



City of Richmond
Urban Development Division

Report to Committee

To Planning - Oct 7, 2003

To: Planning Committee
From: Joe Erceg
Manager, Development Applications
Date: September 17, 2003
File: AG 02-221655
RE: **AGRICULTURAL LAND RESERVE APPLICATION BY KABEL ATWALL FOR
NON-FARM USE AT 10320 NO. 5 ROAD**

Staff Recommendation

That authorization for Kabel Atwall to apply to the Agricultural Land Commission for Non-Farm Use at 10320 No. 5 Road be approved.

H. Buelee

for Joe Erceg
Manager, Development Applications

JE:jl
Att. 3

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER
[Signature]

Staff Report

Origin

Kabel Atwall has applied, on behalf of the Lingyen Mountain Temple, for a Non-Farm Use Application on 10320 No. 5 Road (**Attachment 1**) to use a portion of the property for institutional use.

The Lingyen Mountain Temple proposes to use the west 110 m (360.9 ft.) of the property for Phase 4 of the temple’s expansion plans, which includes temple structures and surface parking.

Findings Of Fact

Item	Existing	Proposed
Owner	Delbert and June Martin	Lingyen Mountain Temple
Applicant	Kabel Atwall	No change
Site Size	3.35 ha (8.3 acres)	No change
Land Uses	Agricultural	1.9 ha (4.8 acres) to be used for Buddhist temple, dormitories, parking; 1.4 ha (3.6 acres) to be used for agriculture
OCP Designation	Community Institutional and Agricultural	No change
ALR Designation	In the ALR	No change
Zoning	AG1	ASY and AG1

Project Description

This application proposes to use the west 110 m (360.9 ft.) of the subject site (approximately 1.9 ha/4.8 acres) for Phase 4 of the Lingyen Mountain Temple, which includes a temple, dormitories, and surface parking. The remaining 82.3 m (270 ft.) of site depth (approximately 1.4 ha/3.6 acres) would remain agricultural and used for farming.

A preliminary site plan is included as **Attachment 2**. More specific details on the size and location of the buildings will be submitted at the rezoning application stage.

Site Context

The site context is as follows:

- North: Residential use and vacant site (zoned AG1 and ASY)
- East and South: Fantasy Gardens (zoned BG1)
- West: Single-family houses (zoned R1/E)

Related Policies & Studies

In 1990, the City and Agricultural Land Commission (ALC) developed a policy for the east side of No. 5 Road in this area to allow the rezoning of the west 110 m (360.9 ft.) of lot depth for institutional use. The remaining backlands, which would retain its agricultural zoning, are required to be farmed in accordance with a Farm Plan (to reviewed and approved by the ALC).

Related Applications Currently in Process

Attachment 3 illustrates all the properties currently owned by or under application by the Lingyen Mountain Temple.

The existing Lingyen Mountain Temple is currently located at 10060 No. 5 Road. Phases 1 and 2 have been built and are occupied. The backlands of the site are being used as a fruit tree orchard.

The Lingyen Mountain Temple acquired the neighbouring 7.2 ha (17.8 acres) site to the south, 10100 No. 5 Road, for Phase 3 expansion.

The Temple made an ALR Non-Farm Use Application (AG 01-187746) to use the west 140 m (459.3 ft.) of 10100 No. 5 Road for institutional use. The ALC approved the use of the west 140 m in 2002, subject to consolidation of the property with 10060 No. 5 Road and registration of a restrictive covenant to use the remaining backlands for agricultural use only. These two conditions have been fulfilled.

The consolidated property (consolidated on February 14, 2003) is now known as 10060 No. 5 Road.

The Temple currently has a rezoning application underway (RZ 02-213318) for the Phase 3 expansion on the south portion of 10060 No. 5 Road (formerly known as 10100 No. 5 Road). Phase 3 is proposed as a complex of 10 interconnected buildings that include a 42.7 m (140 ft.) high main temple, monks' quarters and libraries, and dormitories.

The Phase 3 expansion of the Lingyen Mountain Temple is intended to establish the Richmond location as the North American centre for the faith, which is based in Taiwan.

The plans submitted for the Phase 3 expansion show that there is a shortage of parking spaces for the proposed complex. The temple therefore acquired the subject property (10320 No. 5 Road), which is 163 m (535 ft.) south of the Phase 3 site, to satisfy overall parking requirements and accommodate future temple needs.

The rezoning application for Phase 3 is at the Staff review stages and has not yet been considered by Council. It is anticipated that once the ALR Non-Farm Use Application for 10320 No. 5 Road is completed, the rezoning applications for both properties, 10060 and 10320 No. 5 Road, can be considered together.

Staff Comments

Since the parking at 10320 No. 5 Road is intended to meet some of the parking needs for Phase 3 of the temple expansion, it is preferable that all phases of the temple are contiguous. The applicant should try to acquire properties at 10160, 10260 and 10300 No. 5 Road, if possible, for Phase 4 so that it is contiguous with Phases 1 to 3 of the temple. If this is not possible, the applicant will need to submit a traffic management plan to demonstrate how traffic will move between the two sites and how any potential circulation impacts can be mitigated.

Agricultural Advisory Committee Consultation

The application was presented to the Agricultural Advisory Committee (AAC) on September 11, 2003 for review and comment.

While no major objections to the application were expressed by the AAC, the applicant was requested to give attention to on-site drainage and irrigation as drainage in the No. 5 Road area has been a limitation to intensive agricultural production.

As part of this application, the applicant submitted a Farm Plan to describe how farming will be established and managed on the site and outline any site improvements that would be required to facilitate farming. If this application is endorsed by Council, the Farm Plan will be forwarded to the ALC for review and comment. Any issues related to on-site drainage can be dealt with at the ALC review stage.

Analysis

Property Acquisition Issues

The applicant has spent several months negotiating a land swap with the Mennonite Brethren Church and the Richmond Bethel Church at 10160 No. 5 Road and the Richmond Christian School, which owns 10260 No. 5 Road. The Lingyen Mountain Temple has offered to help relocate the existing institutions to 10320 No. 5 Road in order that the Lingyen Mountain Temple can occupy contiguous sites.

The applicant advises that due to the complexity of the negotiations, no agreements with either institution have been reached and do not appear to be likely in the near future.

The property at 10300 No. 5 Road is currently under application for rezoning to allow for development of a meeting hall (RZ 99-170129). Since this application is currently at Third Reading, it does not appear that this property is available for acquisition either.

As there does not appear to be any potential to acquire neighbouring parcels of land, the applicant would like to continue with the processing of this ALR Non-Farm Use application on the assumption that the temple will occupy the properties shown in **Attachment 3**.

Farm Plan

The applicant has submitted a Farm Plan in accordance with the requirements of the No. 5 Road Backlands Policy. The Farm Plan specifies that the remaining backlands of 10320 No. 5 Road, approximately 1.4 ha (3.6 acres), would be used for a fruit tree orchard that could contain up to 240 fruit trees. The orchard would be managed in conjunction with other existing orchard operations in the backlands of the other phases of the temple. The products would be utilized by the temple within its cafeteria. Any excess produce would be donated to local charities.

Rezoning Issues

If this ALR Non-Farm Use application proceeds to and is approved by the ALC, a rezoning application will be required to formally amend the zoning of 10320 No. 5 Road to allow for the temple use on a portion of the site.

At the time of rezoning, it is anticipated that the application for 10320 No. 5 Road will be considered in conjunction with 10060 No. 5 Road. Detailed building and site plans will be submitted and reviewed at the rezoning stage. A traffic management plan will also be required at the time of rezoning to determine whether parking requirements on the two sites can be met and how traffic circulation between the two sites will be managed during times of peak demand.

Given the scale of the proposed temple expansion for Phases 3 and 4, it is anticipated that neighbourhood public consultation will be undertaken before the rezoning applications proceed to Planning Committee and Council in order to consider and address any neighbourhood issues of concern.

Financial Impact

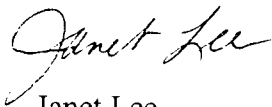
None.

Conclusion

The proposed land use conforms to the No. 5 Road Backlands policy for institutional use in this area. While Staff support this ALR Non-Farm use application, a rezoning application for Phase 4 is still required to be approved by the City before any development can proceed.

When the rezoning application is made (after ALC approval for non-farm use on the site), details will be available about the size and siting of the proposed temple buildings in Phase 4, parking layout, and traffic management plan between this site and the other phases of the temple. These details can then be reviewed and considered comprehensively with the Phase 3 proposal at 10060 No. 5 Road.

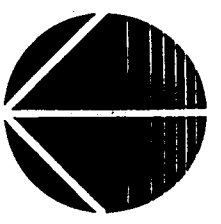
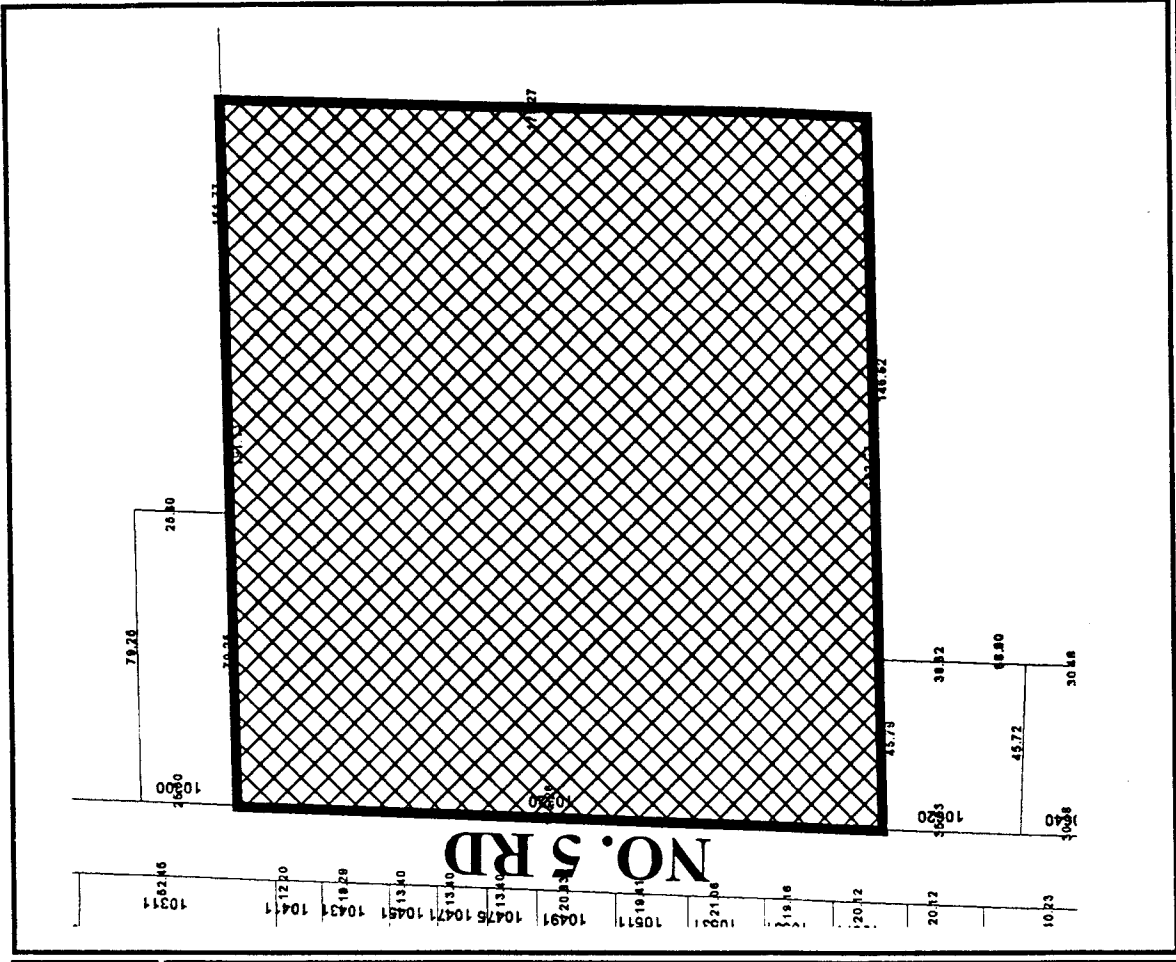
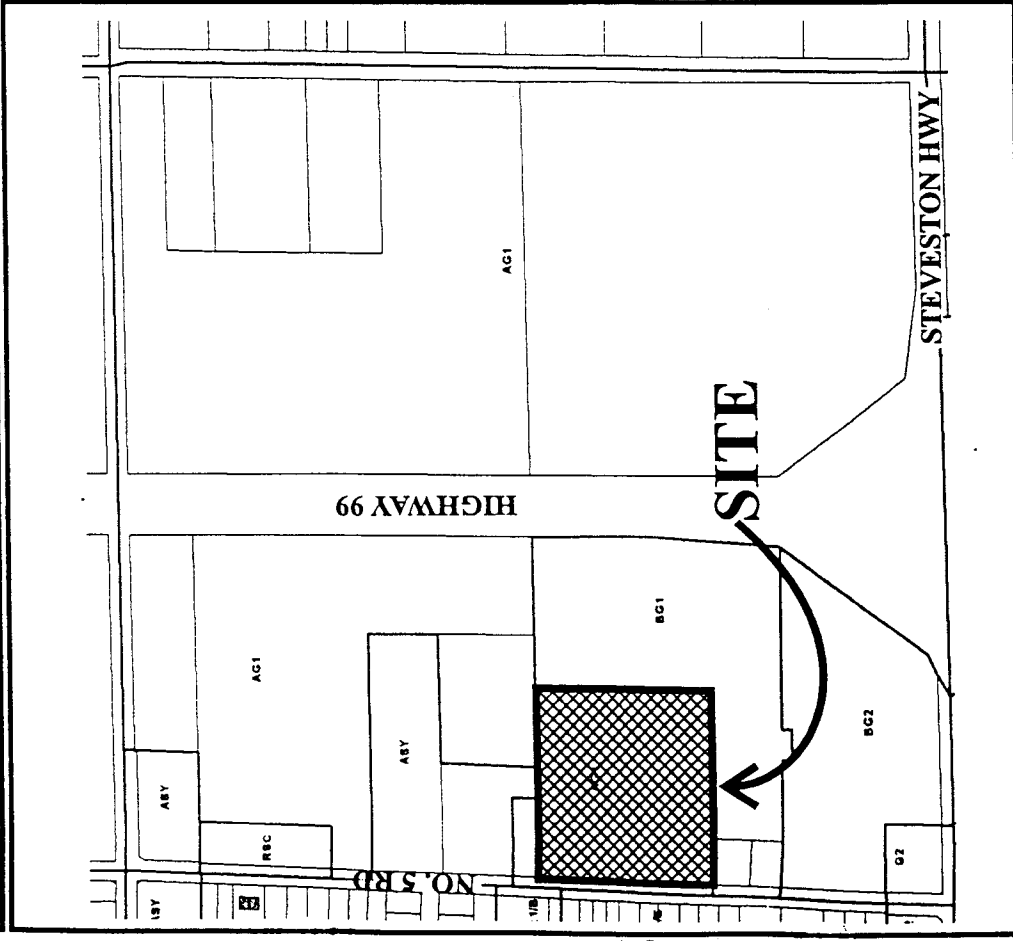
It is recommended that this application be approved to proceed to the Agricultural Land Commission for consideration.



Janet Lee
Planner 2
(4108)

JL:cas

City of Richmond



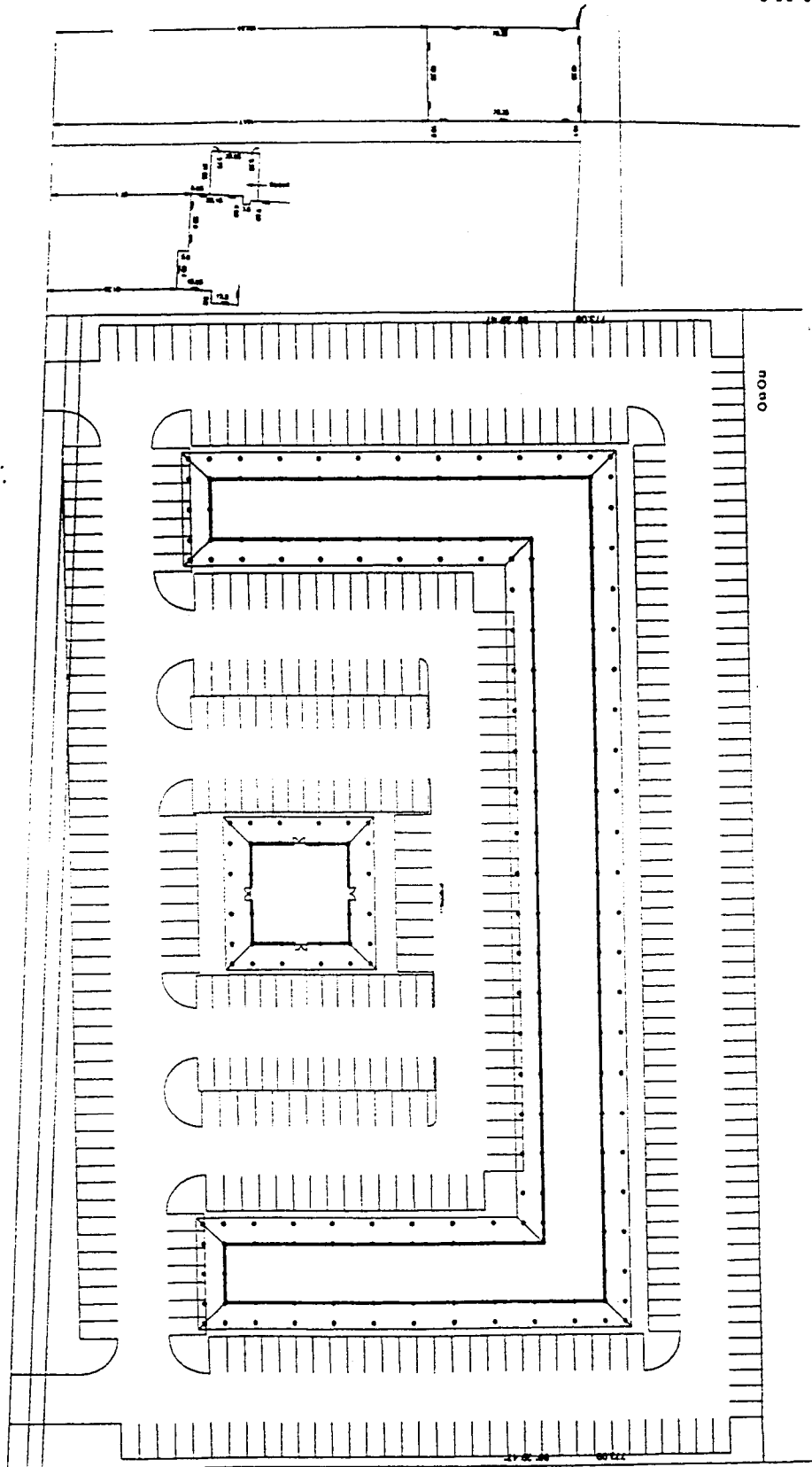
AG 02-221655

Original Date: 12/17/02

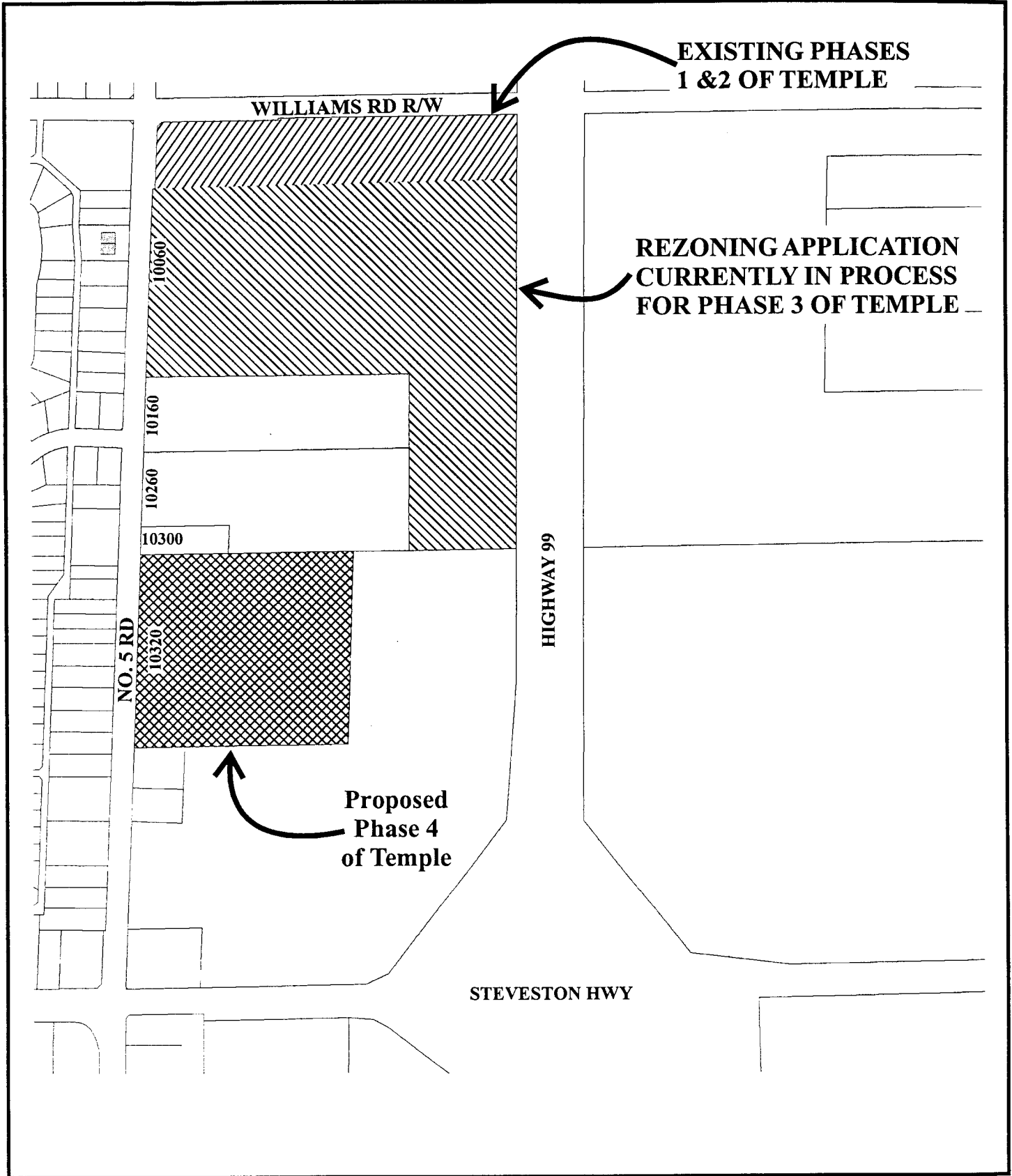
Revision Date:

Note: Dimensions are in METRES

NO. 5 ROAD



AGRICULTURAL
BACKLANDS



Lingyen Mountain Temple
Existing and Future
Proposed Phases 169

Adopted Date: 09/09/03

Amended Date:

Note: Dimensions are in METRES