



### Planning Committee

Date: Tuesday, June 7<sup>th</sup>, 2005

Place: Anderson Room  
Richmond City Hall

Present: Councillor Bill McNulty, Chair  
Councillor Sue Halsey-Brandt, Vice-Chair  
Councillor Rob Howard

Absent: Councillor Linda Barnes  
Councillor Harold Steves

Call to Order: The Chair called the meeting to order at 4:00 p.m.

### MINUTES

1. It was moved and seconded  
*That the minutes of the meeting of the Planning Committee held on Tuesday, May 17<sup>th</sup>, 2005, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **June 21<sup>st</sup>, 2005**, at 4:00 p.m. in the Anderson Room.

### URBAN DEVELOPMENT DIVISION

3. **APPLICATION BY MEDINA CONSTRUCTION FOR REZONING AT 8391 NO. 1 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1 - 0.6)**

(RZ 05-299525 - Report: May 19/05, File No.: 12-8060-20-7957) (REDMS No. 1563254, 1563267, 1563268)

## Planning Committee

Tuesday, June 7<sup>th</sup>, 2005

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It was moved and seconded

*That Bylaw No. 7957, for the rezoning of 8391 No. 1 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1 - 0.6)", be introduced and given first reading.*

CARRIED

4. 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"

(RZ 02-213318 - Report: May 30/05, File No.: 12-8060-20-79137914) (REDMS No. 910286, 222141, 1469005, 1441998, 1433534, 1433416, 1433612)

Discussion ensued among Committee members and the Manager, Policy Planning, Terry Crowe, the Acting Director of Development, Holger Burke, and Janet Lee, Planner, which included the following:

- concerns about the height of the main building and the size of the parking lot;
- the issue of a building height precedent being set;
- whether an informal Development Permit process that would include a staff review of the project design, a review of the project by the Advisory Design Panel, and a review of the applicable guidelines would ensure an acceptable design layout;
- that the Transportation Department was satisfied that the required number of parking stalls was adequate; and,
- that a restrictive covenant would be registered on title that would link the owner's subject property and nearby farmland site together so that one could not be sold separately of the other.

Mr. Kabel Atwall, the applicant, indicated that he had no objection to the project undergoing an informal Development Permit process. Mr. Atwall also reviewed several criteria that would set this application apart from future applications, including the size of the property, the setbacks and the amount of agricultural use.

## Planning Committee

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At the request of the Chair, Mr. Atwall then used the model to describe the project. He indicated that Land Use servicing and environmental concerns had been addressed and he asked that Committee support Option 2 (a 160 ft. main building height) of the staff report, and allow the project to go to Public Hearing.

The following information was included in Mr. Atwall's presentation:

- the extensive notification of the open house and the two public information meetings that had been held in the neighbourhood;
- the discussions that had been held with the adjacent Richmond Bethel Church regarding concerns about construction schedules;
- that parking issues in the neighbourhood were a result of Richmond Bethel Church parking and not that of the Lingyen Mountain Temple;
- that the adjacent property and those properties across No. 5 Road would not be affected by building height shadowing;
- the ponds at the rear of the property were proposed for irrigation and would be recharged from the drains installed on the hard surfaces. Excess drainage from the pond would drain into the highway ditch, and not City drainage, as determined by Engineering staff and the Ministry of Transportation;
- the parking area was intended to be as treed and as green as possible; and
- a berm with a trellis at the top would be built along the highway border.

The following additional, new correspondence was received:

Mr. Paul Yung, Lutece Hair Design – Schedule 1

Mr. N. Liang, 13368 – 233<sup>rd</sup> Street, Maple Ridge – Schedule 2

Ms. P. He – Schedule 3

Ms. Grace Wu, Ye Ho Chinese Medicine and Acupuncture Clinic – Schedule 4

Ms. Josephine Law, Summer Palace Products Inc. – Schedule 5

Ms. S. Hu – Schedule 6

Mr. S. Shieh – Schedule 7

## Planning Committee

Tuesday, June 7<sup>th</sup>, 2005

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Ms. June Cheung – Schedule 8

Ms. Jenny Lu – Schedule 9

Discussion then ensued among Committee members during which it was identified that support was evident for the project moving forward to Public Hearing.

It was moved and seconded

*That, as per the report (dated May 30<sup>th</sup>, 2005 from the Manager, Policy Planning and the Director of Development) regarding an application by Kabel Atwall for property at 10060 No. 5 Road:*

- (1) authorization for Kabel Atwall to use the west 250 m (approximately) of 10060 No. 5 Road, as illustrated in Attachment 2 of the report, for a non-farm use be approved (subject to the proposed Official Community Plan amendment and rezoning conditions outlined in the report);*
- (2) 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) 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) Bylaw No. 7913, having been considered in conjunction with:
  - (a) the City's Financial Plan and Capital Program;*
  - (b) 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) 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) 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;*

## Planning Committee

Tuesday, June 7<sup>th</sup>, 2005

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- (7) *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 amended, prior to introduction, to permit a maximum height of 49m (160 ft.) for one building and 30m for all other buildings; and*
- (8) *the Public Hearing Notification Area be expanded to include an area bounded by King Road, Shell Road, Steveston Highway and Highway 99 (Attachment 15 of the report).*

**CARRIED**

### 5. MANAGER'S REPORT

There were no reports.

### ADJOURNMENT

It was moved and seconded  
*That the meeting adjourn (5:10 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, June 7<sup>th</sup>, 2005.

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Councillor Bill McNulty  
Chair

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Deborah MacLennan  
Administrative Assistant

To Planning Ctee  
June 7, 2005  
Re: Item 4

SCHEDULE 1 TO THE MINUTES OF  
THE PLANNING COMMITTEE  
MEETING HELD ON TUESDAY, JUNE  
7, 2005.

8060-20-7914

Lutece Hair Design  
604-278-6632  
8391 Alexandra Road,  
Richmond, BC V6X 3W5

Mr. Rob Howard  
6911, No. 3<sup>rd</sup>  
Richmond BC  
V6Y 2C1

Mr. Rob Howard,

I am writing to express my support for the expansion of the Ling Yen Mountain Temple. As a small business owner, I truly believe that the expanded temple will be an asset to the growing economy of the city. Richmond prides itself of its cultural diversity and tolerance. Without a doubt, the construction of a 160ft Buddhist temple will showcase these unique characters of Richmond to the world. If successfully built, the expanded temple with its magnificent height will indeed become one of the most important landmarks in the Greater Vancouver Region. This will attract tourist and Buddhist pilgrims from around the world. These visitors will bring with them investments and businesses, which will be advantageous the city's economy and for business owners like myself. Therefore, I sincerely ask that the city council approve the proposal. Thank you very much for taking the time to consider this matter.

Sincerely,

Paul Yung  
Owner, Lutece Hair Design



Date: 06/06/05

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To Planning Ctee  
June 7, 2005  
Re: Item 4.

SCHEDULE 2 TO THE MINUTES OF  
THE PLANNING COMMITTEE  
MEETING HELD ON TUESDAY, JUNE  
7, 2005.

**MacLennan, Deborah**

**From:** Burke, Holger  
**Sent:** Monday, 6 June 2005 4:20 PM  
**To:** MacLennan, Deborah  
**Cc:** Lee, Janet  
**Subject:** FW: Suport LYMT

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

**From:** Nick [mailto:tatauota@shaw.ca]  
**Sent:** Monday, 6 June 2005 12:24 PM  
**To:** Burke, Holger  
**Subject:** Suport LYMT

Date: 06/06/05

Holger Burke  
Development Coordinator of Richmond City  
6911 No. 3<sup>rd</sup> Road  
Richmond, B.C.  
V6Y 2C1

Thank you for taking your time letting us to express our support to the expanding of the Lin Yen Mountain Temple.

Our family is one of many visiting your city several days each week. We come to shop, learn, meditate and worship. We are Canadians of Foreign Ancestry. Our children were born here. It is important for their sake to maintain our cultural heritage. Our facilities in Richmond on No. 5<sup>th</sup> Road are way too small for our needs. We plan to build a bigger building for the future.

Please, for your worship, do not deny our future generations opportunities and privilege to keep our old and proven values, such as: hard work, prosperity, and above all, respect and honor for the parent, elders and others alike.

Yours very truly,

Nick Liang  
13368 233<sup>rd</sup> Street  
Maple Ridge B.C.  
V4R 2W6



COPIED  
IBUTED

June 2, 2005

DATE: June 6/05 RB

Mrs. Sue Halsey-Brandt  
City of Richmond  
6911 No.3 Road  
Richmond, BC  
V6Y 2C1

To Planning Ctee  
June 7, 2005  
Re: Item 4

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✓	DW	DW
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806080-7914

Dear Mrs. Sue Halsey-Brandt:

As a citizen of the city of Richmond, I am writing this letter today to voice my support toward the 3<sup>rd</sup> phase of the expansion of the Lingyen Mountain Temple. I hope sincerely that I can gain your support.

As it is widely known, Canada is a multicultural country that respects and embraces culture, people and religions from all parts of the world. In particular Richmond is exemplary multicultural city. For instance on No. 5 Road, there are Muslim mosques, Christian churches and Buddhist temples, and the Lingyen Mountain Temple is one of these establishments. Thousands of Buddhist followers and visitors go to the Lingyen Mountain Temple in order to learn and practice Buddhism, and to seek peace for the heart and hope for the future.

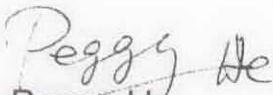
I am the mother of a disabled child. Though the Canadian society offers such great care to my child that I will not have to worry about the livelihood of my child, I have not given up personal care to him. I know that in body my child ill not be properly developed, but that encourages me even more to ensure that his heart and mind will flourish in the most upright way. Because of that I have sent my child to the Buddhist Sunday School of the Lingyen Mountain Temple, where my child receives the motherly love and care from the Buddhist nuns and education that brings him happiness. My child always shares his delightful experiences in the Lingyen Mountain Temple with his friends and teachers at school. Some two teachers actually have also brought their family members to visit Lingyen Mountain Temple. Nowadays Sunday visits to the temple have become an indispensable part to the lives of my child and me. I have also learned from many other parents that their children have leaned to respect



and love their parents and siblings, help fellow students, care animals and be polite after attending the Buddhist Sunday School at the Lingyen Mountain Temple. Precisely because the children can learn magnanimity, tolerance, care, politeness, confidence, humbleness, satisfaction and love at the Lingyen Mountain Temple, a lot of parents have sent their children there for Buddhist Sunday School. As of now the Buddhist Sunday School has about 150 students from all parts of the Greater Vancouver. However, due to the lack of classrooms, there are lots of children waiting to be yet admitted. Therefore I sincerely request, please support the 3<sup>rd</sup> phase of extension of the Lingyen Mountain Temple, in order to bring even more children to a peaceful, serene environment filled with Buddhist teachings for healthy growth and development.

On top of that, I would like to emphasize that the extended Lingyen Mountain Temple will not only be a representative of the oriental tradition and culture, but with the magnificent architecture and exquisite sculpture, the Lingyen Mountain Temple will further beautify the city of Richmond, and bring Richmond to a new level of international beauty and make the Canadian culture ever more universal. Thank you very much for taking time to read my letter. If this letter could help gaining your support, I shall be most grateful and honoured.

Regards,

  
Peggy He

Ye Ho Chinese Medicine and Acupuncture Clinic  
#115-8191 Saba Rd.,  
Richmond BC  
V6Y 4B4  
May 28<sup>th</sup>, 2005

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8060-20-7914

Mr. Kiichi Kumagai  
6911, No.3 Road  
Richmond BC V6Y 2C1

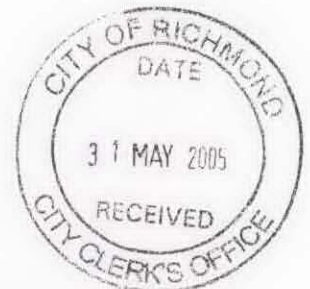
Mr. Kiichi Kumagai,

I am writing to express my support for the expansion of the Ling Yen Mountain Temple. As a small business owner, I truly believe that the expanded temple will be an asset to the growing economy of the city. Richmond prides itself of its cultural diversity and tolerance. Without a doubt, the construction of a 160ft Buddhist temple will showcase these unique characters of Richmond to the world. If successfully built, the expanded temple with its magnificent height will indeed become one of the most important landmarks in the Greater Vancouver Region. This will attract tourist and Buddhist pilgrims from around the world. These visitors will bring with them investments and businesses, which will be advantageous the city's economy and for business owners like myself. Therefore, I sincerely ask that the city council approve the proposal. Thank you very much for taking the time to consider this matter.

Sincerely,



Grace Wu  
Owner, Ye Ho Chinese Medicine and Acupuncture Clinic



SCHEDULE 5 TO THE MINUTES OF  
THE PLANNING COMMITTEE  
MEETING HELD ON TUESDAY, JUNE  
7, 2005.

Summer Palace Products Inc  
#120-8191 Saba Rd.,  
Richmond BC  
V6Y 4B4  
May 28<sup>th</sup>, 2005

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8060-20-7914

Mr. Rob Howard  
6911, No.3 Road  
Richmond BC  
V6Y 2C1

Mr. Rob Howard,

As a business owner, I truly believe that the expansion of the Ling Yen Mountain Temple will be very beneficial to the city. The construction of a 160ft. tall temple will not only create an impressive landmark that will attract tourist from around the world, it will also provide a much needed place of worship for Buddhists who live in the Greater Vancouver Region. The magnificent Chinese traditional structure of the temple will serve to enhance the multicultural character of Richmond. It will also provide our society with a place of learning and of spiritual refuge. In recent years, the temple has seen a substantial increase in the number of visitors. Thus, an expansion is desperately needed to accommodate and to serve the people more effectively. This city deserves to have a splendid monastery. Let's make Richmond *the* destination for Buddhist pilgrims and tourists from around the world. Thank you very much for taking the time to read this letter. I look eagerly forward to the successful expansion of LYMT.

Sincerely,



Josephine Law  
Owner, Summer Palace Products Inc



May 27, 2005

SCHEDULE 6 TO THE MINUTES OF  
THE PLANNING COMMITTEE  
MEETING HELD ON TUESDAY, JUNE  
7, 2005.

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Mr. Kiichi Kumagai  
Richmond Councillor  
6911 No. 3 Road  
Richmond, B.C.  
V6Y-2C1

Dear Mr. Kumagai:

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.

*5060-20-7914*

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. Kumagai! We eagerly await the City's "go ahead!"

Sincerely,

*Sophie Hu*  
Sophie Hu



## MayorandCouncillors

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**From:** Samuel [sam8ca2003@yahoo.ca]  
**Sent:** Friday, 27 May 2005 10:53 PM  
**To:** MayorandCouncillors  
**Subject:** Support for the Lingyen Mountain Temples expansion

Dear Sir/Madam,

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

SCHEDULE 8 TO THE MINUTES OF  
THE PLANNING COMMITTEE  
MEETING HELD ON TUESDAY, JUNE  
7, 2005.

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To: The Honorable Richmond Councilor

Date: May 26, 05

From: June Cheung

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

Dear Ms. Barnes,

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.

200-20-7914

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.

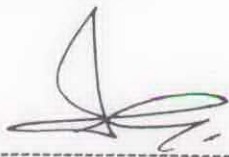
I have been participating in the Sunday worship since 1998 and my 10 years old son has been studying in the Buddhist child Dharma class since he was 5 years old. During this period, both of us have a lot of positive changes. For me, I have learned how to maintain a good relationship with members in family 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,



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## MayorandCouncillors

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**From:** Lu Jenny [jenny.lu\_ca@yahoo.ca]  
**Sent:** Wednesday, 25 May 2005 9:42 PM  
**To:** MayorandCouncillors  
**Subject:** Supporting Lingyen Mountain Temple's 3rd Phase Expansion Project

Dear Mayor,

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 Vulnerable Master MiaoLian'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 expending 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

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