



City of Richmond
Planning and Development Department

Report to Development Permit Panel

To: Development Permit Panel
From: Wayne Craig
Acting Director of Development
Date: August 24, 2007
File: DV 06-337315
Re: **Application by Matthew Cheng Architect Inc. for a Development Variance Permit at 8140 No. 5 Road**

Staff Recommendation

That a Development Variance Permit be issued which would vary the provisions of the Zoning and Development Bylaw No. 5300 to:

1. Increase the maximum permitted building height within the Assembly District (ASY) zone from 12 m (39.37 ft.) to 21.44 m (70.34 ft.);
2. Decrease the required side yard setbacks of the Assembly District (ASY) zone along the south and north property lines from 7.5 m (24.6 ft.) to 7.3 m (23.95 ft.);
3. Decrease the manoeuvring aisle between off-street parking stalls from 7.5 m (24.6 ft.) to 6.7 m (22 ft.); and
4. Decrease the side yard setback along the north and south property line to off-street parking stalls from 1.5 m (4.92 ft.) to 0.9 m (2.95 ft.).

A handwritten signature in black ink that reads "Wayne Craig".

Wayne Craig
Acting Director of Development

WC:ke
Att.

Staff Report

Origin

This staff report addresses the Development Permit Panel referral at the August 15, 2007 Development Permit Panel meeting in regards to the Development Variance Permit Application at 8140 No. 5 Road. The project was referred to the September 12, 2007 meeting of the Development Permit Panel in order to:

- Further examine the height issue;
- Improve landscaping design; and
- Explore reducing the width of the drive aisles.

This staff report summarizes and analyzes revisions made to the project related to the Panel referral and presents the amended proposal and requested variances for consideration by the Development Permit Panel and Council.

With the exception of the a reduction in the building height variance being sought, the other requested variances to side yard setbacks, manoeuvring aisle width and parking stall setbacks remain with no changes proposed. The subjects perimeter landscaping has been improved to address panel concerns.

Development Information

Please refer to the original staff report contained in **Attachment 1** for information pertaining to the background, rezoning history, site context, design review and analysis of requested variances submitted in the staff report to the August 15, 2007 Development Permit Panel.

A revised Development Data Table is contained in **Attachment 2** with applicable changes identified in bold, italicized text.

Review of Proposed Revisions

Building Height

The height of the assembly building has been reduced from 23.6 m (77.43 ft.) to 21.44 m (70.34 ft.). The proposed height is consistent with what was presented at Public Hearing through the rezoning application process (21.48 m or 70.46 ft.). A reduction in building height was achieved through the following design response:

- Reduction of scale of the clerestory and cupola situated atop the main portion of the building.
- Reduction of the scale of the decorative spire atop the cupola.

Small projections of the buildings parapet wall as well as for building elements at the rear of the proposed structure (staircase and dormitory) above the 12 m (39.37 ft.) height limit remain unchanged from the original submission to Development Permit panel.

The clerestory, cupola and decorative spire generally improves the overall articulation of the assembly building. To minimize impacts on neighbouring properties, the portion of the building exceeding the height requirement is centred and setback significantly from the main buildings parapet wall. The clerestory and cupola is also limited to the front portion of the building and is

appropriate in scale compared to the entire assembly building. The combination of these factors mitigates potential impacts to neighbouring properties related to shadowing and building transition.

Landscaping Design

To improve landscape screening to neighbouring properties to the north and south of the subject site, a combination of landscaping (hedgerow planted at 2 ft. spacing and at 5 ft. height) and fencing (6 ft. wood perimeter fence; 4 ft wood fence within the front yard) is proposed. The applicant has also revised the landscape plan to provide additional hedgerow plantings for a continuous planted screen to adjacent lots, which eliminates the previously proposed small gaps in the hedgerow contained in the original submission. The combination of hedging and fencing constitutes an acceptable screen, which will mitigate against any headlight glare from vehicles on the subject property.

Drive Aisle Width

The drive aisles along the north and south property line are wide enough to accommodate the passing of two vehicles (6 m or 20 ft.) and also constitutes a portion of the required side yard setback of 7.5 m (24.6 ft.). The width of the drive aisle has been amended to accommodate the continuous planting screen, which has been implemented along the north and south property line as noted in the landscaping comments. The City's Transportation Division has reviewed and approved the overall vehicle circulation site plan.

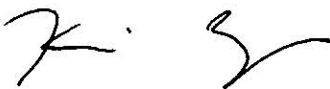
Analysis

The proposal has been amended to reduce the overall height of the buildings clerestory and cupola along with the reduction of scale to the decorative spire. No useable floor space is contained in the clerestory or cupola, as it serves primarily as a design element reflective of Tibetan temple architecture and allows natural light into the main assembly hall. The proposed building height complies with what was identified at the Public Hearing for the rezoning application (21.48 m or 70.46 ft.).

The revisions to the overall height and increased landscaping along the north and south property lines sufficiently addresses adjacency concerns to neighbouring properties and responds to Development Permit Panel comments made at the August 15, 2007 meeting.

Conclusions

Staff recommend approval of the revised Development Variance Permit application at 8140 No. 5 Road.



Kevin Eng
Planner 1

:ke

The following are to be met prior to forwarding this application to Council for approval:

- Receipt of a Letter-of-Credit for landscaping in the amount of \$13,500.



City of Richmond
Planning and Development Department

ATTACHMENT 1

**Report to
Development Permit Panel**

To: Development Permit Panel

From: Jean Lamontagne
Director of Development

Re: Application by Matthew Cheng Architect Inc. for a Development Variance
Permit at 8140 No. 5 Road

To Development Permit Panel - Aug 15, 2007

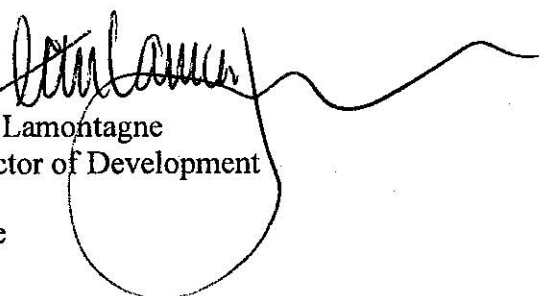
Date: July 16, 2007

File: DV 06-337315

Staff Recommendation

That a Development Variance Permit be issued which would vary the provisions of the Zoning and Development Bylaw No. 5300 to:

1. Increase the maximum permitted building height within the Assembly District (ASY) zone from 12 m (39.37 ft.) to 23.6 m (77.43 ft.);
2. Decrease the required side yard setbacks of the Assembly District (ASY) zone along the south and north property lines from 7.5 m (24.6 ft.) to 7.3 m (23.95 ft.);
3. Decrease the manoeuvring aisle between off-street parking stalls from 7.5 m (24.6 ft.) to 6.7 m (22 ft.); and
4. Decrease the side yard setback along the north and south property line to off-street parking stalls from 1.5 m (4.92 ft.) to 0.9 m (2.95 ft.).


Jean Lamontagne
Director of Development

JL:ke
Att.

Staff Report

Origin

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to vary the provision of the Zoning and Development Bylaw to:

- Increase the maximum permitted building height within the Assembly District (ASY) zone from 12 m (39.37 ft.) to 23.6 m (77.43 ft.);
- Decrease the required side yard setbacks of the Assembly District (ASY) zone along the south and north property lines from 7.5 m (24.6 ft.) to 7.3 m (23.95 ft.);
- Decrease the manoeuvring aisle between off-street parking stalls from 7.5 m (24.6 ft.) to 6.7 m (22 ft.); and
- Decrease the side yard setback along the north and south property line to off-street parking stalls from 1.5 m (4.92 ft.) to 0.9 m (2.95 ft.).

The proposed project is for the development of a Tibetan Monastery with a floor area of 1,918 m² (20,648 ft²) spread over four floors.

The westerly 110 m of the site is being rezoned from Agricultural District (AG1) to Assembly District (ASY) for this project under Bylaw 8222 (RZ 04-279819).

Project Description and Development Information

The proposal is to develop a Tibetan style monastery and accompanying off-street parking on the westerly 110 m of 8140 No. 5 Road. The application to rezone the front portion of the site to Assembly District is pending completion of a number of requirements identified through the rezoning application, including the processing of a Development Variance Permit application.

The congregation will farm the remaining backlands of 8140 No.5 Road. A 40 m wide strip at the east edge of the property will remain undisturbed as it is designated as an Environmentally Sensitive Area (ESA). An ESA assessment report prepared by the consulting biologist were submitted through the rezoning application, with the applicant's agreeing to undertake the applicable recommendations.

Please refer to 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, a single-family dwelling situated on a AG1 zoned property;
- To the east, an existing institutional building with associated off-street parking and accessory buildings on a site zoned ASY;
- To the south, an AG1 zoned property with some farming activity and related structures; and
- To the west, a combination of single-family dwellings on AG1 zoned properties on the west side of No. 5 Road that are contained in the ALR.

Rezoning and Public Hearing Results

Through the rezoning process, the staff report identified that a number of variances would be requested through a Development Variance Permit application to address an increase in building height, decrease the minimum side yard setbacks, decrease manoeuvring aisle width between off-street parking stalls and reduce the setback for off-street parking stalls from the north and south property lines.

The Public Hearing for the rezoning of this site was held on May 22, 2007. At the Public Hearing, the following concerns about rezoning the property were expressed that have been addressed through the processing of the Development Variance Permit application (responses are outlined in *bold italics*):

- Concerns over the reduction of the Environmentally Sensitive Area (ESA) on the subject site to the easterly 40 m of the subject property. *Through the processing of the rezoning application, the applicant hired an environmental consultant to conduct an assessment of the property. The applicants have committed to implementing the recommendations of the consultant to retain the rear portion of the property as ESA. Furthermore, the applicant has also extended the cedar hedgerow along the north and south property lines to the proposed farm area to improve screening and buffering to neighbouring properties and allow for additional plantings on site.*
- Concerns expressed over the traffic generation and off-street parking. *The development contains a sufficient number of off-street parking stalls (65) to meet the City's Zoning and Development Bylaw parking requirements. A parking and traffic study, prepared by a transportation consultant, was submitted for specific high-attendance events through the rezoning application. The study identified that one annual event (Congregation's teaching seminar) could potentially exceed on-site parking and recommended a number of measures to address this high volume event as follows:*
 - *Traffic demand measures (carpooling; shuttle service, limited event tickets).*
 - *Provision for overflow parking for nearby, neighbouring properties.*
 - *Traffic management plan to address traffic operations and signage during the event period.*

The City's Transportation Division reviewed and concurred with the findings and recommendations of the traffic study during the rezoning. The congregation has also indicated that the recommendations of the traffic study will be implemented for the annual, high attendance event. As a result, the congregation will be required to submit a traffic management plan to the City's Transportation Division to ensure recommendations contained in the traffic study are put in place for the event.

At the Public Hearing, concerns were raised about the general massing and volume of the proposed monastery and variances identified at the time. The following sections of this report will conduct an examination of the proposed variances in conjunction with an overview of the conditions of adjacency, landscaping and overall form and character of the development.

Staff Comments

The proposed monastery on the subject site was subject to a design review undertaken by Urban Design staff. The proposed scheme attached to this report has satisfactorily addressed urban

design issues identified by staff as part of the review of the Development Variance Permit application.

Zoning Compliance/Variations (staff comments in bold)

The applicant requests to vary the provisions of the Zoning and Development Bylaw No. 5300 to:

- 1) Increase the maximum permitted building height within the Assembly District (ASY) zone from 12 m (39.37 ft.) to 23.6 m (77.43 ft.).

Staff have conducted a review of other assembly buildings and structures along No. 5 Road that exceed the building height restrictions of 12m contained in the assembly zone, which is summarized below (refer to Attachment 2 for a map of the subject properties):

- *India Cultural Centre (8600 No. 5 Road) – Variance to allow a height relaxation to 17.5 m (57.37 ft) for portions of the “Onion” dome.*
- *Shia Muslim Centre (8580 No. 5 Road) – Variance to allow a height relaxation to 20.1 m (66 ft.) for two spires (minarets) and an accompanying architectural dome that is 15.4 m (51 ft.) in height.*
- *Lingyen Mountain Temple (10060 No. 5 Road) – Variance to allow a height relaxation to 21 m (68.9 ft.) for various temple buildings throughout the site.*

The subject proposal does not set a precedent pertaining to height relaxations for assembly buildings along No. 5 Road. Although the proposed building height associated with the subject site would represent the highest variance requested along No. 5 Road, the variance would only apply to a very small portion of the overall building mass. The overall mass of the portion of the building exceeding the height limitation is significantly less when compared to the three sites previously mentioned, which had significant structures and building massing extending beyond the 12 m (39.37 ft.) height requirement. A detailed review of the impacts and mitigation measures of the subject building on 8140 No. 5 Road is contained below.

A majority of the building and structure (first 3 floors of the monastery) are contained within the required 12 m (39.37 ft.) height limitation. Portions of the building that rise above the main monastery parapet wall are associated with the clerestory and cupola, which are characteristic architectural components of Tibetan temples and serve to bring light into the assembly hall. This building element rises approximately 10.77 m (35.33 ft.) above the main building parapet wall and is 11.61 m (38 ft.) above the 12 m (39.37) building height limitation. No useable floor space is contained in clerestory, as the main function is to properly convey the architectural style of a Tibetan monastery and allow for natural light into the assembly hall

The height variance for this portion of building can be considered as the increase in height improves overall articulation of the larger building mass contained within the 12 m (39.37 ft.) height limitation. There is very little impact on overall massing as the clerestory and cupola are setback significantly from the edges of the parapet wall 3.4-5.5 m (11-18 ft.). Extensive articulation of the portion of the building extending beyond the maximum height is achieved through use of distinctive metal roof features, cladding materials, glazing and decorative elements.

Portions of the building also project above the maximum 12 m (39.37 ft.) height restriction towards the rear of the building for the two staircase towers and the dormitory on the fourth floor. These portions of the building project 1.79 m (5.87 ft.) above the 12 m (39.37 ft.) height limitation. The minor increase in building height for these elements poses minimal adjacency concerns and improves overall building articulation along the north and south elevations.

The flood plain elevation requires a minimum building elevation of 2.6 m (8.53 ft.) for the subject site. As a result of the required elevated building elevation based on the City's Flood Protection Management Strategy, the design response has been to place the ground floor concrete slab on an elevated raft structure. This enables the ground floor to meet the minimum building elevation of 2.6 m (8.53 ft.). The City's zoning and development bylaw requires building height to be measured from the level of the lowest concrete floor (top of the raft slab for the proposed development). Due to the required minimum flood plain elevation and design approach to raise the ground floor to 2.6 m (8.53 ft.), the overall height of the building has been raised from 21.48 m (70.47 ft.) (originally identified at rezoning) to 23.6 m (77.43 ft.)

- 2) Decrease the required side yard setbacks of the Assembly District (ASY) zone along the south and north property lines from 7.5 m (24.6 ft.) to 7.3 m (23.95 ft.);

The variance to the side yard setbacks applies to small projections associated with three building exits and associated stairways on the north and south side of the building. The 0.2 m (0.6 ft.) building projection is required to allow for additional space needed for the purposes of meeting building code. Staff have no concerns over the requested variance as it represents a very minor projection, with the main building face in compliance with the required setback. The projections also help to articulate and break up the massing of the building's north and south elevation.

- 3) Decrease the manoeuvring aisle between off-street parking stalls from 7.5 m (24.6 ft.) to 6.7 m (22 ft.).

The proposed reduction in manoeuvring aisles between off-street parking stalls was identified in processing of the rezoning application and reviewed by the City Transportation Division with no concerns noted. Drive aisle widths are maintained at 7.5 m (24.6 ft.) for the vehicle access from No. 5 Road and 6 m for the driveways along the north and south sides of the building to enable adequate vehicle circulation.

- 4) Decrease the side yard setback along the north and south property line to off-street parking stalls from 1.5 m (4.92 ft.) to 0.9 m (2.95 ft.).

The decrease in setbacks for parking stalls from the side property lines applies to a total of 7 stalls adjacent to the north and south property line. The reduced setback to parking stalls is mitigated by a solid fence and landscaped screen (cedar hedges), which will run along the entire length of the property.

Analysis

Conditions of Adjacency

- The requested variances do not substantially impact neighbouring properties. Landscaping and appropriate fencing is situated around the perimeter of the subject site.

- The upper clearstory and cupola extending 11.61 m (38 ft.) above the 12 m (39.37 ft.) height restriction are appropriately setback from the edges of the main building parapet and do not impose substantial massing or shadowing impacts to adjacent properties.

Urban Design and Site Planning

- Site layout is dictated by off-street parking requirements and vehicle circulation.
- The main entrance to the building is oriented to No. 5 Road.
- Off-street parking situated along the No. 5 Road frontage is mitigated by a strong landscaped edge along No. 5 Road, which includes a decorative fence. The parking area is also highlighted with concrete banding and permeable concrete pavers. Trees are also situated in parking islands where space allows.
- Off-street parking also wraps around the base of the building on the ground floor along the north, south and east elevations as well as along the rear property line adjacent to the agricultural area. This helps to minimize the visibility of parking stalls from No. 5 Road.
- The proposed building provides for universal accessibility. Accessible stalls are situated close to a building entrance at the rear of the building, where the appropriate lifts allow access to the building. Within the building, an elevator will allow for additional provisions of universal access.

Architectural Form and Character

- The strong base of the monastery and the centrally placed clerestory and cupola above are representative of Tibetan temple architecture.
- Overall massing (especially along the north and south building elevations) is broken up through horizontal banding (porcelain tiles) in conjunction with decorative molding and cornices. Portions of the building walls that project from the façade of the main wall (associated with the stairwells) along the north and south building elevations help to reduce the scale of the main building wall.
- Further articulation of the elevations is achieved through a variety of:
 - Cladding materials (brick, tiles, metal roofing; decorative banding).
 - Decorative railings, cornices and molding along with symbolic elements (i.e., decorative medallions; statues).
 - Implementation of glazing along all building elevations.
 - Use of contrasting building materials and colours.

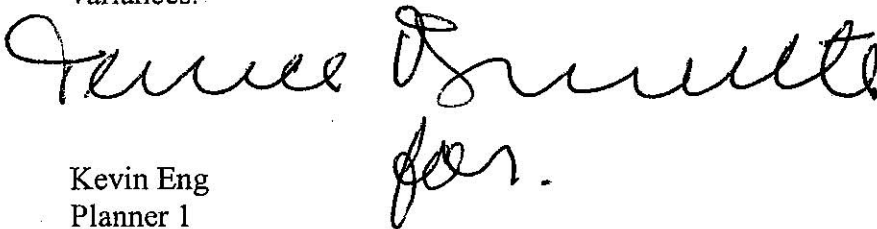
Landscape Design and Open Space Design

- A majority of the landscaping is situated around the perimeter of the subject site. On the east and west boundaries of the portion of the property zoned for assembly, increased landscape strips varying in width (2.5-3 m wide) are implemented with a combination of groundcovers, low-level shrubs and hedging.
- A majority of the larger calliper trees are situated within the parking area adjacent to No. 5 Road.
- A combination of fencing (1.2 m and 1.8 m in height) and cedar hedging extends around north, south and eastern boundary of the proposed ASY zoned portion of the site.
- Through the rezoning application, a landscaping security was secured for all on-site landscaping associated with the development. A cedar hedge has been added to the landscape plan along the north and south edge of the proposed agricultural area in addition to the landscaping for remaining portions of the development site. The consulting landscape architect has identified the cost of the additional landscape hedges to improve screening to

neighbouring properties. As a result, a landscaping security in the amount of \$15,000 must be submitted prior to issuance of the Development Variance Permit application.

Conclusions

The requested height relaxation to 23.6 m (77.43 ft.) for the Monastery's cupola and clerestory can be considered as portions of the building above the maximum height is limited to a central, small area of the building footprint compared to the overall size of the structure. More importantly, the cupola and clerestory is an important component of the vernacular architectural vocabulary of Tibetan temples that helps to bring in natural light and highlights the assembly hall portion of the building situated close to No 5 Road. Other identified variances for side yard setback and parking setback relaxations along with a small reduction in vehicle manoeuvring aisles does not impact circulation on the subject site. On this basis, staff support the identified variances.



Kevin Eng
Planner 1

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The following are to be met prior to forwarding this application to Council for approval:

- Receipt of a Letter-of-Credit for landscaping in the amount of \$15,000 (based on the landscaping consultants estimate of installation and plantings based on revisions to the plan).



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 www.richmond.ca
 604-276-4000

**Development Application
 Data Sheet**
 Development Applications Division

DV 06-337315 **Attachment 1**

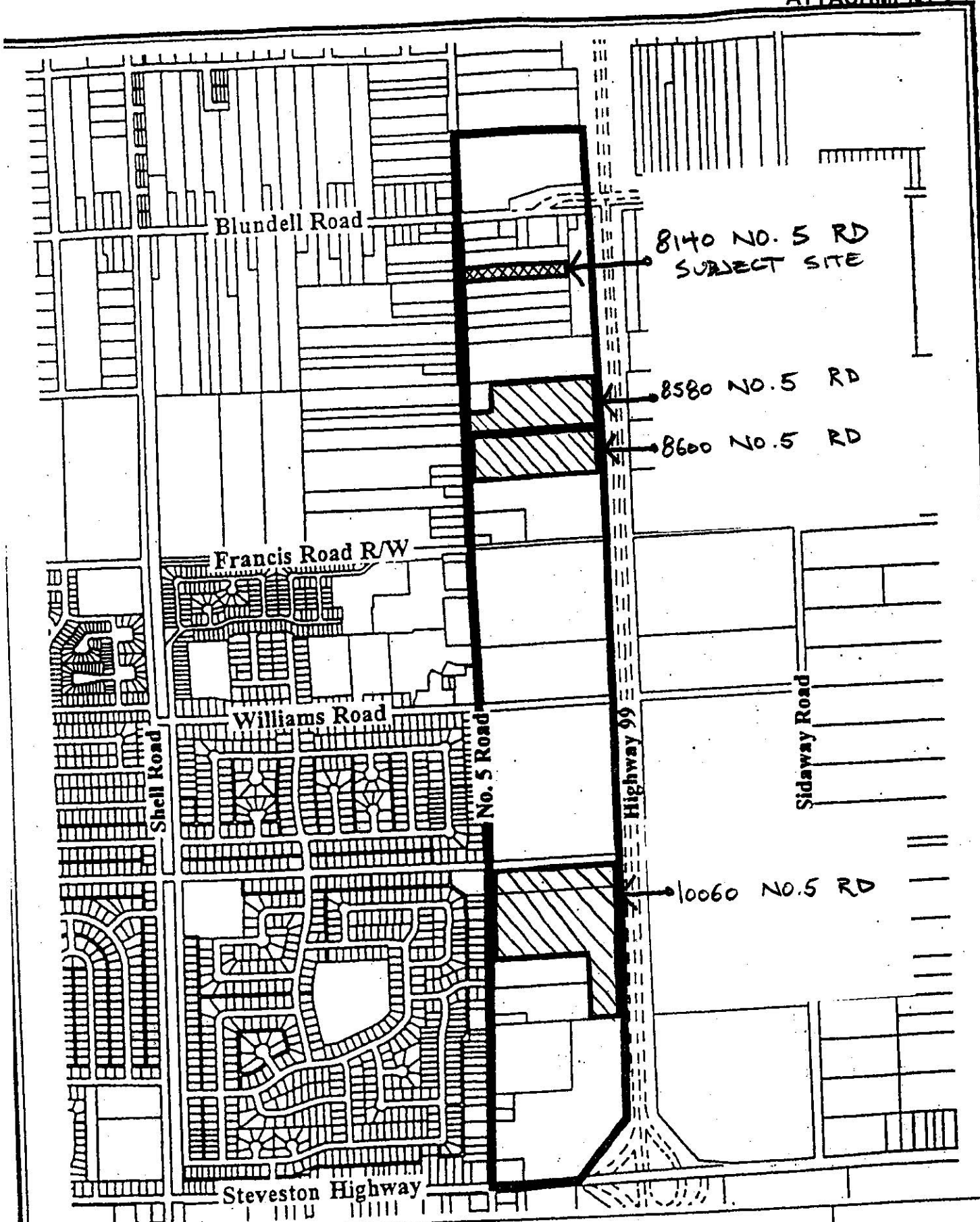
Address: 8140 No. 5 Road

Applicant: Matthew Cheng Architect Inc. Owner: Thrangu Monastery Association

Floor Area Gross: 1,918 m² Floor Area Net: 1,918 m²

	Existing	Proposed
Site Area:	3,995 m ²	3,854 m ² (after dedication)
Land Uses:	Vacant	Assembly for westerly 110m Agricultural Backlands ESA for easterly 40m
OCP Designation:	Community Institutional Agriculture Environmentally Sensitive Area (ESA)	No change to Community Institutional and Agriculture ESA for easterly 40 m of site
Zoning:	Agricultural District (AG1)	Assembly District (ASY) – Westerly 110 m

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.5	0.5	None permitted
Lot Coverage:	Max. 35%	32%	None
Setback – Front Yard:	Min. 6 m	37.66 m	None
Setback – Side Yard (north and south):	Min. 7.5 m	7.3 m	Variance requested
Setback – Rear Yard:	Min. 7.5 m	13.63 m	None
Height (m):	Max. 12 m	23.6 m	Variance requested
Off-street Parking Spaces – Accessible:	2	2	None
Total off-street Spaces:	62	65	None
Tandem Parking Spaces	none proposed	N/A	None



Area Proposed for Public
and Institutional Use

Date:
01/24/00



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 www.richmond.ca
 604-276-4000

**Development Application
 Data Sheet
 Development Applications Division**

DV 06-337315 **Attachment 2**

Address: 8140 No. 5 Road
 Applicant: Matthew Cheng Architect Inc. Owner: Thrangu Monastery Association
 Floor Area Gross: 1,918 m² Floor Area Net: 1,918 m²

	Existing	Proposed
Site Area:	3,995 m ²	3,854 m ² (after dedication)
Land Uses:	Vacant	Assembly for westerly 110m Agricultural Backlands ESA for easterly 40m
OCP Designation:	Community Institutional Agriculture Environmentally Sensitive Area (ESA)	No change to Community Institutional and Agriculture ESA for easterly 40 m of site
Zoning:	Agricultural District (AG1)	Assembly District (ASY) – Westerly 110 m

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.5	0.5	None permitted
Lot Coverage:	Max. 35%	32%	None
Setback – Front Yard:	Min. 6 m	37.66 m	None
Setback – Side Yard (north and south):	Min. 7.5 m	7.3 m	Variance requested
Setback – Rear Yard:	Min. 7.5 m	13.63 m	None
Height (m):	Max. 12 m	21.44 m	Variance requested
Off-street Parking Spaces – Accessible	2	2	None
Total Off-street Parking Spaces:	62	65	None
Tandem Parking Spaces	None proposed	N/A	None



City of Richmond
Planning and Development Department

Development Permit

No. DV 06-337315

To the Holder: MATTHEW CHENG ARCHITECT INC
Property Address: 8140 NO. 5 ROAD
Address: 201 – 445 WEST 6TH AVENUE
 VANCOUVER, B.C. V5Y 1L3

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 and Development Bylaw No. 5300" is hereby varied to:
 - a) Increase the maximum permitted building height within the Assembly District (ASY) zone from 12 m (39.37 ft.) to 21.44 m (70.34 ft.);
 - b) Decrease the required side yard setbacks of the Assembly District (ASY) zone along the south and north property lines from 7.5 m (24.6 ft.) to 7.3 m (23.95 ft.);
 - c) Decrease the manoeuvring aisle between off-street parking stalls from 7.5 m (24.6 ft.) to 6.7 m (22 ft.); and
 - d) Decrease the side yard setback along the north and south property line to off-street parking stalls from 1.5 m (4.92 ft.) to 0.9 m (2.95 ft.).
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 #11 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 \$13,500 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. DV 06-337315

To the Holder: MATTHEW CHENG ARCHITECT INC
Property Address: 8140 NO. 5 ROAD
Address: 201 – 445 WEST 6TH AVENUE
VANCOUVER, B.C. V5Y 1L3

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

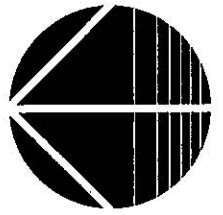
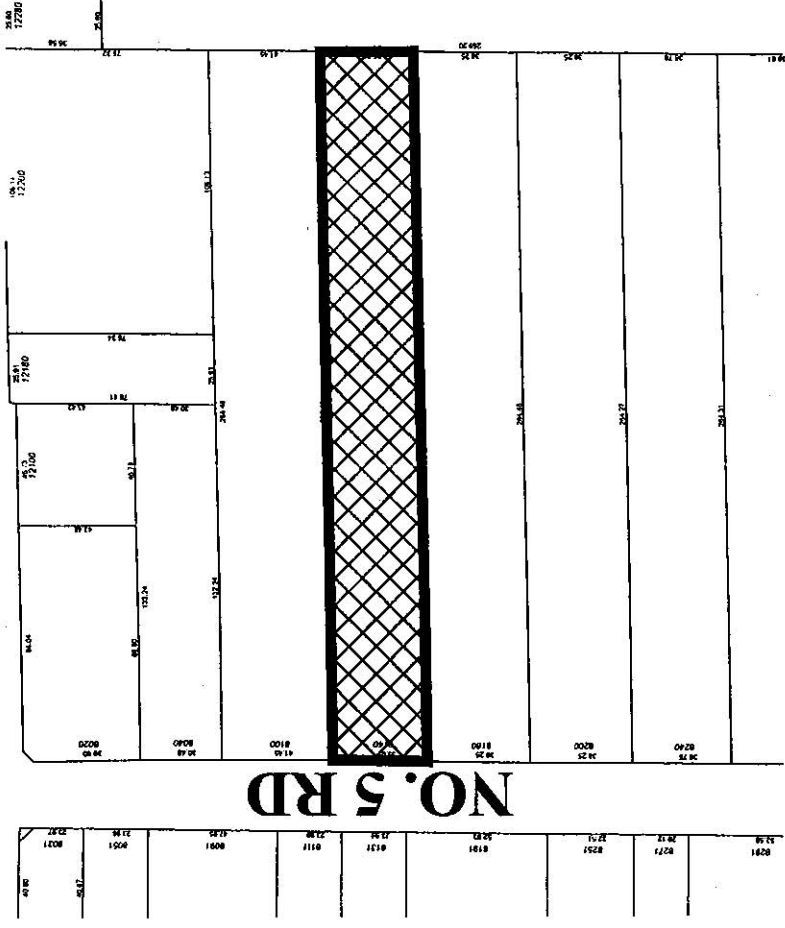
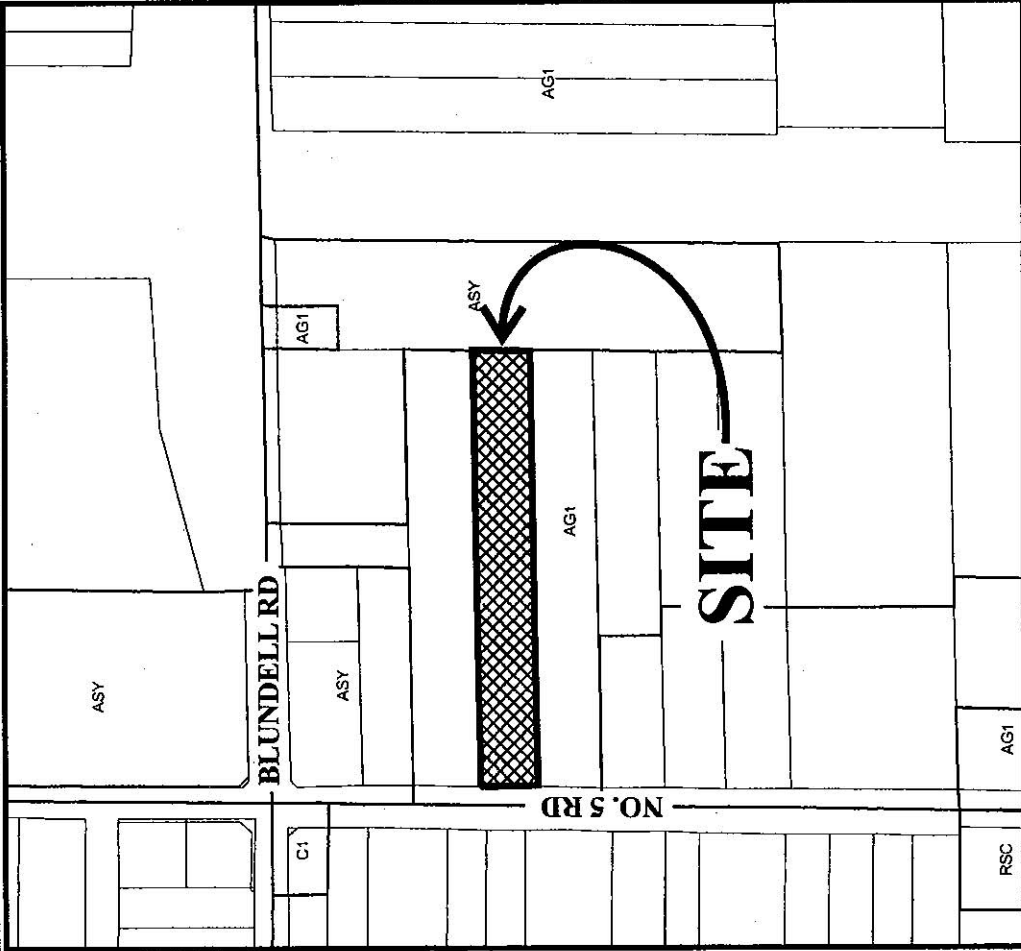
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



DV 06-337315
SCHEDULE "A"

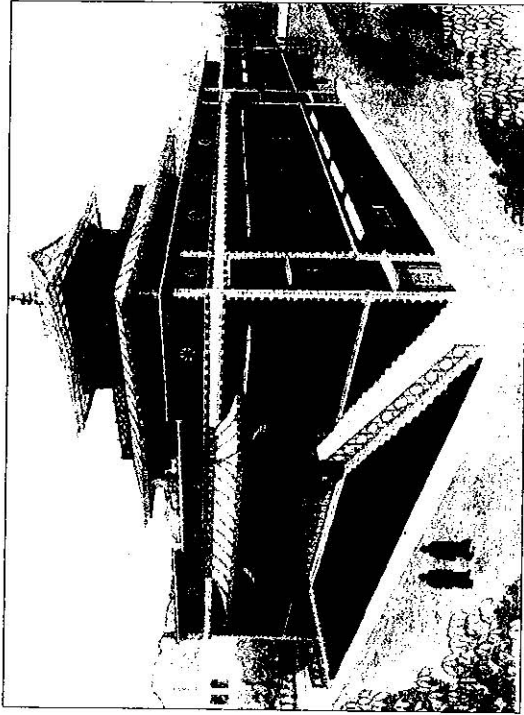
Original Date: 06/08/06

Revision Date:

Note: Dimensions are in METRES

Thrangu Monastery

8140 No. 5 Road, Richmond B.C.



MATTHEW CHENG ARCHITECT INC.

1180 WEST 4TH AVENUE
VANCOUVER, B.C. V6H 2K9
TEL: (604) 684-3111 FAX: (604) 684-3112

CONTRACTORS MUST BE LICENSED. THE SERVICES PROVIDED BY THIS ARCHITECTURE FIRM ARE LIMITED TO ARCHITECTURAL DESIGN AND CONSULTING. ALL SERVICES ARE PROVIDED ON A CONTRACT BASIS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE CONTRACTOR'S NEGLIGENCE OR OTHERWISE.

NO. 2011
B.C. REG. NO. 12345
B.C. REG. NO. 67890
B.C. REG. NO. 12345
B.C. REG. NO. 67890
B.C. REG. NO. 12345

DEVELOPMENT DATA

Civic Address: 8140 No. 5 Road, Richmond B.C.
Legal Description: S115' 28th SEC. 19-4-5 PL. 4080
Zoning: Existing Agricultural District (A01) Zoning rezone to Assembly District (AS7) Zoning

Lot Area: 41,482.71 sf (15,04 m x 110.00 m)
Uses: Place of Worship/Dormitory

Permitted: 0.5 (20,741.36 sf)
Density: 35% (13,991.02 sf)

Prepared: 6,877.26 sf
0.50 (20,847.72 sf)
32% (13,288.56 sf)

Area Allocation: 6,877.26 sf
Ground Floor: 4,863.12 sf
Second Floor: 4,262.30 sf
Third Floor: 824.64 sf
Fourth Floor: 20,647.72 sf

Sublots:
Plot Sublot: 6.0 m (19.68 ft)
Side Yards: 3.2 m (10.49 ft)
Rear Yard: 7.5 m (24.60 ft)

Buildings Height: 37.66 m (123.56 ft)
Roof Height: 7.37 m (24.18 ft)
Roof Area: 13.63 m (44.72 ft)

VARIANCE REQUESTED

Roof Height: 2.44 m (7.99 ft)

Parking Calculation: 10 per 100 sqm (1,076.40 sq) = 5,082.15 sq / 1,076.40 sq x 10 = 47.21
Assembly: 4 per 100 sqm (1,076.40 sq) = 1,713.19 / 1,076.40 sq x 4 = 6.37
Dormitory: 25 Units x 1 per each 3 sleeping unit = 8.33

Total Parking Required: 61.91 (62)
Total Parking Provided: 65 (30% Small Parking)
2 H/C Parkings (3%)

DESIGN TEAM

Architectural: Matthew Cheng Architect Inc.
Unit 202 - 670 Evans Avenue
Vancouver, B.C. V6A 2K9
Contact: Matthew Cheng/Abe Hoang
Telephone: (604) 731-3012
Facsimile: (604) 731-3508
E-mail: matthew@mc.ca

Structural: Thomas Leung Structural Engineering Inc.
121 West 5th Avenue
Vancouver, B.C. V5Y 1K3
Contact: Thomas Leung/Dan Borey
Telephone: (604) 873-1768
Facsimile: (604) 873-9978
E-mail: tleung@tels.net

Mechanical: Yonaco & Associates
Unit 200 - 1180 Melville Street
Vancouver, B.C. V6E 3M1
Contact: David Lee
Telephone: (604) 684-3412
Facsimile: (604) 684-3884
E-mail: david@yonaco.ca

Electrical: Nemetz (S/A) & Associates Ltd.
2003 West 4th Avenue
Vancouver, B.C. V6Z 1J3
Contact: Alan Krumer/Sipthulu
Telephone: (604) 735-8462
Facsimile: (604) 735-8865
E-mail: ron@nemetz.com

Soil: Levelton Consultants Ltd.
Unit 150 - 12791 Oakley Place
Richmond, B.C. V6V 2H9
Contact: Kenny Ko
Telephone: (604) 278-1411
Facsimile: (604) 278-1042
E-mail: info@levelton.com

Envelope: Dubois Engineering Inc.
Unit 105 - 3953 Hastings Drive
Burnaby, B.C. V3C 8N5
Contact: Alan Zevash
Telephone: (604) 875-1930
Facsimile: (604) 875-1887
E-mail: azevash@duboisengineering.com

Building Code: Gage-Balcock & Associates Ltd.
Unit 228 - 1195 West Broadway
Vancouver, B.C. V6H 3J5
Contact: Edmond Lin
Telephone: (604) 732-2751
Facsimile: (604) 732-1277
E-mail: e.lin@gbps.com

Landscape: Ho & Associates Landscape Architects
3180 Hunt Street
Richmond, B.C. V7E 2L4
Contact: Wase Ho
Telephone: (604) 275-2812
Facsimile: (604) 275-8336
E-mail: hovan@ho.ca

Project Title: THRANGU MONASTERY
8140 NO. 5 ROAD
RICHMOND, B.C.

Sheet Title: DEVELOPMENT DATA AND CONSULTANT LIST

#1
AUG 24 2007

DP 06-337315

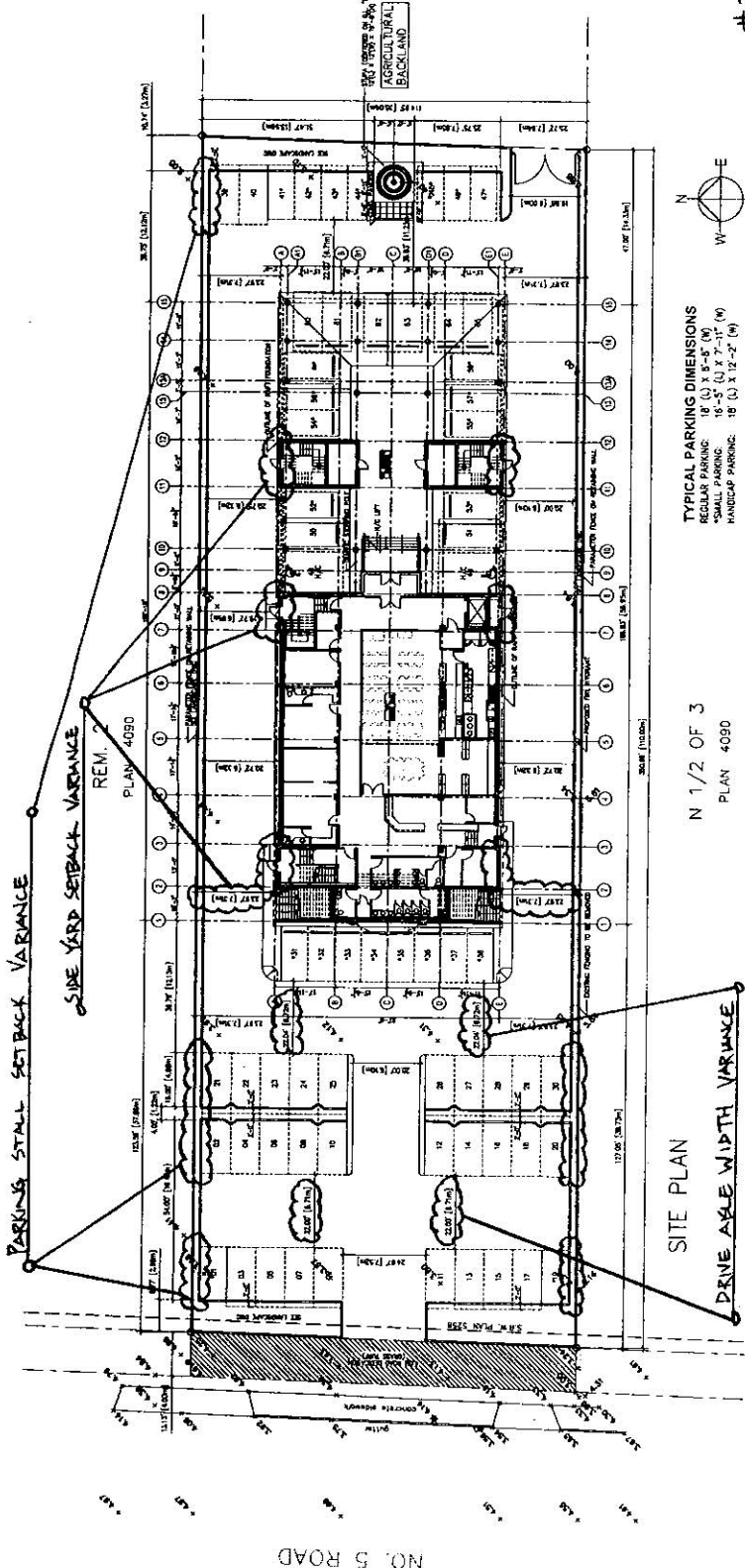
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Project Name:	
Project Date:	2007/08/23
Project No.:	2007/08/23



MATTHEW CHENG ARCHITECT INC.
 107-11150 152A STREET, VANCOUVER, BC V2C 1A8
 TEL: 604-273-8888 FAX: 604-273-8889
 WWW.MATTHEWCHENGARCHITECT.COM

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DATE: 2007/06/23
 DRAWN BY: MCH
 CHECKED BY: MCH
 PROJECT NO.: 06-337315
 SHEET NO.: 1 OF 3



TYPICAL PARKING DIMENSIONS
 REGULAR PARKING: 18' (L) X 9'-8" (W)
 SMALL PARKING: 18'-5" (L) X 7'-11" (W)
 HANDICAP PARKING: 18' (L) X 12'-2" (W)

N 1/2 OF 3
 PLAN 4090

SITE PLAN

NO. 5 ROAD

AGRICULTURAL BACKLAND

REM. PLAN 4090

PROJECT: THE
THRANGU MONASTERY
 8140 NO. 5 ROAD
 RICHMOND, B.C.
 #2- AUG 24 2007
 DP 06337315

SHEET NO.
SITE PLAN AND GENERAL NOTES

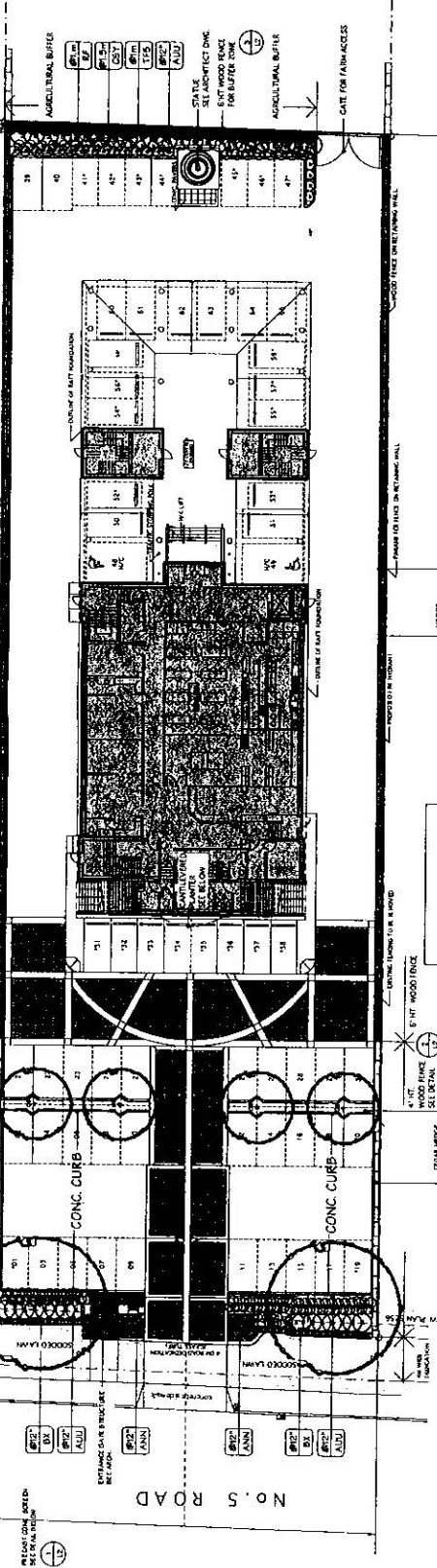
GENERAL NOTES

- Erect all work in accordance with all the applicable portions of the current BC Building Code and its revisions, Municipal By-laws and Regulations, and any special requirements of the Local Authorities having jurisdiction. Any discrepancies between these codes, by-laws, regulations, and the construction documents shall be reported to the architect for any discrepancies at site conditions and dimensions.
- Report to the architect for any discrepancies at site conditions and dimensions.
- Verify all site conditions and dimensions prior to the commencement of work. Do not scale drawings.
- Coordinate all work with existing conditions and adjacent properties.
- When any building service penetrates a fire separation as required by BCBC 1008, the penetration shall be tightly sealed with a fire caulking conforming to building code requirements and applied in strict accordance with the manufacturer's recommendations to achieve required fire rating.
- Fire stop system rating to be equal to that required for the penetration assembly.
- Fire stopping shall be provided in concealed spaces as per 3.1.11 of BCBC 1998.
- Light-escaping walls, columns and beams to have the same fire resistance rating as that of the supported floor assembly as required in Article 3.2.2.24 of BCBC 1998.
- All fire doors and window assemblies used on egress in a required separation shall be installed in conformance with Chapter 2 to 13 of NFPA 80 Fire Doors and Windows.
- All fire and egress separations to be continuous behind projection into wall and ceiling assemblies.

- Ensure separation location of all building egress systems and assemblies that provide environmental separation shall be installed according to BCBC 1998 Part 5 to ensure continuity of protection among and between all systems and assemblies. Submit material, color, and finish of flashing and caulking for approval.
- Where a discrepancy exists between the design documents and site conditions, the intent of the design rather than the specifications shall control with respect to the construction, all as interpreted by the architect's instruction.
- Check all material interfaces and exterior perimeter of all doors and windows.
- All installations conform to Article 3.1.3.11 of BCBC 1998.
- Seal vents shall not be installed closer than 4'-0" on either side of door or window. Within 4'-0" of doors and windows, soffit penetration shall be minimum 7/16" thick plywood or louver.
- Number identifying floor levels to be maintained permanently on the stair side of the wall, at the base of all door, and in exit stair shaft. Size and configuration of numbers to conform to Sentence 3.6.6.18 (1) of the BCBC 1998.
- Signs to be made in accordance with Article 3.1.3.11 (3) of the BCBC 1998.
- Paint all parking stall numbers, parking lines, small cut, and handicapped parking designations as per drawings.
- Other:
 - Employer shall comply with the requirements of Articles 3.2.6.4, 3.5.2.1 and 3.5.4.2 of BCBC 1998.
 - All roofing work shall be installed to the applicable standard of TCA/BCA practice manual.
 - Class one asbestos for doors and glass in windows located within 300mm of door locks shall be safety glass or equivalent.
 - Submit samples and drawings for approval for all materials and finishes. Submit samples and drawings for approval prior to fabrication.
 - All exit stairs and landings shall have non-slip surface and tactile warning.
 - Vertical and horizontal service spaces shall conform to 3.5.3 and 3.6.4 of the BCBC 1998.

Scale: 1/8" = 1'-0"
 Project Number:
 Issue Date:
 2007/06/23
 Issue No.:
 2007/06/23
 Drawn By:
 MCH
 Checked By:
 MCH
 Date:
 2007/06/23
D.I.I.

MATCH LINE
FOR CONTINUATION PLAN
SEE BELOW



- AG PLAN 2007
 10/12/07
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I TO ASSOCIATES
 LANDSCAPE ARCHITECTS
 2100 West Street
 Richmond, BC V6E 2A4
 Voice: (604) 275-2812
 Fax: (604) 275-4826
 Email: info@ito.ca

Project:
LAMA TEMPLE
 8140 No. 5 Road,
 Richmond
 Drawing Title:
LANDSCAPE PLAN

#3
 AUG 7 4 2007

DP 0 6-3 37 315

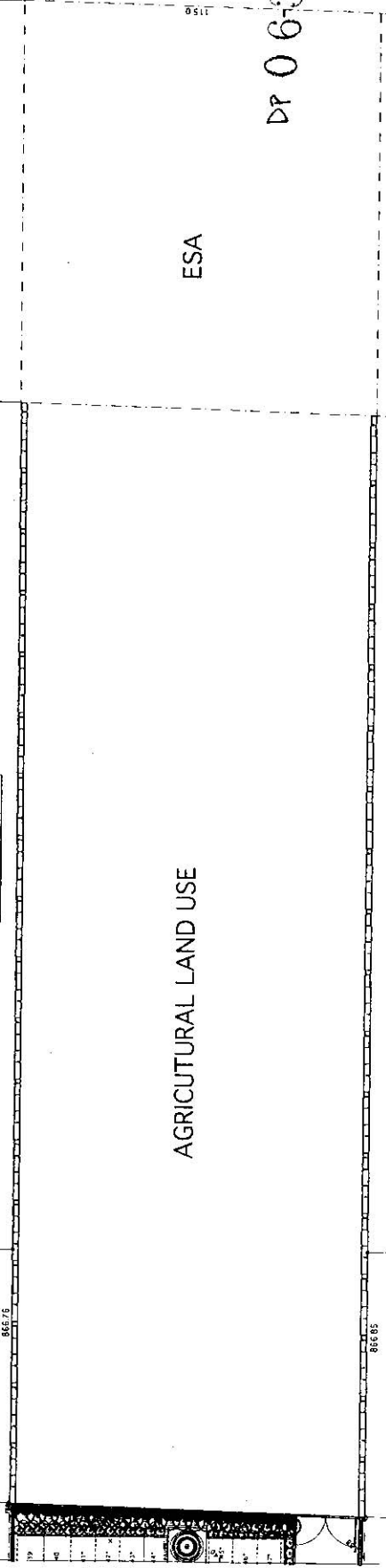
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Drawn	M
Checked	T
Date	11/12/07
Scale	AS SHOWN

L1 of 2

ESA

AGRICULTURAL LAND USE

MATCH LINE
FOR CONTINUATION PLAN
SEE ABOVE



865.75

866.83

PLANT LIST

LAMA TEMPLE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
GB	4	QUERCUS BILBOA	HADESWEAR TREE	6.0m CAL. 1.8m STD.
CR	2	QUERCUS RUBRA	RED OAK	8.0m CAL. 1.8m STD.
TS	486	TRILIX OCCIDENTALIS 'SMARAGO'	EMERALD CEDAR	1.5m HT.

SHRUBS

AJA	76	AZALEA JAPONICA 'ANDROM'	ANONNA JAPANESE AZALEA	#2 POT
BK	75	BUNUS SEMPERVENS	COMMON BOWWOOD	#2 POT
CSY	23	CORDUS STOLONIFERA 'FLAYMARE'	YELLOW TINE DOORWOOD	#2 POT
LJ	241	LEUCOSTYMA JAPONICUM 'TEKANUKI'	JAPANESE BUSH	#2 POT
P2	7	PRUNUS LAUROCESTRIS 'ZABELIANA'	JAPANESE PRUNE	#2 POT
R7	50	ROSA FLOWER CARPET	FLOWER CARPET ROSE	#2 POT

GROUND COVERS

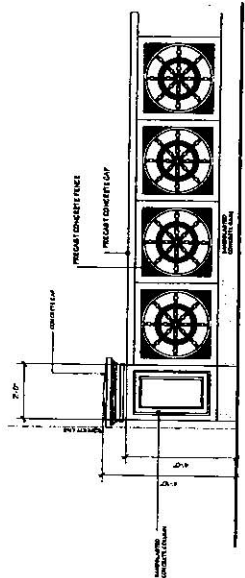
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CSR	15	COTONASTER SALICIFOLIUS 'REPNIS ANONWOOD'		#5P3 POT

PERENNIALS/ANNUALS/TERRIS/GRASSES/AQUATIC PLANTS

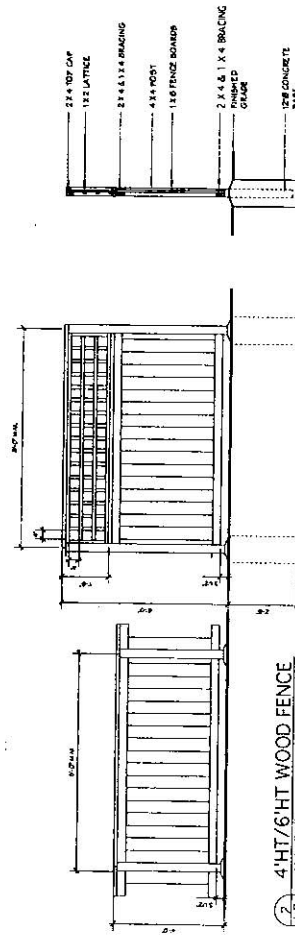
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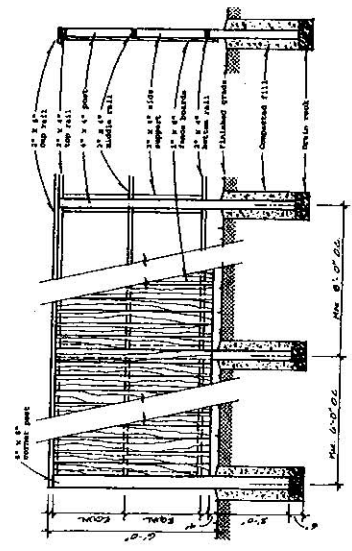
- ** DENOTES SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- ALL MATERIALS AND SPECIFICATIONS SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS.
- PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CNFA STANDARDS FOR NURSERY STOCK AND THE BCMA STANDARDS FOR CONTAINER GROWN PLANTS.
- ALL PLANT QUANTITY DISCREPANCIES BETWEEN PLAN AND PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BIDS.
- ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE SHALL OCCUR WHEN 95% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER.



1. CONCRETE SCREEN FENCE



2. 4' HT./6\"/>



3. 6' HT WOOD FENCE FOR BUFFER ZONE FENCE

ITO
 LANDSCAPE ARCHITECTS
 8140 NO. 5 ROAD
 RICHMOND, BC V6V 2L4
 TEL: (604) 273-4466
 FAX: (604) 273-4466
 EMAIL: ITO@ITOBC.COM

ITO
LANDSCAPE ARCHITECTS
 8140 No. 5 Road
 Richmond, BC V6V 2L4
 Tel: (604) 273-4466
 Fax: (604) 273-4466
 Email: ITO@ITOBC.COM

Project:
 LAMA TEMPLE
 8140 No. 5 Road,
 Richmond

Drawing Title:
 DETAIL/
 PLANT LIST

#4
 AUG 24 2007
 DP 06337315

L2 of 2



MATTHEW CHENG ARCHITECT INC.

100-1100 WEST 4TH AVENUE
 VANCOUVER, BRITISH COLUMBIA V6H 1T1
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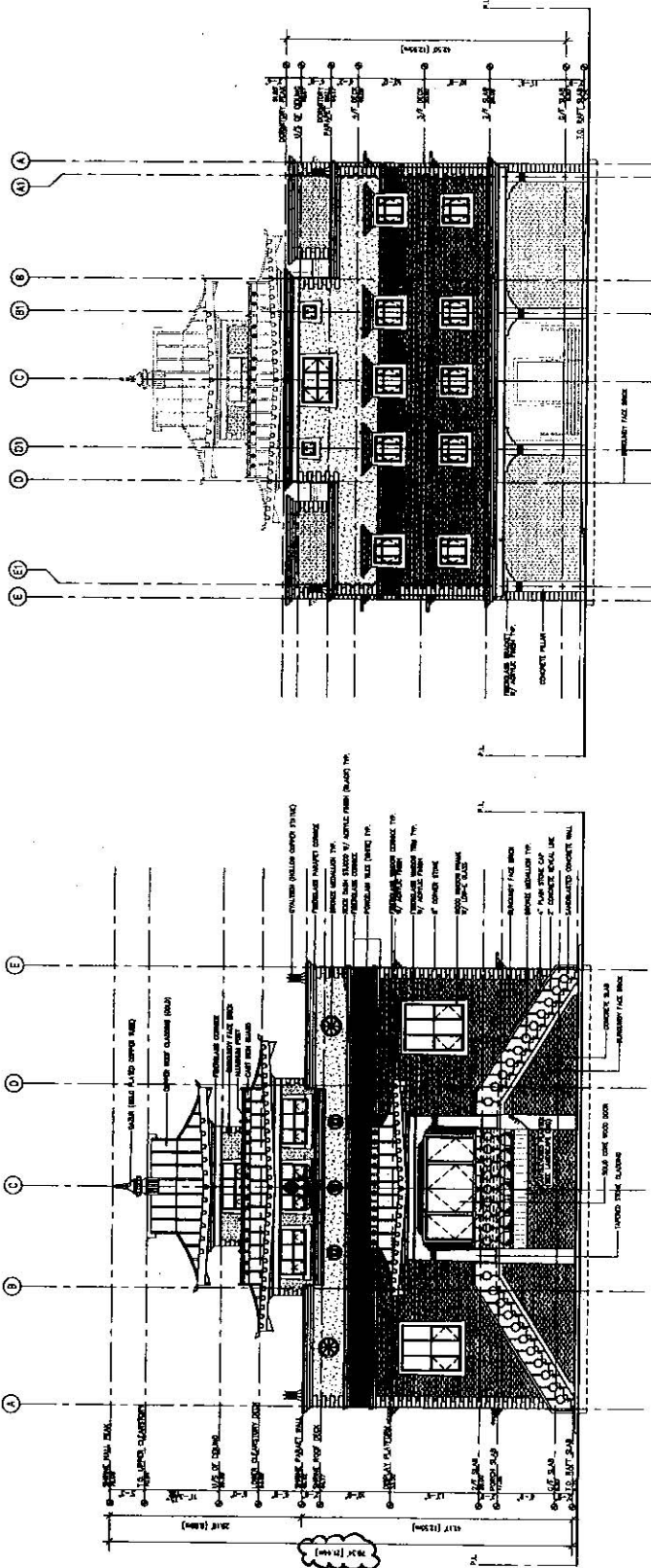
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DATE: 07/20/07
 DRAWN BY: MCH
 CHECKED BY: MCH
 PROJECT NO: 07/07/003
 SHEET NO: 07/07/003-01

COMMENTS:

PROJECT TITLE:
 THIRANGU MONASTERY
 8140 NO. 5 ROAD
 RICHMOND, B.C.

SHEET TITLE:
 WEST (NO. 5 ROAD) AND
 EAST ELEVATIONS



WEST (NO. 5 RD) ELEVATION

EAST ELEVATION

#5
 AUG 24 2007
 DP 06337315

DATE:	07/20/07
DRAWN BY:	MCH
CHECKED BY:	MCH
PROJECT NO:	07/07/003
SHEET NO:	07/07/003-01
PROJECT TITLE:	THIRANGU MONASTERY
PROJECT ADDRESS:	8140 NO. 5 ROAD, RICHMOND, B.C.
SCALE:	1/4" = 1'-0"
DATE PLOTTED:	07/20/07
PLOTTED BY:	MCH
PROJECT NUMBER:	D3.1



MATTHEW CHENG ARCHITECT INC.

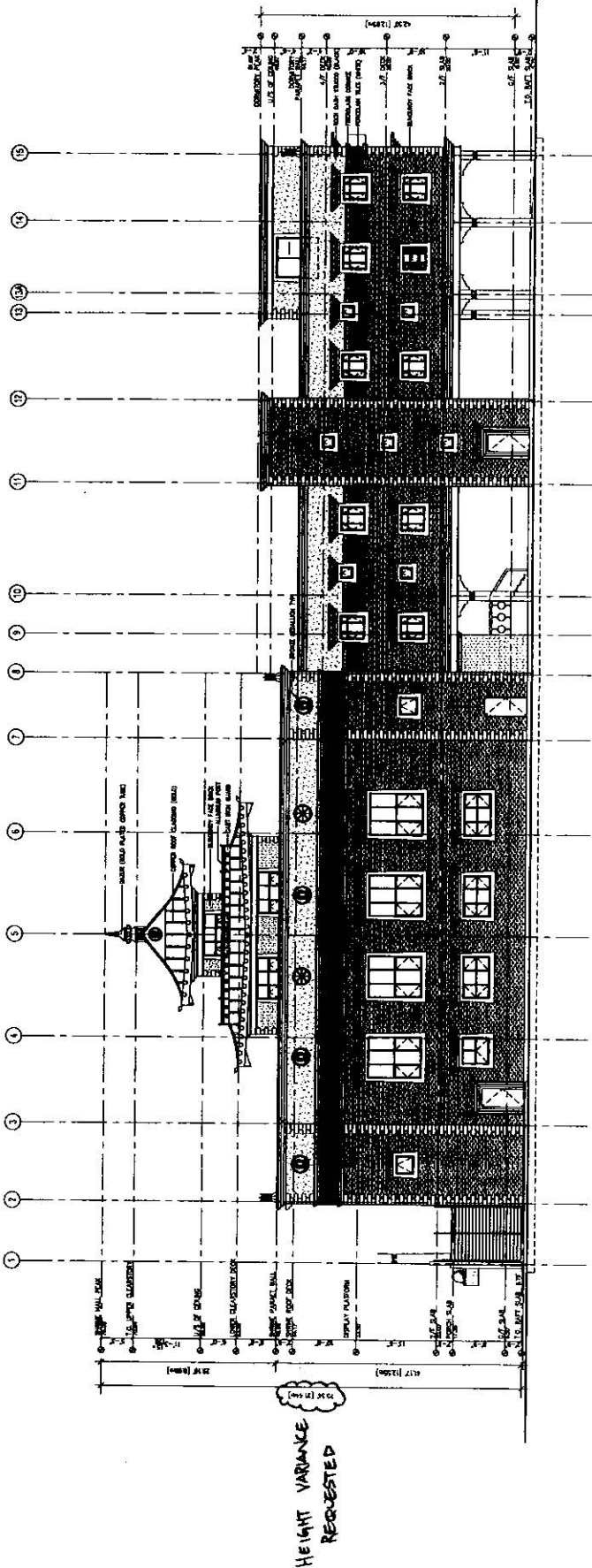
1000 WEST 10TH AVENUE
SUITE 200
VANCOUVER, BC V6H 2Y1
TEL: (604) 681-1111 FAX: (604) 681-1100

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DATE: 08/24/07
PROJECT: THRANGU MONASTERY
DRAWN BY: MCH
CHECKED BY: MCH
SCALE: 1/4" = 1'-0"

PROJECT: THRANGU MONASTERY
8140 NO. 5 ROAD
RICHMOND, B.C.

SHEET: 106 SOUTH ELEVATION



SOUTH ELEVATION

#6
AUG 24 2007
DP 06337315

DATE:	08/24/07
DRAWN BY:	MCH
CHECKED BY:	MCH
SCALE:	1/4" = 1'-0"
SHEET NUMBER:	106
PROJECT NUMBER:	D3.2



MATTHEW CHENG ARCHITECT INC.
 100-10000 HWY 7
 RICHMOND, B.C. V6X 3E9
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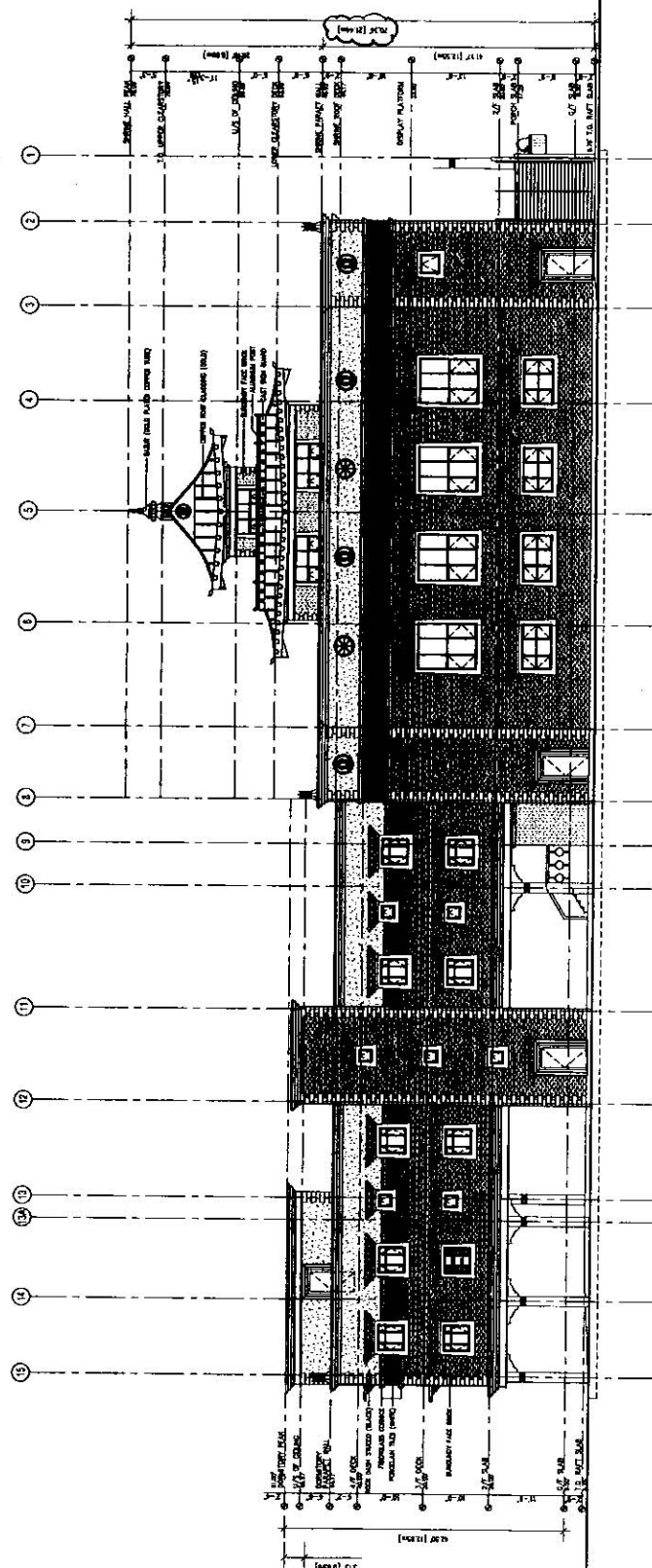
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 PROJECT NO: 2007/06/73
 SHEET NO: 2007/06/73-01

DATE: 08/24/07
 DRAWN BY: MCH
 CHECKED BY: MCH
 PROJECT NO: 2007/06/73
 SHEET NO: 2007/06/73-01

HEIGHT VARIANCE REQUESTED

PROJECT NO: 2007/06/73
 THIRANGU MONASTERY
 8140 NO. 5 ROAD
 RICHMOND, B.C.

SHEET NO: 2007/06/73-01
 NORTH ELEVATION



NORTH ELEVATION

#7
 AUG 24 2007
 DP 06-337315

Owner:	
Architect:	
Scale:	1/8" = 1'-0"
Project Number:	
Revision:	
Drawn By:	MCH
Checked By:	MCH
Date:	08/24/07
Sheet No.:	D33



MATTHEW CHENG ARCHITECT INC.
 1000 WEST 10TH AVENUE, SUITE 200
 VANCOUVER, BRITISH COLUMBIA V6H 2Y6
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DATE: 08/24/07
 DRAWN BY: J. CHENG
 CHECKED BY: M. CHENG
 PROJECT NO.: 07-001
 SHEET NO.: 08 OF 08

Comments:

Project No: 07-001
 THIRANGU MONASTERY
 8140 NO. 5 ROAD
 RICHMOND, B.C.

REFERENCE PLAN

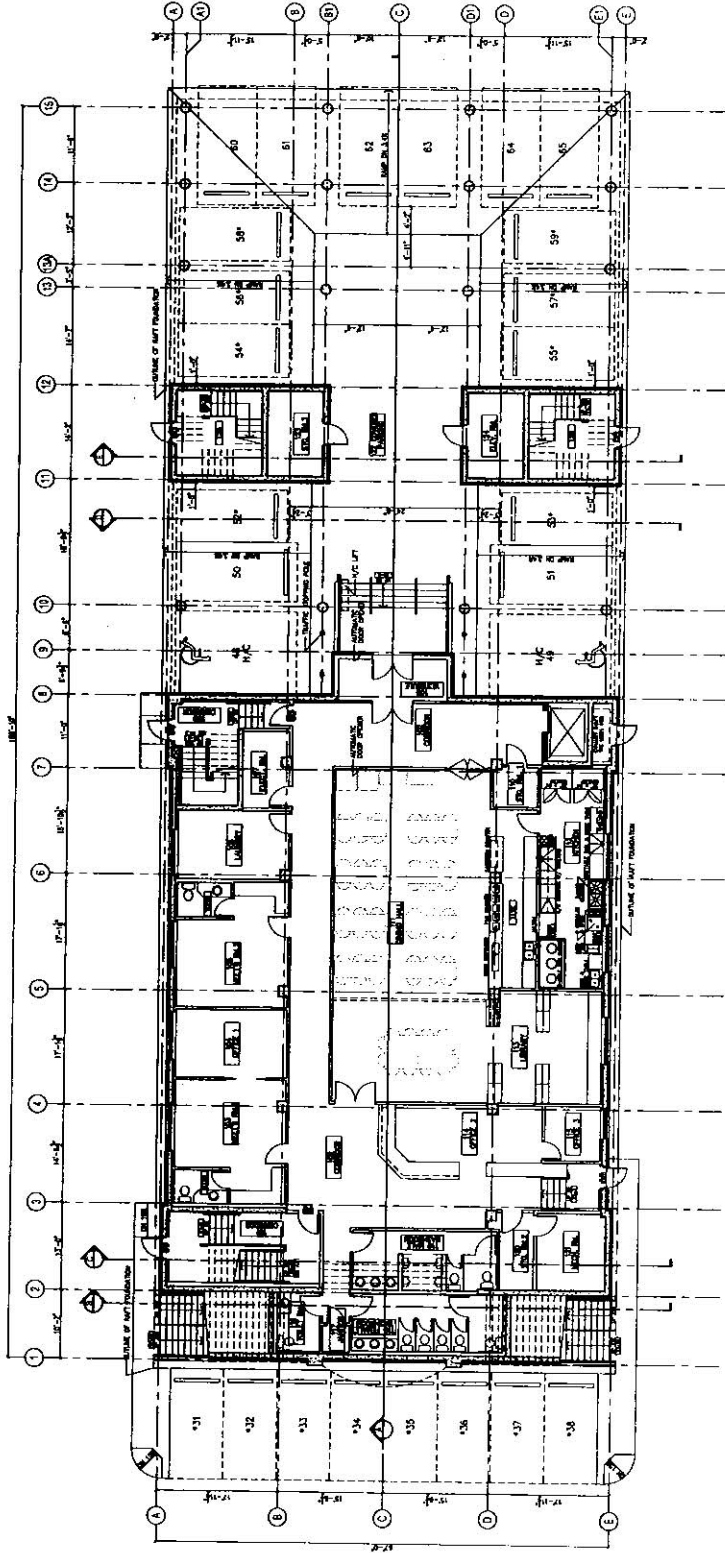
Sheet Title: GROUND FLOOR PLAN

#8

AUG 24 2007

DP 06337315

Drawn:	J. CHENG
Checked:	M. CHENG
Scale:	1" = 1'-0"
Project Number:	07-001
Revision Date:	2007/08/23
Print Date:	2007/08/23
Sheet No.:	D2.1



*ALL WALL/FLOOR/ROOF ASSEMBLIES MUST SHOW REQUIRED FIRE RESISTANCE RATINGS AS PER FIRE SEPARATION DIAGRAM ON SHEET A0.4

GROUND FLOOR PLAN

TYPICAL PARKING DIMENSIONS
 REGULAR PARKING: 18' (L) X 9'-8" (W)
 SMALL PARKING: 16'-5" (L) X 7'-11" (W)
 HANDICAP PARKING: 18' (L) X 12'-2" (W)





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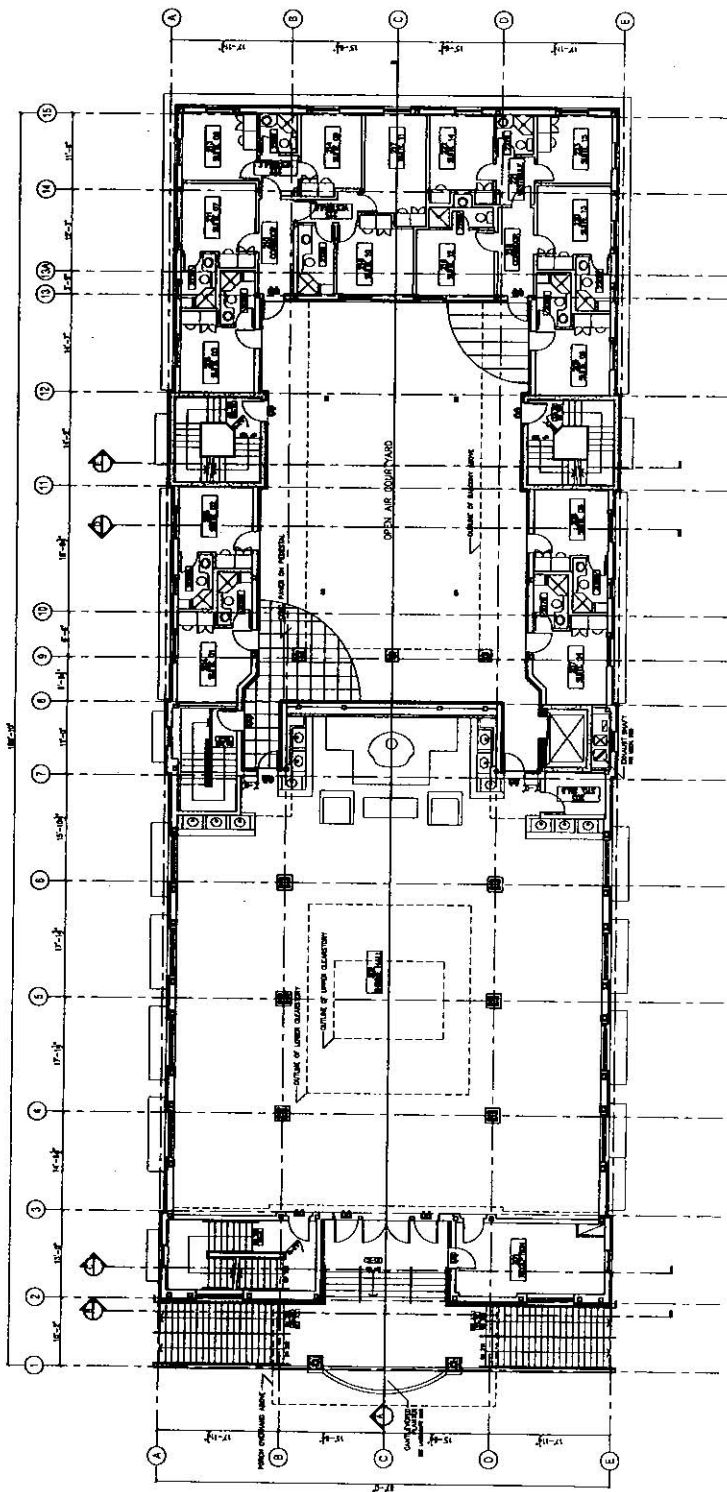
DATE: 08/24/2007
 DRAWN BY: J. CHENG
 CHECKED BY: M. CHENG
 PROJECT NO.: 07-001
 SHEET NO.: 02 OF 02

Comments:

PROJECT: THE THIRANGU MONASTERY
 8140 NO. 5 ROAD
 RICHMOND, B.C.

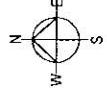
REFERENCE PLAN
 SHEET TITLE: SECOND FLOOR PLAN
 # 9
 AUG 24, 2007

*ALL WALL/FLOOR/ROOF ASSEMBLIES MUST SATISFY REQUIRED FIRE RESISTANCE RATINGS AS PER THE SEPARATION DIAGRAM ON SHEET AG-4.



SECOND FLOOR PLAN

DP 06337315



Revision Date	2007/08/23	Sheet No.	D2.2
Project Name	07-001	Project Number	
Drawn By	J. CHENG	Scale	1/8" = 1'-0"
Checked By	M. CHENG	Client	
Date	08/24/2007	Architect	



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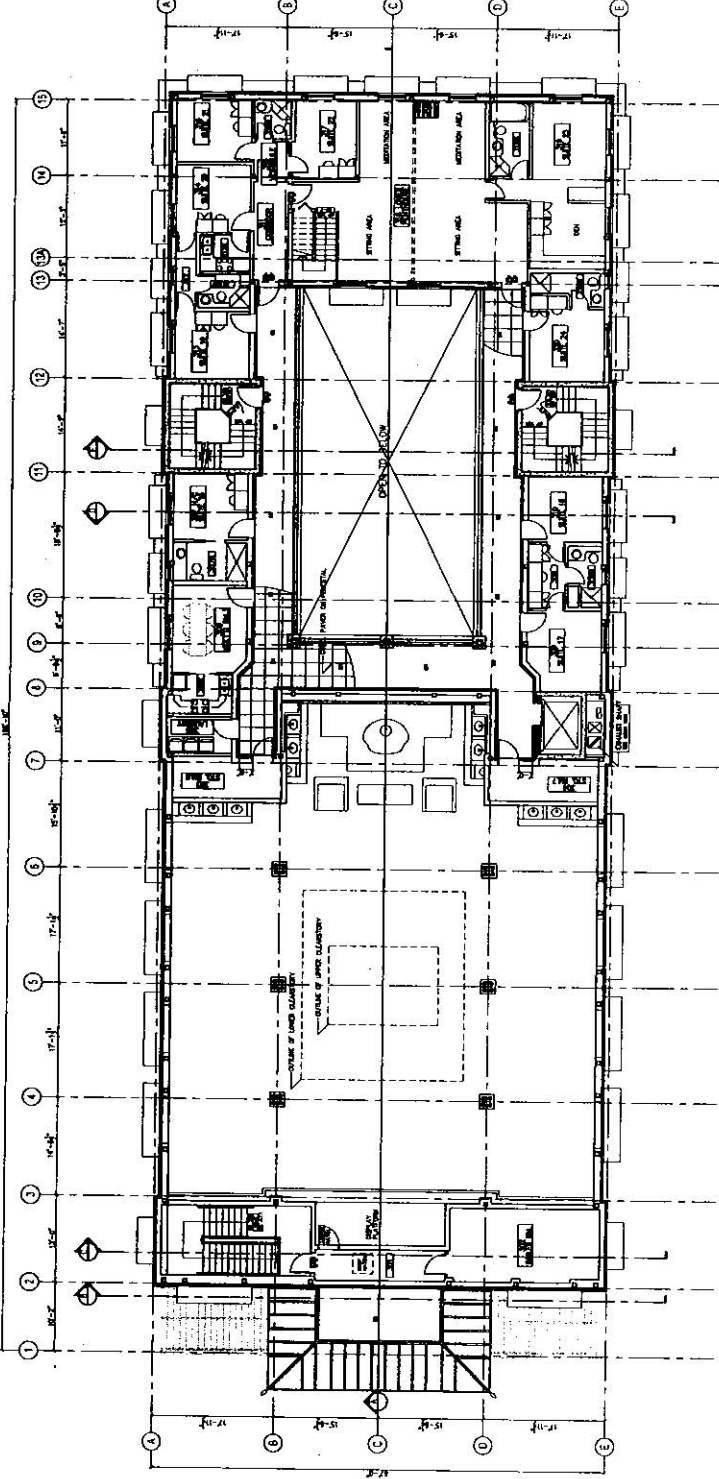
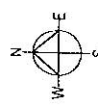
DATE: 08/07/07
DRAWN BY: MCH
CHECKED BY: MCH
PROJECT NO.: 06-337315
SHEET NO.: 10 OF 10

General Notes

PROJECT: THE
THRANGU MONASTERY
8140 NO. 5 ROAD
RICHMOND, B.C.

REFERENCE PLAN
THIRD FLOOR PLAN
10
AUG 7, 2007

DP 06-337315



*ALL WALL/CORNER/ROOF ASSEMBLIES MUST SATISFY REQUIRED FIRE RESISTANCE RATINGS AS PER THE SEPARATION DIAGRAM ON SHEET AG-4

THIRD FLOOR PLAN

Project No. **D2.3**

Revision Date: 2007/08/25
Print Date: 2007/08/25



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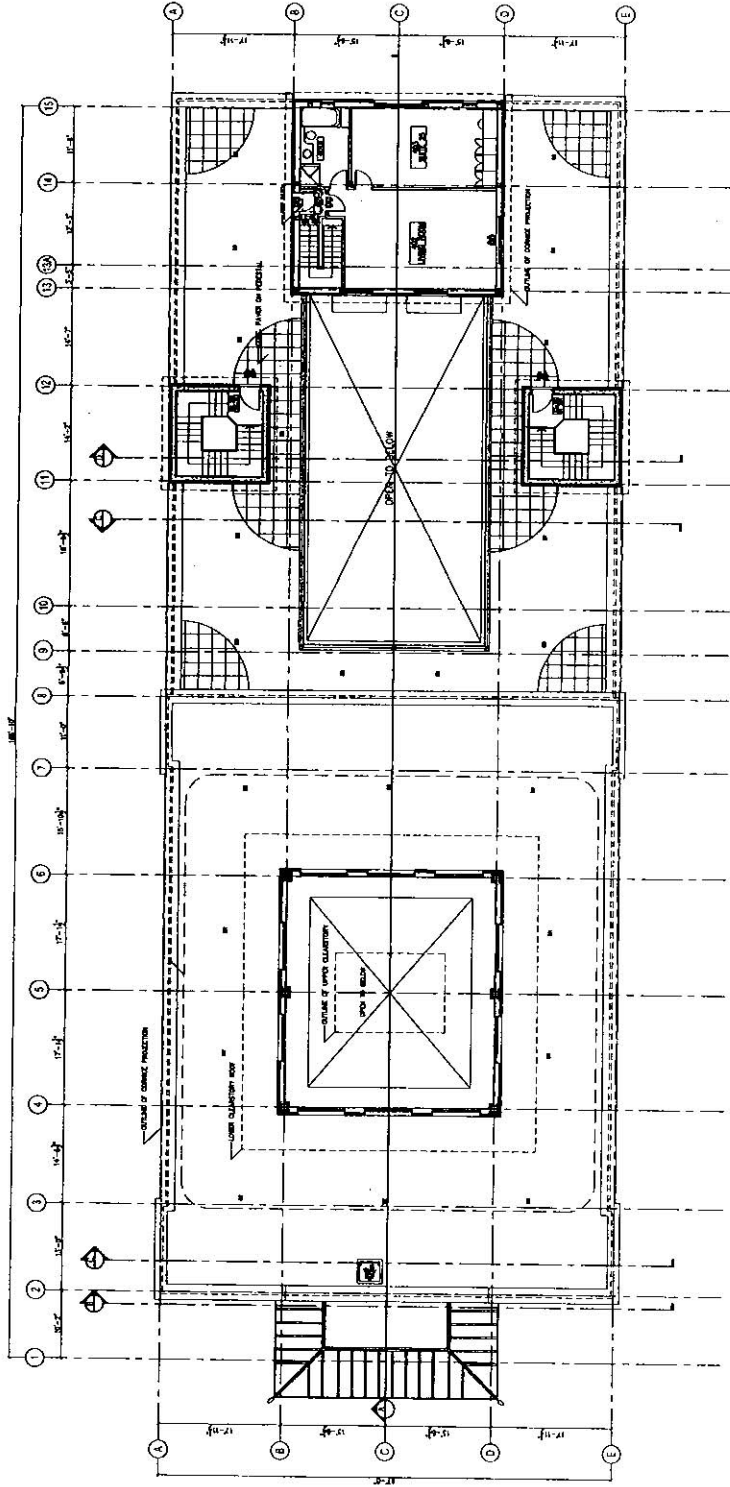
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DRAWN BY: MCH
CHECKED BY: MCH
PROJECT NO.: 07-001
SHEET NO.: 02 OF 02

COMMENTS:

PROJECT NO.:
THIRANGU MONASTERY
8140 NO. 5 ROAD
RICHMOND, B.C.

REFERENCE PLAN
FOURTH FLOOR PLAN
11
AUG 24, 2007

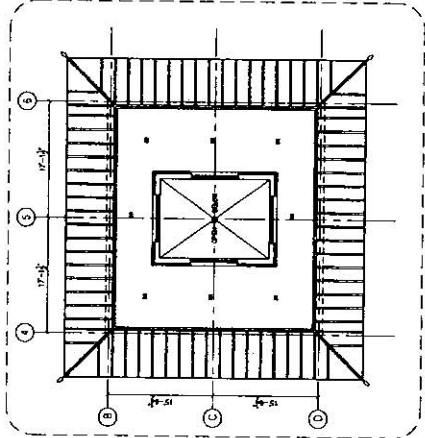
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Checked	MCH
Date	08/24/07
Project Number	07-001
Sheet No.	D2.4



*ALL WALL/FLOOR/ROOF ASSEMBLIES MUST SATISFY REQUIRED FIRE RESISTANCE RATINGS AS PER FIRE SEPARATION DIAGRAM ON SHEET AO.4



DP 06-337315



FOURTH FLOOR PLAN

UPPER CLEARSTORY PLAN