



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel **Date:** February 19, 2020
From: Wayne Craig **File:** DP 17-766824
 Director of Development
Re: **Application by Matthew Cheng Architect Inc. for a Development Permit at**
8100 No. 5 Road

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a temple at 8100 No. 5 Road on a site zoned "Assembly (ASY)" and partially designated as an Environmentally Sensitive Area (ESA); and
 2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum height for buildings from 12 m to 13.75 m to allow for two roof-top sculpture elements.

~~Wayne Craig
Director of Development~~

WC:sds
Att. 3

Staff Report

Origin

Matthew Cheng Architect Inc., on behalf of Arul Migu Thukadevi Hindu Society of B.C., has applied to the City of Richmond for permission to develop a temple at 8100 No. 5 Road on a site zoned “Assembly (ASY)” and partially designated as Environmental Sensitive Area (ESA). The subject site is currently vacant.

The subject site is also located in the Agricultural Land Reserve (ALR). An associated non-farm use application (AG 14-657892) was endorsed by Council on December 14, 2015 and forwarded to the Agricultural Land Commission (ALC). On May 24, 2016, the ALC approved the proposal (Resolution #164/2016). The westerly 110 m of the subject site is being rezoned from “Agriculture (AG1)” to “Assembly (ASY)” under Bylaw 9568 (RZ 14-667707), which received third reading following the Public Hearing on November 21, 2016. The Development Permit proposal is consistent with the associated non-farm use and rezoning applications, and the No. 5 Backlands Policy contained in the Official Community Plan (OCP).

A Servicing Agreement (SA 17-785863) is also associated with the proposal, which is a condition of rezoning approval and includes, but is not limited to, the following improvements:

- new concrete sidewalk and grassed and treed boulevard along the No. 5 Road frontage; and
- service connections, including new sanitary service connection and inspection chamber.

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:

To the North: The subject site abuts three properties to the north:

1. To the northwest, Richmond Chinese Evangelical Free Church with associated surface parking area on a site zoned “Assembly (ASY)”, fronting No. 5 Road.
2. To the north, a single-family dwelling on a site zoned “Agriculture (AG1)” with no active agricultural activities, also owned by Richmond Chinese Evangelical Free Church, fronting Blundell Road.
3. To the northeast, Fujian Evangelical Church with associated surface parking area on a site zoned “Assembly (ASY)”, fronting Blundell Road.

To the East: Religious assembly and school buildings with associated surface parking area and playground on a site zoned “Assembly (ASY)”, owned by B.C. Muslim Association, fronting Blundell Road.

To the South: A property owned by Thrangu Monastery Association that is split-zoned “Assembly (ASY)” on the westerly 110 m (religious assembly building and associated surface parking) and “Agriculture (AG1)” on the remaining backlands (active agricultural activities), fronting No. 5 Road.

To the West: Across No. 5 Road, properties zoned “Agriculture (AG1)”.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of the subject site was held on November 21, 2016. At the Public Hearing, the following concerns were expressed by nearby residents:

- Traffic and pedestrian safety concerns, specifically at the No. 5 Road and Blundell Road intersection;
- Economic impact of additional blueberry crop production; and
- Demolition impacts (i.e. damage to nearby properties).

Staff worked with the applicant to address these issues in the following ways:

- Transportation staff note no traffic safety issues are expected, and the adjacent road and intersection can accommodate the anticipated traffic volumes and vehicles stopping to turn onto the site. In addition, the applicant submitted an independent Parking Study confirming the on-site parking supply is sufficient. Prior to issuance of a Building Permit, a construction parking and traffic management plan is required to be submitted.
- The applicant has indicated that the agricultural product grown on the property (blueberries and vegetables) is proposed to be used by the congregation or donated, which is consistent with the requirements of the No. 5 Backlands Policy.
- Demolition of the previously existing single-family dwelling has been completed with no concerns.

Informational signage has also been installed on the property and no correspondence has been received regarding the proposal.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed staff comments identified as part of the review of the subject Development 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/Variances (staff comments in *bold italics***)**

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) Increase the maximum height for buildings from 12 m to 13.75 m to allow for two roof-top sculpture elements.

- The proposed height variance is for two roof-top sculpture elements above the worship hall, which are important religious and cultural elements for this congregation and represent South Indian Hindu Temple architecture.*
- The remaining portions of the building (other than the two roof-top sculpture elements) comply with the maximum building height of 12.0 m. The height to the top of the parapet for the worship hall is approximately 8.9 m.*
- The roof-top sculptures would not contribute significantly to the overall massing of the building and would not include any habitable floor area.*
- The applicant submitted a shadow analysis demonstrating no additional shadowing to the adjacent properties as a result of the proposed roof-top sculpture elements.*
- The height variance is consistent with surrounding building heights. The following table provides a synopsis of religious assembly building heights for existing buildings within the No. 5 Road Backlands area:*

Site	Maximum Building Height
Thrangu Monastery (8140 No. 5 Road)	21.4 m (main temple building)
Shia Muslim (8580 No. 5 Road)	20.1 m (two spires); and 15.4 m (large architectural dome)
India Cultural Centre (8600 No. 5 Road)	17 m (steel frame Onion dome); and >12 m (five small domes)
Lingyen Mountain Temple (10060 No. 5 Road)	21 m (existing main Buddha hall); and 25.9 m (future main Buddha hall)

- The variance was identified at rezoning and no concerns were raised.*

Advisory Design Panel Comments

The Advisory Design Panel (ADP) reviewed the proposal on November 6, 2019. A copy of the relevant excerpt from the Advisory Design Panel Minutes from November 6, 2019 is attached for reference (Attachment 2). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '***bold italics***'.

Environmentally Sensitive Area

The property is partially designated Environmentally Sensitive Area (ESA), specifically "Old Fields and Shrublands (OLSH)", which includes temporarily or permanently abandoned agricultural or cleared lands that support mixed grass, forb, and shrub vegetation. Grass and shrub vegetation is often intermixed with increasing shrub cover after 10 years without mowing. Old field and shrubland is a man-made habitat type associated with the changing pattern of farming in agricultural landscapes, particularly the abandonment of farms.

The total area of ESA on the property is 6,724 m² (72,376 ft² ft²), with 393 m² (4,230 ft²) located on the "Assembly (ASY)" zoned portion of the property and 6,331 m² (68,146 ft²) located on the "Agriculture (AG1)" zoned portion of the property. As per the ESA Development Permit exemption criteria specified in the OCP, agricultural activities are not subject to the ESA Development Permit requirements. As part of the rezoning application, the applicant provided

an agricultural plan prepared by a professional agrologist, which described the agricultural capability of the site and provided a detailed farm implementation plan (incl. producing blueberries and vegetables). In addition, a legal agreement and security to ensure the farm plan is implemented has been secured at rezoning. No changes to the farm plan submitted at rezoning are proposed.

For the portion of ESA located on the “Assembly (ASY)” zoned portion, an ESA Development Permit is required to be issued prior to construction. The applicant proposes to remove the “Old Fields and Shrublands (OLSH)” ESA in the ASY zoned portion of the subject site (approximately 393 m² (4,230 ft²)) to enable the development of a portion of the surface parking area associated with the religious assembly building.

An environmental inventory and assessment report was submitted by PGL Environmental Consultants. The environmental assessment characterized the on-site vegetation as historically disturbed with infestations of invasive plants with grasses, sedges, young willow, and red alder, as well as significant occurrences of invasive Himalayan blackberry and Scotch broom. Potential wildlife habitat was limited and identified as low quality, due to the site being dominated by grasses and sedges or Himalayan blackberry. The portion of the ESA proposed to be removed in order to accommodate the proposed development is characterized by a dense patch of invasive Himalayan blackberry in the north and west portions, with reed canarygrass dominating the southeastern portion. No nests, birds or wildlife were observed, nor was there any evidence of their presence or frequent use.

To compensate for removal of 393 m² (4,230 ft²) of ESA to enable the development of a portion of the surface parking area associated with the religious assembly building, the applicant proposes to add 393 m² (4,230 ft²) of new ESA, and complete landscape restoration and enhancements as follows:

- Removal of Himalayan blackberry and other invasive plant species within the entire ESA (6,724 m² (72,376 ft²)).
- A 6.0 m wide ESA/agricultural buffer between the proposed development and the agricultural area with a total area of 393 m² (4,230 ft²), providing better quality habitat. Proposed plant species include:
 - 20 trees, including 4 Pacific dogwood trees, 5 black hawthorn trees, 5 pacific crab apple trees and 6 large western red cedar trees (4.0 m in height);
 - 207 native shrubs, including 51 Oregon grape holly, 45 red osier dogwood, 33 snowberry, 25 baldhip rose, 24 salmonberry, 11 blizzard mock orange, 9 sweet gale and 9 red flowering currant; and
 - 121 grasses and 53 perennial plants.
- Design the buffer in a way that benefits both the agricultural activities and improves both habitat biodiversity and hydrological benefits, including:
 - Selecting species for use in the buffer that will attract pollinators benefiting adjacent agricultural uses;

- Selecting native species that can provide additional food sources such as fruit and berries (e.g., Pacific crab apple, salmonberry, thimbleberry and native blueberries); and
- Selecting plant species for the buffer that can grow fast and dense to reduce susceptibility of invasion by unwanted species.

Table 1: Balance Sheet

ESA Existing (Subject to a Development Permit)	ESA Loss	ESA Gain	Final ESA
393 m ² (4,230 ft ²)	393 m ² (4,230 ft ²)	393 m ² (4,230 ft ²)	393 m ² (4,230 ft ²)

The proposal represents a 1:1 ratio in habitat area, with a net gain in function by replacing the relatively low quality habitat (incl. significant amount of invasive species) and replacing with a new densely planted, natural area to be protected as ESA. Enhancement will support the utilization by a variety of terrestrial species, including small mammals, birds and invertebrates. Improvements are anticipated to provide habitat through hedgerows, perches and roosting sites. In addition to the ESA/agricultural buffer area, additional landscaping is proposed throughout the “Assembly (ASY)” zoned portion of the property (approximately 637 m² (6,857 ft²)), including native trees, shrubs, grasses and perennials, which will contribute to the overall ecological value of the site.

To ensure that the proposed enhancements have the best chance of survival and that invasive species are controlled, monitoring and annual reporting by a Qualified Environmental Professional will occur for five years following completion of the landscape plan.

Development Permit considerations include bonding for the landscape restoration costs and success monitoring, and the registration of legal agreements to ensure protection and retention of the modified ESA.

Analysis

Conditions of Adjacency

- Sun shading analysis (included in the submission) has been undertaken indicating no additional impact upon adjacent properties as a result of the proposed roof-top sculpture elements.
- The proposed religious assembly building will be setback approximately 15.4 m from the north property line and 7.8 m from the south property line to ensure adequate separation from the existing religious assembly buildings on the adjacent properties and accommodate the drive-aisle and surface parking.
- Perimeter landscaping and fencing will be used to screen and separate adjacent uses.
- The proposed religious assembly building will be set back approximately 21 m from the front property line (No. 5 Road), allowing for additional landscaping, drive-aisle and surface parking.
- The proposed roof-top sculptures are generally consistent with surrounding building heights.

Urban Design and Site Planning

- Vehicle access will be provided by a single driveway access from No. 5 Road at the northwest portion of the property. The driveway location was recommended by the Advisory Design Panel and is supported by Transportation staff.
- Road dedication was secured through rezoning, which included a 4.0 m wide road dedication along No. 5 Road.
- Pedestrian access is provided from the street to all entrances of the building through an on-site pedestrian walkway, consisting of alternative surface treatments and crosswalks across the internal drive-aisle.
- Surface parking will be provided along the perimeter of the site and will be set back and partially screened from No. 5 Road by landscaping.
- 79 vehicle parking spaces, including two accessible parking spaces, are proposed, along with one medium sized loading stall located in the southwest corner of the property. Through the rezoning application, end-of-trip facilities were secured (i.e. lockers, showers and changing rooms) along with an associated parking study to achieve a 10% reduction from the number of parking spaces required based on the proposed floor area, in accordance with Section 7.4.4 of the Zoning Bylaw (no variance required).
- The accessible parking spaces are located near one of the entrances, directly adjacent to an on-site pedestrian crosswalk over the internal drive-aisle which leads to a wheelchair lift enclosure, providing accessible access to the religious assembly building.
- Both Class 1 and Class 2 bicycle parking spaces have been incorporated into the proposal, located in a visible area near the building entrances, and are in compliance with Zoning Bylaw requirements.
- There are two main building entrances, one oriented towards No. 5 Road and one at the eastern side (rear) of the building.
- Two two-bedroom dormitory units are proposed on the second floor for temporary accommodation of priest and administration staff, with a total floor area of approximately 132.6 m² (1,428 ft²). The proposed dormitory units were identified in the associated non-farm use and rezoning applications.
- Through the rezoning application, a 4.0 m wide Statutory Right-of-Way (SRW) along the east property line for a north/south farm access road was secured.

Architectural Form and Character

- The building's design is reflective of a traditional South Indian Hindu Temple architectural style incorporating symmetry, geometric shapes and mathematical principles.
- The proposed building layout, materials and elements (including the roof-top sculptures), represent religious and culture significance to the congregation.
- Concrete tilt-up panels with decorative architectural features (including pilasters, trim and cornices) are proposed with a basic colour scheme (gray and black), consistent with the traditional design.
- The two roof-top sculptures with religious and culture significance, which require the height variance, provide visual interest along an otherwise flat roof.
- Windows will be double-glazed black vinyl with spandrel glazing and decorative trim.
- Decorative guard rails will line the two major stair case entrances leading into the religious assembly building.

- The applicant has worked with staff to ensure the mechanical systems are screened by the building parapet and do not penetrate the roof line.
- The garbage and recycling area will be screened by a concrete enclosure with a black metal fence, incorporated into the building design.

Landscape Design and Open Space Design

- One on-site tree (tag# 1) located in the southwest corner and six off-site trees (tag# A-F) located along the north property line are proposed to be protected. A contract with a Certified Arborist and a tree survival security of \$10,000 will be secured through the Development Permit application for the retention of the on-site tree.
- The applicant is proposing to plant an additional 31 trees as per the Landscape Plan, including 20 trees in the ESA/agricultural buffer area.
- In order to compensate for a loss of 393 m² (4,230 ft²) ESA, the applicant is proposing to provide a 393 m² (4,230 ft²) ESA/agricultural buffer area between the proposed development and the agricultural area, representing a 1:1 ratio in habitat area, with a net gain in function by replacing the relatively low quality habitat (incl. significant amount of invasive species) and replacing with a new densely planted, natural area to be protected as ESA, including 20 trees, 207 shrubs, 121 grasses and 53 perennial plants.
- In order to ensure the proposed landscaping works within the ESA/agricultural buffer area are completed, the applicant is required to submit a landscape security of \$22,632.05.
- Significant landscaping is proposed along the street frontage (No. 5 Road) including new trees, low landscaping, low transparent fencing, and a pedestrian pathway made of permeable pavers.
- The perimeter of the site will be landscaped with shrubs providing visual relief from the adjacent properties.
- Permeable pavers are used for all the parking spaces, at the main driveway entry, and in front of the main access points of the building to reduce impermeable surface areas and act as visual cues.
- Pockets of landscaping will be provided along the religious assembly building to soften the internal landscape.
- An irrigation system will be provided for the proposed landscaping on-site.
- In order to ensure the proposed landscaping works are completed within the “Assembly (ASY)” zoned portion of the property, the applicant is required to submit a landscape security of \$49,436.90 prior to issuance of the Development Permit.

Crime Prevention Through Environmental Design

- The main building entrance and pedestrian access is visible from the street (No. 5 Road).
- Perimeter fencing will be maintained around the development site.
- Site lighting, clear site lines, and low landscaping around the building provide clear unobstructed views and casual surveillance opportunities.
- Landscaping and fencing is provided along the street edge to distinguish the public realm and private space.
- Security lighting will be installed, including wall mounted lighting for the drive-aisle and lighting at entries to provide adequate outdoor security illumination, and will be managed to ensure no light pollution onto adjacent properties.
- The surface parking will be generally visible and open to visual scanning.

Sustainability

- The architect advised that the following design/features are incorporated into the proposal:
 - Energy star windows to alleviate heating and cooling energy consumption;
 - The use of low-flow fixtures and Energy Star rated appliances;
 - LED lighting for interior and exterior light fixtures;
 - Durable and long-lasting materials that can reduce building maintenance;
 - Permeable ground cover and planting to absorb rainwater runoff and reduce load on municipal sewers; and
 - Interior paint and flooring with low VOC content.

Conclusions

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

The list of Development Permit Considerations is included in Attachment 3, which has been agreed to by the applicant (signed concurrence on file).



Steven De Sousa
Planner 1

SDS:cas

Attachment 1: Development Application Data Sheet

Attachment 2: Excerpt from the Meeting Minutes of the ADP (November 6, 2019)

Attachment 3: Development Permit Considerations



City of Richmond

Development Application Data Sheet

Development Applications Department

DP 17-766824

Attachment 1

Address: 8100 No. 5 Road

Arul Migu Thukadevi Hindu

Applicant: Matthew Cheng Architect Inc.

Owner: Society (BC)

Planning Area(s): East Richmond – McLennan Sub-Area

	Existing	Proposed
Site Area:	Total: 10,955.8 m ² (117,927 ft ² / 1.1 ha / 2.7 ac)	Total: 10,789.9 m ² (116,142 ft ² / 1.08 ha / 2.7 ac) Assembly (ASY): 4,397.2 m ² (47,331 ft ² / 0.44 ha / 1.1 ac) Agriculture (AG1): 6,392.7 m ² (68,811 ft ² / 0.64 ha / 1.5 ac) Road dedication: 165.9 m ² (1,785 ft ² / 0.02 ha / 0.04 ac)
Land Uses:	Vacant	Westerly 110 m (ASY): Institutional Backlands (AG1): Agriculture
OCP Designation:	Westerly 110 m: Community Institutional (INST) Backlands: Agriculture (AGR)	No change
Area Plan:	Westerly 110 m: Agriculture, Institutional and Public Backlands: Agriculture	No change
Zoning:	Agriculture (AG1)	Westerly 110 m: Assembly (ASY) Backlands: Agriculture (AG1)

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.50	0.28	None permitted
Lot Coverage – Buildings:	Max. 35%	26%	None
Setback – Front Yard (West):	Min. 6.0 m	21.1 m	None
Setback – Side Yard (North):	Min. 7.5 m	15.3 m	None
Setback – Side Yard (South):	Min. 7.5 m	7.8 m	None
Setback – Rear Yard (East):	Min. 7.5 m	18.5 m	None
Height:	Max. 12.0 m	Building: 8.9 m Roof-top sculptures: 13.75 m	Variance requested
Lot Size:	N/A	10,789.9 m ²	None
Off-street Parking Spaces:	Min. 79 (incl. 10% reduction)	79	None

Off-street Parking Spaces – Accessible:	Min. 2% = 2	2	None
Small Car Parking Spaces:	Max. 50% = 39	39	None
Loading Spaces:	Min. 1 medium size	1 medium size	None

**Excerpt from the Meeting Minutes of the
Advisory Design Panel (ADP) Meeting**

Wednesday, November 6, 2019 – 4:00 p.m.

**Rm. M.1.003
Richmond City Hall**

DP 17-766824 – RELIGIOUS ASSEMBLY BUILDING

ARCHITECT: Matthew Cheng Architect Inc.

LANDSCAPE ARCHITECT: PMG Landscape Architects Ltd.

PROPERTY LOCATION: 8100 No. 5 Road

Applicant's Presentation

Matthew Cheng, Mathew Cheng Architect Inc., and Caelan Griffiths, PMG Landscape Architects, presented the project and answered queries from the Panel on behalf of the applicant.

Panel Discussion

Comments from Panel members were as follows:

- consider installing an outward swinging door in lieu of the proposed inward swinging door for the accessible washroom to enhance its accessibility;

Automatic door opener will be provided for H/C accessibility, refer to D03.

- the applicant is encouraged to consider incorporating public art into the project to improve the project's interface with the public realm;

Religious style feature will be put on the railing to improve the project's interface with the public realm, refer to D06.

- consider installing a pedestrian pathway along the internal drive aisle to define pedestrian circulation areas throughout the site;

4' walkway around the building with different pavers provided to define pedestrian and vehicle traffic, refer to D01, 02.

- support the comment to delineate on-site pedestrian circulation areas to avoid pedestrian conflict with vehicular circulation on the site;

4' walkway around the building with different pavers provided to define pedestrian and vehicle traffic, refer to D01, 02.

- ensure adequate lighting around the site; the applicant is advised that perimeter lighting, e.g. bollard lighting, is more appropriate than lighting attached to the building; perimeter lighting could be integrated with the landscape edges and buffers;

Lighting has been provided on landscape design dwg, refer to landscape dwg.

- appreciate the design of the building and the proposed segregation of secular and sacred places;

Noted.

- the design rationale for the proposed Hindu temple, e.g. symmetrical design, is not well executed in outdoor spaces fronting the building entrance from No. 5 Road and at the rear entrance to the building; would include a centered outdoor space in front of the building stairs; consider design development to align with the applicant's stated design rationale/principles;

The main entrance to the temple has been relocated to the north side of the property in order to provide a gathering area in front of the temple, refer to D01, 02.

- note the use of significant amount of space for parking stalls around the site; consider incorporating additional landscaping at the parking stalls near the front entrance to the building to celebrate the entry to the site;

The main entrance to the temple has been relocated to the north side of the property in order to provide a gathering area in front of the temple, refer to D01, 02.

- concerned about pedestrian safety in the internal drive aisle; consider introducing measures to enhance pedestrian safety on the site;

4' walkway around the building with different pavers provided to define pedestrian and vehicle traffic, refer to D01, 02.

- the project is a welcome addition to the area;

Noted.

- investigate opportunities for installing a wheelchair ramp to provide accessibility in the event of a power outage;

It is not the building code requirement, as wheelchair access is provided via vertical lift, and no area to provide a ramp.

- appreciate the applicant for showing mechanical units and the parapet wall screening on the rooftop in the roof plan to hide the mechanical units; however, consider installing fencing around these units consistent with the building's architectural features to provide additional screening;

All of the mechanical unit will be screened by the 4' parapet at roof. Parapet will have the same architectural style as the temple façade, so that the building elevation will be consistent, refer to D05 for parapet detail to screen mechanical unit.

- the applicant is advised to provide vestibules at the building entrances to comply with BC Building Code requirements;

Vestibules provided for dining hall and foyer, refer to D03.

- note that fluorescent, compact fluorescent light bulbs and halogen bulbs are not considered sustainable features as indicated in the applicant's sustainability features list; consider replacing with LED lighting;

LED light fixture will be provided, refer to sustainability list.

- consider installing low flow fixtures in lieu of proposed dual flush toilets in one or more bathrooms for water conservation;

Dual flush toilet fixture will be provided, refer to sustainability list.

- insulating only the first three feet of hot water lines with flexible pipe insulation from hot water tank may not comply with BC Building Code requirements;

Deleted from sustainability list, refer to sustainability list.

- installing permeable paving materials for all parking stalls and using topsoil or composted yard waste for site grading are not considered water conservation measures;

Permeable pavers are still utilized for parking stalls and other areas.

- concerned about pedestrian safety on the internal drive aisle, especially for pedestrians entering the site from No. 5 Road and accessing the temple through the foyer at the back of the building; consider installing a pedestrian walkway along the internal drive aisle on the south side to enhance pedestrian safety;

4' walkway around the building with different pavers provided to define pedestrian and vehicle traffic, refer to D01, 02.

- applicant has done a good job in terms of the building architecture considering the constraints of the site;

Noted.

- support Panel comments/queries regarding loading, parking and lighting for the site as they will all have an impact on pedestrian safety on the site; applicant should have provided information regarding the truck turning radius on the site; note that site corners appear tight;

4' walkway around the building with different pavers provided to define pedestrian and vehicle traffic; lighting fixture provided on landscape design dwg. Regarding the truck turning radius issue, truck should go from the single way driveway on the south side and park at the loading area in order to avoid turning radius issue, refer to D01, 02.

- review the location of the parking space between the loading bay and garbage and recycling area; and

Parallel parking behind loading area has been deleted in order to have more maneuvering area for truck. A regular parking stall replaced a small car stall near the entrance. The number of parking stalls is 79 and still fulfilled the requirement of parking bylaw refer to D01,02

- anticipated high volume of potential pedestrian and vehicular traffic from the site entry off No. 5 Road to the back entrance of the building is not reflected in the site plan and will give rise to pedestrian safety issues; applicant should address the Panel's concerns regarding pedestrian safety on the site.

4' walkway around the building with different pavers provided to define pedestrian and vehicle traffic; main entrance relocated to the north side, refer to D01, 02.

Panel Decision

It was moved and seconded

That DP 17-766824 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel especially comments relating to pedestrian safety on the site.

Opposed: Amber Paul

CARRIED



**City of
Richmond**

Development Permit Considerations

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

Address: 8100 No. 5 Road

File No.: DP 17-766824

Prior to forwarding the application to Council for approval, the developer is required to complete the following:

1. Final Adoption of Zoning Amendment Bylaw 9568.
2. Receipt of a Letter-of-Credit for landscaping in the amount of \$49,436.90. The letter-of-credit will not be returned until the Letter of Assurance, confirming the landscaping is installed as per the Development Permit, prepared by the Landscape Architect, is reviewed by staff.
3. Submission of a Tree Survival Security to the City in the amount of \$10,000 for the one on-site tree to be retained (tag# 1).
4. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. Receipt of a Letter-of-Credit for the landscaping within the ESA in the amount of \$22,632.05.
6. Submission of a Contract entered into between the applicant and a Qualified Environmental Professional to monitor and provide annual reporting to the City on the ESA for five years following City approval of substantial completion.
7. Registration of a legal agreement on title to identify the ESA and to ensure that landscaping is retained and planted as identified within the Environmental Impact Assessment and will not be abandoned or removed.
8. Registration of a legal agreement on title to allow City access to the property in case the works identified within the Environmental Impact Assessment are not completed, maintained or monitored as proposed.

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

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03, and must remain in place until construction and landscaping on-site is completed.
2. 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.
3. Incorporation of energy efficiency, CPTED, sustainability and 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, plus applicable interest 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.

Initial: _____

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 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 contain 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

Date



City of Richmond

Development Permit

No. DP 17-766824

To the Holder: Matthew Cheng Architect Inc.

Property Address: 8100 No. 5 Road

Address: c/o Matthew Cheng
202 – 670 Evans Avenue
Vancouver, BC V6A 2K9

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development 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:
 - a) Increase the maximum height for buildings from 12 m to 13.75 m to allow for two roof-top sculpture elements.
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 to #3 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$82,068.95 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. 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 City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. 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 and the security shall be returned in full.

Development Permit
No. DP 17-766824

To the Holder: Matthew Cheng Architect Inc.

Property Address: 8100 No. 5 Road

Address: c/o Matthew Cheng
202 – 670 Evans Avenue
Vancouver, BC V6A 2K9

8. 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.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF ,

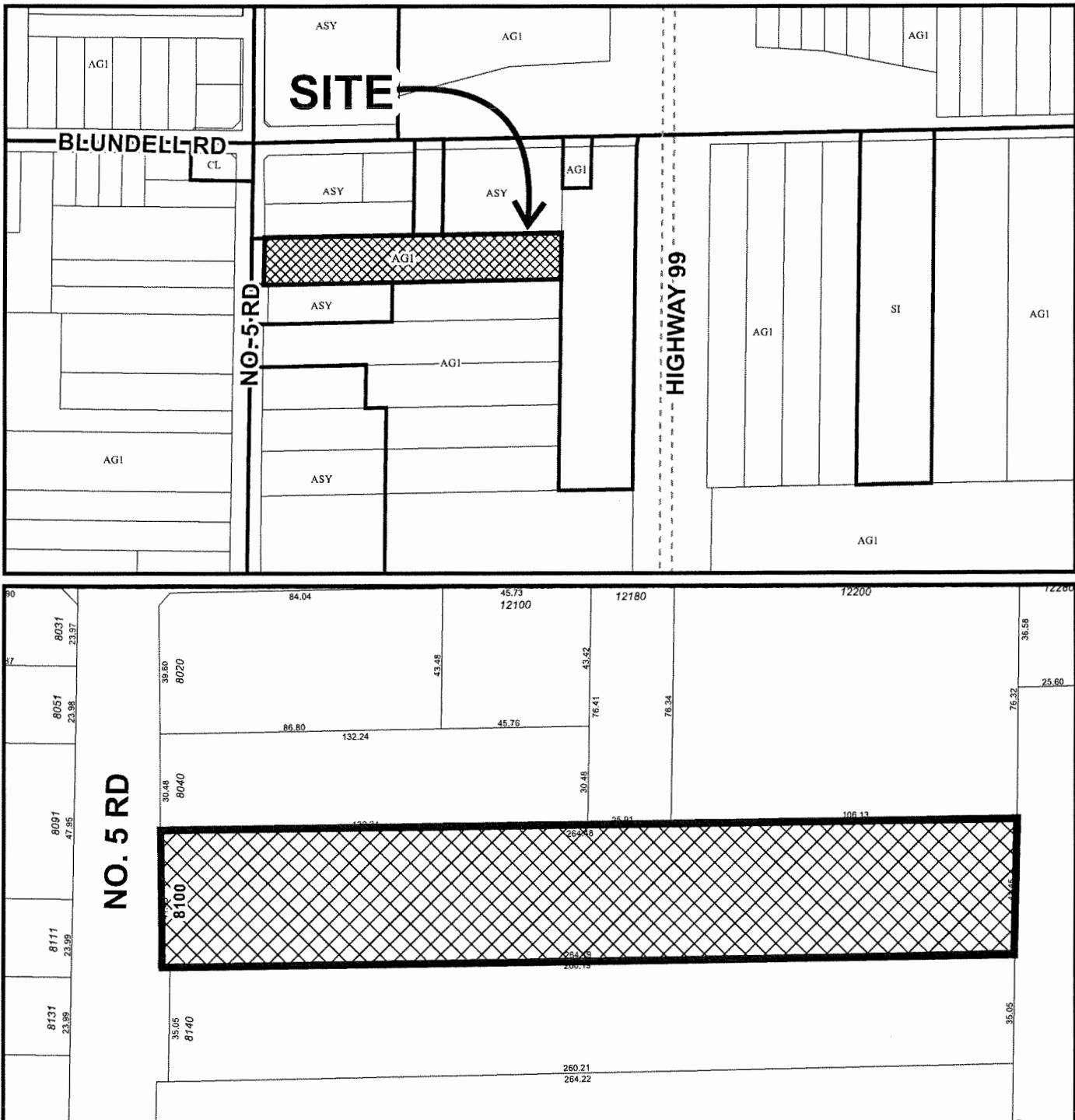
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF ,

MAYOR



City of Richmond



DP 17-766824
SCHEDULE "A"

Original Date: 04/13/17

Revision Date:

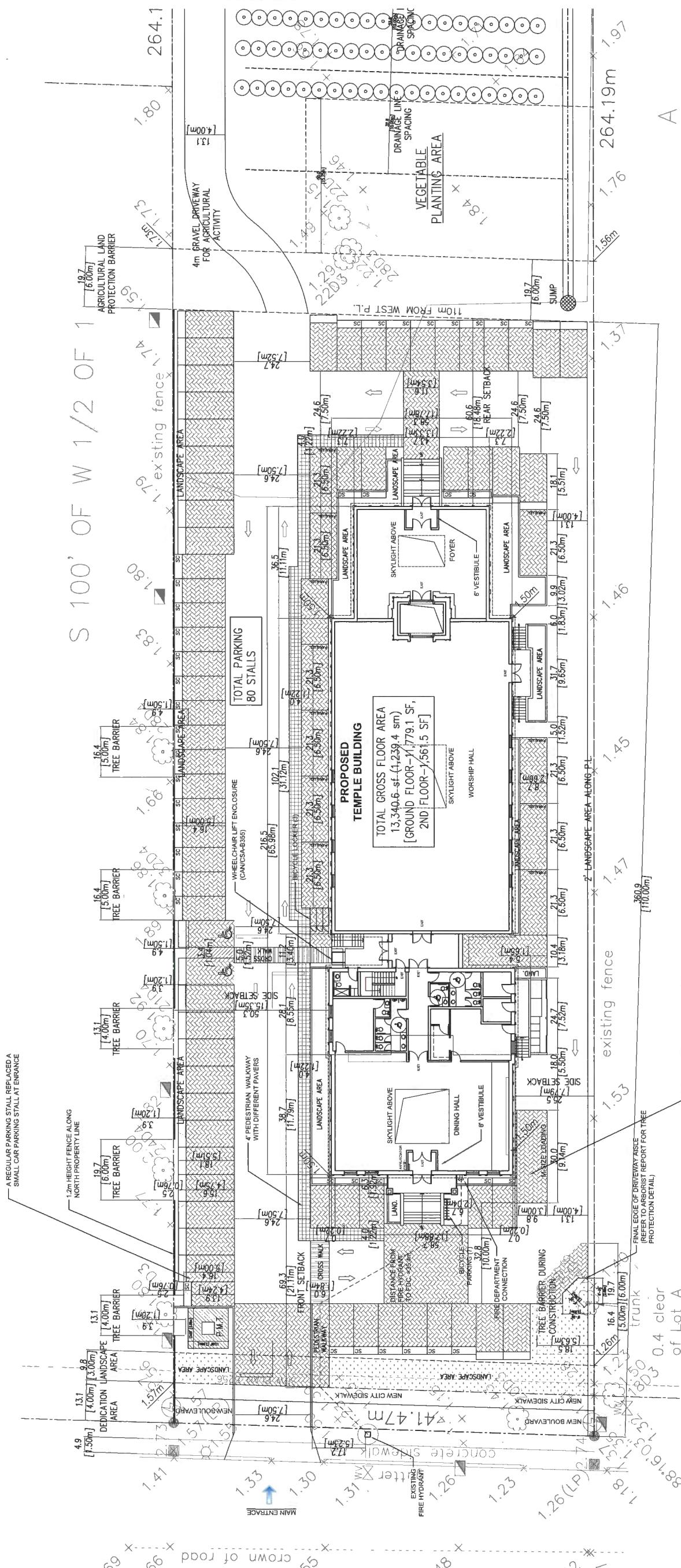
Note: Dimensions are in METRES



MATTHEW CHENG
ARCHITECT INC.

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Cell: (604) 699-0069 Email: matthew@rocan.ca

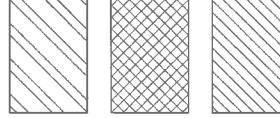
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SITE PLAN



Sheet Title

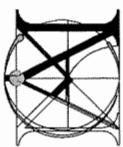


ENVIRONMENTAL SENSITIVE AREA

VEGETABLE PLANTING AREA

Drawing:		
RS		
Checked:		
MC		
Sectio.:		
$1/16'' = 1-0''$		
Project Number:		
Revision Date:	Dwg. No.	
		D02
Print Date:	2020/02/03	

D02



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ADP COMMENT REVISION
DP PANEL SUBMISSION

10/11/18/19
11/02/03/20 UP

Consultants

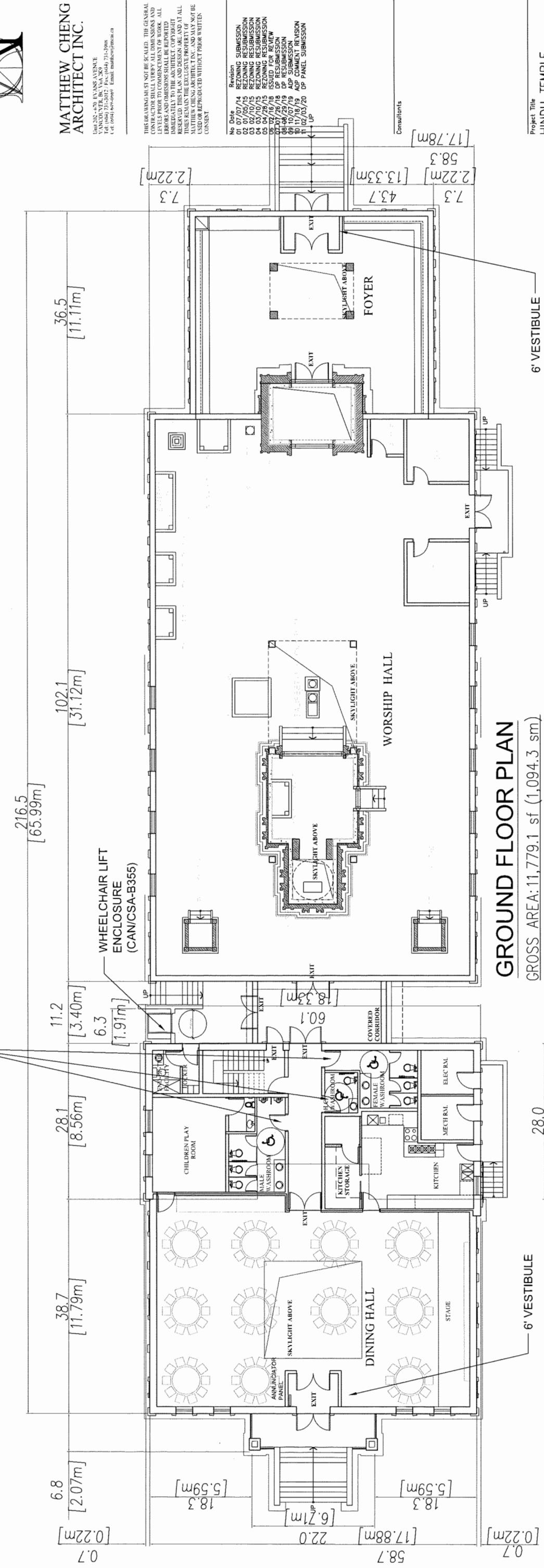
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Project Title HINDU TEMPLE
8100 NO.5 ROAD
RICHMOND, B.C.

Sheet Title FLOOR PLANS

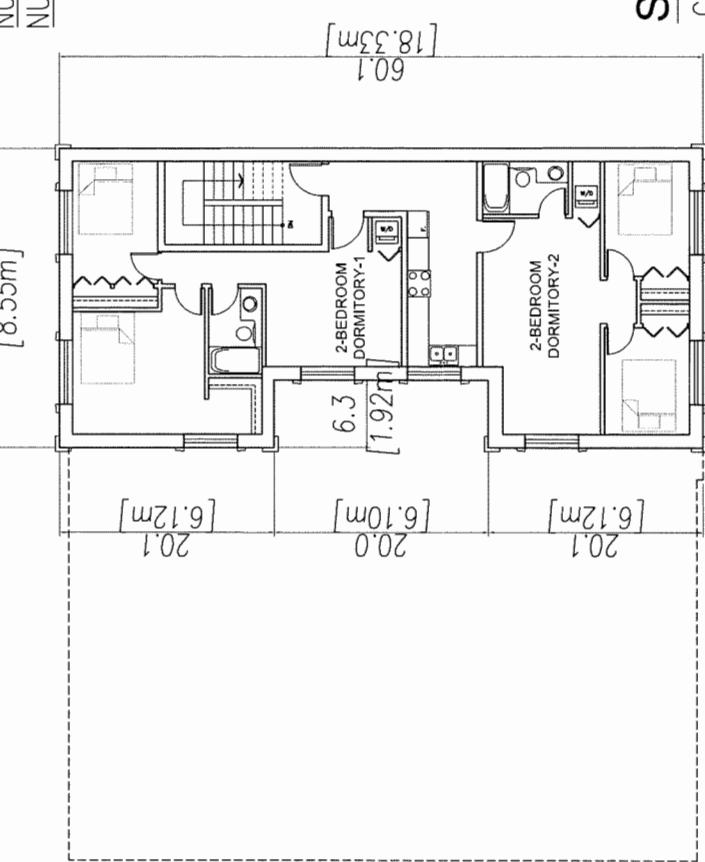
Drawn:	RS
Checked:	MC
Scale:	$1/16 = 1'-0''$
Project Number:	D03
Revision Date:	Printed Date: 2020/02/03
Dwg. No.	

- AUTOMATIC DOOR OPENER
PROVIDED FOR H/C
ACCESSIBILITY



GROUND FLOOR PLAN

GROSS AREA: 11,779.1 sf (1,094.3 sm)
NUMBER OF SEAT FOR WORSHIP HALL=179
NUMBER OF SEAT FOR DINING HALL= 120

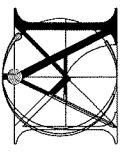


SECOND FLOOR PLAN

GROSS AREA: 1,561.5 sf (145.1 sm)

DP 17-766824

February 18, 2020
Plan #1.B TRUE NORTH



MATTHEW CHENG
ARCHITECT INC.

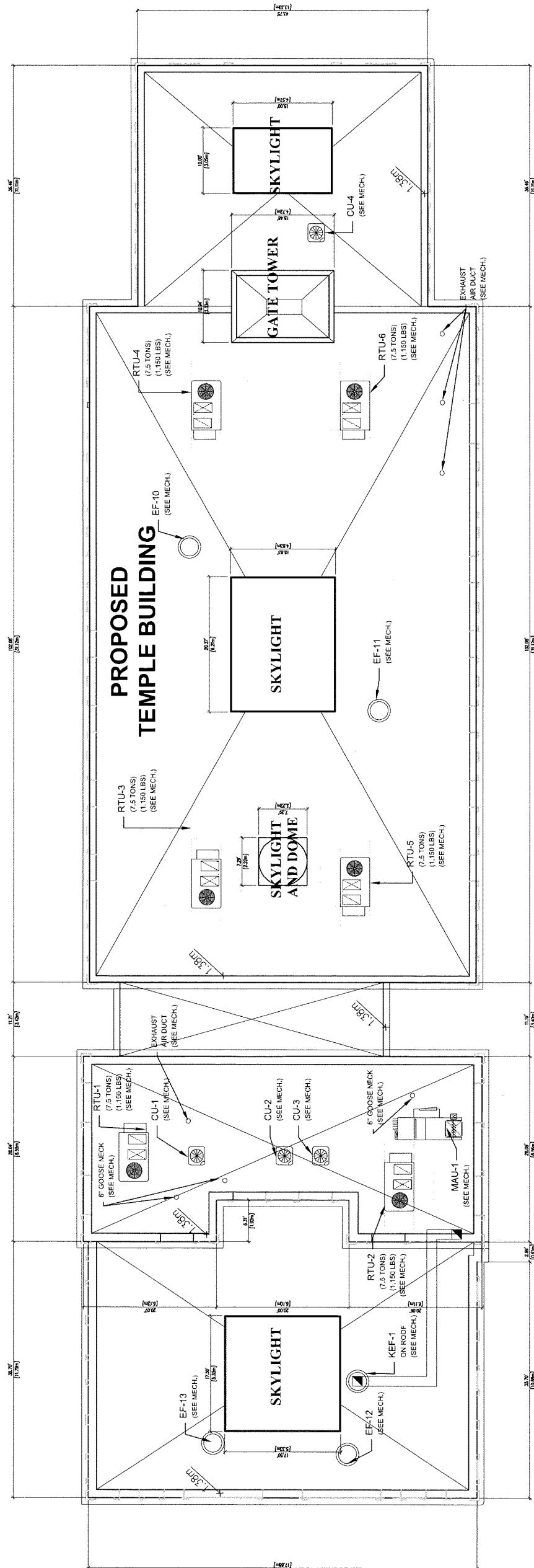
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Consultants

Project Title HINDU TEMPLE
8100 NO.5 ROAD
RICHMOND, B.C.

Sheet Title ROOF PLAN



**ALL MECHANICAL FACILITY
WILL BE SCREENED BY THE
PARAPET WALL ON THE
ROOF TOP.**

2

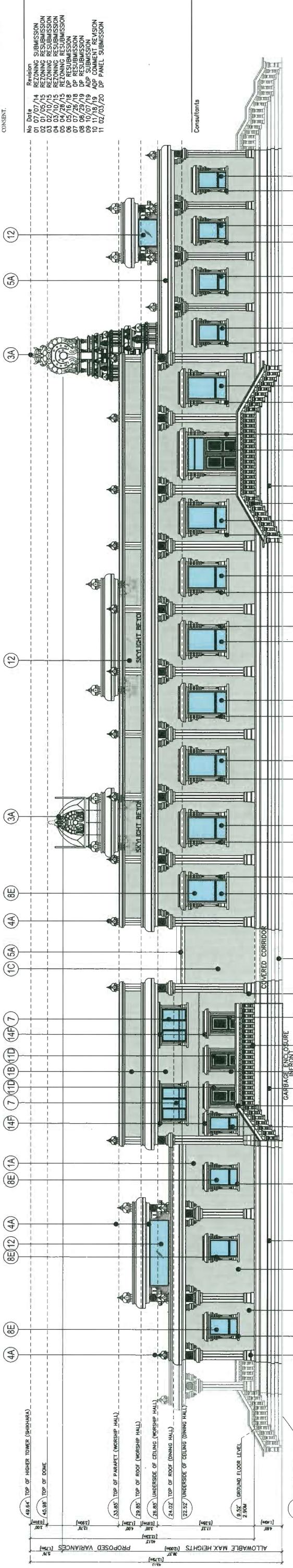
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Checked:	MC
Scale:	$1/8'' = 1'-0''$
Project Number:	
Revision Date:	
Dwg. No.	D04
Print Date: 2020/02/03	



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Project Title HINDU TEMPLE
8100 NO.5 ROAD
RICHMOND, B.C.

COLOUR SAMPLE
‘ROCK DASH STUCCO’

- ON TILT-UP CONCRETE WALL
 - DECORATIVE PILASTER PAINTED
 - DECORATIVE TOWER/DOME
 - DECORATIVE ARCHITECTURAL ELEMENT
 - FIBER GLASS DECORATIVE CORNICE & TRIM
 - DECORATIVE GUARD RAIL PAINTED
 - THEMATIC BROKEN, DOUBLE-GLAZED SPANDREL GLAZING
 - BLACK VINYL WINDOWS
 - SPANDREL GLAZING

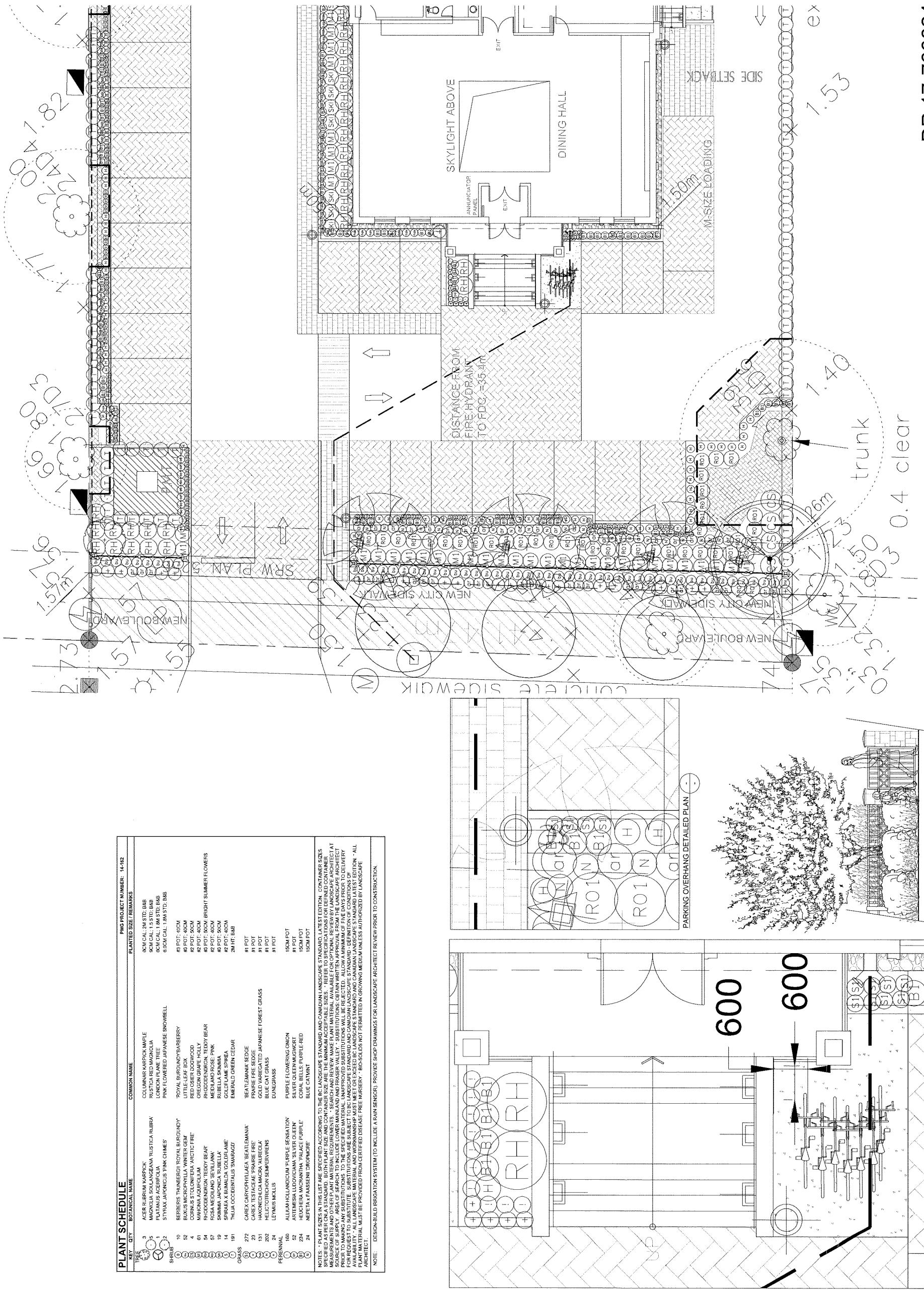
ELEVATIONS—
COLOURED

Drawn:	MS
Checked:	MC
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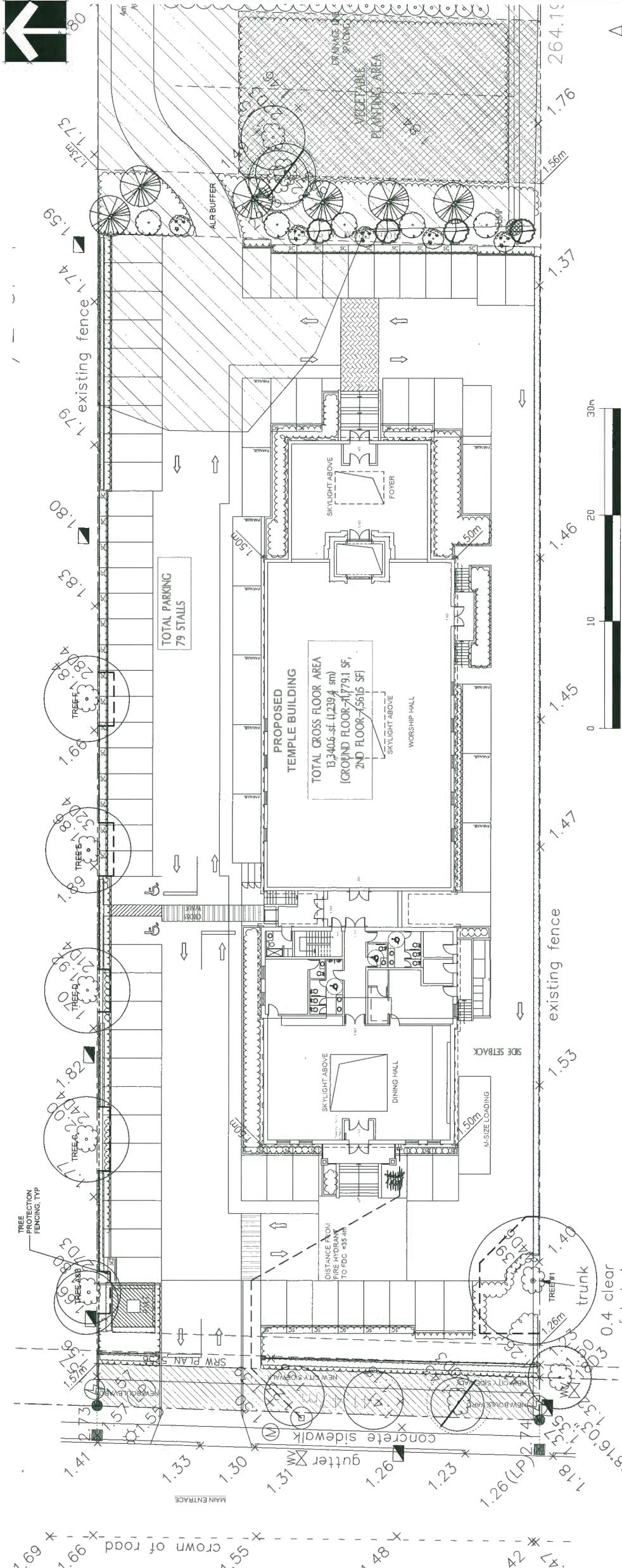
17-766824
February 18, 2020
Plan #2 A

WEST ELEVATION (FRONTING NO.5 ROAD)

CONCEPTUAL WALL SECTION :
111" CONCRETE TILT-UP PANEL WALL



PMG PROJECT NUMBER: 14-162		PLANTED SIZE / REMARKS
REF	QTY	BOTANICAL NAME
4	1	CORNUS NUTTALLII
5	1	CRATAEGUS DOUGLASII
5	1	MALUS PUSCA
6	1	THUJA PLICATA EXCELSA
SRUB	5	PACIFIC DOGWOOD
51	1	BLACK HAWTHORN
5	1	PACIFIC CRASSAPLE
45	1	WESTERN RED CEDAR
45	1	RED OSIER DOGWOOD
5	1	OREGON GRAPE HOLLY
5	1	SWEET GALE (AKA MYRTLE C.)
9	1	BLIZZARD NICK ORANGE
11	1	PHILADELPHUS LEWISII BLIZZARD
5	1	RIBES SANQUINUM
8	1	RIBES SANGUINEUM
9	1	ROSA GYMNOCARPA
25	1	RUBUS SPECIOSUS
24	1	RUBUS SALMONBERRY
33	1	SYMPHORICARPOS ALBUS
GRASS	33	SNOWBERRY
5	1	CAREX CARYOPHYLLAEA BETTELMANIA'
40	1	BEATLEMIA SEDGE
1	1	BLUE OAT GRASS
1	1	COMMON RUSH
1	1	DUNGENGRASS
49	1	CORAL QUEEN MUGWORT
21	1	HEUCHERA CHIMERICAS SILVER QUEEN'
11	1	LEMIAS MOLLIS
PRENNIAL	25	ARTEMESIA LUDOVICIANA SILVER QUEEN'
28	1	HEUCHERA VARIGANTA PALE PURPLE'
		NOTES: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. SEARCH AND REVIEW NAME PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA TO SEARCH INCLUDE VERNON, MELVILLE AND FRAZER VALLEY. SUBSTITUTIONS, ORGAN WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT IS REQUIRED FOR TAKING PLANT MATERIAL FROM SUBSTITUTIONS. SUBSTITUTIONS BE ADVISED THAT PLANT MATERIAL PROVIDED BY SUBSTITUTIONS MUST BE CERTIFIED DISEASE FREE AND FROM A GROWING MEDIUM THAT IS FREE OF DISEASE. PLANT MATERIAL PROVIDED BY SUBSTITUTIONS MUST BE CERTIFIED DISEASE FREE AND FROM A GROWING MEDIUM THAT IS FREE OF DISEASE. PLANT MATERIAL PROVIDED BY SUBSTITUTIONS MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. BIO-SODS IS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.
		24. 20.FEB.11 UPDATE AND RESUME CG
		25. 20.FEB.11 UPDATE AND RESUME CG
		26. 20.FEB.11 UPDATE PRE CITY COMMENTS/RESUME CG
		27. 20.FEB.11 UPDATE PRE PARKING CHANGES CG
		28. 19.DEC.08 UPDATE FOR RP COMMENTS CG
		29. 19.NOV.28 CLARIFY PLANS & RESUME CG
		30. 19.OCT.28 UPDATE FOR NEW SITE PLAN CG
		31. 19.OCT.28 UPDATE FOR AIRPORT REPORT CG
		32. 19.OCT.28 COORDINATE WITH AIRPORT COMMENTS CG
		33. 19.APR.10 UPDATE FOR CITY COMMENTS CG
		34. 19.JUL.20 ISSUE FOR NEW SITE PLAN CG
		35. 19.JUL.20 UPDATE FOR NEW SITE PLAN, RESUME CG
		36. 18.JUL.20 UPDATE FOR CITY COMMENTS CG
		37. 18.JUL.20 UPDATE FOR RP COMMENTS CG
		38. 18.JUL.20 UPDATE FOR CITY COMMENTS CG
		39. 18.JUL.20 UPDATE FOR NEW SITE PLAN CG
		40. 18.JUL.20 ISSUE FOR RESUBMISSION CG
		41. 17.MAR.21 ISSUED FOR RESUBMISSION CG
		42. 16.JUL.20 REVISE CORRIDOR AREA CG
		43. 15.MAR.09 UPDATE FOR CITY COMMENTS CG
		44. 15.MAR.09 UPDATE SITE PLAN CG
		45. 15.FEB.17 LANDSCAPE PLAN FOR RP CG
		46. 15.FEB.17 1. 14' X 14' POST CAP DR
		47. 15.FEB.17 2. 14' X 14' TOP CAP DR
		48. 15.FEB.17 3. 14' X 14' SIDE CAP DR
		49. 15.FEB.17 4. 14' X 14' SIDE CAP DR
		50. 15.FEB.17 5. 14' X 14' SIDE CAP DR
		51. 15.FEB.17 6. 14' X 14' SIDE CAP DR
		52. 15.FEB.17 7. 14' X 14' SIDE CAP DR
		53. 15.FEB.17 8. 14' X 14' SIDE CAP DR
		54. 15.FEB.17 9. 14' X 14' SIDE CAP DR
		55. 15.FEB.17 10. 14' X 14' SIDE CAP DR
		56. 15.FEB.17 11. 14' X 14' SIDE CAP DR
		57. 15.FEB.17 12. 14' X 14' SIDE CAP DR
		58. 15.FEB.17 13. 14' X 14' SIDE CAP DR
		59. 15.FEB.17 14. 14' X 14' SIDE CAP DR
		60. 15.FEB.17 15. 14' X 14' SIDE CAP DR
		61. 15.FEB.17 16. 14' X 14' SIDE CAP DR
		62. 15.FEB.17 17. 14' X 14' SIDE CAP DR
		63. 15.FEB.17 18. 14' X 14' SIDE CAP DR
		64. 15.FEB.17 19. 14' X 14' SIDE CAP DR
		65. 15.FEB.17 20. 14' X 14' SIDE CAP DR
		66. 15.FEB.17 21. 14' X 14' SIDE CAP DR
		67. 15.FEB.17 22. 14' X 14' SIDE CAP DR
		68. 15.FEB.17 23. 14' X 14' SIDE CAP DR
		69. 15.FEB.17 24. 14' X 14' SIDE CAP DR
		70. 15.FEB.17 25. 14' X 14' SIDE CAP DR
		71. 15.FEB.17 26. 14' X 14' SIDE CAP DR
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		73. 15.FEB.17 28. 14' X 14' SIDE CAP DR
		74. 15.FEB.17 29. 14' X 14' SIDE CAP DR
		75. 15.FEB.17 30. 14' X 14' SIDE CAP DR
		76. 15.FEB.17 31. 14' X 14' SIDE CAP DR
		77. 15.FEB.17 32. 14' X 14' SIDE CAP DR
		78. 15.FEB.17 33. 14' X 14' SIDE CAP DR
		79. 15.FEB.17 34. 14' X 14' SIDE CAP DR
		80. 15.FEB.17 35. 14' X 14' SIDE CAP DR
		81. 15.FEB.17 36. 14' X 14' SIDE CAP DR
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		88. 15.FEB.17 43. 14' X 14' SIDE CAP DR
		89. 15.FEB.17 44. 14' X 14' SIDE CAP DR
		90. 15.FEB.17 45. 14' X 14' SIDE CAP DR
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		139. 15.FEB.17 94. 14' X 14' SIDE CAP DR
		140. 15.FEB.17 95. 14' X 14' SIDE CAP DR
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		145. 15.FEB.17 100. 14' X 14' SIDE CAP DR
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		157. 15.FEB.17 112. 14' X 14' SIDE CAP DR
		158. 15.FEB.17 113. 14' X 14' SIDE CAP DR
		159. 15.FEB.17 114. 14' X 14' SIDE CAP DR
		160. 15.FEB.17 115. 14' X 14' SIDE CAP DR
		161. 15.FEB.17 116. 14' X 14' SIDE CAP DR
		162. 15.FEB.17 117. 14' X 14' SIDE CAP DR
		16





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ARCHITECT INC.

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VANCOUVER, BC V6A 2K9
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Email: matthew@matthewcheng.ca

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No	Date	Revision
01	07/14	REZONING SUBMISSION
02	01/15	REZONING RESUBMISSION
03	02/15	REZONING RESUBMISSION
04	03/15	REZONING RESUBMISSION
05	04/15	REZONING RESUBMISSION
06	05/15	REZONING RESUBMISSION
07	07/16	DP RESUBMISSION
08	08/16	DP RESUBMISSION
09	10/17	AOP SUBMISSION
10	11/17	AOP COMMENT REVISION
11	02/18/20	DP PANEL SUBMISSION

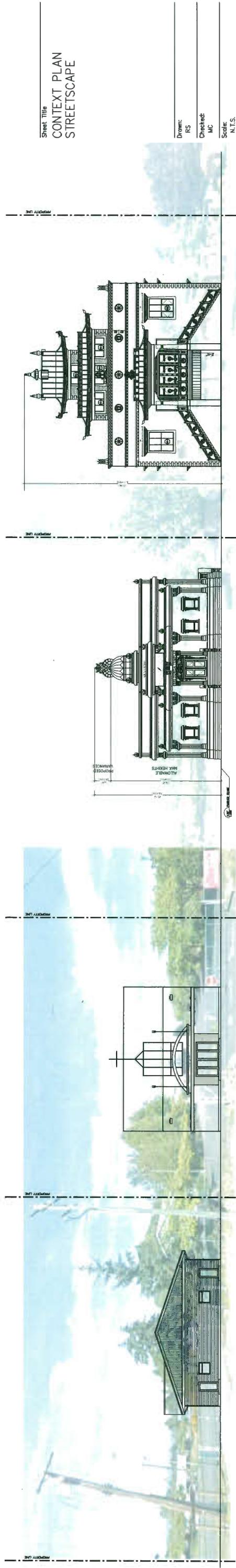
Consultants



CONTEXT PLAN



CONTEXT PHOTOS ALONG NO.5 ROAD



EXISTING BUDDHIST TEMPLE
(8140 NO. 5 ROAD)

PROPOSED HINDU TEMPLE
(8100 NO. 5 ROAD)

EXISTING BUILDING
(8040 NO. 5 ROAD)

EXISTING BUILDING
(8020 NO. 5 ROAD)

STREET SCALE ALONG NO.5 ROAD

DP 17-766824

Sheet Title
CONTEXT PLAN
STREETSCAPE

Sheet Title
EXISTING BUILDING
(8040 NO. 5 ROAD)

Sheet Title
EXISTING BUILDING
(8020 NO. 5 ROAD)

Sheet Title
EXISTING BUILDING
(8020 NO. 5 ROAD)

Project Number:
DP 17-766824

Revision Date:
February 18, 2020

Dwg. No.
N.T.S.

Print Date:
2020/02/03

Reference Plan
D01b



MATTHEW CHENG
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No Date	Revision
01/07/14	REZONING SUBMISSION
02/05/15	REZONING RESUBMISSION
03/10/15	REZONING RESUBMISSION
04/15/15	REZONING RESUBMISSION
05/09/15	DP RESUBMISSION
06/03/16	DP RESUBMISSION
07/07/16	DP RESUBMISSION
07/26/16	DP RESUBMISSION
08/08/17	DP RESUBMISSION
09/10/17	DP RESUBMISSION
10/11/17	DP RESUBMISSION
11/02/18	DP PANEL SUBMISSION

Consultants

(BENJAMIN MOORE
2124-60 MISTY GRAY)



(BENJAMIN MOORE
2124-40 THUNDER
CLOUD GRAY)



(BENJAMIN MOORE
2108-40 STARDUST)



BENJAMIN MOORE
2132-10 BLACK



SPANDREL GLAZING
OPACU-COAT-300
(WHITE COTTON
#0-1598)

WOOD GRAIN STAIN-
BIRCH



NORTH-WEST VIEW FROM NO. 5 ROAD



NORTH-EAST VIEW

Project Title
HINDU TEMPLE
8100 NO.5 ROAD
RICHMOND, B.C.

Street Title
COLOURED RENDERING

Drawn:	
RS	
Checked:	
MC	
Scale:	1/8" = 1'-0"
Project Number:	

DP 17-766824
February 18, 2020
Reference Plan

Dwg. No.
D07
Revision Date:
Print Date:
2020/02/03



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Consultants

Project Title
HINDU TEMPLE
8100 NO.5 ROAD
RICHMOND, B.C.

Sheet Title SHADOW STUDY

Drawn:
RS
Checked:
MC
Searc:
 $1/8'' = 1'$

DP 17-766824
February 18, 2020
Reference Plan
D08



JUNE 21ST, 10 AM



JUNE 21ST, 12 PM



JUNE 21ST, 2 PM



MARCH 21ST, 10 AM



MARCH 21ST, 12 PM



MARCH 21ST, 2 PM