



Planning Committee

Date: Wednesday, June 1st, 2005
Place: Council Chambers
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Linda Barnes
Councillor Rob Howard
Councillor Harold Steves
Absent: Councillor Sue Halsey-Brandt, Vice-Chair
Call to Order: The Chair called the meeting to order at 4:00 p.m.

URBAN DEVELOPMENT DIVISION

1. **PUBLIC CONSULTATION RESULTS - GRANVILLE AVENUE AND NO. 1 ROAD AREA REVIEW OF THE LANE ESTABLISHMENT AND ARTERIAL ROAD REDEVELOPMENT POLICIES**
(Report: May 20/05, File No.: 08-4105-00/Vol 01 xref: 10-6360-00) (REDMS No. 1564039,1575899, 1576211)

The Director of Development, Raul Allueva, who indicated that a number of presentation boards were available if required, provided a brief background of the review of the Arterial Road and Lane Establishment Policies, which had included an Interim Strategy being applied as of the fall of 2004, further interim measures being endorsed in March 2005, and an endorsement of public consultation throughout the community. Mr. Allueva said that two open houses had been held since the public consultation meeting held for the Granville Avenue and No. 1 Road area, and that the results of those meetings, plus one meeting yet to be held, would be reported on in July 2005.

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The Co-ordinator of Development, Holger Burke, then spoke about the four options that had been presented at the open house for the Granville Avenue and No. 1 Road area, and the support that had been given to each. The option supported by 85% of respondees was for no change to the current minimum lot size. In response to that, staff were now proposing that Granville Avenue be removed from the Lane Establishment and Arterial Road Redevelopment Policies, that the single-family large lot size policy in place for the westerly portion of the neighbourhood be reconfirmed, and that a similar new single-family large lot size policy be established for the east side. Mr. Burke indicated that based on the interim strategies and the public meetings, new non-compatible development applications were not being accepted in the area.

In response to a question from the Chair, Mr. Burke said that the north side of Westminster Highway had not been consulted as part of the area in question, but could be consulted at a future date.

A brief discussion ensued among Committee members and staff as to the length of the moratorium being applied, during which the Manager, Policy Planning, Terry Crowe, said that although the current policy stated that 5 years must pass prior to a subsequent change being made to the policy, an increased time span may be possible.

Mr. Maurice White, 6791 Gamba Drive, read a written submission in representation of his neighbourhood, a copy of which is attached as Schedule 1 and forms a part of these minutes.

Ms. K. Chahal, 4451 Granville Avenue, speaking on her own behalf as well as for the owner of 4611 Granville Avenue, said that she understood the multi-family and townhouse opposition expressed by the area residents, and further that the lane option may not be the best option. She then questioned what options were available for the two properties if subdivision was not allowed. Ms. Chahal also spoke about the attendance at the public meeting, and questioned the reliability of the comments received and also their geographic location in relation to her property. Ms. Chahal then expressed concern that the response findings might be biased, and she asked what the proposed denial of her application was based on.

Mr. M. Puttonen, 6711 Gamba Drive, indicated that he would bring a scale model of his property and the proposed townhouse applications that would border his property to the public hearing on this matter. Mr. Puttonen then said that he had spoken to the owners of properties on the north side of Westminster Highway and that subdivision was not favoured; that he thought "lanes" were in fact driveways on townhouse sites; that he didn't think it was Council's intent to drive oldtimers out; and, that the community's organization had restored his faith in democracy.

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Ms. Barbara Kelm, 6640 Gamba Drive, said that she was not in favour of townhouses or lanes in the area, and she questioned whether the application for subdivision on Tucker Avenue would be allowed. In response to the advisement by Mr. Burke that under the proposed recommendation subdivision would not be allowed on the Tucker Avenue property, Ms. Kelm said that it did not seem right to her that properties such as hers with large frontages wouldn't be allowed to subdivide when the subdivision would result in similar sized lots to sixty percent of the properties in the neighbourhood. She then asked what options were available for her property.

The Director of Development, Raul Allueva, provided in response that a lot size policy could not address every situation but intended to create uniformity in the minimum lot size required for the future. Although a variety of factors would be required to be met, Mr. Allueva indicated that consolidation of properties could take place that could result in subdivision possibilities. Mr. Allueva also indicated that under the historical Arterial Road Redevelopment and Lane Establishment Policies, townhouse development would not have occurred on non-arterial roads.

Mr. Dan Sandhu, 6811 Riverdale Drive, spoke in support of the recommendation, noting that this was one of the best neighbourhoods in Richmond, and one of the few that had retained some semblance of its original character and family environment. Mr. Sandhu also said that a considerable amount of money had been spent on renovations in the area; that the lots were large enough for children to play in; that there was enough high density flanking established neighbourhoods; that family members living on the north side of Westminster Highway were also opposed to multi-family; that 33 foot lots would adversely affect the investments residents have made in their homes; and, that he was in favour of a moratorium on townhouses and small single-family lot development in the area. Mr. Sandhu thanked all those present for attending the meeting.

Mr. Juma, 6660 No. 1 Road, questioned why No. 1 Road from Granville Avenue to Westminster Highway had been excluded from the arterial road designation, and was therefore being penalized. Mr. Juma said that he supported townhouse development on the larger lots along No. 1 Road, and he spoke about the difficulties that his brother, an owner of one 100 x 200 ft. lot on No. 1 Road, had experienced in first wanting to subdivide his lot into 2 lots at a time when the City wanted townhouse development, to find now that this portion of No. 1 Road was no longer considered an arterial road.

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Ms. L. Nielsen, 6831 Gamba Drive, a 20 year resident, said that she loved the area, and that, 12 years ago, she was one of the ringleaders who supported a development freeze in the area. Ms. Nielsen said that although she was not in favour of high density townhouses in the area, she did not think it would be fair to support a minimum 59 ft. lot frontage as there were long term residents such as herself who might want to sell their backlands. Ms. Nielsen felt that there were other options available, and that if a careful review was undertaken the process could work.

Mr. John Lam, 6900 Gamba Drive said that he loved the area very much, and that he did not want townhouses or high density in the area as it would change a nice area in which people loved their houses. Mr. Lam asked whether Council wanted to kick out those residents who love their neighbourhoods.

A resident of 4840 Webster Drive said that he loved his neighbourhood and that he did not want rezoning to smaller lots allowed on the north side of Westminster Highway as smaller lots would not look good in the area.

Ms. P. Sowden, 4880 Mariposa Court, said that hers was one of the nicest, calmest, most kid friendly neighbourhoods in Richmond. She then spoke about some areas where several homes had been replaced with townhouses, noting that she did not feel that the City needed more growth as there was enough growth in the City Centre. Ms. Sowden said that she wanted the neighbourhood left as it is with no reduction of lot size or multi family development.

Mr. Borovsky, 6931 Gibbons Way, said that although some had said that the large lots could be subdivided, lots in the west part of Vancouver ranged in size from 60 ft. frontages to 2 acres and there, no one would consider subdividing them. In addition, Mr. Borovsky said that those wanting to subdivide generally wanted to leave the neighbourhood and therefore didn't care about the neighbourhood. In indicating his love for his neighbourhood, Mr. Borovsky asked that it be left as it is.

Ms. A. Akimow, 6720 Coldsfoot Avenue, felt that Richmond needed better planning. Ms. Akimow said that the Railway and Granville area was a disaster and that townhouses were appearing everywhere, and that a more balanced approach was needed in support of progress. Ms. Akimow also questioned why one portion of No. 1 Road could not be developed, and why townhouses were allowed on the west side but not the east.

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Ms. A. Summers, 6231 Nicolle Place, said that she loved her neighbourhood and she thanked City Planning staff for maintaining a reasonable choice for purchasers of homes. Ms. Summers said that each purchaser had a reasonable expectation for the area in which they chose to live and that good planning and consistency looked after all of those choices. In expressing her appreciation that Nicolle Place had been kept a beautiful area, Ms. Summers said that those with large lots had the choice to move to smaller lots elsewhere if they wanted.

Mr. M. Smith, 6580 Mayflower Drive, a past advisory planning committee member, said that staff should have interfaced better with local communities to promote better attitudes. In noting the large group that had been aggressively dealing with this situation, Mr. Smith said that he felt they should not have been put through this, and that it should have been determined where the areas were that people did not want a change and dedicate them accordingly.

It was moved and seconded

- (1) *That the results of the public consultation process in the Granville Avenue and No. 1 Road area outlined in the report (dated May 20, 2005 from the Director of Development), be received for information;*
- (2) *That Granville Avenue, between Railway Avenue and No. 1 Road, be removed from the Lane Establishment and Arterial Road Redevelopment Policies;*
- (3) *That the following recommendations be forwarded to Public Hearing:*
 - (a) *that Single-Family Lot Size Policy 5411 for the westerly portion of the Granville Avenue and No. 1 Road area (Section 11-4-7) permitting existing Single-Family Housing District, Subdivision Area E (R1/E) be reconfirmed; and*
 - (b) *that Council adopt a new Single-Family Lot Size Policy for the easterly portion of the Granville Avenue and No. 1 Road area (Section 11-4-7) and for the lots on the south side of Granville Avenue between Railway Avenue and No. 1 Road (Section 14-4-7) restricting rezoning and subdivision to the Single-Family Housing District, Subdivision Area E (R1/E); and*
- (4) *that notice of the Public Hearing on both Single-Family Lot Size Policies be sent to the area notified of the Granville Avenue and No. 1 Road public open house on April 27, 2005 at the Thompson Community Centre.*

CARRIED

The Chair then thanked all those present for attending the meeting.

Planning Committee

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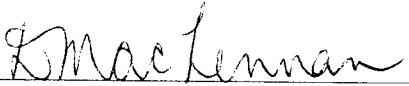
ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:35 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 Wednesday, June 1, 2005.

Councillor Bill McNulty
Chair


Deborah MacLennan
Administrative Assistant



Planning Committee

Date: Tuesday, June 7th, 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 17th, 2005, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **June 21st, 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 7th, 2005

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"**

(PZ 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 – 233rd 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 7th, 2005

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 30th, 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 7th, 2005

- (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 7th, 2005.



Deborah MacLennan
Administrative Assistant

Councillor Bill McNulty
Chair

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. 3rd
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



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. 3rd 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. 5th 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 233rd Street
Maple Ridge B.C.
V4R 2W6

SCHEDULE 3 TO THE MINUTES OF
THE PLANNING COMMITTEE
MEETING HELD ON TUESDAY, JUNE
7, 2005.

RECEIVED
DATED

DATE: Jun 6/05 RBS

June 2, 2005

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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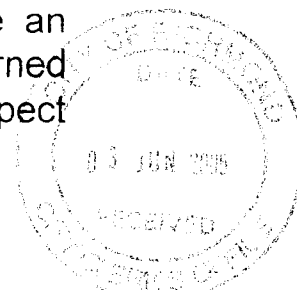
806020-7914

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 3rd 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.

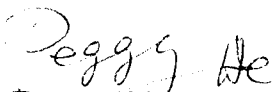
I am the mother of a disabled child. Though the Canadian society offers such great care to my child that I will not have to worry about the livelihood of my child, I have not given up personal care to him. I know that in body my child will not be properly developed, but that encourages me even more to 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 learned 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 3rd 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 Salla Rd.,
Richmond BC
V6Y 4B4
May 28th, 2005

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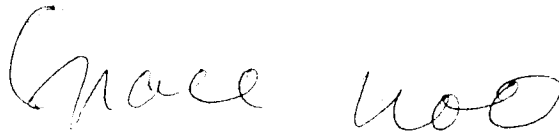
8060-20-7914

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 28th, 2005

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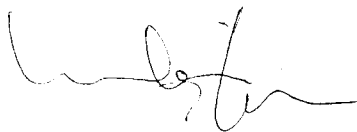
Mr. Rob Howard
6911, No.3 Road
Richmond BC
V6Y 2C1

8060-20-7914

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.

8060-20-7914

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

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

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

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To: The Honorable Richmond Council

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.

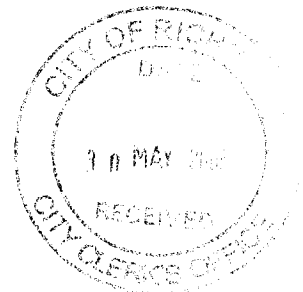
Here I would like to point out that the monastery does not exist just for members of Lingyen Mountain Temple. We are building it for the whole universe. This is a temple of the universe and everyone on earth is welcome to donate to this good cause and enjoy the merits of doing kindness to mankind.

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

Best regards,

Yours truly,





MayorandCouncillors

From: Lu Jenny [jennylu_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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