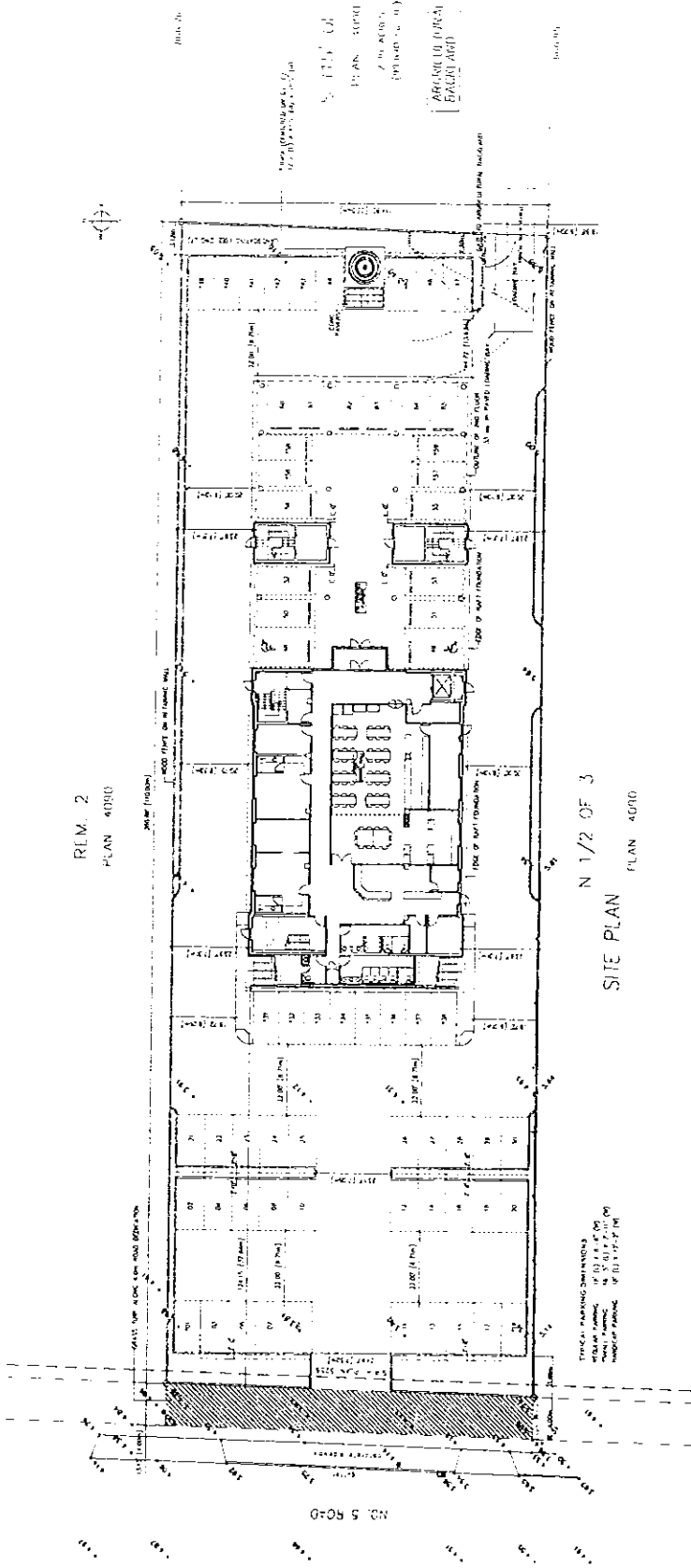
Client: The City of Vancouver  
 8000 No. 5 Road  
 Burnaby, BC

Scale: 1/8" = 1'-0"  
 Site Plan

Project: 4030  
 Title: 4030  
 Date: 2011.05.10  
 Drawn: MCH  
 Checked: MCH  
 Project Manager: MCH  
 Designer: MCH  
 Architect: MCH

REM. 2  
 PLAN 4030

N 1/2 OF 3  
 SITE PLAN  
 PLAN 4030



TRUCK PARKING DIMENSIONS:  
 1. 10' x 20' (3.0m x 6.1m)  
 2. 10' x 20' (3.0m x 6.1m)  
 3. 10' x 20' (3.0m x 6.1m)

NO. 5 RD

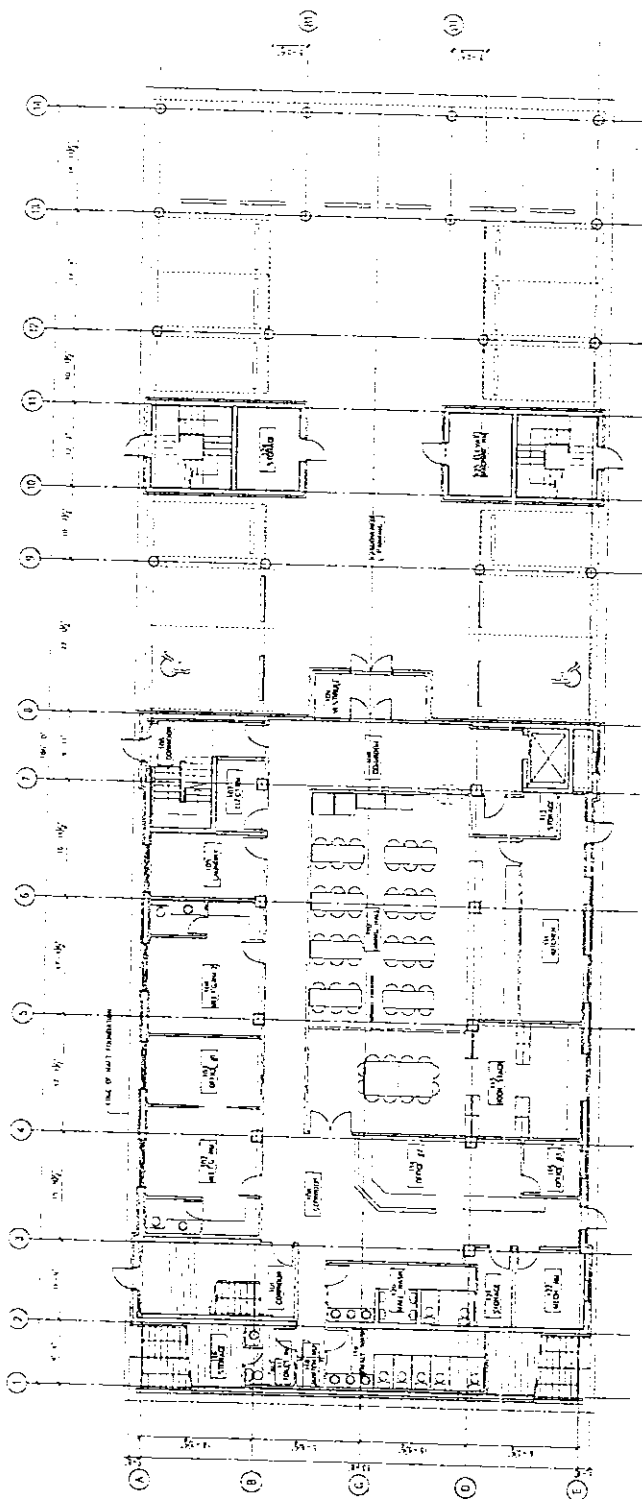


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Project Name: **SHRANGU MONASTERY**  
 Project No.: **#140 No. 5, ROAD**  
 Location: **RICHMOND, B.C.**



GROUND FLOOR PLAN

Sheet No. **GROUND FLOOR PLAN**

Project Name	SHRANGU MONASTERY
Project No.	#140 No. 5, ROAD
Location	RICHMOND, B.C.
Scale	1/8" = 1'-0"
Project Manager	MATTHEW CHENG
Architect	MATTHEW CHENG ARCHITECT INC.
Date	2007/07/06

Page No. **D2.1**



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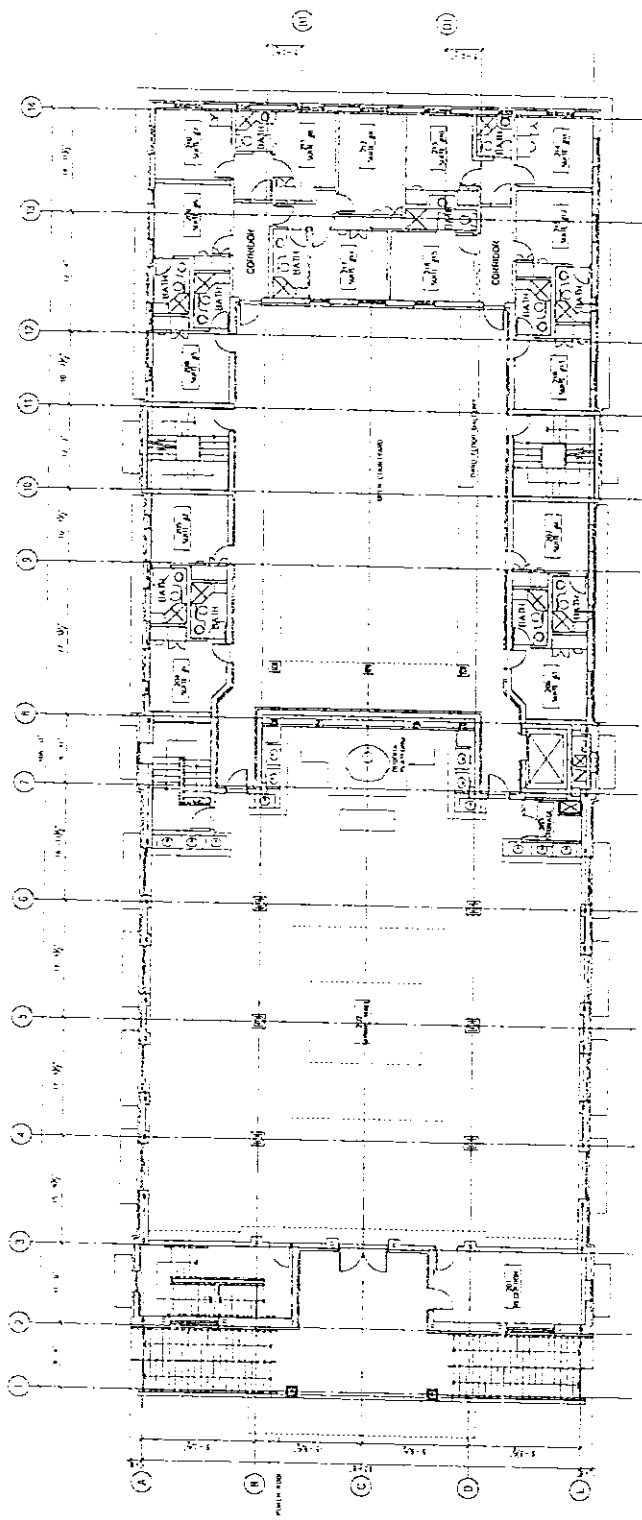
- 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

CONSTRUCTION

PROJECT: THE  
 THURGOOD MONASTERY  
 8740 NO. 5 ROAD  
 RUMONGI, B.C.

SHEET NO.  
 SECOND FLOOR PLAN

DATE	1/15/2020
PROJECT	THURGOOD MONASTERY
NO.	02
SCALE	1/8" = 1'-0"
PROJECT NUMBER	D22.2
DESIGNED BY	MATTHEW CIBING
CHECKED BY	MATTHEW CIBING



SECOND FLOOR PLAN



**MATTHEW CHUNG ARCHITECT, INC.**  
 1100 W. 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 TEL: 303.733.8888 FAX: 303.733.8889  
 WWW.MATTHEWCHUNGARCHITECT.COM

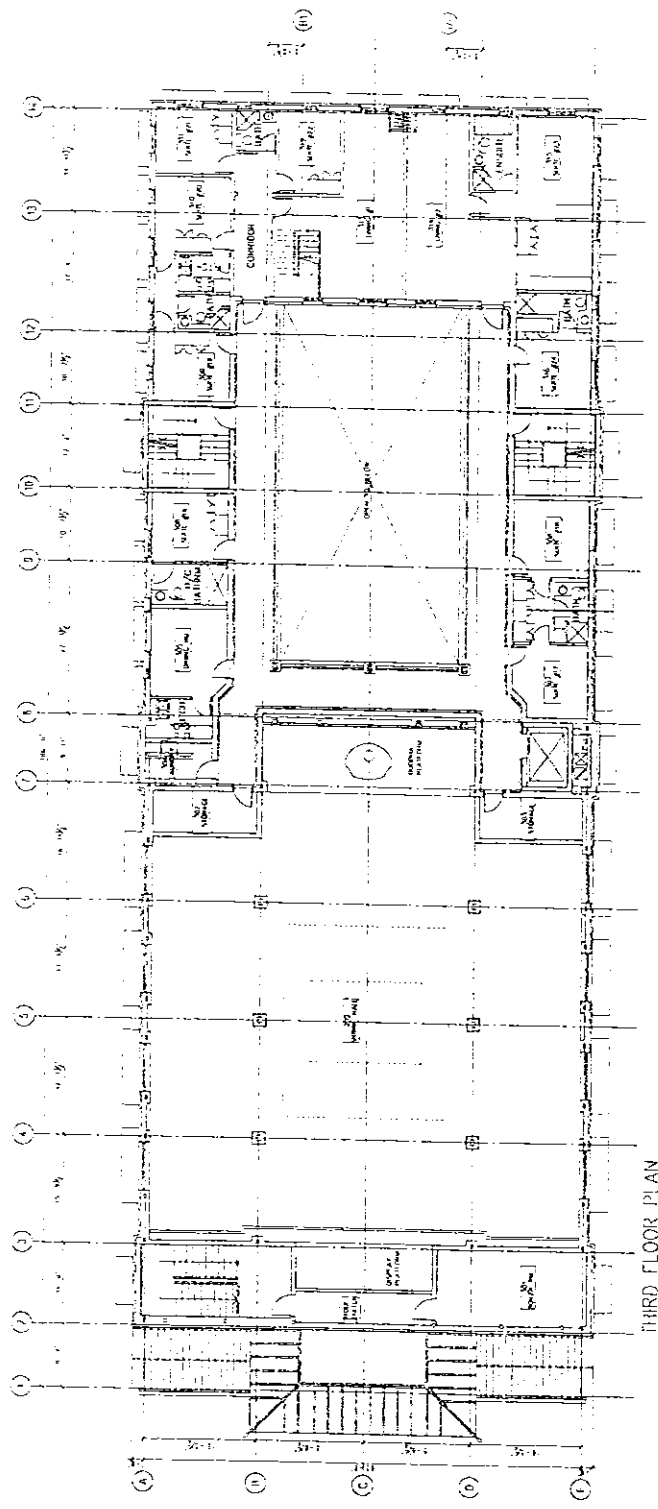
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- Revised:**
- 1. 08/15/11 - 100% CD
  - 2. 08/15/11 - 100% CD
  - 3. 08/15/11 - 100% CD

Project: THE  
 THURGOOD MENA-HERY  
 BUILDING 500  
 RICHMOND, N.C.

Sheet: THURGOOD  
 THIRD FLOOR PLAN

Author:	AM/AMM
Checked:	AM/AMM
Date:	08/15/11
Project:	THURGOOD
Sheet:	THURGOOD
Scale:	AS SHOWN
Drawn by:	AM/AMM
Project No.:	1100000000
Sheet No.:	D2.3



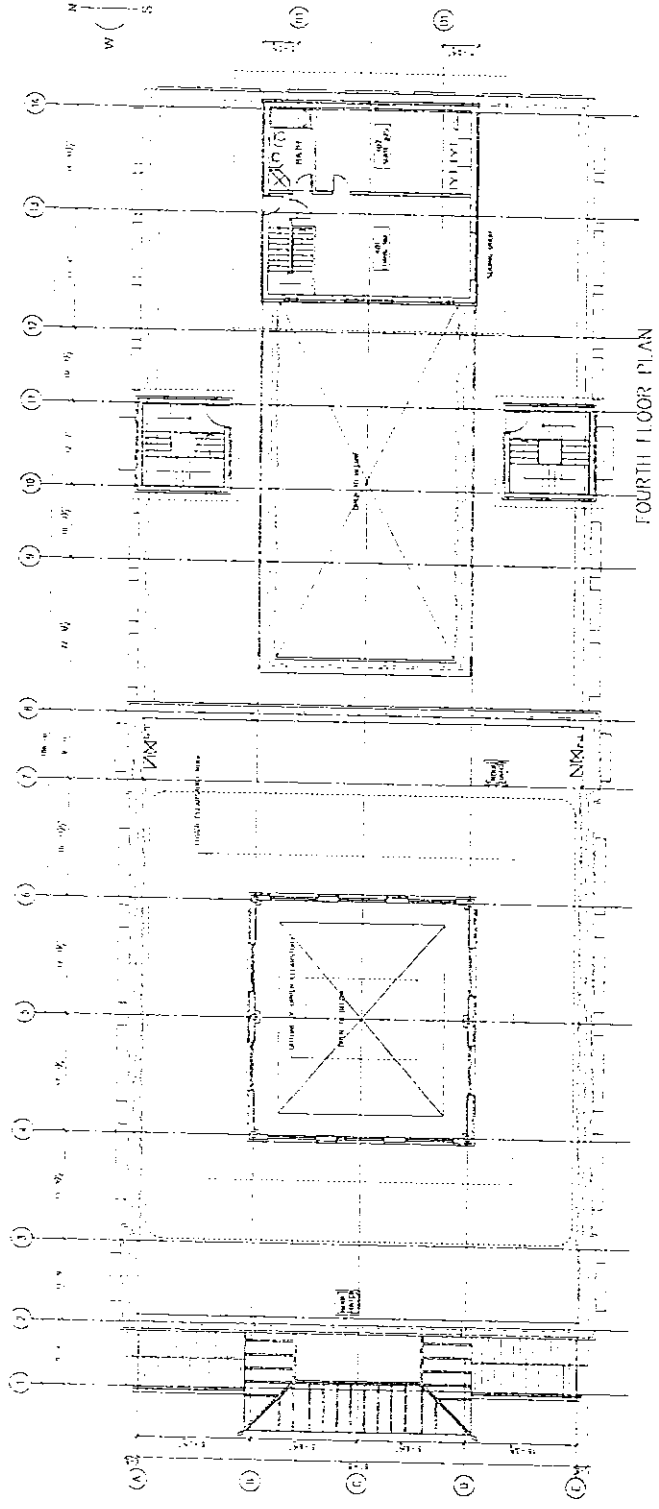
THIRD FLOOR PLAN



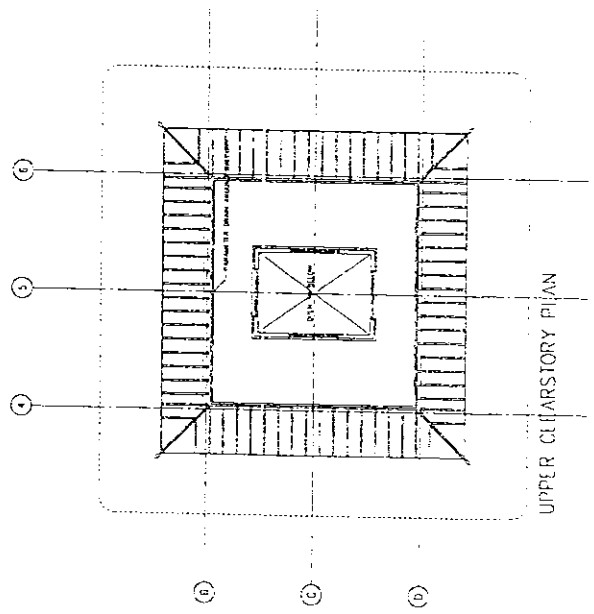
**MATTHEW CHENG  
ARCHITECT INC.**

1100 EASTERN AVENUE SUITE 100  
VICTORIA, B.C. V8W 2E1  
TEL: 250-383-1111 FAX: 250-383-1112  
WWW.MATTHEWCHENGARCHITECT.COM

PROJECT NO. 1000000000  
DATE: 2011.05.11  
DRAWN BY: J. CHENG  
CHECKED BY: M. CHENG  
SCALE: AS SHOWN



FOURTH FLOOR PLAN



UPPER CLEARSTORY PLAN

1185 ANGLU MONASTERY  
BLVD NO. 5 ROAD  
RICHMOND, B.C.

FOURTH FLOOR PLAN

Project No. D2.4  
Drawing No. 1000000000  
Date: 2011.05.11  
Scale: AS SHOWN







**MATTHEW CIERGI  
ARCHITECT INC.**

1000 EAST BROADWAY, SUITE 200  
RICHMOND, VIRGINIA 23219  
TEL: (804) 771-1111  
WWW.MATTHEWCIERGI.COM

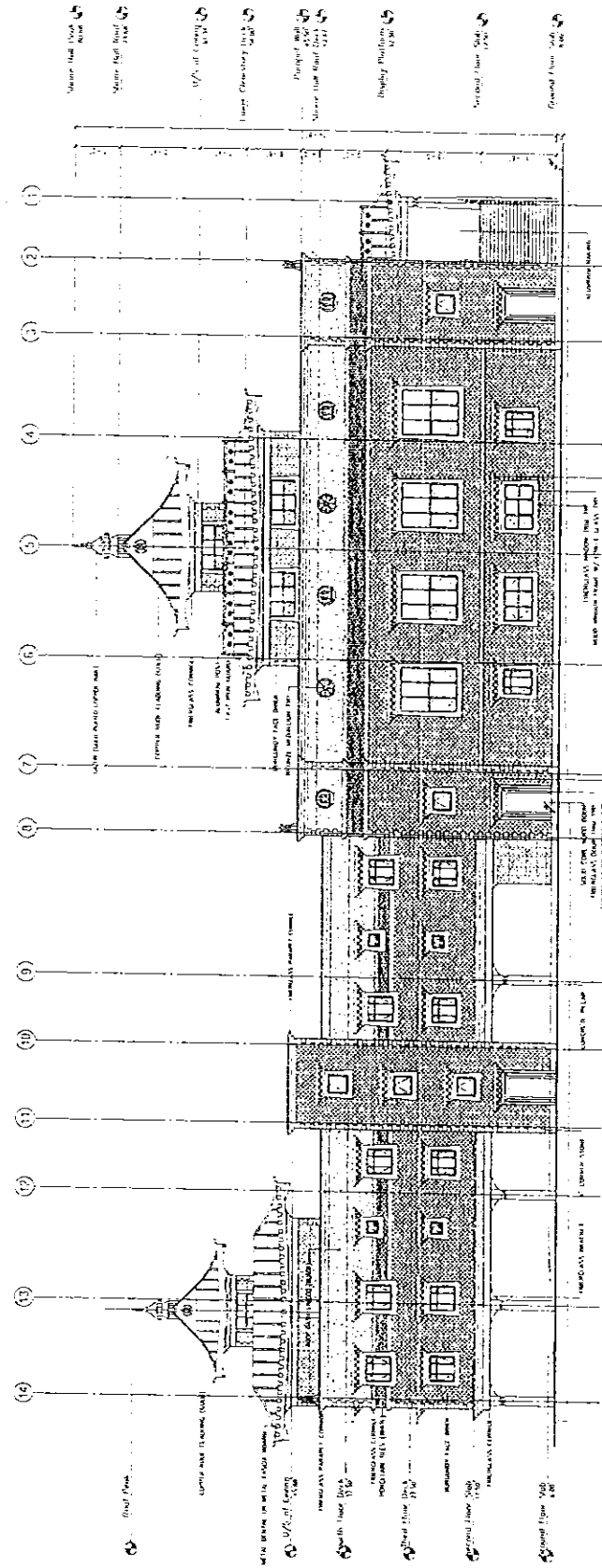
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Project No. 1000 East Broadway, Suite 200  
1000 East Broadway, Suite 200  
Richmond, Virginia 23219  
Architect: Matthew Ciergi Architect Inc.

Project No. 1000 East Broadway, Suite 200  
1000 East Broadway, Suite 200  
Richmond, Virginia 23219

Sheet No. NORTH ELEVATION

Scale: 1/8" = 1'-0"  
Date: 10/1/2011  
Project: 1000 East Broadway, Suite 200  
Drawing No. D33.3



NORTH ELEVATION

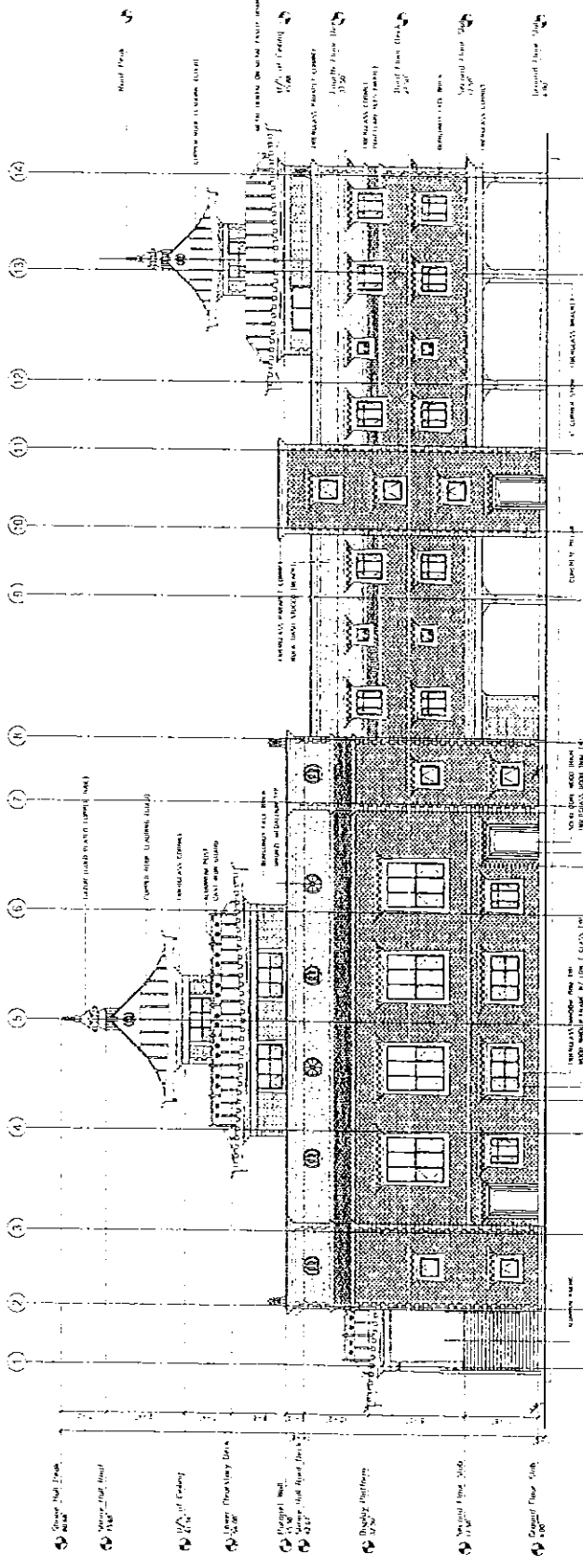


**MATTHEW CHUNG ARCHITECT INC.**

1000 UNIVERSITY AVENUE, SUITE 1000  
 SAN FRANCISCO, CALIFORNIA 94103  
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Project Name: HARANGU MONASTERY  
 1000 UNIVERSITY AVENUE, SUITE 1000  
 SAN FRANCISCO, CALIFORNIA 94103  
 Project No.: 2017-001  
 Date: 10/10/2017



**SOUTH ELEVATION**

Project Name: HARANGU MONASTERY  
 1000 UNIVERSITY AVENUE, SUITE 1000  
 SAN FRANCISCO, CALIFORNIA 94103  
 Project No.: 2017-001  
 Date: 10/10/2017

D3.2



**City of Richmond**

6911 No. 3 Road  
 Richmond, BC V6Y 2C1  
 www.richmond.ca  
 604-276-4000

**Development Application  
 Data Sheet**

**RZ 04-279819** **Attachment 3**

Address: 8140 No. 5 Road

Applicant: Matthew Cheng Architect

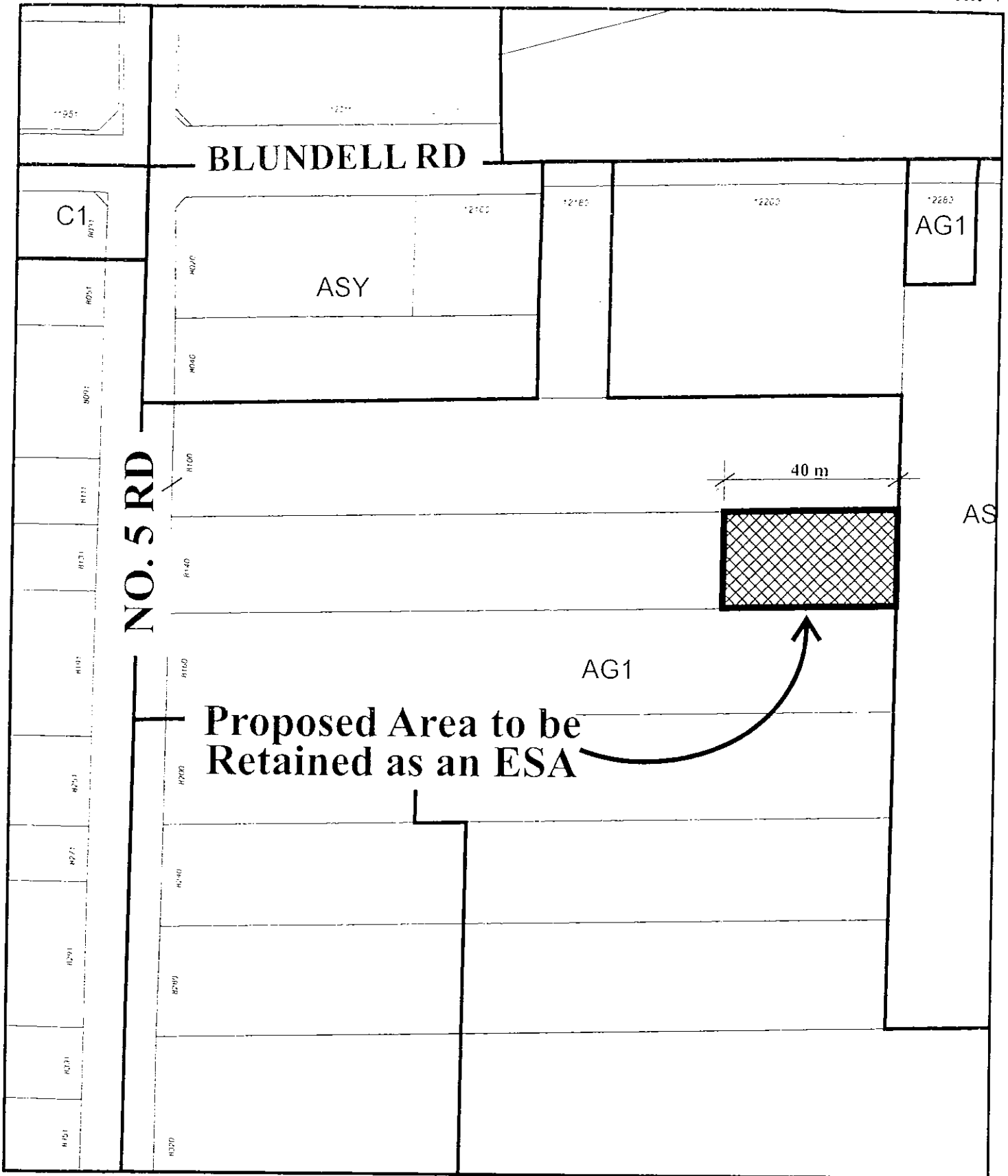
Planning Area(s): East Richmond – McLennan Sub Area

	<b>Existing</b>	<b>Proposed</b>
<b>Owner:</b>	Thrangyu Vajra Vidhya Buddhist Association	No change
<b>Site Size (m<sup>2</sup>):</b>	3,995 sq. m	3,854 sq. m (after dedication)
<b>Land Uses:</b>	Vacant	Assembly for westerly 110 m Agricultural backlands ESA for easterly 40 m
<b>OCP Designation:</b>	Community Institutional – Front Agricultural - Rear	Complies with designation
<b>McLennan Sub Area Plan Designation:</b>	Agriculture, Institutional and Public	Complies with designation
<b>Zoning:</b>	Agricultural District (AG1)	Assembly District (ASY) – Westerly 110m Agricultural District (AG1) for remainder
<b>Other Designations:</b>	No. 5 Road Backlands Policy 5037	Complies with policy

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio:	Max. 0.5	0.5	none permitted
Lot Coverage – Building:	Max. 35%	32%	none
Road Setback – Front Yard (m):	Min. 6 m	37.84 m Min.	none
Setback – Side & Rear Yards (m):	Min. 7.5 m	Min. 7.31 m	Variance requested
Height (m):	12 m	24.48 m	Variance requested
Off-street Parking Spaces – Total:	62 stalls	65 stalls	none

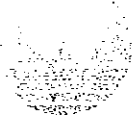
Other: \_\_\_\_\_





**Proposed OCP Amendment**

Original Date: 03/16/07  
 Amended Date: 04/02/07  
 Note: Dimensions are in METRES



# PHOENIX

ENVIRONMENTAL SERVICES LTD. 510-750 TERMINAL AVE. VANCOUVER, BC V6A 2Y5 604-439-3858 FAX 604-439-3890

January 9, 2007

David Brownlee  
 City of Richmond  
 Urban Development Division  
 6911 No. 3 Road  
 Richmond, BC.  
 V6Y 2C1

Dear Mr. Brownlee:

**Re: Overview Environmental Assessment - 8140 No. 5 Road, Richmond, B.C.**

Phoenix Environmental Services Ltd. has been retained by Kindred Construction Ltd. to conduct an assessment of wildlife habitats at 8140 No.5 Road (the Site) in Richmond. We are pleased to present the results of our environmental assessment.

## 1. INTRODUCTION

Kindred Construction will be erecting the proposed Thrangu Monastery on the Site, which will front on No.5 Road. The rear portion of the Site will be converted to a fruit orchard. The City of Richmond has requested this environmental assessment as the Site has been designated as an Environmentally Sensitive Area (ESA).

### 1.1 Objectives

The primary objectives of this environmental assessment were to:

1. Undertake a field reconnaissance to document plants, animals and habitats, with a particular focus on assessing the potential for rare and endangered (i.e., red- and blue-listed; Species at Risk) species;
2. Identify features or habitats of environmental sensitivity;
3. Describe the biological and regional significance of the property;
4. Determine potential project effects; and
5. Provide recommendations to mitigate impacts resulting from the project.

The only rare plant recorded in the vicinity of the subject property (Highway 99 and Westminster Highway) was Northern Water-Meal (*Wolffia borealis*). The preferred aquatic habitats of this species are not available within the study area.

#### 4. WILDLIFE DESCRIPTION

##### 4.1 Birds

Eight bird species were observed on the brief December 19 2006 field visit to the site (see Table 1 below). All of these species are year-round residents in the study area, with the exception of Fox Sparrow, which is a winter resident. Bird species observed are those expected to be common in birch woodlands with dense shrub understories and blackberry thickets in the Richmond area.

**Table 1:** Bird species recorded on or immediately adjacent to the 8140 No. 5 Road property on December 19 2006.

Common Name	Scientific Name	Number Observed
Bewick's Wren	<i>Thryomanes bewickii</i>	1
Fox Sparrow	<i>Passerella iliaca</i>	6
Glaucous-winged Gull	<i>Larus glaucescens</i>	1 fly over
Northwestern Crow	<i>Corvus caurinus</i>	3
Ring-necked Pheasant	<i>Phasianus colchicus</i>	1 female
Song Sparrow	<i>Melospiza melodia</i>	15
Spotted Towhee	<i>Pipilo maculatus</i>	5
Winter Wren	<i>Troglodytes troglodytes</i>	1

Other resident species expected to occur on the property include Black-capped Chickadee (*Poecile atricapillus*), House Finch (*Carpodacus mexicanus*) and European Starling (*Sturnus vulgaris*). American Robin (*Turdus migratorius*) is likely present during the summer months, and White-crowned Sparrow (*Zonotrichia leucophrys*), Golden-crowned Sparrow (*Zonotrichia atricapilla*) and Ruby-crowned Kinglet (*Regulus calendula*) likely occur during migration.



(birch woodland) is isolated from larger, more contiguous natural areas in Richmond. However, the site is a City of Richmond designated ESA and does provide habitat for native songbird species such as Song Sparrow and Spotted Towhee.

## 6. ENVIRONMENTAL IMPACTS

Although the site has been previously disturbed and is dominated by non-native plant species, habitat for some native wildlife species will be lost. Local populations of common species such as Song Sparrow are expected to decline as the blackberry-dominated areas are removed for more intensive agricultural uses.

Other environmental effects are associated with sensory disturbance associated with construction.

## 7. MITIGATION RECOMMENDATIONS

The following mitigation measures are recommended.

Measures to minimize the impacts of the development on flora and fauna include:

1. Retaining birch woodland (~ 40 m strip) along the eastern property line;
2. Planting a western red cedar hedgerow along the northern and southern boundaries;
3. Planting native shrubs, such as Hardhack, and Paper Birch, in areas disturbed during construction activities, but not proposed for other (e.g., agricultural) purposes;
4. Maintaining hydrological conditions at the eastern end of the property;
5. Fencing the property boundaries, particularly at the eastern end to minimize dumping of garbage and encroachment from students at the school; and
6. Avoiding clearing of vegetation within the breeding bird window (i.e., April 1 to July 31) to avoid impacts to breeding birds and contravention of the BC Wildlife Act.

## 8. CONCLUSIONS

The subject property (8140 No. 5 Road) does not represent habitat of regional significance, provide habitat for rare and endangered species or nesting areas for raptors, nor is part of a large contiguous undisturbed area.

Habitats of the subject property will be altered further if development proceeds. The majority of the blackberry and weed-dominated areas in the eastern half of the property is expected to be cleared. Some impacts to native and non-native fauna (i.e., displacement, incrementally reduced available habitat) will result.

Appendix 1: Plant species recorded at 8140 No. 5 Road on 19 December 2006.

Common Name	Scientific Name
TREES	
Paper Birch	<i>Betula papyrifera</i>
Red Alder	<i>Alnus rubra</i>
Rowan Tree	<i>Sorbus aucuparia</i>
Western Red Cedar	<i>Thuja plicata</i>
SHRUBS	
Common Snowberry	<i>Symphoricarpos albus</i>
Domestic Blueberry	<i>Vaccinium sp.</i>
Evergreen Blackberry	<i>Rubus laciniatus</i>
Hardhack	<i>Spiraea douglasii</i>
Himalayan Blackberry	<i>Rubus discolor</i>
HERBS	
Bracken	<i>Pteridium aquilinum</i>
Common Rush	<i>Juncus effusus</i>
Common Tansy	<i>Tanacetum vulgare</i>
Creeping Buttercup	<i>Ranunculus repens</i>
Dock sp.	<i>Rumex sp.</i>
Swordfern	<i>Polystichum munitum</i>
Thistle sp.	<i>Cirsium sp.</i>

February 9, 2007



Mr. Kevin Eng  
Planning and Development Department  
City of Richmond  
6911 No. 3 Road,  
Richmond, BC, V6Y 2C1

File #RZ04-272819/ 8140 No. 5 Road

Dear Mr. Eng,

RE: ENVIRONMENTAL ASSESSMENT AND FARM PLAN

Further to the submission of the Environmental Assessment prepared by Phoenix Environmental Services, we submit this letter as clarification to the scope of work as currently indicated on drawing TMA – 1, by C&F Land Resource Consultants Ltd., dated October 1, 2006, and the construction of the farm plan for the above noted address.

ENVIRONMENTAL ASSESSMENT (EA):

Item #7 of the EA report highlights a list of "Mitigation Recommendations" that you have requested we comment upon. Below is a summary of the list of items and our commentary on each, as per your request.

1. **Retaining birch woodland (~40 m strip) along the eastern property line;**  
*We confirm that this area will be retained as is.*
2. **Planting a western red cedar hedgerow along the north and south boundaries;**  
*As a result of the loss of the eastern most 40 meters of the farming/agriculture area, as per item 1 above, the Thrangu group would prefer that this area be retained for agriculture in lieu of the proposed cedar hedgerow.*
3. **Planting native shrubs, such as Hardhack, and Paper Birch, in areas disturbed during construction activities, but not proposed for other (e.g. agricultural) purposes;**  
*We believe that some of the native shrubs can be incorporated into the landscape design and included in the "disturbed areas".*
4. **Maintaining hydrological conditions at the eastern end of the property;**  
*We shall maintain the hydrological conditions as they are at present.*
5. **Fencing the property boundaries, particularly at the eastern end to minimize dumping of garbage and encroachment from students at the school;**  
*The eastern property line will be fenced likely utilizing a concrete block wall assembly. At the western property line, the current landscape drawing shows a combination of planting and fencing as well as an operable security gate. We suggest that the north and south property lines not be fenced as the neighboring*

KINDRED CONSTRUCTION LTD.

1747 WEST 3RD AVENUE, VANCOUVER, B.C. V6J 1K7 ♦ BUSINESS: (604) 736-4847 ♦ FACSIMILE: (604) 736-9614

[www.kindredconstruction.com](http://www.kindredconstruction.com)

*properties currently have fencing in place at this time and additional fencing would be redundant.*

6. **Avoiding clearing of vegetation within the breeding bird window (i.e. April 1 to July 31) to avoid impacts to breeding birds and contravention of the BC Wildlife Act.**

*We see no inherent issues in working around these parameters.*

Further to the above noted revisions/clarifications to the design of the farm plan, please be advised of the following:

- a) The quantity and layout of the fruit trees and related drainage and irrigation will be revised to suite the reduction in available planting area as per item #1 above.
- b) We propose to relocate the access road (through the agricultural area) from the north property line to the south property line in order to coordinate with the revisions to the parking layout and maintain the continuity and flow of traffic.

Furthermore, and in addition to the above, please confirm that the Agricultural Land Commission (ALC) is both privy to, and supportive of, the proposed revisions to the farm plan design and that we can proceed with the work in accordance with these modifications.

Regards,  
KINDRED CONSTRUCTION LTD.



Mark Verigin, Project Manager



### POLICY 5037:

It is Council policy that:

1. The area outlined in bold lines as "Area Proposed for Public and Institutional Use" on the accompanying plan dated 01/24/00 may be considered for non-farm use.
2. The types of non-farm use which may be considered are:
  - "Assembly District" uses, and
  - Certain "School / Public Use District" uses (i.e., public park, public recreation facility, municipal works, health and safety measures, community use).
3. The amount of land on each property which may be developed for approved non-farm uses is limited to the westerly 110 m (360.892 ft) for properties fronting onto No. 5 Road.  
  
The remaining back land portion of each property shall be retained for farm use only.
4. Satisfactory sanitary sewage disposal is required as a condition of Development Permit approval.
5. Continue to strive for a partnership approach, with back land owner prepared farm plans to achieve farming, but allow for a limited infrastructure component (e.g., little or no regional and on-site drainage, irrigation or access roads), where a full infrastructure component is not practical.
6. The current moratorium on non-farm use approvals (initiated by the Land Commission and adopted by Council in February, 1996) should be retained and may be lifted on an individual lot basis for owners who:
  - a) prepare farm plans;
  - b) explore farm consolidation;
  - c) commit to do any necessary on-site infrastructure improvements;
  - d) co-operate as necessary to remove constraints (e.g., required infrastructure) to farming the back lands, in partnership with others; and
  - e) commit to legal requirements as may be stipulated by Council to achieve acceptable land uses (e.g., farming the back lands).
  - f) undertake active farming of the back lands.
7. The following procedure will apply when considering applications for non-farm use and Assembly District rezoning.



**Approvals Procedure**

Proponent applies to City and Commission for non-farm use approval.

Commission reviews proposal and may give approval in principle for non-farm use based on the proponent:

- preparing an acceptable farm plan;
- entering into a restrictive covenant;
- providing a financial guarantee to farm; and
- agreeing to undertake active farming first

Proponent undertakes active farming based on the approved farm plan.

Commission gives final approval for non-farm use.

Proponent applies to City for rezoning of site to Assembly District (ASY).

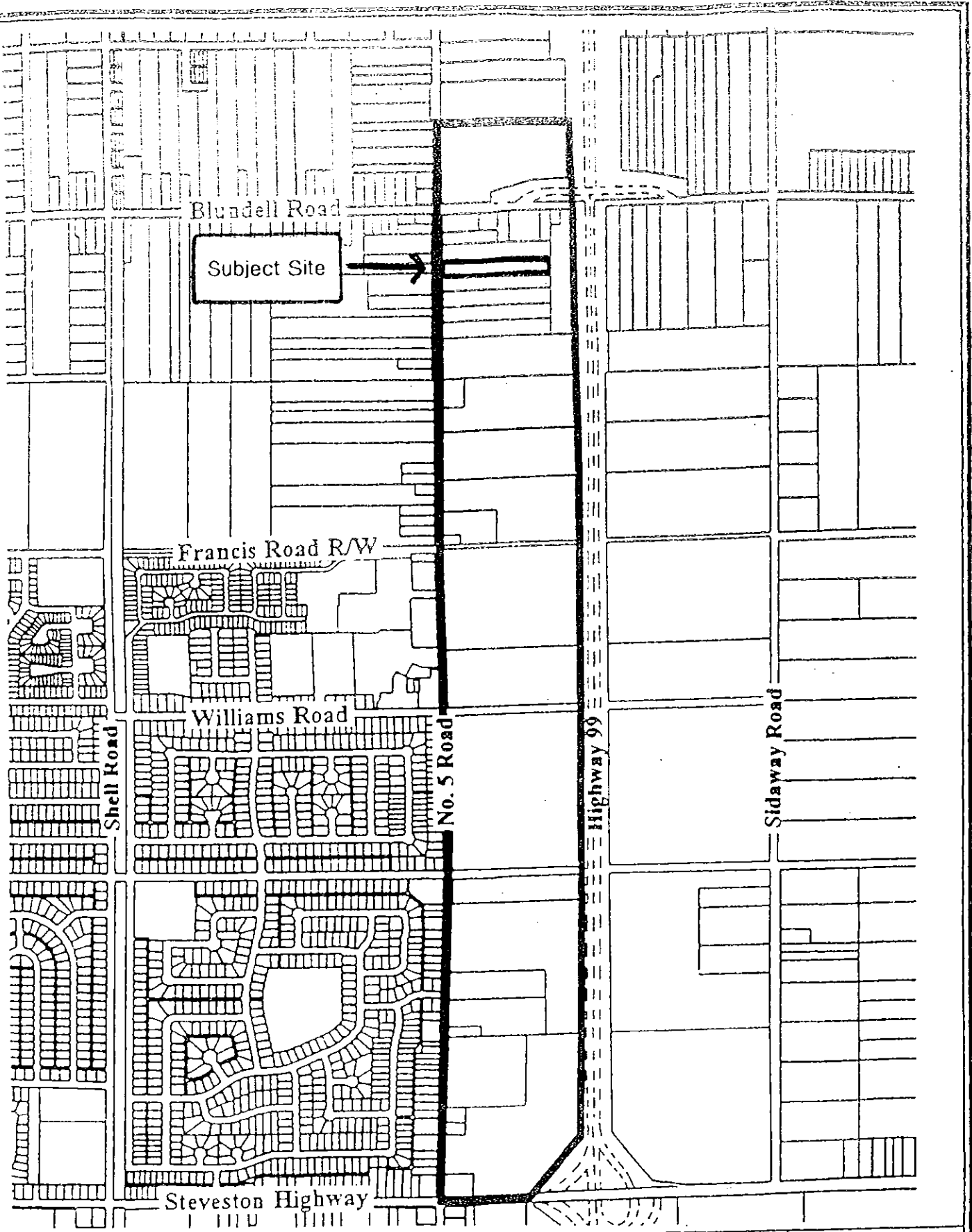
City approves rezoning application after proponent meets all City requirements.

**Amendments to the above policies**

If either the City or the Land Commission intends to amend any of the above procedures, the initiating party will advise the other party of this intent and seek comment on the proposed amendments prior to concluding any approvals.

**Co-ordination of review process**

The City and the Commission will co-ordinate efforts when reviewing applications for non-farm use, in order to ensure that the interests of each party are addressed. This co-ordinated effort will be done prior to granting any approvals.



Subject Site

Area Proposed for Public  
and Institutional Use

Date:  
01/24/00

## 6. Development Proposal

### a. 8140 No. 5 Road (RZ 04-279819; Farm Plan Submission)

Kevin Eng reviewed the Farm Plan submission and requested comments from AAC members. Comments were as follows:

- Concerns noted about the suitability of the land and soil for a fruit orchard that could be viable over the long term.
- Questions raised about the Agrologist report identifying a large variety of crops rather than a specific focus.
- AAC members requested clarification on how the implementation of the Farm Plan was secured.

Mr. Eng identified that the Farm Plan had been reviewed and approved by the ALC and that the applicants had fulfilled all conditions identified to date. Staff also indicated that restrictive covenants and a letter of credit would be required to ensure implementation of the Farm Plan. The City must also conduct Inspection(s) by the agrologist, who prepared the Farm Plan, prior to release of the letter of credit. At the request of the AAC, staff will follow up to look at options to implement the farm plan in perpetuity as well as refining the plan to identify a more specific crop list.

## 7. Farm Tour

Kevin Eng reviewed the itinerary, guest list and final details regarding the upcoming Farm Tour. Some of the outstanding issues were:

- Determining if an MC or designated spokesperson was needed for the bus. It was decided by the group that it was not necessary due to the short driving times between stops. All tour visits had speakers arranged.
- The general bus route was agreed too.
- Incorporating small stops along the driving route was going to be difficult due to time constraints.

AAC members requested that at the next meeting, a 'post-mortem' on the Farm Tour be placed on the agenda for discussion. Specific issues to be addressed will be the time, frequency, format and rationale for having a Farm Tour in the coming years. Comments were made about possibly looking at a different time of year and holding the Farm Tour during the weekday to maximize attendance.



**C & F LAND RESOURCE CONSULTANTS LTD.**  
 4383 Happy Valley Road, Victoria, B.C. V9C 3Z3  
 (250)474-5072, fax (250)474-5073 email: cflrc@shaw.ca

August 17, 2006

Matthew Cheng Architect Inc  
 #201 - 445 West 6<sup>th</sup> Avenue  
 Vancouver, B.C. V5Y 1L3  
Attention: Sandeep

Dear Sir/Madam:

**Re: 8140 No. 5 Road: Thrangu Monestary**

I have reviewed the June 27, 2006 letter from the City of Richmond regarding Farm Plan issues. In response to this letter I provide the following information:

- a) I enclose five copies of the Agricultural Plan Report and Drawing numbered TMA-01 which I understand was submitted to the ALC and approved.
- b) In anticipation of the requirement for posting a letter of credit to cover the cost of implementing the farm plan, I provide an estimate of cost to carry out the works as outlined in our report and drawing as follows:
  - i) Excavate +/-4000 m3 of agricultural peat from the building area and grade evenly on the agricultural area (assuming that unsuitable hog fuel and gravel have been removed previously as part of the building contract): 4000m3 @ \$5.00 = \$20,000.00
  - ii) Install drainage system and connect to storm sewer system: \$7,500.00;
  - iii) Install irrigation system and connect to municipal water system: \$7,500.00;
  - iv) Supply and install 125 fruit trees @\$40.00/tree: \$5,000.00;

Total estimate of cost of work: \$40,000.00.

I trust this is the information you require to satisfy the requirements of the City of Richmond.

Yours very truly,  
 C & F LAND RESOURCE CONSULTANTS LTD.

Per: 

Brian M. French, P.Ag.

Enclosure

AGRICULTURAL INFRASTRUCTURE SPECIFICATIONS

1. GENERAL

- 1.1 This specification shall be read in conjunction with the Drawing TMA-1. In case of conflict, the drawings shall rule over the specification. Addenda and drawings with the latest date shall govern over all.
- 1.2 The Contractor shall coordinate his work with other contractors and trades working on the project. In case of interface disputes, the Architect shall be the final arbiter.
- 1.3 The Contractor shall be responsible for securing all necessary permits, inspections and approvals from governing agencies. Copies of all permits and inspection certificates shall be retained and made available to the Agricultural Consultant and Architect.
- 1.4 Where inspection is required, the Contractor shall notify the Agricultural Consultant at least 48 hours prior to any inspection.

2. EARTHWORKS

- 2.1 This section covers the salvage, placement and grading of topsoil from the built area of the site to the agricultural area of the site.
- 2.2 Only suitable agricultural organic soil as determined by the Agricultural Consultant in the field, shall be placed on the agricultural area. All other soil and other material such as concrete, asphalt, clay, wood, metal brock or other materials shall be retained within the built area or removed from the site.
- 2.3 A pre-construction meeting shall be held with the Contractor and the Agricultural Consultant to establish the bounds of excavation and definition of materials.
- 2.4 The agricultural area shall be cleared free of hog fuel, debris, metal, and other non-soil materials prior to placement of soil. The contractor shall call for an inspection prior to placement.
- 2.5 The salvaged organic soil shall be placed on the agricultural area and graded level. Low ground pressure vehicles and equipment only shall be used within the agricultural area.

5. DRAINAGE

- 3.1 The subsurface drainage system within the agricultural area shall be installed as shown on the Drawing.
- 3.2 The drain lateral lines shall be 100mm nominal diameter corrugated perforated polyethylene pipe (commonly known as "Big "O") fitted with a nylon filter sock.
- 3.3 The drainage mainline shall be 6 inch diameter solid PVC sewer pipe, ASTM 2729. The mainline shall be fitted with PVC tees and PVC to Big "O" adaptors at the lateral connection points. Mainline pipe ends shall be capped.
- 3.4 The drain mainline shall be tied in to a suitable gravity invert which will maintain the outlet in an aerated condition at all times.
- 3.5 Lateral drain bedding material for excavated installation shall be clean Douglas Fir, Yellow Cedar or Western Red Cedar wood chips.
- 3.6 Installation of the drain mainline shall be by open trench methods. Excavate trench to 100 to 150mm below intended invert elevation. Install pipe bedding to the invert elevation for the full width of the trench. Install the mainline pipe and fittings for the lateral connections. Backfill with excavated soil leaving a roach of 100 to 150mm over the trench to allow for settlement.
- 3.7 Installation of the lateral drain lines may be by trenchless plow or excavated trench or other approved method.
- 3.8 For trenchless plow installation, no bedding will be required for the pipe. Laser control of grade must be employed to ensure consistent invert.
- 3.9 For installation using excavated trench methods, the trench shall be excavated to a depth between 100 and 150mm below the target invert elevation of the pipe. Pipe bedding as described in 3.5 shall be placed and graded to the invert elevation in the trench. The lateral drain pipe shall then be installed and secured against floating. Additional pipe bedding shall then be installed to a depth 100 to 150mm above the top of the pipe for the full width of the trench. Carefully backfill the remainder of the trench with the excavated soil from the trench. Compact backfill lightly and leave a small roach of 100 to 150mm over the trench to allow for settlement.

4 IRRIGATION

- 4.1 A 2 inch water line will be provided by others stubbed out at the west boundary line of the agricultural area. The scope of work includes but is not limited to supply and installation of check valve chamber, main irrigation service line and field irrigation valves.
- 4.2 Supply and install a double check valve, vacuum breaker, associated fixtures and enclosure as shown on the drawing at the downstream end of the 2 inch water line provided as described above. Installation to be according to local plumbing code for irrigation systems. Contractor shall be responsible for obtaining all necessary permits and inspections.
- 4.3 Supply and install irrigation mainline as shown on the drawing. Install 1.5 inch ball valve and 1.5 inch male camlock fitting at each irrigation service station shown on the drawing. Enclose valves in irrigation valve boxes with nominal top dimensions of 12 inches by 17 inches by 12 inches high with lid.
- 4.4 All PVC pipe shall be Schedule 40. All PVC fittings shall be Schedule 80.
- 4.5 All iron pipe and fitting shall be Schedule 40, galvanized. Apply three wraps of teflon pipe tape to each threaded joint.
- 4.6 Contractor shall pressure test the system to 100 p.s.i. for 24 hours without loss of head. Notify Agricultural Consultant prior to test.

5. FRUIT TREE PLANTING

- 5.1 The soil shall be sampled and tested for nutrients and pH. Amend soil to bring soil pH to at least pH 6.5.
  - 5.2 Supply and install fruit trees as shown on the Drawing. Ensure that rootstocks are adapted to coastal climate.
  - 5.3 Mix in fertilizer as determined by soil test results prior to planting.
  - 5.4 Stake and brace trees. Ensure that ties do not chafe trees.
  - 5.5 Cultivate, prune and maintain trees for at least one year post planting. Replace any damaged or dead trees.
6. Provide As Built drawing of work showing all changes to the drawing and specifications.

C & F LAND RESOURCE CONSULTANTS LTD.  
4388 Happy Valley Road, Victoria, B.C. V9C 3Z3  
(250)474-5073 fax (250)474-5073 email: cflrc@shaw.ca

**AGRICULTURAL PLAN**  
**THRANGU MONESTARY ASSOCIATION**  
**for**  
**PROPERTY AT 8140 No. 5 ROAD, Richmond, B.C.**

Prepared for: Mr. Kabel Atwall  
Khevin Development Services Ltd.  
#140 - 4651 Shell Road  
Richmond, B.C. V6X 3M3

Prepared by: Brian M. French, P.Ag.

Date of report: September 10, 2005

Version: Final

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# AGRICULTURAL PLAN

for

## THRANGU MONESTARY ASSOCIATION

8140 No. 5 Road, Richmond, B.C.

January 10, 2006

### 1. TERMS OF REFERENCE

We have been retained by Khevin Developments Ltd. to develop an agricultural plan for the eastern 155 metre portion of the South 115 feet, Lot 2 of Block "A", Section 19, Block 4 North, Range 5 West, New Westminster District, Plan 4090; Civic Address: 8140 No. 5 Road, Richmond, B.C.

The scope of our work is as follows:

- a) Topsoil: Develop a topsoil salvage and management plan.
- b) Drainage: Design a subsurface drainage plan for the agricultural portion of the property.
- c) Irrigation: Develop a crop irrigation system for the agricultural area.
- d) Access: Show access from No. 5 Road to the agricultural area.
- e) Crop Alternatives: Suggest possible suitable agricultural uses for the eastern portion of the property and show a conceptual planting plan.

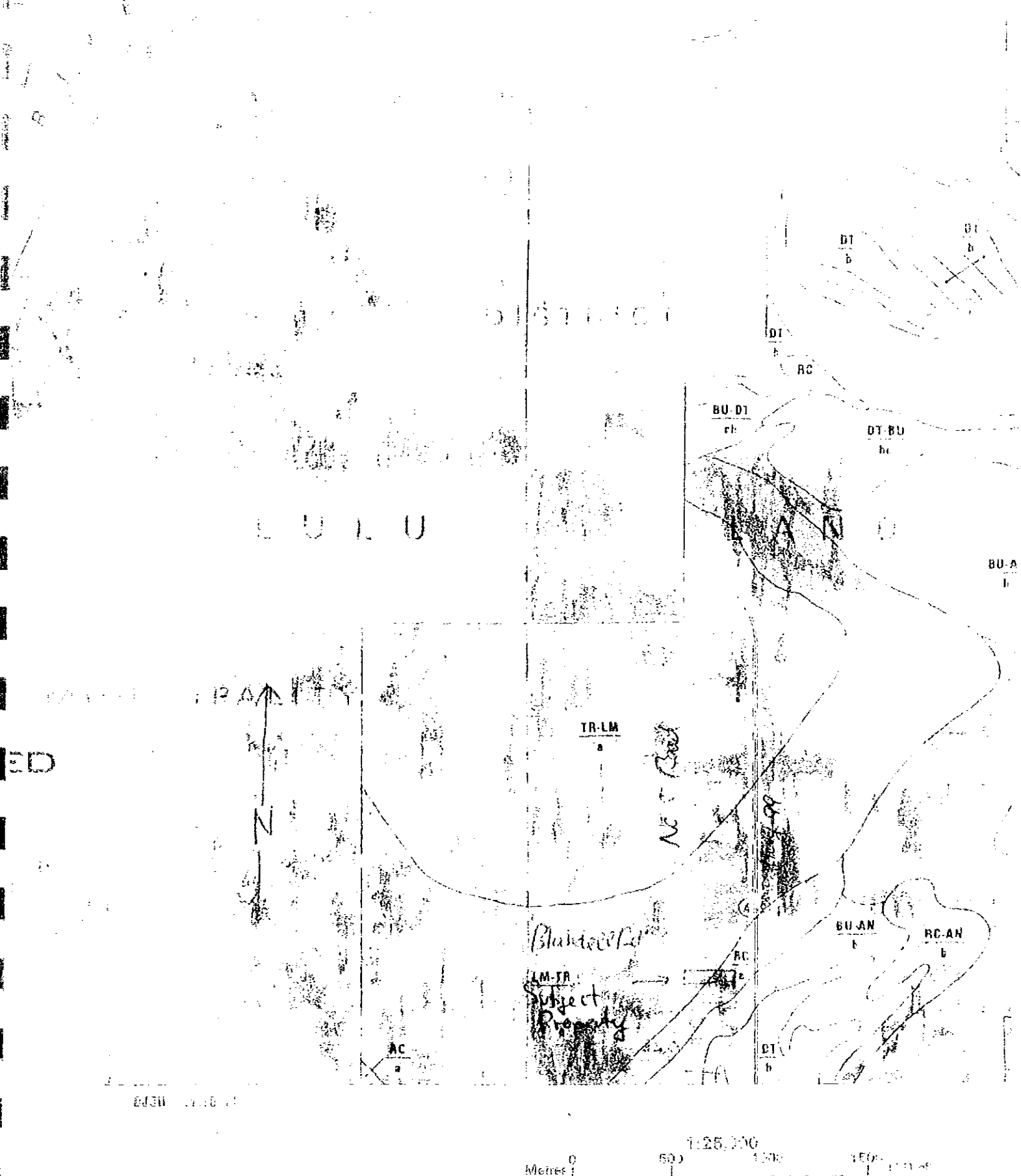
### 2. DESCRIPTION OF PROPERTY

#### 2.1 Soils

##### 2.1.1 B.C. MOE Mapping (figure 2.1.1)

The 1:25,000 scale published soils mapping in the RAB Bulletin 18: Soils of the Langley-Vancouver Map Area shows the subject property as Lumbum - Triggs complex on the west side and Richmond series on the east side. Richmond series is described as well decomposed organic soils with 40 to 160cm of organic overlying moderately fine textured deltaic deposits. Lumbum and Triggs soils are deep organic soils with more than 160cm of organic over deltaic mineral.

Figure 2.1.1: 1:25,000 Lab MOE Soil Map





### 2.1.2 Current On Site Inspection

The subject property has been disturbed on the surface by former use as a container nursery. A significant area, especially on the west end, has been covered by soil and hog fuel fill. The eastern portion has had lesser disturbance.

## 2.2 Land Use

### 2.2.1 Subject Property

The subject property of +/-0.93 hectare in area was vacant with a former use as a container nursery.

## 2.3 Drainage Conditions

There is no drainage system on the property. The water table is at or near the surface in winter. There are no ditches adjacent to the property.

## 3. PROPOSED LAND IMPROVEMENTS

### 3.1 Soil Conservation and Management

#### 3.1.1 Soil Salvage and Use

Topsoil from the proposed building development area is proposed for salvage and use on the eastern agricultural portion of the property. The soil quality on the proposed assembly use area is poor quality on the surface. The underlying organic soils are assumed to be of good quality. The site preparation of the built area will require removal of the organic soils and pre-load of the underlying silts with sand.

The poor quality fill and hogfuel should be stripped and removed from the entire site. The underlying organic soil should be excavated to the silt boundary and placed in an even layer over the agricultural area on the east.

The estimated volume of organic soil available for salvage is 3,500 to 4,000 cubic metres. When placed on the agricultural area, this should raise the soil surface by approximately 500mm which will provide a much improved drainage potential.

### 3.1.2 Soil Management

The organic soils found on this property have a very high water holding capacity. They require careful drainage management to ensure good plant growth and prevent shrinkage due to over-draining.

Maintaining soil cover with temporary cereal crops, permanent grass cover or with other ground cover vegetation is very important to maintain good surface infiltration capacity in the soil.

Soil fertility amendments should be carried out based on soil test results and fertilizers applied at the recommended rates for the crops grown.

## 3.2 Drainage (see Drawing TMA-1- Agricultural Plan)

### 3.2.1 Design Rationale

A subsurface drainage system is recommended for this site to provide water table control.

### 3.2.2 Design Parameters

The proposed subsurface drainage system design was based on site specific information, crop requirements and climate data for the Richmond area.

The guidelines contained in the B.C. Agricultural Drainage Manual (1997) were used for general reference together with local experience and site specific information to develop the drainage system installation design.

The lateral drain spacing was set at 10.0 metres. The average drain depth was set at 1.1 metres however the actual depth would range from 1.0 to 1.2 metres to accommodate the required drain slope of 0.1% to the mainline collector.

### 3.2.3 Drain Lateral Lines

A trenchless plow or backhoe would be employed to install the lateral drains. Perforated Polyethylene corrugated drain pipe (commonly known as "Big O") fitted with a nylon sock would be used for the lateral drains. The drain slope would be 0.1% to the mainline collector. The City of Richmond does not permit mechanical lift of drainage water into the municipal storm drain system. Therefore, a gravity connection between the collector catch basin and the parking lot storm water collection system will be required.

#### 4. IRRIGATION

##### 4.1 Irrigation Water Sources

Municipal water is available from the City of Richmond municipal water system. Because of the small area to be dedicated to agricultural use, city water is the most practical source of irrigation water.

A 2 inch service fitted with a double check valve assembly meeting the local code requirements for irrigation supply should be installed as part of the new water service for the site. A 2 inch buried PVC Schedule 40 mainline should be installed as shown on the drawing. Standpipes with quick connect valves should be installed at 30 metre intervals along the line to facilitate connection of surface irrigation equipment.

A drip irrigation system is recommended for the proposed tree fruit planting. This type of irrigation is the most water efficient.

Provision for draining the system should be provided to prevent winter frost damage.

#### 5. CROP ALTERNATIVES

##### 5.1 Suitable Crops

If the land improvements as proposed are carried out, the agricultural area will have good suitability for market garden crops such as leafy vegetables, carrots, potatoes, celery, Chinese vegetables and cole crops. Blueberries are highly suited to these organic soils, especially when drained and irrigated. Tree fruits would be suitable with the drainage improvements and pH amendment. Cranberries could be grown but the area is really too small to set up a proper bog.

##### 5.2 Recommended Planting

The owners have expressed an interest in growing tree fruits, especially asian varieties. A mixed tree fruit planting including Persimmon, Asian Pear, Apple and Cherry is shown on the drawing. Fertility amendments and irrigation would be required.

#### 6. SUMMARY AND CONCLUSIONS

Poor drainage and the presence of shallow fill on the surface are the primary limitations to agricultural production on this property. The proposed soil amendment and drainage

improvements would dramatically increase the range of crops possible as well as raising productivity and reducing risk of crop loss.

Topsoil is proposed for salvage from the built area and placement over the eastern agricultural area.

This agricultural development plan recognizes the special conditions imposed by operation of agricultural production in small, isolated pockets of land like the subject.

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Per:

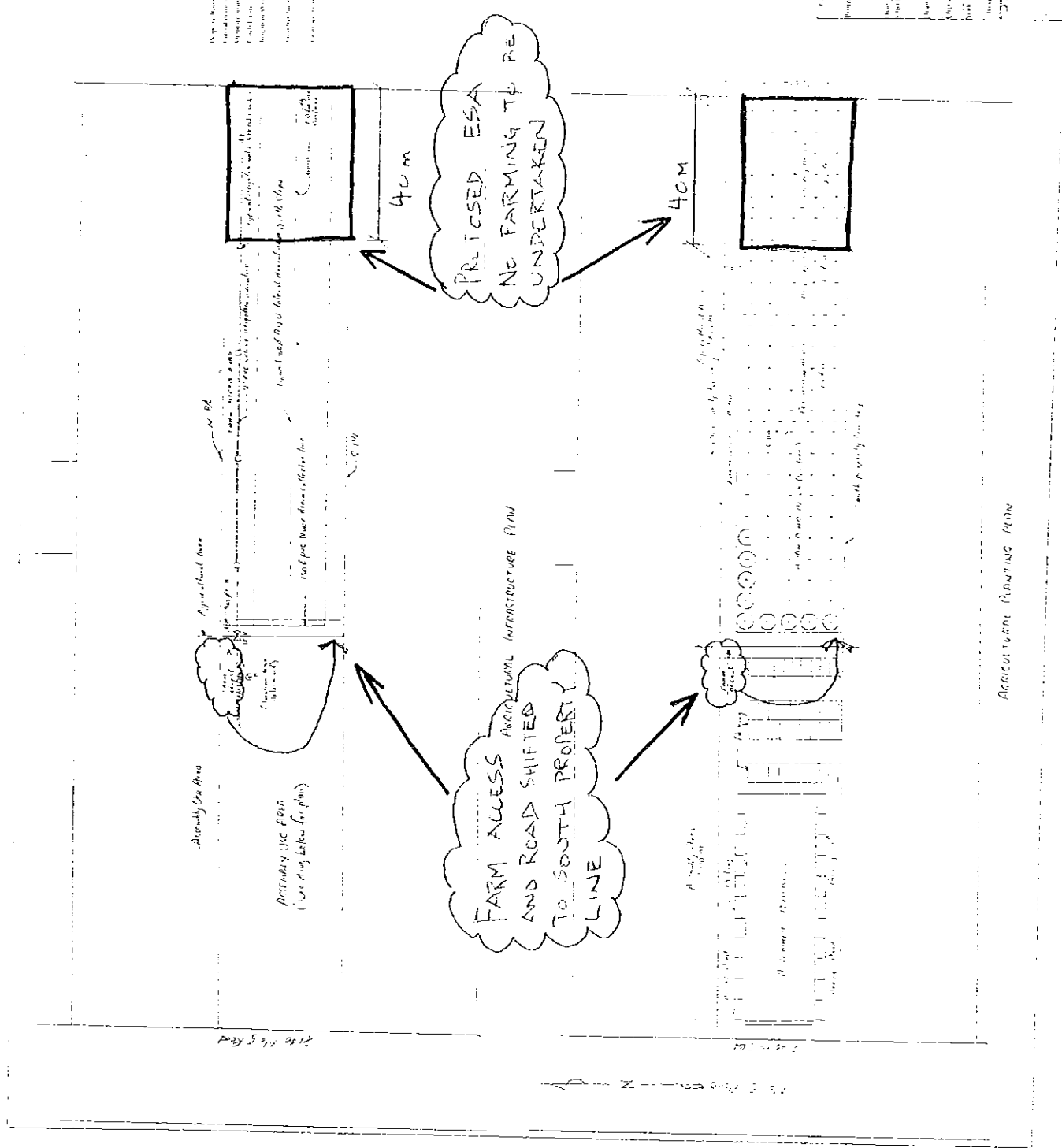


Brian M. French, P.Ag.

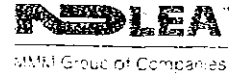
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 Initials: \_\_\_\_\_  
 Date of Issue: \_\_\_\_\_  
 Drawing No: \_\_\_\_\_  
 Project Name: \_\_\_\_\_  
 Client: \_\_\_\_\_  
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 Author: \_\_\_\_\_  
 Date: \_\_\_\_\_

PROJECT INFORMATION Project Name: _____ Client: _____ Location: _____ Date: _____	
DRAWING INFORMATION Drawing No: _____ Scale: _____ Author: _____ Date: _____	REVISIONS No.   Description   Date 1   _____   _____ 2   _____   _____



## Technical Memorandum




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To:	Mark Verigin	From:	Sam Young for Floris van Weelderden
Copies:	Lyle Weinstein, Matthew Cheng	Office:	Vancouver
File No:	80097.055	Date:	March 23th, 2007
Subject:	Addendum – Thrangu Monastery Parking Study		

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The purpose of this addendum is to address the City of Richmond's concerns pertaining to overflow parking at the proposed Thrangu Monastery. The City of Richmond has requested that the parking demand for high attendance events be determined based on the maximum occupancy of the development. NDLEA (in the February 19, 2007 report) has previously forecasted the maximum parking demand based on the estimated peak attendance of 200 (including staff, volunteers, and visitors) during the Annual Teaching Seminar. The analysis yielded a maximum parking demand of 83 stalls, of which 65 can be provided on-site, and the remaining 18 stalls to be provided off-site.

### Occupancy Load

Table 1 shows the estimated maximum occupancy of the Thrangu Monastery, based on the anticipated number of seats within the development.

**Table 1 – Occupancy Load**

Room	Maximum Occupancy (Seats)
Dormitory Rooms*	50
Shrine Hall	132
Library	28
Dormitory Dining Room	6
Dining Hall	48
Others**	15
<b>Total</b>	<b>279</b>

\* Dormitory rooms do not contribute to parking demand

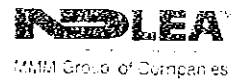
\*\* Occupancy for meeting rooms, kitchen, offices and reception

Based on this analysis, the maximum occupancy of the development (excluding rooms that do not generate any parking demand) may reach approximately 230 persons. Thus, the following parking demand is anticipated:

- Estimated maximum occupancy = 279 persons
- Exclude rooms that do not generate parking demand =  $279 - 50 = 229$  persons
- By car 95% at 2.3 occupants/vehicle
- Parking demand =  $229 \times 0.95 / 2.3 =$  approximately 95 stalls
- Overflow parking =  $95 - 65 = 30$  stalls

It is unlikely that any event at the monastery will have an attendance in excess of 200 attendees (including staff, volunteers and visitors); hence, this analysis is considered conservative. The Annual Teaching Seminar is expected to generate the highest parking demand; however, this high attendance event is 1 week in duration and only occurs once a year (i.e. approximately 2% of year). It should be noted that this event has been, for the last

## Technical Memorandum



several years, by ticket purchase only; thus, attendance levels can be monitored and controlled (See general recommendations below).

### General Recommendations

If there is a foreseeable lack of parking at the development during high attendance events, additional overflow parking stalls may be provided on adjacent properties. Some of the potential overflow parking locations were identified by ND LEA previously in the parking study. It will be the responsibility of the owner to secure permission for parking at these premises prior to the events. The City of Richmond's Traffic Operation Division should also be notified of the overflow parking arrangements.

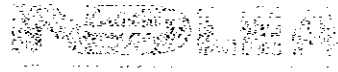
If overflow parking is not sufficient at adjacent lots due to parking restrictions or because of concurring events at other facilities, the following strategies may be considered:

- *Remote off-site parking* - if overflow parking is not sufficient at adjacent lots, provide parking at a remote off-site lot, and arrange for a shuttle service to pick-up and drop-off attendees to and from the monastery. Participants should be informed, in advance, of the availability of extra stalls at another facility;
- *Ticketing system* - implement a ticketing system for the event to 1) control attendance levels in order to satisfy parking demands based on the number of available overflow stalls, or 2) forecast the number of parking stalls required for the event and secure sufficient overflow parking at adjacent / remote lots.

The following strategies may be considered to further reduce vehicle trips to the monastery during special events:

- *Encourage carpooling* - setup special carpool programs, i.e. preferred parking to encourage volunteers and visitors to carpool to the event.
- *Shuttle Service* - provide short trips, connecting major transportation hubs, i.e. Richmond - Brighthouse Station, Lansdowne Station, Aberdeen Station, Bridgeport Station, etc. on the Canada Line in order to promote transit use.

ND LEA Inc.  
23 March 2007



February 9, 2007

File: 00097-055

Kindred Construction Ltd  
1747 West Third Avenue  
Vancouver, BC V6J 1K6

Attention: Mr. Mark Verigin

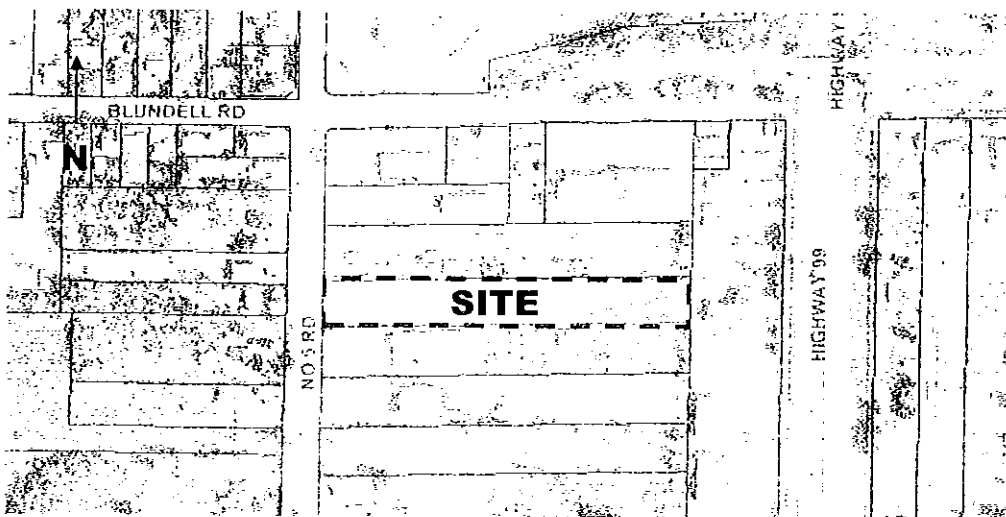
Dear Sir,

Reference: Parking Study  
Thrangu Monastery – Richmond, BC

Kindred Construction Ltd. plans to construct the Thrangu Monastery at 8140 No.5 Road in Richmond, BC. ND LEA was retained by Kindred Construction Ltd. to provide the City of Richmond with documentation summarizing the parking requirements for the proposed development. Specifically, the City has requested that the study addresses overflow parking requirements during high attendance special events. For the purpose of this study, it is assumed that the proposed on-site parking layout will satisfy City requirements.

**Proposed Development**

The proposed Thrangu Monastery is a 4-storey building planned to include approximately 24 dormitory units, a 1,083 sq.ft. dining hall, a 3,964 sq.ft. shrine hall, and 1,975 sq.ft. of offices, study rooms and meeting rooms. The site location is shown in Figure 1. A total of 65 off-street parking stalls would be provided on the site.



**Figure 1 - Site Location**

WITH GROUP OF STUDENT/RESIDENTS

THIS MAP IS A PRELIMINARY MAP AND SHOULD NOT BE USED FOR ANY PURPOSES WITHOUT THE APPROVAL OF THE CITY OF RICHMOND.



February 9, 2007

### High Attendance Events

During special events where attendance will be well above normal levels, special provisions or promotion for parking will be required.

To estimate the number of stalls required for high attendance events, modal split and vehicle occupancy rates observed at other religious facilities such as churches and mosques were applied to the Monastery. Since high attendance events at the Monastery are family-oriented, most attendees are expected to carpool and the arrival patterns will be similar to a Sunday church service or a prayer meeting at a mosque. ND LEA surveyed a number of religious facilities in Greater Vancouver over the past eight years. The results are summarized in Table 1. For comparative purposes, the parking rate presented in the Institute of Transportation Engineer's (ITE) *Parking Generation, 3<sup>rd</sup> Edition* (Washington, DC: ITE, 2004) for a church was included since the ITE rate represents the North American experience for parking demand at a religious institution.

**Table 1 – Modal Split and Car Occupancy**

Source	Year	Modal Split		Car Occupancy
		Car	Bus/Walk/Bike	
St. Mark's Lutheran Church, Vancouver	2006	72%	28%	1.69
St. Joseph's Church, Vancouver	2004	85%	15%	2.73
St. Francis of Assisi Church, Vancouver	2002	78%	22%	2.06
Surrey Christian Alliance Church, Surrey	2002	100%	0%	2.79
Surrey Masjid, Surrey	1999	57%	43%	2.20
<b>Average</b>	--	<b>78.4%</b>	<b>21.6%</b>	<b>2.30</b>
ITE Parking Generation <sup>1</sup> (Church)	1981-2002	--	--	2.27 <sup>2</sup>
<b>Recommended</b>	--	<b>95%<sup>3</sup></b>	<b>5%</b>	<b>2.30</b>

Notes: 1. *Parking Generation, 3<sup>rd</sup> Edition* (Washington DC: ITE, 2004)

2. Derived from an average peak period parking demand of 0.44 vehicles per attendee

3. Assumes increase of car usage compared to the average rate

Note that the observed average car occupancy of 2.3 (occupants per vehicle) is comparable to the published ITE rate for a church. An additional 20% increase in car usage compared to the observed average rate is recommended based on the following considerations:

- > The adjacent land uses in the vicinity of the No.5 Road / Blundell Road intersection are mostly religious facilities or agricultural lands, thus decreasing the probability of neighbourhood residents walking/cycling to the Monastery given the travel distance.
- > There is only one major bus route along No.5 Road (Route #405 Five Road/Cambie), and no bus routes along Blundell Road, thus limiting the number of transit users given the limited transit service at this site.

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**Parking Demand versus Supply**

The Thragu Monastery Association has identified several events where the parking demand may exceed the on-site supply. These events, and the projected attendance levels, are summarized in Table 2.

**Table 2 - High Attendance Events**

Event	Approximate Date (Duration)	Estimated Attendance <sup>1</sup>
Tibetan New Year	February/March (1 day)	100
Birthday of the Buddha	April/May (1 day)	100
Annual Teaching Seminar	Varies (1 week)	200

Notes: 1. Estimated attendance based on previous events; includes staff, volunteers, and visitors

Thus, for the high attendance events, the following parking demand is anticipated:

- > Tibetan New Year / Birthday of the Buddha
  - > Peak Attendance = 100 including staff, volunteers, and visitors
  - > By car 95% at 2.3 occupants/vehicle
  - > Parking demand =  $100 \times 0.95 / 2.3 = 42$  stalls
  - > Overflow parking required = 0 stalls (on-site parking supply exceed parking demand)
  
- > Annual Teaching Seminar
  - > Peak Attendance = 200 including staff, volunteers, and visitors
  - > By car 95% at 2.3 occupants/vehicle
  - > Parking demand =  $200 \times 0.95 / 2.3 = 83$  stalls
  - > Overflow parking =  $83 - 65 = 18$  stalls

Based on this analysis, an additional 18 stalls are required once per year for one annual event with a projected attendance of 200. Note that the on-site parking supply of 65 stalls is sufficient for events with an estimated attendance of 155 or less.

February 9, 2007

**Overflow Parking for Special Events**

On-Street Overflow Parking - Overflow parking may be accommodated on-street subject to the time and duration of events. The on-street parking regulations along No.5 Road are as follows:

- > West side of No.5 Road, north of Blundell Road – No parking between 4-6pm, Monday to Friday
- > East side of No. 5 Road, north of Blundell Road -- No parking between 7-9am, Monday to Friday
- > West side of No.5 Road, south of Blundell Road – No parking between 7am-6pm, Monday to Friday
- > East side of No.5 Road, south of Blundell Road – No parking between 7am-9am, Monday to Friday

No parked cars were observed during a site visit between 4:00 and 4:30pm on Monday, December 11, 2006 for the above listed areas.

Overflow Parking at Adjacent Facilities - If there is a foreseeable lack of on-street parking supply due to the parking restrictions listed above or because of concurring events at other facilities, additional overflow parking stalls may be provided on adjacent properties. A list of potential locations for overflow parking is summarized in Table 3. It will be the responsibility of the owner to secure permission for parking at these premises prior to the events.

**Table 3 – Potential Locations for Overflow Parking**

Location	Approximate Number of Available Stalls	Approximate Walking Distance to Thrangu Monastery
Vedic Cultural Centre of BC	40	80m
BC School of Muslim	100	100m (east of the site)
Dharma Drum Mountain	55	120m
Cornerstone Evangelical Baptist Church	120	200m
Az-Zaharaa Islamic Centre	230	350m
Indian Cultural Centre of Canada	<u>300</u>	<u>500m</u>
<b>Total</b>	<b>845</b>	<b>80 – 500m</b>

If overflow parking is provided, the following strategies may be considered for directing traffic to adjacent overflow lots:

- > Inform participants, in advance, of the availability of extra stalls in an adjacent facility
- > Have members of the congregation or volunteers direct patrons to the overflow parking facility if the on-site lot is full (personal protection equipment, i.e. reflective vests should be worn at all times for those directing traffic)
- > Have members of the congregation or volunteers direct pedestrian traffic to and from the overflow parking facility and the monastery
- > Place appropriate signage, such as “Lot Full”, to inform vehicles of parking availability at the monastery

February 9, 2007

The following strategies may be considered to further reduce vehicle trips to the monastery during special events:

- › *Encourage carpooling* – setup special carpool programs, i.e. preferred parking to encourage volunteers and visitors to carpool to the event
- › *Shuttle Service* – provide short trips, connecting major activity centres (such as Richmond Centre)

**Summary & Recommendation**

- › Kindred Construction Ltd. proposes to construct the Thrangu Monastery at 8140 No.5 Road in Richmond. A total of 65 off-street parking spaces would be provided
- › The average car occupancy rate during public worship services is 2.3 occupants per vehicle and is based on data collected at other Greater Vancouver religious institutions
- › The on-site parking supply is expected to be sufficient for events with an attendance of 155 people or less (including staff, volunteers and visitors)
- › The annual week-long teaching seminar at the monastery is expected to attract about 200 people per day including staff, volunteers and visitors. For this event, the parking demand will exceed the on-site supply and an estimated 18 overflow parking stalls would be required
- › Overflow parking may be accommodated on-street subject to the time and duration of events
- › If there is a foreseeable lack of on-street parking supply due to on-street parking restrictions or because of concurring events at other facilities, arrangements for additional overflow stalls would need to be made with adjacent properties

If you have any questions about our methodology or findings, please contact me at (604) 685-9381.

Yours truly,

ND LEA Inc.



Floris van Weelder, P.Eng., PTOE  
Project Manager

Dharma Drum Mountain Buddhist Association

Telephone: 604-277-1357 Fax: 604-277-1352

E-Mail Address: [admin@ddm.org](mailto:admin@ddm.org)

Address: 8240 No. 5 Road,  
Richmond, BC V6Y 2V4

Feb. 06, 2007

Lama Pema Tsewang  
Thrangu Monastery  
2505 Wallace Crescent  
Vancouver, BC  
Canada V6R 3V3

Dear Lama Pema,

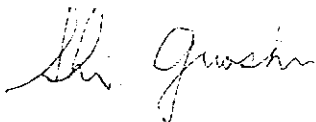
With respect to your request to be able to use some of our parking facilities on a limited basis, we are pleased to let you know that Dharma Drum Mountain Vancouver Centre will permit Thrangu Monastery to use 18 parking spaces at our centre for use during your "high traffic volume" events to utilize some of their parking spaces, so long as those events do not conflict with our scheduled programs.

You have advised us that these events are limited to Buddha's birthday and New Year, both one-day events celebrated according to the Tibetan calendar, as well as an annual week-long seminar taught by your Abbot, Thrangu Rinpoche.

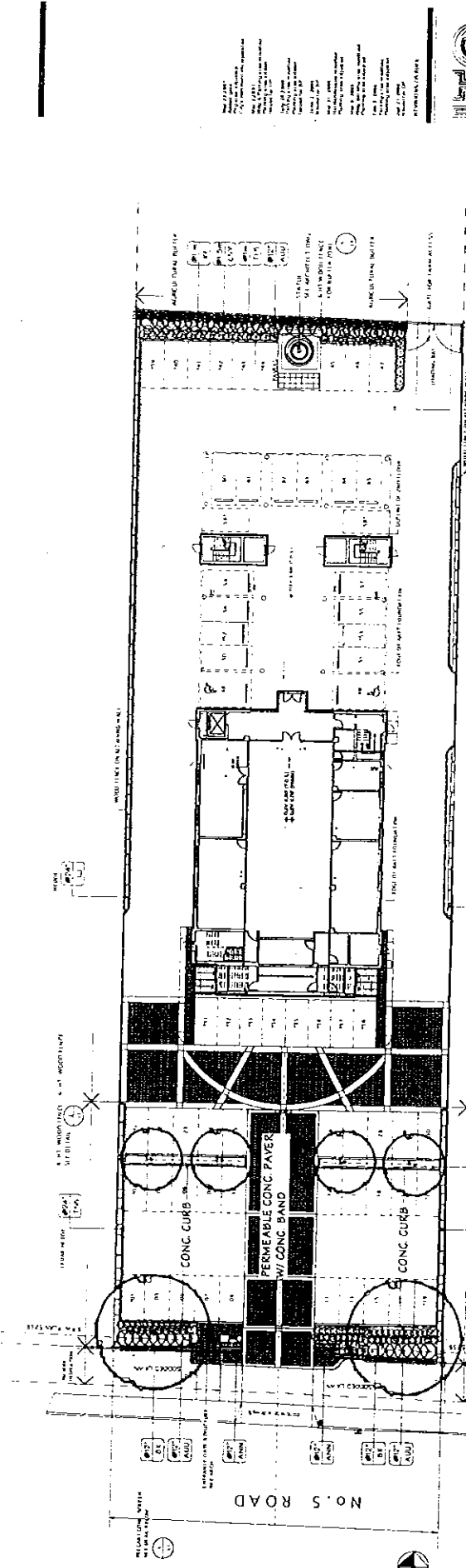
This is further conditioned on your providing members of your congregation and/or outside security services to limit access to our parking facility to your staff and members, rather than outside participants in your programs, so as to ensure that all vehicles are off the parking lot prior our closing of the security gates for the evening.

We appreciate your offer of a portion of your parking facilities for our occasional events for an equivalent number of spaces and days, subject to your program schedule. We will let you know when these might be needed.

Very truly yours,

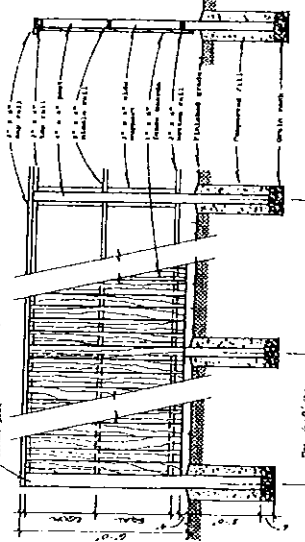


Shi, Guoshu



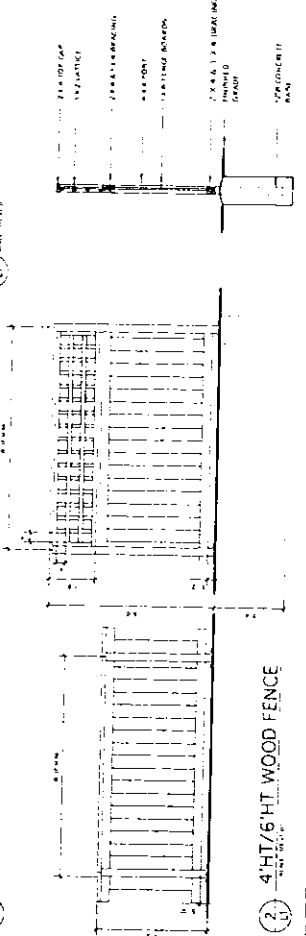
PLANT LIST

TRIALS	QTY	INDICATED NAME	COMMON NAME	SIZE
GR	4	GUMBO ELDER	MAHONIA STELLATA	6.0m CAL. 1.8m VTD
LS	17	TRIPLEX ACACIA	TRIPLEX ACACIA	1.0m VTD
SHRUBS:				
AJA	76	AZALEA JAPONICA - JAPANESE	AZALEA JAPONICA - JAPANESE	#1 P1 POT
BE	75	BURNING BUSH	EUROSAEA ALATA	#1 P1 POT
CO	71	CORNUS STOLONIFERA - FLORIDA	CORNUS STOLONIFERA - FLORIDA	#1 P1 POT
LI	17	LEUCODENDRON - FLORIDA	LEUCODENDRON - FLORIDA	#1 P1 POT
ST	57	STYRACIS FLORIDA - FLORIDA	STYRACIS FLORIDA - FLORIDA	#1 P1 POT
GROUND COVER:				
ALU	1015	ARCTOSTAPHYLOS - FLORIDA	ARCTOSTAPHYLOS - FLORIDA	#1 P1 POT



(3) 6' HT. WOOD FENCE FOR BUFFER ZONE FENCE

(1) CONCRETE SCREEN FENCE



(2) 4' HT. 6' HT. WOOD FENCE



MASSACHUSETTS  
 100 STATE STREET  
 BOSTON, MA 02109  
 TEL: (617) 552-1100  
 FAX: (617) 552-1101  
 WWW: WWW.ITO.ORG

LAMA TRIMPLET

8140 No 5 Road  
 Hingham

LANDSCAPE PLAN

L1 OF 1

## Rezoning Considerations

8140 No. 5 Road  
RZ 04-279819

Prior to final adoption of Zoning Amendment Bylaw 8222, the developer is required to complete the following:

1. Registration of a Flood Plain Covenant with a minimum Building Elevation of 2.6 m geodetic.
2. 4 m wide dedication along the entire No. 5 Road frontage for the subject site.
3. Submission of a letter of credit in the amount of \$40,000 for the implementation of the farm plan.
4. Submission of a letter of credit in the amount of \$99,600 for the implementation of the landscape plan.
5. Processing of a Development Variance Permit application to the satisfaction of the Director of Development.
6. Ministry of Transportation approval.

Please note that the following additional items will be required prior to issuance of the Building Permit:

1. At Building Permit, the developer will be responsible for the removal of the two existing driveway crossings and replacement by a driveway crossing centred on the subject site. The new centred driveway crossing may require the relocation of an existing light standard. All works are to be completed through a City Work Order.
2. Payment of a fee based on the existing latecomer's agreement in place (Reference latecomers agreement 1347932).
3. A construction parking and traffic management plan is to be provided to the Transportation Department prior to issuance of the Building Permit (refer to [http://www.richmond.ca/\\_shared/assets/to\\_212815.pdf](http://www.richmond.ca/_shared/assets/to_212815.pdf) for more details on this requirement).

[Signed original on file]

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Signed

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Date



Richmond Official Community Plan Bylaw 7100  
Amendment Bylaw 8221 (RZ 04-279819)  
8140 No. 5 Road

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

- 1. Richmond Official Community Plan Bylaw 7100 Environmentally Sensitive Areas Attachment 3 to Schedule 1 is amended by deleting:

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 8221"

- 2. This Bylaw may be cited as "Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 8221".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

CITY OF RICHMOND
APPROVED by
<i>[Signature]</i>
APPROVED by Manager of Solicitor
<i>[Signature]</i>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER







Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 8222 (RZ 04-279819)  
8140 NO. 5 ROAD

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

- 1. 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 **ASSEMBLY DISTRICT (ASY)**.

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 8222"

- 2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8222**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION

OTHER REQUIREMENTS SATISFIED

ADOPTED

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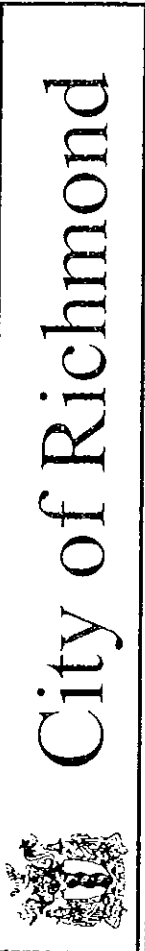
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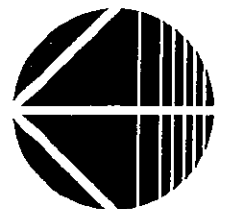
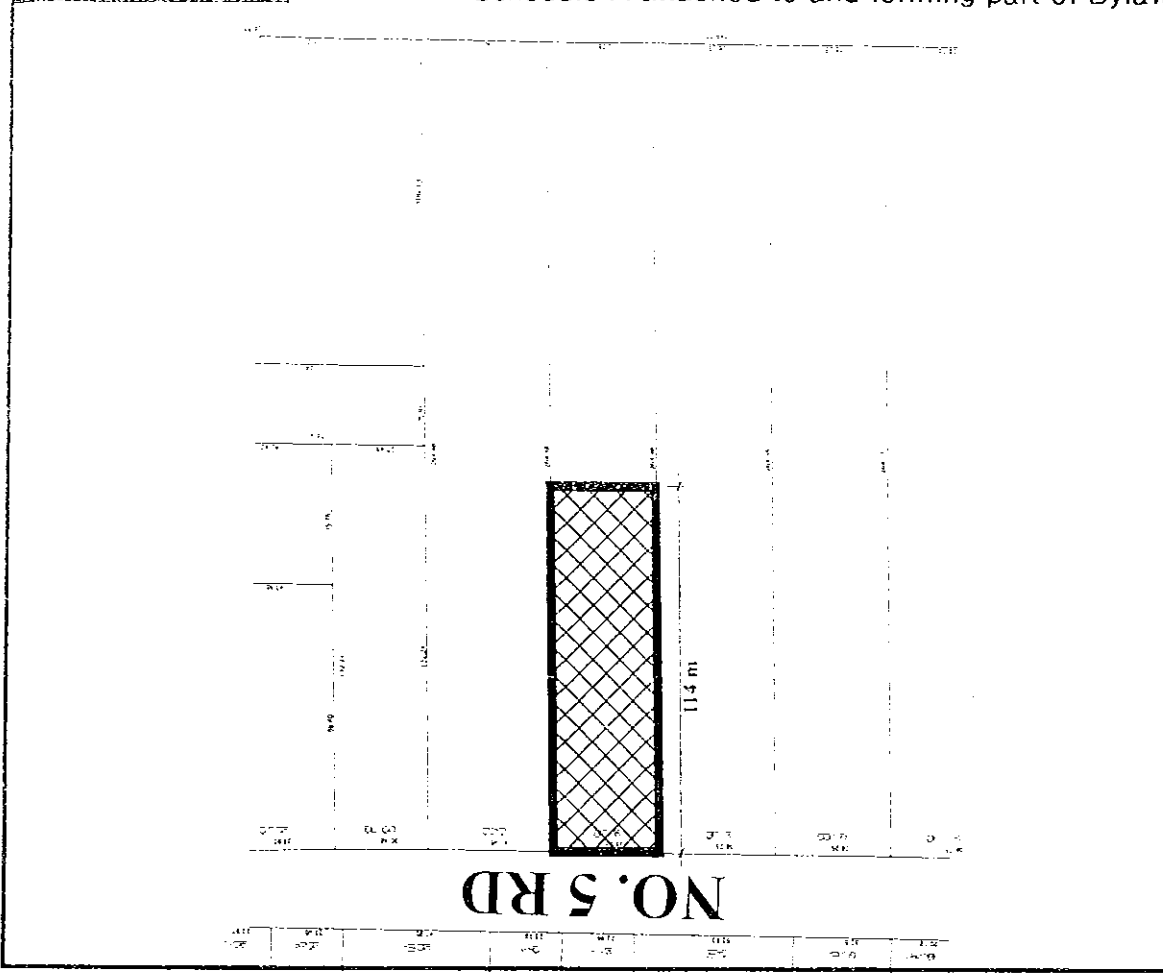
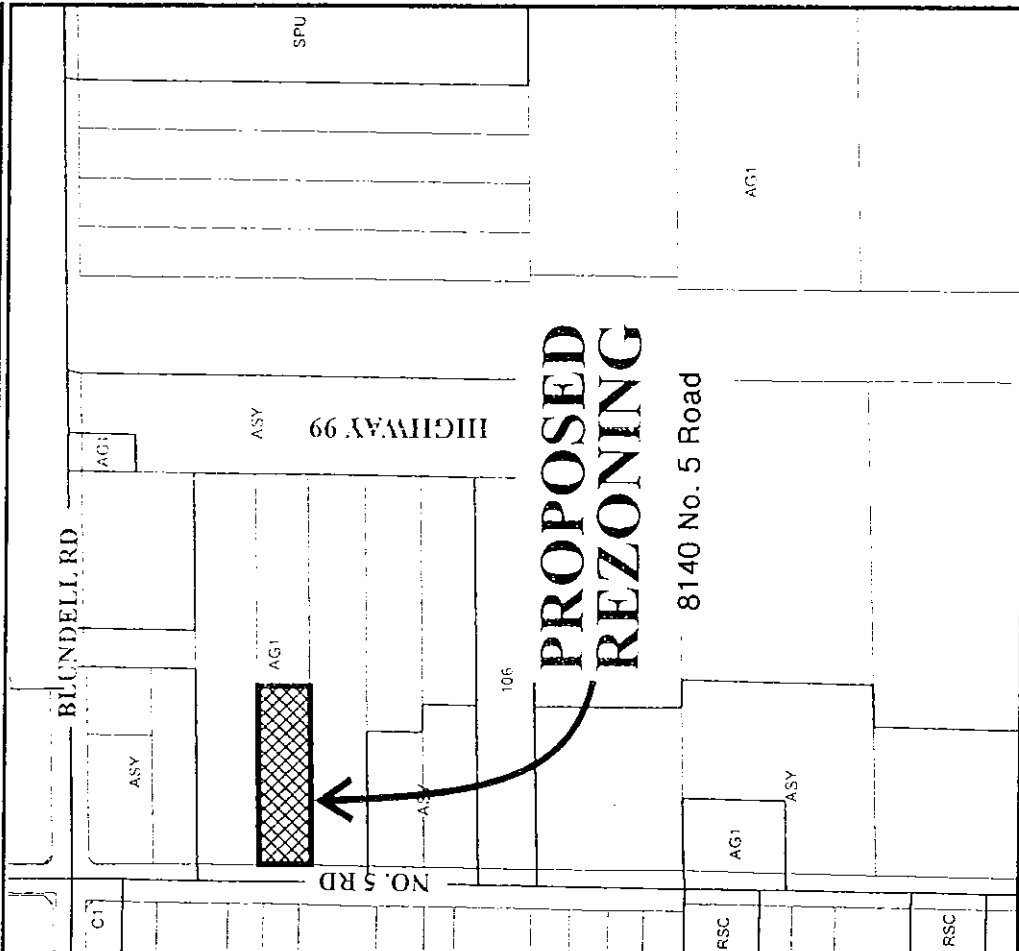
CITY OF RICHMOND
APPROVED by
<i>[Signature]</i>
APPROVED by Director or Solicitor
<i>[Signature]</i>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



# City of Richmond



## RZ 04-279819

Original Date: 11/22/04

Revision Date: 03/29/07

Note: Dimensions are in METRES