



REPORT TO COUNCIL

TO: Richmond City Council
FROM: Councillor Malcolm Brodie, Chair
Planning Committee
DATE: May 10, 2001
FILE: AG 00-175102
RE: **AGRICULTURAL LAND RESERVE APPEAL APPLICATION BY KABEL ATWALL FOR NON-FARM USE AND SUBDIVISION AT 18691 AND 18791 WESTMINSTER HIGHWAY (NANAKSAR GURDWARA GURSIKH TEMPLE)**

The Planning Committee, at its meeting held on Tuesday, May 8, 2001 considered the attached report, and recommends as follows:

COMMITTEE RECOMMENDATION (Councillor Steves opposed)

That Mr. Kabel Atwall be authorized to apply to the Land Reserve Commission for non-farm use and subdivision at 18691 and 18791 Westminster Highway (Nanaksar Gurdwara Gursikh Temple) subject to the following conditions:

- (a) That the temple only be allowed to expand if and when it is connected to the proposed new Fraser-Richmond sanitary sewer trunk forcemain (i.e. on-site sewage disposal will not be permitted even as an interim measure unless specifically approved by the Planning Committee);***
- (b) That the 2.05 ha (5.06 ac.) religious garden and lawns on 18791 Westminster Highway be removed and converted to farming production in order to provide a tangible net benefit to agriculture;***
- (c) That all of the staging areas and buildings for the blueberry operation be located on the 0.96 ha (2.35 ac.) gravel area at the front of 18791 Westminster Highway;***
- (d) That a permanent fence be erected around the proposed new temple site, so long as it did not impact on the farm operations, and a covenant be registered on 18791 Westminster Highway to prevent it from being used for parking for the temple;***
- (e) That sufficient on site parking as determined by the Zoning and Development Bylaw (and a traffic analysis, which would include a draw analysis, at the time of rezoning) be provided on the proposed 3.08 ha (7.6 ac.) site to be used for the expanded temple; and***
- (f) That a "no build" covenant be placed on the proposed consolidated lot (18791 Westminster Highway).***

Councillor Malcolm Brodie, Chair
Planning Committee

Attach.

VARIANCE

Please note that staff recommended the following:

That authorization for Mr. Kabel Atwall to apply to the Land Reserve Commission for non-farm use and subdivision at 18691 and 18791 Westminster Highway (Nanaksar Gurdwara Gursikh Temple) be denied.

STAFF REPORT

ORIGIN

On January 16, 2001 the Planning Committee considered an application from Mr. Kabel Atwall for non-farm use and subdivision within the Agricultural Land Reserve (ALR) of the existing Nanaksar Gurdwara Gursikh Temple at 18691 and 18791 Westminster Highway.

At that time, it was proposed to double the size of the existing temple (from approximately 3,716 m² or 40,000 ft² to approximately 7,432 m² or 80,000 ft²) and to expand the parking area and septic field located at 18691 Westminster Highway. In total, 4.25 ha (10.5 ac.) of land was proposed to be utilized for these non-farm uses. The remainder of 18691 Westminster Highway was to be consolidated with 18791 Westminster Highway to create a new parcel of 13.09 ha (32.35 ac.).

At the January 16, 2001 meeting, the Planning Committee passed the following motion:

"That authorization for Kabel Atwall to apply to the Land Reserve Commission for non-farm use and subdivision of 18691 and 18791 Westminster Highway (Nanaksar Gurdwara Gursikh Temple) be referred to staff for a report on:

- 1. the feasibility of a sewer connection which would include the timing, costing and likelihood of the sewer connection;*
- 2. the relocation of the ornamental garden;*
- 3. how the extension of the gravel areas were approved;*
- 4. the exact location of existing uses on the site, the number of parking spaces now available and proposed by the applicant; and*
- 5. the exact layout of the site following development (i.e. the building footprint, parking layout and 3 ac. septic field)."*

Over the past couple of months staff have been working with Mr. Atwall and his client/consultants to answer the above-noted referral items. Based on these discussions, the following changes have been made to this application:

- the proposed septic field area has been deleted in favour of connecting to the proposed new Fraser-Richmond sanitary sewer forcemain or to new technologies for sewage disposal;
- a total of 3.08 ha (7.6 ac.) of land is now proposed to be utilized for the expanded temple and parking area (and it is now proposed to increase the size of the existing temple from approximately 3,604 m² or 38,790 ft² to 7,830 m² or 84,290 ft²);
- the number of parking spaces proposed for the expanded temple has increased from 530 to 690; and
- the remainder of 18691 Westminster Highway would be consolidated with 18791 Westminster Highway to create a new parcel of approximately 14.26 ha (35.25 ac.).

The following are the Attachments to this report:

- Attachment 1 - Location Map
- Attachment 2 - Existing Land Uses/Areas
- Attachment 3 - Original Proposal
- Attachment 4 - Revised Proposal
- Attachment 5 - January 16, 2001 Planning Committee Minutes
- Attachment 6 - Applicant's Submissions
- Attachment 7 - Letters in Support of ALR Application
- Attachment 8 - Letter in Opposition to ALR Application

FINDINGS OF FACT

(see next page)

RELATED POLICIES & STUDIES

The Richmond Official Community Plan (OCP) has as two of its Agriculture objectives to "continue to protect all farmlands in the Agricultural Land Reserve" and to "maintain and enhance agricultural viability and productivity in Richmond".

Although the OCP does not have any specific objectives or policies with regard to the expansion of an existing temple, it does have a "Community Institutional" designation which is defined as "Those areas of the City which are intended for institutions engaged in religious, educational or cultural activities, and may include adjunct residential development which results in community benefit, provided the site is not located in the Agricultural Land Reserve (ALR) or a non-residential area".

STAFF COMMENTS

Policy Planning Department

Policy Planning Department staff have the following concerns with the proposed temple expansion:

1. It is significant in size, and will have future land use, agricultural, traffic and parking implications for the area; and
2. It would appear that the non-farm use has "crept" beyond the Assembly District (ASY) zoned area to include an existing gravel area to the north and a portion of 18791 Westminster Highway to include an additional gravel area and religious garden.

Given that the City is involved in a comprehensive agricultural viability strategy, it is recommended that consideration of this application be delayed until the Richmond Agricultural Viability Strategy (RAVS) has been completed and presented to Council in 2001. This decision would be prudent and allow the City time to review this proposal and other pending applications not yet presented to the City.

Should the ALR application be approved by the Land Reserve Commission, the expanded temple and parking area would have to be rezoned Assembly District (ASY).

ITEM	EXISTING	PROPOSED
Owner	Nanaksar Gurdwara Gursikh Temple	No Change
Applicant	Kabel Atwall	No Change
Site Size: 18691 Westminster Highway 18791 Westminster Highway Total Area	11.17 ha (27.6 ac.) 6.17 ha (15.25 ac.) 17.34 ha (42.85 ac.)	3.08 ha (7.6 ac.) 14.26 ha (35.25 ac.) 17.34 ha (42.85 ac.)
Land Uses: 18691 Westminster Highway 18791 Westminster Highway	1.24 ha (3.06 ac.) – Temple 1.54 ha (3.80 ac.) - Parking and Septic Field 8.39 ha (20.74 ac.) – Agriculture (Blueberries) 2.05 ha (5.06 ac.) – Religious Garden and Lawns 0.95 ha (2.35 ac.) – Parking, Dwelling/Equipment Shed and Greenhouse 3.17 (7.84 ac.) – Agriculture (Blueberries)	3.08 ha (7.6 ac.) – Temple and Parking 2.05 ha (5.06 ac.) – Religious Garden and Lawns 0.95 ha (2.35 ac.) – Parking, Dwelling/Equipment Shed and Greenhouse 11.26 ha (27.84 ac.) – Agriculture (Blueberries)
Off Street Parking Spaces (18691 Westminster Highway only)	368 spaces – Existing Estimated Total (194 spaces on ASY zoned area and 174 spaces on ALR approved area) 316 spaces – Required Estimated Total (according to Zoning Bylaw 5300)	690 spaces – Proposed on 3.08 ha (7.6 ac.) Non-Farm Use Area 680 spaces – Required Estimated Total (according to Zoning Bylaw 5300)
OCP Designation	Agriculture	To Be Determined
Zoning: 18691 Westminster Highway 18791 Westminster Highway	1.24 ha (3.06 ac.) – Assembly District (ASY) 9.93 ha (24.54 ac.) – Agricultural District (AG1) 6.17 ha (15.25 ac.) – Agricultural District (AG1)	Future Rezoning: 3.08 ha (7.6 ac.) – Assembly District (ASY) 14.26 ha (35.25 ac.) – Agricultural District (AG1)
Canada Land Inventory (CLI) Classification	Southern portion of both lots - Class 2 with soil and wetness limitations Northern portion of both lots – Class 3, 4, 5 with organic soil, wetness, topography limitation	No Change or To Be Determined

Development Applications Department

This is a significant expansion, especially the area requiring drainage. The applicant is to engage an engineering consultant to analyze the capacity of the existing ditch on the south side of Westminster Highway which this site is currently draining to and make recommendations. There is an existing 300 mm diameter watermain along Westminster Highway, which has sufficient capacity. Sanitary sewer is currently unavailable. Should the Planning Committee and/or Council approve the temple expansion on the assumption that it will connect to the Fraser-Richmond trunk forcemain, the City of Richmond will have to make an application to the Greater Vancouver Regional District (GVRD) to include the subject property into their sewer area. Staff is still working with Urban Systems Ltd., Fraser River Port Authority and Kingswood Properties regarding the timing and design of this proposed new sanitary sewer forcemain.

Health Department

The Richmond Health Department has not yet received or accepted any proposal for on-site sewage disposal for this proposed development. It is in fact possible that the estimated daily sewage flows for the proposed development will exceed the Richmond Health Department's jurisdiction and will become the jurisdiction of the Ministry of Environment, Lands and Parks. It would be premature to go further with any approvals for this proposed development until the issue of on-site sewage disposal vs. sanitary sewer is settled.

Transportation Department

Due to the lack of information provided by this applicant on transportation and parking impact, Transportation Department staff support the overall recommendation from staff to deny authorization for the applicant to apply to the Land Reserve Commission for non-farm use.

Fire Department

Ensure that access is maintained at all times. Indicate location of hydrants. Provide a fire safety plan for both construction and occupancy phases. Provide details of fire alarm operation, its annunciator panel and all ancillary devices. Provide life and property safety systems coordination.

ANALYSIS

In response to the referral motion from the January 16, 2001 Planning Committee meeting, staff can report as follows.

1. *Sanitary Sewer*

a) *Forcemain and Pump Station*

Urban Systems Ltd. has confirmed in writing that the proposed Fraser-Richmond trunk forcemain will have the capacity to accept sewage from the Nanaksar Gurdwara Gursikh Temple. The applicant has agreed in writing that they would be responsible for the forcemain connection from the temple to the intersection of Nelson Road and Westminster Highway and the construction of a suitably designed pump station. The cost of providing the site with sanitary sewer has yet to be determined but would be borne solely by the applicant. The applicant has also indicated that the temple would pay its proportional share of the cost of the forcemain itself.

Urban Systems Ltd. has commenced the design of the Fraser-Richmond trunk forcemain. The Fraser River Port Authority and Kingswood Properties intend to complete the construction of this forcemain by the Summer of 2002. However, the design drawings have not yet been presented to the City for approval and this schedule is still tentative. No firm commitment has yet been made with respect to tendering and construction, and this commitment could take until July, 2001.

Staff has no objection to the proposal by the Nanaksar Gurdwara Gursikh Temple to connect to the Fraser-Richmond trunk forcemain and would prefer this to a 1.45 ha (3.58 ac.) septic field. However, we question the applicant's statement that *"the Temple will still try to proceed with the expansion of its facilities even if the sewer option were to disappear. To accommodate this, it would look at new technologies for sewage disposal and/or a reduced expansion program, but would stay with the 7.6 ac. proposed site"*. There is no evidence that new technologies, which would still require an on-site sewage disposal system, can be located on this area that will be entirely used for building or parking. Furthermore, staff would not want to see a holding tank for this size of a temple nor as a permanent method of sewage disposal.

b) *GVRD Sewer Area*

Since the Nanaksar Gurdwara Gursikh Temple is outside the GVRD sewer area, the City of Richmond would have to make an application to have the sewer area amended prior to any connection to the Fraser-Richmond trunk forcemain. This should be done if the Planning Committee and/or Council approve the subject ALR application. A separate report on this matter would be prepared for the Public Works and Transportation Committee's consideration by the Engineering Department. It is suggested that such a report be completed prior to the Land Reserve Commission making its decision on the ALR application.

It should be noted that Richberry Farms Ltd. is also proposing that their seven lots at 20471 to 20591 Westminster Highway be included in the GVRD sewer area (as a condition of their rezoning application #RZ 01-114257 and the location of the trunk forcemain through a portion of their farm holdings). It is suggested that this request be included in the aforesaid report to the Public Works and Transportation Committee.

2. *Ornamental Garden*

The applicant has confirmed that the religious garden and lawns were originally located behind the existing temple on top of the septic field. This area totals approximately 0.49 ha (1.21 ac.). The religious garden and lawn were relocated to the adjacent property in the Spring of 2000. The area now totals approximately 2.05 ha (5.06 ac.).

To clear up any misconceptions, Mr. Atwall has stressed that the religious garden and lawns are not being used for commercial flower production. Instead, they are used as a landscape feature and for meditation purposes.

A garden and lawn do not need approval under the Agricultural Land Reserve Act or Agricultural District (AG1) zoning. In other words, they are considered a compatible agricultural use.

At the January 16, 2001 Planning Committee Meeting, the applicant indicated that the Nanaksar Gurdwara Gursikh Temple would be prepared to convert this area to blueberry production. Mr. Atwall has since clarified that this proposal was based on the original plan to utilize approximately 1 ha (2.5 ac.) of agricultural land for the proposed septic field. However, the temple has offered to convert the 2.05 ha (5.06 ac.) religious garden and lawns on 18791 Westminster Highway to agricultural use if the proposal to take 0.28 ha (0.7 ac.) of land out of production at 18691 Westminster Highway for the proposed temple expansion and associated parking area is approved.

Although the applicant would prefer to leave the religious garden and lawns where they are, staff would prefer that this area be converted to blueberry production in order to provide a tangible net benefit to agriculture. As it is, it could be argued that the 2.05 ha (5.06 ac.) religious garden and lawn are basically an extension of the temple use (and could potentially be asked to be rezoned Assembly District (ASY)).

3. *Gravel Areas*

In 1990, the Land Reserve Commission approved the use of a 0.65 ha (1.61 ac.) area north-west of the existing temple as a paved or unpaved parking area. This was approved as a special case application, which does not need the approval of the City. As a condition of its approval, the Commission required that a restrictive covenant be registered on the property prohibiting the use of the 0.65 ha (1.61 ac.) for anything other than a paved or unpaved parking area and a 371.6 m² (4,000 ft²) covered parking garage.

According to the plans submitted by the applicant, there is also a gravel area to the east behind the existing septic field and temple. It is estimated that this gravel area is approximately 0.40 ha (0.98 ac.) and can be used for parking. The applicant has indicated that this area is in part a farm access road and, prior to the temple purchasing the adjacent property at 18791 Westminster Highway, was used for equipment storage and a staging area for the agricultural operations. With the purchase of the adjacent property, these functions were shifted onto 18791 Westminster Highway, since this is where the agricultural buildings are located.

There is another 0.95 ha (2.35 ac.) area on 18791 Westminster Highway that is gravelled and contains an existing dwelling (which is used as the main equipment shed) and greenhouse. According to an air photo submitted by the applicant, this area was already gravelled back in 1987. This is some ten years before the temple purchased the lot and one year after the Nanaksar Gurdwara Gursikh Temple was constructed at 18691 Westminster Highway. The applicant has indicated that this 0.95 ha (2.35 ac.) area is part of the staging area for the blueberry operations. As such, it is used for the storage of the crop and for the loading of the crop onto vehicles, as well as for the storing of equipment.

Should the plans to double the size of the temple and expand the parking area be approved, staff would recommend that all of the staging areas and buildings for the blueberry operation be located on the 0.95 ha (2.35 ac.) gravel area at the front of 18791 Westminster Highway. In order to ensure that this area is not used for parking purposes for the expanded temple as agreed to by the applicant, staff would suggest that it be physically secured and a covenant registered on it in order to prevent any parking for the temple on this 0.95 ha (2.35 ac.) area.

4. *Existing and Proposed Parking*

According to the applicant's architectural plan, staff estimate that the existing temple has 194 parking spaces on the 1.24 ha (3.06 ac.) area zoned Assembly District (ASY). A further 174 parking spaces could be located on the 0.65 ha (1.61 ac.) approved for parking by the Land Reserve Commission in 1990. This being the case, it is estimated that the existing temple has a total of 368 parking spaces. According to the applicant's architect, Zoning and Development Bylaw 5300 would require 316 parking spaces for the existing temple.

It should be noted that when the Nanaksar Gurdwara Gursikh Temple was built in 1986, the previous Zoning Bylaw No. 1430 required one parking space for each five seats in a church (which is less than the 10 parking spaces per 100 m² or 1,076.43 ft² of gross floor area of building now required for an assembly use or a place of worship).

Based on a concern that sufficient parking be provided for the expanded temple, Mr. Atwall has increased the area for the proposed temple and off-street parking spaces from approximately 2.8 ha (6.92 ac.) to 3.08 ha (7.6 ac.). In doing so, the number of parking spaces proposed by the applicant has increased from 530 spaces to 690 spaces on 18691 Westminster Highway. According to the applicant's architect, the proposed 7,830 m² (84,290 ft²) expanded temple would require 680 parking spaces under Zoning and Development Bylaw 5300.

Staff continue to be concerned that the proposed expansion have sufficient parking. It would appear that the existing 3,604 m² (38,790 ft²) temple has an estimated 368 off-street parking spaces on 18691 Westminster Highway. This figure does not include the 0.40 ha (0.98 ac.) gravel area north of the existing septic field on 18691 Westminster Highway nor the 0.95 ha (2.35 ac.) gravel area on 18791 Westminster Highway that have been used as parking (and staging) areas. Furthermore, according to the one letter in opposition to this ALR application, parking sometimes occurs along Westminster Highway. The proposal is to expand the temple by approximately 4,226 m² (45,500 ft²) but only provides 322 more parking spaces than the existing 3,604 m² (38,790 ft²) temple legally has on 18691 Westminster Highway. Although the applicant claims this issue can be resolved at the rezoning stage or the temple size will be reduced, staff's concern is that the number of parking spaces required affects the area proposed for this non-farm use and subdivision application (and the actual demand may be higher than the Zoning and Development Bylaw requirement because of the temple's location).

5. *Proposed Development*

The proposed layout of the site following development is illustrated on Attachment 4 – Revised Proposal. It shows a total building footprint of approximately 7,830 m² (84,290 ft²) for the expanded temple and a parking layout with 690 parking spaces on 18691 Westminster Highway. The proposed 1.45 ha (3.58 ac.) septic field has been dropped in favour of connecting to the proposed Fraser-Richmond sanitary sewer forcemain or new technologies for sewage disposal. However, the revised proposal now results in the removal of approximately 0.28 ha (0.7 ac.) from blueberry production in favour of a parking area (whereas the original proposal was for the existing blueberry field to be retained under the proposed new septic field).

The revised proposal also assumes that the existing religious garden and lawns will remain on 18791 Westminster Highway. As noted above under # 2., staff would prefer that this 2.05 ha (5.06 ac.) area be converted to blueberry production in order to provide a tangible net benefit to agriculture.

OPTIONS

Option 1 - DENIAL (Staff Recommendation)

Staff are recommending that this ALR application be denied on the following grounds:

- The application is contrary to the Agriculture designation of the subject properties in the Official Community Plan (OCP) and the objectives to “continue to protect all farmlands in the Agricultural Land Reserve ” and to “maintain and enhance agricultural viability and productivity in Richmond”;
- The proposed expansion will result in the loss of potential farm land and does not provide a sufficient “net gain” to agriculture (i.e. an additional 1.84 ha or 4.54 ac. will have to be rezoned Assembly District (ASY), of which 0.28 ha or 0.7 ac. is currently in blueberry production);
- The southern portion of the property to be developed for these non-farm uses has very good agricultural capability. Class 2 lands are considered to be “prime” for agriculture by the Land Reserve Commission;
- Traffic to and from the temple will increase significantly and could adversely impact the farming community; and
- Approval of this application could set an undesirable precedent and send the message that the City supports the expansion of existing non-farm uses in the Agricultural Land Reserve (ALR).

Option 2 - APPROVAL

The key points that the applicant has made in his various submissions that could justify approving the application include:

- The existing temple was approved by the Land Reserve Commission in 1977 (or 1980) and has been located at 18691 Westminster Highway since 1986;
- The proposed expansion is located at the rear of the existing temple in an area that currently is not being farmed and will be designed to blend in with the existing temple;
- The Nanaksar Gurdwara Gursikh Temple is one of the few churches in the ALR that actually farms the remainder of its lands and this would continue if the subject application was approved;
- There is a definite demand for a larger Sikh Temple in Richmond and by locating it on the subject property, the need to find another site which would likely also be in the ALR would be negated; and
- A number of the adjacent farmers have indicated that the proposed expansion will not have any effect on their farm operations or their ability to move or use farm equipment.

Option 3 - CONDITIONAL APPROVAL

The Planning Committee and/or Council could approve this application subject to the following conditions (identified by staff as issues in this report that have not been totally resolved or agreed to by the applicant):

- The temple only be allowed to expand if and when it is connected to the proposed new Fraser-Richmond sanitary sewer trunk forcemain (i.e. on-site sewage disposal will not be permitted even as an interim measure);
- The 2.05 ha (5.06 ac.) religious garden and lawns on 18791 Westminster Highway be removed and converted to blueberry production in order to provide a tangible net benefit to agriculture;
- All of the staging areas and buildings for the blueberry operation be located on the 0.95 ha (2.35 ac.) gravel area at the front of 18791 Westminster Highway;
- A permanent fence be erected around the proposed new temple site and a covenant be registered on 18791 Westminster Highway to prevent it from being used for parking for the temple; and
- Sufficient on site parking as determined by a traffic and parking analysis be provided on the proposed 3.08 ha (7.6 ac.) site to be used for the expanded temple.

FINANCIAL IMPACT

None to the City at this time.

CONCLUSION

Mr. Kabel Atwall has applied for non-farm use and subdivision approval for the Nanaksar Gurdwara Gursikh Temple at 18691 and 18791 Westminster Highway. This application was considered by the Planning Committee on January 16, 2001 and referred back to staff to answer various questions with regard to sewage disposal, the ornamental garden, the gravel areas, existing and proposed parking, and the site development. In addressing these issues, the original proposal has been revised by the applicant to delete the proposed septic field and increase the number of parking spaces. Staff have identified three different options for dealing with this ALR application (Denial, Approval and Conditional Approval). It is recommended that the application be denied for the reasons outlined in this report.



Holger Burke, MCIP
Development Coordinator

HB:blg

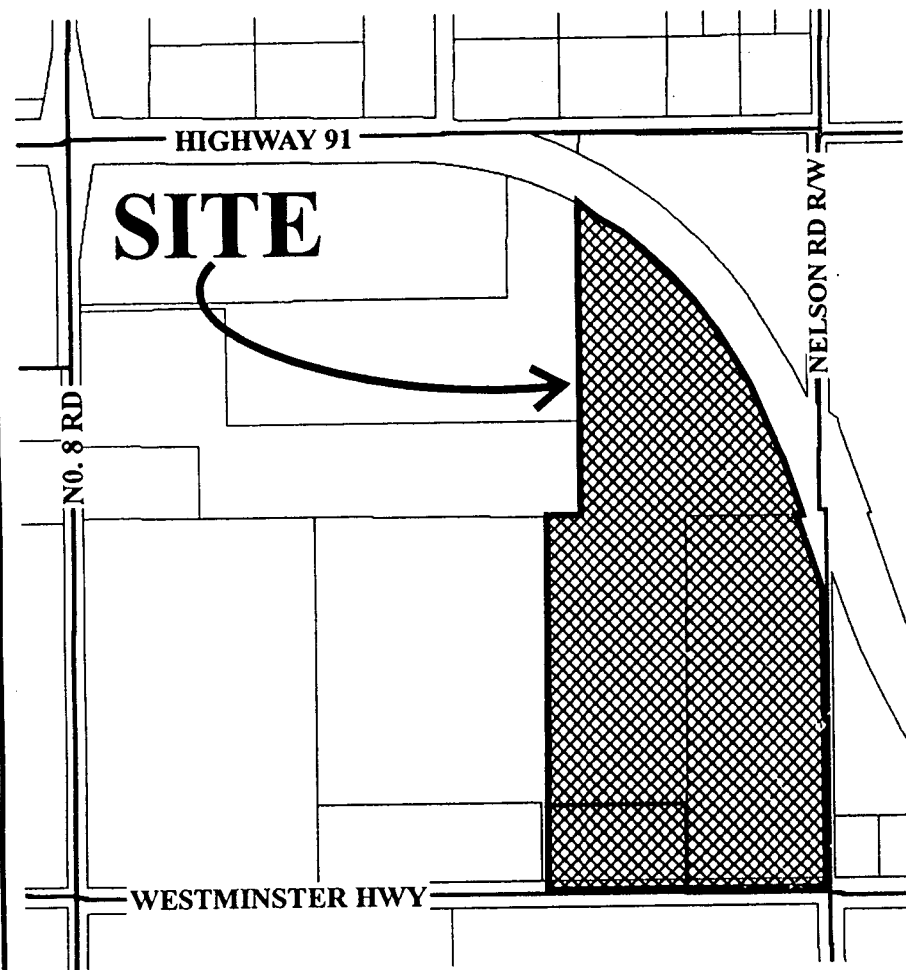
Attachment 1

Location Map



City of Richmond

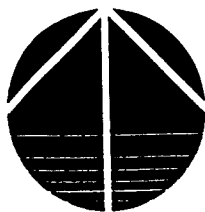
129



HIGHWAY 91

WESTMINSTER HWY

NELSON RD R/W



AG 00-174102

Original Date: 06/16/00

Revision Date:

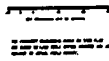
Note: Dimensions are in METRES

Attachment 2

Existing Land Uses/Areas

SKETCH SHOWING LOCATION OF VARIOUS IMPROVEMENTS
ON PORTIONS OF LOT 1, PLAN LMP 33029 AND PARCEL "B"
(REFERENCE PLAN 1415) EXCEPT PART ON STATUTORY RIGHT
OF WAY PLAN NWP88278, BOTH OF THE SOUTH HALF OF SECTION 6
BLOCK 4 NORTH RANGE 4 WEST NEW WESTMINSTER DISTRICT.

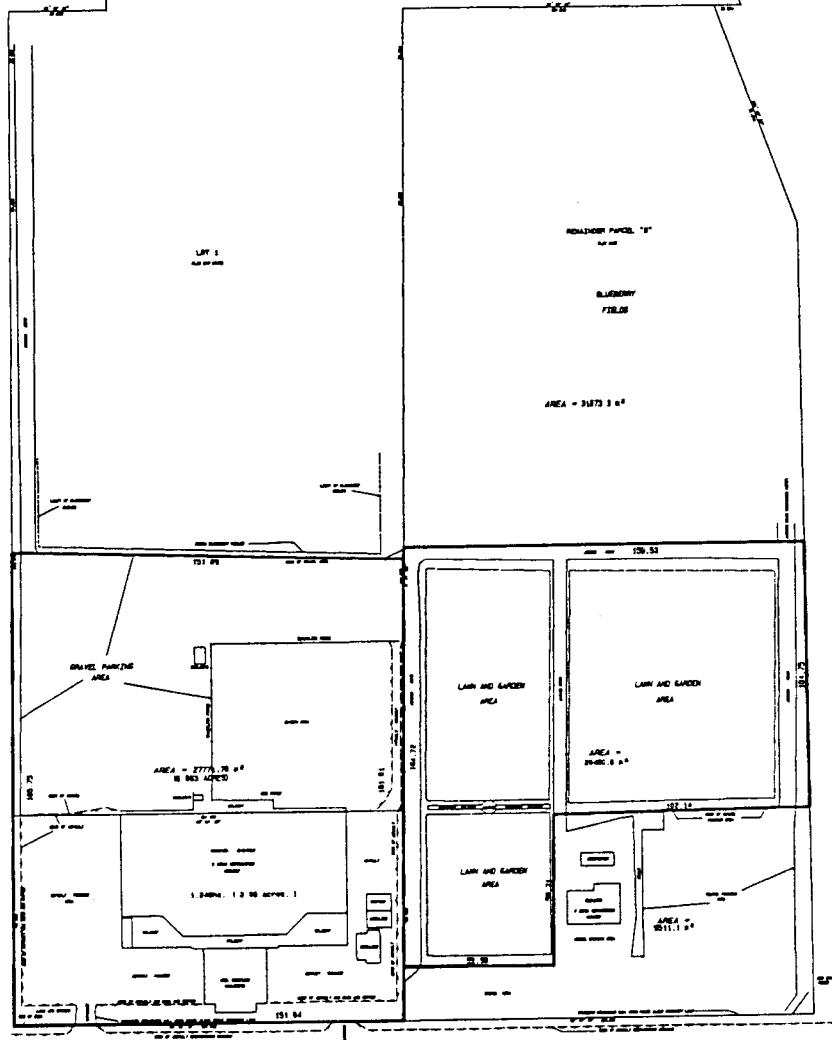
SCALE 1:500



HIGHWAY 91

BLOCK 4 NORTH RANGE 4 WEST

AREA = 89817.6 sq ft



WESTMINSTER HIGHWAY

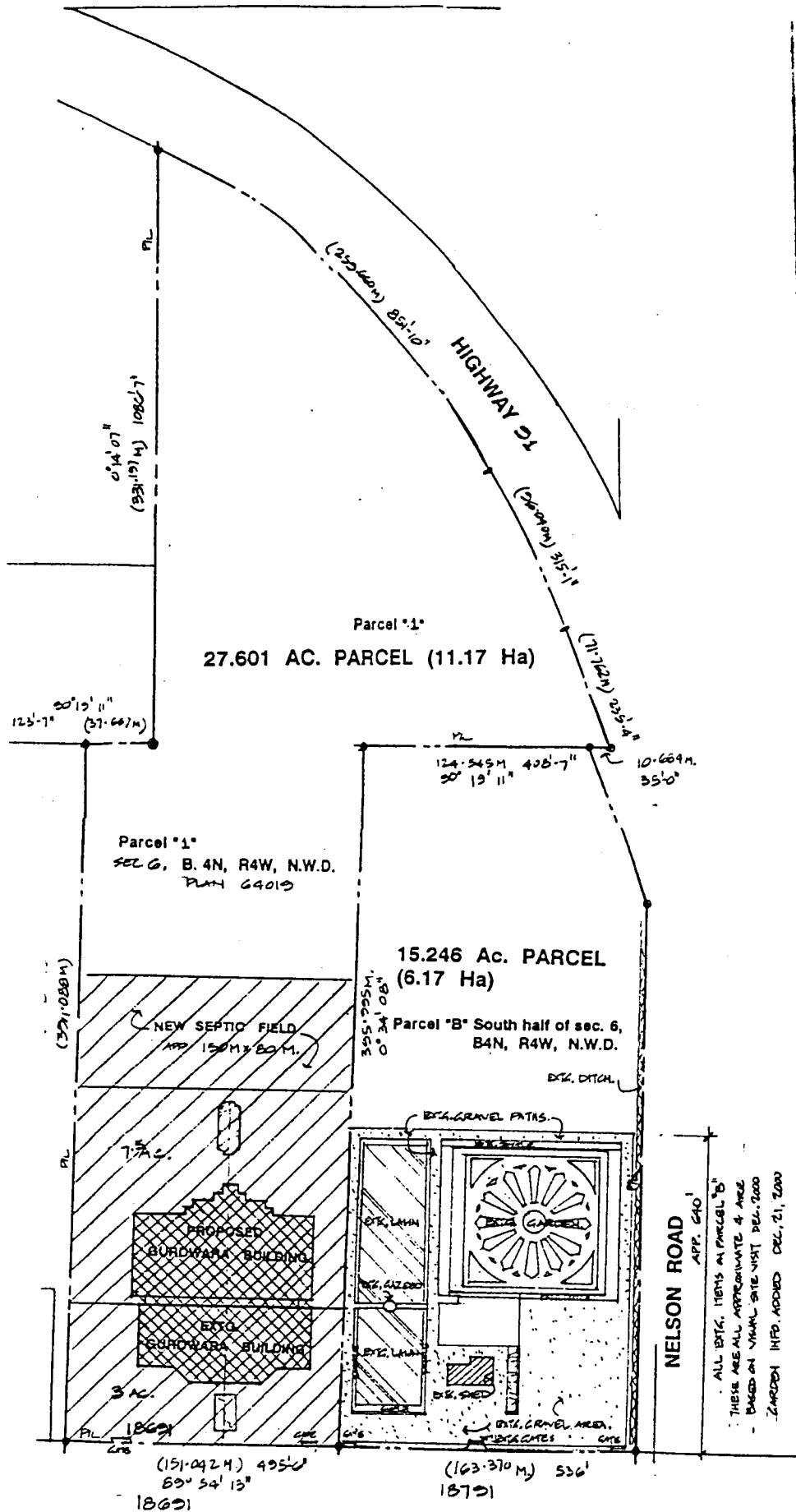
WESTMINSTER ROAD

ALL INFORMATION
ON THIS MAP IS
FOR INFORMATION
ONLY AND DOES NOT
CONSTITUTE A
WARRANTY OF ANY
KIND.

THIS MAP IS A
REPRODUCTION OF
A MAP PREPARED
BY THE
COUNTY OF
CLATSOP
AND IS NOT TO BE
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OTHER PURPOSE.

Attachment 3

Original Proposal

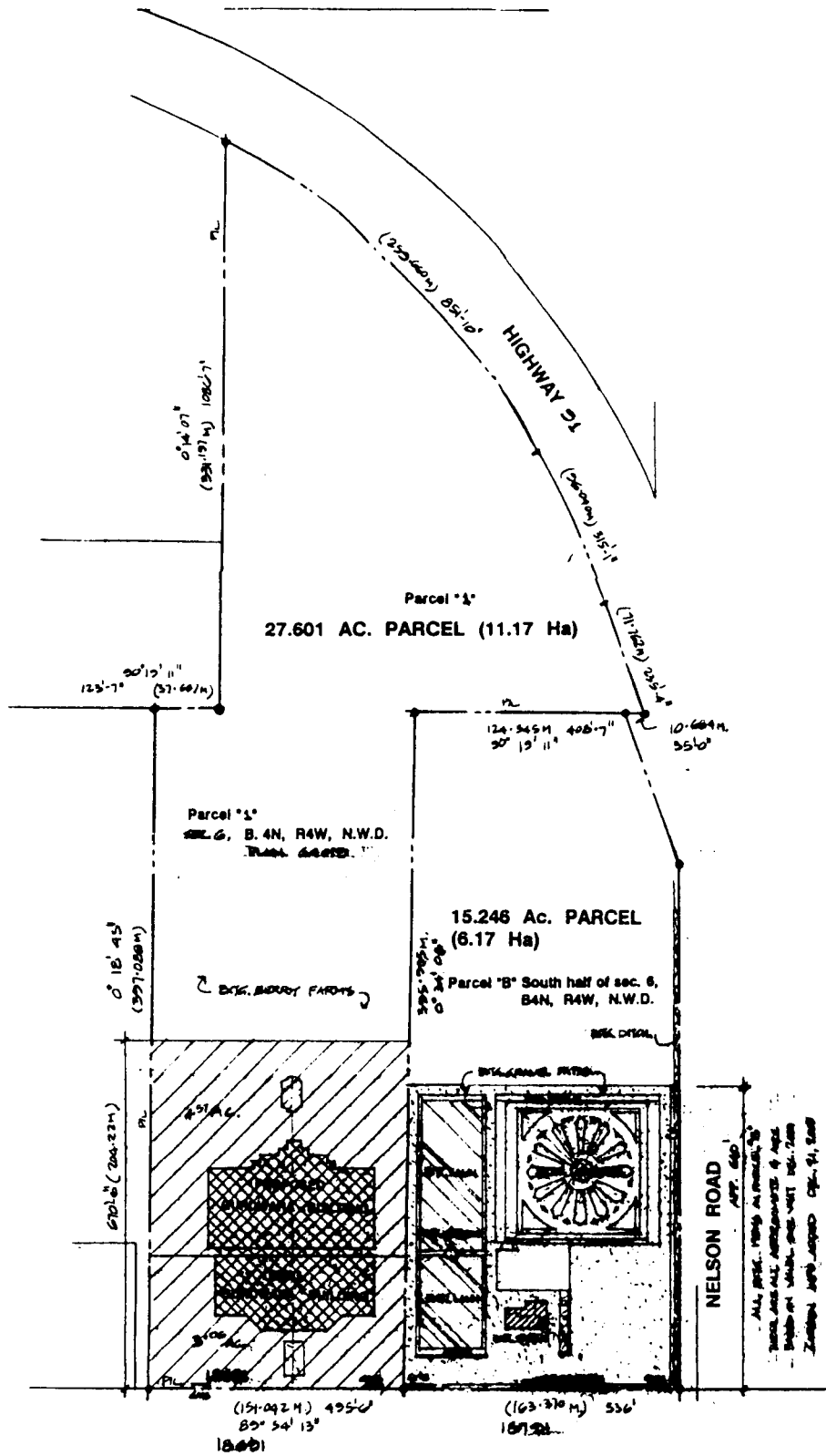


WESTMINSTER HWY.



Attachment 4

Revised Proposal



WESTMINSTER HWY.



Master Plan

1 : 2000 Metric
(Reduced)

A1



Nirbhai Virdi Architect

APR 6, 2001
ISSUED FOR A/E APPLICATION. APR. 6, 2001.

Attachment 5

January 16, 2001

Planning Committee Minutes

5. **SINGLE-FAMILY LOT SIZE POLICY 5454 FOR THE AREA GENERALLY BOUNDED BY NO. 5 ROAD, THORPE ROAD, DANFORTH DRIVE AND HIGHWAY 99 IN SECTION 36-5-6**

APPLICATION BY DAVA DEVELOPMENT FOR REZONING AT 4591 NO. 5 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA C (R1/C) AND SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA A (R1/A)

(RZ 00-175758 - Report: Dec. 6/00, File No.: 8060-20-7200) (REDMS No. 244664, 221881,248552)

The Manager, Development Applications, Joe Erceg, reviewed the report.

In response to a question regarding the nature of the phone calls received by staff Jenny Beran, Planner, stated the calls were related mainly to lot size.

It was moved and seconded

- (1) *That the following recommendation be forwarded to Public Hearing:*

That Single-Family Lot Size Policy No. 5454 adopted by Council in May 1994 be amended to exclude those properties fronting the west side of No. 5 Road from Thorpe Road to Highway 91; and

- (2) *That Bylaw No. 7200, for the rezoning of 4591 No. 5 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area C (R1/C)" and "Single-Family Housing District, Subdivision Area A (R1/A)", be introduced and given first reading.*

CARRIED

6. **AGRICULTURAL LAND RESERVE APPEAL APPLICATION BY KABEL ATWALL FOR NON-FARM USE AND SUBDIVISION AT 18691 AND 18791 WESTMINSTER HIGHWAY (NANAKSAR GURDWARA GURSIKH TEMPLE)**

(Report: January 2/01, File No.: AG 00-175102) (REDMS No. 228028, 233156)

The Manager, Development Applications, Joe Erceg, reviewed the report.

Mr. Atwall then addressed the Committee. He displayed two plans which identified the current and proposed layout of the site. Mr. Atwall noted that if tie in to the Nelson Road sewer line proved possible, the proposed expansion, including parking, could be achieved within a 7.5 acre parcel. He also stated that if it were required, the building would be downsized to meet the requirements of the parking bylaw.

A discussion ensued over the possibility of the sewer tie in and the measures that would be required to allow for the proposed expansion in the interim period prior to the Nelson Road sewer installation. Mr. Atwall stated that of the 3 acres presently requested for the septic field one quarter currently contains blueberries.

Holger Burke, Development Coordinator pointed out that the gravel area behind the existing building had Land Reserve Commission approval but that a condition of their approval was a covenant restricting the area to parking or agricultural use only.

It was moved and seconded

That authorization for Kabel Atwall to apply to the Land Reserve Commission for non-farm use and subdivision at 18691 and 18791 Westminster Highway (Nanaksar Gurdwara Gursikh Temple) be approved.

Prior to the question being called discussion ensued.

Councillor Steves pointed out that when the temple was originally built the proponents were aware that there was no room for expansion. Also, as the flower garden was originally approved as agriculture, although in a different location, there would be no net benefit to agriculture by changing from flowers to blueberries. Similarly, if the two parcels were to be consolidated no benefit to agriculture would be realized. Councillor Steves was also concerned about the development of the back lands of the other large properties on No. 5 Road if this application was approved.

Due to the critical issue of the sewers and the amount of land required for the different uses the following **referral** motion was introduced:

It was moved and seconded

That authorization for Kabel Atwall to apply to the Land Reserve Commission for non-farm use and subdivision at 18691 and 18791 Westminster Highway (Nanaksar Gurdwara Gursikh Temple) be referred to staff for a report on:

- 1. the feasibility of a sewer connection which would include the timing, costing and likelihood of the sewer extension;*
- 2. the relocation of the ornamental garden;*
- 3. how the extension of the gravel areas were approved;*
- 4. the exact location of existing uses on the site, the number of parking spaces now available and proposed by the applicant; and*
- 5. the exact layout of the site following development (ie. the building footprint, parking layout and 3 acre septic field).*

CARRIED

Staff were requested to report back, at least verbally, by March 2001.

7. **AGRICULTURAL LAND RESERVE APPEAL APPLICATION BY BOB RANSFORD (ON BEHALF OF GURDIAL AND INDERJEET DHA) FOR SUBDIVISION AT 7931 MCLENNAN AVENUE**
(Report: December 4/00, File No.: AG 00-183664) (REDMS No. 240334)

The Manager, Development Applications, Joe Erceg reviewed the report.

Attachment 6

Applicant's Submissions

PROPOSAL

The Nanaksar Gurdwara Gursikh Temple is applying for permission under Section 20(1) of the Agricultural Land Commission Act to expand its present facility and to subdivide the area of the facility from the remainder of the site.

The expansion would see a doubling in size of the existing facility, along with an area for parking and septic field.

The Temple, in return, would consolidate the remainder of its holdings into one legal parcel of some 13.4 hectares.

The proposed expansion and present facility would occupy approximately 4 ha. of land.

LEGAL

The holdings of the Temple are presently comprised of two legal lots. These are:

Parcel 1, Section 6, Block 4 North, Range 4 West, New Westminster District, R. P. 64019, which is 11.2 hectares in size

and

Parcel B, (R.P. 1415), South ½, Section 6, Block 4 North, Range 4 West, New Westminster District, except Part on SRW Plan NWP 88278, which is 6.2 hectares in size.

PRESENT USE

Parcel 1 presently contains the existing temple. This temple was approved by the Commission in 1977. It opened in August of 1986. It presently occupies approximately 1.2 hectares of land, with another approximately 1.6 hectares used for parking and septic fields.

The remainder of Parcel 1 is utilized for agricultural purposes with blueberries being the primary crop.

Parcel B is in agricultural production, with again blueberries being the primary crop. A portion of it adjacent to Westminster Highway is utilized for farm buildings and gardens.

Between the two parcel approximately 13 hectares of land is in agricultural production.

SURROUNDING LAND USE

To the north, the properties are bounded by the East West Connector through East Richmond.

To the west, the land is utilized for a nursery operation.

To the east is a small holding of 1.2 hectares and a small residence.

To the south the properties front onto Westminster Highway.

POINTS TO CONSIDER

An increase in the Indo-Canadian population of the Sikh faith in the Lower Mainland and the recognition of the Temple as a temple that is free of the strife that has afflicted other local temples has resulted in a huge increase in the number of worshippers that attend the Temple. Coupled with a corresponding increase in the number of cultural events and functions such as weddings being held to accommodate the needs of the community has rendered the present temple as being inadequate in terms of being able to handle the demands upon it.

The Temple would like to expand its facility from approximately 40,000 square feet to approximately double that or 80,000 square feet. The proposal would see a mirroring of the present facility with new expansion area facing the East West Connector, but having the same exterior design. This would complete the facility from an aesthetic perspective and present the same aspect from both the north and the south.

The proposed addition would contain a new prayer hall, that would allow for multiple functions to take place at the same time, as well as new or expanded kitchen and dining hall, along with a new priests' wing and classrooms.

The kitchen and dining hall are important components of the Sikh faith as it espouses providing meals for all visitors to the temple. No Sikh Temple would be complete without these. The priest's quarters would be required to accommodate the increase in the number of priests required and to accommodate visiting priests. The classrooms are needed to teaching purposes and meetings.

The addition of the priests' wing and the classrooms would also complete the building from an architectural perspective and do not impact on the land requirements of the proposed expansion beyond what would have been required if just a new prayer hall was required.

It is proposed that the expansion of the building itself and the associated parking would be contained within the area that is presently being utilized for the septic field serving the present facility and an area that is presently being utilized for parking. No component of the proposed building would expand out into the lands being utilized by the Temple for agriculture. Only the new septic field required would intrude into these lands and it will be sited in such a way to minimize any impact on the berry lands. The engineers will be investigating ways to design the drain fields so that they are located between the rows of the blueberries, thereby minimizing the amount of agricultural land required. Therefore in the end, there may be no impact on lands utilized for agricultural purposes. The Temple executive is very conscious of not disturbing any more agricultural land than that which is absolutely necessary and this is a guiding principle by which they have approached this expansion.

In any event, if there is any impact on a small portion of these lands, it will be offset by the consolidation of the remainder of Lot 1 with Parcel B. The net result will be the creation of an approximately 13.4 hectare parcel of land that is primarily utilized for agriculture. The subdivision of the area utilized for temple purposes and the consolidation of the remainder will ensure again future expansion requests or further incursions into the agricultural lands. At the same time, the land in agricultural production is consolidated into one legal title.

It is extremely important to note that the Nanaksar Gurdwara Gursikh Temple, of all the temples and churches located in the ALR, is one of the very few that actually farms the remainder of its lands. It has honored its commitments in this regard from the beginning and in acquiring Parcel B in 1996, actually expanded the amount of land in agricultural production. Nothing that is being proposed would have the Temple deviate from its agricultural program. The agricultural program is a important component of the Temple's teaching in that gardening and agriculture are considered part of the meditation process and those members who cannot read the scriptures participate in the fields to purify their hearts and souls.

The expansion of the present facility would also negate the need to move elsewhere to accommodate the needs of the community. To find another site that meets the size requirements would likely result in other ALR lands being considered, which may result in a greater impact on agriculture.

Presently, there has been no impact on the agricultural community from the Temple due to its isolation by Highways, small holdings and a nursery. This would continue. No servicing expansions are required that would result any further intrusions of non agricultural uses into this area. In addition, no other institutional use can offer the same locational qualities in terms of isolation from large agricultural operations and being able to offer the consolidations being offered as well as having an active agricultural program. Therefore, no new precedent would be set through the approval of the expansion.

Therefore, it is urged that the request of the Temple be considered in a positive manner.

**KHEVIN DEVELOPMENT SERVICES LTD.
140 - 4651 SHELL ROAD
RICHMOND, B.C. V6X 3M3
Phone (604) 341-0212 Fax (604) 207-1256**

December 21, 2000

Holger Burke
Development Coordinator
City of Richmond
6911 No. 3 Road
Richmond, B.C
V6Y 2C1

Dear Sir:

Re: ALR Non Farm Use and Subdivision Application
Nanaksar Gurdwara Gursikh Temple at 18691 and 18791 Westminster Highway

Further to your letter of November 24, 2000 and our meeting of December 5, 2000, please be advised of the following:

- The temple received approval from the ALC in April of 1980. Subsequent to this, the Temple received approval to utilize .4 ha. for a septic and drain field in 1982. In 1990, the ALC granted permission to use an additional .65 ha. for parking. This approval was subject to a covenant restricting the use of the area for parking and agriculture. In 1993, this approval was modified to allow a covered garage in the area and the covenant was amended accordingly. All these applications were either made through Richmond or referred to it for comments. Therefore, Richmond was aware of what was happening. At no time did it indicate that any rezoning was required.

It is, however the Temple's objective to apply for rezoning, upon receiving approval from the ALC.

- Plans outlining the current uses of the parcels of land owned by the Temple are enclosed. The "parking area" you referred to on the adjacent parcel is only used in extremely busy periods and the need for it would be eliminated through the proposed expansion. It must also be noted that this area was already gravelled when the property was purchased by the temple and that it had never been used for agriculture. It was part of the area used for buildings and staging areas by Western Peat. The ornamental garden in no way impacts on the property's agricultural capability and can be converted to agricultural use if necessary.

- Plans regarding the temple expansion have already been forwarded to you. It is our belief that at this stage in the regulatory process, what has been provided is sufficient. In terms of the parking, the amount of parking that can be provided will set the size of the proposed temple expansion.
- It is believed that the application lays out clearly why the temple needs to be expanded. The proposed expansion also represents what is felt to be the ultimate expansion required. To this end, it is proposed that the area of the temple be defined by subdivision and the remainder of the parcel consolidated with the adjacent parcel. By doing so, it will be very difficult to carry out any future expansions.
- In terms of traffic, the periods of heaviest temple use are on Sundays and those evenings when the full moon festival is held. As a result, there would be no conflict with the farm traffic, given that farm traffic is heaviest during the daylight times during the week. To this end, enclosed are letters from the main farmers in the area attesting to the fact that they do not feel that the temple expansion will have any effect on their farming operations and movement of equipment.
- In terms of engineering details regarding storm water management, this issue has never been discussed before. In any regard, it is an issue that is best addressed at rezoning, once it has been determined what the size of the expansion will be. Suffice to say that what is required will be done.
- As to sewage disposal, we are now investigating the possibility of tying into the sewer line proposed to service the industrial areas. We have been told that there is sufficient capacity for the temple and as the line will be adjacent to temple property at Nelson Road, it would be relatively easy to tie into the line at that point. The temple is prepared to pay its proportional share of the cost of that line.

Our engineers will be discussing the issue with Urban Systems.

- The agricultural program carried out by the temple is a very important part of its operations. The consolidation being offered will preserve the land for agriculture and such consolidations have always been considered a positive for agriculture by the Land Reserve Commission.

In terms of the Temple's agricultural program, it was the temple that brought all the land currently being used for agriculture, into production. The Temple currently manages the agricultural program, carrying out all the day to day management requirements. The only thing the Temple does not do, is pick the crop as it cannot find enough pickers to harvest the crop. It currently sells the crop to Nijjer Blueberry Farms, who can provide the pickers necessary.

I trust this provides you with the information that you. I also wish to confirm that the application will go to Planning Committee on January 16, 2001.

**KHEVIN DEVELOPMENT SERVICES LTD.
140 - 4651 SHELL ROAD
RICHMOND, B.C. V6X 3M3
Phone (604) 341-0212 Fax (604) 207-1256**

March 5, 2001

Mr. Holger Burke
Development Coordinator
City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

Dear Sir:

Re: ALR Application – AG 00-175102
Nanaksar Gurdwara Gursikh Temple
18691 and 18791 Westminster Highway

Further to the Planning Committee's meeting of January 16, 2001 and its request for further information, as noted in the minutes of that meeting, I would like to submit the following information for its review.

- 1) Enclosed is a letter from Urban Systems, who are the lead consultants for the Fraser Richmond Trunk Force Main project.

You will note that Mr. Kirsop states that the proposed trunk force main will have the capacity to accept sewage from the Temple, with the connection point being at the intersection of Nelson Road and Westminster Highway. The Temple recognizes and accepts that it will need to construct a suitably designed pump station and force main in order to convey sewage from the Temple. Its engineers will work with Urban Systems to coordinate the design.

Mr. Kirsop also notes that design of the system has commenced and that it is intended for construction to be complete by the summer of 2002.

With respect to the Temple property being outside of the GVRD sewer area, by this letter, it is requested that the City of Richmond make application to the GVRD for inclusion. Any information that you require from the Temple in this regard will be provided promptly.

- 2) With the ability to tie into the sewer line and the timing of this line coinciding with the Temple's plans, there is no need to have the area of the proposed septic field, as shown on previous plans, included in the proposal any longer.

This will reduce the area required for the expansion from 10 acres to the 7 acres currently occupied by the existing Temple and parking areas as well as the existing septic field. It is extremely important to note that the expansion areas received approval for non farm uses from the ALC in 1982 and 1990.

There will be no encroachment onto the lands used for blueberry production.

- 3) A survey plan has been prepared that shows the boundaries of the various land uses on the site. The location of the existing buildings, paved and graveled parking areas, the farm access roads, the location of the blueberry fields, and other features are all noted on the plan.
- 4) The lawn and garden areas are also located on this plan. To clear up any misconceptions that may have arisen at the Planning Committee meeting regarding this area, it must be stressed that this area is not being used for commercial flower production. On the contrary, the area is used as a landscape feature and for meditation purposes and consists primarily of a lawn area, not unlike gardens and lawns that a residence may have.

While it would be preferable to keep this area as is, especially in light of the fact that there will be no encroachment into the blueberry lands, it could be used for agricultural purposes.

Furthermore, given that this area consists primarily of lawn and does not debilitate the area from an agricultural perspective, it does not need any approvals to exist.

- 5) With respect to the graveled areas, the graveled area on the property occupied by the Temple was approved for such use by the ALC in 1990.

As to the graveled area on the adjacent property, an air photo from 1987 appears to show that this area was graveled at that time. This was some 10 years prior to the Temple purchasing the property. This area is also part of the staging area for the blueberry operations, containing the main equipment shed. As such, it is used for the storage of the crop and for the loading of the crop onto vehicles as well as storing of equipment.

- 6) The attached site plan shows the proposed uses and provides an idea of how the parking will be accommodated on the 7 acre site.

If there is any shortfall in the parking for the total proposed build out of the facility, alterations will be made to comply with the zoning bylaw.

URBANSYSTEMS.

ENGINEERS

PLANNERS

LANDSCAPE ARCHITECTS

February 20, 2001

Job Number: 6118815.1 C-7

Khevin Development Services Ltd.
140 - 4651 Shell Road
Richmond, British Columbia
V6V 3A1

Attention: Kabel Atwall

Dear Sirs:

Reference: Fraser-Richmond Trunk Force Main

Further to our meeting I am writing to confirm that the proposed trunk force main will have capacity to accept sewage from the Nanaksar Gurdwara Temple. The connection point to the trunk force main will be at the intersection of Nelson Road and Westminster Highway. To connect to the force main you will need to construct a suitably designed pump station and force main to convey sewage from the temple.

We have commenced design and it is our client's intention to complete construction by the summer of 2002. Please note this schedule is still tentative. No firm commitment has yet been made with respect to tendering and construction. We anticipate that it may take until July this year before any commitment can be made to tendering and construction.

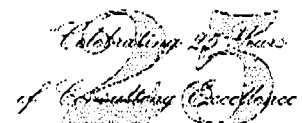
Your property is currently outside of the GVRD sewer area. Prior to connecting to the trunk force main you will have to make an application to the City of Richmond to have the sewer area boundary amended to include the temple property. This should be done soon as there are scheduling considerations that affect how quickly the approving authorities can respond to your application. No connection can occur without this amendment in place.

Yours truly,

URBAN SYSTEMS LTD.

D.J. Kirsop
D.J. Kirsop, P. Eng.

/djK DDC:110210d17r.doc



URBAN
SYSTEMS
LTD.

✓
2353-13353 COMMERCE PARKWAY
RICHMOND, BC
V6V 3A1
T: 604.273.8700
F: 604.273.8752

□
200-196 ST. PAUL STREET
KAMLOOPS, BC
V2C 6G4
T: 250.374.8311
F: 250.374.5334

□
1044-1815 KIRSCHNER ROAD
KELLOWNA, BC
V1Y 4N7
T: 250.762.2517
F: 250.763.5266

□
140-2721 37TH AVENUE E.
CALGARY, AB
T2Y 5R8
T: 403.291.1125
F: 403.291.1174

□
5156 VERNON STREET
NELSON, BC
V1L 4S9
T: 250.362.9774
F: 250.332.5322

□
9807-106TH AVENUE
FORT ST. JOHN, BC
V1J 1V4
T: 250.755.9697
F: 250.755.9697

**KHEVIN DEVELOPMENT SERVICES LTD.
140 - 4651 SHELL ROAD
RICHMOND, B.C. V6X 3M3
Phone (604) 341-0212 Fax (604) 207-1256**

March 26, 2001

Mr. Holger Burke
Development Coordinator
City of Richmond
Richmond, B.C.
V6Y 2C1

Dear Sir:

Re: Agricultural Land Reserve Application AG 00-175102
Nanaksar Gurdwara Gursikh Temple – 18691 and 18791 Westminster Highway

Based on your letter of March 14, 2001, the Temple Executive has rethought its plans for the temple expansion.

Based on the attached parking analysis, a total of 625 parking spaces would be required for the expanded Temple facility. Of this number, 530 spaces can be provided within the southern 6.9 acres of 18691 Westminster Highway. To meet the additional requirements of 95 spaces, it is now proposed that the area of the temple expansion extend onto the agricultural lands by 60 feet. This is an additional land requirement of some .7 acres, bringing the total area required for the expansion to approximately 7.6 acres. The remainder of the parent parcel would then be consolidated with the adjacent parcel to form a parcel of some 35.3 acres.

A plan is enclosed that shows the parking layout.

In the Temple's original proposal for the use of some 10 acres of land for the expansion, it was thought there would be a need to expand into the agricultural lands by some 2.5 acres to accommodate the proposed septic field. In return for this encroachment, the Temple had offered to convert the 5-acre garden area on 18791 Westminster Highway to agricultural use.

The Temple is willing to do so again on the basis that if .7 acres of land are taken out of production, twice as much land or 1.5 acres will be put back into production in the area of the garden on that site.

With respect to this garden being moved onto its present site, this was done in the spring of 2000. Prior to that, it had been located on top of the septic field.

With respect to the other points raised in your letter, please be advised that the Temple will still try to proceed with an expansion of its facilities even if the sewer option were to disappear. To accommodate this, it would look at new technologies for sewage disposal and/or a reduced expansion program, but would stay within the 7.6 acre proposed site.

However, we are confident that the sewer system will be built and in this regard, the Temple hereby commits to paying it proportional share of the cost of the force main itself.

As to the covenant, a copy is also attached. The gravel area, that you question, lying between the septic field and the blueberries is, in part, a farm access road. The remainder of that area, prior to the Temple purchasing the property at 18791 Westminster Highway in 1996, was used for equipment storage and a staging area for the agricultural operations. With the purchase of 18791 Westminster Highway, these functions were shifted onto that property, given the existing agricultural buildings that were located on that site and this property would continue to serve that function. It is not intended that any portion of this property be used to meet the parking requirements of the expanded Temple.

Also enclosed, please find reduced copies of the surveyor's plan showing the existing land uses.

Based on this information, we look forward to appearing before the Planning Committee on April 17, 2001.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'K. Atwall', written in a cursive style.

Kabel Atwall
Khevin Development Services Ltd.

**KHEVIN DEVELOPMENT SERVICES LTD.
140-4651 SHELL ROAD, RICHMOND, B.C. V6X 3M3
Phone (604) 341-0212 Fax (604) 207-1256**

Date: April 9, 2001

Fax/Transmittal To: Holger Burke

Company: City of Richmond

Fax No. 276-4117

Fax From: Kabel Atwall

Pages: 3

RE: Nanaksar Gursikh Gurdwara Temple

Holger:

Further to our conversation of April 6, 2001 regarding the size of the existing Temple, for arguments sake, we will use the outline of the building as provided by the surveyor, minus the two open courtyards located within the building footprint, to calculate the amount of parking required.

According to the survey, the building outline is 41, 490 square feet (3856 square meters). The two courtyards are 26 feet by 52 feet for a total of 2700 square feet.

Therefore, the gross building area of the Temple is 38, 790 square feet (41,490 sq. ft. - 2700 sq. ft.)

From a parking perspective, a revised parking analysis is attached. Based on the total building area, 680 parking spaces would be required for the existing and proposed Temple. To accommodate this, the site plan has been revised and now contains 690 spaces, which is an excess of 10 spaces over what is required. Please note that all this parking is still within the 7.6 acres.

The extra parking resulted from the reconfiguring of the parking layout and the conversion of the area of the existing house, along the eastern perimeter of the property, to parking.

It is trusted that this information will not result in any further delays in taking the application back before the Planning Committee. It is our hope that given the next meeting is on April 17, 2001, there will still be sufficient time to make that agenda. If not, our expectation is that we definitely will be on the agenda for the following meeting.

Nirbhai Virdi Architect
 B. Arch. (Hon's), M. Arch., MAIBC
 11672-99 Avenue, Surrey, BC V3V 2M1
 Tel: 649-7110 589-7009
 Fax: 589-2786
 Email: nvirdi@home.com

April 6, 2001

FLOOR AREA CALCULATIONS FOR NANAKSAR GURDWARA

18691 Westminister Hwy. Richmond, BC.

Following is a summary of areas proposed as per drg. A1 issued for ALR application dated Apr. 6, 2001.
 Revisions # 1 (These are approximate areas at this early stage of conceptual design.)

NEW PROPOSED BUILDING AREAS		EXTG. BLDG.
Prayer Hall (130' x 130')	16,900 sq. ft.	21, 090 sq. ft. (including verandahs)
Foyer	4, 400 sq. ft.	3,100 sq. ft.
Washrooms	1, 400 sq. ft.	700 sq. ft.
Shoes	900 sq. ft.	500 sq. ft.
Dining Hall (78' X 104')	8, 100 sq. ft.	(65' x 65') 4,300 sq. ft.
Kitchen (78' x 52')	4,100 sq. ft.	(26' x 65') 1, 700 sq. ft.
Class Rooms (6 new)	(5, 100 sq. ft.)	2, 600 sq. ft. (4 existing)
Ancillary Areas	1, 700 sq. ft.	1, 400 sq. ft.
Priest Wing (9 sleeping units)	(3400 sq. ft.)	3, 400 sq. ft. (9 sleeping units)
TOTAL GROSS AREA (app)	45,500 SQ. FT.	38, 790 SQ. FT. (including verandahs)
<u>PARKING ANALYSIS</u>		
WORSHIP GFA 37,500 sq.ft. @ 10 spaces/1,076 sq. ft.=349 spaces (excluding classrooms and Priest Wing)		WORSHIP GFA 32,790 sq.ft.=305 spaces.
9 PRIEST sleeping units @ 1 space / 3 units = 3spaces		9 PRIEST sleeping units =3 spaces
6 CLASSROOMS @ 2 spaces / classrooms = 12 spaces		4 CLASSROOMS @ 2 spaces / classroom = 8 spaces
TOTAL PARKING REQUIRED = 364 spaces		316 spaces

TOTAL PARKING REQUIRED FOR NEW & EXTG. BULIDINGS = 680 spaces

TOTAL PARKING PROPOSED = 690 Spaces.

Attachment 7

**Letters in Support
of ALR Application**

December 12, 2000

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

Dear Sirs:

Re: Temple expansion, Nanaksar Gurdwara, Westminster Highway

Please be advised that we have an opportunity to review the expansion plans for the Temple and to discuss the proposal with the Temple's representatives.

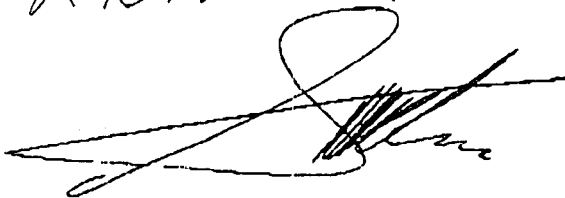
As farmers in the immediate vicinity of the temple, we do not feel that the proposed expansion will have any effect on our operations or our ability to move or use farm equipment.

We agree with the Temple in that their times of heaviest usage and traffic occurs during periods when we least need to move equipment and our lowest traffic periods.

We would like it to be known that we do not have any problem with the expansion and given the history of the Temple in bringing non farmed land into production, we support the application.

Thank you.

JAGBAR FARM }
3011 Nelson Rd
Richmond



B.K. Ranch Ltd.

21551 Westminster Highway
Richmond, BC V6V 1B3

Phone: (604) 273-0777
Fax: (604) 278-6370

December 12, 2000

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

Dear Sirs:

Re: Temple expansion, Nanaksar Gurdwara, Westminster Highway

Please be advised that we have an opportunity to review the expansion plans for the Temple and to discuss the proposal with the Temple's representatives.

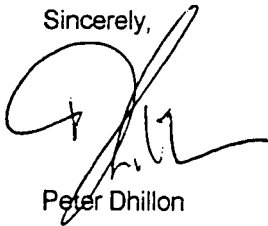
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We would like it to be known that we do not have any problem with the expansion and given the history of the Temple in bringing non farmed land into production, we support the application.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Dhillon', with a large, stylized initial 'P'.

Peter Dhillon



December 12, 2000

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

Dear Sirs:

Re: Temple expansion, Nanaksar Gurdwara, Westminster Highway

Please be advised that we have an opportunity to review the expansion plans for the Temple and to discuss the proposal with the Temple's representatives.

As farmers in the immediate vicinity of the temple, we do not feel that the proposed expansion will have any effect on our operations or our ability to move or use farm equipment.

We agree with the Temple in that their times of heaviest usage and traffic occurs during periods when we least need to move equipment and our lowest traffic periods.

We would like it to be known that we do not have any problem with the expansion and given the history of the Temple in bringing non farmed land into production, we support the application.

Thank you.

Sincerely,

Paul Dhillon

December 12, 2000

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

Dear Sirs:

Re: Temple expansion, Nanaksar Gurdwara, Westminster Highway

Please be advised that we have an opportunity to review the expansion plans for the Temple and to discuss the proposal with the Temple's representatives.

As farmers in the immediate vicinity of the temple, we do not feel that the proposed expansion will have any effect on our operations or our ability to move or use farm equipment.

We agree with the Temple in that their times of heaviest usage and traffic occurs during periods when we least need to move equipment and our lowest traffic periods.

We would like it to be know that we do not have any problem with the expansion and given the history of the Temple in bringing non farmed land into production, we support the application.

Thank you.

W & A FARMS LTD
W. J. [Signature]
278-5667.

December 12, 2000

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

Dear Sirs:

Re: Temple expansion, Nanaksar Gurdwara, Westminster Highway

Please be advised that we have an opportunity to review the expansion plans for the Temple and to discuss the proposal with the Temple's representatives.

As farmers in the immediate vicinity of the temple, we do not feel that the proposed expansion will have any effect on our operations or our ability to move or use farm equipment.

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We would like it to be known that we do not have any problem with the expansion and given the history of the Temple in bringing non farmed land into production, we support the application.

Thank you.

*Maahal Farms
of Maahal
5780 No 7 Rd
Richmond B.C
278-0784*

December 12, 2000

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

Dear Sirs:

Re: Temple expansion, Nanaksar Gurdwara, Westminster Highway

Please be advised that we have an opportunity to review the expansion plans for the Temple and to discuss the proposal with the Temple's representatives.

As farmers in the immediate vicinity of the temple, we do not feel that the proposed expansion will have any effect on our operations or our ability to move or use farm equipment.

We agree with the Temple in that their times of heaviest usage and traffic occurs during periods when we least need to move equipment and our lowest traffic periods.

We would like it to be know that we do not have any problem with the expansion and given the history of the Temple in bringing non farmed land into production, we support the application.

Thank you.

Jones Nurseries Ltd.
W.L. (BILL) JONES

Dec 13/00

278-0078

December 12, 2000

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

Dear Sirs:

Re: Temple expansion, Nanaksar Gurdwara, Westminster Highway

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We would like it to be known that we do not have any problem with the expansion and given the history of the Temple in bringing non farmed land into production, we support the application.

Thank you.

*Mahal Farms Ltd
16551 Westminster Hwy.
Richmond B.C.
270-3323
Kal Mahal*

December 12, 2000

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

Dear Sirs:

Re: Temple expansion, Nanaksar Gurdwara, Westminster Highway

Please be advised that we have an opportunity to review the expansion plans for the Temple and to discuss the proposal with the Temple's representatives.

As farmers in the immediate vicinity of the temple, we do not feel that the proposed expansion will have any effect on our operations or our ability to move or use farm equipment.

We agree with the Temple in that their times of heaviest usage and traffic occurs during periods when we least need to move equipment and our lowest traffic periods.

We would like it to be know that we do not have any problem with the expansion and given the history of the Temple in bringing non farmed land into production, we support the application.

Thank you.

Arthur R. Savage & Sons
16280 Cambie Rd.
278 1707
A.R. Savage

TSC NURSERY SALES LIMITED

18071 Westminster Highway, Richmond, British Columbia V6V 1B1 • Telephone (604) 214-4575 • Fax (604) 273-0497

December 12, 2000

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

Dear Sirs:

Re: Temple expansion, Nanaksar Gurdwara, Westminster Highway

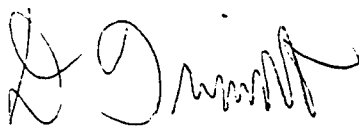
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Thank you.

A handwritten signature in dark ink, appearing to be 'D. D. Smith' or similar, written in a cursive style.

December 12, 2000

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

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J + C MCKIN / FARRIS
22140 Blalacourt RD-2
520-7731
JCM

December 12, 2000

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

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Thank you.

*Mayfair Golf & Country Club
5551 #8 Road,
Richmond BC.
(604) 278-8973*

December 12, 2000

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

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Thank you.

Columbia Cranberry Co Ltd

16351 Columbia Rd.

Richmond B.C.

278-0528

to Savage (lecty)

Attachment 8

Letter in Opposition to ALR Application

Mr. Tom Chan
22211 Wilson Avenue
Richmond, B.C.,
V6V 2P6

TO: MAYOR & EACH
COUNCILLOR
FROM: ACITY CLERK

January 21, 2001

Mayor Greg Halsey-Brandt
Members of City Council
City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

DC: manager, Development
Application
appropriate action

	INIT
JRM	
DW	DW
KY	
AS	
DB	
SF	

Dear Mayor Halsey-Brandt and Members of City Council,

00-175102

I am writing to express my concern with the Nanaksar Gurdwara Gursikh Temple's proposed plan to double the size of their building from 40,000 to 80,000 square feet in East Richmond for the following reasons:

1. Traffic and Safety: Currently, when events are held at the temple, attendees often park along both the north and south shoulders of Westminster Highway creating a pronounced traffic hazard as drivers attempting to travel east or west past the temple must not only concern themselves with the distraction of so many cars parked along the roadway but also with cars attempting to turn into or out of the temple.

These hazards are secondary to the fact that temple attendees who have parked their cars on the shoulder are also walking along the roadway of Westminster Highway between the parked cars and vehicles traveling along the roadway and then attempting to run across the roadway when there is a break in the flow of east/west traffic. The posted speed limit is 60 kph.

Also with cars parked on both the north and south shoulder of Westminster Highway, cars attempting to turn into the temple often back-up eastbound or westbound traffic attempting to transit through this area.

Vehicles attempting to depart the temple's on-site parking areas not only contribute to the problem but are also subject to these noted hazards and distractions and indeed add to the already heavily traveled two lane (one eastbound and one westbound lane) roadway that services the agricultural lands surrounding the temple, the golf centre, private school and the industrial and residential areas of Richmond immediately to the east.

2. ALR: The temple occupies land protected by the ALR and further expansion of facilities that do not represent a net increase in agricultural use will not only erode the legislation but will also be viewed and used by other religious organizations as a precedent by Council to seek further expansion of their facilities on ALR lands.

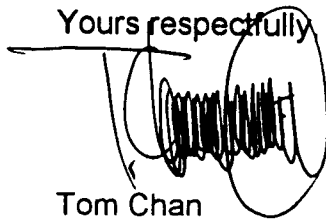


As noted in the January 21st edition of the Richmond News,

"When the Nanaksar Gurdwara Gursikh Temple on Westminster Highway hosts a religious event, thousands of people come to worship, eat and celebrate together. " ' The use of the facilities is overwhelming, ' " said Kabel Atwall, temple spokesman. " 'There's so much demand, we can't keep up.' "

I urge Council not to approve the temple's expansion and to maintain the status quo. In addition, Council should review the traffic situation in and around the temple and implement such improvements and safety measures as may be necessary and appropriate for everyone's benefit. Thank you.

Yours respectfully,

A handwritten signature in black ink, appearing to be "Tom Chan", enclosed within a hand-drawn oval. A horizontal line is drawn above the signature, and a vertical line descends from the left side of the signature.

Tom Chan