



To: Planning Committee **Date:** May 30, 2005
From: Raul Allueva **File:** RZ 02-213318
Director of Development
RE: **APPLICATION BY KABEL ATWALL FOR OFFICIAL COMMUNITY PLAN AMENDMENT OF A PORTION OF 10060 NO. 5 ROAD FROM "AGRICULTURE" TO "COMMUNITY INSTITUTIONAL" AND REZONING FROM "AGRICULTURAL DISTRICT (AG1)" AND "ROADSIDE STAND (CLASS C) DISTRICT (RSC)" TO "COMPREHENSIVE DEVELOPMENT DISTRICT (CD/165)" AND FOR OFFICIAL COMMUNITY PLAN AMENDMENT OF A PORTION OF 10320 NO. 5 ROAD FROM "COMMUNITY INSTITUTIONAL" TO "AGRICULTURE"**

Staff Recommendation

1. That authorization for Kabel Atwall to use the west 250 m (approximately) of 10060 No. 5 Road, as illustrated in Attachment 2, for a non-farm use be approved (subject to the proposed Official Community Plan amendment and rezoning conditions in this report).
2. That the City send a letter to the Agricultural Land Commission expressing concern that the expanded area for non-farm use was approved without City input.
3. That Official Community Plan Amendment Bylaw No. 7913, to redesignate a portion of 10060 No. 5 Road from "Agriculture" to "Community Institutional" and to redesignate a portion of 10320 No. 5 Road from "Community Institutional" to "Agriculture" in Attachments 1 and 2 to Schedule 1 of Official Community Plan Bylaw No. 7100 (Generalized and Specific Land Use Maps), be introduced and given first reading.
4. That Bylaw No. 7913, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program;
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.
5. That Bylaw No. 7913, having been considered in conjunction with Section 882(3)(c) of the Local Government Act, be referred to the Land Reserve Commission for comment and response by July 13, 2005.
6. That Bylaw No. 7913, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.

7. That Bylaw No. 7914, for the rezoning of 10060 No. 5 Road from "Agricultural District (AG1)", "Roadside Stand (Class C) District (RSC)" and "Assembly District (ASY)" to "Comprehensive Development District (CD/165)", be introduced and given first reading.
8. That the Public Hearing Notification Area be expanded to an area bounded by King Road, Shell Road, Steveston Highway and Highway 99 (Attachment 15).



Raul Allueva
Director of Development

RA:jl
Att.16

FOR ORIGINATING DIVISION USE ONLY**CONCURRENCE OF GENERAL MANAGER** *APD**TCrowe***REVIEWED BY TAG**

YES

**REVIEWED BY CAO**

YES

CVC

Staff Report

Origin

Kabel Atwall has applied, on behalf of the Lingyen Mountain Temple, to amend the Official Community Plan (OCP) designation of portions of 10060 and 10320 No. 5 Road and to rezone portions of 10060 No. 5 Road to accommodate the Phase 3 expansion of the Lingyen Mountain Temple (LMT). The properties, which are shown in **Attachment 1**, are located within the No. 5 Road Institutional Corridor in the Agricultural Land Reserve (ALR).

As part of an earlier ALR Non-Farm Use application (AG 01-187746), the Agricultural Land Commission (ALC) approved the use of the west 140 m (460 ft.) of the depth of the subject property for institutional use. After refining the building programming and consulting with the public, the applicant now proposes to increase the depth of the property to be used for non-farm use by an additional 110 m, on average, for a total of approximately 250 m (820 ft.), in order to relocate the Phase 3 temple complex farther away from No. 5 Road and locate all parking requirements on one site (see **Attachment 2**). This amendment of the earlier Non-Farm Use application, which requires reconsideration by City Council and by the ALC, is also part of this report.

The property at 10320 No. 5 Road, which is located approximately 170 m (558 ft.) south of 10060 No. 5 Road, was acquired by the LMT in 2002 to accommodate additional parking needs of the temple complex. An earlier Non-Farm Use application to use the west 110 m of the site for non-farm use, based on earlier development plans, was approved in 2002. As the temple now plans to consolidate all of the expansion on the site at 10060 No. 5 Road, there will be no rezoning of 10320 No. 5 Road and farm uses will be located on this site (10320 No. 5 Road).

Findings of Fact

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

Overall Concept

The LMT currently has over 10,000 members in the Lower Mainland. The LMT proposes to build a 12,239 m² (131,740 ft²) Phase 3 expansion immediately south of the existing temple complex. The proposed expansion would fulfill LMT's objective to create an all-encompassing international Buddhist Centre in Richmond that would serve as a Buddhist learning centre and pilgrimage destination. This complex is intended to become the North American centre of the LMT, which is now based in Taiwan. In addition to worship, the temple complex would be:

- A showcase for grand Eastern temple architecture;
- A learning centre of Buddhism where traditional teachings and precepts are taught;
- A training centre for monks and nuns; and
- A sanctuary where the readings, chanting and prayers are performed by monks and nuns continuously on a daily basis.

The form and character of the proposed temple complex is modeled after the main temple complex in Taiwan. A statement of the expanded temple's purposes and objectives, submitted by the applicant, is included as **Attachment 4**.

Requested Official Community Plan Amendments

The west 140 m (459.3 ft.) of 10060 No. 5 Road was approved for non-farm use in 2002. The applicant is requesting to use an additional 110 m (on average) of the site for non-farm use. If approved, 140 m (459.3 ft.) of the property, as shown in Schedule A of OCP Amendment Bylaw No. 7913, will have to be re-designated from “Agriculture” to “Community Institutional” use to accommodate the proposed temple expansion.

The applicant also proposes to change the land use designation of the west 110 m of the property at 10320 No. 5 Road from “Community Institutional” to “Agriculture” as there are no plans to use the property for any uses other than agriculture (see Schedule B of OCP Amendment Bylaw No. 7913).

Requested Bylaw Zoning Amendments

The applicant requests to rezone the west 250 m of a portion of 10060 No. 5 Road from “Agricultural District (AG1)”, “Roadside Stand (Class C) District (RSC)” and “Assembly District (ASY)” to a new “Comprehensive Development District (CD/165)” to permit the temple expansion. The proposed CD/165 zone is based on the “Assembly District (ASY)” zone with food catering establishment and retail trade, both as accessory uses, added to the list of permitted uses in order to accommodate the activities that will take place in the temple.

No zoning changes are proposed to 10320 No. 5 Road; it will remain zoned as “Agricultural District (AG1)”.

Building Program

The Phase 3 expansion consists of 10 buildings arranged in a symmetrical configuration around a central courtyard. The focal point of the expansion is a Main Temple, approximately 42.8 m (140 ft.) high with an additional 6.1 m (20 ft.) rooftop plaque, which will house a 30 m (100 ft.) high statue of Buddha. The remaining buildings are dormitories for the monks, nuns and visitors to the LMT, as well as administrative offices, cafeteria, kitchen and guest services.

Off-street parking for approximately 677 cars is proposed to be located along No. 5 Road in front of the Phase 3 expansion complex and on the Phases 1 and 2 site. Access to the parking areas is from two driveways on No. 5 Road.

Attachment 3 provides a detailed summary of building statistics and description of the buildings in the Phase 3 expansion. The site plan and elevations are provided in **Attachment 5**.

Surrounding Development

The site context is as follows:

North:	Unopened Williams Road right-of-way and Mylora Golf Course (zoned AG2)
East:	Agricultural lands (zoned AG1) and Highway 99
South:	Richmond Chinese Mennonite Brethren Church and School (zoned ASY)
West:	Single-family residential (zoned R1/E)

Related Policies and Studies

In 1990, the City and ALC developed a policy for the east side of No. 5 Road, south of Blundell Road, to allow the rezoning of the west 110 m of the lot depth for institutional use (includes places of worship, private educational institutions, etc.). A copy of this policy is included as **Attachment 6**. In order to obtain approval for the non-farm use, the institution has to agree to farm any remaining agricultural backlands beyond the 110 m of lot depth.

Earlier Phases and Previous Applications

Year	Application
1995	<ul style="list-style-type: none"> Rezoning and Non-Farm Use Applications (RZ 93-209 and AG 93-210) were approved for the west 110 m of 10060 No. 5 Road to permit phases 1 and 2 of the Lingyen Mountain Temple. A Development Variance Permit Application (DV 94-252) was approved to increase the height of the temple buildings from 12 m (39.4 ft.) to 21 m (68.9 ft.) and to allow a decorative gate structure to be located within the front yard setback.
2001	<ul style="list-style-type: none"> Council authorized a Non-Farm Use Application (AG 01-187746) to use the west 140 m (459.3 ft.) of 10100 No 5 Road (which is now part of 10060 No. 5 Road) for institutional use.
2002	<ul style="list-style-type: none"> The ALC approved the Non-Farm Use Application to use the west 140 m of 10100 No. 5 Road for institutional use, subject to: <ul style="list-style-type: none"> Consolidation of 10100 No. 5 Road with the existing temple property at 10060 No. 5 Road (<i>completed</i>); Registration of a restrictive covenant to use the backlands for agricultural use; and Submission, acceptance and implementation of a farm plan that specifically addresses surface and internal drainage on the property (<i>submitted</i>). Council and the ALC authorized the Non-Farm Use Application (AG 02-221655) to use the west 110 m of 10320 No 5 Road for institutional use, subject to: <ul style="list-style-type: none"> Submission of a drainage plan to address surface and internal drainage; Registration of a restrictive covenant on the agricultural backlands specifying its use as agricultural and restricting any non-farm related services or uses; Development of the orchard in conjunction with Phases 1 to 3; and Compliance with applicable Acts, regulations, bylaws of the local government.
2004	<ul style="list-style-type: none"> Upon request from the applicant, the ALC reconsidered the earlier Non-Farm Use conditional approval and gave conditional approval (see Attachment 7) to use the west 250 m (820 ft.) of the portion of 10060 No. 5 Road (which used to be 10100 No. 5 Road) for non-farm use. This was to enable the temple complex and all parking requirements to be relocated and consolidated onto one site. This approval was given by the ALC without a resolution from Council. It carries the following conditions: <ul style="list-style-type: none"> Cancellation of the approved development plan for 10320 No. 5 Road; Registration of a restrictive covenant against the title of 10320 No. 5 Road restricting its use to agriculture; Registration of a restrictive covenant against the titles of 10060 and 10320 No. 5 Road preventing their separate transfer; Submission, acceptance and implementation of a revised farm plan for the subject properties; and Submission, acceptance and implementation of a revised drainage plan for the subject properties.

Public Consultation

Date	Details of Consultation
June 16, 2004	<ul style="list-style-type: none"> A Public Open House, which was organized by the applicant, was held at the LMT. Over 250 people attended the open house where detailed plans and a model were displayed. Of the 250 people who attended, 210 people left the following comments: <ul style="list-style-type: none"> 205 comments were in favour of the temple expansion; 5 comments expressed concerns about height, view impacts, and traffic. <p>Note: The comments (e.g. letters and petitions) submitted at this Open House are too numerous to attach to this report. Copies have been made available for Council review and is available for viewing by the public upon request.</p>
August 10, 2004	<ul style="list-style-type: none"> The applicant organized a meeting with concerned neighbourhood residents. A total of 7 people attended the meeting. As the model of the temple expansion was being amended to reflect the revised layout, the LMT offered to host another meeting when the model was ready.
September 2, 2004	<ul style="list-style-type: none"> A meeting, organized by the applicant, with neighbourhood residents was arranged to view the revised model and temple layout. A total of 25 people attended the meeting. Comments were expressed about the following: <ul style="list-style-type: none"> Complaints about noise from the existing temple; The possible need for a traffic light at Seacliff Road; Visual screening along No. 5 Road prior to construction taking place; Provision of an access along the unopened portion of Williams Road to provide access to the temple complex; and Height of the proposed Main Temple.

Staff Comments

Staff Technical Review comments are included in **Attachment 8**.

Analysis

Building Height

A significant issue with this application is the height of the Main Temple, which is proposed to be 42.8 m (140 ft.) from the ground level to the top of the roof. A 6 m (20 ft.) high round plaque is affixed to the top of the roof for an overall total height of 48.8 m (160 ft.). At issue is whether this building height is appropriate in this part of the City where there are no buildings of comparable height and scale.

As the North American Centre for the LMT, the applicant asserts that the Main Temple must reflect the significant nature of this complex. One of the basic principles of the Main Temple design is the need to accommodate 2,000 people in the temple in a manner that will allow each person to view the main body of the Buddha statue.

The applicant also states that the statue, itself, is based on specific cultural and religious design principles. The statue must have a base of 4.6 m (15 ft.), a lotus leaf of 1.5 m (5 ft.), a Buddha statue of 12.2 m (40 ft.), a halo of 3.7 m (12 ft.) and another 4.6 m (15 ft.) between the top of the halo and the interior ceiling.

The first floor of the Main Temple, which is the convention centre, has an interior height of 6.7 m (22 ft.). Together with the second floor, which houses the statue of Buddha, the total interior height of the Main Temple is approximately 33.2 m (109 ft.). The remaining height of the building consists of the exterior roof, which follows the traditional style of Chinese architecture for holy temples.

Staff have consistently expressed a concern with the overall height of the Main Temple and have requested that the applicant reduce its height. The applicant maintains that if the Main Temple is reduced in height, it will be difficult for the LMT to attain the style of building that reflects its importance and one that recognizes religious and cultural precepts (see letter from applicant in **Attachment 9**).

Mitigation of Visual Impacts

The applicant is aware of Staff's concerns about the height of the Main Temple. When the plans were first submitted to the City, the temple complex was contained within the west 140 m of the site and some of the parking was located within the west 110 m of the second property at 10320 No. 5 Road. The temple complex was therefore located much closer to No. 5 Road in the original plans.

In this current proposed plan, the temple complex and all of its parking requirements are to be located within the property at 10060 No. 5 Road. This has the effect of moving the temple complex further away from No. 5 Road.

The applicant decided to change the siting of the temple complex after consultation with area residents and the Agricultural Advisory Committee (AAC). From the applicant's perspective, the change has the following effects:

- Lessens the visual impact of the Phase 3 expansion from No. 5 Road and the surrounding neighbourhood; and
- Preserves all of 10320 No. 5 Road for agricultural use.

The applicant subsequently approached the ALC directly for reconsideration of the non-farm use approval that was given in 2002 for the west 140 m of the site. In August 2004, the ALC gave conditional approval to use the west 250 m of the site for non-farm use (**Attachment 7**). This represents an additional 110 m from the earlier approval granted by the City. No application for the change had been made to the City and no resolution was passed by Council in support of using the west 250 m of the site for non-farm use.

Evaluation of Requested Building Height Variance

To support the requested building height, the applicant conducted a view analysis using balloons that were floated to represent the height of the Main Temple. Photographs were then taken from various locations along No. 5 Road and within the adjacent residential neighbourhood. The balloon analysis indicated that there would be minimal view impacts from within the adjacent single-family neighbourhood.

View impact illustrations were also submitted to demonstrate that once the temple complex is located further back on the site, the buildings appear smaller from No. 5 Road and greater view corridors are preserved for residents along No. 5 Road.

Shadow analyses for different seasons and times throughout the year were also submitted to determine any shadowing impacts on the surrounding neighbourhood. The analysis shows that there will be no shadow impacts on the single-family neighbourhood along the west side of No. 5 Road.

Comparison of Height

The proposed Main Temple height of 48.8 m (160 ft.) is compared to other temples in the No. 5 Road area and to significant landmark buildings in Richmond in the following table:

Building	Address	Height (from Building Permit plans)
<i>Other Religious Institutions:</i>		
• Lingyen Mountain Temple (Phases 1 & 2)	10060 No. 5 Road	23 m (75.5 ft.)
• Shia Muslim Mosque	8580 No. 5 Road	20.1 m (65.9 ft.) for minarets only
• International Buddhist Society	9160 Steveston Highway	15.5 m (51 ft.)
<i>Other Significant Buildings:</i>		
• Richmond City Hall	6911 No. 3 Road	45 m (147.6 ft.)
• Great Canadian Resort and Casino Hotel	8811 River Road	40.9 m (134.2 ft.)

Both the Lingyen Mountain Temple (Phases 1 and 2) and the Shia Muslim Mosque applied for and received variances in 1994 and 1999 respectively to exceed the 12 m (39.4 ft.) height limit of the ASY to achieve the heights listed in the table above.

Buildings in the City Centre have a maximum height limit of 45 m (147.6 ft.) due to flight path restrictions. There is no height restriction due to flight paths on this site.

Staff Assessment

While the applicant has attempted to mitigate visual impacts, Staff still feels that there will be neighbourhood opposition to the scale and height of the expansion complex, among other issues.

Staff also raise the following concerns about the potential impacts and implications of the proposed temple complex height and siting:

- There may still be significant visual impacts that would be experienced by residents along No. 5 Road, opposite the temple;
- The Main Temple will be located closer to, and hence appear more prominent, along Highway 99;
- Approval of the building height will set a precedent for other tall structures in the ALR that may not be appropriate for its context;
- The proposed height of the Main Temple is 4 times greater than the 12 m (39.7 ft.) height limit of the typical "Assembly District (ASY)" zone commonly used in the No. 5 Road institutional area, and more than twice as high as the existing LMT buildings.
- Although landscaping within the large parking area in front of the temple complex is proposed, it may still appear as a "sea of asphalt".

Staff has consistently expressed concerns about building height to the applicant and requested a reduction in height. Staff would be more supportive of the proposal if the Main Temple was reduced to the same height as or slightly taller than the existing temple structures.

Transportation Issues

Religious activities at the temple typically occur during the weekend; very little activities happen on weekdays. On weekends, families and individuals arrive at various times throughout the day to pray and meditate for varied durations. There is no defined peak of arrivals or departures on the weekends.

There are three larger events that occur at the temple each year: Chinese New Year (2 days in January or February), the Vegetarian Festival (3 days in April) and Buddha's Birthday (1 day in May). During these events, attendance is expected to be much greater than on typical weekends.

Parking

A total of 677 parking stalls is provided for all phases of the LMT; the bylaw requirement is calculated to be 677 parking stalls. Most of the parking spaces will be located in front of the Phase 3 expansion. Two driveways provide access to the parking areas from No. 5 Road.

A Traffic Impact Study, which was prepared for the applicant by Bunt & Associates (**Attachment 10**), estimates that the three major events may generate need for a total of 1,000 to 2,000 parking stalls. To address this shortfall in parking, the LMT would have to prepare management plans for such events that include finding temporary parking at nearby parking lots, shuttle service, carpool incentives, and attendance regulation. To date, no such plans have been prepared by the LMT or approved by the City. Such plans will be required as a condition of rezoning.

Traffic Impact Study

The Traffic Impact Study assesses the traffic impacts of the expansion on the area road network and recommends any necessary improvements.

The Traffic Impact Study findings indicate that:

Current Capacity

- Along No. 5 Road - key intersections along No. 5 Road in the vicinity of the LMT, are currently working well within capacity, and
- At Steveston Highway/No. 5 Road – this intersection currently operates at 90% capacity during weekday afternoons and is expected to reach capacity within the next 10 years, even without any expansion of the temple.

After Temple Expansion

- Along No. 5 Road – key intersections are still anticipated to operate within capacity.
- At Steveston Highway/No. 5 Road – the intersection is expected to reach capacity, a condition resulting primarily from high volumes of background traffic. The consultant findings show that this intersection will be marginally impacted by increased temple traffic.

Larger scale regional road improvements would be needed to address the current and future capacity issues of the No. 5 Road/Steveston Highway intersection.

Transportation Department Review

The City's Transportation Department has reviewed the Traffic Impact Study and finds it acceptable. If the expansion plans proceed, Transportation requires, among other things:

- Land dedication of 2 m along the original temple site and 4 m along the entire frontage of the portion of 10060 No. 5 Road that was formerly 10100 No. 5 Road;
- Land dedication for a 4 m x 4 m corner cut at the northwest corner of 10060 No. 5 Road measured from the new property lines;
- Modifications to the traffic signals at the No. 5 Road and Williams Road intersection, as required;
- A contribution of \$20,000 towards bus shelters in the vicinity of the site;
- Submission for approval of a traffic and parking management plan for the construction period; and
- Submission for approval of a traffic and parking management plan for major events. This plan must include the provision of shuttle service, overflow parking arrangements with neighbouring properties and special event traffic control.
- Design (ultimate and interim) and construction of the left-turn bays along No. 5 road at Williams Road intersection and the southbound left-turn bay to the south access of the site.

Detailed comments from the Transportation Department are found in **Attachment 8**.

Transportation Issues Raised by the Public

When the applicant met with area residents on September 2, 2004, two suggestions were made:

1. Install a traffic light at Seacliff Road/No. 5 Road; and
2. Open up Williams Road north of the LMT to bring traffic into the site.

Staff reviewed both suggestions and respond as follows:

1. A special pedestrian crosswalk was installed by the City at Seacliff/No. 5 Road on September 16, 2004;
2. The opening of Williams Road would require approval by City Council as well as the Agricultural Land Commission as it is not general policy to open any unopened road rights-of-way within the ALR. Some encroachments into the road right-of-way by the golf course to the north would also have to be relocated. Staff consider that the existing and proposed driveway accesses from No. 5 Road are adequate to serve the needs of the LMT.

Agricultural Implications*Current Agricultural Activities*

The LMT is actively farming its backlands as part of the earlier phases of development. Members of the LMT manage a fruit tree orchard in the backlands that contains approximately 400 fruit trees (persimmon, pear, plum, cherry). The harvested fruit is either used by the temple or donated to charity.

Proposed Agricultural Plan

A detailed Agricultural Development and Management Plan was prepared by C & F Resource Consultants Ltd. for the LMT as a condition of the non-farm use approval by the ALC. The Agricultural Plan addresses drainage, irrigation, soil management and crop alternatives.

The breakdown of land to be rezoned for institutional use and land to remain zoned for agricultural use is summarized in the following table:

Address	Land Area to be Rezoned for Institutional Use	Land Area to Remain Zoned for Agricultural Use
10060 No. 5 Road	48,262 m ² (519,510 ft ²)	42,915 m ² (461,945 ft ²)
10320 No. 5 Road	0 m ²	33,562 m ² (361,272 ft ²)
Total	48,262 m² (519,510 ft²)	76,477 m² (823,217 ft²)

Elements of the Agricultural Plan include:

- Improvement to drainage on both properties;
- Addition of and improvements to the topsoil on both properties;
- Construction of an agricultural berm around the perimeter of 10060 No. 5 Road to:
 - Protect land from flooding from adjacent lands;
 - Provide a climatically advantageous location for growing kiwi fruit and grape vines.
- Development of a stormwater retention pond east of the temple complex at 10060 No. 5 Road to provide a source of irrigation water for both properties;
- Recommended crops for the agricultural lands on 10060 No. 5 Road include grapes, kiwi fruit, cane berries (raspberries, loganberries), bush fruits (blueberries, currants), and tree fruits; and
- Recommended activities for 10320 No. 5 Road include mixed farming dedicated to annual crops such as sweet corn, pumpkins, potatoes and other field crops.

Agricultural Advisory Committee Review

The Agricultural Advisory Committee (AAC) considered the application on July 8, 2004. The applicant presented the earlier plans with the temple expansion sited within the west 140 m of 10060 No. 5 Road and the property at 10320 No. 5 Road being used for parking and some agriculture.

The applicant also presented the idea of siting all of the temple expansion and parking use on the current site (10060 No. 5 Road) as proposed in this application. The AAC indicated that, from an agricultural perspective, the preservation of 10320 No. 5 Road as an agricultural parcel is preferred over the proposal to use the west 110 m of it for parking. It was noted that 10320 No. 5 Road is a better parcel of farmland than 10060 No. 5 Road; its soil conditions provide it with greater agricultural capability.

The AAC endorsed the application and the proposal to locate all temple uses at 10060 No. 5 Road as long as:

- The two parcels are tied together legally (so they cannot be sold as separate lots); and
- A restrictive covenant is registered on the agricultural lands to ensure that they are used for agricultural purposes and that non-agricultural buildings cannot be built within the agricultural areas.

Both of the AAC's conditions above are also conditions of the ALC non-farm use approval. If the rezoning application proceeds, both of the above conditions would be specified as conditions of rezoning.

The applicant has also provided a cost estimate of approximately \$225,000 to implement the Agricultural Plan, which includes physical improvements and planting of fruit trees and annual crops. As a condition of the rezoning application, the applicant will be required to submit a Letter of Credit in this amount that will be released when the Agricultural Plan is completely implemented.

Building and Site Design

As the proposal involves an assembly building, this application is not subject to a Development Permit. In order to ensure that the project is constructed as proposed, the application will be required to register a Restrictive Covenant specifying that site, building and landscaping design for the site.

Engineering Works and Services

Sanitary Sewer

Sanitary sewer is available to the site as the Lingyen Mountain Temple installed sanitary service as part of its Phase 1 and 2 development.

Storm Drainage

As a large area of the site will be developed or used as a surface parking lot, the applicant was requested to review the storm sewer system in the area to determine if upgrading of the municipal storm system along No. 5 Road would be required.

The applicant's civil engineer proposes to design a system that controls development impacts. Phases 1 and 2 of the LMT currently drain into No. 5 Road and this will not change. For Phase 3, the engineers propose to have all drainage diverted to a detention pond located east of the temple building so that there are no additional impacts to the No. 5 Road system.

The detention pond, which is located in the agricultural portion of the site at 10060 No. 5 Road, will gradually discharge water collected from the site into the existing drainage ditch along Highway 99. It will also provide water for irrigation of the agricultural backlands. The detention pond will have mechanisms to intercept oil from the run-off and collect silt. The system is not anticipated to generate additional impacts on the No. 5 Road storm system.

The Engineering Department has reviewed the proposed concept and have no concerns at the concept phase, provided that the system will have no impact on the No. 5 Road storm system (**Attachment 11**). Should the detailed drainage engineering review undertaken by the applicant determine that upgrading of the storm sewer on No. 5 Road is required, this will have to be addressed at the sole cost of the applicant. The applicant is aware of this requirement.

The drainage proposal was also referred to the Ministry of Transportation for review as the drainage will be directed to the ditch along Highway 99. The Ministry has given approval in principle to the proposed discharge of storm water from the detention pond to the ditch, subject to the following functional requirements (**Attachment 12**):

- Design the system to accommodate storm water drainage from the property for a 24-hour, 1:100 year rainfall event;
- Ensure that appropriate control structures are in place to limit storm water discharge from the subject property to the Ministry's ditch to the current discharge levels for a range of storm events; and
- Install a headwall structure on the existing outfall pipe to limit ditch erosion and enhance infrastructure visibility in the Ministry's ditch.

Public Correspondence

Many letters and petitions have been received by the City, both in support of and in opposition to the proposed Phase 3 expansion.

Attachment 13 includes letters of support for the development proposal. People support the temple's expansion plan for some of the following reasons:

- Currently not enough space in the existing temple complex to adequately accommodate worshippers during special events;
- The temple is a good place, offering peace and enlightenment;
- Support for the expansion of the services and programs currently offered by the temple;
- The grand architecture offers people the chance to learn and experience the Asian culture that is already a part of our society; and
- Job opportunities during construction.

Attachment 14 contains letters of opposition for the development proposal. These people generally oppose to the expansion for some of the following reasons:

- Height of the Main Temple;
- View impacts;
- Traffic congestion along No. 5 Road and especially at the No. 5 Road/Steveston Highway intersection; and
- Impacts on neighbouring institutions.

Petition

In addition to the letters of support, the LMT submitted a 12,000 name petition signed by people who support the Phase 3 temple expansion. The people who signed the petition include people from outside of Richmond (local and international). This petition is too lengthy to include as an attachment to this report. A copy has been made available for Council review and is available for viewing by the public upon request.

Proposed CD Zone

The proposed CD zone is based on the Assembly District (ASY) zone, with minor modifications to address the specific proposal, including:

- Addition of "Food Catering Establishment" and "Retail Trade" within the list of Permitted Uses in order to permit the cafeteria and gift store in the proposed expansion;
- Deletion of rear yard setback as the Main Temple is sited at the east extent of the zoning boundary between temple and agricultural uses; and
- Inclusion of a 30 m (98.4 ft.) height limit for buildings and structures.

Overall Recommendation for the Proposed Expansion

The pros and cons of the proposed Phase 3 temple expansion are summarized below:

Pros

- The proposal complies with the concept of assembly uses along No. 5 Road;
- The complex would be a unique landmark and showcase temple architecture;
- As the North American centre of the Lingyen Mountain Temple, the complex would attract people from outside of the Lower Mainland to Richmond;
- The establishment of such a major centre of Buddhism in the community supports inter-culturalism, faith and tolerance in the community; and
- The existing temple buildings are beautiful structures of very high quality. Staff have no doubt that the future expansion will meet, if not exceed, the architectural standards of the earlier phases.

Cons

- The “temple row” concept on No. 5 Road was originally intended to accommodate smaller, local churches;
- Staff’s main objection to the expansion proposal is the visual and aesthetic impact created by the proposed height of the Main Temple building. A 48.8 m high Main Temple building is not in keeping with the form and character of development in this part of Richmond;
- The establishment of such a large structure on this site is not sensitive to its setting in the ALR; and
- Approval of the building will set a precedent that may be followed by future requests for structures of similar height and scale in the ALR.

Summary

Staff are not opposed to the concept of allowing an expansion of the existing LMT. The LMT are good corporate citizens who, in the earlier phases of development, have fulfilled their obligations to farm the agricultural backlands. Staff have no doubt that they will continue to carry out their agricultural commitments.

Staff, however, cannot support the proposed 48.8 m (160 ft.) building height of the Main Temple. Staff cannot rationalize or justify the placement of such a tall, imposing structure at this location.

Since the creation of the policy with the ALC to consider institutional uses along a section of No. 5 Road that is in the ALR, a number of community churches, halls and independent schools have developed in the area. It was envisioned that these community uses would largely serve the residents of Richmond in a rural setting, but still be close and accessible to the urban community.

The proposed temple complex will be much larger than existing institutional uses in the area and will likely emerge as the largest religious institution in Richmond and one of the largest in the Lower Mainland. Although the temple will serve local residents, it is also clearly intended to draw regional and international visitors.

Staff would be more receptive to the proposal if the height of the Main Temple was lowered to be more uniform in scale with other buildings in the complex and in keeping with the earlier existing phases. Staff do not feel that a reduction in height of the Main Temple is unreasonable. A height reduction would have little impact on the amount of useable indoor floorspace for temple functions as most of the Main Temple is open space to accommodate a statue of Buddha.

Despite numerous requests by Staff, there have been no alternatives presented for consideration by the LMT or their consultants. The applicant maintains that both the statue and the Main Temple must conform to prescribed height and proportions in order to reflect the temple's significance.

Options

Option 1 (Recommended):

- 1. Grant approval to use the west 250 m, approximately, of 10060 No. 5 Road (as illustrated in Attachment 2) for non-farm use, conditional on the property at 10320 No. 5 Road being reverted back to agricultural use;**
- 2. Send a letter to the Agricultural Land Commission expressing concern that the expanded area for non-farm use was approved without input from the City;**
- 3. Introduce OCP Amendment Bylaw No. 7913 to redesignate a portion of 10060 No. 5 Road from "Agriculture" to "Community Institutional" and to redesignate a portion of 10320 No. 5 Road from "Community Institutional" to "Agriculture";**
- 4. Introduce Zoning Amendment Bylaw No. 7914 with a 30 m height limit for all buildings; and**
- 5. Expand the Public Hearing notification area to include an area bounded by Highway 99, Steveston Highway, Shell Road and King Road.**

As approval to use an expanded portion of 10060 No. 5 Road for non-farm use has already been granted by the ALC, it is recommended that Council pass a resolution to support an expanded area for non-farm use.

Staff further recommend introduction of the OCP and Zoning Amendment Bylaws, with a height limit of 30 m (98.4 ft.) for all buildings. Although 23 m (75.5 ft.) is the tallest height variance that has been granted along No. 5 Road, Staff deem that 30 m would be reasonable because the Phase 3 expansion is proposed to be sited further back on the property, and thus would remain in keeping with the scale of buildings in the area.

Given the scale of the proposed development, Staff also recommend that the notification area for the Public Hearing be expanded to include an area bounded by King Road, Shell Road, Steveston Highway, and Highway 99 (**Attachment 15**). This will ensure that area residents are aware of the proposal and have the opportunity to express their comments or concerns.

Option 2:

1. Grant approval to use the west 250 m, approximately, of 10060 No. 5 Road (as illustrated in Attachment 2) for non-farm use, conditional on the property at 10320 No. 5 Road being reverted back to agricultural use;
2. Send a letter to the Agricultural Land Commission expressing concern that the expanded area for non-farm use was approved without input from the City;
3. Introduce OCP Amendment Bylaw No. 7913 to redesignate a portion of 10060 No. 5 Road from "Agriculture" to "Community Institutional" and to redesignate a portion of 10320 No. 5 Road from "Community Institutional" to "Agriculture";
4. Direct Staff to amend Zoning Amendment Bylaw No. 7914, prior to introduction, to permit a maximum height of 49 m (160 ft.) for one building and 30 m for all other buildings; and
5. Expand the Public Hearing notification area to include an area bounded by Highway 99, Steveston Highway, Shell Road and King Road.

Should Council wish to give approval in principle to the application with the 48.8 m high Main Temple, Staff can be directed to amend Zoning Amendment Bylaw No. 7914, prior to introduction, by replacing Section 291.165.5 with the following:

"291.165.5 MAXIMUM HEIGHTS

.01 **Buildings and Structures:** 30 m (98.425 ft.) except that

One (1) **building** may be 49 m (160.761 ft.) provided that the **building** is located 205 m (672.572 ft.) from the **front property line**."

The above wording limits the number of buildings that may be 49 m high to only one (1) and specifies that it will be located well back from No. 5 Road.

Approval to use the westerly 250 m (approximately) of 10060 No. 5 Road for non-farm use would also be granted. The Public Hearing notification area would also be expanded as outlined in Option 1.

Rezoning Conditions

The conditions of rezoning, independent of the height issue, are outlined in **Attachment 16**. The applicant has agreed to the conditions (signed copy is on file) and these conditions will be required to be completed as a condition of final rezoning approval, irrespective of the building height.

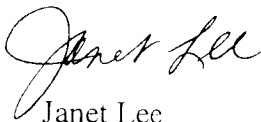
Financial Impact

None.

Conclusion

The Lingyen Mountain Temple plans a significant addition to the existing phases of its development to create an all-encompassing international Buddhist Centre. In order to achieve this goal, the expansion consists of nine buildings, including a Main Temple that rises about 49 m from the ground.

While Staff are generally supportive of the expansion of the temple's functions, services and programs, there remains concerns about the proposed height of the Main Temple, and the overall visual, aesthetic and precedent-setting implications that would result. Staff therefore cannot support the application in its current form. Staff recommend that the applicant be directed to amend the development proposal to lower the height of the Main Temple to 30 m, which would be similar to and more in keeping with the height of the other proposed buildings in the complex and other institutional buildings in the area.

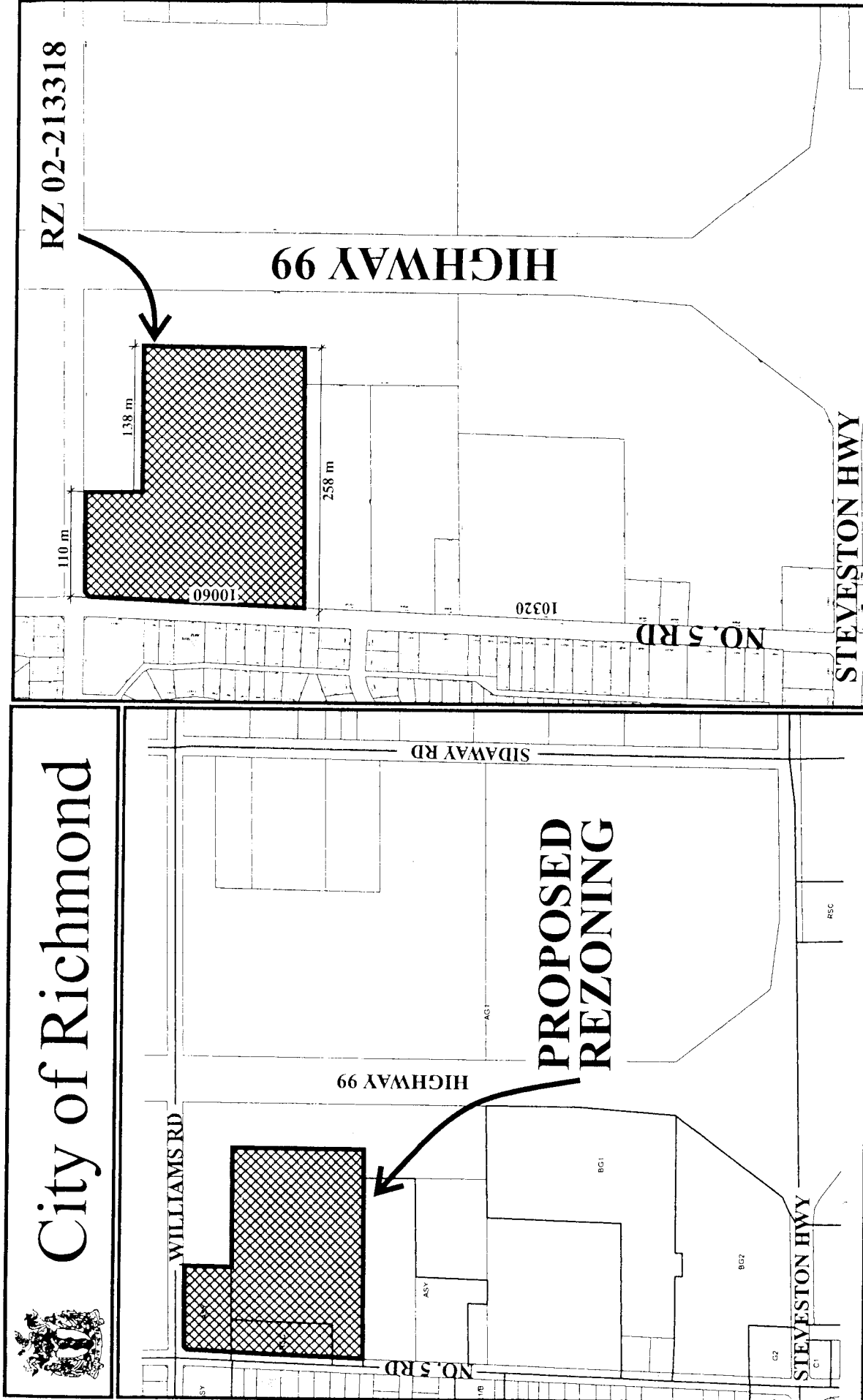


Janet Lee
Planner 2
(4108)

JL:cas

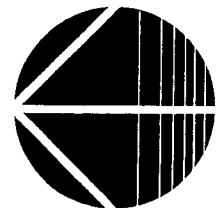
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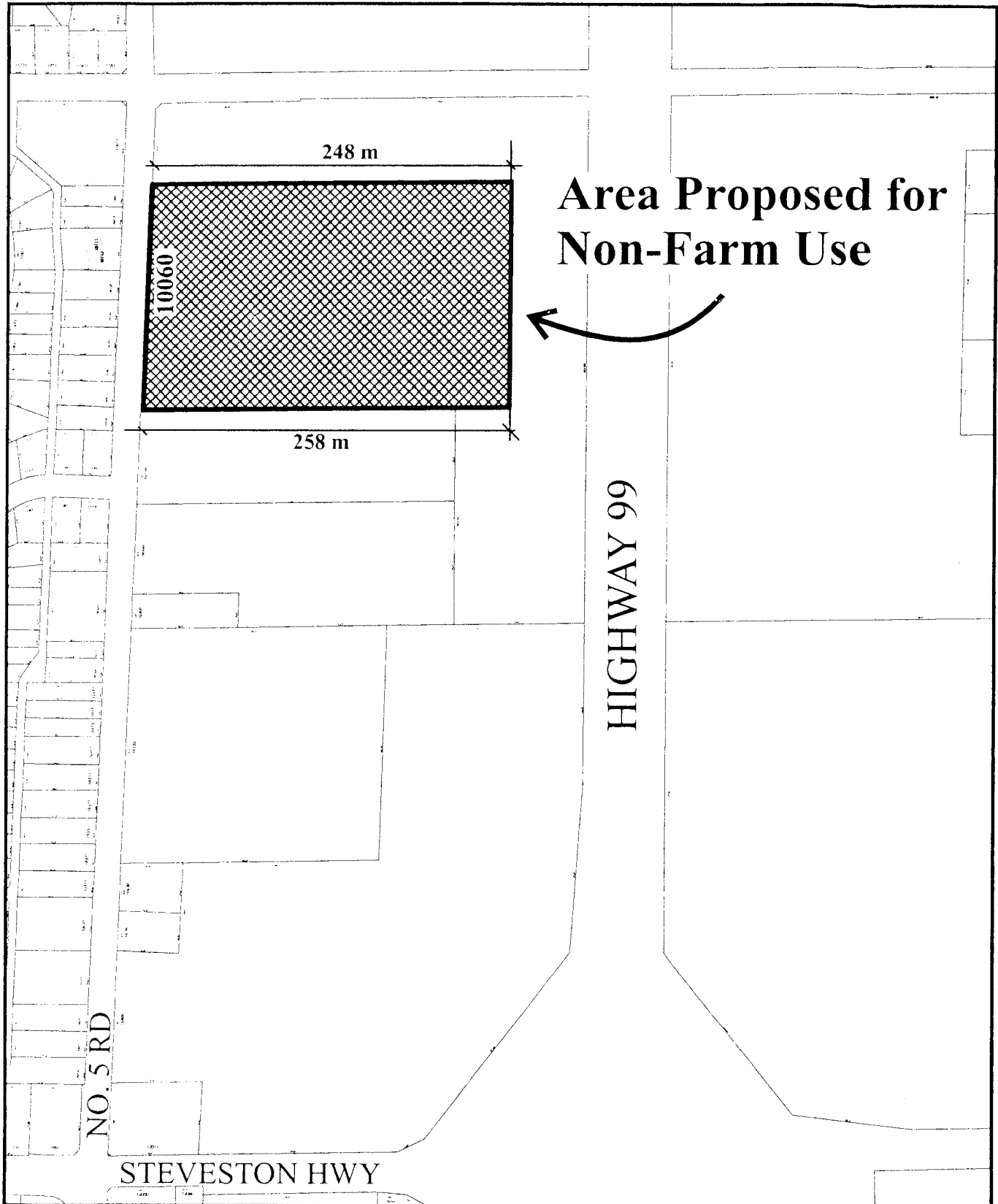
- Attachment 1: Location Map
- Attachment 2: Area Proposed for Non-Farm Use
- Attachment 3: Development Application Data Sheet
- Attachment 4: Applicant's Statement of Intent
- Attachment 5: Site Plan and Elevations
- Attachment 6: No. 5 Road Backlands Policy
- Attachment 7: ALC Non-Farm Use Application Approval Letter
- Attachment 8: Staff Comments
- Attachment 9: Letter from Applicant Outlining Rationale for Building Height
- Attachment 10: Traffic Impact Study and Addendum
- Attachment 11: Engineering Staff Letter to Consultant Engineer
- Attachment 12: Letter from Ministry of Transportation
- Attachment 13: Letters of Support
- Attachment 14: Letters of Opposition
- Attachment 15: Proposed Public Hearing Notification Area
- Attachment 16: List of Rezoning Conditions



Original Date: 06/23/04
 Revision Date: 02/18/05
 Note: Dimensions are in METRES

RZ 02-213318





Area Proposed for Non-Farm Use

Adopted Date:

Amended Date: 05/25/05

Note: Dimensions are in METRES



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

Development Application Data Sheet

Policy Planning Department

RZ 02-213318

Address: 10060 & 10320 No. 5 Road

Applicant: Kabel Atwall

Planning Area(s): n/a

	Existing	Proposed
Owner:	Lingyen Mountain Temple	No change
Site Size (m²):	10060 No. 5 Road: 9.2 ha (22.7 acres) 10320 No. 5 Road: 3.35 ha (8.3 acres)	10060 No. 5 Road: 9.12 ha (22.5 acres) after 796 m ² land dedication 10320 No. 5 Road: No change
Land Uses	10060 No. 5 Road: Temple, dormitories parking and agricultural 10320 No. 5 Road: Agricultural	10060 No. 5 Road: Additional temple and dormitory buildings, additional parking, and agricultural 10320 No. 5 Road: No change
OCP Designation	Agricultural and Community Institutional	10060 No. 5 Road: The Community Institutional designation would be extended an additional 110 m (approximately) for a portion of the property 10320 No. 5 Road: No OCP changes are required.
Zoning	10060 No. 5 Road: ASY, AG1 and RSC 10320 No. 5 Road: AG1	10060 No. 5 Road: CD/165, AG1 10320 No. 5 Road: No change
Other Designations	In the ALR	No change

	Bylaw Requirement (proposed CD zone)	Proposed	Variance
Floor Area Ratio:	Max. 0.50 F.A.R.	0.32 F.A.R.	None permitted
Lot Coverage – Building:	Max. 35%	23.1%	None
Setback – Public Road (m):	Min. 6 m	22 m (Phases 1 & 2) 129 m (Phase 3)	None
Setback – Side Yards (m):	Min. 7.5 m	10 m	None
Height (m):	Max. 30 m permitted	48.8 m	None supported
Off-street Parking Spaces – Total:	677	677	None

LINGYEN MOUNTAIN TEMPLE: BUILDING STATISTICS

Phase 3 Expansion (Proposed)

Building	Floor Area (sq.ft.)	Height (ft.)	Use Description
1. Main Temple	53,367	140	<ul style="list-style-type: none"> - Main temple is the most significant building of the complex. - Main level houses 100 ft. high statue of Buddha. - Upper level consists of mezzanines where Buddhist Canons are kept. - Lower level is a Convention Centre. - Main Temple can accommodate approximately 1,000 people.
2. South Temple	15,458	88	<ul style="list-style-type: none"> - Upper level is a temple for worship. - Lower level contains a souvenir store.
3. North Temple	15,458	88	<ul style="list-style-type: none"> - Upper level is a temple of worship. - Lower level is the cafeteria with seating capacity for 1,000 people.
4. South Dormitory / Administration	4,720	38	<ul style="list-style-type: none"> - Lower level consists of a men's dormitory and administrative offices. - Upper level consists of men's dormitory to accommodate monks and guests from abroad.
5. North Dormitory / Reception	4,720	38	<ul style="list-style-type: none"> - Lower level consists of reception area and boardroom. - Upper level consists of women's dormitory to accommodate the nuns and guests from abroad.
6. Men's Washrooms	2,992	38	<ul style="list-style-type: none"> - Lower level consists of men's washrooms for the general public. - Upper level consists of men's washrooms and laundry facilities for the monks and guests.
7. Women's Washrooms	2,992	38	<ul style="list-style-type: none"> - Lower level consists of women's washrooms for the general public. - Upper level consists of women's washrooms and laundry facilities for nuns and guests.
8. Monk's Library	16,008	72	<ul style="list-style-type: none"> - Lower level is the kitchen, food preparation area and storage. - Upper levels are the VIP monk's living quarters.
9. Head Monk's Residence	13,953	72	<ul style="list-style-type: none"> - Lower level is a guest reception area. - Upper levels are living quarters for the Old Monks.
10. Entrance Temple	2,073	46	<ul style="list-style-type: none"> - Entrance structure.
Total Phase 3 Floor Area	131,740		

Phases 1 and 2 (Constructed)

Building	Floor Area (sq.ft.)	Height (ft.)	Use Description
1. Phase 1 Shrine	16,000	67	- Existing main temple for the Lingyen Mountain Temple
2. Phase 2 Monk's Dormitories	11,600	52	- Monk's dormitories.
3. Phase 2 Chanting Shrine	6,400	62	- Place of worship.
Total Phases 1 and 2 Floor Area	34,000		

ATTACHMENT #4:

**APPLICANT'S STATEMENT OF
INTENT**

**REZONING AND OFFICIAL COMMUNITY PLAN AMENDMENT
FOR
LINGYEN MOUNTAIN TEMPLE**

Prepared by
Khevin Development Services Ltd.
February 2005

PROPOSAL

The Lingyen Mountain Temple proposes to rezone 10.6 acres of the subject property to Assembly District to accommodate Phase III of its complex. In addition, an Official Community Plan amendment is required to extend the Institutional designation from 110 meters to 250 meters from the property's western boundary.

With the consolidation of the subject site with the property used for Phases I and II of the Temple (10060 No. 5 Road), a total of 12.05 acres would be zoned for Assembly use. The remaining acreage would be in agricultural production.

The proposal also calls for all of Lot B, Explanatory Plan 15251, West ½ of the Southwest ¼, Section 31, Block 4 North, Range 5 West, New Westminster District being utilized exclusively for agricultural purposes.

LEGAL PARCEL

The property's legal address is 10100 No. 5 Road.

As noted above, the Temple also owns the property to the immediate north of the subject property. This property contains Phases I and II of the Temple complex. This property was legally described as Lot 42, Section 3, Block 4 North, Range 5 West, New Westminster District, Plan 25987.

As part of the approval granted by the Agricultural Land Commission, the two parcels were to be consolidated. This has been done.

CURRENT ZONING AND OFFICIAL COMMUNITY PLAN DESIGNATIONS

The OCP has the westerly 110 meters of the site designated as Institutional, while the remainder is designated as Agricultural.

In terms of zoning, the property is presently split zoned. A 1.3 acre portion along No. 5 Road is zoned Roadside Stand (Class C) or RSC, while the remainder is zoned Agriculture (AG 1).

EXISTING LAND USE

The front 7.3 acres of the property are presently unused, although they do have the old roadside stand building located upon them. This building is used for storage. A 4-acre portion of the site is planted with fruit trees. The remaining 6.5 acres are unused.

SURROUNDING LAND USE

To the north, the site is adjacent to Phases I and II of the Temple complex. Beyond this are the Williams Road right of way and the Mylora Golf Course.

To the south is the Richmond Christian School and Fantasy Gardens. The entire school site, along with a portion of the property to the south is zoned Assembly. The Fantasy Gardens site is zoned Botanical Garden 1 and 2 and is used for a variety of commercial and retail uses.

To the east is Highway 99, which at this point consists of three lanes in either direction.

No. 5 Road forms the western boundary of the site, with residential uses located on its western perimeter.

AGRICULTURAL LAND RESERVE PERSPECTIVE

Initially, application was made to the Agricultural Land Commission for permission to proceed with Phase III of the Temple. While the westerly 110 meters of the properties fronting the eastern side of No. 5 Road from Blundell Road to Steveston Highway, had been designated for Institutional use, the proposal to the ALC had requested the use of the westerly 140 meters of the subject site for such use.

Although a 140 meter depth for the assembly use was requested, the proposal still retained two thirds of the total size of the parcel for agricultural use. In consideration of its request, the Temple offered to consolidate its two properties.

The City of Richmond authorized the application to go forward to the ALC.

The ALC reviewed the proposal and allowed the westerly 140 meters to be used for Phase III of the Temple subject to:

- The consolidation of Lots 42 and 50
- The registration of a covenant against the Certificate of Title of the new consolidated property restricting the use of the back two thirds to agricultural use
- The submission, acceptance, and implementation of a farm plan that specifically addresses surface and internal drainage on the property

In regards to these conditions, it must be noted that:

1. the plan of consolidation has been prepared and registered

2. the requested covenant was prepared, reviewed by the ALC, and registered.

3. a farm plan was prepared by Brian French, P. Ag. and submitted to the ALC.

Subsequent to this the Lingyen Mountain Temple received permission from the ALC to use the westerly 100 meters of 10320 No. 5 Road for assembly purposes.

The ALC then allowed the development that was approved for 10320 No. 5 Road to be transferred to the subject property in consideration for 10320 No. 5 Road being utilized entirely for agricultural purposes. The ALC as part of this approval requested that covenants be registered that stated the two parcels could not be sold individually and only allowing agricultural use of the site, the preparation of drainage plans for the site, and the preparation of a farm plan.

The Lingyen Mountain Temple will fulfill its obligations in regards to the ALC approval granted and has prepared the farm and drainage plans. Upon receiving third reading of the requested bylaw, the restrictive covenants will be registered.

It should also be noted that the Temple had already developed its lands for agricultural use under its current obligations. In fact, it has extended its agricultural program beyond what it was obligated to undertake.

The agricultural use of its lands will continue under the current proposal and they form an important part of the Temple complex.

PROJECT DESCRIPTION

The objective of the Lingyen Mountain Temple is to create an all encompassing Buddhist center.

The center would not only be a showcase of Eastern cultural architecture, but also a Buddhist learning center and pilgrimage destination for international Buddhist devotees worldwide.

The current Temple is visited and/or used for worship by international religious organization, local community and cultural centers, school groups, University Buddhist societies, nursing homes as well as visitors and worshippers from Greater Vancouver, the Lower Mainland, United States, Taiwan, and Hong Kong.

Students have been assigned reports, based on their visits to the Temple, on the study of Eastern religions such as Buddhism. The media has used the facilities to document the practice of Buddhism in Canada.

Recognizing the continuous surge in Oriental culture and Buddhist teaching, the present facility, at best, only affords a minimal outward representation of Buddhism and does not

fully reflect the expression of Eastern culture. The Temple feels that it needs a larger center and more facilities to better serve visitors, worshippers, and practitioners. The Richmond Temple is to become the North American center of the Lingyen Mountain Temple.

The objectives of the center would be to, in keeping with the spirit of multiculturalism, to provide the public with grand Eastern temple architecture where Eastern culture and Buddhist teachings are presented. In addition, a learning center of Buddhism would be created where traditional teachings and precepts are taught. There would also be training center for monks and nuns.

The center would also provide a sanctuary where the readings of the Buddhist sutra, chanting of Buddha's name and prayers for world peace are performed by monks and nuns continuously on a daily basis.

Phase III of the project would involve 10 new buildings interconnected by walkways, all surrounding an open courtyard.

The ten buildings would be comprised of the following:

Building 1

Main Temple Hall	53,367 square feet
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Building 2

Avalokitesvara Temple	15,458 square feet
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Building 3

Ksitigarbha Temple	15,458 square feet
--------------------	--------------------

Building 4

Men's Dormitory	4,720 square feet
-----------------	-------------------

Building 5

Women's Dormitory	4,720 square feet
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Building 6

Men's Washroom	2,992 square feet
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Building 7

Women's Washrooms	2,992 square feet
Building 8	
Monk's Library	16,008 square feet
Building 9	
Head Monk's Residence	13,953 square feet
Monks' Living Quarters	1,654 square feet
Building 10	
Entrance Temple	2,073 square feet
TOTAL	131,740 square feet

The proposal meets with all the site coverage and Floor Area Ratios for the Assembly zone.

The proposal also meets all minimum setback requirements.

The height of the Main Temple as well as the North and South Temples will require reconsideration of the maximum height requirements.

The North and South Temples will be the same height of the Phase I and II Temples, which received a height variance from the City of Richmond.

The new Main Temple is proposed to be some 140 feet in height, although it will only consist of one floor, over a parking structure. This height is not only representative of the religious and spiritual significance of the Main Temple, but also reflective of the Richmond Lingyen Mountain Temple being the North American center of the sect. The Main Temple is to be similar in form and character to the Temple in Taiwan.

The size of the Main Temple is set by religious precepts that dictate that all in attendance must be able to view the statue of Buddha in the Main Temple. With a need to seat over 2000 people in the Main Temple, the statue must have a base of 15 feet, a lotus leaf pedestal of 5 feet, a 42 foot statue of the Buddha, a 12 foot halo around the Buddha, and another 15 feet to the top of the ceiling. This statue is contained within the Main Temple and will not be outside.

The size and grandeur is very important to the followers of the Lingyen Mountain Temple as it is also representative of the importance of the Temple complex and its position in North America.

With the Main Temple being set back some 600 feet from No. 5 Road, the impact of the Main Temple's height will be less than if a Temple of a size comparable to the existing Temple were built adjacent to No. 5 Road.

LANDSCAPING CONCEPT

The landscape in front of the Temple will consist of evergreen shrubs and groundcovers intended to provide screening from No. 5 Road. A row of large shade trees is located along the boulevard-planting strip. Planting within and around the buildings will be a mix of flowering shrubs and groundcovers, which compliment the clean lines and tiered structures. Parking areas will be softened with planted islands consisting of large shade trees and groundcovers. A pond at the rear of the site (east) provides irrigation water for the adjacent agricultural operations as well as an informal natural area with pathways and native vegetation.

TRAFFIC AND PARKING

A traffic study and parking analysis was undertaken on behalf of the Temple by Bunt and Associates to evaluate the effects of the proposal. This report has been updated to reflect the current situation and this has been forwarded to the City of Richmond.

The reports' conclusions, in terms of traffic, were that the Temple would not have a major effect on the road network system. The Temple has no issue with the recommendations contained within the report and it is willing to implement its recommendations.

From a parking perspective, an analysis was undertaken. A total of 677 on-site parking stalls are required as per the City of Richmond's Zoning Bylaw. The current site plan provides for 703 on-site parking stalls.

SUMMARY

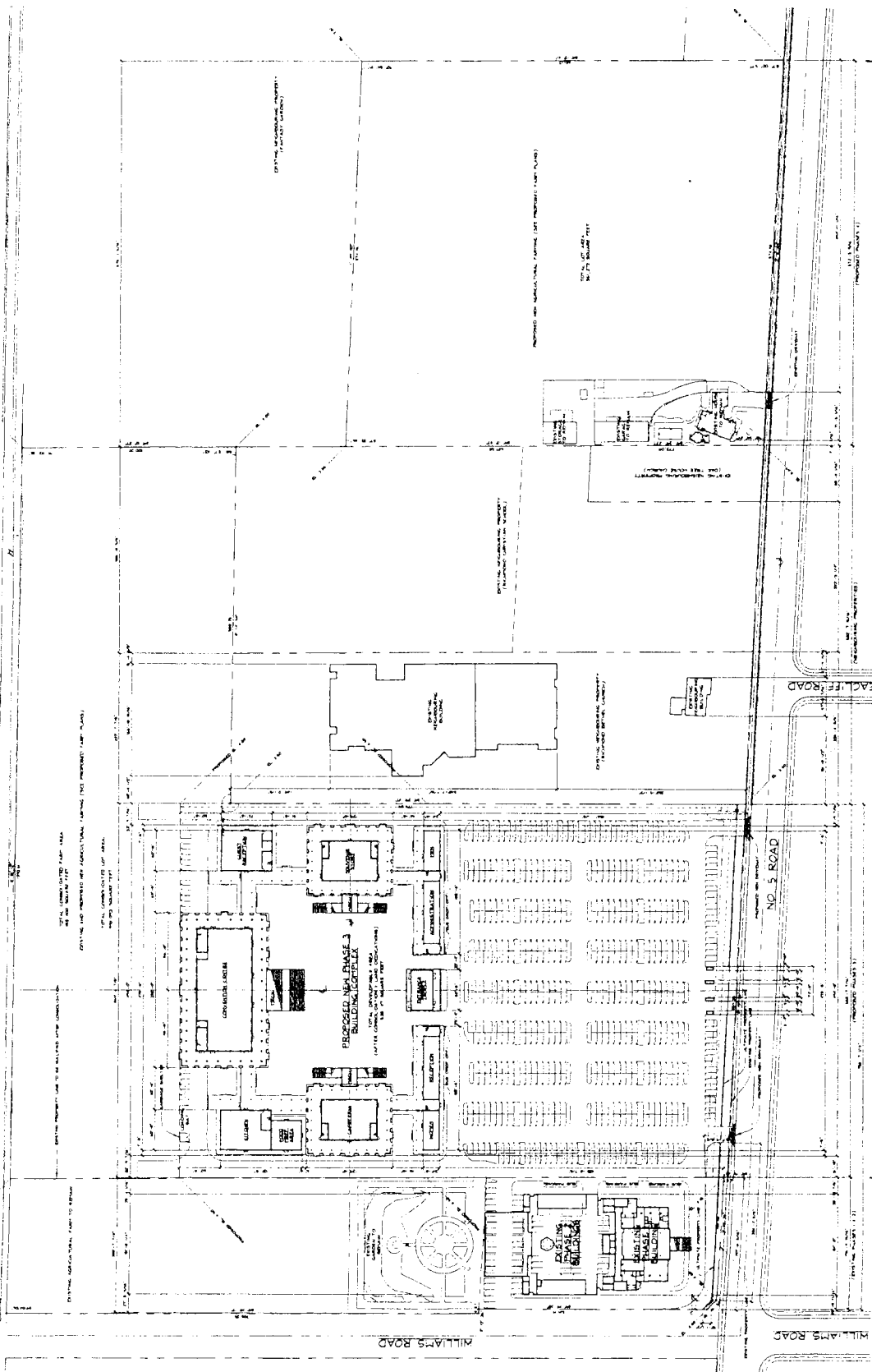
The proposal is in line with the Assembly uses allowed along the east side of No. 5 Road, from Blundell Road to the Steveston Highway in terms of amount of land utilized for assembly purposes versus the amount of land that would be put into agricultural production. Although the depth of the proposed use is beyond the 110 meters normally allowed, the Agricultural Land Commission, based on the full utilization of 10320 No. 5 Road for agricultural purposes, has allowed this.

The proposal will allow the Richmond complex of the Lingyen Mountain Temple to become its North American center, drawing devotees and pilgrims to Richmond. The buildings and site layout is reflective of this important stature.

ATTACHMENT #5:
SITE PLANS AND ELEVATIONS



HIGHWAY NO. 49



LEGEND

- PHASES 1 & 2 (BUILT)
- PHASE 3 (PROPOSED)
- RICHMOND BETHEL CHURCH
- VACANT PROPERTIES
- 10320 NO. 5 ROAD
- (OWNED BY LINGYEN MOUNTAIN TEMPLE)
- TO REMAIN AGRICULTURAL

JOHN H. HO
ARCHITECT

LINGYEN
MOUNTAIN
TEMPLE
(PHASES 3 & 4)

OVERALL SITE
PLAN

DATE	NOV 1992
BY	J.H.H.
SCALE	1" = 100'
SHEET NO.	2
TOTAL SHEETS	2

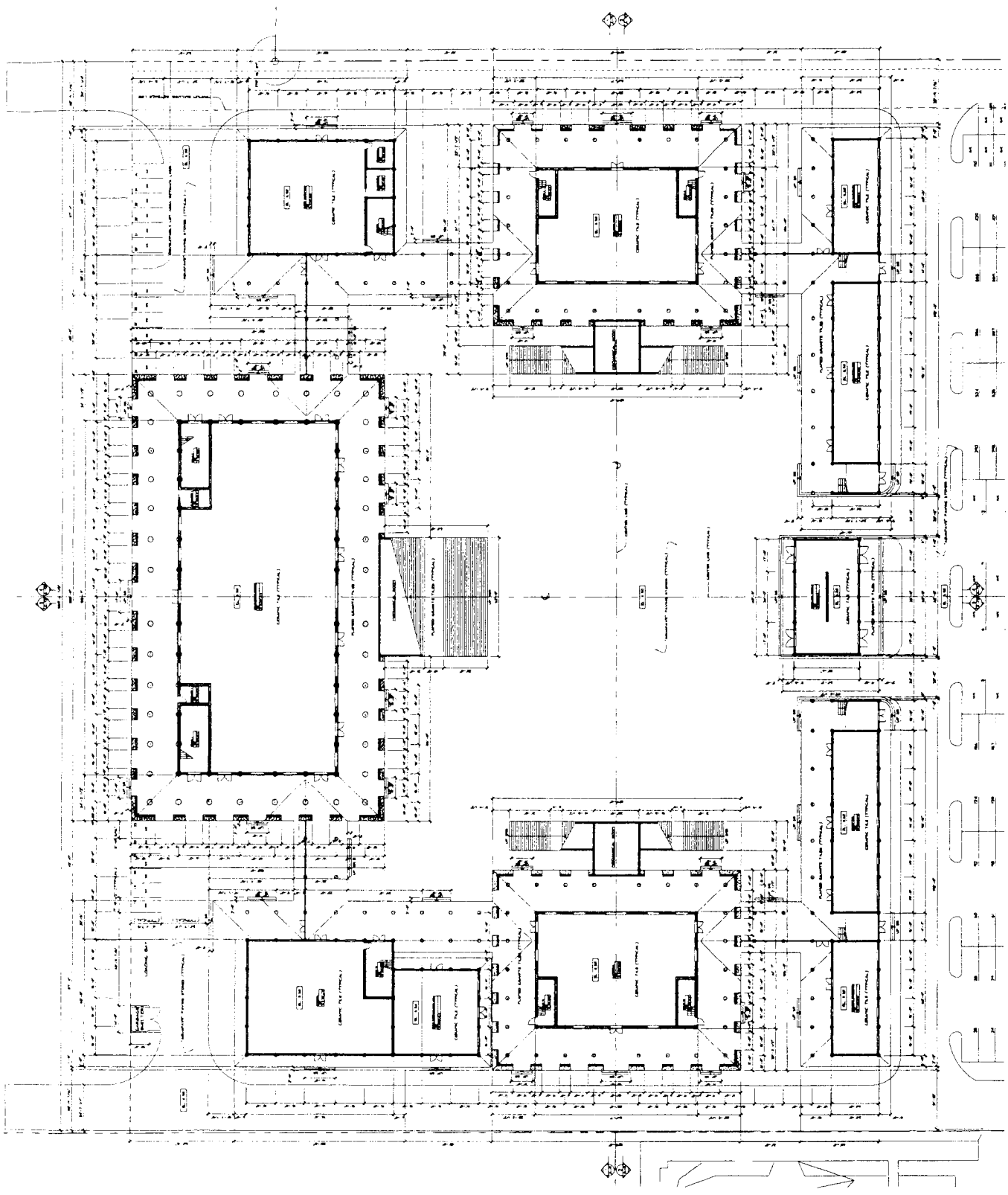
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JOHN H. HO
ARCHITECT

LINGYEN
MOUNTAIN
TEMPLE
(PHASES 3 & 4)

PHASE 3
SITE/ FIRST
STOREY PLAN

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Date: 10/10/00	Drawn by: JH
Checked by: JH	3



RECEIVED

U.S. DEPARTMENT OF JUSTICE

FEDERAL BUREAU OF INVESTIGATION

WASHINGTON, D.C.

DATE: _____

TO: _____

FROM: _____

SUBJECT: _____

REFERENCE: _____

SYNOPSIS: _____

Detailed Description: _____

Conclusion: _____

Recommendations: _____

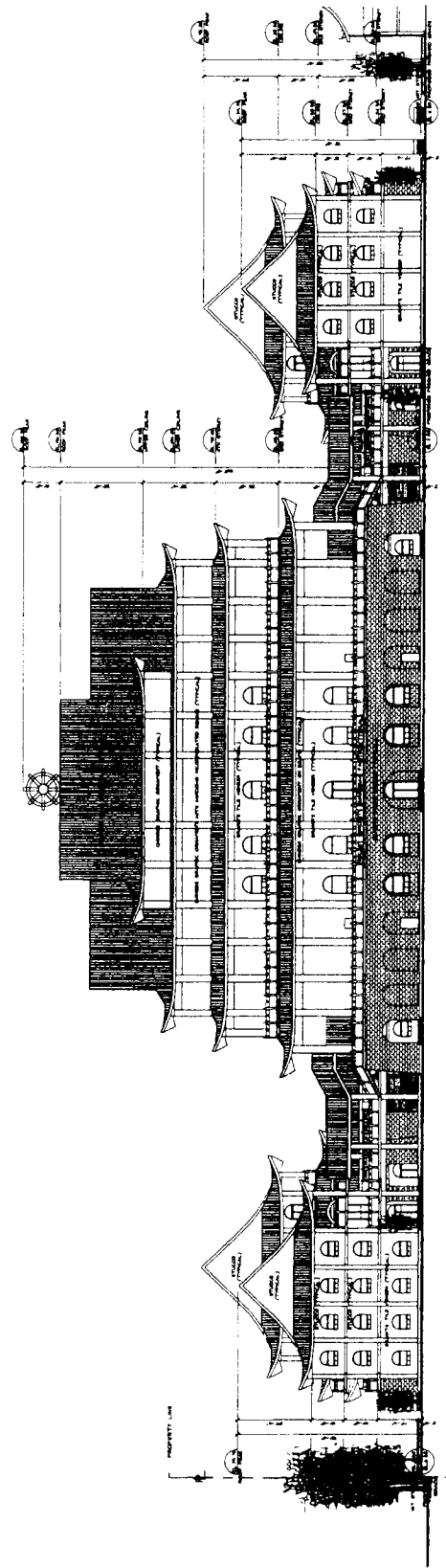
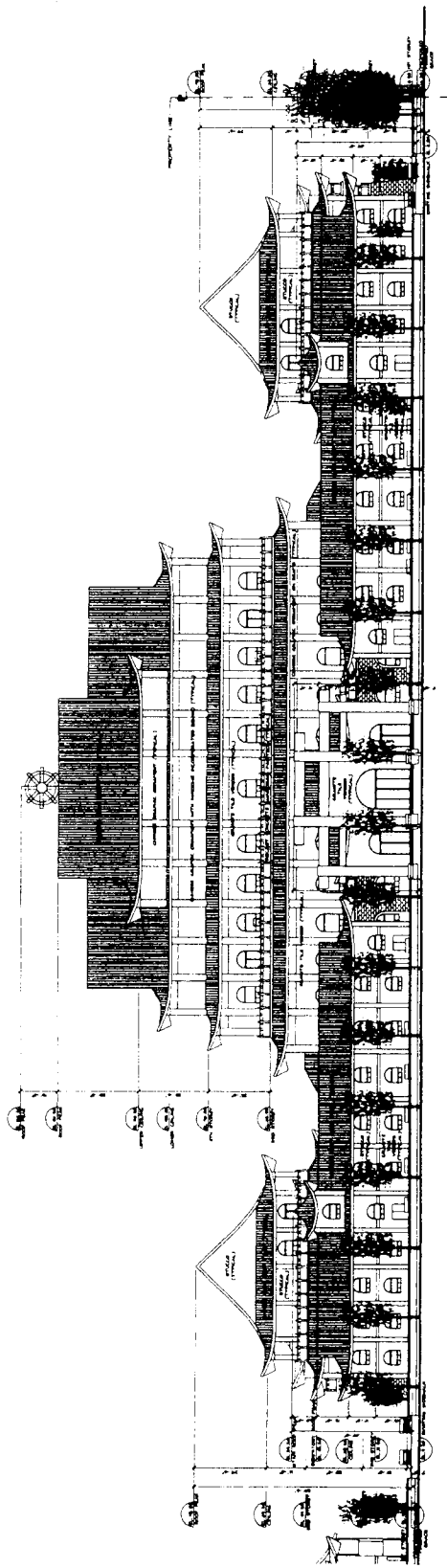
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EAST & WEST
ELEVATIONS

[illegible]

ATTACHMENT #6:

NO. 5 ROAD BACKLANDS POLICY



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).

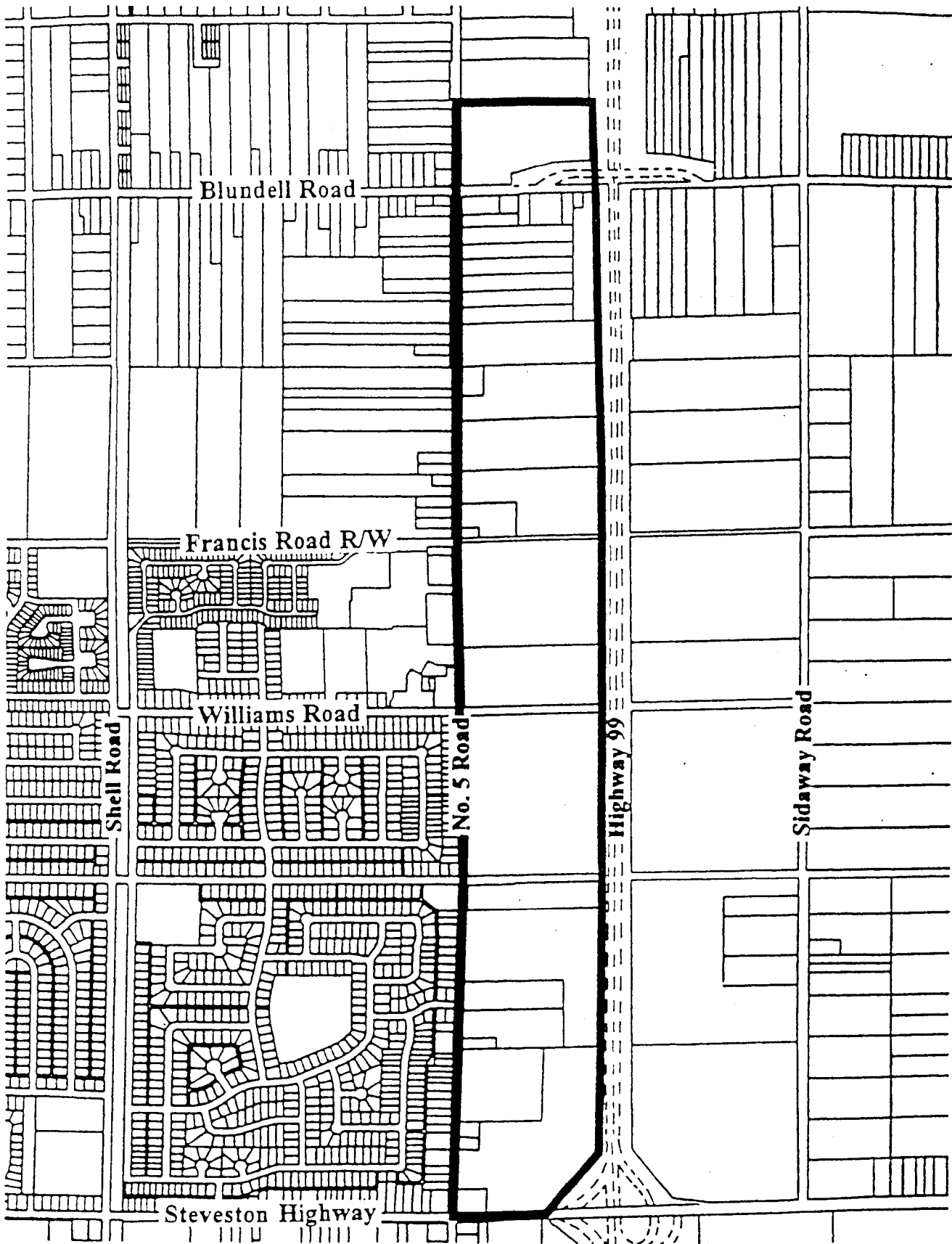
City approves rezoning application after proponent meets all City requirements.

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.



Area Proposed for Public
and Institutional Use

Date:
01/24/00

ATTACHMENT #7:

AGRICULTURAL LAND COMMISSION NON-FARM USE APPROVAL LETTER



Handwritten: *HS JL Files*

Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604-660-7000
Fax: 604-660-7033
www.alc.gov.bc.ca

August 12, 2004

Reply to the attention of Craig Sobering

Handwritten: *22 02-213318*

Lingyen Mountain Temple
10060 #5 Road
Richmond, BC V4K 2T6

Dear Sir/Madam:

Re: Application #O-34030 & O-35092

Lot A, Section 31, Block 4N, Range 5W, NWD, Plan BCP 3255; and
Parcel B, Block 4 North, West ½ of the SW ¼, S. 31. Range 5 West,
Explanatory Plan 15252, NWD.

Further to Kabel Atwal's letter of July 10, 2004 the Commission, acting under section 33 of the *Agricultural Land Commission Act*, has reconsidered the above noted applications.

The Commission previously granted conditional approval for the development of the front 1/3 of the subject properties for assembly use via the above noted applications.

In his letter Mr. Atwal asks the Commission to transfer its approval for institutional development on Parcel B, Plan 15251 (ALC application # O-34030) to Lot A, Plan BCP 3255 (ALC Application # O-35092). The current approval grants the applicants the conditional right to develop the front 140 m of Lot A, Plan BCP 3255 front 110 m of Parcel B, Plan 15251 for assembly use. The proposal before the Commission would remove the approval for non-farm development from Parcel B, Plan 15251 and place it on Lot A, Plan BCP 3255 providing the applicants with the conditional right to develop the front 250 m of the property. This proposal is made subject to the registration of a covenant against the titles of Parcel B, Plan 15251 and Lot A, Plan BCP 3255. The covenant will restrict the use of Parcel B, Plan 15251 solely to agriculture and bind the titles of the lands in question to prevent their individual transfer. In addition Mr. Atwal advises that the applicant will provide a revised agriculture plan for Parcel B, Plan 15251.

While the Commission is generally supportive of the proposal it noted that its previous approvals were subject to the submission of a drainage plan to that specifically addressed surface and internal drainage on the property. The Commission notes that it previously endorsed these drainage plans and is concerned that approving this revised proposal would render these plans obsolete.

For this reason the Commission, by **Resolution #353/2004** and **#355/2004** has refused your request as proposed.

As noted above the Commission was generally supportive of your proposal. As such the Commission has conditionally allowed your request subject to the following conditions:

- Cancellation of the approved development of Parcel B, Plan 15251;
- Registration of a restrictive covenant against the title of Parcel B, Plan 15251 restricting its use to agriculture;
- Registration of a restrictive covenant against the titles of Parcel B, Plan 15251 and Lot A, Plan BCP 3255 preventing their separate transfer;
- Submission, acceptance and implementation of a revised farm plan for the subject properties.
- Submission, acceptance and implementation of a revised drainage plan for the subject properties.

This conditional approval is granted provided that your proposal is in substantial compliance with the plan attached hereto.

The land referred to in the application continues to be subject to the provisions of the Act and regulations except as provided by this approval.

This approval in no way relieves the owner or occupier of the responsibility of adhering to all other legislation that may apply to the land. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that may have jurisdiction. Before your development can proceed, other approvals may be necessary and we urge you to check with City of Richmond.

Please quote the above application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

PER:



K. B. Miller, Chief Executive Officer

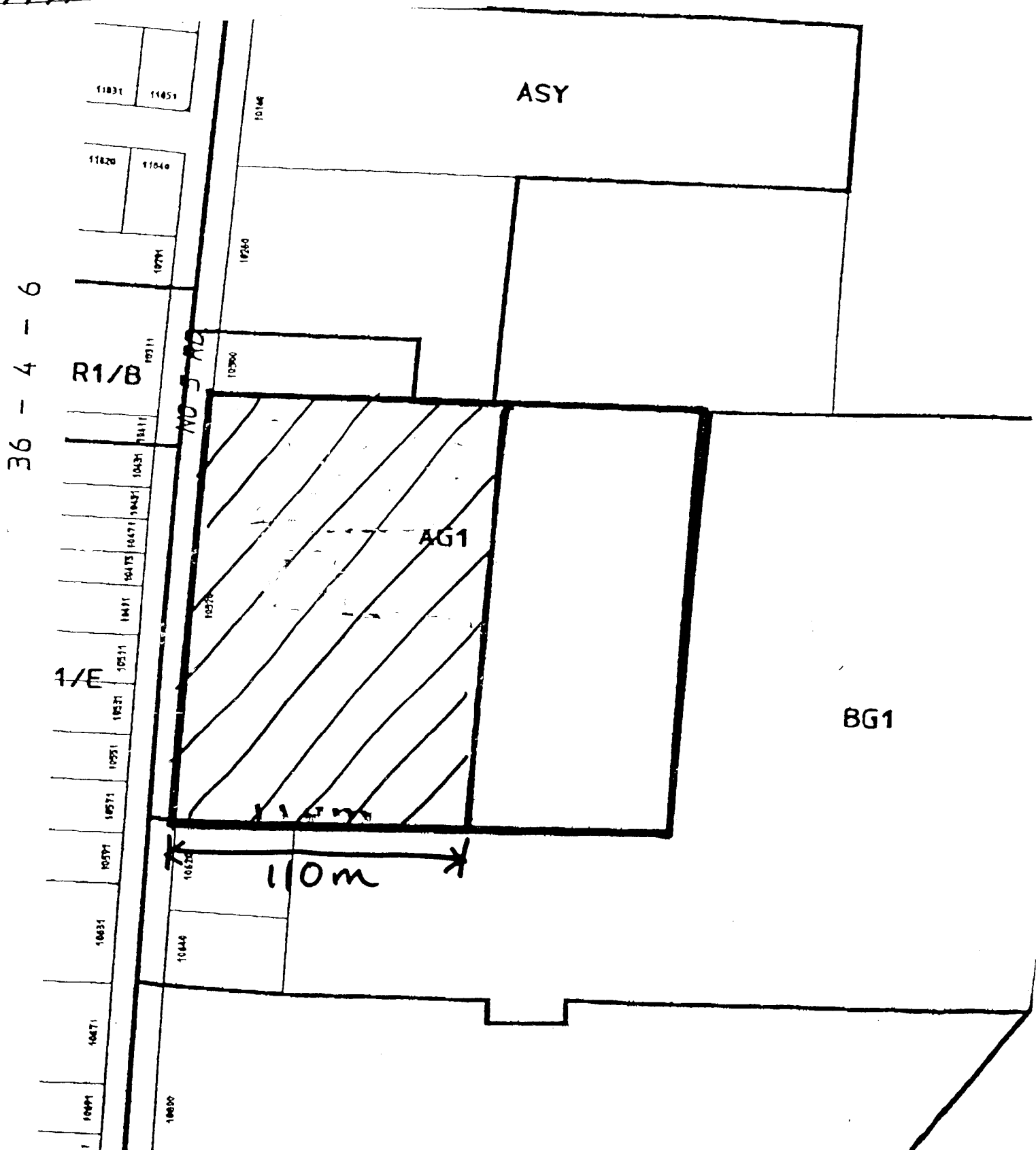
cc City of Richmond
Khevin Development Services Ltd., Attention: Kabel Atwal
140-4651 Shell Road, Richmond, BC V6X 3M3

CS/lv/Encl.
Sketch Plan
Binding of Titles Covenant Format

Application: O-35092
Resolution #355/2004

Application: O-35092
Resolution #355/2004

Cancelled assembly use approval area



ATTACHMENT #8:

STAFF COMMENTS

STAFF COMMENTS

10060 NO. 5 ROAD (RZ 02-213318)

Policy Planning

1. The Zoning Bylaw has a height limit of 12 m (39.4 ft.). Variances to the height of all the proposed buildings will be required.
2. The proposed height of the main temple is comparable to high-rises in the City Centre of Richmond.
3. There should be an agricultural benefit associated with the proposed development of the site.

Transportation

1. The north driveway access from No. 5 Road is to be located a minimum of 70 m south of the north property line at the Williams Road/No. 5 Road intersection
2. Land dedication of 2 m along the original Temple site and 4 m along the entire frontage of the portion of 10060 No. 5 Road that was formerly 10100 No. 5 Road
3. 4 m x 4 m corner cut required at the northwest corner of site measuring from the new property lines
4. Applicant responsible for the design (ultimate and interim) and construction of the left-turn bays along No. 5 Road at Williams Road intersection and the southbound left-turn bay to the south access of the site. Modifications to the traffic signals at the No. 5 Road and Williams Road intersection, as required.
5. Frontage improvements to include a new 1.5 m wide sidewalk and 1.5 m wide grass & treed boulevard.
6. At the driveways, provide a minimum of 15 m length from the west property line to the first internal drive aisle. Driveways should be 7.5 m wide at the throat width.
7. Provide a minimum of 5 tour bus/private shuttle bus parking stalls on-site. These bus parking stalls should be located close to the main building, or alternatively, a drop-off/pick-up area should be provided close to the main building.
8. A construction parking and traffic management plan to be provided prior to the issuance of the Building Permit to the Transportation Department to include: location for parking for services, deliveries and workers and loading, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
9. A \$20,000 contribution towards bus shelters in the vicinity of the site.
10. For special events (e.g. Buddha's birthday, Chinese New Year and Vegetarian Festival), the applicant is to submit for approval to the Transportation Department a parking and traffic management plan which includes the following:
 - Applicant to demonstrate how the anticipated volume of traffic can be accommodated. If remote parking is required, applicant to secure and maintain sites required through letters of agreement with the relevant nearby property owners. Remote parking should be located within 150 m of the subject site as per parking bylaw requirement.
 - If shuttle buses are to be used as a means of transporting patrons to and from the site, applicant to provide details on the number of buses and demonstrate how they can manoeuvre and be accommodated on the site.

- A detailed plan for approval by the Transportation Department to be provided 30 days prior to the commencement of each event. The plan is to include the name of the qualified traffic control company, time and duration of event, and advisory notice to adjacent neighbourhoods of the event.

Engineering Works and Services

1. Existing storm sewer on east side of No. 5 Road south of Williams Road does not have the capacity for increased flows. Developer will be required to provide the storm sewer discharge peak flow for their site. If the existing storm system is not adequate, the Developer will be required to evaluate the existing storm system at their cost, and upgrade the system at their cost. The catchment boundaries for the existing storm sewer system analysis will be provided by the City at the Developer's request.
2. Developer is required to do the following, prior to Final Adoption:
 - b. Dedicate 2 m of property along the original Temple site at 10060 No. 5 Rd. and 4 m of property along the entire frontage of the portion of 10060 No. 5 Road that was formerly 10100 No 5 Rd. for proposed northbound left turn lane at Williams Road and southbound left turn lane at south driveway.
 - c. Engage a Civil Engineer to design road widening for northbound left turn lane at Williams Road and southbound left turn lane including 30:1 tapers, new 1.5 m concrete sidewalk, 1.5 m grass boulevard, street trees at 9 m spacing (Ginkgo Biloba "Maidenhair Tree" 7.5 cm cal.) and adjustment of existing street lights, along the entire frontage of 10060 No. 5 Road. Design should also include adjustments to the traffic signals at the intersection of No. 5 Road and Williams Road as required.
 - d. Upgrading of the storm sewer system at the developer's cost, if required, following an evaluation of the existing storm system along the east side of No. 5 Road.
 - e. Enter into a standard Servicing Agreement for the construction of the above works.
3. Prior to issuance of a Building Permit, the developer would be required to pay DCC's and servicing costs.

Building Department

1. We would require a detailed code analysis of this proposed project, addressing classification- no. of buildings, no. of stories, sprinklered etc.
2. Fire fighting access; turn-around, dedicated access route with no parking, hydrant location, Siamese location, fire alarm annunciator, is the courtyard accessible to emergency vehicles?
3. Interior layouts of the various components of this project.
4. Disabled accessibility to the project.
5. How does the exiting shown comply with code?
6. Exiting from the internal courtyard?
7. Compliance to Part 5, environmental separation issues.

Fire Department

1. Automatic Sprinkler protection to full NFPA 13 Standard for all buildings, breezeways, and exterior covered corridors serving as egress and/or access to egress.
2. Size and layout of parking area creates problems with access to vehicle fires in the parking area and vehicular obstruction to emergency access routes.
3. Parking should be re-configured to give fire vehicle access to all parking areas.
4. Dedicated conforming Fire Access route (not accessible by public vehicles) to within not farther than 45 m of rear access door to Phase 1 building.

5. Internal Hydrants (and/or 'wall-hydrants to within 90 m of all areas of parking lot, building faces, and inner courtyard areas.
6. Inter-connected fire department connections (max 45 m from fire access and max. 90 m from hydrants on North and South sides of building.
7. Inter-connected fire alarm annunciator panels on North and South sides of buildings.

ATTACHMENT #9

LETTERS FROM APPLICANT

KHEVIN DEVELOPMENT SERVICES LTD.
140 - 4651 SHELL ROAD
RICHMOND, B.C. V6X 3M3
Phone (604) 341-0212 Fax (604) 207-1256
e-mail: kabel-atwall@shaw.ca

October 20, 2004

Janet Lee
City of Richmond
6911 No. 3 Road
Richmond, B.C.

Dear Janet:

Re: Lingyen Mountain Temple

Further to your e-mail of September 29, 2004 and Raul Allueva's e-mail of October 13, 2004, the Lingyen Mountain Temple would like to take this opportunity to reply to the points raised.

TRANSPORTATION PLAN

An updated copy of the transportation plan was delivered to you earlier. This report was based on the new layout.

MAP OF PHOTOGRAPH LOCATIONS

Enclosed please find a map outlining the locations from which the photographs submitted earlier were taken from.

The Temple's intent was to take pictures from within the adjoining neighbourhood to see how visible the proposed Temple would be. It is believed that the pictures show that the proposed location of the Temple would have a lesser impact on the neighbourhood than a Temple comparable to the existing Temple being located adjacent to No. 5 Road.

GOLD LEAF ON THE EXTERIOR OF THE PROPOSED TEMPLE

No gold leaf is proposed to be utilized on the exterior of the proposed Temple.

PUBLIC INFORMATION MEETINGS

Enclosed please find notes of the August 10, 2004 public information meeting. You already have the comments received from the June 16, 2004 public information meeting.

Unfortunately, no notes were kept of the September 2, 2004 meeting and the names of the people attending were also not kept. In terms of comments received, as noted in my letter of September 22, 2004, they were to do with traffic, screening, the height of the Temple, and existing Temple operations. We have responded to you with respect to the comments about screening and traffic issues.

Any comments received must also be kept in the context that, notwithstanding two extra meetings for the neighbours and organized by the neighbourhood in terms of getting people to these meetings, only a total of 32 people attended both meetings. Taking into consideration that some of the 32 people attended both meetings, it is believed that no more than 28 individuals in total showed up for either of these meetings. It must also be noted that some left early without making any comments or expressing any concerns.

Notwithstanding some of the comments received regarding the height of the proposed Temple, the concept of having a Temple comparable to the existing Temple placed right adjacent to No. 5 Road was viewed as less desirable. A number of the other comments received related to property values and operations of the existing Temple having an effect on the two homes located across from the Temple.

There also seemed to be a lot of misinformation regarding the proposal and the Temple tried to clarify the issues as best it could.

Nevertheless, the fact that 250 people attended the first public information meeting, with 210 people leaving comments, of which 204 were positive comments, seems to be increasingly ignored. The results of this meeting should also be given due consideration.

PROPOSED BUILDING HEIGHT

The Temple has considered Raul's and your comments with respect to the height of the proposed Temple.

As you are well aware, the proposed project will be the North American center for the Lingyen Mountain Temple. The Temple currently has over 10,000 current members in the Lower Mainland. As the North American center, it will become an important center for not only local worshippers, but also for those throughout the world. It will become a religious and educational center. It will also be used for training monks and will be the focus of pilgrims from around the world who will be wishing to expand their knowledge regarding the teaching of Buddhism. The main Temple Hall has to be reflective of this extremely important significance.

In this regard, cultural and religious precepts have dictated the shape and character of the Main Temple. One of the basic principles upon which the Temple is designed is based on the need to accommodate 2,000 people in the Temple in a manner that will allow all present to view the main body of the Buddha statue. The design of the building must also reflect the traditional Chinese architectural style for Holy Temples of this magnitude.

As the focal point of the Temple is the statue of Buddha, its design is also dictated by specific cultural and religious principles. A drawing of that shows the size and shape of the Buddha statue is enclosed. Please note that this statue will be contained within the Main Temple. It is not located outside.

The statue must have a base of 15 feet, a lotus leaf of 5 feet, a Buddha statue of 40 feet, a halo of 12 feet and then another 15 between the top of the halo and interior ceiling. Including the first floor, which has a height of 22 feet, this translates to an interior height of some 109 feet. The remaining height of the building is made up of the exterior roof, which represents the traditional Chinese style of architecture for Holy Temples.

It is important to note that if the Temple is reduced in size, it will be difficult for the Temple to attain the style of building that is reflective of its importance and one that recognizes the religious and cultural precepts.

As such, if any reduction in size as noted in Raul's letter is imposed upon the complex; it will result in the whole program including the location of the Temple within the property, the size and scope of the agricultural program, including the consolidations having to be rethought as all aspects are interrelated.

The net result of which could be Richmond losing a complex that would be unique, not only in North America but the world, less agricultural benefits in terms of consolidations and the extent of agricultural improvements, and the placement of buildings adjacent to No. Road, which would be more imposing than the present proposal.

In the same context, the proposed complex is unique in that it is set in an area designated for Assembly uses, no other property exists that could achieve the setbacks proposed and the agricultural program cannot be matched. Therefore, it is not believed a precedent is being set by this proposal.

Therefore, the Temple wishes to proceed with the plans as presented.

If you have any questions, please do not hesitate to contact me.

Yours sincerely,



Kabel Atwall
Khevin Development Service Ltd.

Date: Aug 10, 2004

Location: LYMT Conference Room

Time: 7:15PM

KABEL
To start the meeting, *Kable* started with an introduction of the Phase III construction plans to the neighbors in front of the Scale Model.

The model showed the current temple and how it will compare to the new Phase III temple. Kable explained the plans show in the model will be modified somewhat in the following manner:

- * The parking lot was originally located on another piece of land, south of the phase II temple, with a church in between. The parking lot will now be relocated to the front of the phase III temple. In order to accommodate this change, the temple will be moved back, closer to the highway.
- * The land originally designated for the parking lot will now be used primarily as farm area.
- * The revised plans will place the temple approx. 500 to 600 ft from No. 5 road, and stand approx. 140 ft. high.
- * There are many plans, reports and studies done on this project, including: traffic analysis, landscaping drawings, parking layout, etc., and they were all used to better explain the situation to the neighbors.

Neighbors Concerns and Responses from Kable:

1) How will they use the farm area?

> The farm area will be mainly used as orchards, and there is also the possibility of assigning a portion of the land for community gardens.

2) Why don't they exchange lands with the church, sitting in between the two pieces of land donated to the temple?

> It has been tried before, and there are difficulties dealing with the three separate parties owning that piece of land. A lot of time has been spent in trying to deal with the church already.

3) What will be done near the highway, behind the temple?

> There will be trees to block noise and dirt, and there will be a lake for irrigation purposes

4) How many parking spaces will be there? How will they control parking in the area?

> There are currently approx. 700 parking spots planned. The City of Richmond required at least 640 parking spots. There will be no parking allowed on the East side of No. 5 Road, and the West side of No. 5 road will be restricted to residents only. The temple will work in conjunction with the City of Richmond to try to enforce these parking restrictions during the busiest days.

5) What are the building heights?

> The building heights will range from 22 ft. (at the front of the temple, closest to the parking lot and No. 5 Road), to 80 ft. the buildings on both sides, to 140 ft high for the main Temple closest to the highway.

6) They will need to plant many trees to hide the parking lot, and make the view more acceptable to the neighbors.

> This has all been considered, and there is an extensive landscaping plan to cover all the areas including: the front of the temple by No. 5 Road, the parking lot area, the back of the Temple by the highway, etc.

7) How will the new building affect the houses near the area? The main concern is the height of the building.

> There are now new shadow analysis being done, to reflect moving the Temple closer to the highway. This analysis should be ready in approx. 2 weeks. We hope to schedule another meeting to continue this discussion, when the analysis is finished, and the sketches are available.

8) Since there will be lakes used for irrigation, how big will be those lakes?

> For the irrigation requirements, they will need approx. 16,000 cubic meters of water. That translates to approximately 2,500 square feet of lakes with a 5 feet depth.

9) If there is a park, will the public have access to the park?

> The park will be accessible by visitors to the Temple.

10) When will construction start?

> Construction will start upon approval by the City of Richmond. We expect to start maybe early next year. The project should take approx. 5 to 10 years to complete, but the speed of the project will also depend on the available funding. All funding come from donations, therefore, the speed of constructions will also depend on how quickly the funds become available.

11) How big are the land lots?

> Phase I is approx. 16,000 sq. feet. Phase ^{II} is approx. 18,000 sq. ft.

12) Will this be the largest Temple? Are there other similar temples?

> This is not the largest temple, and there are already similar temples in Sidney (Australia) and L.A. (USA)

13) Does the temple have to be so big? Tall?

> This will be a very significant temple, as it will be the North-American Center for LYMF. The size is very significant for what this Temple will represent.

14) Does it have to be in Richmond?

> This is where the land was donated.

15) How will this affect traffic?

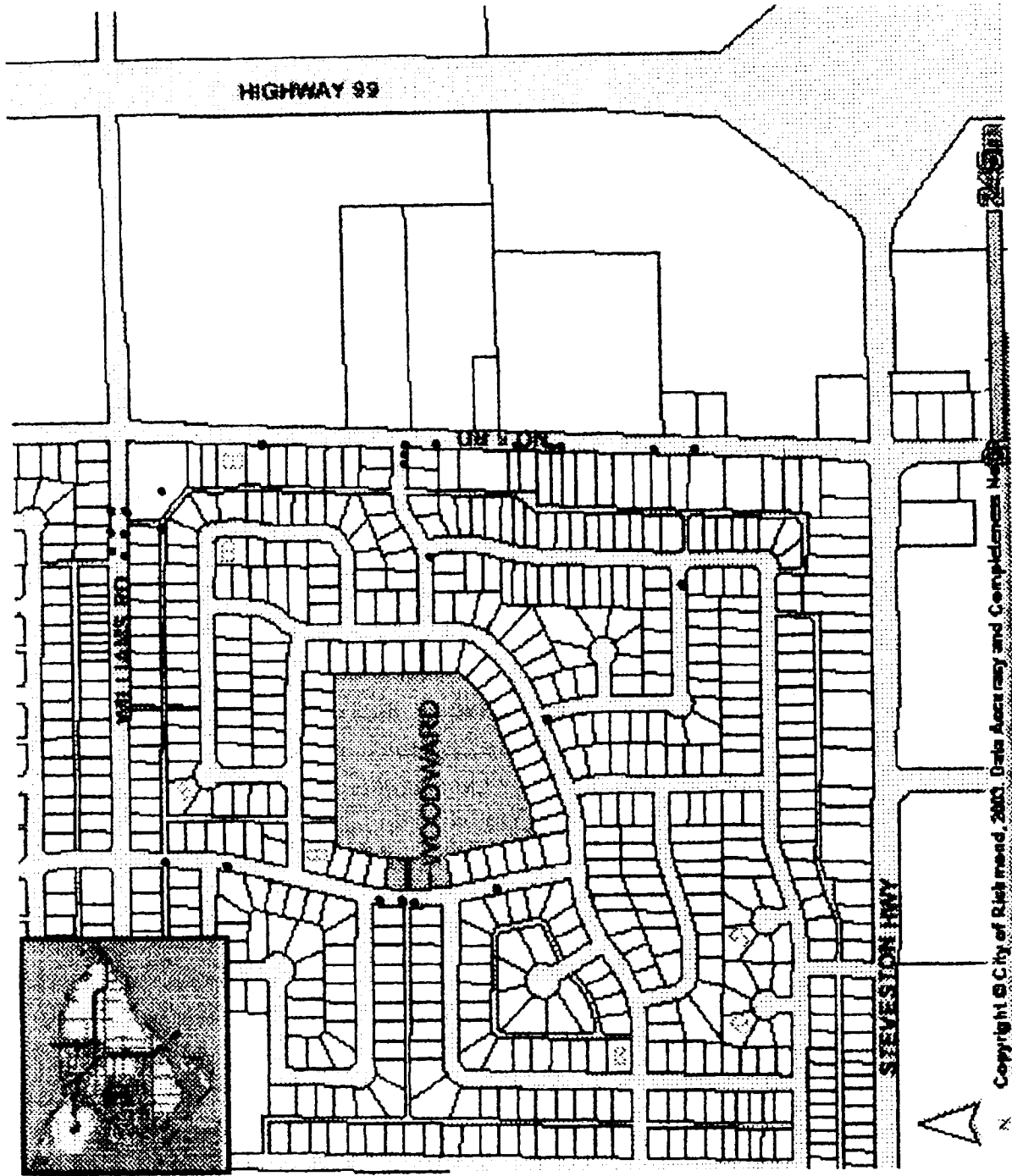
> There are traffic studies done on this project, and certain decisions made based on these studies. For example, the north exit from the parking lot will only allow entrance and exit to and from No. 5 road in the north-bound direction. We expect only 3 days in a year that will be very busy at the temple (e.g. Buddha's Birthday). Times

16) How will parking restrictions be enforced?

> This will require working with the City of Richmond, and may even involve people from the temple, assisting in directing people to the allowed parking spaces.

17) Is the building at the maximum height allowed by the City?

> The main temple standing at 140 ft high is actually 20 ft below the allowed limit of 160 ft.



MAP OF PHOTOGRAPHIC LOCATIONS FOR
VISUAL ANALYSIS

These plans and designs are, and at all times remain, the exclusive property of the architect/interior designer and cannot be reproduced without written consent. Further, designers shall retain responsibility for liability damages. Contractors shall verify, and be responsible for all discrepancies and conflicts on the job and the office shall be informed of the same. The architect/interior designer and contractor shall discuss the drawings.

the Office

1

4834 MO 4 ROAD,
RICHMOND, B C
V7A 2Z2
TEL: 604-271-1346
FAX: 604-271-1346
CELL: 604-796-0446
E-MAIL: jay@bmc.ca

**LINGYEN
MOUNTAIN
TEMPLE
(PHASES 3 & 4)**

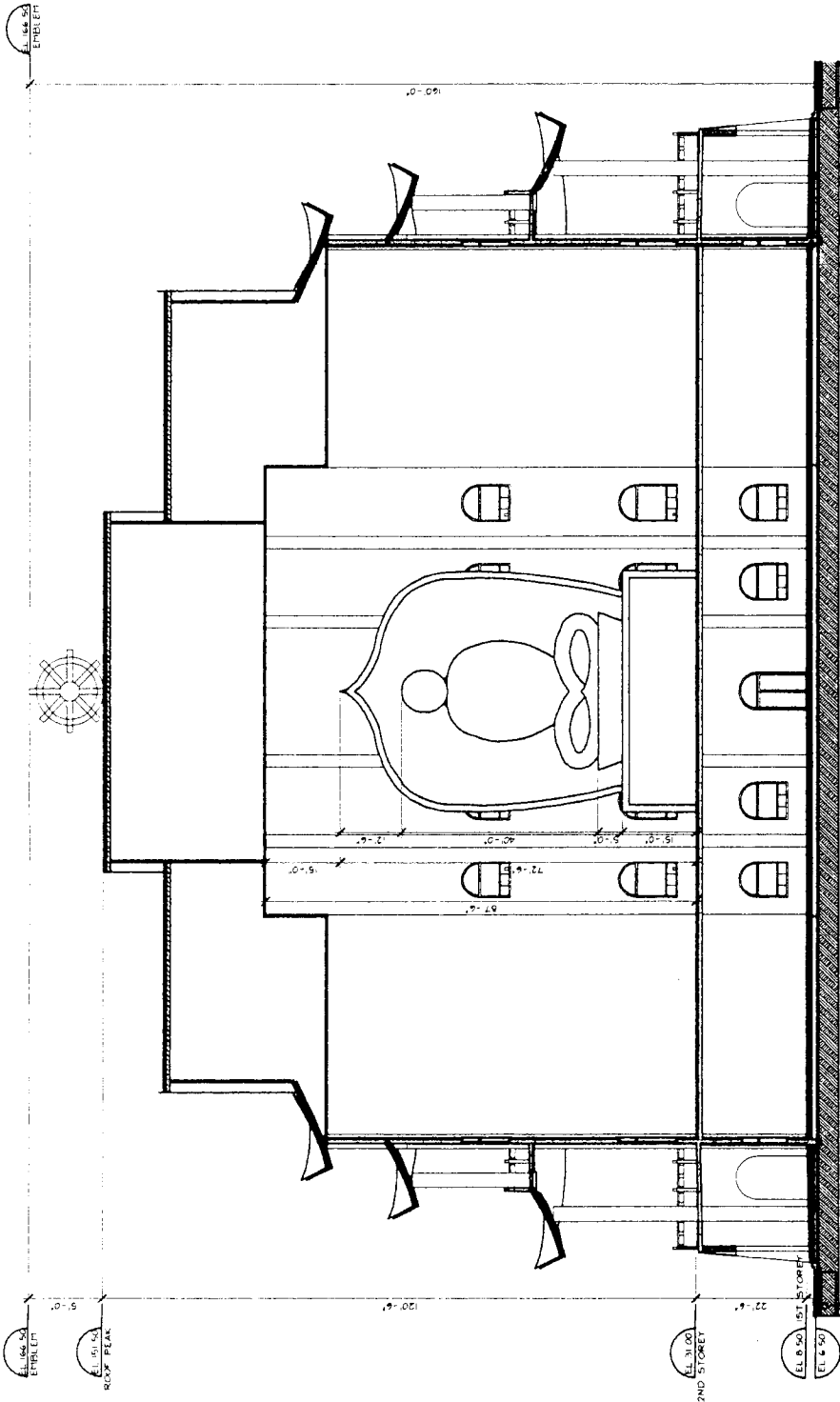
PROPORTION
 OF BUDDHA
 STATUE VS.
 MAIN TEMPLE

Date	04 10 06	Project no	0202
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On 11/10/07



**KHEVIN DEVELOPMENT SERVICES LTD.
140 - 4651 SHELL ROAD
RICHMOND, B.C. V6X 3M3
Phone (604) 341-0212 Fax (604) 207-1256
e-mail: kabel-atwall@shaw.ca**

December 21, 2004

Janet Lee
Planner
City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

Dear Janet:

Re: Lingyen Mountain Temple

Thank you for your letter of December 8, 2004.

With respect to your questions regarding the height of Main Temple, please be advised of the following.

The size of the Buddha statue is stipulated in the Buddhist sutra and doctrine. These religious doctrines also dictate that the Buddha statue must be in excellent proportions. In addition, as noted in my letter of October 24, 2004, the Main Hall must be able to hold 2,000 people. During religious ceremonies, all worshippers must be able to see the Buddha statue from all corners of the room.

As the proposed temple is an extended branch of the Temple in Taiwan, the Buddha statue must also be the same size as the one in Taiwan, to convey the significance of the Temple. The proportions of the proposed statue will be identical to the statue in Taiwan. These proportions were described in my letter of October 24, 2004.

If the statue were to be reduced in size, it would mean a reduction in the size of the Main Hall and the number of people it could accommodate. If the size of the building were to be reduced, it could not service the needs of Lingyen Mountain Temple membership. If this were to happen, the whole building program would have to be rethought, with the location of the Temple and the level of agricultural programs offered being re-evaluated.

As it stands now, the Main Hall will have a height of some 90 feet. The height of the Main Temple is made up of a first floor of approximately 22 feet, the Main Hall, and a roof line that is reflective of Grand Chinese architecture. The building would be terraced

and tapered. It is believed that this will be reflective of a building that is traditional, symbolic, and characteristic in nature.

Therefore, the Lingyen Mountain Temple cannot reduce the height of the Temple. It is hoped that the City can recognize the rights of the worshippers to follow the edicts of their religion and how important the Temple is to the members of the Lingyen Mountain Temple.

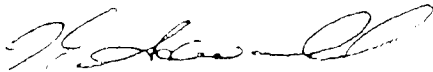
The Temple's desire is to add value to the City of Richmond in terms of culture, the economy, religion, and tourism. It is also desires to reinforce the community's efforts in cultivating a harmonious and peaceful environment for everyone.

In regard to the points raised by the Transportation Department, none seem problematic, however not all are applicable to the new layout. This is especially true of the parking off-site and the need for shuttle buses, given the new parking layouts and the amount of parking stalls now available. The Temple will commit to an acceptable (to the City) management plan for any parking overflow.

I trust this answers your questions. The Temple would like to proceed to Planning Committee in January of 2005 and hopes that this can be accommodated.

If you have any questions, please do not hesitate to contact me.

Yours sincerely,



Kabel Atwall
Khevin Development Service Ltd.

ATTACHMENT #10

**TRAFFIC IMPACT STUDY AND
ADDENDUM**

**Lingyen Mountain Temple
Richmond, B.C.**

UPDATED TRAFFIC IMPACT STUDY

Prepared for:	Khevin Development Services Ltd.
Prepared by:	Bunt & Associates Engineering Ltd.
File:	4406-04
Date:	March 9, 2004

Table of Contents

Section	Page
Table of Contents.....	i
1. BACKGROUND.....	1
Lingyen Mountain Temple.....	1
Neighbourhood Context.....	1
Proposed Changes.....	3
Study Area.....	3
2. TRAFFIC ANALYSIS.....	3
Data Collection.....	3
Trip Generation.....	5
Background Traffic.....	9
Total Future Traffic.....	9
Driveway Analysis.....	12
Transit and Pedestrian Facilities.....	15
Parking Analysis – Typical Sunday.....	15
Parking Analysis – Major Events.....	17
Demand Management Considerations.....	17
3. CONCLUSIONS.....	19
4. RECOMMENDATIONS.....	20
Appendix A: City of Richmond Memo.....	21

List of Exhibits

Exhibit	Page
Exhibit 1 – Site Location & Context.....	2
Exhibit 2 – Proposed Site Plan.....	4
Exhibit 3 – Existing 2002 Traffic Volumes.....	6
Exhibit 4 – Site Traffic Distribution at Driveways.....	7
Exhibit 5 – Estimated Site Generated Traffic Volumes.....	8
Exhibit 6 – Estimated 2004 Total Traffic Volumes.....	10
Exhibit 7 – Estimated 2014 Total Traffic Volumes.....	11

List of Tables

Table	Page
Table 1: Existing and Background Volume to Capacity Ratios and LOS.....	9
Table 2: Total Traffic Volume to Capacity Ratios.....	12
Table 3: Driveway Capacity Analysis – Weekday PM Peak Hour.....	13
Table 4: Driveway Capacity Analysis – Sunday Peak Hour.....	14
Table 5: Driveway Capacity Analysis – Sunday Peak Hour with Parking On No.5 Road.....	14
Table 6: Bylaw Parking Supply Calculations.....	16
Table 7: Bus Requirement for Off-Site Parking & Shuttle Service.....	18

1. BACKGROUND

Bunt & Associates has been retained by Khevin Development Services Ltd. to conduct a traffic impact study for the Lingyen Mountain Temple, located at 10600 No. 5 Road in Richmond, BC. The temple is proposing to construct a new facility on their adjacent property at 10100 No. 5 Road. The City of Richmond has requested a traffic impact study to determine what/if any traffic impact this expansion will have on the area road network and to recommend any necessary improvements. The parking requirements, transit and pedestrian facilities, as well as transportation demand management for the proposed facility will also be evaluated.

Bunt & Associates completed the traffic impact and parking study for the Lingyen Mountain Temple in July of 2002. Since that time, some aspects of the proposed temple expansion have changed. In addition to the proposed expansion, the temple has acquired additional property along No.5 Road, approximately 200 metres south of the site, where it is proposed that the parking for the facility will be located.

The traffic study completed in 2002 has been revised and updated to take into account the revised site plan and new parking lot. As well, this report addresses comments and questions raised in the November 6, 2002 memo issued by the City of Richmond (refer to Appendix A).

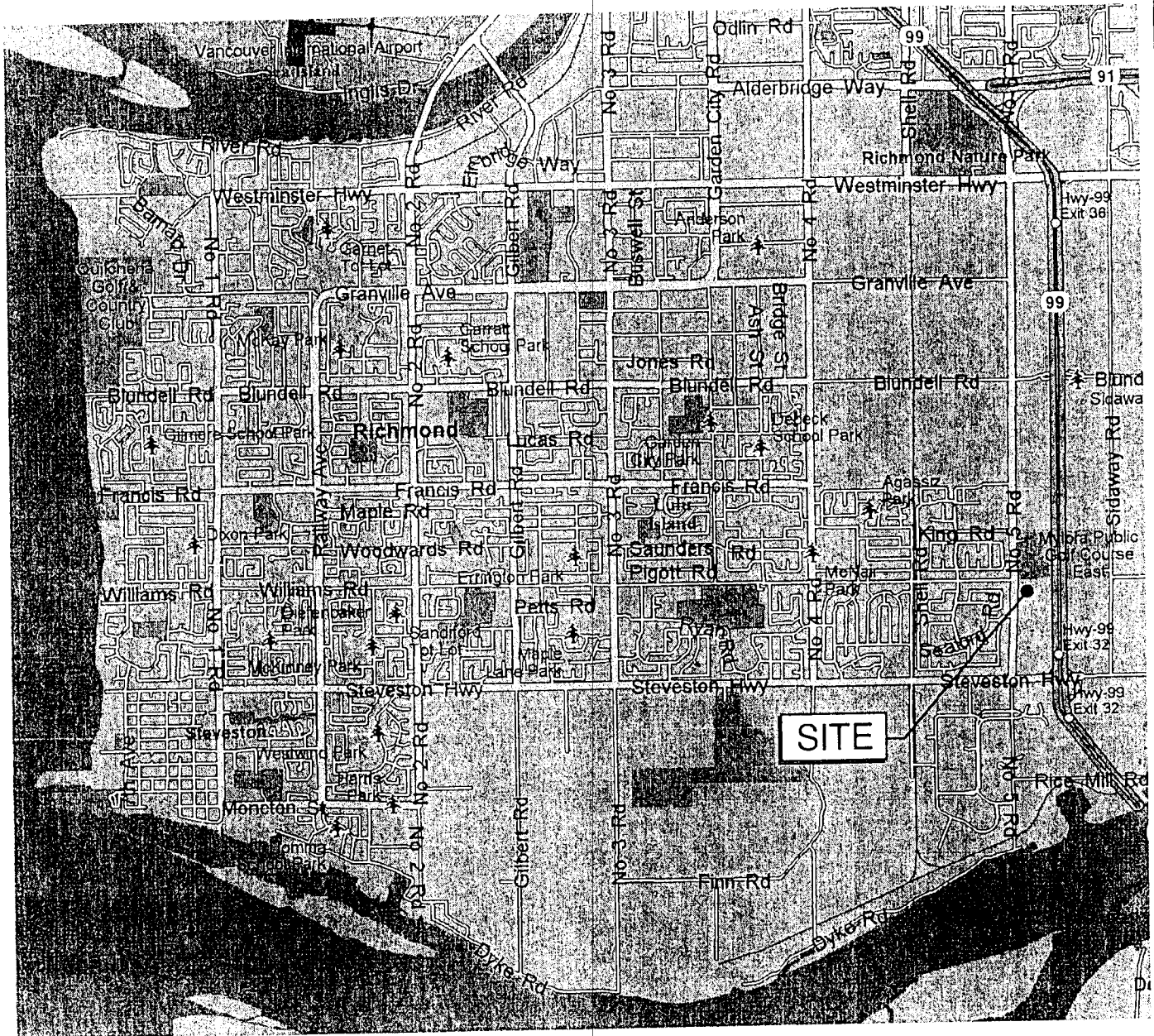
Lingyen Mountain Temple

The Lingyen Mountain Temple is a Buddhist temple. The temple is comprised of a number of buildings, interconnected by walkways, all surrounding an open courtyard area. The head monks live at the temple and typically do not drive. Trips to and from the temple by members account for almost all of the site generated traffic. Generally there is very little activity at the temple on weekdays. Religious activities for the most part do not have a set schedule, but typically occur during the weekend. On weekends, families and individuals arrive at different times throughout the day and pray/meditate for varied durations. As such, members come and go throughout the day on the weekends and there is no defined peak of arrivals or departures.

Outside of typical conditions, which occur 49 out of 52 weekends of the year, there are three larger events that occur at the temple each year; namely the Chinese New Year, the Vegetarian Festival, and Buddha's Birthday. The largest of the three by far, is the Vegetarian Festival, which is specific to the Lingyen Mountain Temple (no other Buddhist temples have this celebration and as such there is a large attendance). The Chinese New Year activities generally occur later in the evening outside of the PM peak hour traffic period, and Buddha's Birthday is a one-day event involving prayer/meditation and a meal. These three events have a considerably larger attendance than typical weekend activities.

Neighbourhood Context

The Lingyen Mountain Temple is located on the east side of No. 5 Road, just south of Williams Road. **Exhibit 1** shows the site location and area context. The temple has one driveway with access onto No. 5 Road. No. 5 Road in the area of the temple is a four lane road, with parking in the curb lanes in the off peak hours.



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Land uses in the immediate area of the temple, to the west of No. 5 Road, include mostly residential development with a portion of commercial/retail developments and along the east side of No. 5 Road there are numerous religious facilities. The Williams Road ROW lies immediately to the north of the temple property, to the north of that there is a golf course and south of the temple property there is a church, south of which is the proposed parking lot for the expanded temple.

Proposed Changes

The Lingyen Mountain Temple is proposing to construct a new facility on adjacent property to the south of the existing temple. The proposed facility consists of ten interconnected buildings; the largest building to house the main temple and worship area, and 9 smaller buildings used for dormitory spaces, washrooms, the entrance foyer, a kitchen, and a monk's library and residence. All buildings would be connected by walkways and would surround a serene courtyard area landscaped with trees and plants.

The new facilities would be similar in many respects to the existing facility, but on a larger scale. Following the expansion, the existing facilities would be used solely by the resident monks and therefore generate very little traffic. The existing temple has approximately 32,000 square feet of Gross Floor Area (GFA). The proposed expansion would add approximately 131,000 sq.ft. of GFA to the facility.

Parking for the facility will be provided along the east and west edges of the temple expansion site and in a planned new parking lot about 200 metres south of the temple, also accessed from No.5 Road. An on-site passenger pick-up/drop-off area is planned in front of the new temple. ***Exhibit 2*** illustrates the proposed site plan.

Study Area

The study area for this project is the No. 5 Road corridor, from Steveston Highway to Blundell Road. Three signalized intersections were analyzed as a part of this study; No.5 Road/Steveston Highway, No.5 Road/Williams Road and No.5 Road/Blundell Road. The temple driveways were also analyzed.

2. TRAFFIC ANALYSIS

For the purpose of this study, it was assumed that the opening day for the new temple will occur in 2006. The traffic analysis considers Year 2002 conditions, an 'Opening Day' scenario (2006) and an 'Opening Day + 10 years' scenario (2016). Analysis periods are the weekday PM peak hour, when traffic on the area road network is typically busiest, and the Sunday peak hour, when temple activity is at its peak.

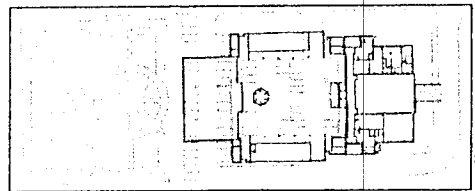
Data Collection

To document existing traffic volumes on the area street system, Bunt & Associates conducted traffic counts at the following intersections along the No. 5 Road Corridor:

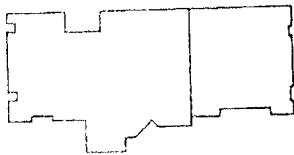
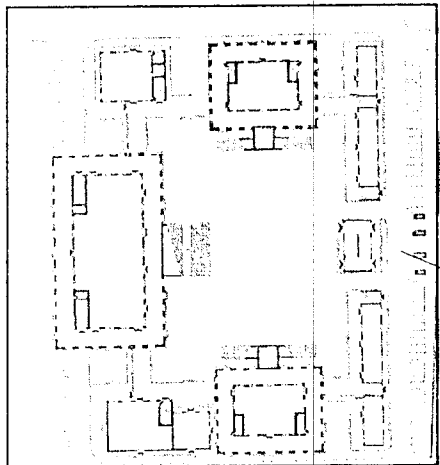
- No.5 Road/ Steveston Highway,
- No.5 Road/ the existing Temple Driveway,
- No.5 Road/ Williams Road, and
- No.5 Road/ Blundell Road.



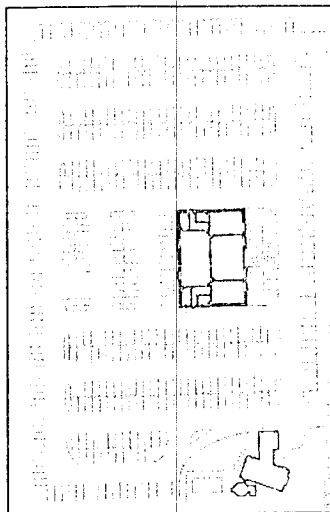
Existing
Temple



Proposed
Expansion



South Parking Lot



No.5 Road

Pick-Up & Drop-off Area

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Proposed Site Plan

Lingyen Mountain Temple - Richmond, BC

Exhibit

2

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& ASSOCIATES

Intersection turning movement counts were conducted on Sunday April 7, 2002 from 10:30am to 2:30pm, and on Tuesday April 9, 2002 from 3pm to 6pm. In addition, a parking survey was conducted at the existing temple on Sunday April 7, 2002 from 8:30am to 4:00pm. The observed traffic conditions were considered representative of typical conditions at the temple for both the weekday afternoon and Sunday mid-day periods. The collected data was compared to traffic data supplied by the City of Richmond to verify consistency in the data. Several adjustments were made to the collected traffic volumes so that they more closely matched the City's data. **Exhibit 3** illustrates the 2002 traffic volumes.

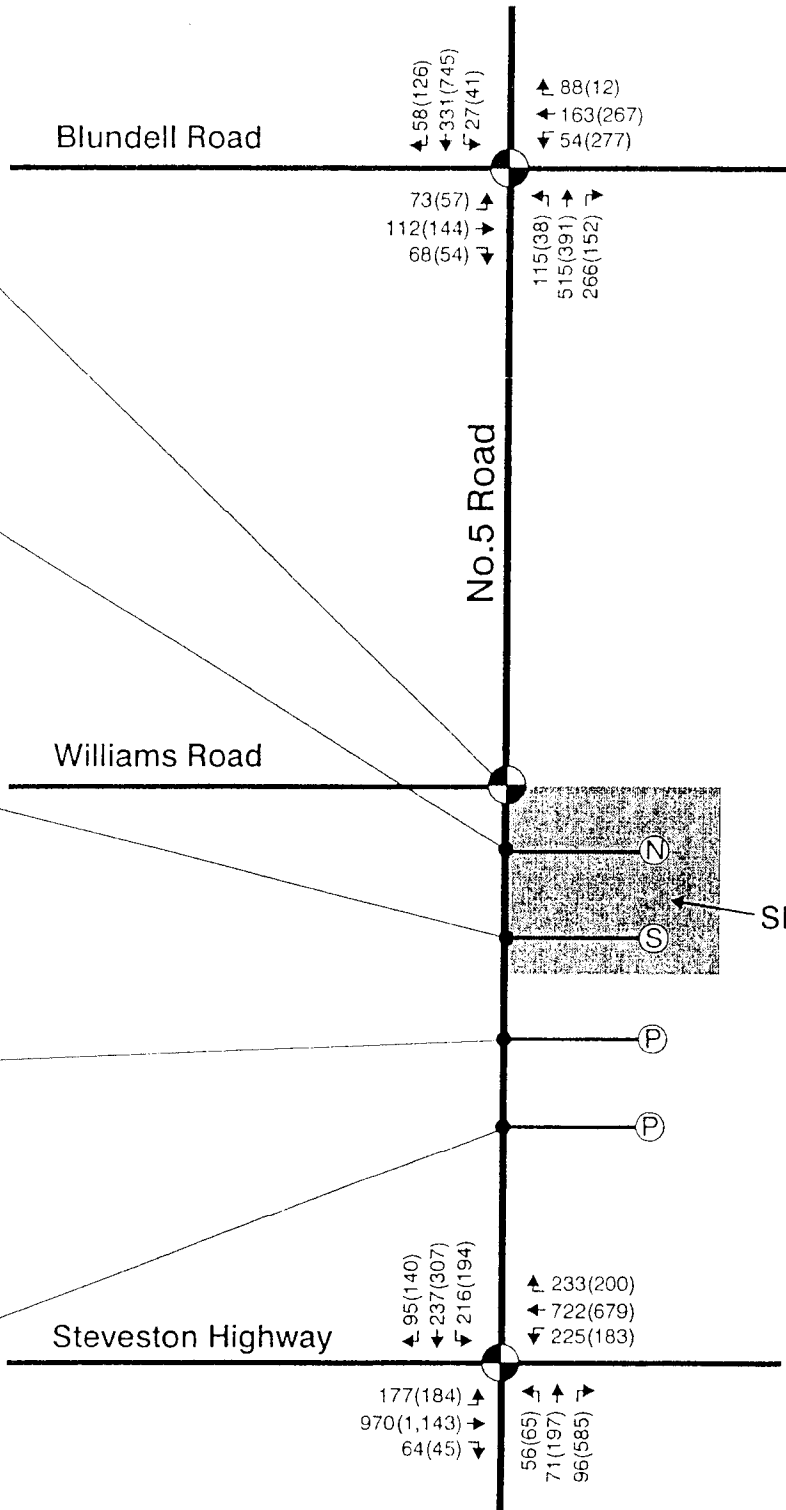
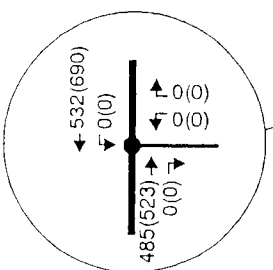
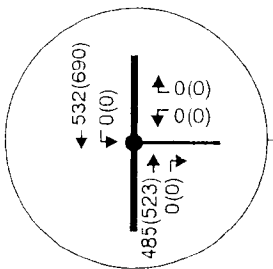
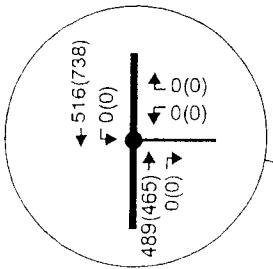
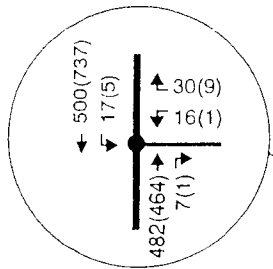
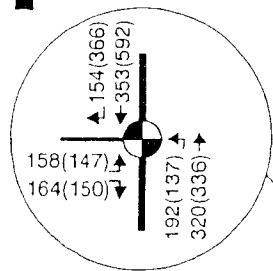
The temple has indicated that there are three major events that occur at the temple each year, Chinese New Year, the Vegetarian Festival and Buddha's Birthday. To better understand the increased traffic and parking activity associated with these events, site visits were conducted by Bunt & Associates on Sunday April 14, 2002 during the Vegetarian Festival, and again on Sunday May 19, 2002 for Buddha's Birthday.

Trip Generation

The proposed new temple facilities will closely resemble the existing facilities, but on a larger scale. Trip generation was therefore carried out using observed rates for the existing temple, representative of typical conditions at the facility. The existing peak hour trip rates for the Sunday and Weekday PM are 2.15 vehicles/1,000 square feet of GFA and 0.49 vehicles/1,000 square feet of GFA, respectively. Based on these trip rates, the new facility is anticipated to generate 261 vehicles/hour during the Sunday peak hour and 60 trips during the weekday PM peak hour. Although the existing facility will no longer be open to the public following the proposed expansion, it was assumed that a minimal amount of traffic will be generated. Based on data provided by the temple, it was estimated that the existing temple facilities will generate about 11 vehicles/hour during the Sunday peak and 3 veh/hr during a weekday PM peak hour. Total anticipated trips are therefore 272 vehicles/hour for a Sunday peak and 63 trips during the weekday PM peak hour.

The existing trip distribution was determined from the 2002 collected traffic data. For analysis of the future conditions following the temple expansion, the existing distribution was slightly changed to reflect a greater temple member distribution throughout the GVRD, and therefore more traffic from/to Highway 99 (via Steveston Highway and No.5 Road to/from the South). For the Sunday traffic, the existing split at the temple driveways was 65% to/from the North and 35% to/from the South; this was changed to 55% to/from the North and 45% to/from the South for analysis. For the weekday PM peak hour, the existing observed split at the driveways was 85% North and 15% South; this was modified to 70% North and 30% South for future conditions. Trip assignment at the study intersections was carried out as per the existing distributions, proportionally adjusted to reflect the change in split at the temple driveways.

At the site driveways, it was assumed that up to about 25% or 30% of vehicles heading to the parking lot would first drop-off passengers at the proposed on-site pick-up/drop-off zone in front of the new temple, and then proceed to park in the new parking lot to the south. The same was assumed for vehicles leaving (about 25-30% would leave the south parking lot and pick-up passengers in front of the temple). **Exhibit 4** shows the anticipated distribution of site traffic at the driveways, and **Exhibit 5** shows the estimated site generated traffic volumes at the study area intersections.



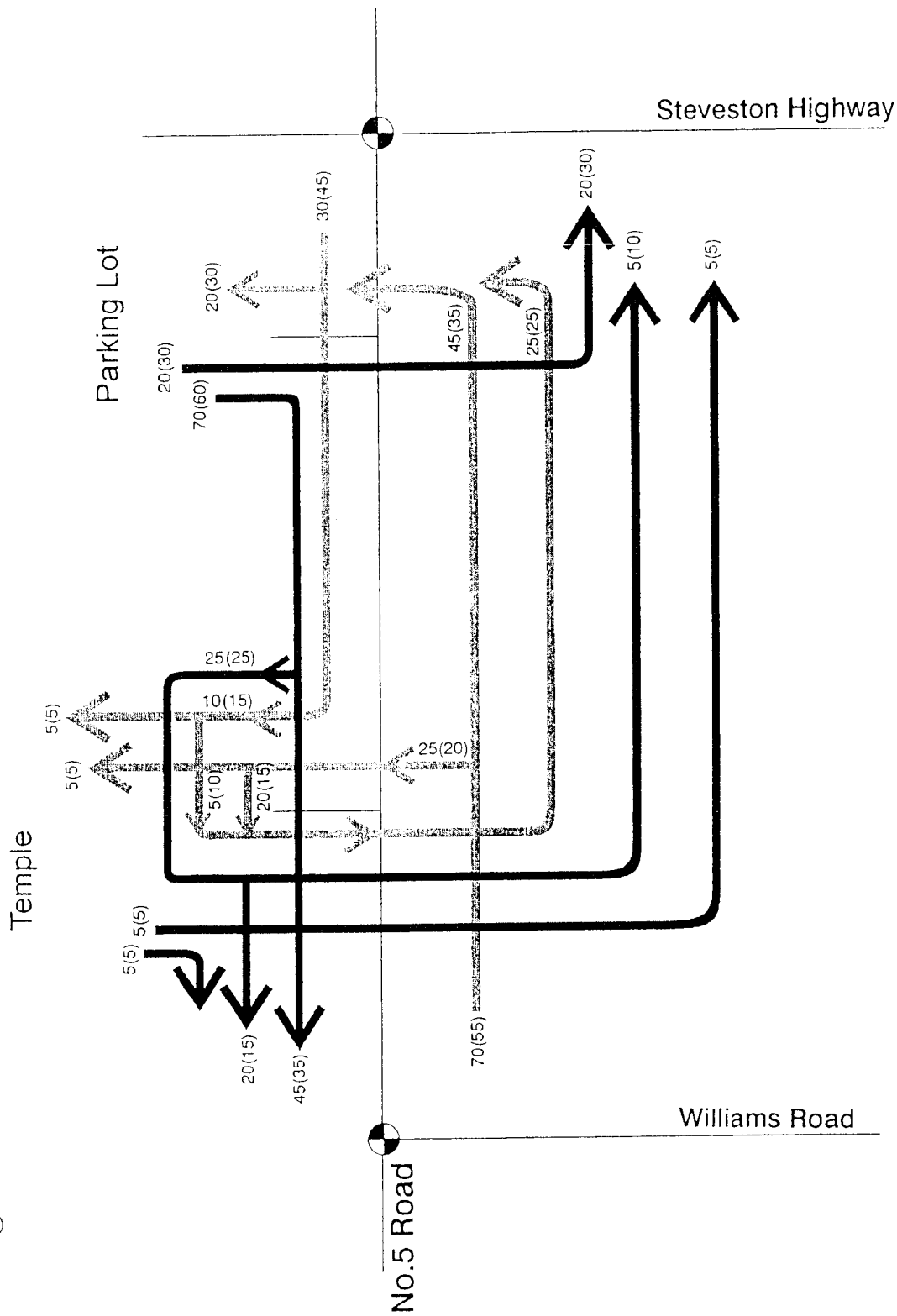
(N) — Site Driveway

● — Signalized Intersection

↕ 87(84) — Sunday Peak Hour Traffic (Weekday PM Peak Hour Traffic)

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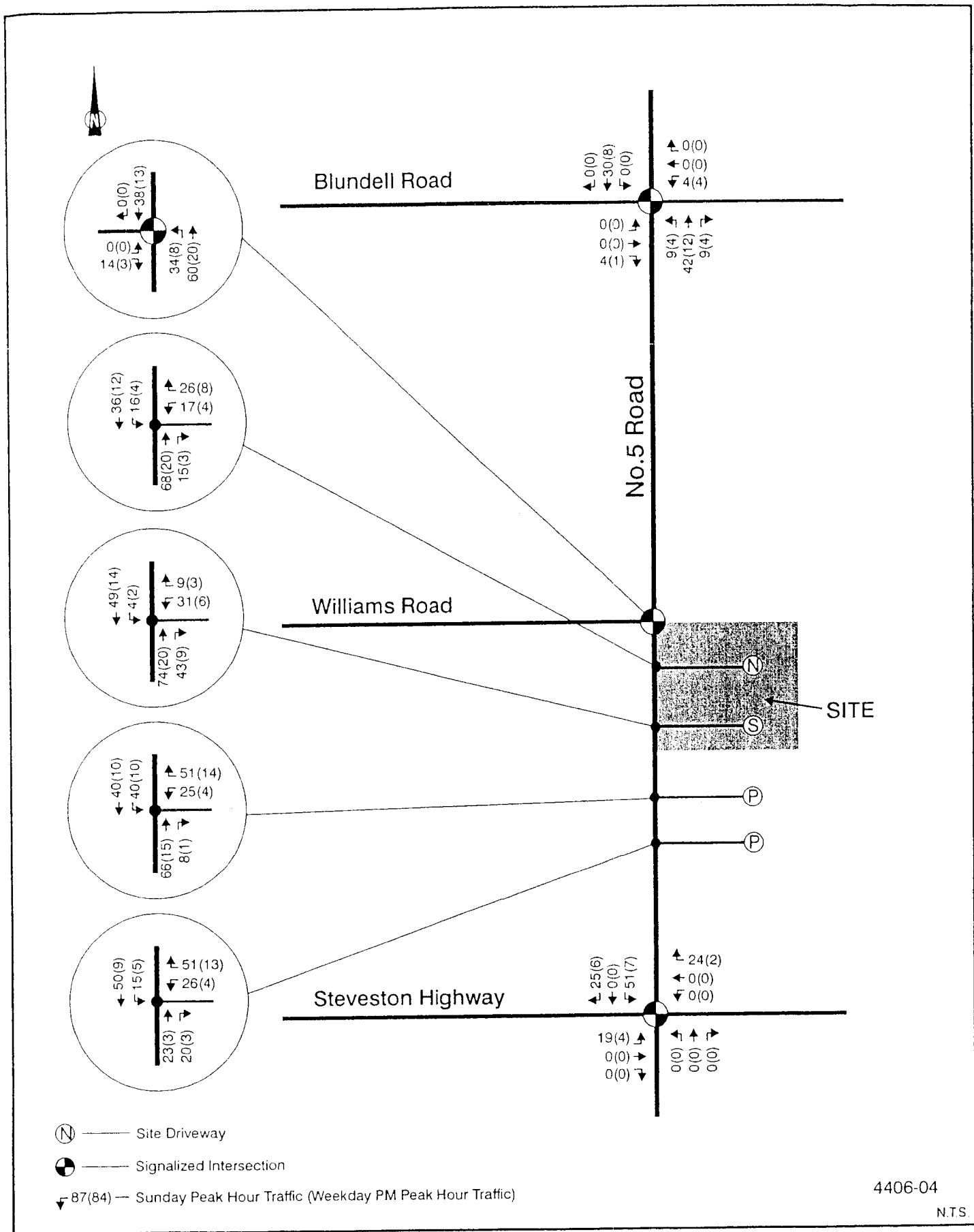
Site Traffic Distribution at Driveways

Lingyen Mountain Temple - Richmond, BC

Exhibit

4

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& ASSOCIATES



Estimated Site Generated Traffic Volumes Lingyen Mountain Temple - Richmond, BC

Exhibit

5

Background Traffic

Background traffic was determined by removing existing temple traffic from the surveyed traffic volumes and projecting these volumes to 2006 and 2016 assuming that area traffic growth would occur at a moderate 2% per year. The background conditions were analyzed for the 2006 and 2016 horizon years for both the weekday PM and Sunday peak hours. Analysis of the study intersections was carried out using Synchro Software, version 5. The existing and background Volume to Capacity (V/C) ratios and Levels of Service (LOS) are summarized in **Table 1**.

Table 1 – Existing and Background Volume to Capacity Ratios and LOS

Intersection with No. 5 Road	Existing 2002				Background 2006				Background 2016			
	Weekday		Sunday		Weekday		Sunday		Weekday		Sunday	
	V/C	LOS	V/C	LOS	V/C	LOS	V/C	LOS	V/C	LOS	V/C	LOS
Blundell Road	0.61	B	0.30	B	0.71	B	0.44	A	0.80	C	0.52	B
Williams Road	0.47	B	0.41	B	0.54	A	0.45	A	0.76	B	0.58	B
Steveston Hwy	0.91	C	0.72	C	0.98	D	0.80	B	1.25	F	0.84	C

Notes: 1 – V/C is Volume to Capacity Ratio for intersection as a whole.

2 – LOS is Level of Service; A being excellent with minimal delay and F representing capacity conditions and significant delays.

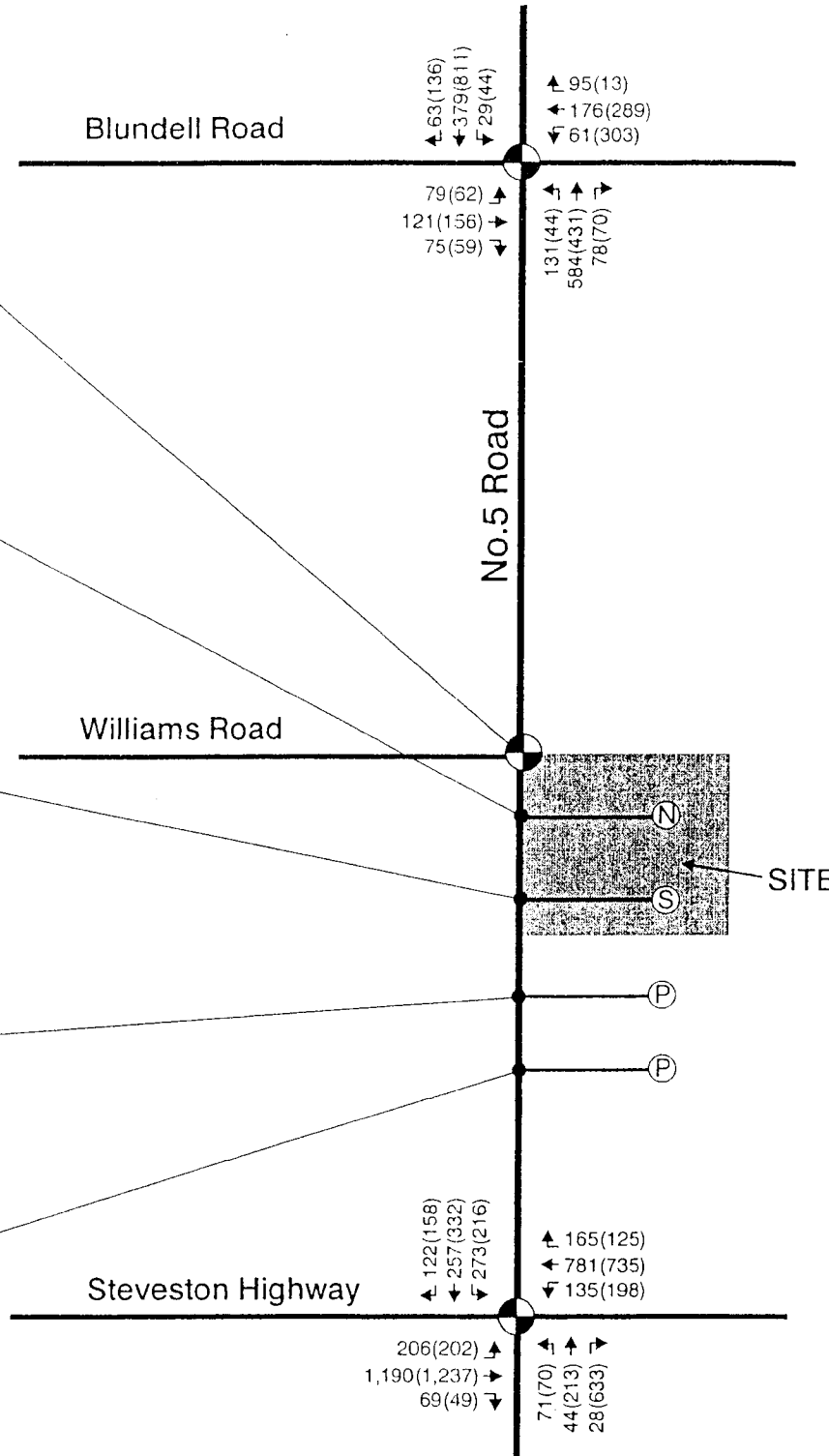
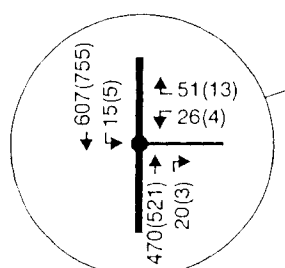
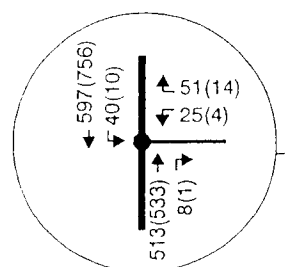
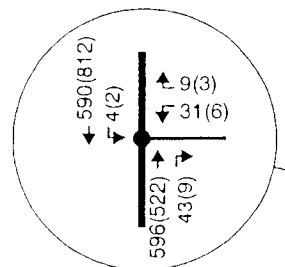
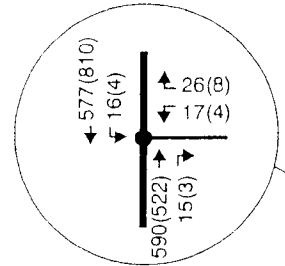
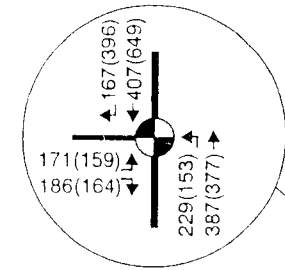
The study intersections are currently operating well within capacity, with the exception of the Steveston Highway/ No. 5 Road intersection which is operating at near to capacity conditions during the weekday PM peak hour. Eastbound thru traffic on Steveston Highway, southbound lefts and northbound rights are the most pressured movements.

For the 2006 background conditions, the study area intersections are anticipated to continue to operate well within capacity for both Weekday PM and Sunday conditions, with the exception of the Steveston Highway intersection which is anticipated to be at capacity during the weekday PM peak hour.

By 2016 all intersections are expected to see an increase in v/c ratios, but will remain within capacity limits, with the exception of the Steveston Highway intersection. During the weekday PM peak hour, the eastbound thrus, southbound lefts and northbound rights would remain the critical movements at the Steveston Highway intersection, all operating at or over capacity during the weekday PM peak hour. At the Williams Road intersection, during the weekday PM peak hour, the northbound thru-left lane will be pressured. This shared lane would effectively be operating as a northbound left turn lane. The addition of a northbound advance would greatly improve operations at the intersection. For the Sunday conditions all intersections are anticipated to be operating within capacity limits. At the Steveston Highway/No. 5 Road intersection, the eastbound thrus and southbound lefts would be the critical movements, both at about 90% capacity.

Total Future Traffic

To estimate the net impact of the temple expansion on the No. 5 Road Corridor, the total traffic volumes, including the temple expansion traffic, were analyzed and compared to the background traffic conditions. The estimated total traffic for 2006 and 2016 is illustrated in **Exhibits 6 & 7**, respectively. The intersection analysis is summarized in **Table 2**. The v/c ratios are listed, and the increase in v/c from the background conditions is listed.



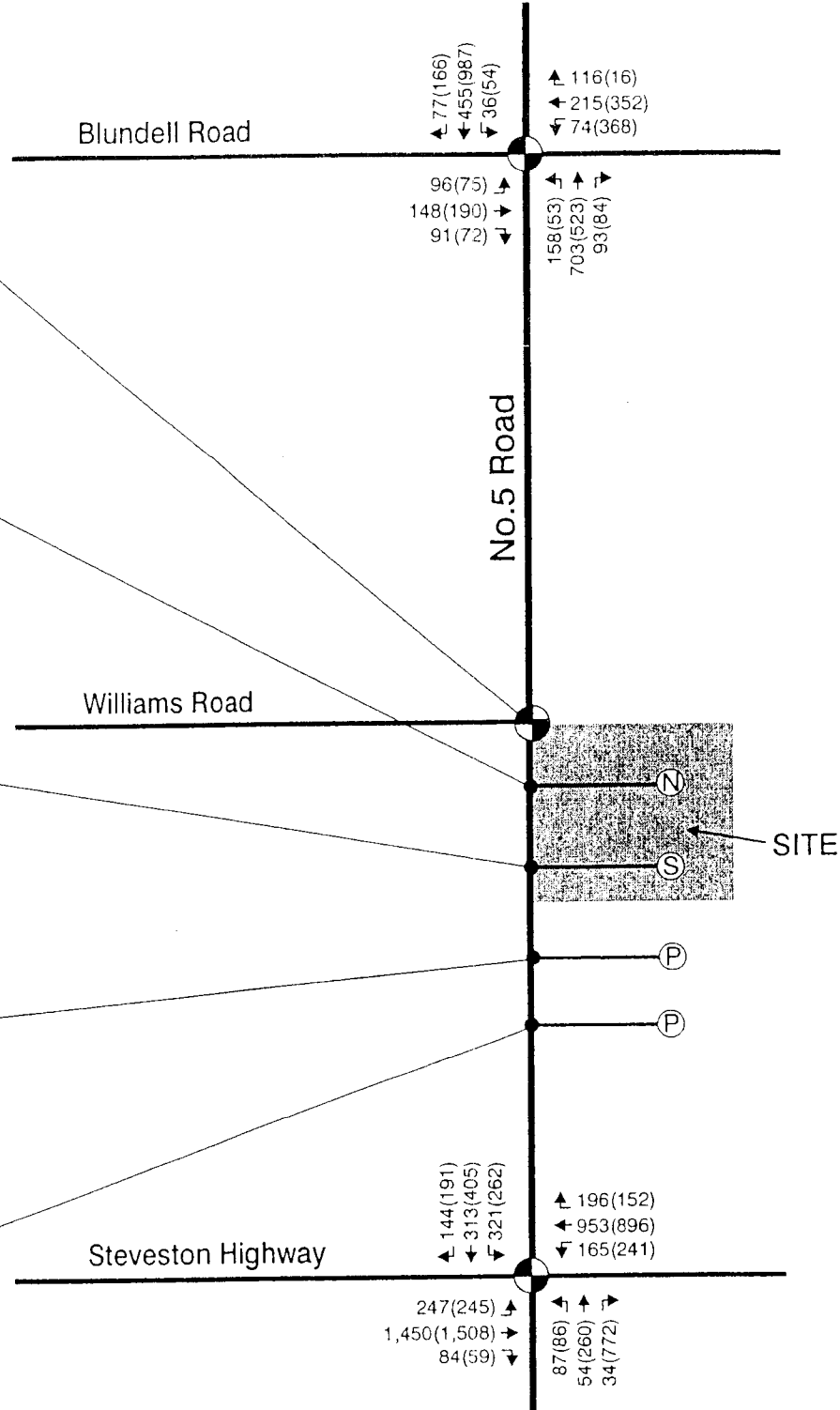
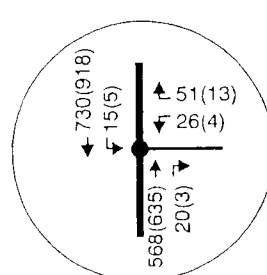
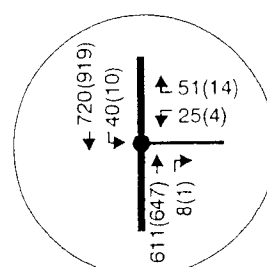
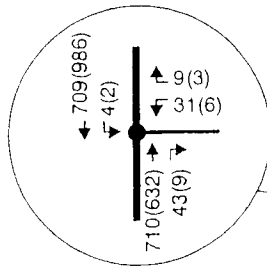
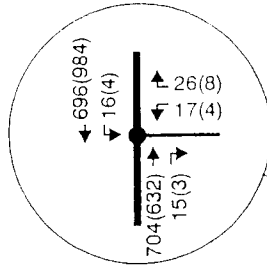
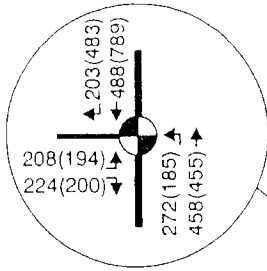
(N) — Site Driveway

● — Signalized Intersection

87(84) — Sunday Peak Hour Traffic (Weekday PM Peak Hour Traffic)

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N.T.S.



Ⓝ — Site Driveway

⦿ — Signalized Intersection

↕ 87(84) — Sunday Peak Hour Traffic (Weekday PM Peak Hour Traffic)

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N.T.S.

Table 2: Total Traffic Volume to Capacity Ratios

Intersection with No. 5 Road	2006 Total				2016 Total			
	Weekday		Sunday		Weekday		Sunday	
	V/C	Inc.	V/C	Inc.	V/C	Inc.	V/C	Inc.
Blundell Road	0.72	0.01	0.46	0.02	0.81	0.01	0.55	0.03
Williams Road	0.55	0.01	0.52	0.07	0.77	0.01	0.58	0.00
Steveston Hwy	0.99	0.01	0.76	0.00	1.25	0.00	0.90	0.06

Comparing the results of Table 2 with Table 1, the expansion of the Lingyen Mountain Temple is not anticipated to have a significant effect on the No. 5 Road Corridor intersections examined in this report.

For the weekday PM peak hour, the predicted increase in v/c ratios from the background conditions, is in the range of 1%. For 2006 and 2016 weekday PM peak conditions, all intersections will be operating within capacity limits, with the exception of the Steveston Highway intersection. The capacity deficiencies at the Steveston Highway intersection result primarily from the high background traffic volumes, and are only marginally impacted by the increased temple traffic. For 2016 conditions at the Williams Road intersection, it was assumed that a northbound advance was in place, as warranted by the background conditions.

On a Sunday morning, when traffic from the temple will be at its typical peak volumes, all three of the intersections examined will be operating within capacity for both 2006 and 2016 conditions. The overall increases in v/c ratios from background conditions are somewhat higher than for a weekday, ranging from 2% to 7%. Even with these increases, the study area intersections are all anticipated to operate efficiently. For the 2016 conditions, the Williams Road intersection analysis assumed a northbound advance phase, as warranted by the background conditions.

Driveway Analysis

The temple currently has one driveway that accesses No. 5 Road just south of the temple. Following the expansion a second driveway will be opened up at the south end of the new temple. It is anticipated that following expansion of the temple that both driveways will be used equally. In addition to these site driveways, there will also be two new driveways on No.5 Road accessing the new parking lot to the south. It is anticipated that a number of vehicles will drop off passengers at the temple and then proceed to the south parking lot. A small percentage will park surrounding the temple, but most will have to park at the new south lot. The assumed assignment at the site driveways is illustrated in **Exhibit 4**.

Analysis was carried out assuming all-movements are permitted at each driveway. For the Sunday conditions, a separate analysis was conducted assuming one travel lane along No.5 Road, the curb lane being used for parking which is currently permitted along both sides of No.5 Road. For both the weekday and weekend analysis, the analysis takes into account pedestrians crossing the driveways, predominantly the south temple driveway and the north parking lot driveway (pedestrians walking from the parking lot to the temple). For the Sunday analysis, it was assumed that about 150 pedestrians would cross the north parking lot driveway as well as the south temple driveway, and that about 50 pedestrians would cross the north temple driveway as well as the south parking lot driveway. For the weekday analysis, it was assumed that about

75 pedestrians would cross the north parking lot driveway as well as the south temple driveway, and that about 25 pedestrians would cross the north temple driveway as well as the south parking lot driveway.

Capacity analysis at Williams Road was carried out assigning two northbound lanes at this intersection. In practice on weekends, however, temple vehicles park on the east side of No. 5 Road north of the north driveway and there is minimal room for queuing (2-3 vehs.) in the outside lane, so most vehicles queue in the inside lane. With one lane for storage, the northbound queues at Williams Road are anticipated to extend back to or past the north temple driveway at some point between 2006 and 2016. The implementation of parking restrictions on the east side of No. 5 Road, from the North driveway to Williams Road would provide additional storage at the Williams Road intersection, and lessen the likelihood of northbound queues blocking the North driveway.

Table 3 summarizes the capacity analysis at the temple driveways for the weekday PM peak hour conditions in 2006 and 2016.

Table 3 – Driveway Capacity Analysis – Weekday PM Peak Hour

Driveway	Turning Movement	Weekday 2006				Weekday 2016			
		V/C	LOS	Queue	Delay	V/C	LOS	Queue	Delay
North Temple	WB	0.03	B	1 m	14 s	0.04	C	1 m	17 s
	NBTR	0.11	-	-	-	0.14	-	-	-
	SBTL	0.00	A	<1 m	<1 s	0.00	A	<1 m	<1 s
South Temple	WB	0.04	C	1 m	20 s	0.05	C	1 m	25 s
	NBTR	0.12	-	-	-	0.14	-	-	-
	SBTL	0.00	A	<1 m	<1 s	0.00	A	<1 m	<1 s
North Parking	WB	0.05	B	1 m	14 s	0.06	C	1 m	16 s
	NBTR	0.11	-	-	-	0.14	-	-	-
	SBTL	0.01	A	<1 m	1 s	0.01	A	<1 m	1 s
South Parking	WB	0.04	B	1 m	13 s	0.05	C	1 m	15 s
	NBTR	0.11	-	-	-	0.14	-	-	-
	SBTL	0.01	A	<1 m	<1 s	0.01	A	<1 m	<1 s

Notes: 1 – V/C is Volume to Capacity Ratio of driveway movements.
 2 – LOS is Level of Service; A being excellent with minimal delay and F representing capacity conditions and significant delays
 3 – Queue is measured in metres.
 4 – Delay is measured in seconds.

Driveway operations are anticipated to be well within capacity limits for both the weekday 2006 and 2016 conditions. Minimal queues and delays are expected.

Table 4 summarizes the Sunday 2006 and 2016 analysis at the site driveways.

Table 4 – Driveway Capacity Analysis – Sunday Peak Hour

Driveway	Turning Movement	Sunday 2006				Sunday 2016			
		V/C	LOS	Queue	Delay	V/C	LOS	Queue	Delay
North Temple	WB	0.13	C	3 m	17 s	0.17	C	4 m	20 s
	NBTR	0.14	-	-	-	0.16	-	-	-
	SBTL	0.02	A	<1 m	1 s	0.02	A	1 m	1 s
South Temple	WB	0.21	D	6 m	27 s	0.28	E	8 m	37 s
	NBTR	0.15	-	-	-	0.18	-	-	-
	SBTL	0.01	A	<1 m	<1 s	0.01	A	<1 m	<1 s
North Parking	WB	0.25	C	6 m	19 s	0.32	D	9 m	25 s
	NBTR	0.12	-	-	-	0.14	-	-	-
	SBTL	0.05	A	1 m	2 s	0.06	A	1 m	2 s
South Parking	WB	0.20	C	5 m	15 s	0.24	C	6 m	18 s
	NBTR	0.11	-	-	-	0.13	-	-	-
	SBTL	0.02	A	<1 m	1 s	0.02	A	<1 m	1 s

Notes: 1 – V/C is Volume to Capacity Ratio of driveway movements.
 2 – LOS is Level of Service; A being excellent with minimal delay and F representing capacity conditions and significant delays
 3 – Queue is measured in metres.
 4 – Delay is measured in seconds.

Sundays, representing peak conditions at the temple, show increased Volume to Capacity ratios and delays at the driveways from the weekday conditions, however the site driveways are expected to operate well under capacity. Queues of 2 vehicles or less and delays of less than 1 minute are anticipated for both the 2006 and 2016 conditions.

Table 5 summarizes analysis assuming there is parking on No.5 Road.

Table 5 – Driveway Capacity Analysis – Sunday Peak Hour with Parking on No.5 Road

Driveway	Turning Movement	Sunday 2006				Sunday 2016			
		V/C	LOS	Queue	Delay	V/C	LOS	Queue	Delay
North Temple	WB	0.21	D	5 m	25 s	0.32	E	9 m	41 s
	NBTR	0.39	-	-	-	0.46	-	-	-
	SBTL	0.02	A	<1 m	1 s	0.02	A	1 m	1 s
South Temple	WB	0.30	E	8 m	40 s	0.52	F	16 m	88 s
	NBTR	0.41	-	-	-	0.48	-	-	-
	SBTL	0.01	A	<1 m	<1 s	0.01	A	<1 m	<1 s
North Parking	WB	0.33	D	10 m	27 s	0.46	E	15 m	42 s
	NBTR	0.31	-	-	-	0.40	-	-	-
	SBTL	0.05	A	1 m	1 s	0.06	A	1 m	2 s
South Parking	WB	0.27	C	7 m	21 s	0.36	D	11 m	29 s
	NBTR	0.31	-	-	-	0.38	-	-	-
	SBTL	0.02	A	<1 m	<1 s	0.02	A	<1 m	1 s

Notes: 1 – V/C is Volume to Capacity Ratio of driveway movements.
 2 – LOS is Level of Service; A being excellent with minimal delay and F representing capacity conditions and significant delays
 3 – Queue is measured in metres.
 4 – Delay is measured in seconds.

Assuming vehicles are parked along No.5 Road, allowing for one lane of travel in each direction, the driveways are still anticipated to operate within capacity limits. The delays and queues would be increased, certainly for the westbound exiting traffic.

Presently, the southbound left-turn traffic entering the temple site does not significantly impact southbound through traffic on No.5 Road as the curb lane is generally available for through traffic to pass. Parking is permitted in the curb lane; however, on repeated visits to the site there was observed to be only a limited amount of parking activity along this curb, either by temple members or area residents. To ensure that this remains the case, it is recommended that "resident only" parking restrictions be implemented along the west side of No.5 Road, over the full length of the Lingyen Mountain Temple frontage.

It is also recommended to implement parking restrictions along the east side of No. 5 Road, from the North driveway to Williams Road. This should ensure in the near term, that operations at the north driveway will not be impacted by queuing at the Williams Road intersection. In future, as traffic volumes increase on No.5 Road, it may be necessary to monitor the northbound queues at Williams Road and if the North driveway is routinely blocked, right-turn in/out only access may need to be considered.

Transit and Pedestrian Facilities

Transit service is currently provided along No. 5 Road and there are three bus stops in close proximity to the temple. On the east side of No. 5 Road there is a bus stop at the south end of the temple property as well as one immediately to the north of Williams Road. On the west side of No. 5 Road, there is a bus stop immediately south of Williams Road. Three bus routes are accessible from these stops, the 401, 405 and the 488.

Pedestrian facilities are also provided in close proximity to the temple. The Williams Road intersection is signalized, and allows for pedestrian movements. There is also a signed pedestrian crosswalk, located immediately to the north of Seacliffe Road, at the southern end of the temple property. Sidewalks are provided on both sides of No. 5 Road. During site visits to the temple, pedestrians were observed using both means of crossing No. 5 Road, and the existing facilities proved safe and adequate. As both facilities are near to the temple driveways, it is not anticipated that any additional crossings would be required.

Parking Analysis – Typical Sunday

Parking for the existing temple is currently provided around the temple and on the adjacent vacant lot. Parking is also allowed on No. 5 Road and temple members have been observed parking on the east side of No. 5 Road abutting the temple property. A parking accumulation survey was conducted on Sunday April 7, 2002, a typical Sunday, from 8:30am to 4:00pm; both the on-site and off-site parking was monitored on 15 minute intervals.

The survey data showed a peak parking demand of 122 vehicles (108 on-site, 14 on No.5 Road) and this occurred from 12:30pm to 12:45pm. A vehicle occupancy survey was also conducted and revealed that the average auto-occupancy rate for the temple is currently about 2.02 passengers/vehicle.

Based on the observed parking demand, the parking rate for the existing temple is 3.8 stalls/1,000 SF of GFA. Applying this rate, the proposed new temple will require 498 parking stalls. It is proposed that the existing temple will maintain 20 parking stalls for

internal use only. The overall predicted parking demand for the expanded temple is therefore 518 stalls, for a typical Sunday mid-day period.

The proposed parking supply for the expanded facility is 625 stalls; 50 stalls around the new temple, 41 stalls around the existing temple and 534 stalls in the proposed new parking lot to the south.

As a further check on the parking demand rate observed at Lingyen, Bunt & Associates conducted another survey of a nearby existing Buddhist temple located on Steveston Highway in Richmond. The survey was completed on January 11, 2004 (830am-3pm). The Steveston Highway temple is of similar size to Lingyen, it is also a buddhist temple and has similar practices and as well it provides similar facilities and services as Lingyen. The peak parking demand observed was about 85 vehicles, which occurred mid-day. We were not able to obtain the GFA for the Steveston Highway temple, but from visual inspection feel it is of similar size to the existing Lingyen Temple. This exercise demonstrates that both temples have similar parking demand rates.

The bylaw parking supply calculation varies depending on how it is calculated. **Table 6** below, summarizes three different methods of completing the calculation.

Table 6 – Bylaw Parking Supply Calculations

Method	Description	GFA (SF)	Parking Supply Rate (Stalls/1000 SF)	Stalls	Total Stalls
Overall	Expanded Temple	131,740	10	1,317	1,317
Public/Monks	Temple	92,340	10	923	
	Monks	39,401	3/100 beds	33	956
Individual Uses	Temple	43,167	10	432	
	Convention	13,807	10	138	
	Monk	32,174	3/100 beds	33	
	Store	4,634	4	19	
	Cafeteria	4,634	10	46	
	Office	2,360	4	9	
	Other *	30,964	n/a		677

Notes: * Other represents washrooms, reception areas, stairways, elevators and storage areas, all are areas that will not generate traffic.

Based on floor area considerations, the City of Richmond Zoning Bylaw requires on-site parking for 677 to 1,317 vehicles, depending on the calculation method. Three calculation methods were examined: the first looking at the overall total GFA, the second looking at the floor space used by the temple (publicly accessible) and the floor space used by the monks, and a third that categorized floor space by uses. The site plan for the temple can provide for 625 parking stalls, in a mix of stalls surrounding both the new and existing temple and in the new parking lot to the south. Although the parking supply is lower than the bylaw required supply, the site will be able to accommodate the anticipated peak parking demand condition of 518 vehicles.

Although the parking supply is lower than the bylaw required supply, it should be sufficient. Buddhist temples differ from churches where one service is held and all members attend at once.

Parking Analysis – Major Events

Chinese New Year, Buddha's Birthday and the Vegetarian Festival are three large events held at the temple every year. Bunt & Associates staff were present at two of these three events to observe the parking and traffic operations.

The Vegetarian Festival, which is the busiest event at the temple, was observed to generate a parking demand of 495 vehicles, which translates to a 15.2 stall/1,000 SF of GFA parking demand rate. During this event approximately 390 vehicles parked on the site, 85 vehicles parked along No. 5 Road, and another 15 vehicles were observed to park on Seacliffe. Several vehicles were also observed to park at the nearby parking lot at the former Fantasy Gardens theme park.

Buddha's Birthday, also a larger scale event at the temple, had an observed parking demand rate of 7.7 stalls/1,000 SF of GFA. Approximately 250 parked vehicles were counted, and the impact upon the neighbourhood was no more than a typical Sunday; 15 vehicles were parked on the east side of No. 5 Road, and the remaining vehicles were on-site.

Applying these rates to the proposed expanded floor space suggests that 1000 to 2,000 parking stalls would be required to fully accommodate the Buddha's Birthday and Vegetarian Festival events respectively. Although it may not be entirely accurate to assume that the festival events will grow in attendance in proportion to the growth in temple facility size, it is evident that some form of traffic/parking management will be necessary for large events at the temple.

Demand Management Considerations

The temple has indicated that there are three major events that occur every year at the temple. Our analysis indicates that the parking requirement for these events, when applied to the expanded temple facility, will likely well exceed the proposed on-site parking supply. To best accommodate these events with as minimal impact as possible to the adjacent neighbourhood, some form of demand management plan may be necessary.

For the Vegetarian Festival, the potential 1,375 vehicle "overflow" parking demand condition (i.e., 2,000 stall demand less the approximately 625 stall on-site supply) is too large to effectively control with a transportation/parking demand management plan alone. Instead, it is recommended that the temple take steps to control or regulate the number of persons attending the event, possibly by selling a set number of tickets, or by extending the Festival over 2 or 3 weekends, or a combination of the two. The temple has indicated that such a system could be adopted.

For Buddha's Birthday and the Chinese New Year, which are smaller in scale than the Vegetarian Festival, it may be possible to meet the parking demand by encouraging (or rewarding) car-pooling among temple members (Note: the existing automobile occupancy for a typical Sunday is approximately 2 persons per vehicle and could conceivably be doubled to reduce the parking demand by half). Other options include arrangements to secure temporary additional parking at nearby parking lots (e.g., Fantasy Gardens) for special events, and/or the introduction of a shuttle bus service to transport members to/from the temple. In addition, it is recommended that the temple

utilize volunteers to help direct traffic and parking activity on the site during these special events to further improve the efficiency of the traffic and parking operations.

The following outlines a possible plan to implement off-site parking and a shuttle bus service to the temple:

- Assuming a 2,000 person/day event
- Assuming a 2.0 Auto Occupancy Rate
- Parking demand would be about 1,000 Cars
- 600 can park on-site
- 400 would have to be accommodated elsewhere
- Hours of arrival 8am-1pm = 5 hours
- 600 cars arrive in first two hours and park on-site
- 400 cars arrive in three hours (10-1)
- For the 400 cars off-site, 135 cars/hour arrival rate = 270 people/hour
- Bus carries about 40 people
- Driving speed of 50 km/h
- 10 minutes to load and unload, each

Assuming the above scenario, the table below summarizes the anticipated bus requirement for an off-site lot located 2 kilometres (km) to 15 km from the temple.

Table 7 – Bus Requirement for Off-Site Parking and Shuttle Service

	Distance to Off-Site Parking Area			
	2 km	5km	10km	15km
Drive Time	2.5 min	6 min	12 min	18 min
Loop Time	25 min	35 min	45 min	55 min
# Buses	3	4	5	6

Depending on the location of the off-site lot, anywhere from 3-6 buses could be required to shuttle people to the temple during the assumed three hour arrival period. If the arrival period were shorter, more buses would be needed, and if the arrival period were longer, fewer buses would be required. Assuming the departure rate is similar to the arrival rate, the same number of buses would be required to shuttle people back to the off-site parking area.

3. CONCLUSIONS

The traffic impact analysis completed for the proposed expansion of the Lingyen Mountain Temple, located at 10600 No. 5 Road, has led to the following conclusions:

1. For typical conditions, the expanded temple is expected to generate 272 trips in a Sunday peak hour and 63 trips in a weekday PM peak hour. The existing temple on the site will have only limited use as a sanctuary for resident monks and generate minimal traffic and parking activity.
2. The intersections examined in this report are currently operating well within capacity limits, with the exception of the Steveston Highway/No. 5 Road intersection, which operates at just over 90% capacity for the weekday PM peak hour conditions. On Sundays, during the peak traffic period for the temple, this intersection operates much better at just over 70% capacity.
3. By 2006 and 2016, following expansion of the temple and allowing for general increases in area traffic, the area road system will continue to operate within capacity. The Steveston Highway/No. 5 Road intersection is expected to reach capacity conditions within the next 10 years, even without the proposed expansion to the temple. Larger scale regional road improvements, such as the contemplated construction of an interchange on Highway 99 at Blundell Road, will likely be required to properly address the congestion issues on the Steveston Highway.
4. The proposed Temple expansion is not anticipated to create any significant traffic impact along the No. 5 Road Corridor at the key intersections examined in this report.
5. The estimated peak parking demand for the temple following the expansion is 518 parking stalls for typical Sunday conditions. This demand can be readily accommodated by the 625 stalls that will be available once the project is complete. The City of Richmond bylaw parking requirement for this development works out to between 677-1,317 stalls, depending on the method of calculation, and would result in significant surplus parking conditions much of the time if provided for.
6. The Temple holds three major events each year, the Chinese New Year, the Vegetarian Festival and Buddha's Birthday. These events could potentially generate a parking demand condition of 1,000 to 2,000 stalls, a 400 to 1,400 stall surplus from what is provided on-site. Event planning to limit the number of tickets sold, and a transportation management plan will be needed to accommodate these events.

4. RECOMMENDATIONS

1. It is recommended to restrict parking on the east side of No. 5 Road from the north driveway to Williams Road. This will provide for more storage at Williams Road, and will improve operations at the north driveway by shortening queues at Williams Road.
2. It is recommended to limit parking on the west side of No. 5 Road, in the area of the temple, to resident parking only. Presently there is very little resident parking in the curb lane and this allows southbound through traffic on No.5 Road to use the curb lane to get around any left-turn traffic turning into the temple driveways.
3. It is recommended to allow full movements at both temple driveways and parking lot driveways, but to monitor operations at the north temple driveway. As northbound queues at Williams Road continue to increase and possibly extend past the north driveway, it might be necessary to limit the north driveway to rights in/out only.
4. It is recommended to implement a transportation management plan for the major events at the temple, including temporary additional off-site parking and shuttle buses, limited ticket sales and traffic/parking control volunteers.

2201-213348

BUNT
& ASSOCIATES

July 22, 2004

File: 4406-05

Mr. Kabel Atwall
Khevin Development Services
#140 - 4651 Shell Road
Richmond, BC V6X 3M3

RE: LINGYEN MOUNTAIN TEMPLE - RICHMOND, BC
ADDENDUM #1 TO TRAFFIC IMPACT STUDY REPORT

*Transportation Planners
and Engineers*

Dear Mr. Atwall,

We have completed an addendum to our traffic impact study dated March 9, 2004, for the proposed expansion of the Lingyen Mountain Temple in Richmond, BC.

Background

The Lingyen Mountain Temple, located on No.5 Road in Richmond, BC, is proposing to expand its facility. The expansion will add a new temple next to the existing, and the existing temple will be converted into use for the resident monks only.

Since our last submission, the proposed expansion has changed. In our March 2004 report, most of the parking for the site was to be located off-site a short distance down No.5 Road. The revised site plan now shows the parking on the same site as the expanded temple, and the agricultural land shifted to the off-site lot.

This change to the site plan layout is not anticipated to change the trip generation for the site, nor the traffic volumes at the study area intersections and therefore much of the analysis and findings in our March report will remain unchanged. The most significant change will be at the site driveways which will be reduced to two from four. The site traffic has been redistributed at the driveways to reflect this change and the capacity analysis at the site driveways has been redone. The only other change will be in the parking provision, which is anticipated to increase from the previous submission.

Parking

The proposed parking supply has been increased to 703 stalls (from 625 in the March 2004 report). Parking demand on a typical Sunday is anticipated in the range of 520 stalls, which will be met by the proposed supply. Based on our previous report, the bylaw parking requirement for the site is approximately 677 stalls and can also be accommodated by the proposed supply. For larger events, however, the temple will require some form of Traffic Demand Management, as discussed in our previous report.

*Bunt & Associates
Engineering (B.C.) Ltd.*

*Suite 600
1199 West Pender Street
Vancouver, B.C.
Canada, V6E 2R1*

*Tel. 604. 685-6427
Fax. 604. 685-6579
Email: vancouver@bunteng.com*

The proposed relocation of the temple parking will provide more parking than the previous layout and will accommodate both the anticipated demands and the bylaw requirements. As well, locating parking on the same site as the temple provides for a much shorter distance for pedestrians to travel to the temple, of importance to the elderly and during inclement winter weather conditions.

Traffic

Consolidating the parking to one area results in two site driveways for the temple, as compared to four which was proposed in the previous layout. Although the traffic volumes at these two driveways will be slightly higher than previously, the provision of two driveways should mean somewhat less traffic in the area as a whole, as the element of circulating between the two parking lots will be removed.

The site generated traffic has been reassigned to the two site driveways, and is illustrated in **Exhibit 1**. **Exhibits 2 & 3** illustrate the Total 2006 and Total 2016 traffic volumes in the study area. The distribution of site traffic and traffic volumes at the study area intersections remains unchanged from our previous report. We have therefore revised the capacity analysis at the site driveways only, and the results are summarized in **Table 1**. For this analysis, it was assumed that no left-turns-in would be permitted at the North Driveway, due to close proximity to the Williams Road intersection, and as per comments received from the City of Richmond.

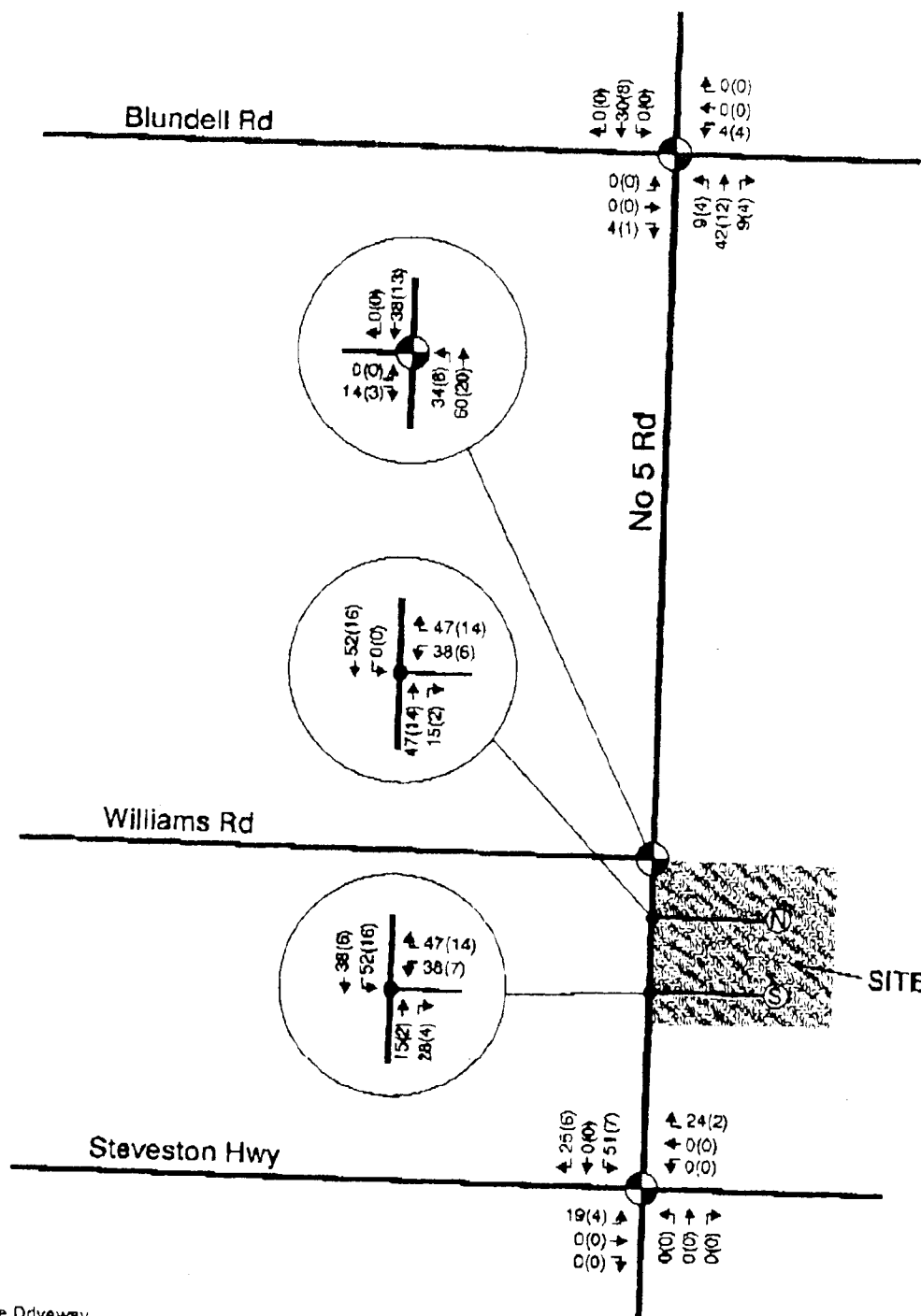
Table 1 – Capacity Analysis of Site Driveways

Driveway	Turning Movement	Sunday Peak Hour			Weekday PM Peak Hour		
		V/C	LOS	Queue	V/C	LOS	Queue
2006							
North	WB	0.26	C	7.1	0.05	B	1.1
	NBTR	0.24	--	--	0.22	--	--
	SBT	0.19	--	--	0.26	--	--
South	WB	0.36	D	11.1	0.06	C	1.4
	NBTR	0.23	--	--	0.21	--	--
	SBTL	1.07	A	1.8	0.02	A	0.4
2016							
North	WB	0.06	C	1.4	0.06	C	1.4
	NBTR	0.27	--	--	0.27	--	--
	SBT	0.23	--	--	0.32	--	--
South	WB	0.48	E	15.5	0.08	C	1.8
	NBTR	0.28	--	--	0.28	--	--
	SBTL	0.08	A	1.8	0.02	A	0.42

Notes: 1 - V/C is Volume to Capacity Ratio

Notes: 1 – V/C is Volume to Capacity Ratio of driveway movements.
2 – LOS is Level of Service, A being excellent with minimal delay and F representing capacity conditions and significant delays
3 – Queue is measured in metres.

As shown in Table 1, the site driveways are anticipated to operate well under capacity, with minimal queuing and delays. No operational concerns are anticipated by the reduction to two site driveways.



⊙ — Site Driveway

⊙ — Signalized Intersection

↔ B7(84) — Sunday Peak Hour Traffic (Weekday PM Peak Hour Traffic)

4408-05

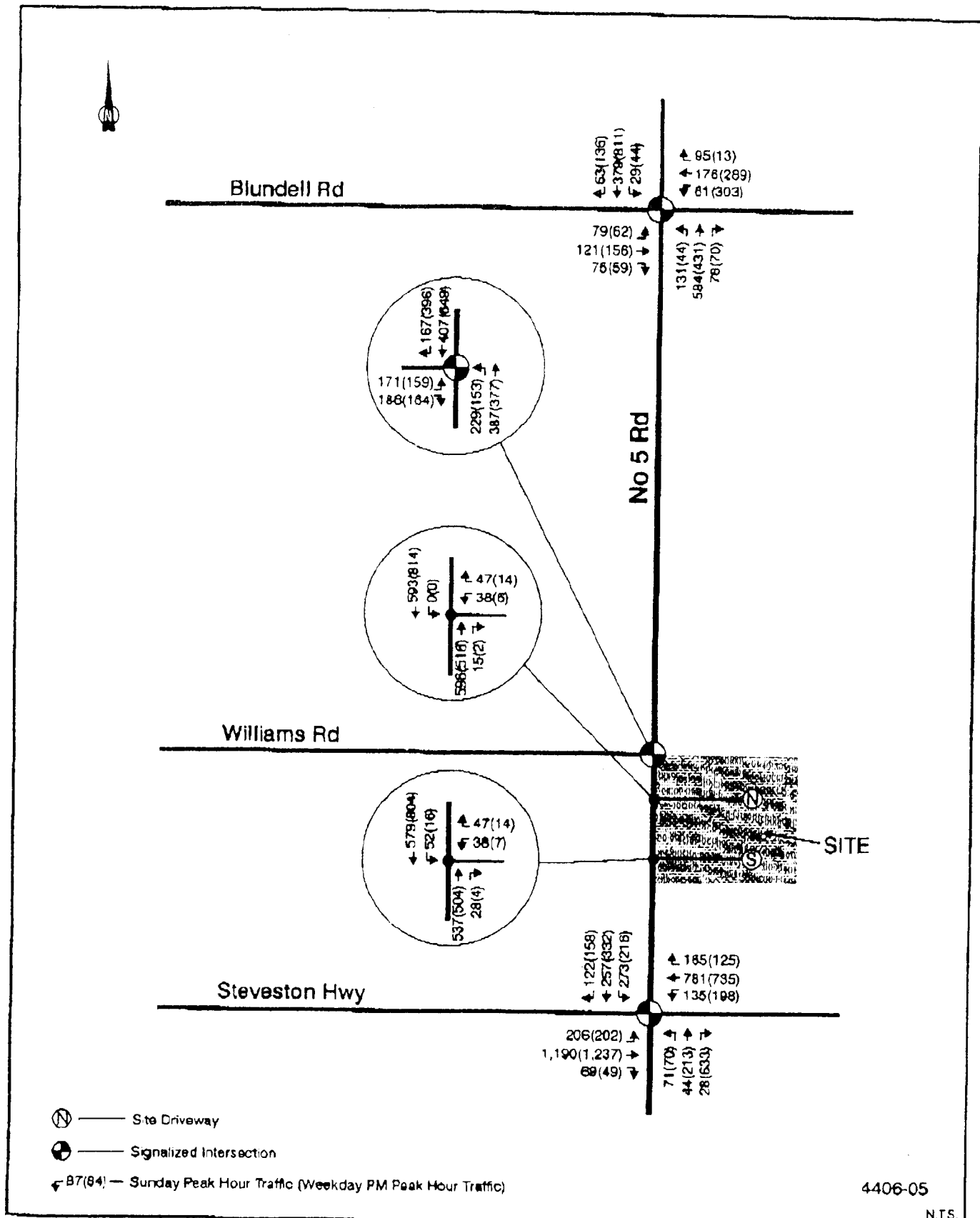
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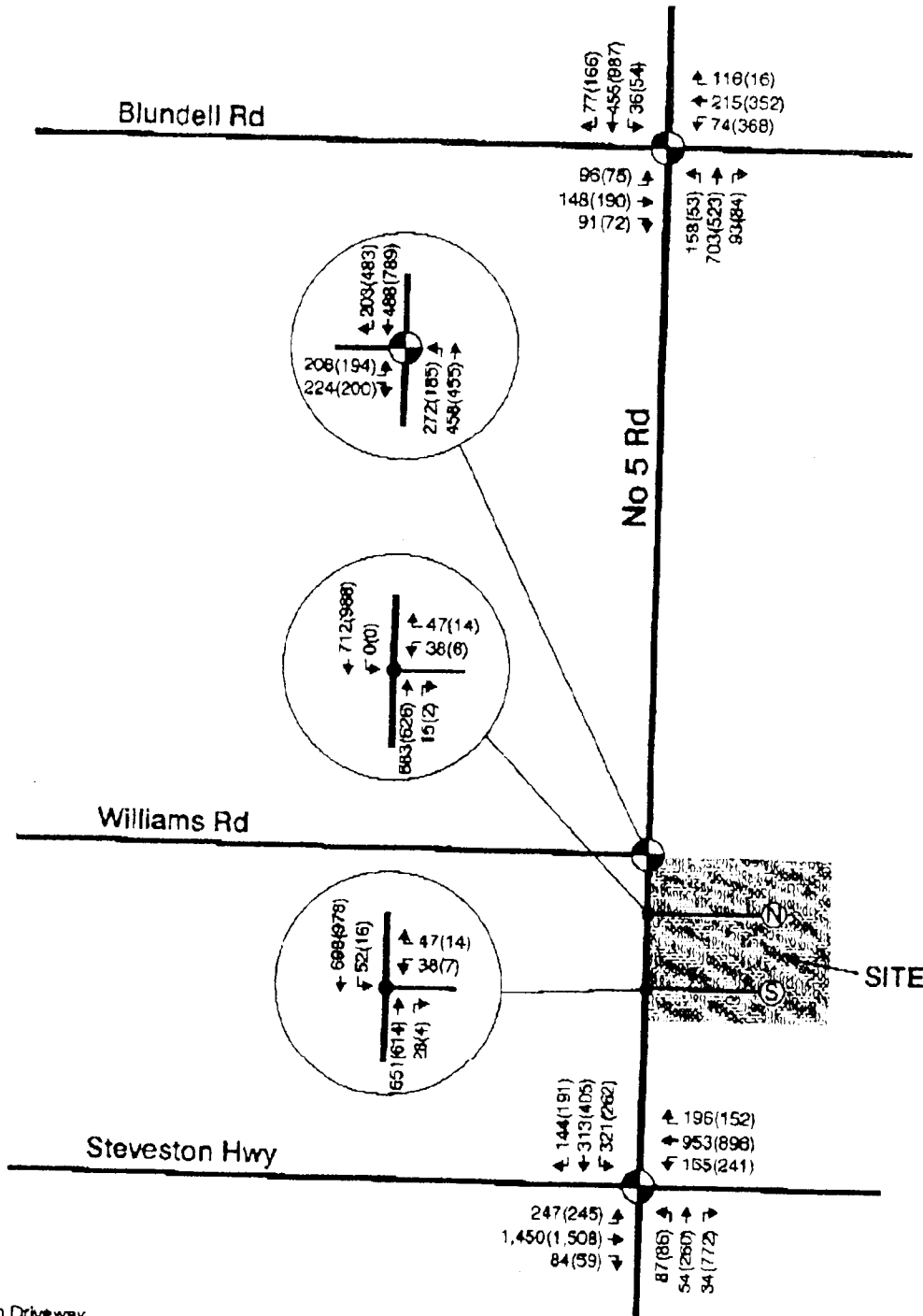
B | U | N | T
& ASSOCIATES

Estimated Site Generated Traffic Volumes
Lingyen Mountain Temple - Richmond, BC

Exhibit

1





SITE

4406-05

N.T.S.

B U N T
& ASSOCIATES

Estimated 2016 Traffic Volumes
Lingyen Mountain Temple - Richmond, BC

Exhibit

3

Lingyen Mountain Temple – Richmond, BC
Addendum #1 to Traffic Impact Study
July 22, 2004

B U N T
& ASSOCIATES

Conclusions

The proposed site plan can provide 703 parking stalls, and is anticipated to accommodate the projected parking demand of 520 vehicles, and will also meet the 677 stall bylaw parking requirement. In addition, the provision of parking at the same site as the Temple will result in a much shorter walk for temple members.

The two site driveways are anticipated to operate well under capacity, with minimal queuing and delays. The provision of two driveways should somewhat reduce site traffic in the area, as the element of traffic circulating between the temple and off-site parking lot will be eliminated.

Most of the analysis in our March 2004 report remains unchanged, other than at the site driveways, where reanalysis has lead to similar conclusions. The conclusions and recommendations as reported in our March 9, 2004 report therefore remain unchanged

* * * * *

I trust that this report will be of assistance to you. Should you have any questions, or wish to further our findings, please do not hesitate to call me at 604.685.6427.

Yours truly,
Bunt & Associates



Sarah Dirksen, EIT
Transportation Analyst

ATTACHMENT #11:

**ENGINEERING STAFF LETTER TO
CONSULTANT ENGINEER**



City of Richmond

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

Telephone (604) 276-4000

www.city.richmond.bc.ca

April 7, 2005

File: 10-6060-01/2005-Vol 01

Engineering

Telephone: (604) 276-4289

Fax: (604) 276-4197

CitiWest Consulting Ltd.
#101-9030 King George Hwy.
Surrey, B.C. V3V 7Y3

Attention: Mr. John Sidnell, MS, P.Eng.

Dear Mr. Sidnell:

Re: Lingyen Mountain Temple, Phase 3 'Site Drainage Concept Plan'
10100 No. 5 Road , Richmond B.C.

Thank you for our meeting on Thursday, March 24, 2005. In response to your letter dated March 28, 2005, staff have discussed the concept including review of your Drawing#SK-1-(2124). The City has the following comments:

1. In regard to draining to the existing ditch along the west-side of Hwy #99, you will need to apply to the Ministry of Highways for approval.
2. Assuming that there is no impact to the existing Storm sewer system along No. 5 Road, the City has no concerns at the concept phase.
3. The connection from the proposed on site storm system for the development will require a property line building sump with the application for your Plumbing permit.
4. The City will require confirmation that the total area of viable agricultural use meets the approval of the City.
5. Further, City staff have the following questions, concerns and comments regarding:

A Schematic Drainage Sub-basin Plan:

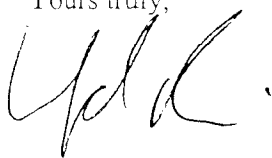
- (i) Identify the boundaries for all the phases for the site and indicate where and how those areas drain.

The Conceptual Hydraulic Profile Storm Water Control Pond Cross-section:

- (ii) How were the Low and High Water Levels in the pond derived? Please show measured ground water table levels. How was Max. High Water Level derived?
- (iii) What are the water levels in the Hwy 99 ditch? KWL Steveston ALR Storm water Modeling Report indicates that there is surface flooding and inadequate freeboard under existing conditions 10-year modified CBA design storm.
- (iv) The Low Water Level in the pond is lower then the Hwy 99 ditch bottom. Is it a realistic target to achieve?
- (v) The existing 250 mm outfall could become surcharged under a storm event and discharge larger flows then the pre-development discharge flow levels to the Hwy 99 ditch. How will this discharge be regulated to insure proposed flows do not exceed approved flow rates?
- (vi) How will backwater from the Hwy 99 ditch affect the pond operation?
- (vii) How will surface water be collected and directed to the pond?
- (viii) The metric system should be used for the hydraulic profile and the existing outfall detail.
- (ix) Calculations should be provided for the sizing of the pond.
- (x) How will water quality for irrigation purposes be achieved and controlled?

If you have any further questions regarding these issues please call me at 276-4075 or Bill Jones at 276-4026.

Yours truly,



for Siu Tse, M.Eng., P.Eng.
Manager, Engineering Planning

ST:bj

pc: Janet Lee, Planner
John Stephens, Supervisor, Plumbing & Gas Inspections
Elena Paller, P. Eng., Engineering Technician
Jim DeKleer, Engineering Assistant - Development & Processing
Reg Adams, Engineering Technician - Utilities
Bill Jones, ASCT, Supervisor, Infrastructure Planning

ATTACHMENT #12:

**LETTER FROM MINISTRY OF
TRANSPORTATION**

File: 01-006-22346

April 29, 2005

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

Attention: Siu Tse
Manager, Engineering Planning

Dear Siu Tse:

**Re: Site Stormwater Management – Lingyen Mountain Temple Expansion
10100 No. 5 Road**

This is further to our letter of April 21, 2005 in which the Ministry of Transportation (the Ministry) declined a request to direct storm water drainage from the Lingyen Mountain Temple expansion into the Ministry's ditch along Highway 99. In the intervening period Ministry development staff met with Mr. J. Sidnell of CitiWest Consulting Ltd. and Mr. J. Ho, Architect to discuss this issue. Based on these discussions Mr. Sidnell submitted the enclosed letter of April 27, 2005 to the Ministry for consideration.

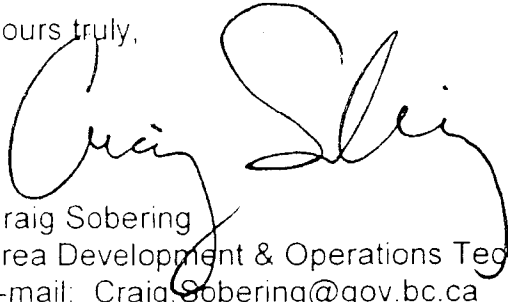
In his letter Mr. Sidnell states that the proposed Lingyen Mountain Temple storm water management system will be designed to perform to the following functional requirements:

1. To accommodate storm water drainage from the subject property for a 24 hour 1:100 year rainfall event;
2. To limit storm water discharge from the subject property to the Ministry's ditch to the current discharge levels for a range of storm events using an appropriate control structure;
3. To limit ditch erosion susceptibility and enhance infrastructure visibility in the Ministry's Highway 99 ditch, install a headwall structure on the existing outfall pipe.

Based upon the above commitment the Ministry grants approval in principle to the application under s.62(2) of the *Transportation Act* for 1 year subject to the submission of final design drawings for approval.

Should you have any questions, please call.

Yours truly,

A handwritten signature in black ink, appearing to read "Craig Sobering". The signature is fluid and cursive, with the first name "Craig" and last name "Sobering" clearly distinguishable.

Craig Sobering
Area Development & Operations Technician
e-mail: Craig.Sobering@gov.bc.ca

CS

Encl.

CC J. Sidnell, CitiWest Consultants Ltd.

ATTACHMENT #13:

LETTERS OF SUPPORT

Dear Ms. Janet Lee

The Ling Yin Mountain Temple over the last 10 years has pulled me from despair at the darkest moment of my life. Thru the temple, I have found hope and perspective in life. They've taught me tolerance and brought peace in my heart from what was once empty with sorrow.

I had three children struggling in an unhappy family environment. But, the temple has given us compassion and peace, which we shall never what to relinquish.

There is no doubt that the temple saved many desperate souls like mine and the work they do is invaluable to our society. They have leadership which has uncompromising integrity which purpose is the help people. It is no surprise that now the temple has grown, now consisting of people from all cultures and ethnicity. I noticed many tourist coming from far away, often revisiting the temple several time, no doubt to have the same inspiration that I have come to love. Now it has outgrown the existing facility and is badly in need of an expansion.

It is my strong hope that they can be allowed to expand so that more people like me can be saved from a life that went astray.

Yours truly,

Veronica Fok

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK

PHOTOCOPIED
& DISTRIBUTED
DATE: Sept 20/04 *lm*

Mayor and Councillors

From: lorelei saez [timclarkebc@shaw.ca]
Sent: September 20, 2004 1:38 PM
To: Mayor and Councillors
Subject: Cultural, Religious and Personal intolerance in BC

Hi

The below letter only concerns a recent newspaper article and is not intended to be any sort of criticism to the yourselves. From living here in Richmond for 5 years, I am aware that yourselves as a Council and Mayor have always been exemplary and have set the example for others in supporting multiculturalism and tolerance here in Richmond and I am proud to live here.

sincerely,

Tim Clarke

<timclarkebc@shaw.ca>

Date Sun, 19 Sep 2004 09:45:03 -0700

To pmcmartin@png.canwest.com

Cc sunletters@png.canwest.com

Subject Ling Yen Temple -

✓	RM	
	DW	
	KY	
	AS	
	DB	
	WB	

R202-2133

Hi Mr. McMartin

Firstly, I just wanted to say that I do respect your skills as a writer and journalist and have often enjoyed and have been enlightened by your writing which I enjoy often and rank as good as the best writers at your paper (such as Mr. Manthorpe and Mr. Baines among others).

In the case of yesterday's article on the Ling Yen Temple proposal though, I felt that it was an imbalanced and derogatorily flavoured account of something which would add to the cultural depth of our fine metropolis and actually, symbolically bring us culturally closer into the ring of great cities of the Pacific Rim such as Hong Kong.

Like it or not, we are very much melding with asian culture here and as the Europeans came here a few short centuries ago and changed the cultural demographic of the place, so now do we have the same mass migrations of various peoples who then become part of and bring their own cultural flavour to the land. When taken the right way, this is a good thing and is one of the things which we as Canada are known for. We are not a Melting Pot, we are a Mosaic, a beautiful Patchwork.

My reasons for feeling that you didn't give a fair view of the scenario are these:

1) Title: Big Buddha shows signs of being "Big Headache" for Richmond - ...expansion would "Dwarf" neighbours. You already called it something physically painful and threatening before the story has even begun.

2) "...folks at Richmond City planning had never seen anything quite like it..." Many people with advanced educations in architecture, engineering, drafting or building technology (ie. city planning type workers) would go "Oh yeah I've seen pictures of that in Hong Kong, Japan etc.,... wow, very cool architecture!" rather than "Oh no!!! that's too different for us!!! run away!!!" or as you put it: "Big Buddha, Big Problem".

3) "A very, very, big Buddha, A very Bunyanesque Buddha" - In a nutshell, Paul Bunyan's story is about a friendly freak who was very big who went around being nice with his buddy Blue Ox. To the Buddhist, there is good Karma created from doing a good deed such as making a better place for the temple followers to worship and meditate, but the reasons are complex and I would say that the true core of why giant Buddhas (and before that giants foot prints) have been created for two and a half thousand years (by ALL sects of buddhism - not just PureLand) is because the big Buddha represents the hugeness

of the "Bodhi Mind" or consciousness, the hugeness of it helps the meditator think in a larger way and mentally expand outside of their normal consciousness and body, it is if you will, a meditational aid as well as the marking of a spiritual place, devoted to peace and wisdom. It is about something deeper than the Bunyan thing.

4) "But the East is east and the West has zoning bylaws" Go to any of the great "Eastern" cities on the Pacific Rim (Hong Kong, Shanghai, Singapore, Tokyo, etc...) and you will see larger and often far more sophisticated examples of urban planning than here. This East and West attitude statement is xenophobic and insulting to other cultures who are just as intelligent and sophisticated as us and part of that sophistication is problem solving when "different" events come up....and yes, that means even a "big Buddha".

5) "Temple would rival city hall" What about the dozens of other buildings in Richmond which also "rival city hall height", why isn't it an issue for them? OK, I realize what your saying about the local area where it is located, but who cares if it is as high as 50 other buildings in Richmond, including city hall? You make it sound like the plan is an affront or threat to the whole city when you word it like that. It was very much in the same vein as the rest of the piece, overexaggerated and inaccurately portrayed.

6) "I don't think they saw the humour, there was no laughter in the room" "running up against more than just a tough room...he was bumping up against one of the sect's religious tenets". I guess they were religiously taken aback at the comment, would Mr. Evangelical Menonite be offended if I made a joke about how his Cross should stand, I don't know but, regardless, they are really kind people with great senses of humour and they were painted as humorless and hard. And maybe Mr city hall guy needs cultural sensitivity training to be working in Richmond!

7) "Much like the European Churches of the Middle Ages, more than the desire to build an edifice was at work here. The size of the temple would embody the follower's desire for enlightenment" This whole European comparison, follower's belief's part was a really culturally insensitive and inaccurate part of the piece and shows more than just Mr. Allueva's need for education. As I explained briefly above the reason why the Buddhas were/are made big has to do with complex symboligies which are based on the thousands of pages of the various Sutras which all Buddhists follow. The Pure Land Sect follows Chan or Zen Buddhism, which is practiced in China, Japan, Tibet and now Canada. Regardless of their "Sect", Their library contains the same Sutras as other Mahayana Buddhists, This particular Sect is from Taiwan and the common language is Mandarin, the common language for 1.4 Billion Chinese and for a large section of the Lower Mainland Chinese Community, I have also seen that much

of the Cantonese community speak some Mandarin and Mandarin classes for kids are very popular in Vancouver and Richmond. Regardless of their Sect, any Buddhist can and do walk into the temple and meditate or chant and feel very comfortable, and yes, there isn't enough room on Sundays for all.

8) "But on the height issue (Mr. Allueva) he said, the temple executive have not given him any indication that they are willing to amend it" you paint them as not budging on the issue, but later you show that they are very open to amendment when you quote the temple as saying: "We're still thinking of revisions because we're trying to be sensitive of bad feelings", I guess there is a communication problem here.

9) "I call it a Buddha Disneyland", very culturally intolerant person, she later says "This is a great neighborhood; it'd be a shame to ruin it" People who consider the inclusion of other people's culture and beliefs in their neighbourhood to be the ruin of their community have HUGE cultural intolerance problems.

10) Richmond Menonite Brethren Church: "We did receive an offer....and we didn't even respond" nice tolerant people and their sister congregation a mile down the road agrees too. Their religious intolerance showed very clearly with the statement: "...and also had concerns....of facilitatingthe expansion of {Buddhist} work in the community" I have never seen these buddhists do any in the community other than provide thousands of free meals and fund raise at their temple for local causes (children's hospital etc...). What I do see when I walk kids to school in the morning is christian

people sticking flyers in kids faces on the way to school and missionaries in the public market showing flyers in peoples faces. Buddhist do not force their religion in peoples faces, they do not canvas on the street or door to door as the Christian groups do here in Richmond. That said, the intolerant members of the church row should learn more religious tolerance. If the Christians wanted a big cross, I know that the Buddhists and probably the other faiths would never, ever, stand up and say that they are "concerned about the Christian expansion in the community" That is why we are a Mosaic and not a Melting Pot in Canada. On and

your

emphasis on the other Christian congregation being "Chinese" does not change the fact that the overwhelming majority of the 2 billion global Chinese (including the lower Mainland) are Buddhist/Taoist/Confucianist and not Christian.

10b) Richmond Menonite Brethren Church: "...or whatever it is.....could be representative of a testimony to the community, And to facilitate such testimony...that's problematic" In Canada (and worldwide) it should NEVER. EVER be a "Problem" for a religious faith to "represent it's testimony" to the community, I only have a problem when a religion aggressively pushes pamphlets in my face or knocks on my door, fortunatley, Buddhist don't do that, that would probably be more of Mr. Mostat's style, but of course you didn't ask him about that.

11) the temple sits on a huge lot and would sit far enough back from the road that no people in this "Residential neighborhood" be be close than 300 feet or so from the proposed temple.

So, "Big Buddha, Big Headache?", no Pete, it should be Welcome to the Pacific Rim and welcome to one of Canada's greatest examples of the "Peaceful Cultural Mosaic".

When I stayed at the Sikh Golden Temple in India for a week in '94, they fed me (and thousands of others) and I read through the Adi Granth (but wasn't forced to). My point is that although I never converted to Sikhism, I was greatly enlightened by the experience and did see that they were trying to teach good moral conduct to their particular community and trying to help the community around them. They were tolerant of others and peace-loving just as the core writings of all the big religions of the world strive for and that was very wonderful to see. I see those same qualities at Ling Yen Temple and that is why I know that their planned temple is not hust for them, but is open to all, with no pressure of in-your-face conversion.

Religion Row in Richmond is a an interesting example of comparative religion and this proposal will really show which religions are tolerant of eachother and which ones aren't. It will also show whether the overall character of Richmond is one of tolerant multi-culturalism or one of intolerant closed-mindedness.

Regardless I do enjoy your writing Sir and look forward to your next article.

Cheers,

Tim Clarke
Richmond, B.C.
timclarkebc@shaw.ca
604-231-9808

P.S. - I'm not speaking on behalf of the Ling Yen Temple, I am speaking as a Canadian, as a Richmond resident and as a practising Buddhist (who still needs lots more practice). I am also writing because after seeing the intolerance of the Taliban destroy the Bamlyan Buddha Statue in Afghanistan, I am shocked to see other religious groups here trying to prevent a great Buddha statue from being built in the first place. It is also disturbing to see that this intolerance is getting the support of the local Newspaper and News (Global news also gave the same scary scenario story with only the Evangelical Menonite viewpoint without showing any good points or any other views for that matter). I hope a more balanced view emerges in the media about this story.

----- Original Message -----
From: lorelei saez <timclarkebc@shaw.ca>
Date: Mon, 20 Sep 2004 09:55:25 -0700
To: pmcmartin@png.canwest.com
Cc: sunletters@png.canwest.com
Subject: Ling Yen Temple

Hi Mr. McMartin

I just wanted to say that I did notice a typo in my letter where I meant to say that Buddhist do NOT push their religion in people's faces.

I apologize for the quickly written letter and I'm sure over-verbose and not carefully thought out. I wrote it from 6-9am on Sunday morning and was in a hurry to go to Ling Yen with my kids to celebrate their 5th anniversary.

Their "testimony" to the community yesterday was a \$50,000 donation to the Children's Hospital Cancer Center.

cheers,

Tim Clarke

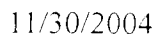
DATE: 11/30/2000

CITY CLERK

Subject: Our vow

RZ 02-2133

Johnny Cheng.



Mayor and Councillors

CITY CLERK

From: Paco & Ines Lin [paco_lin@hotmail.com]
Sent: Wednesday, 1 December 2004 11:08 PM
To: Mayor and Councillors
Cc: malcom@malcombrodies.com
Subject: LingYen Mountain Temple Expansion

		WT
X	JPM	
	DW	
	KY	
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	DB	
	WB	

To whom it may concern,

I am a frequent visitor at the Lingyen Mountain Temple, where my kids and I learn about buddhism. The temple gives us a place to learn the teachings of buddha. The kids are able to learn mandarin and where the elders can meet and talk to one another.

02-21318

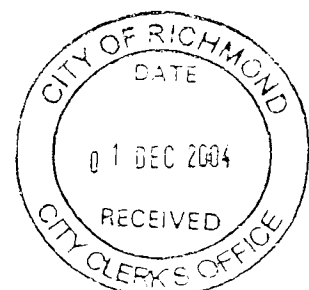
With the size of the temple now, it is not sufficient enough to hold the amount of people that show up everyday to the temple. The worship hall is always crowded right out to the hallways. The lunch rooms are always crowded, where eating lunch is quite uncomfortable. The lecture halls are also not sufficient enough to hold the amount of people that want to learn about buddhism. Also with the increase in activities, the temple does not have enough space.

The expansion of the temple will provide more space for people to meet and learn about buddhism. More classrooms for the increase in children that want to learn mandarin. More space for the activities offered by the temple and its staff. It would also benefit the City of Richmond, where tourist will come to the see the new temple. Therefore I hope that you consider these points and approve the permit for the expansion of the temple without any delay.

Best regard,

Ines MW Yu
8353 Ruskin Road, Richmond,
B.C. V7A 2P1

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ANDREW LI

Unit 34, 11571 Thorpe Road, Richmond, BC V6X 3Z4
Tel: 604.728.3823 E-mail: andrewli@lynx.net

To: Policy Planning
for attachment to
staff report

Note: Individual
letters received
for each Council
1st December 2004 member

		INT
	JFM	
✓	DW	DW
	KY	
	AS	
	DB	
	WB	

Councillor Evelina Halsey-Brandt
City of Richmond
6911 No. 3 Road
Richmond, British Columbia
V6Y 2C1

RZ 02-213318

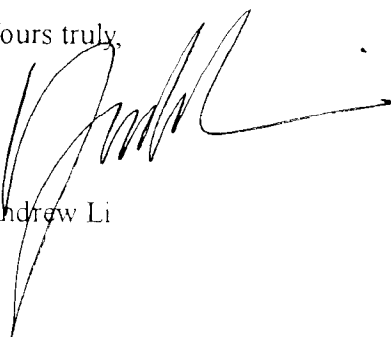
Re: Support the Phase 3 Expansion for the Lingyen Mountain Temple

Dear Ms Halsey-Brandt,

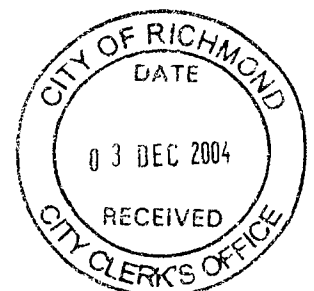
I learnt that the Lingyen Mountain Temple (10060 No. 5 Road) is applying for expansion. Thus I am writing this letter to full support them and sincerely wish you would also support this project. I do visit Lingyen Mountain Temple every week and feel very peaceful and comfortable there. The temple also teaches me to develop love, kindness and wisdom. However, since this temple is such a good place, so that there are many peoples visit there as well. Under these circumstances, the temple is in need to acquire more space. Your support on their application of expansion is most appreciated.

Merry Christmas!

Yours truly,



Andrew Li



Lee, Janet

From: MayorandCouncillors
Sent: Monday, 6 December 2004 12:02 PM
To: 'jzheng'
Subject: RE: support for Lingyen Mountain Temple 3rd phase expansion

Dear Mr. Zheng,

This is to acknowledge and thank you for your email regarding the Lingyen Mountain Temple land use application. A copy of your email will be attached to the staff report that will be considered by the Planning Committee and City Council when the matter comes before Council in due course.

Thank you for taking the time to make your views known.

Yours truly,

David Weber

David Weber
Manager, Legislative Services
City Clerk's Office
City of Richmond
6911 No.3 Road, Richmond, BC, V6Y 2C1
voice: (604) 276-4098
fax: (604) 278-5139
email: dweber@richmond.ca
web: www.richmond.ca

-----Original Message-----

From: jzheng [mailto:pqzheng@shaw.ca]
Sent: Friday, 3 December 2004 11:54 PM
To: MayorandCouncillors
Subject: support for Lingyen Mountain Temple 3rd phase expansion

Dear mayor and councillors,

My name is Jimmy Zheng. I go to Lingyen Mountain Temple several times a week for practicing buddism. I notice there are more and more people go to Lingyen Mountain Temple especially on weekend and special fesitivals. The current space seems getting insuffcient now.

Therefore, I strongly support the proposed 3th phase expansion construction of the Lingyen Mountain Temple. I believe, this will not only provide a bigger temple for more people to learn buddism, but also will provide more opportunity to educate kids, young people. It will definitely have a very positive impact on the society.

I am looking forward to seeing the final approval by the government.

Best Regardds

Jimmy Zheng
#1207-7368 Sandborne Ave, Burnaby, BC, V3N5C5

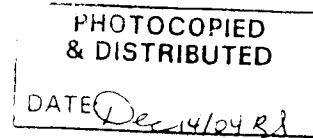
Telephone:604-523-2902

12/06/2004

Note: Identical letters received
for all Councillors

December 08, 04.

Councillor Evelina Halsey-Brandt
City of Richmond
6911 No. 3. Road.
Richmond BC
V6Y 2C1



	DW	DW
	KY	
	AS	
	DB	
	WB	

R202-23318

Dear Councillor Halsey-Brandt:

I would like to draw your attention to the building permit for Ling Yen Mountain Temple (LYMT) on No. 5 Road. The application for the said permit has been pending for public hearing for few months already. I am very anxious to know the final outcome from the Richmond city council members. As a sincere Buddhist believer, I am seeking for your favorable support for the above decision.

Ling Yen Mountain Temple is a perfect place to practice Buddhism. It helps the people to gain the wisdom of compassion and awakening. Through the practice of Buddhism, I have become a much more peaceful and compassionate person. I am certain that many people share with me the same feeling as I can see that there is a drastic increase in members. Particularly on the weekends, our main hall and canteen has reached its maximum capacity already.

There is an urgent need for the Ling Yen Mountain Temple expansion plan. I hope that you will support us not only for the benefit of our temple, but also for the benefit of the City of Richmond as the temple will bring peace to our society.

Yours truly,

Yi Jing
Yi Jing
3531 Semlin Drive
Richmond BC
V7C 5V7





pc:
GM, Urban
Development
Director,
Develop. Applic.

December 8, 2004

The Honorable Malcolm Brodie
Mayor, City of Richmond
6911 No. 3 Road,
Richmond, BC V6Y 2C1

Copied & distributed to all.	
Date:	Jan 7/05
Initials:	dm

Honorable Malcolm Brodie:

Rezoning Application from Lingyen Mountain Temple (Canada)

BC Children's Hospital Foundation is writing to support the rezoning application from Lingyen Mountain Temple (Canada) for the expansion of facilities in Richmond.

Being the province's only acute-care pediatric medical centre, BC Children's Hospital provides specialized services to young British Columbians. Each year, our fundraising initiatives are supported by thousands of individuals in every community throughout the province. Multicultural communities are among our strongest supporters – particularly the Chinese-Canadian community. Their active support helps tremendously in raising the public's awareness and in contributing to the success of our fundraising activities. Their generosity also touches thousands of young lives here at BC Children's Hospital.

We are impressed with Lingyen Mountain Temple (Canada) for demonstrating true community leadership through their kind and continuous support. Furthermore, the dedication of the individuals leading the application is tremendous. The support we receive from Lingyen Mountain Temple (Canada) helps ensure there will always be hope – and miracles – right here at BC Children's Hospital.

On behalf of BC Children's Hospital, our patients, families, and caregivers, thank you for your consideration. We look forward to hearing the outcome of your deliberations.

Yours sincerely,

Sue Carruthers, FAHP
President and CEO

cc. Master Xiu Yu - Lingyen Mountain Temple (Canada)

8th December 2004

		INT
	JRM	
✓	DW	DW
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Mayor Malcolm Brodie
City of Richmond
Mayor's Office
6911 No. 3 Road
Richmond, British Columbia
V6Y-2C1

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02-213318

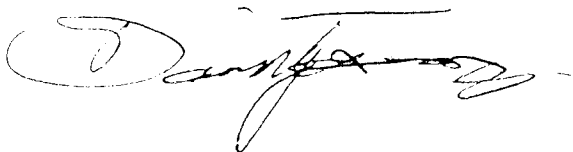
Re: Support the Phase 3 Expansion for the Lingyen Mountain Temple

Dear Mr. Mayor and councilors,

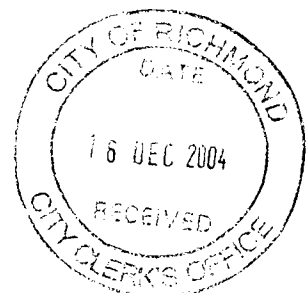
I am a Buddhist loyal to the Lingyen Mountain Temple (10060 No. 5 Road). For my duration of the stay, I have found an inner peace in mind. Fortunately the temple is ever so evolving, bringing more people in each and every day. That is the reason for the expansion to have more space presented to the public. On behalf of the Buddhist's in the temple, we wish for your support in helping us succeed our vision. Your support on the application of expansion is more appreciated.

Have a wonderful Christmas!

Yours Truly,



Daisy Tseng



Lee, Janet

From: MayorandCouncillors
Sent: Thursday, 9 December 2004 11:03 AM
To: 'Katherine Yeh'
Subject: RE: extend temple

Dear Ms. Yeh,

This is to acknowledge and thank you for your email regarding the Lingyen Mountain Temple land use application. A copy of your email will be attached to the staff report that will be considered by the Planning Committee and City Council when the matter comes before Council in due course.

Thank you for taking the time to make your views known.

Yours truly,

David Weber

David Weber
Manager, Legislative Services
City Clerk's Office
City of Richmond
6911 No.3 Road, Richmond, BC, V6Y 2C1
voice: (604) 276-4098
fax: (604) 278-5139
email: dweber@richmond.ca
web: www.richmond.ca

-----Original Message-----

From: Katherine Yeh [<mailto:kpyeh0708@yahoo.ca>]
Sent: Wednesday, 8 December 2004 11:19 PM
To: MayorandCouncillors
Subject: extend temple

To Whom it may concer,

My name is Katherine. My family has immigrated to Canada for more than ten years. I found that during those ten years, Grate Vancouver hasn't had any big change. After few years, my friends would like to visit Vancouver again. While they asked me if there is any new place they could go, my answer always is NO.

Somehow, last few months I saw from TV news, said that on NO. 5 Rode in Richmond are going to build one International Temple. I am so excited, because I can tell my friends that they shall visit Canada again. Vancouver has a new place that they must come and take a look.

I believe this new temple will bring a lot of people to Richmond. This may make Richmond's economic better. Because the more people come the more people will shop.

Also I search some information about this religion (temple). They are not just telling people about Buddha. They also teach us some different kinds of knowledge for example be dutiful to our parents, Love all equally, be trustworthy, be close to and learn from people of virtue and compassion, and standards for being a good people. Those ethics is not from textbook, we can't learn from school either. I believe if all the human being knows this and does it, then this world would be a peaceful land.

Therefore, I support this project. I hope you also can support this project too. I believe you like to see Richmond's economic getting better and better, right?

Your truly,

Katherine Yeh

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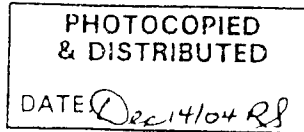
EVELYN CHENG

Unit 34, 11571 Thorpe Road, Richmond, BC V6X 3Z4
Tel: 604-720-1338 E-mail: evelyn@lynx.net

Note: Identical letters
received for all Councilors

December 9, 2004

Councillor Harold Steves
City of Richmond
6911 No. 3 Road
Richmond, British Columbia
V6Y 2C1



		INT
	JRM	
✓	DW	DW
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02-213318

Re: Shown My Concern and Support on the Phase 3 Expansion for the Lingyen Mountain Temple, Canada

Dear Harold,


I would like to take this opportunity to say Merry Christmas and Happy New Year to you! And all the best for you and your family in the year of Chicken, Year 2005.

As a busy urban advertising agency like me, I am working under a lot of pressure, as this is a very competitive industry. The temple (LYMT) provides a place of peace for the stressed and busy urban people. Therefore, I come to the temple every weekend, as I can see that there are more and more people, they visit the temple every weekend as well. Thus, the temple need more room for the people who come to here for either escaping from the mindful or burdensome life.

I would be highly appreciated if you could persuade the city into allowing the Lingyen Mountain temple to construct the Phase III temple sooner. As the temple is NOT only for us to pray during the weekend. But also the construction of the Phase III will provide many job opportunity for citizens. Moreover, that will increase the tourism industry in Richmond.

Once again thank you so much for your precious time in reading this letter.

Yours sincerely,


Evelyn Cheng



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DATE Dec 10/04

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for information with
Report to Planning
Cte

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	WB	

Mayor and Councillors

From: David Tai [davidt@telus.com]
Sent: Thursday, 9 December 2004 9:20 PM
To: Mayor and Councillors
Cc: paco_lin@hotmail.com
Subject: Marry Christmas and please support The Lingyen Mountain Temple expansion project

CITY CLERK

02-213318

Dear Sir:

First, I would like to say "Marry Christmas" to you and thank you for your efforts to this city and country. Richmond is a blooming city. There are many outstanding people, like you, to serve the city, therefore more and more business and people are coming here. Now I am very happy to know and support this great project "The 3rd phase expansion construction of The Lingyen Mountain Temple" in Richmond that is also looked forward by many people.

Richmond is an attractive place because of its multiculturalism people and convenient transportation make it so unique and so special that a lot of people want to come and live in here. And we think The Lingyen Mountain Temple is a peaceful place surround with the traditional style of the China's temple. When we go into the temple, we can feel the peaceful atmosphere come to you. And its vegetarian advocating gives people a new health dietary concept that benefits human health and environment. On the other hand, we can understand more living philosophy from Buddhism that we can learn in temple.

More and More people know the benefits that come from the temple and like to join its activities include vegetarian advocating and dharma services; no matter you are a Buddhist or not. Many parents want to let their children to enter the Sunday class in temple that these children could learn the Buddha's teaching of equality for all living beings and bring calmness to their hearts and hope for the future. But the current temple it's space and facilities are not enough to support more people's need. So the Master of Lingyen Mountain Temple always looking for constructed and extended a bigger place to help and serve of more people as his biggest wish.

Now the dream is about to come true that the newer and bigger temple will be build in Richmond. It will provide more comfortable space and more beneficial services to people, especially to the Richmond community.

So I would like to see the project could be success and your support is very important to us. I believe you will support this project just like me, because of your support we could together built a beautiful and peaceful of modern city that it will benefit for all of the people in Canada.

Sincerely yours
And Marry Christmas!

Li Chuan Kao

CITY OF RICHMOND
DATE
10 DEC 2004
RECEIVED
CITY CLERK'S OFFICE

Lee, Janet

From: MayorandCouncillors
Sent: Thursday, 9 December 2004 11:01 AM
To: 'Neville'
Subject: RE: LYM Temple third phase construction

Dear Mr. Kwong,

This is to acknowledge and thank you for your email regarding the Lingyen Mountain Temple land use application. A copy of your email will be attached to the staff report that will be considered by the Planning Committee and City Council when the matter comes before Council in due course.

Thank you for taking the time to make your views known.

Yours truly,

David Weber

David Weber
Manager, Legislative Services
City Clerk's Office
City of Richmond
6911 No.3 Road, Richmond, BC, V6Y 2C1
voice: (604) 276-4098
fax: (604) 278-5139
email: dweber@richmond.ca
web: www.richmond.ca

-----Original Message-----

From: Neville [mailto:nekkonoif@yahoo.com.hk]
Sent: Wednesday, 8 December 2004 9:17 PM
To: MayorandCouncillors
Subject: LYM Temple third phase construction

Hi,

My name is Neville Kwong I'm 19 years old. I'm one of the many volunteers of the Canada Ling Yen Mountain Temple. I support the third phase expansion proposal of the temple. Our temple isn't just there for Buddhist to worship. It also generously serves the public as a big learning centre. The temple provides free lessons to children, teenagers from all culture. The lessons teach us how to fulfill our lives with love merciless and forgiveness. The fact that, every week, more and more visitors from various cultures are interested in joining us has proven that services that the temple provides are beneficial.

One of the biggest reasons why the temple is proposing to construct a third phase is that they're currently having insufficient space to serve the already enormous and yet increasing numbers of visitors.

I believe that those who oppose the 3rd phase construction proposal have never been to our temple to enjoy the peacefulness and enlightenment- the feelings, which I believe can rarely be found anywhere nearby.

Moreover, the architecture of the 3rd phase, which will be an ancient Chinese traditional design, will be quite a unique landmark for the city of Richmond. It can be a showcase of Canada's multiculturalism policy, and it can also be a stimulation to tourism in the city of Richmond.

To sum up, all I see from this construction proposal will be beneficial to the public, the city of Richmond and Canada. I do not see any

reasons why anyone would choose to not support it. Thank you so much for your time.

Sincerely,
Neville Kwong,
604-420-1387
Dec 8th 2004

Lee, Janet

From: MayorandCouncillors
Sent: Wednesday, 15 December 2004 10:08 AM
To: Lee, Janet
Subject: FW: Please support the construction of the Lingyen Mountain Temple

-----Original Message-----

From: Kappa [mailto:silenttone@yahoo.com]
Sent: Tuesday, 14 December 2004 12:00 AM
To: MayorandCouncillors
Subject: Please support the construction of the Lingyen Mountain Temple

Dear Mayor

I am a Buddhist worshipper as well as a volunteer at the Lingyen Mountain Temple. I do not know why the building permits for the third phase construction still have not been approved.

Being a proud Canadian citizen, I was taught in school that there shall be no discrimination against gender, race or religion. That particular teaching was derived from Canada's belief in multiculturalism, and it helped shape the Canadian Charter of Rights and Freedoms. The Charter of Rights stated, and I paraphrase, "Anyone and everyone shall not be denied the right to practice their chosen religion based on what the dominant religion is, just as they shall not be denied the right to work based on gender or race." Therefore, I am sure that this delay cannot possibly be caused by conflicts between Richmond's policies (which is a part of Canadian constitutions) and the Charter. This confused me more, because I see no reason at all for a long overdue approval by the councils.

As a Buddhist follower, I demand the right to practice my religion. As a volunteer, I demand the right to voice my concern about over-crowded spaces during weekends and many major celebrations during the year. As a Canadian citizen, I demand that the idle status of the Charter of Rights and Freedoms be put into action to make Richmond a better place to live and visit.

Please support and approve the third phase constructions at the Ling Yen Mountain Temple. I will take even more pride in being a Canadian because the rights and freedoms are truly exercised through your support.

Thank you in advance for your support.

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Lee, Janet

From: MayorandCouncillors
Sent: Wednesday, 15 December 2004 10:07 AM
To: Lee, Janet
Subject: FW: We are your supporters!

-----Original Message-----

From: Shieh Kimberly [mailto:redapple777@hotmail.com]
Sent: Monday, 13 December 2004 6:15 PM
To: Malcolm@malcolmbrodie.com; Kumagai, Kiichi; MayorandCouncillors
Subject: We are your supporters!

Dear Mayor Brodie Malcolm:

Christmas is just around the corner and I would like to send you an early seasons greeting. I would also like to address you on a certain topic regarding the city of Richmond. The topic is the construction of the phase three of Lingyen Mountain Temple of Canada. I understand there is much opposition to the construction of it. There are many benefits to building a grand monastery in the backyard of Richmond. I also understand that there is no law that opposes the construction of a grand monastery as long as they follow all regulations.

The 160 feet hall will attract tourist from all over the world into visiting Richmond. The economy will benefit from the increase of the tourism industry. This will not just benefit citizens of Richmond, but all British Columbians. As more tourist visit, it will increase Richmond, Greater Vancouver and British Columbia's international reputation. Richmond will become a destination of travel because people can visit a traditional oriental temple without traveling through mountains and forest of China. The construction will also provide hundreds of temporary jobs. The factors of growth in tourism industry and temporary jobs will decrease unemployment percentages. The opening of the new phase of Lingyen Mountain Temple will possibly be one of the biggest events in the history Vancouver since the Expo 86 and before the Winter Olympics of 2010.

Thank you for taking your precious time and reading this letter. I would be greatly appreciated if you can persuade the city into allowing the construction of phase three of Lingyen Mountain Temple.

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Lee, Janet

From: MayorandCouncillors
Sent: Wednesday, 15 December 2004 10:05 AM
To: Lee, Janet
Subject: FW: SUPPORT FOR THE 3RD PHASE OF THE LINGYEN MOUNTAIN TEMPLE

-----Original Message-----

From: Joyin Kuan [mailto:malaysianexposure@hotmail.com]
Sent: Monday, 13 December 2004 4:04 PM
To: MayorandCouncillors
Subject: SUPPORT FOR THE 3RD PHASE OF THE LINGYEN MOUNTAIN TEMPLE

To: THE HONORABLE RICHMOND MAYOR/COUNCILLORS

From: Joyin Kuan

Re: Support for Lingyen Mountain Temple to expand its 3rd Phase Construction.

Dear Sir/Madam:

I am a grade 11 Student and have been regularly attending the Lingyen Mountain Youth Buddhist Sunday Program for more than a year. Although I did not quite like it initially but after I attended a few Sundays, I find it very useful and have not miss a day of attendance since then.

After I attended the program, I feel very sorry afterward when sometime I accidentally swear or do anything that is bad unconsciously (I have cultivated my own compassion!!!). The program gives us a very clear distinction between what is bad and good. The five precepts we are taught are not to steal, kill, lie, commit adultery or use drugs. We are also taught how to respect the elders, people in power like you, parents, classmates and all other living things.

The space to hold these useful programs are very limited at the present Lingyen Mountain Temple, we always have to move a lot of furniture to make room for each function to be held there. I have seen many bad kids that came in initially turned into very respectfully kid later on. It turned bad kids into good kids and good kids into respectful, dutiful, honest and useful kid. The Masters who lead and taught us are so kind and nice to us that you really feel guilty if you do not do good.

Everywhere at the temple, we respect each other and treat each attendee like brother & sister like a big family. I sincerely hope there are more youth that can join us and become good kids. I have learnt and heard from our and other schools that there are students committing suicide and committing vandalism like releasing smoke and smelly bombs in class, pulling fire alarms for no reason and causing the whole school to shut down and wasted so much of our precious time. I just wish all these people can join us at Lingyen Mountain Temple and become good kids.

Please help us promote the good things in our city and give other kids a good chance of turning good and useful by approving this project.

Thanking you in advance in anticipation of your approval.

Yours truly,

Joyin Kuan

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Lee, Janet

From: MayorandCouncillors
Sent: Wednesday, 15 December 2004 10:04 AM
To: Lee, Janet
Subject: FW: Support of the third phase construction of Lingyen Mountain Temple

-----Original Message-----

From: A C [mailto:aliceyic@hotmail.com]
Sent: Sunday, 12 December 2004 1:26 AM
To: MayorandCouncillors
Subject: Support of the third phase construction of Lingyen Mountain Temple

Dear Mayor and Councillors,

Hi, my name is Anna Lin and I'm a youth volunteer at the Lingyen Mountain Temple. I strongly support the the third phase expansion construction of the temple, because not only will it be grand and majestic, but it will be an evidence of multiculturalism and religion acceptance, which is Canadian's greatest attribute at an international level. Canada is a mosaic country of different cultures and religions with minimal prejudice and discrimination. The construction of the phrase three of the temple will emphasize this great aspect of Canada.

The temple also provides a place of education and extra-curricular activities for many teenagers and children. Many teenagers and children have come to the temple to learn and volunteer. They do not just learn about Buddhism, but how to integrate Buddhism in their daily life to make them a better person. The temple has a positive influence in the lives of teenagers and children. The influence and education of the temple has kept the teenagers off drugs, smoking and criminal behavior. By spending their Sundays volunteering at the temple, they learn many different public skills. The temple is also a place where they can apply and demonstrate their talents in many different fields.

Thank you for your time and consideration. I wish you a wonderful day.

Sincerely,
Anna Lin

Lee, Janet

From: MayorandCouncillors
Sent: Wednesday, 15 December 2004 10:01 AM
To: Lee, Janet
Subject: FW: To City Hall,

-----Original Message-----

From: Clara Li [mailto:asian_cutie2001@hotmail.com]
Sent: Saturday, 11 December 2004 4:11 PM
To: MayorandCouncillors
Subject: To City Hall,

To Whom this letter may concern,

We are asking you to PLEASE support the 3rd phase construction of the new Temple because we do not have enough space in our original temple to provide all the people that come to visit the temple every weekend a proper dining space. We need more space for public touring and to expand our knowledge to others. Right now the little Buddhist kid classes are filled and we are hoping to have more learning spaces for more kids to join and learn the way of the Buddha. Through scientific proof, being a vegetarian can elongate your life span because we are not poisoning our bodies with toxins that only damage our bodies and shorten our life span. There are many more reasons that will benefit us if the new Temple gets built and Buddhism expands.

Thank You For Your Time,

Clara Li

Allueva, Raul

From: Kim Kuan [skibc@hotmail.com]
Sent: Tuesday, 21 December 2004 3:46 PM
To: Allueva, Raul
Subject: Support for 3rd Phase Expansion Construction of LINGYEN MOUNTAIN TEMPLE

MR. RAUL ALLUEVA (Director of Development Application Department)

Re: Support for Lingyen Mountain Temple to expand its 3rd Phase Construction.

Dear Sir:

I write this letter to you to show my family and many of my clients support for the 3rd phase Lingyen Mountain Temple expansion construction.

I own an accounting firm and work as an accountant with my wife for more than 15 years. I, my wife and my two children have been attending the various Sundays & other programs offered by Lingyen Mountain Temple for more than a year. Although it is not a very long time, it is long enough for me and the rest of my family members to tell you that every time we go to the temple, it is just like going back home. We are so grateful to be able to gain so much so worthy knowledge that we have never had the chance to gain access to in an ordinary school. This knowledge has not only enriched our life but also have shape our way of treating ourselves, other people and sentient beings to the better.

During my many years of work as an accountant and tax consultant, many of my clients complaint to me that although Canada is the best place to live but due to their misunderstanding and restrictions on how to discipline their children, they feel that it is the worst place to upbringing their children. They always feel that their hands are being tied with no better avenue on the issue of discipline children. I have seen and heard of too many tragic stories like the lonely teenage child who was alone in Canada tried to commit suicide while the parents were abroad; many husbands who found it difficult to get a decent job in Canada had to travel abroad to work and ended up divorcing the wives either because the wife is too lonely here and found someone new or most often that the husbands found someone abroad and abandon the family in Canada; a teenage boy had to pay thousands of dollars on traffic violation tickets and ended up the parents have to move him to a remote island to reside. These are just a few of the many examples of the family tragedy. In the past, I sympathized with them but I could not help them much. Now, that I have known the many programs at Lingyen Mountain Temple which promotes kindness and compassion, I have let known to many of my clients the many excellent programs that can help them or their siblings with the same problem or other problems and prevented them from the tragic ending of a loving family.

It is very encouraging to see the rapid growth of the number of people coming to benefit from the many programs that the Temple provided. However, the present limited space is restricted to serving the number of people and the number of programs to be provided.

Lingyen Mountain Temple to me is not only a school of compassion transforming the bad to be good and the good to be useful and respectful but also works like a hospital of curing and healing a lot of mental sickness and polluted spirit. The 3rd phase expansion construction means more people can be benefited by this expansion. As an accountant, it means cutting the social cost and increasing productivity for each person that turns from ;\$bad;" that cost the society to ;\$good;" that contribute to the society. In addition, the magnificent traditional Buddhist Temple will promote tourism not only visitors of the Buddhist community but also other tourist from all over the world.

We only see peace, loving, merciful, equality for all etc. of all the goodness of this expansion, those who oppose to it is to destroy these goodness for the residents of Richmond/Vancouver and even mankind. On the other hand, those who support it will enjoy the merits of doing kindness to mankind.

We sincerely hope that you will approve this 3rd phase expansion construction of the Lingyen Mountain Temple.

Have a Merry Christmas & a Happy New Year

Yours truly,

Kim S. Kuan

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Allueva, Raul

From: Ruey Thai [ruey.thai@gmail.com]
Sent: Wednesday, 22 December 2004 11:43 PM
To: Allueva, Raul
Subject: To Mr. Raul Allueva - Director of Development Application Department

Dear Mr. Raul Allueva (Director of Development Application Department),

I am the Manager of Ruey Thai Enterprises LTD. located at 9211 No.6 Road, Richmond.

I was very happy to hear that a temple in the ancient Chinese Buddhist tradition will be constructed close to my home. This news has aroused much ecstasy of joy amongst my friends, because the size of the current temple is no longer sufficient. In the future, this towering perfection of a Buddhist architecture representing wisdom, compassion, and steadiness will come to symbolize close knitting between the 1.4 billion Chinese populations and Canada's cultural exchange.

Secondly, the tourist industry of Great Vancouver will become more prosperous as a result of the presence of this great Buddhist architecture in Richmond, and at the same time, create unlimited business opportunities.

Thirdly, under the influence of this Buddhist structure, Canada's multiculturalism will witness different religions all radiating uniquely magnificent sparks.

What's more, the Buddhist ideals of charity, compassion, and giving will improve the social atmosphere, guiding people's hearts toward kindness and the society towards peace and harmony. It will also allow a larger number of Chinese immigrants and local residents to find spiritual sustenance and thus minimize violence and unhealthy habits.

Although the temple benefits society in countless ways, such as raising the public's health awareness through the promotion of vegetarianism, giving back to society through charitable work, helping children learn a second language, initiating more job opportunities, providing a good place for the residents of the community to go to, beautifying our community, promoting religious exchange, elevating mankind's spiritual mentality and etc., some people still are against its expansion with plausible reason such as the height of the temple. As residents of Richmond, members of my company are all extremely happy and anticipate the project's successful completion as we know the size of the expansion is based on reasonable consideration of letting everybody who worships in the temple could see the splendor of the Buddha. We have been expecting the completion of this monastery as we anticipate the Winter Olympics to take place in Vancouver, because we all know that those are very things we really want.

Wishing you all wellness and happiness!

Sincerely,

Haw-Zen Chuang

Manager of Ruey Thai Enterprises LTD.

Johnny Cheng
7200-Gilbert Road
Richmond BC
December 22nd, 2004

Raul Allueva, Director of Development Application Department
City of Richmond
6911 No.3 Road
Richmond, BC V6Y 2C1

Dear Mr. Raul Allueva,

First of all, I would like to wish you have a Merry Christmas and a Happy New Year.

I sincerely hope the City of Richmond could treat the land use application of phase III Expansion for Lingyen Mountain Temple with generosity. Actually, it is not difficult to find a great edifice that is high and spacious. The construction consecrated to God has to endure for long time and leave behind a good reputation.

For example:

The Great Pyramid at Giza, Egypt which originally stood over 481 feet high; even today it is 450 feet high still.

St. Peter's Basilica located in Vatican City, Italy designed by Michelangelo Buonarroti with the dome that stretches 138 feet in diameter and rises 452 feet above the street.

Gothic in English such as Westminster Abbey, The Tower of London, Royal Windsor Castle, and Church of York St. Paul are about 112m/373ft in height.

The height of Gothic Dom in Cologne, Germany is 157m/515 ft.

Saint Patrick's Cathedral in New York whose exterior length is about 405 feet, the width is 274 feet and the heights of the spires are 330 feet from street level.

The height of The Taj Mahal in Agra, India is 87.7m/299ft.

And there are many others.

Aren't those gorgeous edifices high and spacious? Some of them are even more than 500 feet in height. The designs of those churches are based on deep religious symbolism and were meant to be an architectural representation of historical events. Same as building a traditional monastery, the size of the premises is based on religious

consideration. The constructional application of Lingyen Mountain Temple's third phase expansion should be judged by the public without reference to such secondary matters as the height of the design. If we have a construction like those edifices, it will be a beautiful, hidden treasure in the heart of Richmond. The completed construction of the Temple's third phase design would be a testament to Canada's multicultural spirit. I do not see why we can not treat this expansion as a sacred legend instead of ordinary premises.

Dear Mr. Raul Allueva, before you judge this sophisticated design, I hope that the opportunity to appreciate the beauty of a traditional monastery for later generations will be taken into account.

Yours truly,



Johnny Cheng

Mr. Raul Allueva (Director of Development Application Department)
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

December 23, 2004

Dear Sir,

I am a resident in the city of Richmond, and our family carry sincere concern for the development and progress of our community, our city and our country.

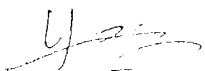
It comes to my acknowledgement of an expansion project of Lingyen Mountain Temple (LYMT) Canada. The project serves to accommodate the demand for more space, in particular during Sundays and other days with events such as the Vegetarian Festival and the Chinese New Year etc.

LYMT is a magnificent yet tranquil monastery. It preaches "Unselfishness", "Humbleness and Compassion", "Benign and Tolerance" and "Equality of all sentient beings", the teachings of Buddha, it supports environmentalism and compassion towards animals; it vigorously promotes vegetarianism, it teaches our next generation how to get involved to community. We believe that these teachings towards a positive effect in promoting the growth and harmony among our people. The construction of expansion of LYMT will represent the spirit of fraternal tolerance that underlies Canada's universally admired multi-culturalism.

LYMT has submitted an application for the expansion construction project to Richmond City Hall. The sight of such a splendid oriental architecture will not only beautify the city of Richmond, but also promote tourism and enhance the international reputation of our city. I do not see any reason to object such a project. I hope the City of Richmond can swiftly approve the permit application submitted by the temple.

Thank you very much for your attention.

Sincerely Yours,

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

Lee Yuk Wah

December 23, 2004

Mr. Raul Ahueva - Director of Development Application Department
City of Richmond
Mayor's Office
6911 No. 3 Road
Richmond, British Columbia
V6Y 2C1

Re: In Support of Phase III for Lingyen Mountain Temple

Dear Raul,

Being the mother of two children, I think a great deal about their future. I want them to grow-up and contribute to their community, at the same time they learn about kindness and giving. Canada is a multicultural society, so I want my children to learn different languages and help new comers in our community. I also want my children to be more involved with charity work. LYMT has been a place that offers all these and much more.

One year ago, my friend invited me to visit the LYMT. I enrolled my children in some of their weekend activities, and within one year, I have seen both my children improve significantly in their personality and their learning of Mandarin. As a mother, I am very pleased with the results. Through the guidance of masters and teachers at the LYMT, my children have learned to help others as well as help me in my household chores. They have learned to value food and not waste it. They have learned the importance of charity work through giving. Some charity work include helping the B. C. Children's Hospital Charity, donations to the Food Bank, and the donation of warm clothers to the Salvation Army. Isn't this what all parents want for their children?

Because we want to share this happiness with other families, I have recommended many families to LYMT, but since the room and facilities are not enough, many children have been put on a waiting list. For this reason, LYMT requires more space, so that children (like my own) will have the opportunity to join.

From another perspective, both my children are born and being raised in Canada. To me and to my family, the proposed 160ft high temple offers everyone a chance to learn and experience the Chinese culture that is already part of our multi-cultural society. All children should have the opportunity to share and learn about different cultures, especially since this is helping us all improve our way of life.

We must put more effort, so we can give a better future for our children, and a better future to Canada's multicultural environment.

Thank you so much for your precious time in reading this letter, Merry Chrstmas and Happy New Year.

Yours sincerely,

Katy S.Y. Chiu

cc TO CLERK
Jan 4/05
Paul dt

City of Richmond
RECEIVED
DEC 24 2004
CAO's OFFICE

Dear Mr. Erceg,

I am a housewife and resident in Richmond. Every Sunday, my family and I go to Lingyen Mountain Temple (LYMT) to learn the teachings of compassionate Buddha.

My children have become more considerable and compassionate after attending the classes at LYMT. They also learn the importance of assisting the seniors and disabilities. Now they act as volunteers in participating many charity activities in the community,

According to the Buddha's theory about the kindness and the compassion, LYMT also provides an environment for all people who interested to participate in the cultivation of cleansing human's mind and purifying human's spirit too.

Due to the limited of the present space at the temple, I often see long line-ups in the chilly, windy weather. They are waiting to enter the Buddha hall to pray. Moreover, during some major festival events, such as LYMT anniversary, the vegetarian festival and as well as Chinese New Year, thousand and thousand of people come to the temple to pray for world peace and prosperity for our country and our world.

Canada is a multicultural country that embraces all races equality. It also emphasized the equality of all human beings. This concept is equal to what our Buddha's theory. Therefore, I sincerely ask for your support to the expansion of LYMT. And hope the construction could be started sooner.

Yours truly,

Lillian Yu
Lillian-Yu

CITY OF RICHMOND
DATE
JAN - 4 2005
RECEIVED
URBAN DEVELOPMENT

Rex Kao

7580 Malahat Avenue
Richmond, BC V7A 4G9
E-mail: drec@telus.net

December 30, 2004

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	JRM	
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JAN 12 2005 WD

02-213318

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Councillor Kiichi Kumagai
City of Richmond
Councillor's Office
6911 No. 3 Road
Richmond, British Columbia
V6Y 2C1

Re: Support the Phase 3 Expansion for the Lingyen Mountain Temple

Dear Councillor, Kumagai,

Lingyen Mountain Temple has always taken care of senior citizens of our area. My mother is now sixty years old, and she has been a volunteer for this Buddhist temple for five years. She is now very healthy and much more optimistic toward her senior life. My mother also makes many friends in Lingyen Mountain Temple, and she also learns many interesting gardening skills which I am always impressed of.

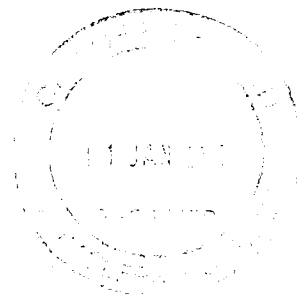
A peaceful Buddhist Temple such as Lingyen Mountain Temple in our area has surprisingly offered not only the peaceful Buddhism ideology, also gives a place for our senior citizens to encounter different cultures, interact with different people from different origins, and exchange different interests.

The expansion of the Lingyen Mountain Temple is very good news to us, hopefully in the near future the expansion will provide more space and interesting programs for our beloved senior citizens.

Thank you.

Yours truly,

Rex Kao



Rob Howard

City of Richmond

6911 NO.3 RD

Richmond British Columbia

V6Y 2C1

		NT
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02-213318

**Re: Shown My Concern and Support on the Phase 3 Expansion for
the Lingyen Mountain Temple, Canada.**

Dear Rob Howard:

I would like to say Merry Christmas and Happy New Year to your first.
Hoping you and your family will have a wonderful Year of Rooster.

I am a resident in Richmond. I am really proud that Richmond is chosen
to be a base to establish a venerable temple. That stands for Richmond is
a multicultural and multiracial city, and also proves that really higher
level of citizenship. Phase 3 of Lingyen Mountain Temple would reveal
the magnificent style of Canada.

At last, all of my family members hope that Phase 3 will be finished soon.

Making more and more people could learn eastern culture.

Once again thank you so much for your precious time in reading this
letter.

Sincerely yours,



MeiLi Su

To: Director of Development
for inclusion
with report to
Planning Cll

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January 05, 2005

PHOTOCOPIED
& DISTRIBUTED
DATE: *Jan 7/05*

CITY CLERK

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

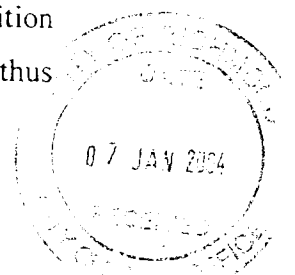
02-213318

Dear Mr. Steves:

Lingyen Mountain Temple has participated in various welfare activities for the community including training the youth and the young Buddhist child the Dharma. I am a parent of a Buddhist Child, for these few years. I realized a lot of positive changed from a very naughty child to a child that know how to respect his/her parents, kind to brothers and sisters, help classmates and kind to animals. His/her manners have also improved a lot. After acquainting with Lingyen Mountain Temple, my kid has learned the characteristics of compassion, endurance, humbleness, saving, pity; he/she also learned how to treat the others in the way that he wants to be treated. I really appreciate Lingyen Mountain Temple with all my heart.

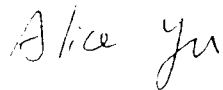
I, as citizen of Richmond think we need more religious spirit in this beautiful and fast growing city. Looking through many aspects of growth in this lovely community. I see our entertainment growing faster each year, which means we are going through a more rural lifestyle. With all these fast growing entertained lifestyle, I truly deeply think we should expand our Buddhist temple. Buddhism will help calm down our citizens and lead them to a healthier lifestyle. As a parent of four children, I wish they had the opportunity to grow in a healthy religious environment. Please support our wish of expanding our temple and bring up a better future for the next generation.

The third phase expansion construction of The Lingyen Mountain Temple which has the traditional style of the original Chinese temple represents the oriental tradition will not only beautify the city of Richmond but also improve the artistic standard thus upgrading Richmond as one of the most beautiful city internationally.



And I really want a place where our children get to learn and know more things about our religion, and also get to learn more Mandarin. And allows old people to get to know more friends by not just staying home everyday. It's a really good place to let everybody go during the weekend or when the kids after school. And it will also light up Richmond and let more people know about the culture of Buddhism. That's a really valuable life thing that will let everybody know more about that and see it!

Yours truly,

A handwritten signature in cursive script that reads "Alice Yu". The letters are fluid and connected, with a prominent "A" and "Y".

Alice Yu

Lee, Janet

From: Jacob Shieh [crazy_poo_dude@hotmail.com]

Sent: Monday, 17 January 2005 5:16 PM

To: Lee, Janet

Subject: Hi Ms. Janet Lee

Dear Ms. Janet Lee

I am Ally Lin, and I live in South Surrey. I am a Buddhist my son has been attending the Buddhist Sunday program for three years.

In the Buddhist Children program, my son Jacob learned to care about others and to help them when they need help and he also learned to respect elders. Besides, the teachers and masters taught them to draw, improve their writing skills, and making crafts.

Other Buddhist Children are like Jacob has learned a lot of good behaviours and great table manners. Now a lot of other kids want to join the Buddhist Children but, our space is so limited that it can not accommodate more children. In order to cultivate well-behaved children, we need a larger space to accommodate them; we wish you could

give us permission to build the bigger temple.

Thank you.

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January 18, 2005

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

To Joe Craig

Re: Support Lingyen Mountain Temple's Phase 3 Expansion

Dear Mayor Brodie Malcolm,

Richmond has been home to me and my family for the past 12 years. During this time, I have had the pleasure to witness and be a part of the growth of the city towards greater prosperity. Much of the success this city and its residents now enjoy can be attributed to the hard work and dedication of you and your peers, for which I gratefully commend and congratulate you. I believe that Richmond and its people are well-prepared for any challenges and adversities that may lie ahead.

As a mother of three, providing my children with religious and cultural education was one of my top priorities when raising my children. Religious and cultural centers such as Lingyen Mountain Temple gave parents like me many valuable resources that assisted me greatly when teaching me children about the values that are important to our culture. This is an example of how institutions like Lingyen Mountain Temple has helped me tremendously, and this is why I will put forth every effort into helping the temple with their latest expansion proposal.

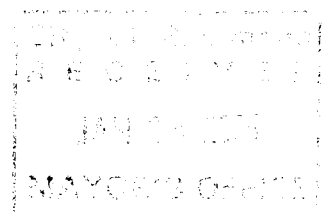
I sincerely ask that you grant approval for the expansion proposal of Lingyen Mountain Temple. I believe that the residents of Richmond will be very excited and receptive of this, as I am confident that the expansion of the temple will create a new gem in our wonderful city of Richmond.

Thank you.

Yours truly,

Jean Tou

8820 Minler Road
Richmond, BC
V7C 3T9
604 241 8623



Copied to Janet Lee
Feb 4/05 RS

January 22, 2005

		INT
	JRM	
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Dear Mr. Dang:

I would like to take this opportunity to wish you and your family a very happy and prosperous new year in 2005, the year of the Rooster.

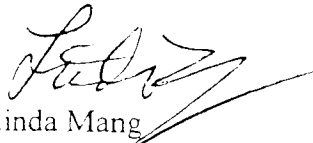
Over the years, the Lingyen Mountain Temple has experienced rapid growth. To meet new demands, the temple is in desperate need for more space. One reason for the Phase III expansion is more space for the Buddhist Sunday School. The Sunday School Program is overwhelmingly successful and has received unanimously positive feedbacks. As a preschool teacher as well as a volunteer of the Sunday School teaching team, I have witnessed nothing but positive changes in all the students who attend. They all have become more helpful, compassionate and understanding, just to name a few.

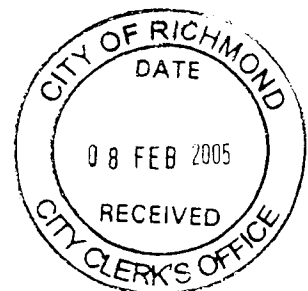
02-213318

Undeniably, the Lingyen Mountain Temple has played a significant role in educating the young people to enable them to become better citizens and human beings. Nowadays, with the many deep concerns with regards to how moral ethics and social fabrics are eroding, I strongly believe that the temple is working very hard to bring positive changes to its community in these aspects. If we truly believe the children are our future, we must invest in them NOW.

I sincerely hope you will support the temple's Phase III expansion to allow the Buddhist Sunday School to expand, so many more children and their families can benefit from it.

Respectfully yours,


Linda Mang
Teacher



January 24, 2005

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

Dear Brodie Malcolm:

Please Support the Expansion of Lingyen Mountain Temple (Canada)

I have been a Richmond resident for twelve years. About three years ago when my family and I were driving along Highway 99, we were surprised to see a traditional Chinese palace building. Since then, we became visitors to the temple. We enjoy the serene atmosphere at the Buddha Hall when hundreds of people chant and pray together.

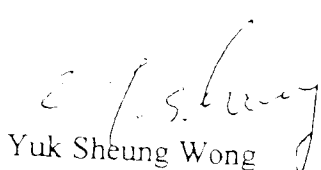
I am impressed by the Masters' true kindness and cultivation. Their generosity and compassion to all living beings have moved me deeply. Furthermore, their dedication had won strong support from the followers. The regular sessions held at the Buddha Hall benefit not only my family and me but also hundreds of others.

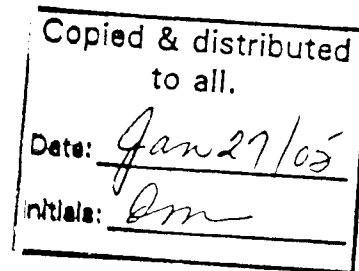
I would like to see more people coming to share the teachings of the Buddha. However, the current Buddha Hall could barely accommodate the ever-increasing visitors. For the development of the temple, expansion is the only solution. I wish the expansion would maintain the same architectural design because the lofty Great Hall and big Buddha statues are two important elements in creating a serene and peaceful atmosphere for calming one's mind.

BC is known for its multicultural community. As a resident of the city of Richmond, I feel that a temple like this is beneficial not only to the Chinese-Canadian community but also to our community and city. Besides shopping, sightseeing, residents have another good place to go.

Thank you for your consideration. My family and I are looking forward to the outcome of your decision.

Yours sincerely,

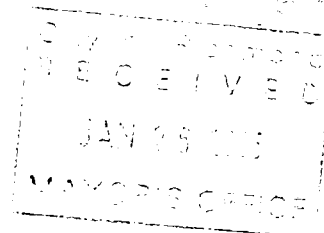

Yuk Sheung Wong



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JAN 28 2005

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Lee, Janet

From: MayorandCouncillors
Sent: Friday, 28 January 2005 9:09 AM
To: 'A C'
Subject: RE: Regarding Lingyen Mountain Third Phase Construction

Dear Ms. Lin,

This is to acknowledge and thank you for your email regarding the Lingyen Mountain Temple land use application. A copy of your email will be attached to the staff report that will be considered by the Planning Committee and City Council when the matter comes before Council in due course.

Thank you for taking the time to make your views known.

Yours truly,

David Weber

David Weber
Manager, Legislative Services
City Clerk's Office
City of Richmond
6911 No.3 Road, Richmond, BC, V6Y 2C1
voice: (604) 276-4098
fax: (604) 278-5139
email: dweber@richmond.ca
web: www.richmond.ca

-----Original Message-----

From: A C [mailto:aliceyic@hotmail.com]
Sent: Tuesday, 25 January 2005 11:48 PM
To: MayorandCouncillors
Subject: Regarding Lingyen Mountain Third Phase Construction

Dear Mayor Broodie Malcolm and councillors:

Happy New Year. I write to discuss my concerns and supports to the third construction phase of Ling Yen Mountain Temple. I understand that the public has concerns regarding the expansion and development of a grand monastery. But, I would like to share my perspectives with you. I have been volunteering in the temple since 1996. Members of the temple have grown from twenty to hundreds and thousands. It has grown rapidly within this multicultural society. The temple is crowded, packed with people during weekend and special chanting retreats. I can hardly walk within the temple without bumping into another person. It is very unfortunate that the temple could only hold up to two to three hundred people.

I enjoy going to the temple because it is a place where I can find peace. I have learned so much there and I continue to do so. On Sunday school, the nuns teach us the importance of moral and ethical values. I believe many people benefit from these classes. Also, I have seen people who are troubled in life and seeking for help from the Buddhist nuns who are very helpful. They patiently counsel them and give support to those who needed help. Moreover, the temple actively takes part in the community. Members of the temple are involved in the fundraising for the B.C. Children's Hospital and for the Tsunami relief.

The temple is also a great place for teaching the people about the Asian cultural arts. The temple has the most magnificent architecture. People visit the temple everyday and to learn more about Asian culture. It is a great learning opportunity for the society.

I believe that it would benefit the public by providing them with more resources relevant to our religion, practices and beliefs of loving human beings as a whole regardless of culture, language, or belief. I would greatly appreciate if you would support the third phase construction of the temple.

Thank you very much for your time and consideration.

Sincerely,
Tiffany Lin

Lee, Janet

From: MayorandCouncillors
Sent: Friday, 28 January 2005 2:25 PM
To: 'Grandy Wong'
Subject: RE: THE THIRD EXPANSION OF LINGYEN MOUNTAIN TEMPLE

Dear Mr. Wong,

This is to acknowledge and thank you for your email regarding the Lingyen Mountain Temple land use application. A copy of your email will be attached to the staff report that will be considered by the Planning Committee and City Council when the matter comes before Council in due course.

Thank you for taking the time to make your views known.

Yours truly,

David Weber

David Weber
Manager, Legislative Services
City Clerk's Office
City of Richmond
6911 No.3 Road, Richmond, BC, V6Y 2C1
voice: (604) 276-4098
fax: (604) 278-5139
email: dweber@richmond.ca
web: www.richmond.ca

From: Grandy Wong [mailto:grumpy_mingwu@telus.net]
Sent: Friday, 28 January 2005 10:43 AM
To: MayorandCouncillors
Cc: paco_lin@hotmail.com
Subject: THE THIRD EXPANSION OF LINGYEN MOUNTAIN TEMPLE

Dear Mayor and Councillors,

I am one of the Buddhist followers who go to Lingyen Mountain Temple to do worship once or twice every week. I am writing this e-mail to urge the City of Richmond to grant the required permits for the third phase expansion of our temple.

By walking into the temple, I am attracted to the ancient Chinese traditional design of the temple. Once I am in the Buddhist Hall, its openness and cleanliness really soothe my mind, especially after a day of hectic work. In addition to that, I am sure the chanting and singing of the Buddhist nuns will move everyone. Our Buddhist nuns lead a very hardworking life. They start their day early in the morning at 2:45AM and end by 10:30PM. Every nun of the temple and even the volunteers are very self-disciplined. They do their job quietly and whole-heartedly because they believe everything they encountered in life is part of training for their spiritual life.

Lingyen Mountain Temple is not only a place to do worship, but also provided a place to do education. Every week, there is Buddhist classes for little toddlers, teenagers and even adults. The classes cover several of topics

01/31/2005

and help us to cope with our difficulties in daily lives. Our toddler class grows from ten or twenty children to more than a hundred, and the waiting list is still growing.

From time to time, the temple serves as one of the tourist spots. Many tourists are attracted by the architecture. There are also a growing number of Western Buddhist followers in Vancouver. Schools and communities of different cities also bring in groups of people to visit our temple. Therefore, our dear mayor, our temple does serve the public in various aspects like religion, tourism, and multi-culturalism.

Every year, the temple will hold festivities like the Veggie Food Festival, Chinese New Year Celebration and many more. The number of people who go to the temple are growing and growing. The need to expand the temple is unquestionable.

My dear mayor, to list all the benefits resulted from the expansion will be endless. I do hope you would consider our request and grant the permits as soon as possible.

Sincerely,
Grandy Wong
Jan 28, 2005

DATE: Feb. 1/05 RS

To: Director of Planning 11/15 JL

for in the sum with
report to Planning

			JFM
			DW

From: jiang julie [kjsbjiang@hotmail.com]
Sent: Sunday, 30 January 2005 9:08 PM
To: MayorandCouncillors
Subject: Help support the third phase of Lingyen Mountain Temple

CITY CLERK

To whom it may concern,

02-213318

I have been living in Richmond for the past ten years. I believe that religion is something that creates peace between people and harmony in the community. Specifically, Buddhism is a religion with a long history of teaching people to do good and spreading the wisdom. Buddhism has deeply moved and attracted me to bring my family to Lingyen Mountain Temple every week on Sunday to pray, and enjoy the feeling of being true Buddhists.

Buddhists. Following that there are more and more followers of this magnificent and holy place, the space that is needed for comfortable pray is diminishing. When I heard that the Lingyen Mountain Temple is building another bigger, and comfier place right beside its current location, I was very happy and supportive of the idea. The building of a bigger temple beside this one, is going to give the followers a more comfortable and enjoyable place to pray, where now, they all have to be fit into one small main hall. The building can also bring richer multiculturalism to the city and of course, tourism.

Lingyen Mountain Temple is a proud and friendly community, where there are people that come from all over the world who like to come here to recite sutras and pray, and equally, there are very many people that come for tours and visits. When there are more and more people that come here, the wisdom and the teaching of doing good will spread far and wide. With their teaching of appreciating, the community will be more harmonious and will appreciate the things that are given to them. When phase two of Lingyen Mountain Temple is finished, there will be adequate space for everyone to enjoy reciting holy sutras and praying to the Buddha. At the same times, people will be pouring in from all over the country, and maybe even world to see this magnificent building that is the Lingyen Mountain Temple. This would furthermore enforce the multiculturalism of Canada and would show others about Chinese culture and tradition. Now that is something worth many merits!

To conclude, I sincerely hope that the city will support this project as much as I do, to create happiness, peace and harmony for all the citizens.
For this I give my deepest gratitude.

Julie Jiang,
Jan. 30, 2005

00000000000000000000— MSN Hotmail http://www.hotmail.com

Lee, Janet

From: MayorandCouncillors
Sent: Tuesday, 15 February 2005 12:19 PM
To: 'CINEC'
Subject: RE: support letter for teh expansion of the Lingyen Mountain Temple

Dear Ms. Zhou and Mr. Su,

This is to acknowledge and thank you for your email regarding the Lingyen Mountain Temple land use application. A copy of your email will be attached to the staff report that will be considered by the Planning Committee and City Council when the matter comes before Council in due course.

Thank you for taking the time to make your views known.

Yours truly,

David Weber

David Weber
Manager, Legislative Services
City Clerk's Office
City of Richmond
6911 No.3 Road, Richmond, BC, V6Y 2C1
voice: (604) 276-4098
fax: (604) 278-5139
email: dweber@richmond.ca
web: www.richmond.ca

From: CINEC [mailto:info@cinec.ca]
Sent: Sunday, 13 February 2005 8:52 PM
To: MayorandCouncillors
Cc: malcolm@malcolmbrodie.com
Subject: support letter for teh expansion of the Lingyen Mountain Temple

Dear Mayor,

We are volunteers of the Lingyen Mountain Temple (LYMT). Our names are Yvonne Zhou and Harvey Su. We are a couple and we are pleased to have this opportunity to share our opinions regarding the extension of the temple. We think that this is good for not only the Buddhists, but also for the residents in Great Vancouver area and the tourists.

LYMT is an authentic, traditional pure land Buddhist temple which is attracting more and more Buddhists to come and join all kinds of activities. As a result, more and more people becoming Buddhists. We remember when we landed in Canada in 1999, the first thing we did was finding

02/15/2005

a temple. And we are so happy and lucky to find such a good temple in Canada. After building four Bodhisattva halls and the library in the third phase of LYMT development, we believe that people will understand better and get to know Buddhism more clearly. This will encourage more sentient beings to do good and avoid evil deeds. We will benefit from inheriting and spreading Buddhism, one of the biggest religions in the world.

LYMT attracts lots of Buddhists; however, as a volunteer, the interesting thing we found is that most of the people to the temple are visitors. Especially during the summer, there are many tourists with different culture background from all over the world come to the temple. Some come with their friends who introduced the temple to them and some come right off the highway where they see the temple. They are all very impressed about how majestic the great Buddha Hall is. They all plan to come back when the third phase of the LYMT development. For those who are not local residents, they probably won't recall the name of Lingyen Mountain Temple; however, they will remember that there is a great temple in Vancouver. For those Great Vancouver residents, they will keep in mind that there is a wonderful land in Richmond to learn Buddhism. Every Sunday people come to LYMT to enjoy the veggie meal and share the spirit of kindness compassion. Now the Vegetable Festival is becoming one of their new festivals. The Lingyen Mountain Temple is actually a community centre for public.

The expansion of LYMT represents a trend of development and this is the way that the city of Richmond went through. No. 5 Road is called "the Road to the Heaven" and we are very proud of this name because it showcases the success of the city plan.

We strongly support the expansion of LYMT and we hope that LYMT will make the city of Richmond proud!

Best wishes,

Yvonne Zhou & Harvey Su

PC - GM, UD
- Dir. Development
Applic.

City of Richmond
Mayor's Office
6911 No. 3 Road
Richmond, British Columbia
V6Y 2C1 Canada

Copied & distributed to all.
Date: <u>Feb 17/05</u>
Initials: <u>GM</u>

Dear Mr. Mayor:

I am writing in support of Lingyen Mountain Temple (Canada) and their plans for expansion, which must be approved by the City of Richmond. This project is much needed and overdue as space in the Temple is at a premium.

I have been going to the Temple since November 2004. I find when I am there a calmness comes over me and I have a really good feeling inside of serenity and goodness.

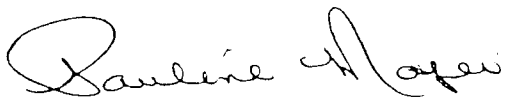
The Masters and volunteers are so kind and generous. They try to help everyone. May it be for health, spiritual or prayer.

They need more space for meditation, prayer and Sunday school for the children. With more space for adults and children more people will benefit from the Masters of Lingyen Mountain Temple (Canada) and the teachings of Buddhism.

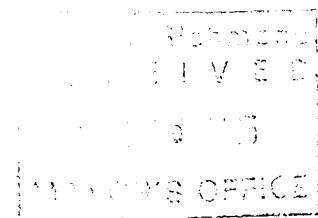
Please consider giving them approval for expansion, as it would benefit the community in many ways.

Thank you, in advance, for your attention to this special endeavour.

Sincerely,



Pauline Mayer



Wing Kit Lau
4291 Baffin Drive
Richmond, BC V7C 5K6

February 22, 2005

Ms. Evelina Halsey-Brandt, Councilor
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Dear Councilor,

Ling Yen Mountain Temple is applying for a permit to construct new buildings. I staunchly support its application.

If you had visited Ling Yen Mountain Temple during weekends, you would have found that believers and followers filled the Temple. In many occasions, there would be over thousands of people joining the function, many of them were crowded out because of the limited capacity of the hall space. Therefore, a larger building would be necessary to allow the huge numbers of believers and participants to do their prayers and ceremony for the upcoming events. This would significantly ease the congestion problem within a smaller interior space and reduce the possibly outside exposure risk.

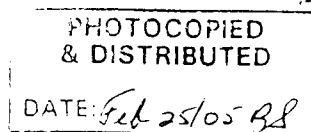
With a larger monastery, Ling Yen Mountain Temple may allow more people to come and practice. The followers may advance the development of their mind and spirit by religious training and experience. Through the teaching, they learn to avoid the evil and to do the good, to behave more philanthropically and generously, e.g. to give alms or to abide by commandments. In the end the society would be benefited with greater social harmony and security because of less jealousy and inequality. In this way, it may help the government in achieving the goal to fitting well the living of different ethnics and races of our society.

Certainly, there would be other economical or non-economical benefits that the new project will bring to the community. At least, we may think about the unique design of the Temple and its distinguished architecture that would enhance the charm of our city. It would also let more people know the beauty of Buddhist arts. As the new buildings are situated on a multi-acre lot, it seems not to block the views of the neighbors. Its height should not cause any interference to the air passage. The plan does not appear to bring any adverse effect to the community. So I earnestly request you to support the application for the construction permit.

Wish you all the best.

Yours truly,

Wing K. Lau



REL
→ JL

*for inclusion with
city report to
Planning etc*

CITY CLERK

		INT
<input checked="" type="checkbox"/>	JM	<input checked="" type="checkbox"/>
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<input checked="" type="checkbox"/>	DB	
<input checked="" type="checkbox"/>	WB	

02-213318



Lee, Janet

From: Johnny Cheng [jonrac2002@hotmail.com]
Sent: Wednesday, 9 March 2005 11:41 AM
To: Lee, Janet
Subject: The third phase expansion of Lingyen Mountain Temple

Ms. Janet Lee
(Planner of the City of Richmond)

Dear Ms. Lee,

I would like to express that the proposal for the Third Phase Expansion proposed by Lingyen Mountain Temple has my endorsement.

A year ago, I became a Buddhist in Lingyen Mountain Temple. Except the happiness from my heart and my family;|s heart through calling Buddha;|s name and the wish of rebirth in Western Pure Land while my life ends, I am purposeless. As I become a Buddhist, I support this expansion without any reason because as long as you have seen the situation that happens every Sunday and during the Festivals, you will agree with me on this matter. The Temple deserves the expansion.

Lately, the Provincial Government puts forth the referendum that is to invent a new way of voting in BC. I can not see why this referendum is not a precedent for letting this expansion go to the public hearing directly and deciding by the public.

Different people may have different views. I and my family are those who endorse this expansive proposal of Lingyen Mountain Temple (Canada).

Best regards,

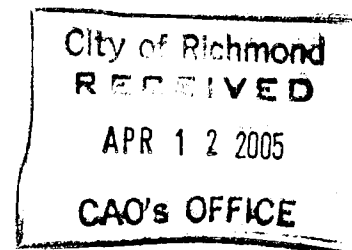
A Resident of Richmond
Rachel Bi
7200-Gilber Road Richmond BC V7C3W2

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To: Ken



Mr. Joe Erceg
Urban Development General Manager
City of Richmond
6911 No. 3 Road,
Richmond BC
V6Y 2C1

Dear Mr. Erceg:

I am writing to you to express my support for the new expansion plan of Lingyen Mountain Temple on No 5 Road in Richmond.

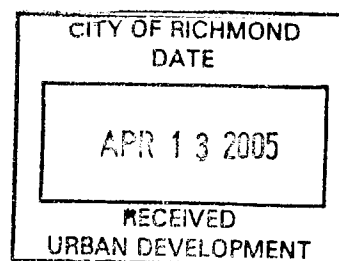
I am a frequent visitor to Lingyen Mountain Temple since its inauguration in 1999. I have witnessed its tremendous growth in the past 5 years. This is mainly attributed by a team of sincere masters and volunteers with the aim to purify one's conscience as well as to guide people to live in a harmonize society. The temple is now getting very crowded and during some main events, there is not enough space for more people in the main building and canteen. For my experience, I have been waiting for more than 30 minutes just for lunch.

There is no doubt that the expansion plan of Lingyen Mountain Temple will benefit the residence in the City of Richmond. I am looking forward to see this project to commence at the soonest.

Yours truly,

梁凤金

Liang Feng Jin
5900 Wallace Road
Richmond BC
V7E 2C5



Lee, Janet

From: Lu Jenny [jennylu_ca@yahoo.ca]
Sent: Wednesday, 25 May 2005 10:47 PM
To: Lee, Janet
Subject: Supporting Lingyen Mountain Temple's 3rd phase expansion project

Dear Ms. Janet Lee,

My name is Jenny Lu. I'm writing to express my strong support of the proposed Lingyen Mountain Temple's 3rd phase expansion project.

We love Lingyen Mountain Temple, and we attend the Temple's Buddhist practice at least 2-3 times a week. We call it 'the home of our heart.' It gives us spiritual strength and helping us finding our inner peace.

In the last few years, we see more and more people going to the Temple to attend traditional Buddhist practice, having vegetarian lunch, and listen to the Venerable Master Miao Lien's Buddhist teaching every week; and participate in 7 to 10-day retreat every month. More than one hundred of children are going to the Temple's Sunday Classes. By expanding the temple, we believe it will definitely benefit even more people and provide a wider range of services to the public.

We are looking forward to the public hearing meeting to be arranged as soon as possible.

Thank you in advance for your consideration of this matter.

Sincerely,

Jenny Lu
May 25th, '05

Post your free ad now! **Yahoo! Canada Personals**

To: The Honorable Director of Development Application Department

From: June Cheung

Date: May 26, 2005

Re: Supporting Lingyen Mountain Temple to expand its third Phase Construction

Dear Mr. Allueva,

I am writing this letter to you because there are many reasons for me to support the accomplishment of the third phase expansion of Lingyen Mountain Temple.

My family and I come into Canada in 1997. Having a new lifestyle was not easy for me and my family. At that time, what we need was supporting and understanding. Lingyen Mountain Temple is the place to give people faith, happiness, hope, and service, which make us enjoy the realization of the Buddhist teachings in our daily life.

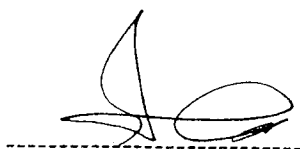
I have been participating in the Sunday worship since 1998 and my 10 years old son has been studying in the Buddhist child Dharma class since he was 5 years old. During this period, both of us have a lot of positive changes. For me, I have learned how to maintain a good relationship with members in family and community. Also I have chosen a meaningful job which is working as a Care Aide in a nursing home. As per my Master's teaching, I treat the elderly as my own parents. I enjoy my job a lot. For my son, he becomes confident, respectful, helpful and considerate. These changes are obviously noticed by his school teacher. I told his teacher that his changes are related to the Buddhist child class in Lingyen Mountain Temple. After I told her about the class, she is also interested in Chinese traditional culture and wants her children to attend the class if there is any space available. However, the limited space is restricted to serving the number of children. Now what we can do is pray for the third phase construction to be done as soon as possible.

Here I would like to point out that the monastery does not exist just for members of Lingyen Mountain Temple. We are building it for the whole universe. This is a temple of the universe and everyone on earth is welcome to donate to this good cause and enjoy the merits of doing kindness to mankind.

I hope that you will approve the construction as soon as possible

Best regards,

Yours truly,



Copy JL
→ Dave
Archer
→ for Report
RCH

Lee, Janet

From: Samuel [sam8ca2003@yahoo.ca]
Sent: Friday, 27 May 2005 11:07 PM
To: Lee, Janet
Subject: Support for the Lingyen Mountain Temple's expansion

Dear Janet,

This e-mail is to express my strong support of Lingyen Mountain Temple's (LYMT) expansion and what it means to the Greater Vancouver residents.

I believe that you are familiar with Reifel Migratory Bird Sanctuary located at the northern end of Westham Island in Delta, B.C. It is comprised of 850 acres of managed habitat and estuarine marsh.

This wetland is an area of crucial importance to the thousands of migratory birds, especially waterfowl and shorebirds. Significant numbers of ducks, geese, shorebirds, gulls, raptors, loons, grebes, cormorants, alcids, herons, and passerines winter or migrate through here. Over 268 species of birds have been sighted at Reifel Migratory Bird Sanctuary. Thousands of birds land at the Reifel Migratory Bird Sanctuary to rest and feed, while others spend the whole winter in this protected habitat. Some are year-round residents.

Not only birds but also 80,000 people visit this site annually. It is a sanctuary for birds and an educational site for people.

I am proud to have such kind of place in Delta. We care about wildlife and its habitat.

I am also proud to have LYMT in Richmond. LYMT is a sanctuary and an educational place for people. You can find traditional oriental culture in LYMT. Multiculturalism is a characteristic of Canadian society.

The fundamental purpose of the LYMT is the happiness of people and to contribute to peace, culture and education based on the philosophy and ideals of the Buddhism.

Buddhism guides people to behave, to be honest and responsible. It promotes harmony and peaceful mind, sharing and compassion. Through learning, one will develop intellectual capacity to the fullest so as to understand, to love and be kind to other beings.

As a Buddhist temple, LYMT is open to everyone who is looking for a happier and peaceful life.

I learn how to live a happy and peaceful life from LYMT and it works well. All my family is benefited from LYMT, too. I would like to share it with everyone. I would like to have more people to be happy and free from suffering. Recently more and more people come to LYMT either for short visit or practice. The current space is not enough to accommodate the increasing number of people. The third phase expansion of LYMT will be a spiritual shelter for more people either from Greater Vancouver or from the rest of the world.

Those migratory birds would have more difficulties in finding a habitat without Reifel Migratory Bird Sanctuary. More people would spend more time in suffering without the expanded LYMT.

I sincerely ask for your help to approve the project.

Best regards,
Samuel Shieh

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05/30/2005

May 27, 2005

Mr. Raul Allueva
Director of Development Application Department
6911 No. 3 Road
Richmond, B.C.
V6Y-2C1

Dear Mr. Allueva:

My name is Sophie Hu. I am a resident of Richmond and a regular volunteer at the Lingyen Mountain Temple on NO. 5 Rd. I write this letter in support of their proposed expansion project.

The Temple is a place for followers such as myself to practice and study Buddhism. In a community which lacks such traditional temples, I have found the Lingyen Mountain Temple to be a rare and exquisite treasure. Members of its congregation such as myself have benefited greatly from its teachings of Buddhist values, and in turn strive to spread this spirit of compassion and kindness to the larger community.

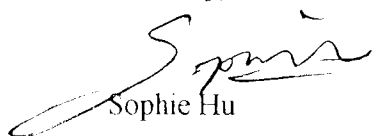
Due to its unique appeal, the number of followers has grown greatly in the 5 years period since the Temple's inauguration in 1999. However, with the continuously increasing popularity of the Temple, its current building is simply too small to accommodate all visitors during Sunday worships and special festivities. I have witnessed visitors having to wait outside in the chilly wind on New Year's Eve as we try to work out more spaces inside the Great Buddha Hall, and a sea of people so tightly packed into the courtyard during the Vegetarian Festival that the ground is no longer visible when seen from the above. Larger space is much needed, it would not only provide a better environment for Buddhist cultivation, but it could certainly benefit the entire community with its wide array of facilities!

Furthermore, residents or anyone who comes to visit the temple will be offered a rare view into traditional Eastern culture. The Temple's architectural design follows that of the traditional Chinese imperial architecture, bringing a touch of Eastern splendor to Richmond's mosaic piece and stands as a display of multiculturalism. A new and improved Lingyen Mountain Temple would certainly be quite a sight. It could very well become a tourists' destination spot and even a city landmark!

I know there is a great number of people out there who like myself support this project wholeheartedly and hope that the City will give it fair consideration. Richmond could only be better with this new construction!

Thank you for your time and attention Mr. Allueva! We eagerly await the City's "go ahead!"

Sincerely,



Sophie Hu

ATTACHMENT #14:

LETTERS OF OPPOSITION

cc. Dir. Development
MAYOR and COUNCIL OF
CITY OF RICHMOND
CITY HALL

[illegible]

E. M. TAMKIN
1359 PARK DR.
VANCOUVER, BC.
V6P. 2K4

266.8631

August 2/04

Copies to desk
Aug 5/04 22

This afternoon, CKNW Radio Station, on an open
 line show hosted by ^{MR.} Phil Tilt - I heard of a
 Mosque & Temple were planning on building -
 a statue of Buddha, 10 STORIES High - !

I trust sanity and existing by-laws will prevail and such a towering object will NOT be Allowed. It is but from a non-parsimonian "request?" Will there be huge crucifixes - or statues of the Madonna be next, or what ever?

at "what ever".
We do not remove trees on our own property.
" " " park mobile homes at the curb.
" " " accept 10 story Apartment Blocks
in particular view areas.

I assume the Leading Ideologists to present such unusual, "in your face", ideas.

The Lawrist Industry make think of this as
 a retraction. - Are not the Lempires enough?

I wonder what some CANADIANS?!!?

UG 2004
CEIVED
ICE
Weir, Frank H. next - Sirasby, Ernest Tamm -



43 - 6100 V
Richmond, B
October 7,

Mayor Malcolm Brodie and Council
Richmond City Hall, Richmond, BC

Re: Proposed erection of ten-storey highrise building
Williams Road.

Dear Sir,

I refer you to my letter of July 26, 2004 saying that I am not in favour of this expansion containing a highrise. On speaking with other people I find that they also are not in favour of this project.

In the Vancouver Province (August 26, 2004) I see this project is being held for further consideration by Richmond Council.

Traffic Congestion:

A further concern of the already congested traffic surrounding Steveston Highway and Number 5 Road. This affects traffic using Highway 99 through the tunnel in and out of Richmond on Steveston Highway east to Sidaway and beyond, the traffic is already heavy; on Steveston Highway west to Shell Road, Number 4 road and beyond.

I would suggest the Lingyn Bhuddist property be left as is and the property which they have purchased for a future car park be kept for their agricultural needs.

The new proposed project should be located outside of the lower mainland area. Our highway system would facilitate their comings and goings, away from cities situated in the lower mainland.

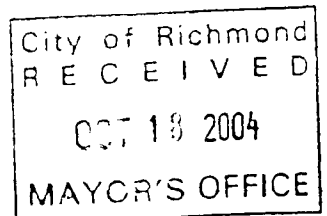
The attached signatures, names, addresses and telephone numbers are those of people who DO NOT approve of this entire project.

Those additional signatures of people living in Vancouver and its surrounding areas are attached because they, at times, shop in Ironwood, using Highway 99 and the Massey tunnel and they, too, disapprove.

Sincerely,

P. M. Priestley

MRS. PHYLLIS PRIESTLEY



THE UNDER SIGNED DONOT APPROV the EXPANSION
OF KING, EN MOUNTAIN BUDDHIST MONASTRY ON #5 ROAD - Richmond

NAME	ADDRESS	PHONE NR.	SIGNATURE
P. PRIESTLAY	WOODWARDS RD. ^{RICHMOND}	 	P. Priestlay
LOIS COVERNTON	" "		L Covernton
Ted Covernton	" "		Ted Covernton
GORDON BIRD	" "		G. Bird
MARGARET BIRD	" "		M. Bird
FAELYN SHAFER	" "		F. Shafer
B. Mansell	" "		B. Mansell
H. HARROWER	" "		H. Harrower
F. L. LORIMER	" "		F. L. Lorimer
Robert Marks	" "		R. Marks
Robert Marks	" "		R. A. Marks
LORNA CRITCH	" "		Lorna Critch
HELEN CRITCH	" "		Helen Critch
GLEN BUSSEY	" "		Glen Bussey
VICKI KEYES	" "		Vicki Keyes
MAURION HOLMES	" "		Maurion Holmes
Jay Armerding	YAYASHI CRT. RICHMOND		J. Armerding
H. ROSENBERG	" "		H. Rosenberg
B. O'NEILL	ABERCROMBIE RICHMOND		B. O'Neill
D. KAGAN	COOPER ROAD "		D. Kagan
M. KAGAN	CAMBERD. "		M. Kagan
E. VACHON	WOODWARDS RD. "		E. Vachon
A. BEID.	39th AVE VANCOUVER		A. Beid.
J. Dymond	Vine St. "		J. Dymond
C. SHEPPARD	CORNWALL RICHMOND		C. Sheppard
M. KENOE	RIVER ROAD. "		M. Kenoe
JOAN PRIESTLAY	PARSONS RD. "		J. Priestley
J. PRIESTLAY	WOODWARDS RD. "		J. Priestley
J. MCINTOSH	#2 ROAD. "		J. McIntosh
M. MELDRUM	#1 ROAD. "		M. Meldrum

Janet Lee.

#43-6100 Woodward Rd.
Richmond, B.C. V7E 6H1
October 9th 2004

City of Richmond,
Urban Development Dept.

Attn: Mr. Raul Alluwa
Director of Development.

Dear Sir;

Two projects recently mentioned in the Richmond Review and Richmond News disturb me immensely.

They are:

- (1) The Interurban tram line from Stiverson to London Farm along the river front.
- (2) The proposed massive expansion to the Lingyen Mountain Buddhist property on No. 5 Road.

I wish to object strongly to these two proposals as presented in the news. I trust that your experience and wisdom will prevail by your department in amending recommendations to City Council. Thank you.

Yours truly,

J. E. Priestlay

J. E. PRIESTLAY

604-274-2423

45 JL RZ 04-255524

October 19, 2004

The Mayor and Councillors
City of Richmond
6911 No.3 Road
Richmond, BC V6Y 2C1

TO: MAYOR & EACH
COUNCILLOR
FROM: A/CITY CLERK

PHOTOCOPIED
& DISTRIBUTED
DATE: Oct 21/01 88

re: Director, Development
for response/approval action
information (no
return address
provided)

		INT
	JRM	
✓	DW	DW
	KY	
	AS	
	DB	
	WB	

Dear Sirs/Mesdames:

Re: Proposed erection of tall structure at 10600 No. 5 Road, Richmond

02-213318

I am resident in the City of Richmond and refer to the subject matter. It has recently come to my knowledge that certain individuals have applied for a permit from the City of Richmond to build 10 buildings and also to erect a 145 feet high Buddhist statue at a large vacant site located at 10600 No.5 Road, Richmond. I object to the erection of the tall structure.

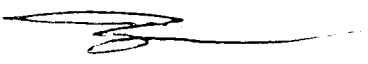
First of all, the current zoning of the subject lot is "ASY", i.e. assembly district. One will note from the enclosed copy of extract of the relevant bylaws is that the maximum height allowed is a mere 39.37 feet. I do not see how they can draw an exception to this restriction.

Secondly, the developers' proposal to erect the tall statue will no doubt draw huge crowds to the area, which is situated next to the Richmond Bethel Church. A large number of visitors will imply a lot of vehicles which need to be parked. The anticipated inundation of visitors will mean that a huge overflow of parking vehicles will intrude onto the grounds of Bethel Church.

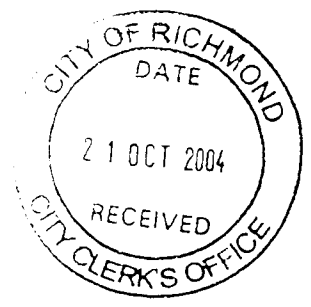
As mentioned, I can foresee that the structure, once erected, will be very popular among the local Chinese Buddhist worshippers. This means a constant flow of worshippers or visitors/tourists who will be converging onto the area and create traffic congestion. As I and my family pass through No.5 Road every Sunday to go to Church there, this will become a serious traffic problem and affect others also.

I sincerely hope that you will look into this matter and consider the disadvantages that I outlined above. I believe that this may outweigh the advantages, if any, in favor of the erection of the said Buddhist structure. I look forward to your prompt response and thank you in anticipation.

Sincerely,



Mike Law
Encl.



05 NOV 2004

Ronny Ho

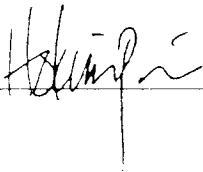
10451 Odlin Road, Richmond, BC V6X 1E3
604-273-8402

respect to their ancestors. If you approve this private project, you must not underestimate the negative impacts to the residents on No. 5 Road due to a constant influx of worshippers. Problem of traffic and parking will further intensify along the road. We should avoid this problem now.

As a resident of Richmond, I strongly object to this proposed plan of development. I see good intention of city zoning mechanism by grouping all religious groups together and I also aware the economic advantages of this proposal will only attribute to the private developer, not the general public. As responsible civic leaders and decision-makers, I am writing to appeal to your best judgment and clear conscience not to approve this proposal based on the above facts.

I am looking forward to hearing from you. Thank you very much for your attention.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ronny Ho', is written over a horizontal line.

Ronny Ho

PHOTOCOPIED
& DISTRIBUTED
DATE: Oct 21 2004

TO: Dir of Development
in discussion with report to
Planning CMO

Mayor and Councillors

From: Daniel Kaming [tokaming@shaw.ca]
Sent: October 21, 2004 6:57 PM
To: Mayor and Councillors
Subject: Objection to Tall Buddha Proposal on No. 5 Road

CITY CLERK

✓ JB JL R204-255524

		INT
✓	JFM	✓
✓	DW	✓
	KY	
	AS	
	DB	
	WB	

02-213318

By Email

October 21, 2004

Mayor and Councilors
City of Richmond
Mayor's Office
6911 No. 3 Road
Richmond, British Columbia
V6Y 2C1 Canada

Dear Sirs / Mesdames:

Re. Objection to the Proposed Erection of a tall structure at 10600 No. 5 Road, Richmond

I am a resident on No. 5 Road and I am writing to express my concern and objection to this proposed erection of a tall building structure at 10600 on No. 5 Road of Richmond.

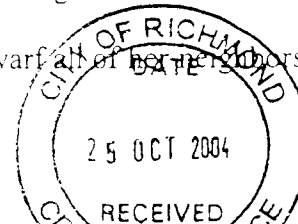
First, the planned large Buddha and its temple will be tall as 140 feet whose height ostensibly exceeds the height limit of the 282 Assembly District (ASY) zoning bylaw. (The maximum height of buildings and structures should be less than 39.37 feet.)

Second, the design of this Buddha and its temples is seriously violated the Development Permit Guidelines and the intents of Official Community Plan. (OCP) Its great height will affect the views of the existing streetscape on No.5 Road – both public offsite views as well as private on-site views of neighboring residents. 9.2.1 Buildings scale and form are not appropriate to their context and do not contribute to the overall quality of the streetscape. 9.2.5 I am sure many neighboring residents object the presence of a big oriental temple, blocking their views and jeopardizing the market value of their properties.

Third, developer of Lingyen Mountain Buddhist Temple, knowing such bylaw, challenged city rule by erecting this huge Buddha. This development plan indicates their ambitious religious expansionism that may probably trigger religious tension in our community, especially on this sensitive area of "Temples Road" (No. 5 Road) with so many different religious groups. Canada is a great nation with many cultural and ethnic groups. Our government has been spending many resources, trying to keep a harmonious relationship between different ethnic and religious groups. If an exceptional approval is granted to this tall Buddha plan, it will cause religious instability and rivalry in Richmond area. You will work against our government's policy. People may also consider you show favoritism to certain religious group. You also breach against your OCP principle: "We must Balance and we must guide Growth."

Fourth, the developer's ambitious expansion plan of the temple will definitely dwarf all other buildings

10/25/2004



by creating serious traffic problem on No.5 Road. Thinking of the Provincial government of Florida, they had invested tremendous money on transportation network in order to accommodate the Disney World on its place. Because many farmlands of No. 5 Road had been converted into religious assembly purpose, the emerging Religious World on No. 5 Road demands adequate road system support. I cast doubt on the capability and tolerability of this road with only two lanes traffic on a single direction. Besides, one must not naive to say that traffic congestion will be a few times a year when people come and go into the temple for seasonal worship. Since the 282 Assembly District (ASY) bylaws is also permitted for the interment of cremated remains, it means that there will be a constant flow of people coming to show respect to their ancestors. If you approve this private project, you must not underestimate the negative impacts to the residents on No. 5 Road due to a constant influx of worshippers. Problem of traffic and parking will further intensify along the road. We should avoid this problem now.

As a resident of No. 5 Road, I strongly object to this proposed plan of development. I see good intention of city zoning mechanism by grouping all religious groups together and I also aware the economic advantages of this proposal will only attribute to the private developer, not the general public. As responsible civic leaders and decision-makers, I am writing to appeal to your best judgment and clear conscience not to approve this proposal based on the above facts.

I am looking forward to hearing from you. Thank you very much for your attention.

Sincerely,

Daniel Kaming To

Lee, Janet

From: Burke, Holger
Sent: October 28, 2004 3:09 PM
To: Lee, Janet
Subject: FW: Against Budda Statue: Lingyen Mountain Buddhist Temple

-----Original Message-----

From: Weber, David
Sent: October 27, 2004 11:34 AM
To: Allueva, Raul; Burke, Holger
Subject: FW: Against Budda Statue: Lingyen Mountain Buddhist Temple

Please attach to upcoming Planning report on this application. Thanks.

-----Original Message-----

From: AdministratorsOffice
Sent: October 25, 2004 4:21 PM
To: Weber, David
Subject: FW: Against Budda Statue: Lingyen Mountain Buddhist Temple

David: FYI and action, as necessary. Aida

From: Jenny Lang [mailto:jennilang@email.com]
Sent: October 25, 2004 12:00 PM
To: infocentrecity@richmond.bc.ca
Subject: Against Budda Statue: Lingyen Mountain Buddhist Temple

RE: Against Budda Statue at Lingyen Mountain Buddhist Temple

I would like to voice my concern over the proposed giant budda statue at the Lingyen Mountain Buddhist Temple. I am opposed to it and feel that it would be a detriment to our community. The temple itself is enough of an eye-sore, please don't allow this ridiculous idea to turn Richmond into a Budda Disneyland.

Jennifer Lang
jennilang@email.com

--

Sign-up for Ads Free at Mail.com
<http://www.mail.com/?sr=signup>

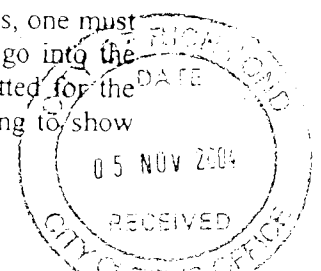
11/01/2004

10451 Odlin Road, Richmond , BC V6X 1E3
604-273-8402

Fourth, the developer's ambitious expansion plan of the temple will definitely dwarf all of her neighbors by creating serious traffic problem on No.5 Road. Thinking of the Provincial government of Florida, they had invested tremendous money on transportation network in order to accommodate the Disney World on its place. Because many farmlands of No. 5 Road had been converted into religious assembly purpose, the emerging Religious World on No. 5 Road demands adequate road system support. I cast doubt on the capability and tolerability of this road with only two lanes traffic on a single direction. Besides, one must not naive to say that traffic congestion will be a few times a year when people come and go into the temple for seasonal worship. Since the 282 Assembly District (ASY) bylaws is also permitted for the interment of cremated remains, it means that there will be a constant flow of people coming to show

[illegible]

R2 02-213318



Carmen Chan

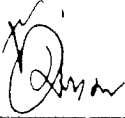
10451 Odlin Road, Richmond, BC V6X 1E3
604-273-8402

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As a resident of Richmond, I strongly object to this proposed plan of development. I see good intention of city zoning mechanism by grouping all religious groups together and I also aware the economic advantages of this proposal will only attribute to the private developer, not the general public. As responsible civic leaders and decision-makers, I am writing to appeal to your best judgment and clear conscience not to approve this proposal based on the above facts.

I am looking forward to hearing from you. Thank you very much for your attention.

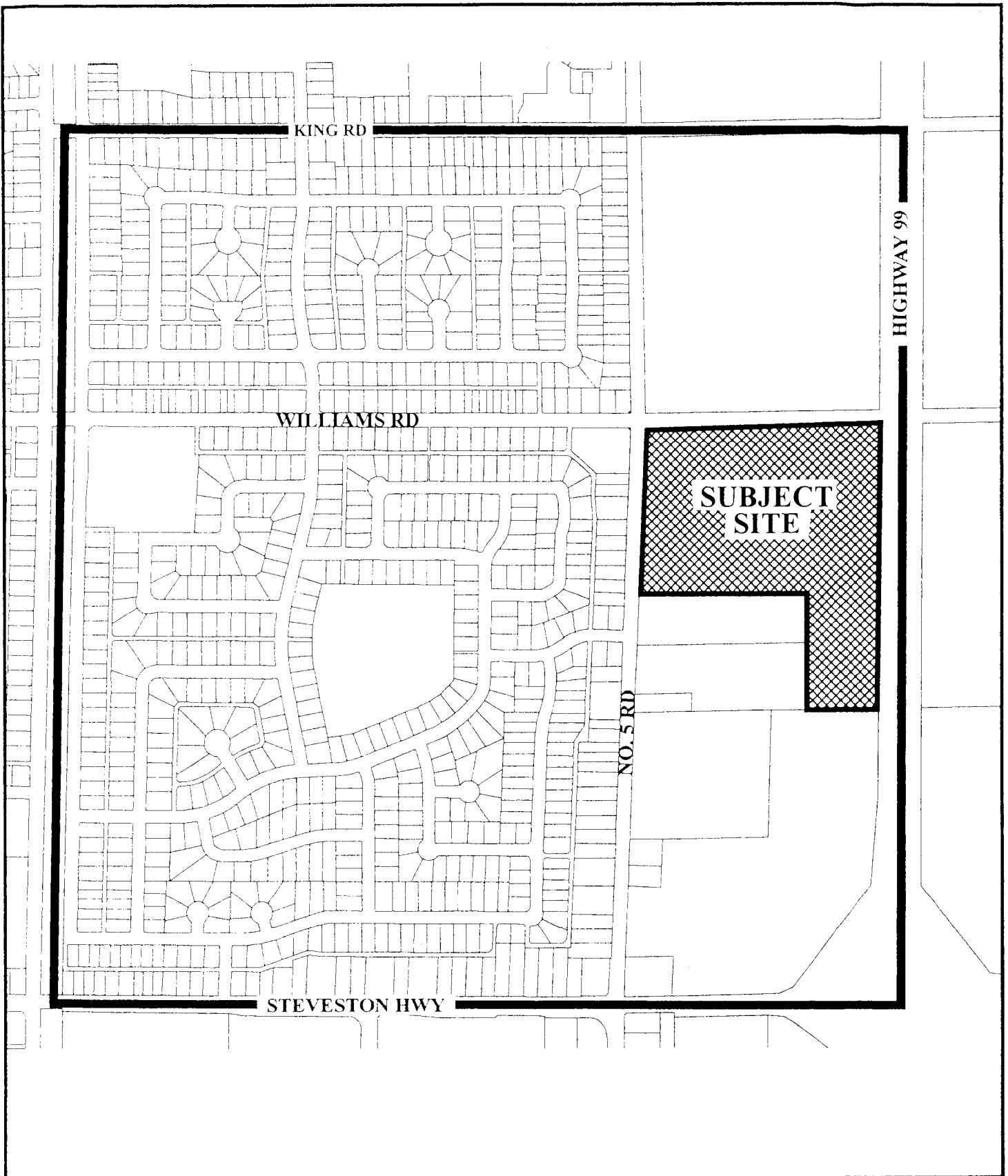
Sincerely,



Carmen Chan

ATTACHMENT #15:

**PROPOSED PUBLIC HEARING
NOTIFICATION AREA**



Proposed Public Hearing Notification Area

Adopted Date: 03/01/05

Amended Date:

Note: Dimensions are in METRES

ATTACHMENT #16:

LIST OF REZONING CONDITIONS

Conditional Rezoning Requirements

10060 No. 5 Road RZ 02-213318

Prior to final adoption of Zoning Amendment Bylaw 7914, the developer is required to complete the following requirements:

1. 2 m road dedication along the original Temple site and 4 m road dedication along the entire frontage of the portion of 10060 No. 5 Road that was formerly 10100 No. 5 Road plus 4 m x 4 m corner cut at the northwest corner of the site, measured from the new property lines.
2. Submission of a final Agricultural Plan acceptable to the Agricultural Land Commission and the City, together with submission of a Letter of Credit in the amount of \$225,000 for the estimated cost of physical improvements and value of the intended farm crop (e.g. fruit trees, etc.).
3. Registration of a restrictive covenant specifying that Occupancy Permits for the assembly buildings cannot be issued until implementation of the Agricultural Plan.
4. Registration of a restrictive covenant ensuring that the rear portion of 10060 No. 5 Road and the entire site at 10320 No. 5 Road will be used for agricultural purposes and to prohibit non-farm use of those areas.
5. Registration of a restrictive covenant to ensure that 10060 and 10320 No. 5 Road cannot be sold independent of each other.
6. Registration of a restrictive covenant specifying that the siting and design of buildings will be in general compliance with the plans submitted with this application. This covenant may be discharged after completion of the development.
7. Submission of a traffic and parking management plan, to the satisfaction of the City, for the construction period of the temple.
8. Submission of a traffic and parking management plan, to the satisfaction of the City, for handling major events.
9. Contribution of \$20,000 towards bus shelters in the vicinity of the site.
10. Enter into a Servicing Agreement* for:
 - a. Design (ultimate and interim) and construction of the left-turn bays along No. 5 Road at Williams Road intersection and the southbound left-turn bay to the south access of the site;
 - b. Frontage improvements along the entire frontage of 10060 No. 5 Road, including 1.5 m concrete sidewalk, 1.5 m grass boulevard, street trees at 9 m spacing (Ginkgo Biloba "Maidenhair Tree" – 7.5 cm cal.) and adjustment of existing street lights;
 - c. Modifications to the traffic signals at the intersection of No. 5 Road and Williams Road as required;
 - d. Upgrading of storm sewer system, if required, following an evaluation of the existing storm system along the east side of No. 5 Road.
11. Submission of a site drainage plan and design, to the satisfaction of the City, for handling storm water retention and discharge from the site, and ensuring no impacts to the existing storm sewer system along No. 5 Road.
12. Ministry of Transportation approval.

* Note: This requires a separate application.

(SIGNED COPY IS ON FILE)

Signed

Date



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 7913 (RZ 02-213318)
10060 AND 10320 NO. 5 ROAD**

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

1. Richmond Official Community Plan Bylaw 7100 is amended by:
 - a. Repealing the existing land use designation in Attachments 1 and 2 to Schedule 1 (Generalized and Specific Land Use Maps) thereof of the following area and by designating it "Community Institutional".

Those areas of Lot A Section 31 Block 4 North Range 5 West New Westminster District Plan BCP3255 shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 7913"
 - b. Repealing the existing land use designation in Attachments 1 and 2 to Schedule 1 (Generalized and Specific Land Use Maps) thereof of the following area and by designating it "Agriculture".

Those areas of Parcel B Block 4 North West ½ of Southwest ¼ Section 31 Range 5 West Explanatory Plan 15251 NWD shown cross-hatched on "Schedule B attached to and forming part of Bylaw No. 7913"
2. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 7913"**.

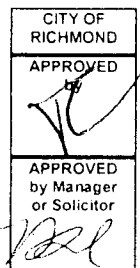
FIRST READING

PUBLIC HEARING

SECOND READING

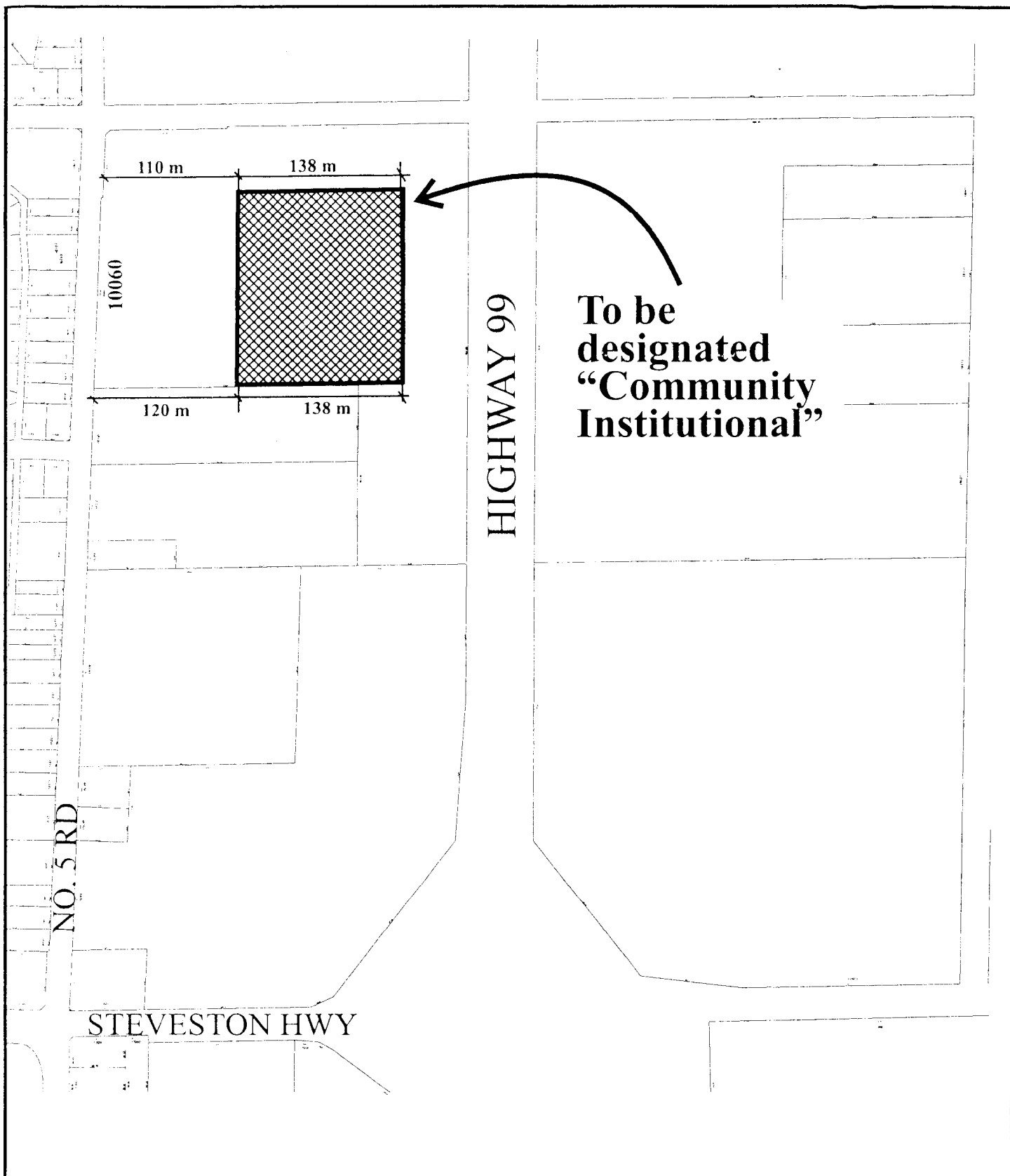
THIRD READING

ADOPTED



MAYOR

CITY CLERK

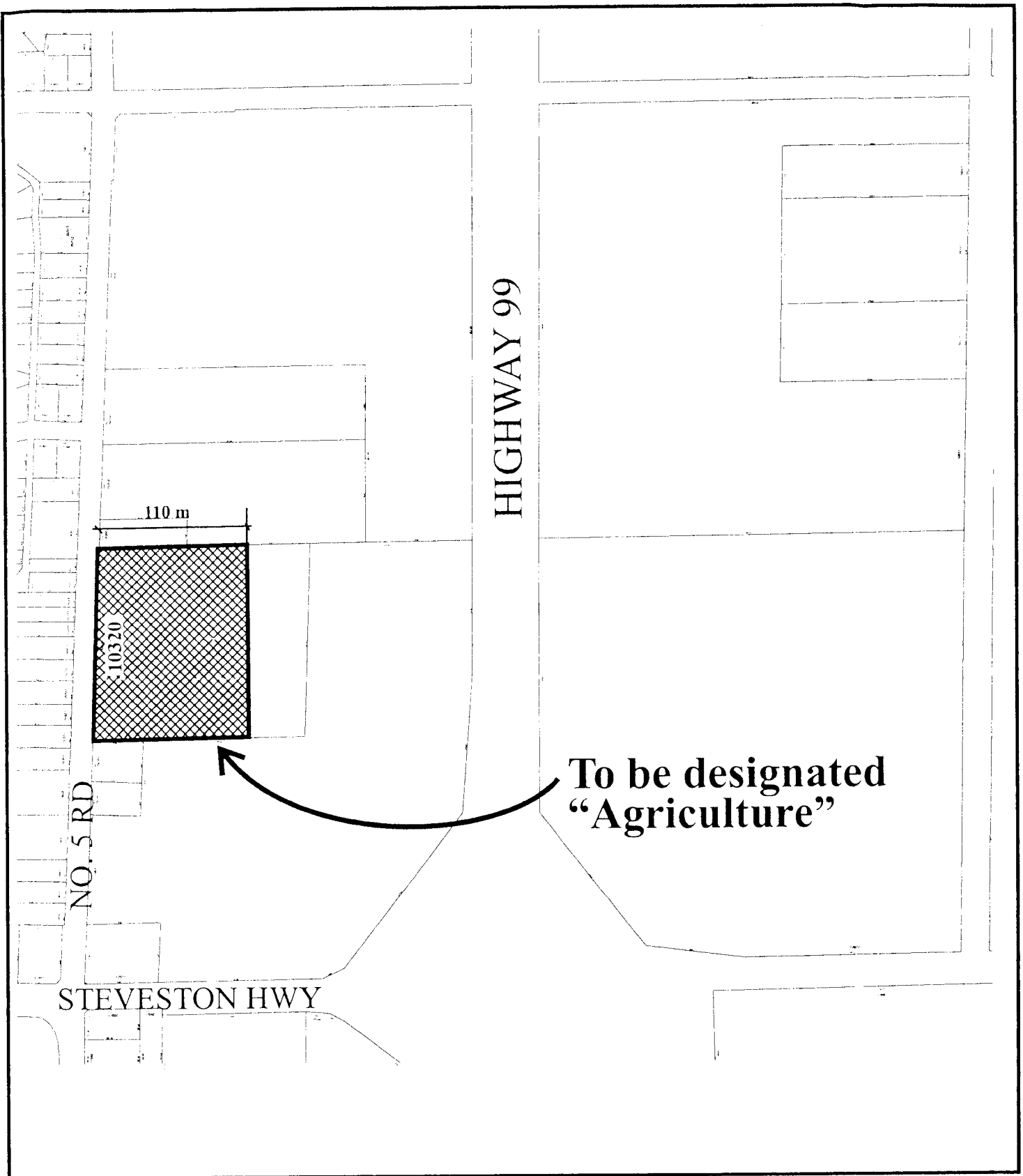


Schedule A
attached to and forming part of
Bylaw No. 7913

Adopted Date: 02/18/05

Amended Date: 05/25/05

Note: Dimensions are in METRES



Schedule B

attached to and forming part of
Bylaw No. 7913

Adopted Date: 02/18/05

Amended Date: 05/25/05

Note: Dimensions are in METRES



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7914 (RZ 02-213318)
10060 NO. 5 ROAD**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by adding the following new zone to Section 291:

"291.165 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/165)"

The intent of this zoning district is to accommodate a religious institution.

291.165.1 PERMITTED USES

PLACES OF WORSHIP;
ASSEMBLY;
INTERMENT OF CREMATED REMAINS, within an above-ground
structure, as an **accessory use** to places of worship;
PRIVATE EDUCATIONAL INSTITUTIONS;
COMMUNITY USE;
RESIDENTIAL, limited to **Dormitory Buildings** as an **accessory use** to
places of worship;
FOOD CATERING ESTABLISHMENT as an **accessory use** to places
of worship;
RETAIL TRADE as an **accessory use** to places of worship;
AGRICULTURE;
ACCESSORY USES, BUILDINGS & STRUCTURES.

291.165.2 PERMITTED DENSITY

- .01 Maximum **Floor Area Ratio**: 0.5
- .02 For the purpose of this subsection, **Floor Area Ratio** shall be deemed to exclude mechanical and utility rooms.

291.165.3 MAXIMUM LOT COVERAGE: 35%

291.165.4 MINIMUM SETBACKS FROM PROPERTY LINES

- .01 **Public Road Setbacks**: 6 m (19.685 ft.).
- .02 **Side Yards**: 7.5 m (24.606 ft.).

291.165.5 MAXIMUM HEIGHTS

.01 **Buildings and Structures:** 30 m (98.425 ft.).

291.165.6 OFF-STREET PARKING

.01 Off-street parking shall be provided in accordance with Division 400 of this bylaw."

2. The Zoning Map of the City of Richmond, which accompanies and forms part of the Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/165)**:

That area of Lot A Section 31 Block 4 North Range 5 West New Westminster District Plan BCP3255 which is shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 7914"

3. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7914**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

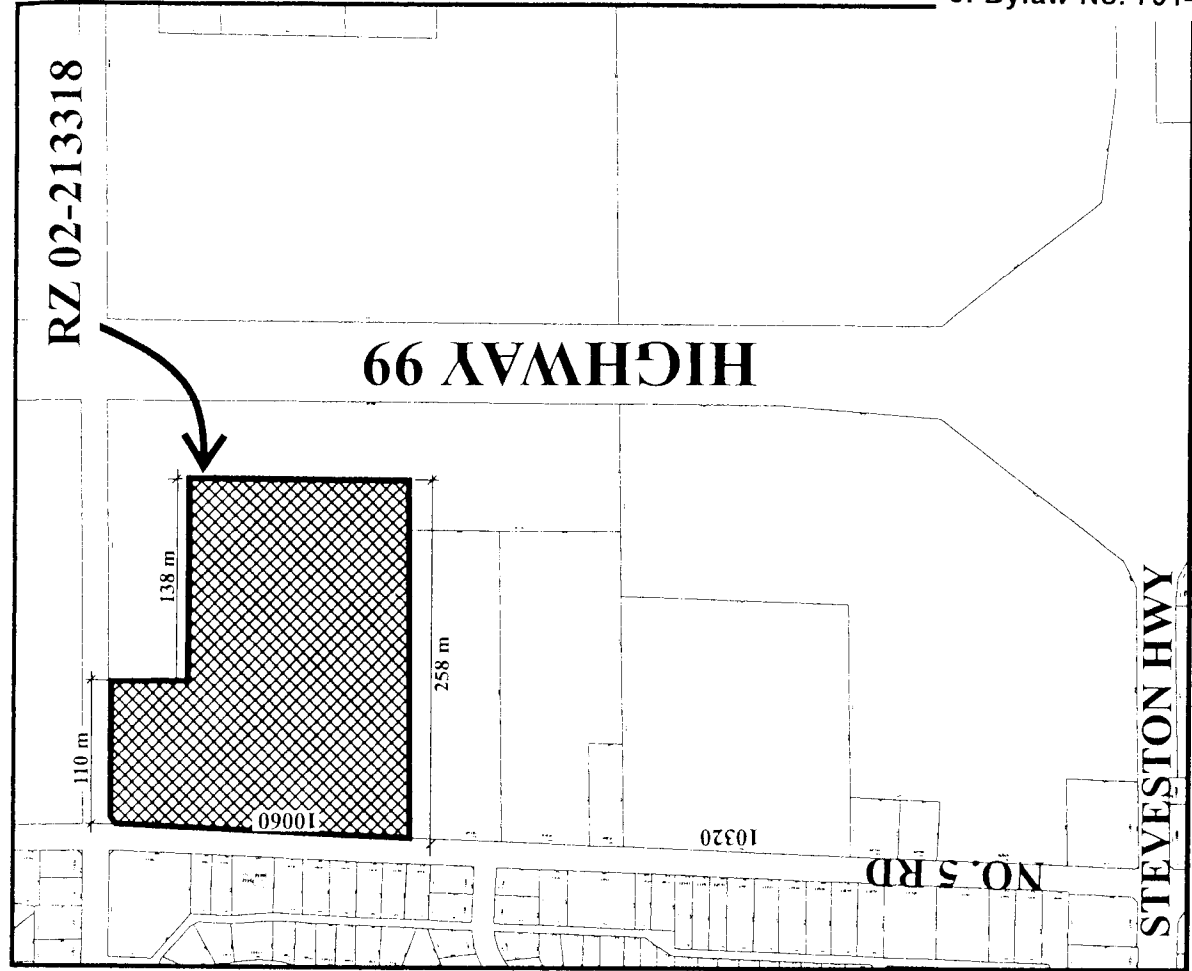
OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CITY CLERK



Original Date: 06/23/04

Revision Date: 02/18/05

Note: Dimensions are in METRES

RZ 02-213318

