



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: September 23, 2020

From: Wayne Craig
Director, Development

File: DV 19-872522

Re: **Application by The Andrews Architects Inc. for a Development Variance Permit at 8240 No. 5 Road**

Staff Recommendation

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum rear yard setback from 7.5 m to 0 m to permit the construction of an addition to the existing dormitory building at 8240 No. 5 Road on a site zoned "Assembly (ASY)".

A handwritten signature in black ink, appearing to read "Wayne Craig".

Wayne Craig
Director, Development
(604-247-4625)

WC:sds
Att. 4

Staff Report

Origin

The Andrews Architects Inc., on behalf of the property owner, Dharma Drum Mountain Buddhist Association, has applied to the City of Richmond for permission to vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum rear yard setback from 7.5 m to 0 m to permit the construction of an addition to the existing dormitory building at 8240 No. 5 Road on a site zoned "Assembly (ASY)". The site currently contains a religious assembly building (temple) with a floor area of approximately 729.8 m² (7,856 ft²), a dormitory building for religious personnel with a floor area of approximately 300.1 m² (3,230 ft²), and associated surface parking. The proposed addition to the existing dormitory building would add 96.1 m² (1,035 ft²) of floor area to accommodate additional resident nuns.

A non-farm use application (AG 91-00239) to allow a temple, living quarters and associated parking within the front 110 m of the site was approved by Council and the Agricultural Land Commission (ALC) in 1993. The associated rezoning was also approved by Council in 1993 to rezone the front 110 m of the site to "Assembly (ASY)" (RZ 91-000240) to allow the associated non-farm uses (including dormitory). The existing religious assembly buildings (temple and dormitory) completed construction in 2006. The proposed addition to the existing dormitory building includes increasing the total number of bedrooms from four to six and adding 96.1 m² (1,035 ft²) of floor area to accommodate additional resident nuns. ALC staff reviewed the proposed addition to the dormitory building and confirmed it is consistent with the previous ALC non-farm use approval and does not require a new non-farm use application. The proposed addition is also consistent with the "Assembly (ASY)" zone, except for the requested variance.

The property is split-zoned "Assembly (ASY)" within the front 110 m of the site and the remainder (backlands) of the site is zoned "Agriculture (AG1)". The proposed addition is wholly contained within the ASY zoned portion of the site. The AG1 zoned portion of the site is actively farmed (organic vegetables and fruits), has farm status as per BC Assessment, and contains an approximately 69.7 m² (750 ft²) agricultural storage building in support of the existing farming operation.

Development Information

Please refer to attached Development Application Data Sheet (Attachment 1) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

Development surrounding the subject site is as follows:

- North: Split-zoned property with a religious assembly building with associated surface parking area on the front portion zoned "Assembly (ASY)" and agricultural activities on the backlands zoned "Agriculture (AG1)", fronting No. 5 Road.
- East: Religious assembly and school buildings with associated surface parking area and playground on a site zoned "Assembly (ASY)", fronting Blundell Road.

South: Split-zoned property with a religious assembly building with associated surface parking area on the front portion zoned “Assembly (ASY)” and agricultural activities on the backlands zoned “Agriculture (AG1)”, fronting No. 5 Road.

West: Across No. 5 Road, single-family dwellings on properties zoned “Agriculture (AG1)”.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed staff comments identified as part of the review of the subject Development Variance Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the “Assembly (ASY)” zone except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in **bold**)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum rear yard setback from 7.5 m to 0 m to permit the construction of an addition to the existing dormitory building at 8240 No. 5 Road on a site zoned “Assembly (ASY)”.

- *The subject site is split-zoned “Assembly (ASY)” within the front 110 m and the remainder of the site is zoned “Agriculture (AG1)”. As per Section 3.2.4 of Zoning Bylaw 8500, where a lot is located in more than one zone, regulations (including setbacks) shall apply as if the zone boundary were a lot line.*
- *The existing dormitory building received final inspection in 2006 (B2 04-286682) and is located 0 m from the ASY zoning boundary. The proposed addition is located on the west side of the existing building and does not increase the scope of this non-conformity. The proposed Development Variance Permit (DVP) would allow the construction of the addition to the existing dormitory building.*
- *The proposed addition is consistent with the architectural style and character of the existing dormitory building.*
- *The property is located in the No. 5 Road Backlands Policy area, which allows institutional uses within the front 110 m, subject to the “backlands” being actively farmed. The congregation currently farms the Backlands (organic vegetables and fruits) and this portion of the property is classified as farm as per BC Assessment. The applicant has also provided a letter from the property owners regarding the farming operation on-site (Attachment 2). The property owners have agreed to register a Statutory Right-of-Way (SRW) along the eastern edge of the property in order to facilitate future north-south farm access across the Backlands, as per the No. 5 Road Backlands Policy.*
- *The property owner has also contacted the adjacent neighbouring properties to the north and south (8200 No. 5 Road and 8280 No. 5 Road) regarding the proposal and no concerns were identified (Attachment 3).*

Analysis

Conditions of Adjacency

- The proposed addition to the existing dormitory building is oriented towards an existing internal courtyard and located approximately 7.5 m from the adjacent properties to the north

and south, consistent with the interior side yard setbacks contained in the “Assembly (ASY)” zone.

- Existing perimeter landscaping and fencing, including a hedge along the north property line and significant landscaping along the south property line, is provided to screen and separate adjacent uses.
- The proposed height of the addition is consistent with the height of the existing dormitory building.
- Based on the proposed location of the addition and existing uses on adjacent properties, there are no concerns with privacy or overlook onto neighbouring sites.

Urban Design and Site Planning

- Vehicle access will continue to be provided from No. 5 Road and the parking area will be re-lined in order to accommodate two accessible vehicle parking spaces consistent with current size requirements as per Zoning Bylaw 8500.
- A new pedestrian access is proposed to be provided from the sidewalk to the existing temple entry through an on-site pedestrian walkway, consisting of coloured pavers across the internal drive-aisle and vehicle parking area. The area in front of the building entrance will also be marked with alternative surface treatment to delineate pedestrian areas.
- Surface parking areas are currently screened by existing landscaping along No. 5 Road and the perimeter of the site.
- Both Class 1 and Class 2 bicycle parking spaces have been incorporated into the proposal, located in a visible area near the building entrance, and are in compliance with Zoning Bylaw requirements.
- The dormitory building currently contains two sleeping units; one for men and one for women, with a total of four bedrooms, and a total floor area of 300.1 m² (3,230 ft²). The proposed addition will result in a total of six bedrooms (increase of two bedrooms). The proposed addition would add 96.1 m² (1,035 ft²) of floor area to accommodate additional resident nuns.
- The proposed addition meets the general exemption criteria in the Flood Plain Designation and Protection Bylaw No. 8204 (an addition to a building that would increase the size of the building by less than 25%). Prior to issuance of the Development Variance Permit, registration of a flood plain covenant on title is required to ensure future development complies with the Bylaw.
- As per the No. 5 Road Backlands Policy Development Application Requirements, registration of a Statutory Right-of-Way (SRW) on title for a future farm access road along the eastern edge of the property in the Backlands is required prior to issuance of the Development Variance Permit to provide future north-south farm access through the Backlands area.

Architectural Form and Character

- The proposed architectural character of the addition is consistent with the existing dormitory building, including exterior finishes, materials and colour.
- Affected portions of the hip roof will be selectively rebuilt and expanded to maintain consistency in overall hip roof form.
- The proposed expansion maintains the balance and symmetry of the existing building.

Landscape Design and Open Space Design

- The subject site currently contains mature landscaping that is maintained, including plantings along No. 5 Road, the perimeter of the site, and within the internal courtyard between the temple and dormitory building.
- A new on-site pedestrian pathway is proposed to be added from No. 5 Road to the entrance of the temple, consisting of alternative surface treatments.
- In order to ensure the proposed pedestrian pathway is completed, the applicant is required to submit a security of \$25,000, based on a cost estimate for the works.

Crime Prevention Through Environmental Design

- The proposed addition to the existing dormitory building will include new windows, providing natural surveillance opportunities.
- The covered walkway in the courtyard provides visibility through the space and to the dormitory building.
- Implementation of low level lighting in the courtyard area will assist in defining entries and access pathways.

Sustainability

- The architect advised that the following design/features are incorporated into the proposal:
 - Energy efficient interior and exterior lighting fixtures (LED).
 - Energy star windows to alleviate heating and cooling energy consumption.
 - Finishes with low VOC content.
 - Durable and long-lasting materials that can reduce building maintenance.

Conclusions

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Variance Permit be endorsed, and issuance by Council be recommended.

The list of Development Variance Permit Considerations is included in Attachment 4, which has been agreed to by the applicant (signed concurrence on file).



Steven De Sousa
Planner 1
(604-204-8529)

SDS:blg

Attachments:

- Attachment 1: Development Application Data Sheet
- Attachment 2: Letter from the Dharma Drum Mountain Buddhist Association
- Attachment 3: Correspondence from Adjacent Neighbours
- Attachment 4: Development Variance Permit Considerations



DV 19-872522

Attachment 1

Address: 8240 No. 5 Road

Applicant: The Andrews Architects Inc.

Owner: Dharma Drum Mountain Buddhist Association

Planning Area(s): East Richmond

	Existing	Proposed
Site Area:	ASY zoned portion: 4,041 m ² (0.40 ha / 1.0 ac) AG1 zoned portion: 5,703 m ² (0.57 ha / 1.4 ac) Total: 9,717 m ² (0.97 ha / 2.4 ac)	No change
Land Uses:	ASY zoned portion: Religious assembly, dormitory AG1 zoned portion: Agriculture	No change
OCP Designation:	ASY zoned portion: Community Institutional (INST) AG1 zoned portion: Agriculture (AGR)	No change
Zoning:	Assembly (ASY) & Agriculture (AG1)	No change

	Bylaw Requirement (ASY)	Proposed	Variance
Floor Area Ratio:	Max. 0.5	Existing buildings: 0.25 Proposed addition: 0.03 Total: 0.28	None permitted
Lot Coverage:	Max. 35%	23%	None
Setback – Front Yard:	Min. 6.0 m	57 m	None
Setback – Side Yard:	Min. 7.5 m	7.5 m	None
Setback – Rear Yard:	Min. 7.5 m	0 m (existing, legal non-conforming)	Variance requested
Height:	Max. 12.0 m	7.6 m (proposed addition)	None
Lot Size:	N/A	9,717 m ²	None
Off-street Parking Spaces:	Min. 51	52	None
Off-street Parking Spaces – Accessible:	Min. 2	2	None
Small Car Parking Spaces:	Max. 50%	50% (26)	None
Bicycle Parking Spaces – Class 1:	Min. 4	4	None
Bicycle Parking Spaces – Class 2:	Min. 9	9	None



No. DV 19-872522

To the Holder: THE ANDREWS ARCHITECTS INC.

Property Address: 8240 NO. 5 ROAD

Address: C/O GREG ANDREWS
203 - 3740 CHATHAM STREET
RICHMOND, BC V7E 2Z3

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to reduce the minimum rear yard setback from 7.5 m to 0 m.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 attached hereto.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$25,000 to ensure that development is carried out in accordance with the terms and conditions of this Permit. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse.

This Permit is not a Building Permit.

Development Variance Permit

No. DV 19-872522

To the Holder: THE ANDREWS ARCHITECTS INC.

Property Address: 8240 NO. 5 ROAD

Address: C/O GREG ANDREWS
203 - 3740 CHATHAM STREET
RICHMOND, BC V7E 2Z3

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



Dharma Drum Mountain Buddhist Association
 8240 No. 5 Road, Richmond, B.C. V6Y 2V4
www.ddmba.ca www.chanmeditation.ca (604) 277-1357

Statement of Purpose

Purpose: Building additions to the existing dormitory to increase sleeping space

Proposer: Dharma Drum Mountain Buddhist Association

Location: 8240 No. 5 Road, Richmond, BC V6Y 2V4

Mission of the Centre

Dharma Drum Mountain Buddhist Association (DDMBA) was incorporated as a non-profit organization in 1994 and has been active in its current location since 2006. Our mission is to share the teaching of Chan (Zen) meditation, to help people find freedom and peace within their own minds, and to work collectively with others to build a harmonious society. This is achieved through the individual practices of ethical conduct, meditation, and cultivating compassion and wisdom. By offering programs to the community and working with other organizations, we help promote peace and harmony in the Lower Mainland.

Origin

Since the inception of the centre in 2006, our community has been growing steadily both in the size of membership and the volume of our activities. The centre started with only one resident nun, who received full ordination and came at the end of the centre's construction in 2006. Over the year, due to the increase of religious activities and farming, we had two more resident nuns joining the centre. In 2014, we began to provide programs and classes in English. Meditation classes and retreat programs were the main demand. Lectures, classes on Buddhism and academic workshops in collaboration with University of British Columbia and University of Calgary have also been developed since then.

A New Centre in Vancouver

The demand for learning meditation and practicing in retreats has become greater and greater. In our Richmond centre, public transportation is very limited and inconvenient. There is only one

bus line route 405, running at an interval of 30 minutes on average and shorter hours on weekends. This is quite an issue for people who do not have a car and gets worse on weekends when most students and working people have time to come.

Therefore, in the spring of 2018, we started a new centre, Vancouver Chan Meditation Centre, at a leasing space at 550 West Broadway. At this location, we are more accessible to broader audience in the greater Vancouver. Among them are students, young people, professionals and working class, and local residents. Although our resident nuns have also increased to five people at this time, it is still inadequate to run two centres at the same time. Due to the shortage of nuns, the Vancouver centre is now open for limited hours, only the afternoons and evenings of Tuesdays and Thursdays and the mornings of Saturdays. If we can have more experienced resident nuns, the centre will be open for more hours to accommodate the lifestyle of city residents and provide more programs and activities of their need.

Organic Farming

In our religious tradition, engagement in physical work, such as farming, gardening, household chores and cleaning, is an integral part of our spiritual practice. By doing physical work, we learn to harmonize our body and mind, and our relations with others. By farming organically, we preserve lives and earth.

In the past few years, black knot disease has destroyed and killed many of our fruit trees. We lost a lot of golden plum and prune trees. Although we have replaced them with varieties of other fruit trees, such as blueberries, raspberries, kiwis, figs, pears, cherries, strawberries, which need a lot of care when young, we are also actively growing many vegetables in order to make up the loss and to meet our farm land produce quota. Growing organic vegetables require much more labor and care than regular non-organic fruit trees or vegetables. Without using pesticide, we weed manually by using hand weeder and puller tools; without using chemical fertilizer, we produce our own organic compost fertilizer from fruit peels, vegetable leaves, cut-grass, twigs

and foliage. Thanks to greenhouse for their generous help.

Farming has always been a part of Buddhist monastic life, so we have been farming our land since 2006. Two years ago, the City told all of the religious institutions on No. 5 Road to farm our land more intensively. The centre put in a big effort and in 2 years, we managed to triple the output of our farm, adding more varieties to farm produces, including swiss chards, rainbow chards, kales, amaranths, cabbages, celeries, mustard greens, spinaches, carrots, beets, potatoes, pumpkins, squashes, zucchinis, peas, beans, soy beans, chayotes, eggplants, fennels, colored peppers, tomatoes, cilantros, sages, basils, rhubarbs, etc. Even during winter season, we still grow vegetables in the greenhouse. To maintain this production, we need to have at least one more nun in our centre to provide steady, reliable, day-to-day work force to sustain our organic farming.

When the centre was built in 2006, the dormitory was designed to accommodate three resident nuns and some visiting male and female teachers occasionally. We would never have thought that we could grow so much in 13 years. Both centres have not been operating at their full capacity due to insufficient human power. We need more resident nuns to teach and give guidance.

Summary

In short, due to the increasing demand and interest in learning Buddhism and practicing meditation, not only have we offered more activities in our main Richmond centre, but also established another centre in Vancouver. We need more resident nuns to teach, to better care for our members and to operate both centres at their best capacity. In order to sustain our organic farming and gardening, we also need help. In lieu of all these developments and expansions, we are in need of more lodging space to accommodate more resident nuns. Following the zoning code, we are able to build additions to the dormitory for approximately 1,000 sf. Then, we will be equipped to have more nuns live here, work here, and to provide better service and spiritual guidance to our community members and people who are interested in practicing Buddhism.

Cordially,



Chang Wu Shi

Abbess

Dharma Drum Mountain Buddhist Association

Reference:

Dharma Drum Mountain Buddhist Association www.ddmba.ca

Vancouver Chan Meditation Centre www.chanmeditation.ca



**VEDIC CULTURAL SOCIETY
OF BRITISH COLUMBIA**

8200 No 5 Road, Richmond, B.C. V6Y 2V4 Phone: 604-275-9182 Email: ramkrishnamandir1@shaw.ca
Website: www.vedicculturalsocietyofbc.com

May 15, 2020

Dharma Drum Mountain Buddhist Association

8240 # 5 Rd, Richmond B.C.

V6Y 2V4

Re: Dormitory Expansion

I am writing on behalf of Vedic cultural Society of British Columbia to support Dharma Drum Mountain Buddhist Association to go ahead with the dormitory expansion plan. Some of us have viewed the attached floor plans for your living space expansion that was provided in the email. But due to social distancing COVID 19, regulations and other mishaps to our committee members family, in this difficult moments we are not able to sit and discuss or review it.

Sincerely Yours,

A handwritten signature in black ink, appearing to read 'Malti Rikta Singh', written over a horizontal dashed line.

Malti Rikta Singh

President

Vedic Cultural Center

----- Forwarded message -----

From: **Marco Kam** <marco@pec.bc.ca>

Date: Tue, Aug 4, 2020 at 5:35 PM

Subject: Re: DDMBA Development application - 8240 No. 5 Road Richmond

To: Peter Chern <cmchern@gmail.com>

Greetings.

Thank you for your email of July 13 regarding the intended additions to your property on No. 5 Rd. We apologize for the delay in replying due to the reduction of our on-site staff as well as busy preparations for online meetings.

We have no comments presently on your plans, as we expect them to conform to existing city and provincial bylaws and planning. If and when we receive further details from city hall, we will reassess our position.

Thank you for your courtesy. Peace and health to you and your associates.

Stephen Li
Deacon

Marco

From: Peter Chern <cmchern@gmail.com>

Sent: July 13, 2020 7:04 AM

To: info@pec.bc.ca <info@pec.bc.ca>

Subject: DDMBA Development application - 8240 No. 5 Road Richmond

Good morning

Hope this email find you well!

First let me introduce myself, my name is Peter Chern, I am a member of Dharma Drum Mountain Buddhist Association dormitory addition committee.

The reason I am writing this email that is part of our requirement we had to approach our neighbor to seek any comments and support on our project. I did place a call to your general enquiry phone number and left a message back in May during the peak of Covid-19 pandemic. I was planning to visit your office in person but with this new Covid-19 health protocol. It might be a bad idea since you wouldn't like any visitor at this moment.

You most likely had already seen the notice on our front entrance that we are adding some much need living space for our nuns. Please find the attached Statement of Purpose we had included in our Development permit application to City of Richmond. Let me know if you have any question with our development, thank you for taking time to read this email. All the best, stay safe and stay healthy.

Peter Chern

604-765-0966

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Peter Chern

604-7650966



Development Variance Permit Considerations

Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 8240 No. 5 Road

File No.: DV 19-872522

Prior to approval of the Development Permit, the developer is required to complete the following:

1. Receipt of a Letter of Credit for an on-site pedestrian pathway in the amount of \$25,000 (based on a costs estimate).
2. The granting of a 4.0 m wide statutory right-of-way along the east property line for a future north/south farm access road. Conditions for the farm access road should include:
 - a) Permission to use the farm access road statutory right-of-way is to be granted to the City and its designates;
 - b) A structure(s) to control access is permitted;
 - c) The farm access road must be designed and constructed for farm use only and is intended to facilitate only the movement of farm vehicles and machinery to fields;
 - d) The farm access road driving surface, base and drainage is to be determined by a certified professional registered with the B.C. Institute of Agrologists, subject to the review and approval of the City's Transportation and Engineering Department.
 - e) Construction and maintenance of the farm access road and statutory right-of-way is the responsibility of the property owner.
3. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.9 m GSC.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Payment of Development Cost Charges.
3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
5. If applicable, obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.
All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site

Initial: _____

investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contains prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

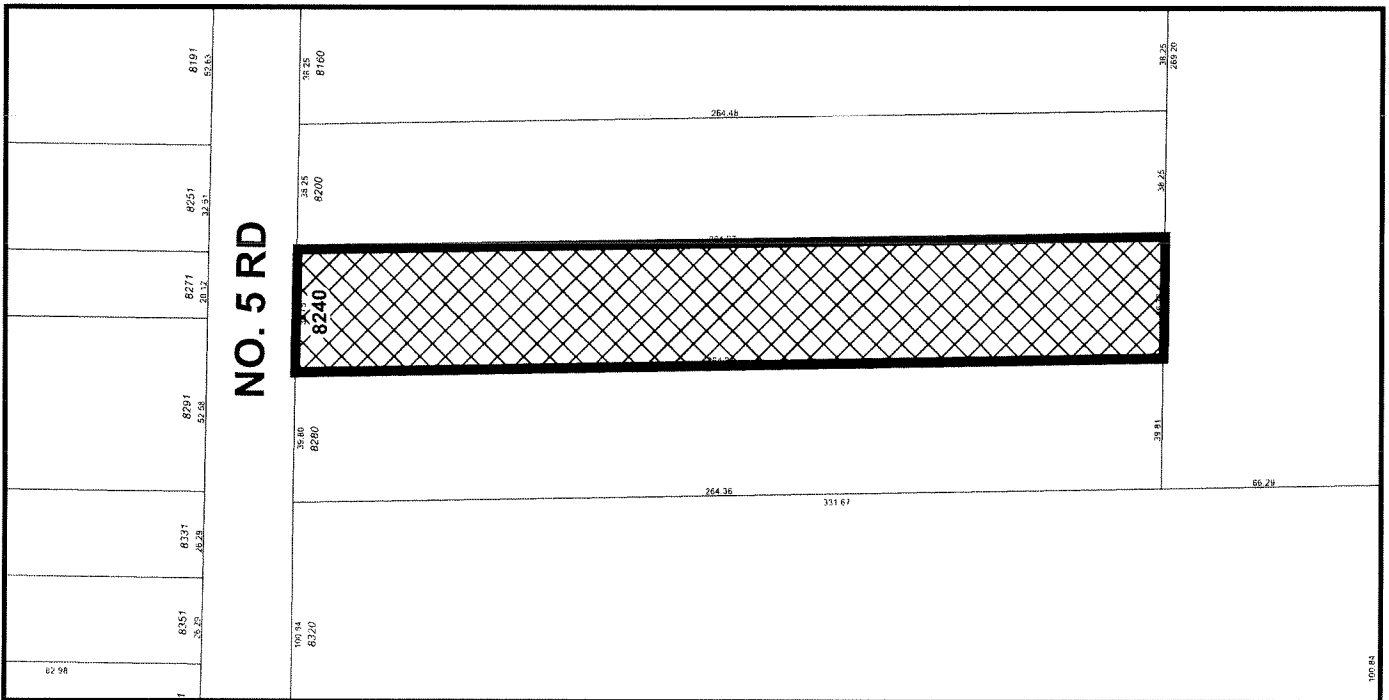
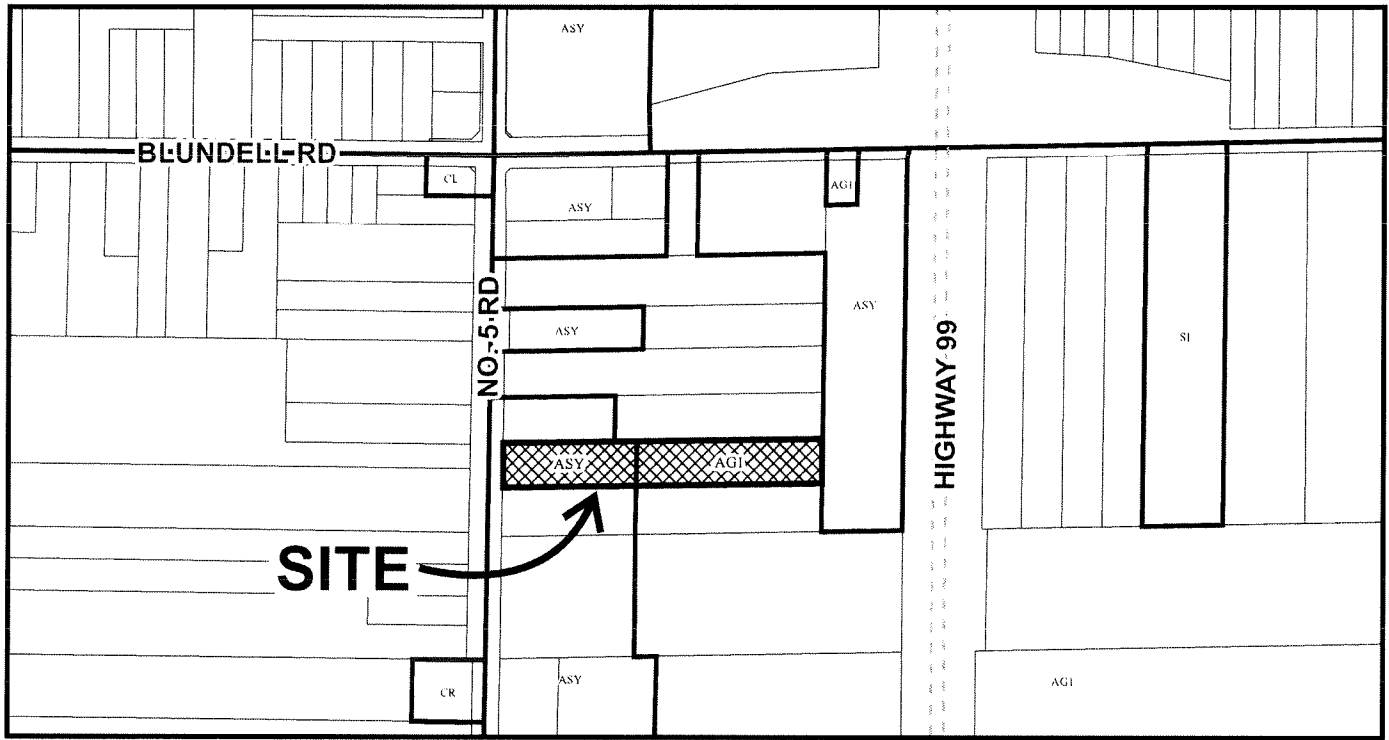
[Signed copy on file]

Signed

Date



City of Richmond

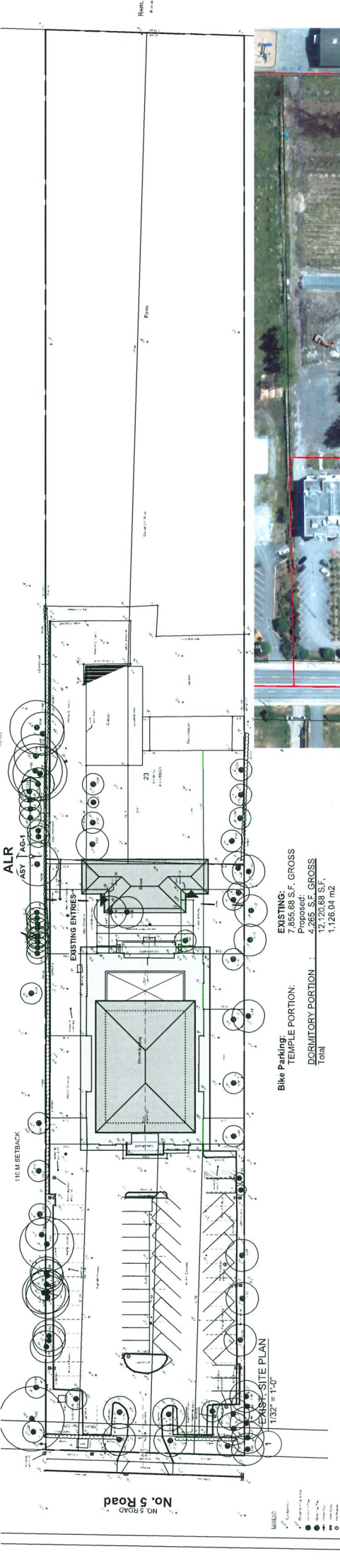


DV 19-872522 SCHEDULE "A"

Original Date: 09/18/19

Revision Date:

Note: Dimensions are in METRES



PROJECT DATA:

EXISTING PROJECT INFO OBTAINED FROM RECORD BP DRAWINGS OF ANDREW CHEUNG ARCHITECTS, DATED 07 JAN, 2005

CIVIC ADDRESS: 8240 NO. 5 ROAD, RICHMOND BC
 LEGAL DESCRIPTION: LOT 23, SECTION 19, BLOCK 4 NORTH, RANGE 5 WEST, M.W.D., PLAN 55080
 ZONING: AG1, AS1
 AREA: 10,162.24 S.F.
 PARCEL AREA: 9717 sq. ft., 2.4 Acres

LOT COVERAGE:
 EXISTING = 9,386.1 S.F. = 21.5%
 PROPOSED = 10,162.1 S.F. = 23.3%
 ALLOWABLE = 35%

SETBACKS:
 FRONT YARD = 57 M NO CHANGE
 SIDE YARDS = 7.5 M NO CHANGE
 REAR YARD = 7.5 M
 exist. non conforming, VARIANCE REQUESTED
 MAX. ALLOWED = 39.37 (12M)

HEIGHT:
 PARKING: (EXIST)
 ASSEMBLY (TEMPLE) 10/100 m2 = 45.1 spaces
 OFFICE (TEMPLE) 4/100 m2 = 4.2 spaces
 DORMITORY (TEMPLE) 1/3 Sleeping Units = 1 space
 (EXISTING)
 EXISTING SUB TOTAL Existing = REQUIRED: 50.3 = 51 spaces

RESIDENTIAL PORTION: Refer to Drawing A2.03 for Sleeping Units
 DORMITORY ADDITION
 Summary

TOTAL PARKING PROVIDED: 52 Spaces Total
 26 SMALL CARS

FLOOR AREAS:
 TEMPLE PORTION: 7,855.68 S.F. GROSS
 DORMITORY PORTION : 3,230 S.F. GROSS
 EXISTING F.A.R. : = .25

PROPOSED RESIDENTIAL (DORMITORY) PORTION:
 EXISTING FLOOR AREA: 3,230 S.F. GROSS
 PROPOSED FLOOR AREA: 4,265 S.F. GROSS
 (FLOOR AREA ADDITION = 1,035 S.F.)
 PROPOSED F.A.R. : = .28

CODE APPROACH:

Excerpt from Protection Engineering's Building Code Review of 2 April, 2020:
 "It should be noted that the temple building and the dormitory part were designed and used as a single building structure. Consequently, the project can be analyzed as a single Part 3 (A2 Occupancy) temple building with subsidiary residential (C) portion. The building is fully sprinklered, "AZ" and "C" portions are connected with covered walkways. Fundamental to the Code approach, is that both residential parts of the dormitory are used as separate suites, but are part of the same residential suite."

DESIGN RATIONALE:

Maintaining a simple and modest approach to the limited expansion of the existing dormitory portion of the temple facility.

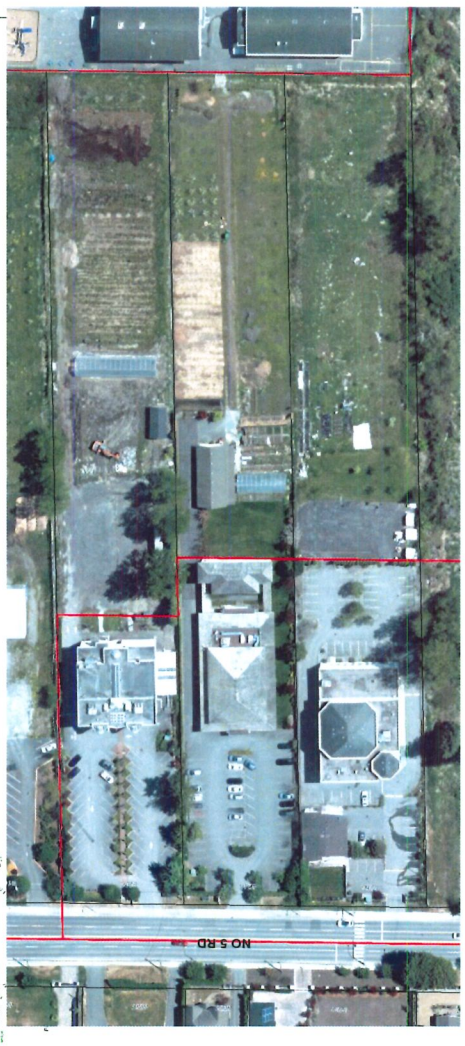
The basic intention is to provide workable interior space onto each level of the existing 2 storey area in order to help satisfy the facilities long term needs. The expansion will be contained within the residential portion for both the monks and nuns that would allow independent, separate entrances from the garden courtyard feature.

In order to help with the need expansion to the existing facility, the additions will be consistent with the existing vocabulary, hereby establishing the exterior finishes, materials and colours. Affected portions of the existing roof will be selectively rebuilt and expanded to maintain this consistency in overall hip roof form. Thus the existing height of the existing building is retained. Simple and efficient roof framing means the additions at the upper floor are balanced and symmetrical. Expansion at the ground floor is more selective and more closely governed by the substrate structure related to the already ground level footprint areas both below the currently required floor construction level for this project.

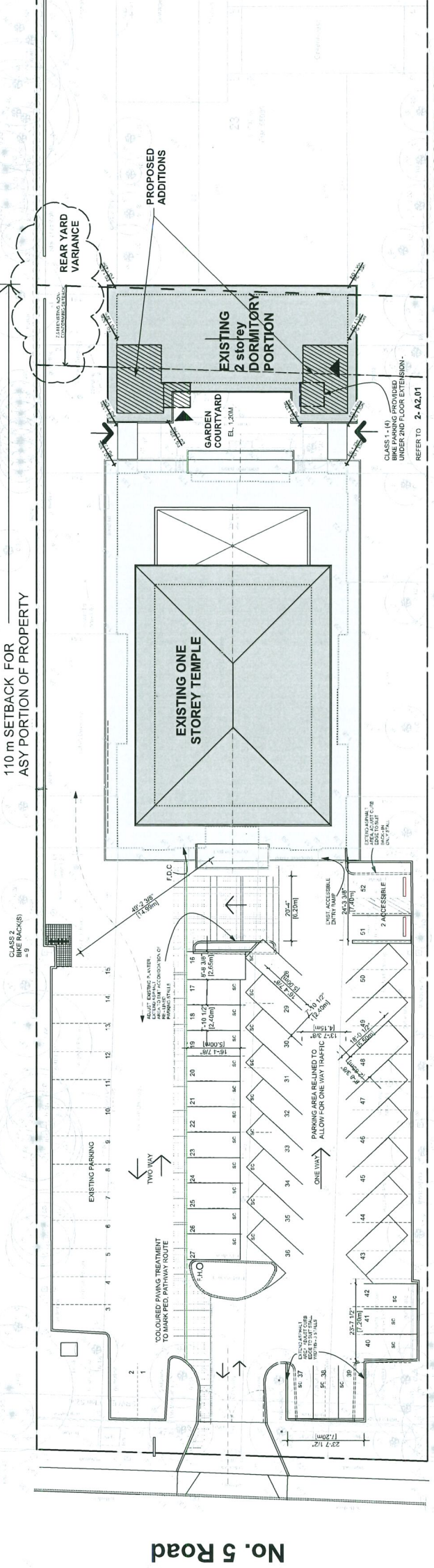
ACCESSIBILITY:

The planned expansion allows direct aligned, ground level access to both the monks side and nuns side separated entries. Converted ground level rooms will provide accessible bedrooms along with existing washrooms. Access is already provided to the ground level garden courtyard as well as the existing temple portion of the building.

EXISTING AERIAL/CONTEXT



S 1/2 OF 3
 Plan 10/20



2 PROPOSED SITE PLAN
 1/16" = 1'-0"

RE-ISSUED FOR
 DVP
 Plan #1 SEPT. 22, 2020

A 1.01

DATE

PROJECT



THE ANDREWS ARCHITECTS INC.
 ARCHITECTS

DHARMA DRUM
 MOUNTAIN
 TEMPLE
 ADDITION
 8240 NO. 5 ROAD
 RICHMOND, BC

SITE + CONTEXT
 PROJECT
 DATA

AS NOTED

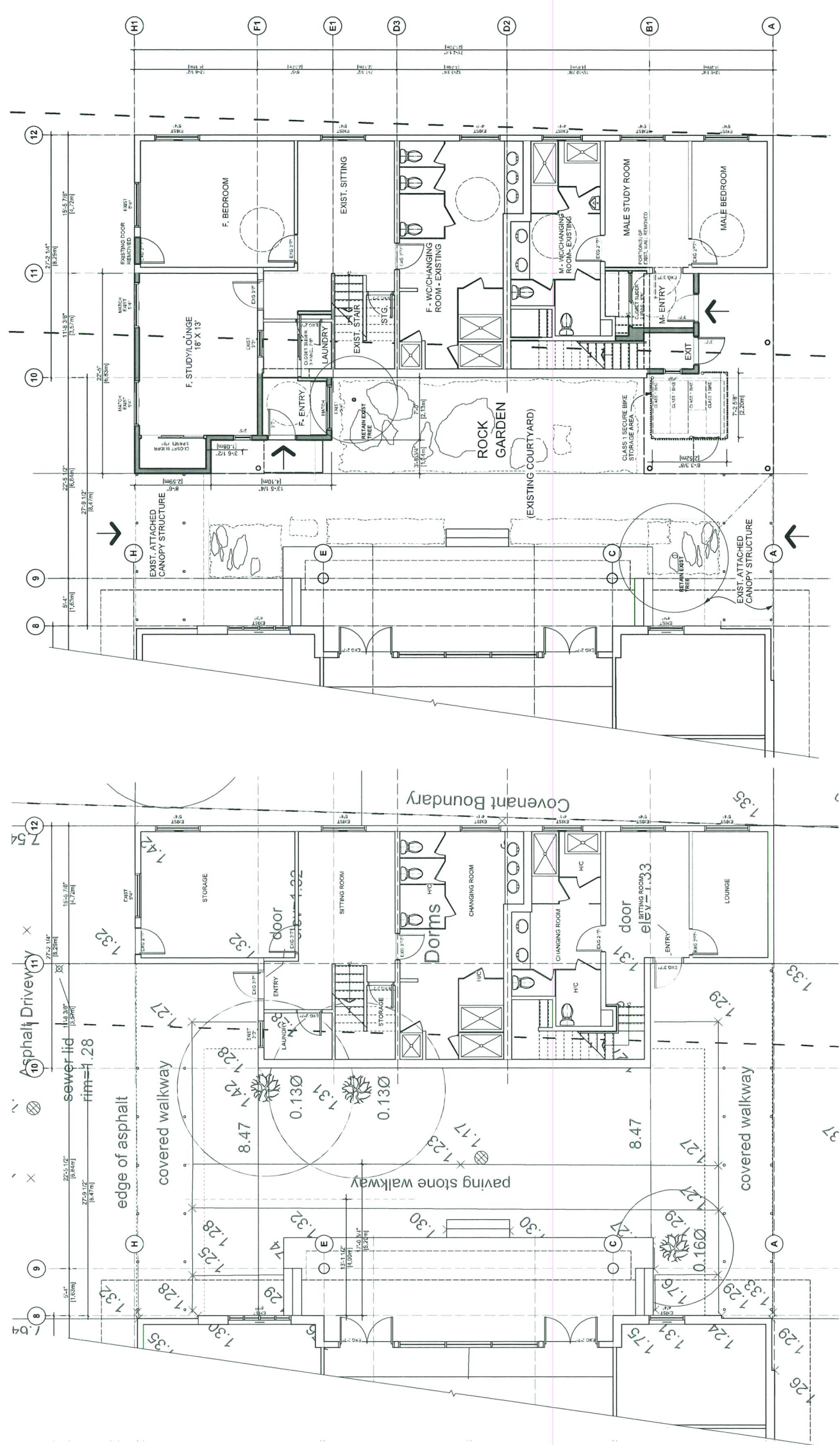
MAY 1, 2019

HR WA

1905

The building is an extension of the existing building. The purpose of this plan is to show the proposed addition to the existing building. The plan shows the proposed addition to the existing building. The plan shows the proposed addition to the existing building.

- 2019-06-06 ISSUED FOR DEVELOPMENT
- 2020-03-23 REISSUED FOR DEVELOPMENT VARIANCE PERMIT
- 2020-09-14 REISSUED FOR DEVELOPMENT VARIANCE PERMIT



1 EXISTING LEVEL 1
3/16" = 1'-0"

2 PROPOSED GROUND FLOOR
3/16" = 1'-0"



EXISTING GROSS FLOOR AREA = 1615 s.f.
GROSS FLOOR AREA ADDITION = 407 s.f. 345 + 62 s.f.
SUB TOTAL GROSS FLOOR AREA = 2022 s.f. GROUND FLOOR

NOTE: PER FLOOD PLAN BYLAW 8204, PART FOUR, GENERAL EXEMPTIONS ADDITIONS TO EXISTING BUILDINGS CONSTRUCTED BELOW THE ECL (2.8M) ARE SUBJECT TO A MAXIMUM 25% LIMIT ON THE AMOUNT OF AREA ADDED PER THE FOOTPRINT OF THE EXISTING BUILDING.

RESIDENTIAL (DORMITORY) ADDITION

REFERENCE PLAN

RE-ISSUED FOR
DVP
SEPT. 22, 2020

DV 19-872522

THE ANDREWS ARCHITECTS INC
ARCHITECTS
DHARMA DRUM
MOUNTAIN
TEMPLE
ADDITION
8240 NO. 57 ROAD
RICHMOND, BC

LEVEL 1
FLOOR
PLANS

DATE
MAY 2019

PROJECT NO.
1905

CLIENT
HR WA

A 2.01



This building is an integral part of the project. In the event of the building's demolition, the entire project shall be demolished. The building shall be demolished in accordance with the conditions of the development permit. The building shall be demolished in accordance with the conditions of the development permit. The building shall be demolished in accordance with the conditions of the development permit.

- DATE: 25/09/2020
- 2019-05-02: ISSUED FOR DEVELOPMENT VARIANCE PERMIT
 - 2020-03-23: REISSUED FOR DEVELOPMENT VARIANCE PERMIT
 - 2020-05-14: REISSUED FOR DEVELOPMENT VARIANCE PERMIT

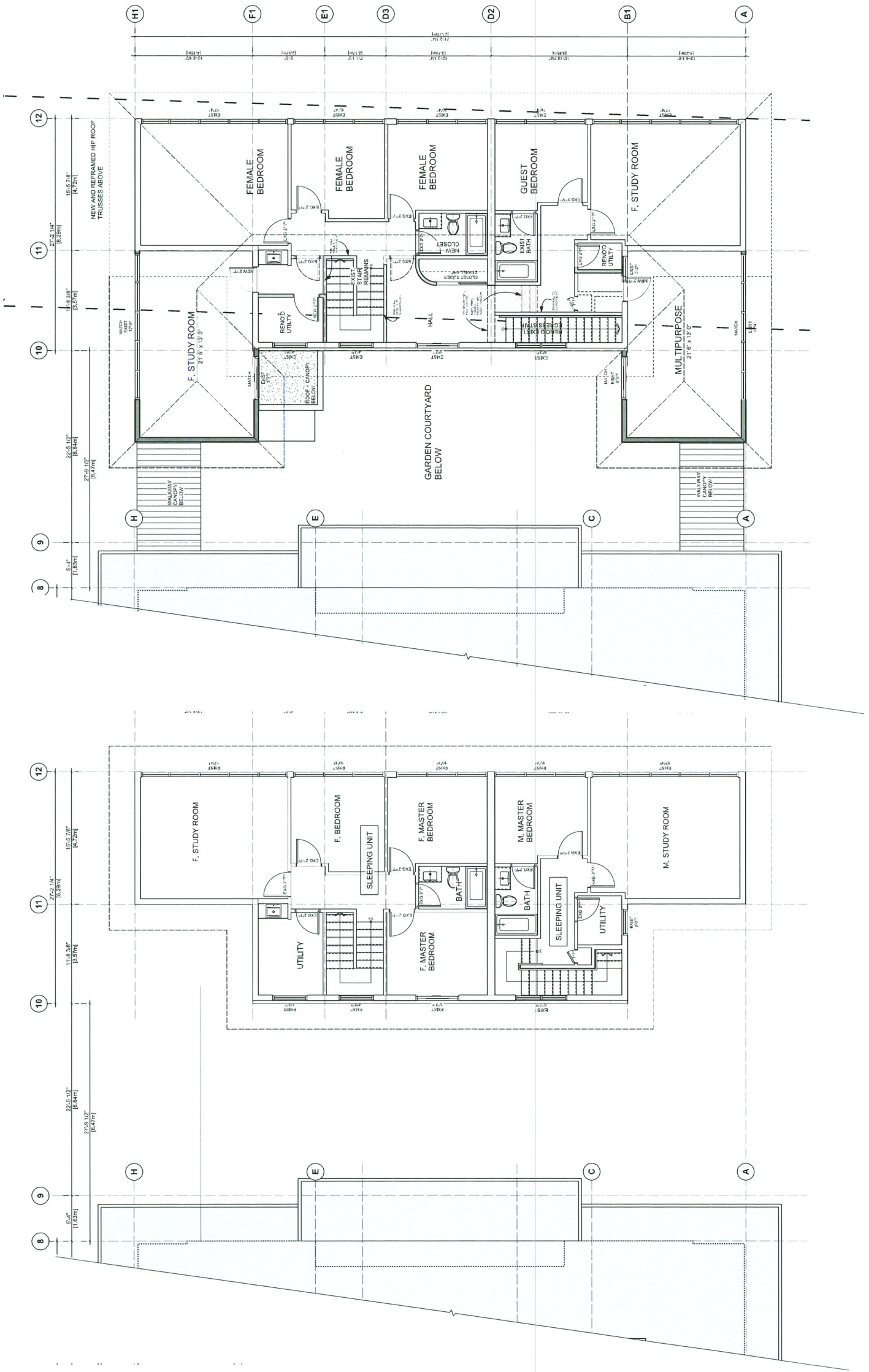
DV 19-872522

THE ANDREWS ARCHITECTS INC
 2200 BROADVIEW AVE
 RICHMOND, BC

LEVEL 2
 FLOOR
 PLANS

DATE: AS NOTED
 DATE: MAY, 2019
 STATE: BC
 COUNTRY: WA
 PROJECT NO: 1905
 DRAWING NO: 1905

A2.02



RESIDENTIAL (DORMITORY) ADDITION

EXISTING GROSS FLOOR AREA = 1615 s.f.
 GROSS FLOOR AREA ADDITION = 628 s.f. 314 + 314 S.F.
 SUB TOTAL GROSS FLOOR AREA = 2243 s.f. UPPER FLOOR - LEVEL 2

2 PROPOSED LEVEL 2
 3/16" = 1'-0"



1 EXISTING LEVEL 2
 3/16" = 1'-0"

RE-ISSUED FOR
 DVP
 REFERENCE PLAN SEPT. 22, 2020



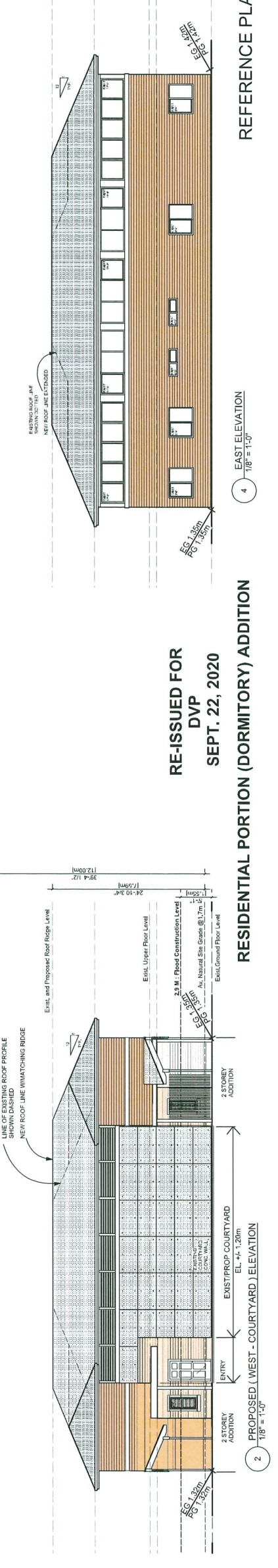
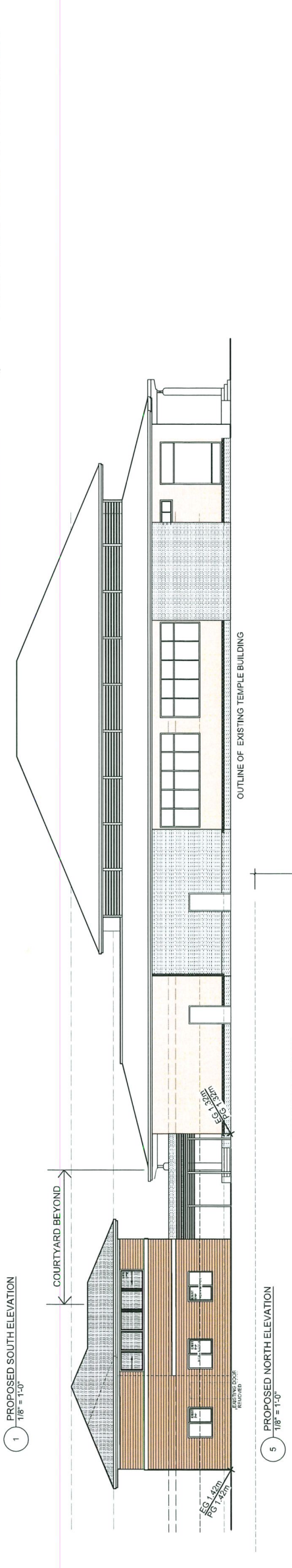
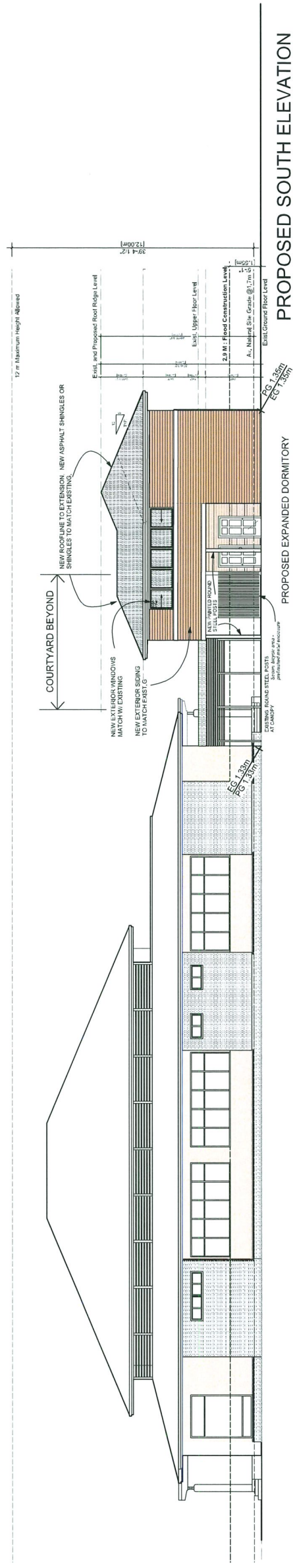
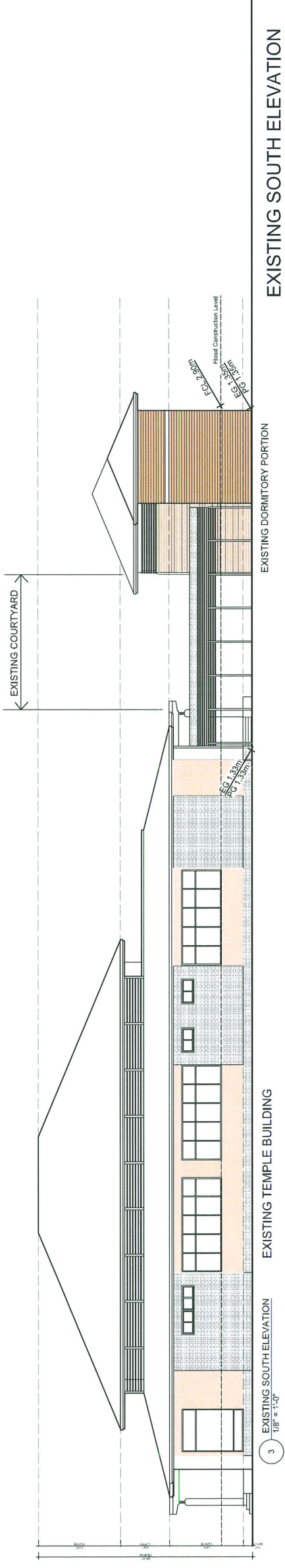
The building is an addition to an existing building. The Applicant is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The Applicant is also responsible for ensuring that the building complies with all applicable codes and regulations. The Applicant is also responsible for ensuring that the building is constructed in accordance with the approved plans and specifications. The Applicant is also responsible for ensuring that the building is maintained in accordance with the approved plans and specifications.

DATE: 01/20/2020

1. 2019-09-09: ISSUED FOR DEVELOPMENT PERMIT

2. 2020-03-23: REISSUED FOR DEVELOPMENT PERMIT

3. 2020-05-11: REISSUED FOR DEVELOPMENT PERMIT



DV 19-872522

THE ANDREWS ARCHITECTS INC
ARCHITECTS

PROJECT
DHARMA DRUM
MOUNTAIN
TEMPLE
ADDITION
8240 NO. ROAD
RICHMOND, BC

DATE: AS NOTED

DATE: MAY, 2019

OWNER: HR/GA GA

PROJECT NO: 1905

DRAWING NO:

A3.01



EXISTING CONTEXT PHOTOS



EXISTING 'LANE', VIEW EAST TOWARDS DORM.



EXISTING 'SOUTH SIDE YARD', VIEW EASTWARD



EXISTING ENTRY DRIVEWAY LOOKING TO NO. 5 RD.

APPROXIMATION OF
EXISTING + PROPOSED
CEDAR STAIN COLOUR



EXISTING DORM, NORTH SIDE ENTRY



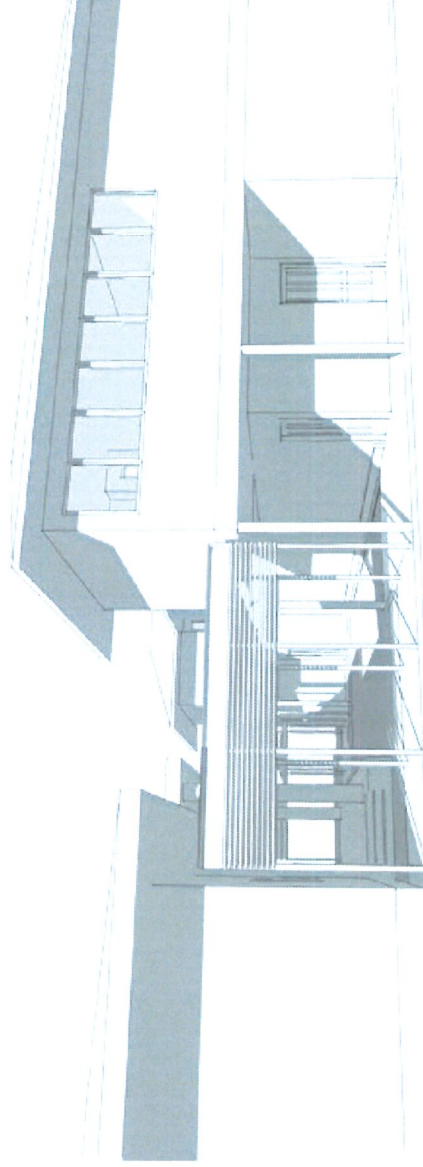
EXISTING GARDEN - LOOKING NORTH



EXISTING GARDEN - LOOKING SOUTH



EXISTING DORMITORY RESIDENCE (SOUTH VIEW) RENDITION



PROPOSED DORMITORY RESIDENCE (SOUTH VIEW) RENDITION

REFERENCE PLAN

TO BE USED IN CONNECTION WITH THE DEVELOPMENT OF THE PROJECT. THE ARCHITECT HAS CONDUCTED VISUAL ANALYSIS OF THE PROPOSED DEVELOPMENT AND HAS IDENTIFIED VISUAL IMPACTS THAT MAY BE AFFECTED BY THE DEVELOPMENT. THE ARCHITECT HAS IDENTIFIED VISUAL IMPACTS THAT MAY BE AFFECTED BY THE DEVELOPMENT. THE ARCHITECT HAS IDENTIFIED VISUAL IMPACTS THAT MAY BE AFFECTED BY THE DEVELOPMENT.

NO. DATE DESCRIPTION

- 2018-06-06 ISSUED FOR DEVELOPMENT PERMIT
- 2020-03-23 REISSUED FOR DEVELOPMENT PERMIT
- 2020-09-14 REISSUED FOR DEVELOPMENT PERMIT

DV 19-872522



THE ANDREWS ARCHITECTS INC.

PROJECT
DHARMA DRUM
TOURNAI
TEMPLE
ADDITION
8770 105 ROAD
RICHMOND, BC

TYPE IMAGES

TEAM AS NOTED
DATE MAY, 2019
OWNER HRIGA GA
PROJECT NO. 1905
DRAWINGS

A3.04

