



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee
From: Brian J. Jackson, MCIP
Director of Development
Date: May 1, 2009
File: AG 07-368209
Re: **Agricultural Land Reserve Application by The Sant Nirankari Mission Canada Inc. for Non-Farm Use at 14291 Triangle Road**

Staff Recommendation

That authorization for the Sant Nirankari Mission Canada Inc. to apply to the Agricultural Land Commission for non-farm use for a portion of the property (0.56 ha or 1.38 acres) at 14291 Triangle Road be denied.

Brian J. Jackson, MCIP
Director of Development

BJJ:ke
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

The Sant Nirankari Mission of Canada has submitted an Agricultural Land Reserve (ALR) non-farm use application to the City of Richmond in order to permit the 0.56 ha (1.38 acres) southern portion of 14291 Triangle Road (total area 2.1 ha or 5.2 acres) to be utilized for an assembly building and related off-street parking uses.

A location map and aerial photo of the subject site and portion proposed for non-farm use is contained in **Attachment 1**.

ALR Non-Farm Use Application Processing

The subject property is situated in the ALR and is subject to provisions of the Agricultural Land Commission Act and associated regulations. Non-farm use applications submitted by a property owner are submitted to the City of Richmond first for the appropriate staff review. When the review of the non-farm use application is complete, it is forwarded to Richmond City Council for consideration. A resolution from Council is required in order to authorize the subject non-farm use application to proceed to the Agricultural Land Commission (ALC). If authorized to proceed to the ALC, the subject application is forwarded to the Commission for a decision. Should Council not grant authorization, the application does not proceed further.

Future Development Applications - Rezoning

If approval is granted to the non-farm use application, a rezoning will be required to rezone a portion of 14291 Triangle Road (1.38 acres based on existing proposal) from the existing Agricultural District zoning (AG1) to Assembly District zoning (ASY), resulting in a split zoned parcel. A rezoning application was submitted in 2007 (RZ 07-368211) concurrent to the non-farm use application considered in this report. Processing of this rezoning application is contingent on the outcome of the non-farm use application. If approval is granted by Richmond City Council and the ALC, the rezoning application would follow the typical processing requirements that would include consideration of the application through Planning Committee, Council and a Public Hearing.

Previously Submitted Applications - Background

In September 2004, the congregation submitted an ALR non-farm use application for the same property at 14291 Triangle Road (AG 04-277909). In this initial application, the proposal generally involved a similar land use proposal (2 acres for assembly use and 3.2 acres for agricultural uses). The original proposal also identified the use of existing buildings on the property for use by the congregation in the short term with future plans to develop a purpose built assembly building for use by the group. This application did not proceed to Committee or Council for consideration. The proponent submitted a letter formally withdrawing this non-farm use application.

Findings Of Fact

Item	Existing	Proposed
Owner	The Sant Nirankari Mission	No change
Applicant	The Sant Nirankari Mission	N/A
Site Size	2.1 ha or 5.2 acres	No change
Land Uses	<ul style="list-style-type: none"> • A vacant single-family dwelling and surrounding yard space on south portion. • Agricultural activities on north portion. 	<ul style="list-style-type: none"> • Assembly and supporting uses on south portion (0.56 ha or 1.38 acres). • Agricultural activities and supporting uses on north portion (1.54 ha or 3.8 acres)
OCP Designation	Agriculture	<ul style="list-style-type: none"> • Subject to the outcome of the non-farm use application. • No OCP amendment required.
ALR Designation	Subject site is contained in the ALR	<ul style="list-style-type: none"> • Subject site to remain in the ALR. • Non-farm use proposal for property within the ALR.
Zoning	AG1	<ul style="list-style-type: none"> • ASY and AG1 (subject to outcome of non-farm use application).
Riparian Management Area (RMA)	5 m RMA along Triangle Road	To be determined.

Surrounding Development

To the North: A lot zoned for Agriculture (AG1) in the ALR that is not currently being farmed. The site is also designated as an Environmentally Sensitive Area.

To the East: Across Triangle Road, properties zoned Athletics & Entertainment District (AE) containing vehicle parking and a recreational facility and Light Industrial (I2) zoned lots.

To the South: Across Triangle Road, a recreational facility (Richmond Ice Centre) zoned Athletics & Entertainment District (AE).

To the West: A lot zoned AG1 in the ALR with active farming being undertaken.

Overview of Land Use Proposal

Total parcel area of the subject property at 14291 Triangle Road is 2.1 ha (5.2 acres). The proposal involves the request to undertake a non-farm use for 0.56 ha (1.38 acres) of the subject site for assembly and related purposes (off-street parking). The remaining 1.54 ha (3.8 acres) is intended to continue to be utilized for farming with supporting uses (blueberry production with supporting farm structure and internal access roads).

A preliminary site plan showing the area proposed for non-farm uses (site plan, preliminary building layouts, elevations) and current agricultural area is contained in **Attachment 2**. Areas associated with the assembly building are dedicated to assembly space for the congregation, administrative/office areas, a kitchen, dining area, childcare space and a caretaker unit. The building is surrounded by off-street parking and vehicle drive-aisles.

Background Information Submitted by the Applicant

The applicant also submitted supporting materials and studies related to their proposal. Some of the information and studies submitted have been revised from their original submission based on the staff comments arising from the processing of the application. The applicant has submitted the following materials:

- Preliminary site plan for proposed assembly use and agricultural activities
- Summary letter of rationale
- Agricultural capability opinion
- Soils and geo-technical reports
- Assembly land use study in Richmond
- Farming documentation
- Traffic impact study
- Additional written rationale
- Engineering Capacity Analysis

The following sections provide summaries of the information and studies submitted by the applicant that are directly related to the ALR non-farm use proposal. Copies of the documents are contained as attachments to this report where noted.

Written Rationale and Intent (Attachment 3)

The written intent identifies the rationale for the non-farm use application and highlights components proposed by the applicant, which warrant consideration for assembly use in the ALR for this property. Generally, the applicant highlights the following:

- Undertaking of agricultural improvements by the congregation on a portion of the property to farm blueberries.
- References the previously filled portion of the property that is no longer suitable for soil-based agricultural activities. The applicant also highlights that past fill activities were undertaken prior to purchasing of the property by the congregation in 1993.
- The congregation is not seeking subdivision in the ALR nor will they seek to expand the assembly use in the future if approved.
- Confirmation that the intention of the congregation, when the subject parcel was purchased in 1993, was for a portion of the site to be developed into an assembly building to meet the needs of the congregation.

- Should the proposal for non-farm use not be granted, the congregation will likely not likely be able to relocate to or consider an alternative site in Richmond and may have to situate in another municipality. The congregation also noted they would most likely sell the Triangle Road parcel if this was to occur.

Agricultural Capability Opinion (Attachment 4)

A letter was submitted by a consulting agrologist to provide information on the agricultural capability of the site. The agrologist noted that structural fill placed on the southern 0.7 ha (1.73 acres) of the site, rendering it as having no agricultural capability for soil bound agriculture.

Assembly Land Use Study in Richmond (Attachment 5)

The congregation also engaged a consultant to conduct an examination on the availability and pricing (based on recent sales activity) of assembly (ASY) zoned land in Richmond, C7 zoned properties in the City Centre (which permits Places of Worship as a use) and agricultural land within the No. 5 Road community institutional corridor. The overall scope of the consultant's report was limited due to the following factors:

- A survey of all assembly zoned sites in Richmond was not conducted to determine availability or suitability to meet the congregations needs. The report referenced an examination of some existing larger assembly sites, concluding that all locations were fully built out and established.
- The study did not examine the possibility of rezoning appropriately situated sites in the urbanized areas of Richmond to determine if it would be feasible for the congregation to pursue this development option, except to mention that this was a scenario that could be explored should a suitable location be found.

Based on the findings of the consultant's report, the congregation has noted that alternative assembly zoned sites or properties that would allow for the operation of the congregation are not available in Richmond. The consultant report also points to market information, supply and availability, cost of land in the No. 5 Road institutional corridor and properties already under ownership by other groups who have purchased for future development as factors contributing to the proponents not being able to pursue land in appropriately designated or zoned areas in the City. The congregation has identified that some sites along the No. 5 Road corridor are available, but outside the financial resources of the group to pursue further.

Farming Documentation (Attachment 6)

Letters from a local blueberry farmer were submitted by the congregation to confirm the agricultural production of the existing blueberry operation on the north portion of the subject site. The documents indicate that the volume of blueberries harvested has increased annually. Furthermore, the proponents note that land improvements and investments were undertaken approximately 10 years ago with the operation yielding a harvestable crop over the past 5 years.

Congregation's Future Plans for Triangle Road Property (Attachment 7)

City staff also requested written confirmation to identify what the congregation intends to do with the Triangle Road property if they do not obtain approval for the proposed assembly use by either Richmond City Council or the ALC. The congregation highlighted that they would most likely sell the Triangle Road property, as they would not be able to take on the financial burden of the site. The congregation also confirmed the purchase of a banquet hall facility on Horseshoe Way for the group's current use, which enabled meetings to occur, but did not permit gatherings

of the congregation. The property on Horseshoe way is deemed a temporary facility for the congregation, who have identified that this property would be sold if the congregation is permitted to develop on the Triangle Road property.

The congregation also highlighted that if the application for assembly use on the Triangle Road property is unsuccessful, the group will most likely look at options to sell both the Triangle Road and Horseshoe Way property and look at other permanent locations for their congregation facility.

Related Policies & Studies

City of Richmond Official Community Plan (OCP)

The General and Specific Land Use Maps contained in the OCP identify the site for agriculture, which means those areas of the City where the principal use is agriculture. The OCP also states objectives and supporting policies to protect farmlands in the ALR and enhance agricultural viability and productivity in Richmond.

The OCP also contains guidelines regarding ALR buffering for developments in or adjacent to agricultural areas with the objective of minimizing urban/rural land use conflicts. The proposal has not sufficiently addressed OCP guidelines pertaining to buffering of non-farm uses from agricultural areas nor does it comply with OCP land use designations, which identify the subject property for agricultural use.

No. 5 Road Backlands Policy

This Council-adopted policy (March, 2000; **Attachment 8**) outlines the application process and highlights relevant issues to be examined for the consideration of public and institutional uses in the ALR for properties on the east side of No. 5 Road generally bounded by Steveston Highway and Blundell Road. The No. 5 Road Backlands Policy area is reinforced by the OCP land use map designation that identifies this portion of No. 5 Road for 'Community Institutional' uses.

The objectives of this policy is to:

- Outline areas that can be considered for public and institutional uses and areas that are to be retained for agricultural uses.
- Ensure plans to undertake land improvements to facilitate the active farming of the rear portion of the properties.
- Outline the application process for assembly and institutional proposals in the policy area (Non-farm use and Rezoning).

The intent of the No. 5 Road Backlands Policy is that it applies to a specific corridor of land along No. 5 Road. The provisions of the policy to consider institutional uses on the front portion in conjunction with active farming on the back portion is not intended to be transferred to other areas or sites in the ALR as a basis for considering institutional use proposals.

Agricultural Viability Strategy

The Agricultural Viability Strategy (AVS), approved by Council on May 26, 2003, provides objectives and recommendations aimed at enhancing agricultural viability in Richmond. In particular, the AVS has specific objectives and recommendations regarding non-farm uses in the ALR to ensure non-farm uses look towards non-ALR land wherever possible as these uses,

typically more appropriate for urban areas, pose difficulties to enhancing agricultural viability on the site and surrounding farm areas.

The AVS also contains a section on minimizing conflict and addressing adjacency conditions between agricultural areas and urban land uses. Recommendations contained in the AVS highlight the consideration of compatible land uses (versus non-compatible uses) and the development of a landscape buffer treatment to address rural/urban land use adjacencies.

Richmond Agricultural Advisory Committee

The Richmond Agricultural Advisory Committee (AAC) reviewed the project on July 12, 2007 and September 13, 2007. An excerpt of both meeting minutes is contained in **Attachment 9**. At the July 12, 2007 meeting, the AAC requested that the proposal come back for review by the Committee with additional information on the possibility of the congregation locating in the No. 5 Road institutional corridor and to outline what the net benefit to agriculture would be through the proposed non-farm use.

In response to the AAC request, the applicant provided a revised consultant's report on assembly zoned land in Richmond (with specific focus on the No. 5 Road institutional corridor). Based on the information in this report, the applicant advised that the congregation was not able to pursue obtaining a site in the No. 5 Road area due to a combination of land availability and current market pricing. To address the AAC comment on benefit to agriculture, the applicant pointed to the congregation's commitment to undertake and establish blueberry farming on the portion of the site that had not been previously filled with non-agricultural suitable soils. The applicant also noted that blueberry harvest volumes had proportionately increased since the agricultural operation began producing a harvestable crop in 2004 and were anticipated to increase further as additional agricultural improvements and supporting buildings were planned for the farmed portion of the subject site.

At the September 13, 2007 AAC meeting, the proposal was forwarded for review and comment with the revised materials and additional information submitted by the applicant. The Committee did not make a recommendation of support or non-support towards the application and decided that the application be forwarded to Richmond City Council without a recommendation from the AAC.

Staff Comments

Intent of City Policies

As it relates to agricultural land uses and policies, the City's OCP and supporting AVS contain broad objectives towards maintaining agriculture as the principal land use in designated areas and minimizing non-farm uses that could pose short or long-term negative impacts to farming in Richmond.

The No. 5 Road Backlands Policy supports the overall intent of the OCP to maintain agriculture as a principal use in the ALR by designating a specific corridor where applications for assembly and public institutional uses can be considered in accordance with the provisions of the policy. The intent of designating a specific corridor of land along No. 5 Road in the ALR is to identify an area where these types of uses are appropriate and should be concentrated and to reinforce that all other ALR areas of Richmond are to remain principally for agriculture.

Since the implementation of the No. 5 Road Backlands Policy, which was developed in coordination with the ALC, a number of applications for assembly and institutional developments have been approved and built in the Policy area.

Agricultural Buffering

Through the processing of the ALR non-farm use application, a landscape buffering scheme to address adjacencies between the proposed assembly use and agricultural operations being undertaken on the subject site and farming activities occurring on neighbouring properties to the west was requested by staff.

No specific ALR buffer plan was submitted to address on-site agricultural buffering or landscaping to neighbouring properties undertaking farming. The proponents referenced existing landscaping and site conditions on the subject property that serve as sufficient buffering with no additional landscaping required to address surrounding adjacencies. The proponents also noted that a sufficient buffer would exist between on-site farming activities and the proposed non-farm use due to the intervening proposed farm access road separating the two land uses and natural grade difference due to previous fill activities on the site.

Staff reviewed existing, on-site landscaping around the perimeter of the site in conjunction with the site plan for the property. Landscaping was noted around the perimeter of the subject site, with particular vegetation on the sites north and west boundaries. Staff anticipate that based on the proposed site plan and layout of the parking areas, existing landscaping may need to be modified and/or removed along the west perimeter. The resulting landscaping remaining (if parking is situated as proposed) will not constitute an adequate ALR buffer to address adjacencies between the proposed assembly use and neighbouring farming activities due to possible removal of landscaping from the development and the landscaping not being specifically designed to address buffers to active farm areas. As a result, if the application were to proceed, staff recommend that an on-site landscape buffer plan be submitted to address the western adjacency and boundary dividing the proposed non-farm and farmed portions of the property. Currently, the proposal does not provide for a sufficient ALR buffer scheme to surrounding land uses based on guidelines and policies contained in the City's OCP and AVS.

Transportation – Traffic Impact Study

A comprehensive Traffic Impact Study to examine transportation related impacts of the proposed development was requested to determine if there were any transportation or traffic related issues that needed to be addressed as part of the non-farm use application. A preliminary Traffic Impact Study has been submitted and follow-up comments made by Transportation Division staff.

The Traffic Impact Study remains an outstanding item yet to be completed and approved (as items to be addressed are not related to the non-farm use application and require significant funds to undertake). Through the Transportation Division review undertaken to date on the preliminary Traffic Impact Study, it has been determined that resolution of transportation related issues may be addressed as part of the required rezoning application, if the non-farm use application is approved. Through the rezoning application, completion and approval of the Traffic Impact Study along with any recommended works or upgrades will be required.

Engineering – Servicing Capacity Analysis

A servicing capacity analysis for the City storm and water systems was submitted to the Engineering Planning Division for review and comment. Both the storm and water capacity analysis were completed and approved with no upgrades identified.

The applicant has indicated that the subject development will be serviced by an on-site septic disposal system and that the disposal field will be situated wholly in the requested non-farm use area. Preliminary indication has also been given by the applicant that the disposal field is sufficient to address sanitary loads of a development of this nature and size.

Riparian Management Area – Triangle Road Frontage

A Riparian Management Area (RMA) 5 meter designation exists along the subject property's Triangle Road frontage. The previously mentioned Traffic Impact Studies and engineering capacity analyses will need to take into account for the RMA setbacks and regulations for any proposed works along Triangle Road. The impact of the development (proposed off-street parking and vehicle access) in conjunction with the RMA will also need to be reviewed further to minimize modification of the RMA. This review would be undertaken during the processing of rezoning application should the non-farm use application proceed.

Tree Removal, Retention and Replacement

Existing on-site bylaw-sized trees impacted by the proposed development will be reviewed as part of the rezoning application, should the non-farm use application be approved by City council and the ALC. Through the rezoning, a tree survey and arborist report will be required along with a retention/replacement rational based on the proposals impact on existing trees for review by the City's Tree Protection staff for trees on private property and Parks staff for trees located on City property (i.e., road allowances).

Analysis

In conjunction with the proposal to develop 0.56 ha (1.38 acre) of the subject site for the congregations assembly building and related uses, the proponents submitted a variety of materials and studies to justify the congregation's selection of this site for development and to also address issues and questions that arose through the processing of the application by City staff.

The congregation's efforts to undertake active farming (blueberries) on the remaining undisturbed portion of the subject site are noteworthy and highlight the group's commitment to establishing and maintaining farming on the property. The existing agricultural activities and future supporting buildings (farm related equipment and storage) proposed for 1.54 ha (3.8 acres) of the subject site is supportable. However, the application to locate an assembly building and supporting uses (parking) on a 0.56 ha (1.38 acre) portion of the site is not supported by staff on the following basis:

- The proposal does not comply with OCP land use designations and supporting policies aimed at limiting and minimizing non-farm related uses in the ALR (i.e., The Agricultural Viability Strategy and No. 5 Road Backlands Policy)
- Financial limitations of the congregation that result in the group not being able to purchase properly designated or zoned property are not grounds to support land use applications of this nature.

- As noted by the proponents (and verified by a professional agrologist report), 0.7 ha of the site has structural fill that raised the site grade and resulted in limitations for soil bound agriculture. The proponents also highlighted that the fill activity was undertaken prior to their purchase of the property in 1993. Diminished soil quality and resulting low agricultural capability as a result of previous fill activities is not a sufficient justification to permit intensive urban development in the ALR. Land deemed to be not ideally suited for soil-based agriculture does not preclude other agricultural activities (i.e., greenhouses) or supporting uses (farm support buildings) to be developed in compliance with City and ALC regulations.
- The proposed uses by the congregation (assembly with childcare and ancillary residential) are considered urban uses that need to be situated in areas with appropriate services. Situating such a proposal in the ALR away from appropriate services poses potential conflicts with existing farm activities along with technical concerns about limited transit service and ability for existing transportation infrastructure in the area.
- The proponents have not submitted an acceptable landscape scheme requested by City staff to buffer the proposed non-farm use portion of the property to surrounding agricultural areas. The proponents contend that existing landscaping and site provisions provide a sufficient landscape buffer to the development. This approach does not comply with City guidelines on buffering non-farm uses in the ALR.
- The No. 5 Road Backlands Policy was developed (in conjunction with the ALC) to minimize further non-farm use applications, on a wholesale basis, in the ALR. The Policy also establishes a criteria and process to consider proposals along a specific, limited corridor in the ALR (East side of No. 5 Road).
- Triangle Road currently serves as a clearly defined edge and buffer to ALR areas situated north of the road. The non-farm use proposal in the ALR would break the continuity of the existing buffer along Triangle Road by introducing an intensive urban development in an active agricultural area.
- No net benefit to agriculture has been demonstrated through this proposal. The efforts and investment of the congregation to undertake farming is commendable, but is not directly linked to the proposed assembly development on the property. The possibility remains for other farmers to continue the agricultural operation as it exists, without the necessity of an assembly building being developed on the site.
- Although the subject application is a non-farm use application (not an ALR exclusion), the proposal still represents the loss of land for non-agricultural uses.
- The City Centre Area Plan (CCAP) includes provisions for density bonusing for assembly and institutional uses, which demonstrates the desire to increase the supply and availability of assembly-oriented space in appropriately serviced locations.

Options

1. **(Recommended)** Deny the requested non-farm use application at 14291 Triangle Road.
2. Authorize the application for a portion of 14291 Triangle Road (0.56 ha or 1.38 ha) for non-farm use to proceed to the ALC for consideration. Pending the review and decision by the ALC on the non-farm use application, a rezoning will be required to be considered by Richmond City Council.

Items to be Addressed at Rezoning if the Application Proceeds

The following is a list of outstanding issues identified in this report to be addressed in the rezoning application, should it proceed to this stage. These are in addition to the standard issues reviewed and assessed through the processing of the rezoning application.

- Completion and approval of the Traffic Impact Study.
- Completion and approval of the appropriate engineering capacity analyses (water).
- Tree removal, replacement and retention on the subject property.
- Submission of an agricultural plan from a professional agrologist for the area to remain for farm uses to confirm the existing status of the farm area under production and what site works or improvements are required to improve agricultural viability conditions for the property into the future. The objective of the plan would be to ensure active farming continues for the long term on the subject property and that any site-specific impediments (i.e., drainage or irrigation works) are resolved to enhance the sites agricultural production.
- Provide an acceptable on-site landscape buffer scheme to address non-farm use and agricultural adjacencies in the surrounding area.
- Identify and address the impact of the proposed development on the existing RMA along the sites Triangle Road frontage.
- Follow-up on any conditions or requirements identified through the ALC's forthcoming review of the non-farm use application should it be permitted to proceed.

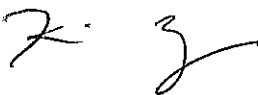
Financial Impact

Refunds for a portion (50%) of the fees submitted for the non-farm use and rezoning applications will be applicable should the non-farm use application be denied.

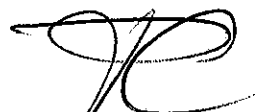
Conclusion

The proposal for a non-farm use (assembly building and supporting off-street parking) for a portion of 14291 Triangle Road (0.56 ha or 1.38 acres) does not comply with City land use designations and policies for land contained in the ALR. The proponent's efforts to undertake farming on the remaining 3.8 acres is commendable; however active farming cannot be grounds to support an assembly building in the ALR outside of the appropriately designated areas in the City nor can historical fill activities be considered as adequate justification for non-farm use proposals.

Staff recommend that authorization to proceed to the ALC with a non-farm use application for a portion of the property (0.56 ha or 1.38 acres) at 14291 Triangle Road be denied.



Kevin Eng
Planner 1



Terry Crowe
Manager, Policy Planning

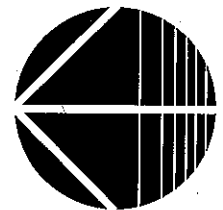
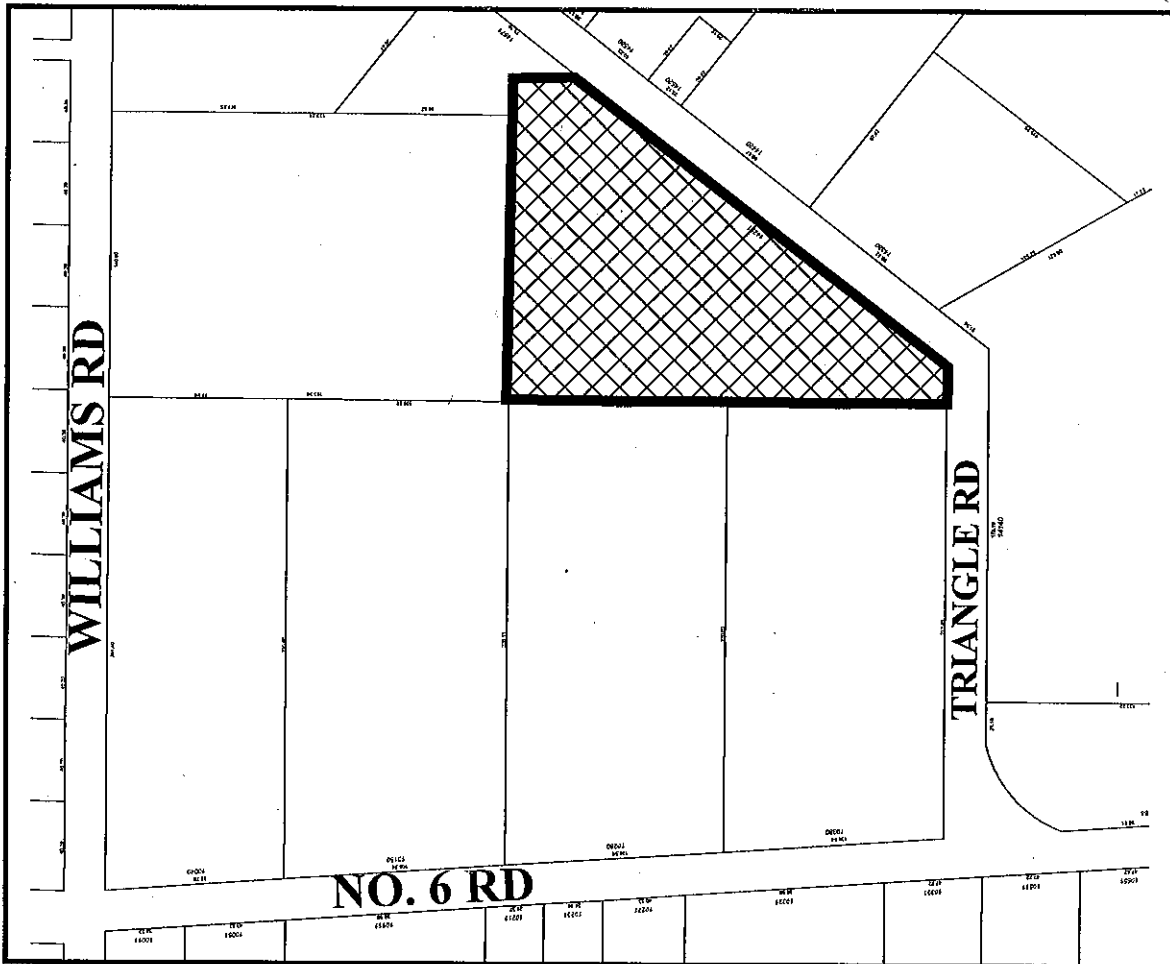
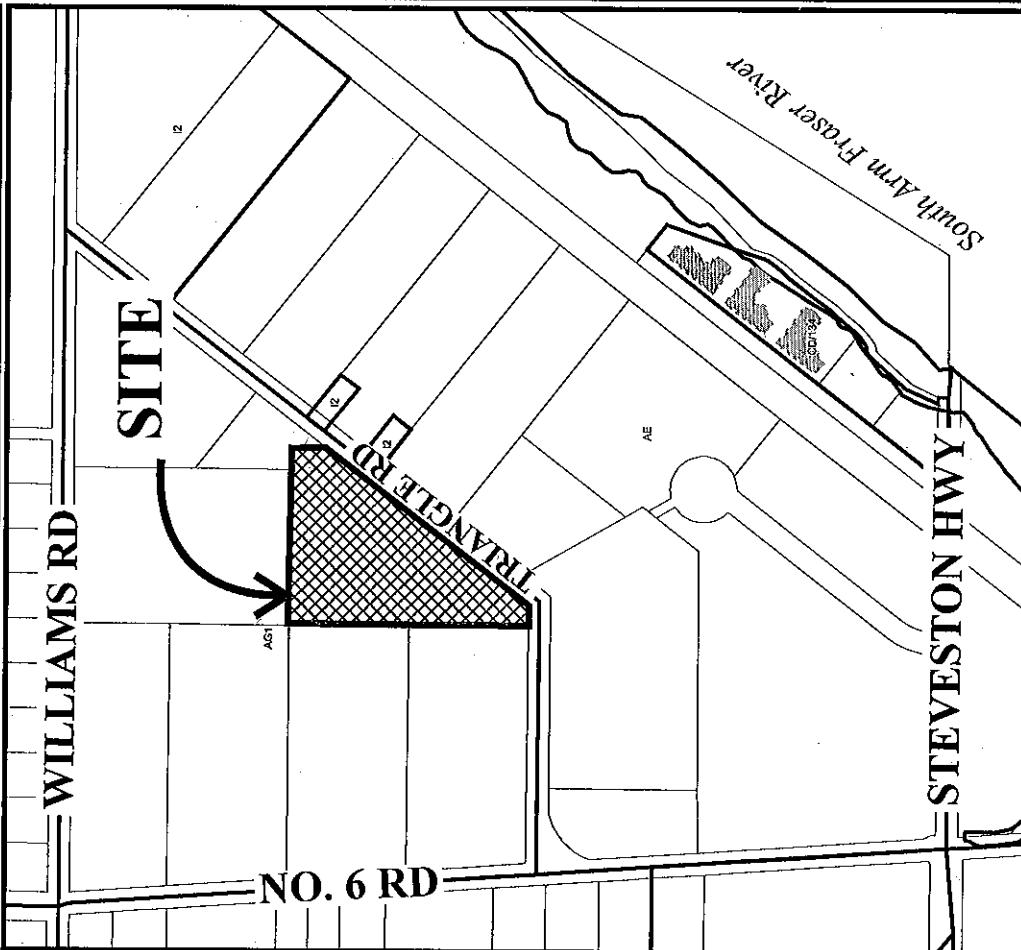
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Attachment 1 – Location Map and Aerial Photograph
Attachment 2 – Preliminary Site Plan
Attachment 3 – Original Written Rationale

Attachment 4 – Agricultural Capability Opinion
Attachment 5 – Assembly Land Use Study in Richmond
Attachment 6 – Farming Documentation
Attachment 7 – Future Plans for Triangle Road Property
Attachment 8 – No. 5 Road Backlands Policy
Attachment 9 – Excerpt of July 12, 2007 and September 13, 2007 AAC Minutes



City of Richmond



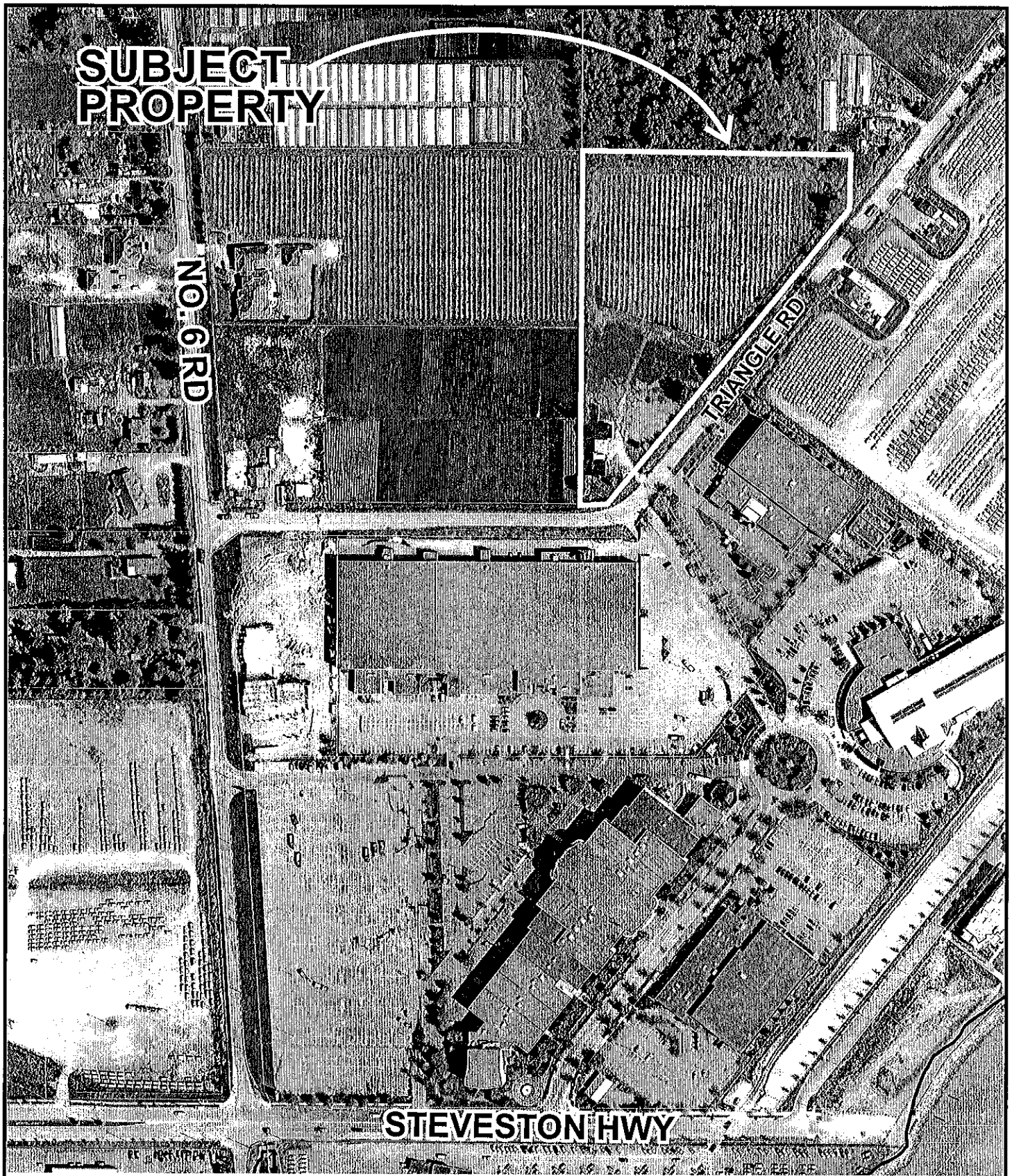
AG 07-368209

ATTACHMENT 1

Original Date: 04/26/07

Revision Date:

Note: Dimensions are in METRES



AG 07-368209

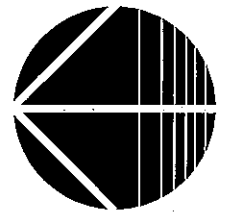
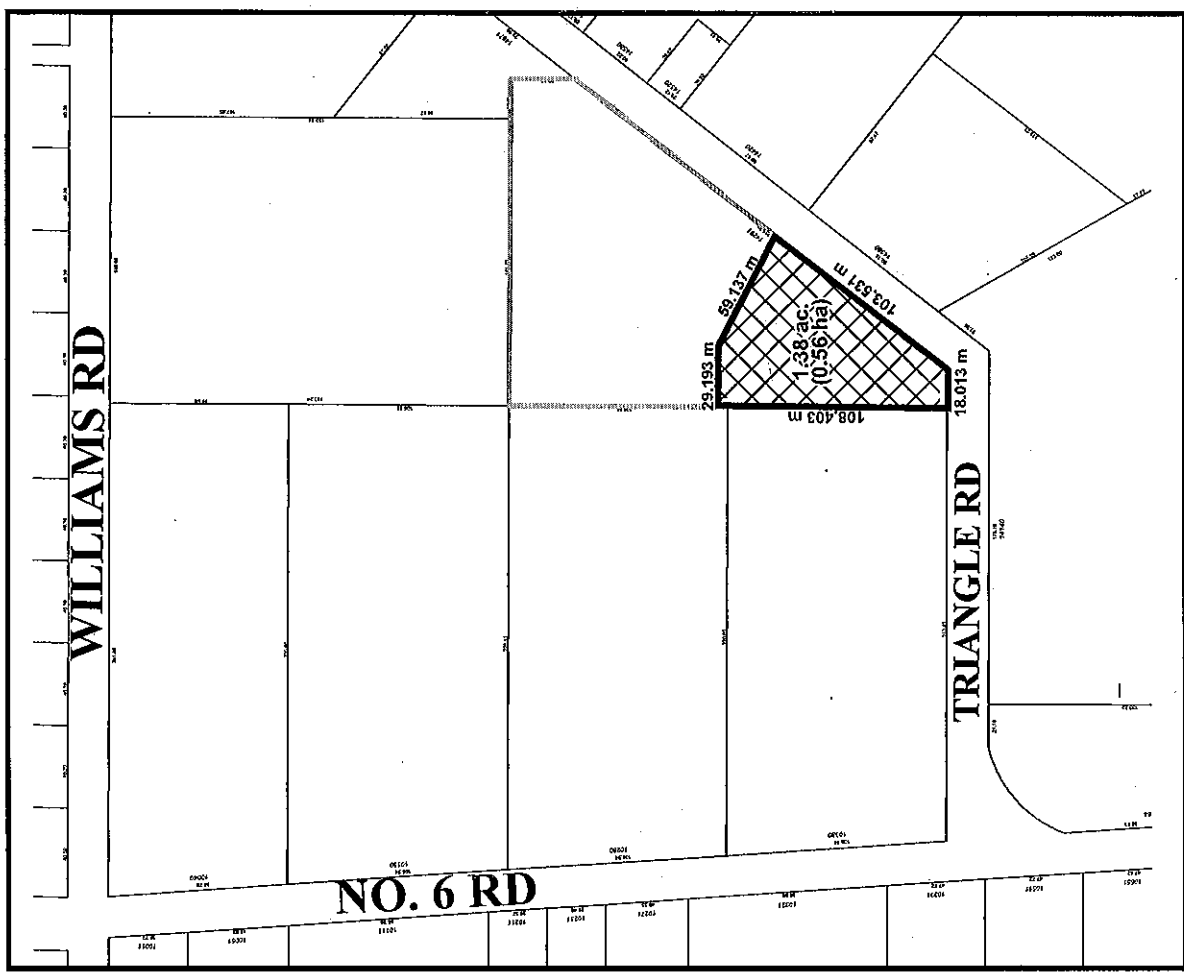
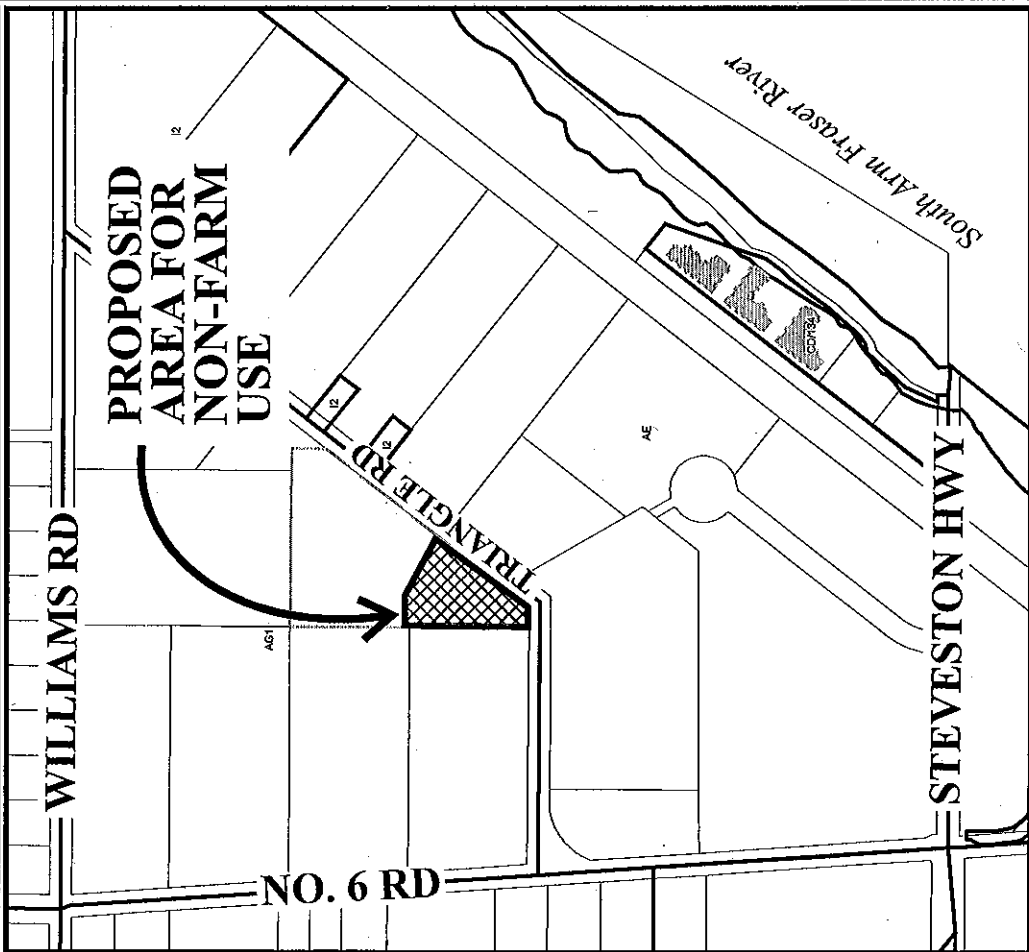
Original Date: 04/27/09

Amended Date:

Note: Dimensions are in METRES



City of Richmond



AG 07-368209

Original Date: 04/26/07
Revision Date: 05/06/09
Note: Dimensions are in METRES

**PROPOSED
AREA FOR
NON-FARM USE**

NO. 6 RD

TRIANGLE RD

STEVESON HWY



AG 07-368209

Original Date: 05/04/09

Amended Date: 05/06/09

Note: Dimensions are in METRES

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	for Pregroup. Spelling exam	April 2000	

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	Building blocks, elements in core & getting logical reviewed	14th May 2008	

icon
Architecture

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International Architectural Association (I.A.A.)
International Association of Scientific Designers (IASD) International

Project Vancouver Bhawan
Place of Worship

**The Sant Nirankari Mission
In Canada**

Address 14291 Triangle Road
Richmond, B.C.

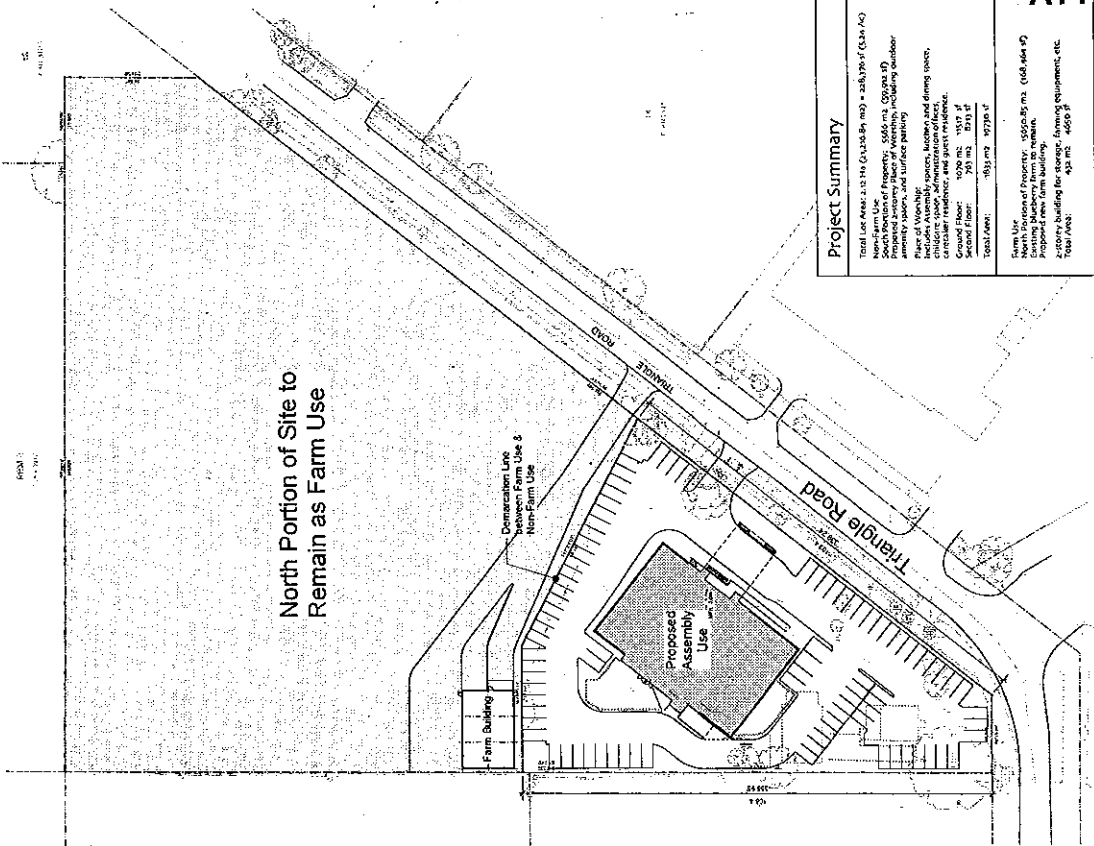
Creating Your Overall Site Plan

Location / Context

Job no. 00-15 Drawing no. 0-11

DATE: NOV 2006
IC: A-1

ATTACHMENT 2



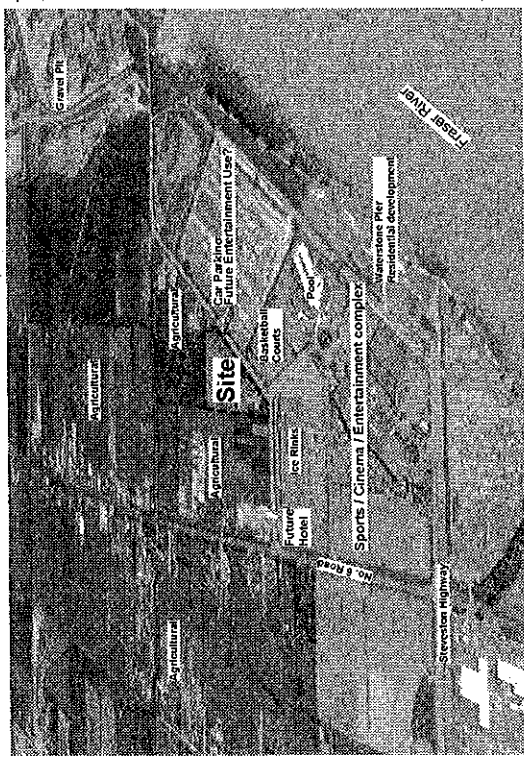
Project Summary

Total Lot Area: 2.14 (533,333 sq ft)	2,140,000 sq ft (533,333 sq ft)
Net Usable Area:	1,810,000 sq ft (452,500 sq ft)
North Portion of Property:	550,000 sq ft (138,464 sq ft)
South Portion of Property:	1,260,000 sq ft (313,836 sq ft)
Use:	Commercial office building, including outdoor amenity space, and surface parking
Place of Work:	Office space, including and dining spaces, including a large conference room, and a large reception area
Ground Floor:	10,000 sq ft (2,500 sq ft)
Second Floor:	10,000 sq ft (2,500 sq ft)
Total Area:	20,000 sq ft (5,000 sq ft)

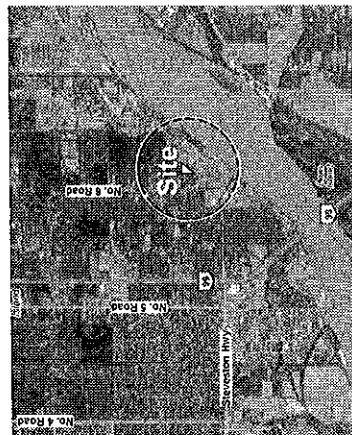
North Portion of Property:	550,000 sq ft (138,464 sq ft)
South Portion of Property:	1,260,000 sq ft (313,836 sq ft)
Use:	Commercial office building, including amenity space, and surface parking
Place of Work:	Office space, including and dining spaces, including a large conference room, and a large reception area
Ground Floor:	10,000 sq ft (2,500 sq ft)
Second Floor:	10,000 sq ft (2,500 sq ft)
Total Area:	20,000 sq ft (5,000 sq ft)



Overall Site Plan n: 500
See also Partial Site Plan A-2



Context / Aerial View - Looking North



Site Location

The architect and owner hereby certify that the information provided in this plan is true and correct to the best of their knowledge and belief. This is a copy of the original plan and shall not be used for any other purpose without the written consent of the architect.

The architect and owner hereby certify that the information provided in this plan is true and correct to the best of their knowledge and belief. This is a copy of the original plan and shall not be used for any other purpose without the written consent of the architect.

NO.	DESCRIPTION	DATE
1	Issued for Planning	Nov 2007
2	Issued for Construction	Nov 2007
3	Issued for Construction	Nov 2007
4	Issued for Construction	Nov 2007
5	Issued for Construction	Nov 2007

NO.	DESCRIPTION	DATE
1	Issued for Planning	Nov 2007
2	Issued for Construction	Nov 2007
3	Issued for Construction	Nov 2007
4	Issued for Construction	Nov 2007
5	Issued for Construction	Nov 2007

ICON Architecture
1409 Triangle Road
Richmond, B.C.

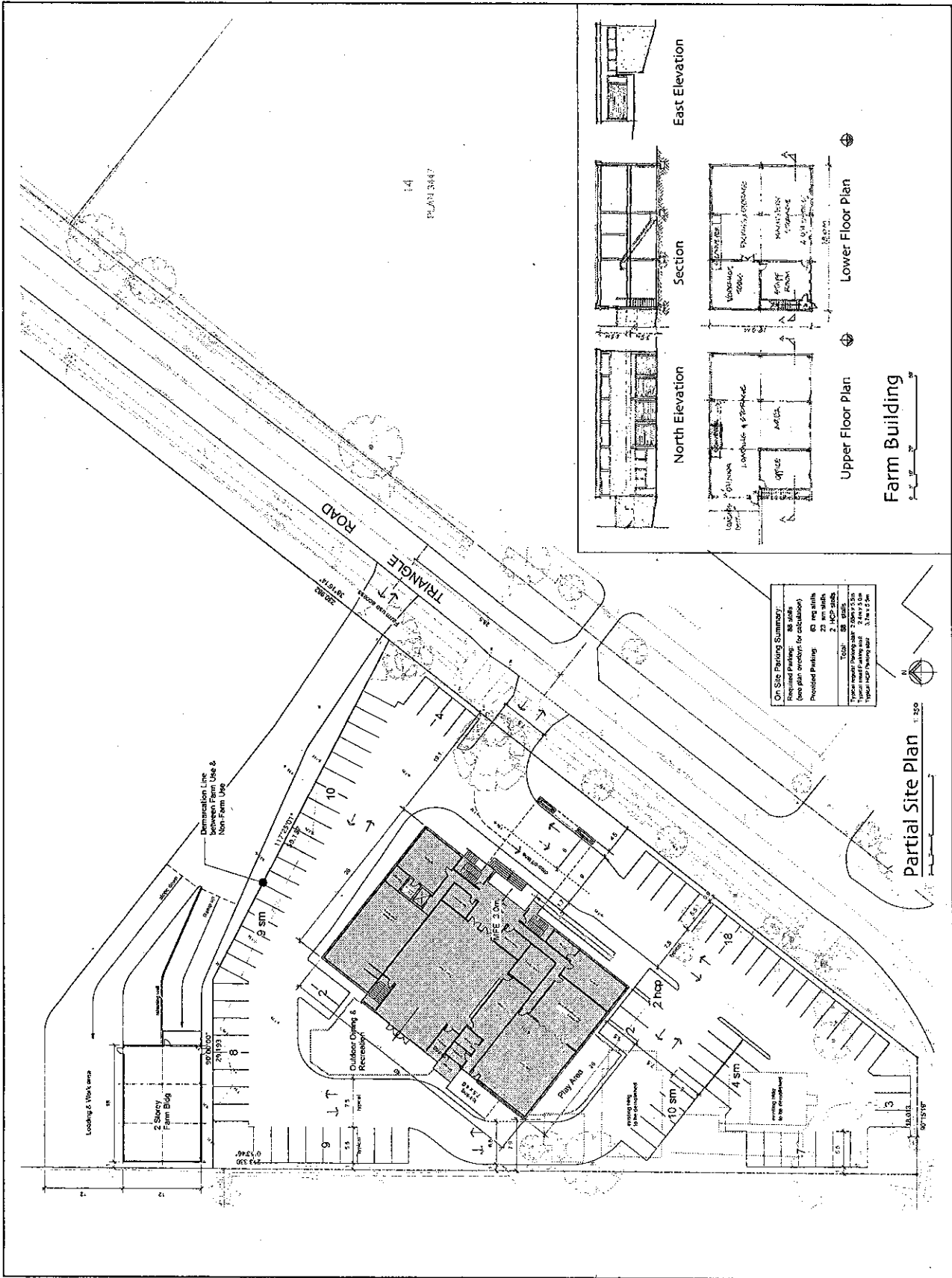
Project: Vancouver Bhawan
Place of Worship

Client: The Sant Nirankari Mission
In Canada

Address: 1409 Triangle Road
Richmond, B.C.

Building Type: Partial Site Plan
Farm Bldg Plan/Elevations

Scale: 1:500
Date: Nov 2007
Drawn: A-2



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icon
Architecture

405 - 1600 Pte. Marlet, Vancouver, B.C. V6L 4H6
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Vancouver Bhawan
Place of Worship

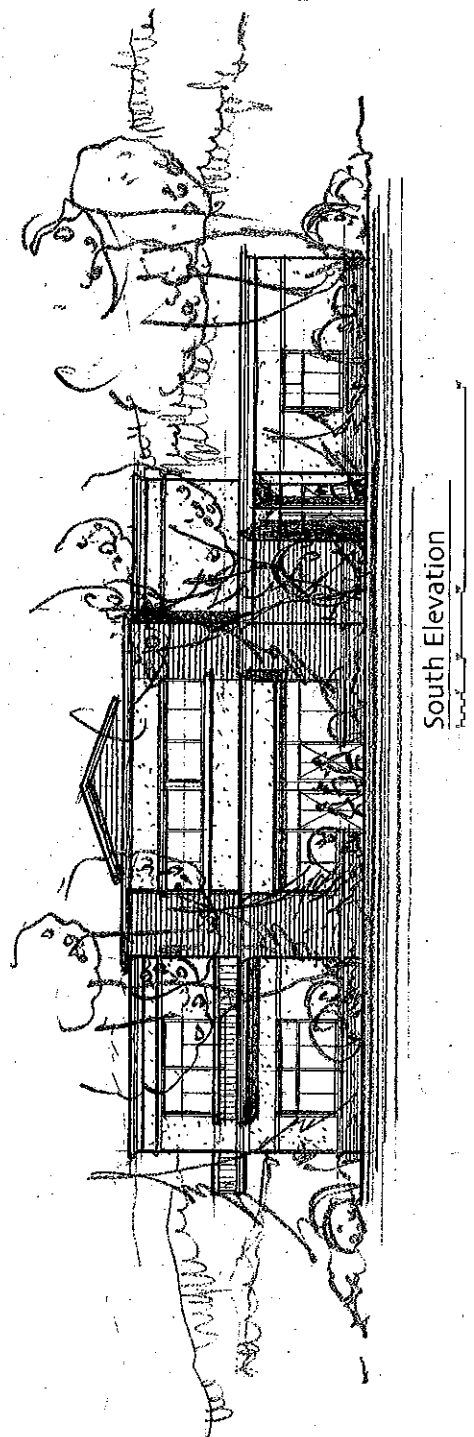
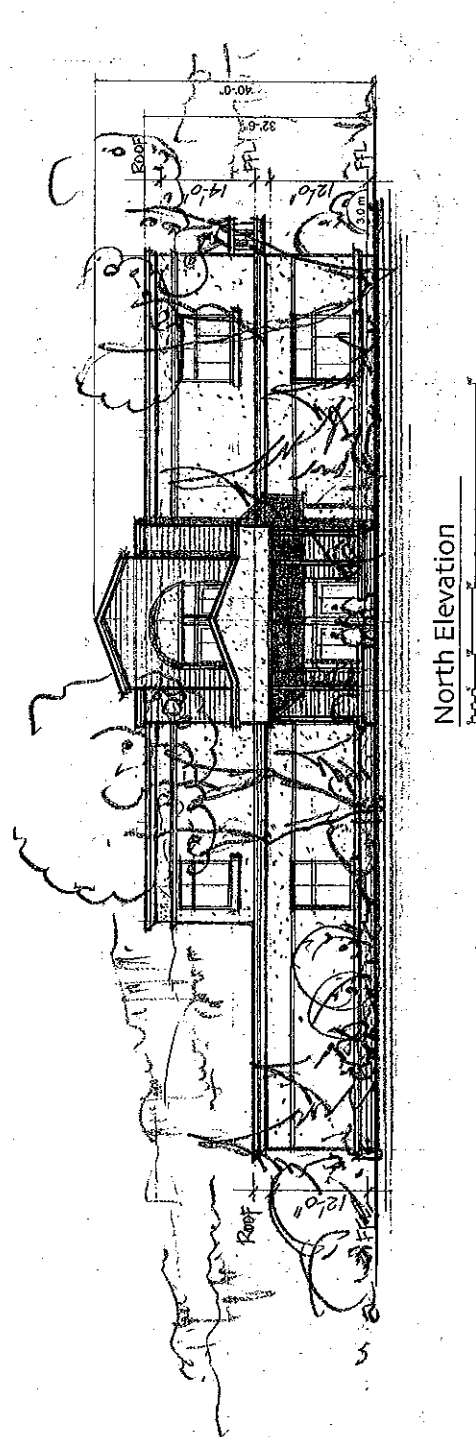
**The Sant Nirankari Mission
In Canada**

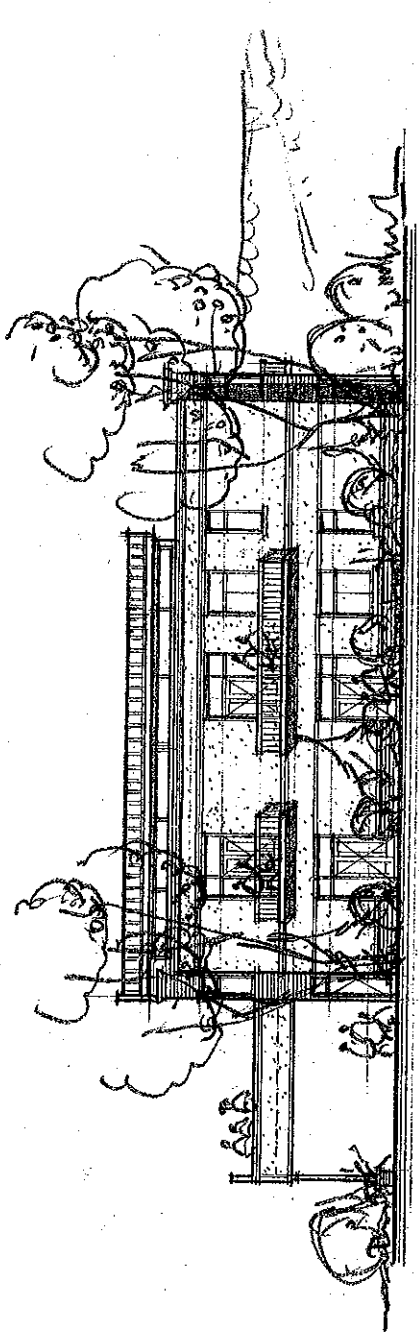
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Richmond, B.C.

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Year

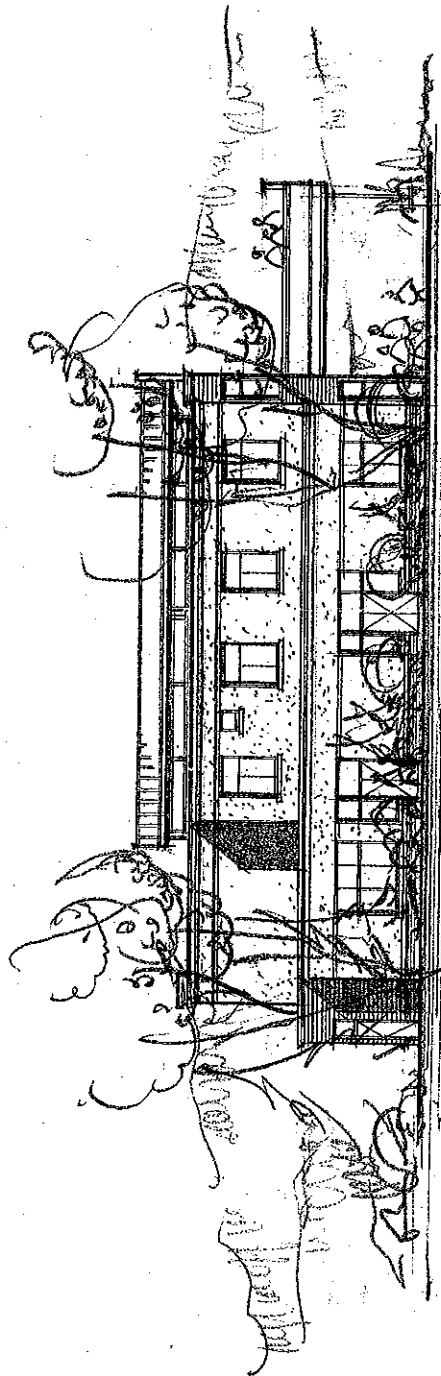
job no. 06-85 Drawing no. A-5
scale 1:100
date March 2007
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A-5





East Elevation



West Elevation

The Architectural Commission has reviewed the drawings and found them to be in accordance with the requirements of the Act and the Regulations. The Commission has no objection to the issuance of a permit for the construction of the proposed building.

No.	Item	Date
1	Permit Application	April 2002
2	Permit Issued	April 2002
3	Permit Renewed	April 2002
4	Permit Renewed	April 2002
5	Permit Renewed	April 2002
6	Permit Renewed	April 2002
7	Permit Renewed	April 2002
8	Permit Renewed	April 2002
9	Permit Renewed	April 2002
10	Permit Renewed	April 2002

No.	Item	Date
1	Permit Application	April 2002
2	Permit Issued	April 2002
3	Permit Renewed	April 2002
4	Permit Renewed	April 2002
5	Permit Renewed	April 2002
6	Permit Renewed	April 2002
7	Permit Renewed	April 2002
8	Permit Renewed	April 2002
9	Permit Renewed	April 2002
10	Permit Renewed	April 2002

icon Architecture
 100 - 1001 1st Street, Vancouver, B.C. V6C 1A6
 Tel: (604) 255-7555 Fax: (604) 255-7556
 e-mail: info@iconarch.com

Vancouver Bhawan
 Place of Worship
 The Sant Nirankari Mission
 In Canada
 14321 Triangle Road
 Richmond, B.C.

East & West Elevation

Scale: 1/8" = 1'-0"
 Date: March 2002
 Sheet: A-6

APPLICATION FOR ASSEMBLY ZONING/NON-FARM USE

14291 Triangle Road, Richmond, B.C. V6W 1B2

The Sant Nirankari Mission Canada Inc. (Universal Brotherhood), referred to hereafter as "The Mission" has owned and farmed the subject property since 1993. The Mission seeks some limited Assembly development of this property, retaining its current agricultural use (blueberry farming) but responding to the needs of the Mission's own community and the surrounding Steveston community for a place of worship, together with ancillary facilities, including a child-care facility. The proposed improvement of the site would not impact its current agricultural use and would substantially upgrade the current use on the non-arable portion of the site.

The Mission

The Mission is a not-for-profit charitable organization that is devoted to the propagation of noble causes such as universal brotherhood through spiritual awakening and promoting love, peace, mutual respect and unity amongst all human beings. The Mission has branches in B.C. and the rest of Canada. The organization is active, working with young people in the community, providing educational opportunities (language and music) as well as community outreach opportunities such as food and clothing drives for the needy and other humanitarian tasks. A copy of the Mission's charter document is attached to and forms part of this proposal.

Planned Improvement

The Mission seeks to obtain non-farm use/assembly zoning designation for a limited .8 ha. portion of the property. This has previously been identified as the non-arable portion of the site. The Mission has also confirmed from a geotechnical perspective that the proposed development is feasible given the encountered sub-surface conditions and expected building loadings. Attached to and forming part of this proposal is, first, the 2004 report of Mr. Brian French which deals with soil conditions at the site and, second, the May 2006 geotechnical investigation report prepared by Geopacific Consultants Ltd.

Delivered with and forming part of this application also are the following:

1. A site plan and preliminary schematic design for the proposed main Assembly structure;
2. A site plan and preliminary schematic design for a new Farm building to be constructed on the site adjacent to the area now in agricultural production;
3. A preliminary artist's conception of the development.

The filled portion of the site occupies .8 ha. The Mission wishes to utilize only the filled portion of the site for Assembly purposes. The filled portion of the site is debilitated from any use from an agricultural perspective (except for positioning of ancillary agricultural structures). This area of the subject property was filled prior to the purchase of the site by the Mission. As noted in Mr. French's report, the filled area has no agricultural potential whatsoever. The area proposed for Assembly use could never be utilized for agricultural purposes. Given the overall size of the property, together with the maximized agricultural use of the remaining 1.3 ha., all of the filled area is not needed for farm buildings and staging areas. It is proposed that the Assembly use, while

utilizing the debilitated land, will also enhance the Applicant's ability to continue agricultural use and production on the remainder of the property.

The Mission does not seek sub-division of this site, nor will the Mission do so in the future if the application is approved. The Mission will continue the existing agricultural use and will not seek to expand the proposed facility. The Mission is quite prepared to enter into any necessary restrictive covenant for that purpose. In addition, the Mission will continue to investigate, on its own and in conjunction with other farmers, the use of methods to enhance blueberry production at the site (and other crops if that is feasible). Indeed, the existing agricultural use of this site is complimentary to the broader aims of the Mission and construction of the proposed facility at this site will only serve to enhance and foster the work of the Mission within the City of Richmond and the region as a whole.

If this use is approved pursuant to this application and the site is developed as planned, the commercial/industrial property currently owned by the Mission on Horseshoe Way as a temporary facility will cease to operate and all Mission activities within the community and the region will be relocated to this site. The planned facility itself will house a day care/child care facility and offer those services to the surrounding community. There will be a caretaker residence and two visitor rooms. This housing will be incorporated into the main building and will be limited to use associated with Mission activities. The facility will not be rented out or put to a quasi commercial use as a means of raising revenues for operations. All activities at the site will be restricted to the Mission activities. The child care facility is consistent with those activities and the aims and objects of the Mission. The planned facility cannot accommodate a school, nor is that contemplated.

Traffic Impact

Excluding use which may accompany the proposed child care facility, in an average week the Assembly use will be focused on four to five hours on Sundays with average attendance of 150 to 200 people. On special occasions, congregational attendance may be as high as 400. Delivered with this application is a preliminary traffic review prepared by TJ Ward Consulting Group Inc. in May, 2006. That review concludes that "the overall network wide impact of the (proposed) development will be small". It takes into account, of course, existing agricultural, commercial and industrial traffic which already occupies the Triangle Road, Steveston Highway and No. 6 Road corridors.

Alternate Site Availability

In making this application, the Mission is well aware of the existing policy of the City of Richmond, as the local government jurisdiction involved, with respect to Assembly use. The Mission has investigated the availability of other sites in the designated No. 5 Road corridor. Delivered with and accompanying this application is a survey with respect to Richmond assembly district land conducted in October of 2006 by the Altus Helyar Group. The conclusions in that report clearly put acquisition of a site in the designated No. 5 Road area out of reach for the Mission.

Existing Agricultural Use

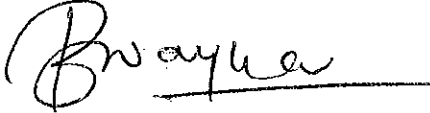
When the Mission acquired the subject property in 1993, it took steps to clear the site and prepare it for agricultural purposes. This program resulted in the agricultural use being maximized, though restricted to the 1.3 ha. of the property that was not filled. The site is in active agricultural use as a blueberry farm. It is managed directly by the Mission's congregation. While the area in agriculture is not large, it does occupy all the land that is not filled land. The Mission has clearly demonstrated its commitment to agriculture by utilizing all the land available for such purposes. This past year, after supplying the needs of the congregation, approximately 8,400 lbs. of

blueberries were sold off to Fisher's Blueberry Farm. This could be classified as organic production, as noted in correspondence dated September 15, 2006 from Fisher's Blueberry Farm which accompanies and is attached to this application. Capital expenditures of the Mission to purchase and rehabilitate the site for agricultural production are approximately \$600,000, while farm expenses through the last eight to nine years total in excess of \$80,000.

Summary

In summary, the Mission has maximized the agriculture use of the subject property. The proposed Assembly use will not adversely impact the existing agricultural use, as it will be restricted to the debilitated filled portion of the site. Reconstruction of farm buildings as part of the overall proposal may actually serve to enhance the ability of the Mission to increase production on the portion of the site which is capable of and available for agricultural use. Assembly use, with an ancillary child care facility, will compliment the aims and objects of the Mission and will make available in the surrounding community facilities that are not otherwise available.

Respectfully submitted

A handwritten signature in cursive script, appearing to read "Brayner", is written over a horizontal line.

The Sant Nirankari Mission Canada Inc.

C&F LAND RESOURCE CONSULTANTS LTD.

*4383 Happy Valley Road, Victoria, B.C. V9C 3Z3
(250)474-5072; fax:(250)474-5073; Email: cflrc@shaw.ca*

September 13, 2004

Khevin Development Services Ltd.
140 - 4651 Shell Road
Richmond, B.C. V6X 3M3

Attention: Mr. Kabel Atwall

Dear Kabel:

Re: 14291 Triangle Road, Richmond, B.C. - Agricultural Capability Opinion

Further to your request and our site visit to the above noted property on August 5, 2004, I provide the following opinion with regard to the soil conditions found on this property.

The southern approximately 0.7 hectares of this 2.1 hectare property have been debilitated at some time in the past by placement of subsoil structural fill to a depth of approximately three metres on the native peat soil. It would be impractical to remove the fill since there has been substantial compression of the underlying peat which would leave the land well below the surrounding lands and subject to flooding. Also, the peat would have been structurally degraded by the preload.

The northern approximately 1.4 hectares is planted into blueberries on native peat soil.

The filled area has no agricultural capability for soil bound agriculture and would be rated Class 7, unimprovable.

The native peat soil area is Class O4W improvable to Class O2W with drainage.

A cadastral plan at 1:2,000 scale is included together with an enlarged air photo showing the site at 1:2,500 scale. Ground photographs are included.

Yours very truly,

C & F LAND RESOURCE CONSULTANTS LTD.

Per:



Brian M. French, P.Ag.

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RICHMOND ASSEMBLY LAND SURVEY

Prepared For:

Mr. George Cadman Q.C.

Boughton Law Corporation

Report Prepared by:

ALTUS HELYAR

Effective Date: August 29, 2007

August 29, 2007

Ref. #14432

Mr. George Cadman Q.C.

Boughton Law Corporation
PO Box 49290
Suite 1000
595 Burrard St.
Vancouver BC V7X 1S8

Dear Sir:

Re: Richmond Assembly District Land Survey

In accordance with your instructions, we have completed our investigation and analysis of the current supply and availability of assembly district (ASY) zoned land in Richmond BC.

Our conclusions are subject to the assumptions which are outlined throughout the report and the Contingent and Limiting Conditions which are outlined in the Appendix under Tab B.

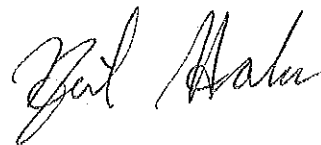
If there are any questions, we would be pleased to discuss this consulting report further.

Respectfully submitted

ALTUS HELYAR
DIVISION OF ALTUS GROUP LIMITED



M.C. Nilsen
B.Sc. FRICS, AACI, P.App., RI



Neil Hahn
B.Comm.

TABLE OF CONTENTS

Introduction.....	1
Assembly District Locations.....	3
Development Timeframe.....	7
Assembly District Zoning.....	9
Vacant Land Information.....	10

APPENDIX

TAB A	RICHMOND GIS INFORMATION AND PHOTOS
TAB B	CONTINGENT AND LIMITING CONDITIONS CERTIFICATION

INTRODUCTION

Purposes and Objectives

- The Purpose of this report is to provide George Cadman, counsel for the Sant Nirankari Mission Society ("Mission"), with an overview of the current real estate market for assembly zoned land in the City of Richmond, to assist in the location of a site for the Mission.
- Specifically, the three critical areas of market information that are needed are:
 - General market information.
 - Past sales and current listings.
 - Assessment of the current available supply of assembly district zoned land .

Terms of Reference

Altus has prepared a study made up of two parts. The first deals with general market information about assembly land in Richmond. The second provides a survey of the available assembly land with a focus on the area around No. 5 Road.

A. GENERAL MARKET OVERVIEW

The general market overview is based on analysis of the market for assembly land in Richmond BC. Data provided includes the following:

1. A discussion of possible locations for places of worship in the City of Richmond.
2. A description of the municipal land use controls present in Richmond.

B. SURVEY OF ASSEMBLY DISTRICT ZONED LAND.

Scope of Work

Market data and other information contained in this report has been obtained from a variety of sources including:

- The Multiple Listing Service (MLS)
- City of Richmond GIS service
- BCA Link
- BC Online
- Meetings and/or discussions with realtors, brokers, marketers, developers, and other knowledgeable professionals.
- Discussions with representatives from the Planning Department at the City of Richmond.
- Inspection by Altus Helyar personnel of vacant assembly district lands in Richmond

ASSEMBLY DISTRICT LOCATIONS

In the City of Richmond a new place of worship must be located on a site where the zoning allows "Public and Assembly Uses". A number of options exist for new places of worship wishing to locate in the City:

EXISTING PLACES OF WORSHIP

The first and possibly least complicated option is to locate on an existing parcel of Assembly District (ASY) zoned land. This approach would simply require a building permit in order to begin construction of a new place of worship. While this is the simplest option, it also has limited potential as the supply of these properties is low, and they are not sold on a regular basis. If a non ASY zoned parcel could be found in a beneficial location, city planners have stated that they would be willing to consider rezoning applications on a case by case basis depending on the merit of the application.

A survey of all existing places of worship is outside the scope of this report; however, a survey was completed of a number of the larger ASY zoned sites within the city. All locations appeared to be fully built out and well established.

LAND IN THE CITY CENTRE

The second approach would be to find an acceptable location in Richmond's City Centre that is zoned C-7. This zoning allows for public and assembly uses, and vacant sites are more readily available than ASY zoned sites in the urban core. A possible drawback to this approach would be the often congested downtown location in which C-7 sites exist as well as possible parking issues. C-7 zoned land is also significantly more expensive than ASY zoned land due to the larger and more profitable range of uses that are allowed on C-7 land. Recent sales of C-7 land have sold for between \$100 and \$125/sq.ft. while comparable ASY zoned land has sold for \$10 to \$15/sq.ft..

The following chart gives brief details of recent sales of C-7 zoned land in Richmond's City Centre.

C-7 ZONED LAND SALES				
Address	Size	Sale Date	Price	Price/Sq.Ft.
8220 Westminster Hwy	13,356	May-04	\$1,680,000	\$126
7080 No. 3 Rd	45,390	Apr-05	\$4,867,680	\$107
8220 Lansdowne Rd	19,602	Jun-06	\$2,050,000	\$105
6040 No. 3 Rd	30,422	Mar-06	\$3,400,000	\$112

AGRICULTURAL LAND

The third approach would be to find a site in the Assembly District area located on the east side of No. 5 Road between the Steveston Highway and Blundell Road as set out in Richmond's Official Community Plan. This area has been set aside in an agreement between the City and the Agricultural Land Commission as a location for places of worship. The agreement stipulates that lots in this area, which are in the Agricultural Land Reserve, may be zoned for assembly uses provided that the place of worship uses no more than the front third of the lot (110 meters measured from the border with No. 5 road). The agreement further stipulates that the owner of the lot must create a farm plan which sets out how the agricultural portion of the land will be used. Currently, there are a number of places of worship in the area including a two Buddhist Temples, a number of Christian Churches, two Sikh Temples, and two Mosques. Large sites in the area that are zoned for assembly use are largely built out, however, a number of larger sites still exist. Several of these sites have not yet been rezoned from agricultural to assembly uses; however, planners at the City of Richmond have stated that the municipality is willing to consider changing the zoning as long as the applicant fulfills all of the requirements of the City and the Agricultural Land Commission. Due to the availability of vacant land, as well as the support of the City council for development of lands along No. 5 road for assembly purposes, this area is seen as the most feasible location for a new place of worship in the City of Richmond.

We note that there have been a number of sales of vacant parcels along No. 5 Road in the past 5 years. Details of these sales are given on the following chart.

SALES AND LISTINGS ALONG NO. 5 ROAD					
Address	Zoning	Size	Sale Date	Price	PPSF
8240 No. 5 Road	AG-1,ASY	108,900	Feb-03	\$1,200,000	\$11.02
10320 No. 5 Road	AG-1	361,548	Jun-03	\$3,450,000	\$ 9.54
8280 No. 5 Road	AG-1,ASY	113,256	Apr-04	\$1,044,350	\$ 9.22
9220 No. 5 Road	AG-1	905,090	Apr-04	\$2,150,000	\$ 2.38
10300 No. 5 Road	AG-1	21,824	Dec-05	\$ 525,000	\$24.06
8160 No. 5 Road	AG-1	108,900	Apr-06	\$1,300,000	\$11.94
8320 No. 5 Road	AG-1,ASY	359,370	Listing	\$3,950,000	\$10.99
8720 No. 5 Road	AG-1	461,736	Listing	\$5,250,000	\$11.37

The two current listings are described in more detail below:

8320 No. 5 Road

Vacant site currently listed by Colliers International. The site is one of the few vacant ASY zoned sites in the City of Richmond. Site is 8.25 Acres (359,370 S.F.) and is currently listed for \$3,950,000. The property has been on the market for more than one year.

Listing Agent: Morgan Dyer (604) 681-4111

PID: 018-402-283

Legal Description: Parcel A, Bl 4N Plan REF LMP11796.

Current Owner: Aga Khan Foundation of Canada

8720 No. 5 Road

Vacant site currently listed by Sutton Realty. This site is zoned AG-1 but could be rezoned to ASY. Site is 10.62 Acres (462,471 sq.ft.) and is currently listed for \$5,250,000.

Listing Agent: Victor Mattu (604) 306-2466

PID: 003-772-047

Legal Description: Lot 3, Block 4N, Plan 5239

Current Owner: Jagjit Singh Dhillon

**DISCUSSIONS WITH THE
CITY OF RICHMOND**

The City of Richmond has indicated that it is the City's policy that all new places of worship be located either on existing ASY zoned sites, or along the No. 5 Road corridor between the Steveston Highway and Blundell Road. Furthermore, the City indicated that as long as there is available land along the No. 5 Road Corridor, they would not be supportive of rezoning applications in other areas.

DEVELOPMENT TIMEFRAME

DEVELOPMENT OF A CURRENT ASY SITE

Development of a currently zoned ASY site would require only a building permit as long as the building fit within the requirements of the ASY zoning.

DEVELOPMENT OF C-7 ZONED LAND IN THE CITY CENTRE

Similar to ASY zoned parcels, development of a C-7 site would only require a building permit. One advantage of C-7 zoned sites is the increased flexibility afforded to developers with regards to building height, density, and other uses as compared to ASY zoned sites.

DEVELOPMENT ALONG NO.5 ROAD OF A NON ASY ZONED SITE

The application process to rezone and develop a site along No. 5 Road is a two part process. First, a Non Farm Use application must be submitted to the Agricultural Land Commission in order to obtain permission to remove the land from the Agricultural Land Reserve. This Application includes the farm plan for the back two-thirds of the property and the approval process can take four to six months. Once the Non Farm Use application has been accepted by the Agricultural Land Commission, the rezoning process can begin with the City. This process can take six to twelve months to complete, at which time the applicant can apply for a building permit, and begin construction.

A number of rezonings are currently taking place along No. 5 Road to convert Agricultural land into Assembly District land. Brief details of these applications are summarized in the following table.

REZONING OF ASSEMBLY LAND ALONG NO. 5 ROAD

Address	Zoning	Comments
10300 No. 5 Road	AG-1 to ASY	Richmond Christian School has applied to change zoning to build a new school
8140 No. 5 Road	AG-1 to ASY	Thrangu Monastery Association has applied to rezone front part of property to construct a temple.
12180 Blundell Road 12000 Blundell Road 8040 No. 5 Road	AG-1 to ASY	Land Consolidation and rezoning to build a church.

ASSEMBLY DISTRICT ZONING

Zoning	In the City of Richmond, the majority of land used for places of worship is zoned Assembly District (ASY).
Permitted Uses	<p>Permitted uses on ASY zoned land include:</p> <ul style="list-style-type: none">- Places of Worship- Interment of Cremated Remains as a use accessory to places of worship.- Private Educational Institutions.- Community Use.- Residential limited to one-family dwelling and one dormitory building, in both instances ancillary to principal use.- Agriculture- Accessory Uses, Buildings and Structures.
Permitted Density	<p>Maximum Floor Area Ratio: 0.50 Maximum Lot Coverage: 35%</p>
Minimum Setbacks	<p>Road Setback 6 m (19.685 ft)</p> <p>Side Yards</p> <p>For one-family dwellings: 1.2 m (3.937 ft)</p> <p>For all other buildings: 7.5 m (24.606 ft)</p> <p>Rear Yards</p> <p>For one-family dwellings: 6 m (19.685 ft)</p> <p>For all other buildings: 7.5 m (24.606 ft)</p>
Maximum Height:	12m (39.370 ft)

Vacant Land Information

Richmond's supply of vacant land for assembly purposes is quite limited; however, along the No.5 road corridor there appear to be a number of vacant parcels. The following gives a brief description of the vacant land along No. 5 Road. See the appended zoning map, Richmond GIS information and photos for site locations.

As noted above, the majority of the lots in the area have been rezoned to ASY and have been improved with places of worship. There are a number of lots, however, that have yet to be improved. A summary of parcels that have not yet been improved with a place of worship is shown in the following chart. We note that the majority of these sites are currently owned by religious organizations; however, it is currently unclear what the property owners' plans are for these parcels.

PARCELS ALONG NO. 5 ROAD NOT CURRENTLY IMPROVED WITH A PLACE OF WORSHIP

Address	Size (sq.ft.)	Size (acres)	Zoning	Owner
10320 No.5 Rd.	361,280	8.29	ASY AG1	Lingyen Mountain Temple
10260 No.5 Rd.	240,584	5.52	ASY AG1	Richmond Christian School Assn
9360 No.5 Rd.	512,426	11.76	AG1 ASY	Catholic Public School of Vancouver
9220 No.5 Rd.	904,243	20.76	AG1	World Growth Investments Inc.
8720 No.5 Rd.	462,471	10.62	AG1	Jagjit Singh Dhillon
8480 No.5 Rd.	36,748	0.84	AG1	650760 B.C. Ltd.
8320 No.5 Rd.	359,891	8.26	ASY AG1	Aga Khan Foundation
8160 No.5 Rd.	108,651	2.49	AG1	Thrangu Monastery Assn
8100 No.5 Rd.	117,800	2.70	AG1	Giuseppe Taddei
12100 Blundell Rd.	21,366	0.49	ASY	Richmond Chinese Evangelical Free Church
12180 Blundell Rd.	21,280	0.49	AG1	Richmond Chinese Evangelical Free Church
12280 Blundell Rd.	10,075	0.23	AG1	BC Muslim Association

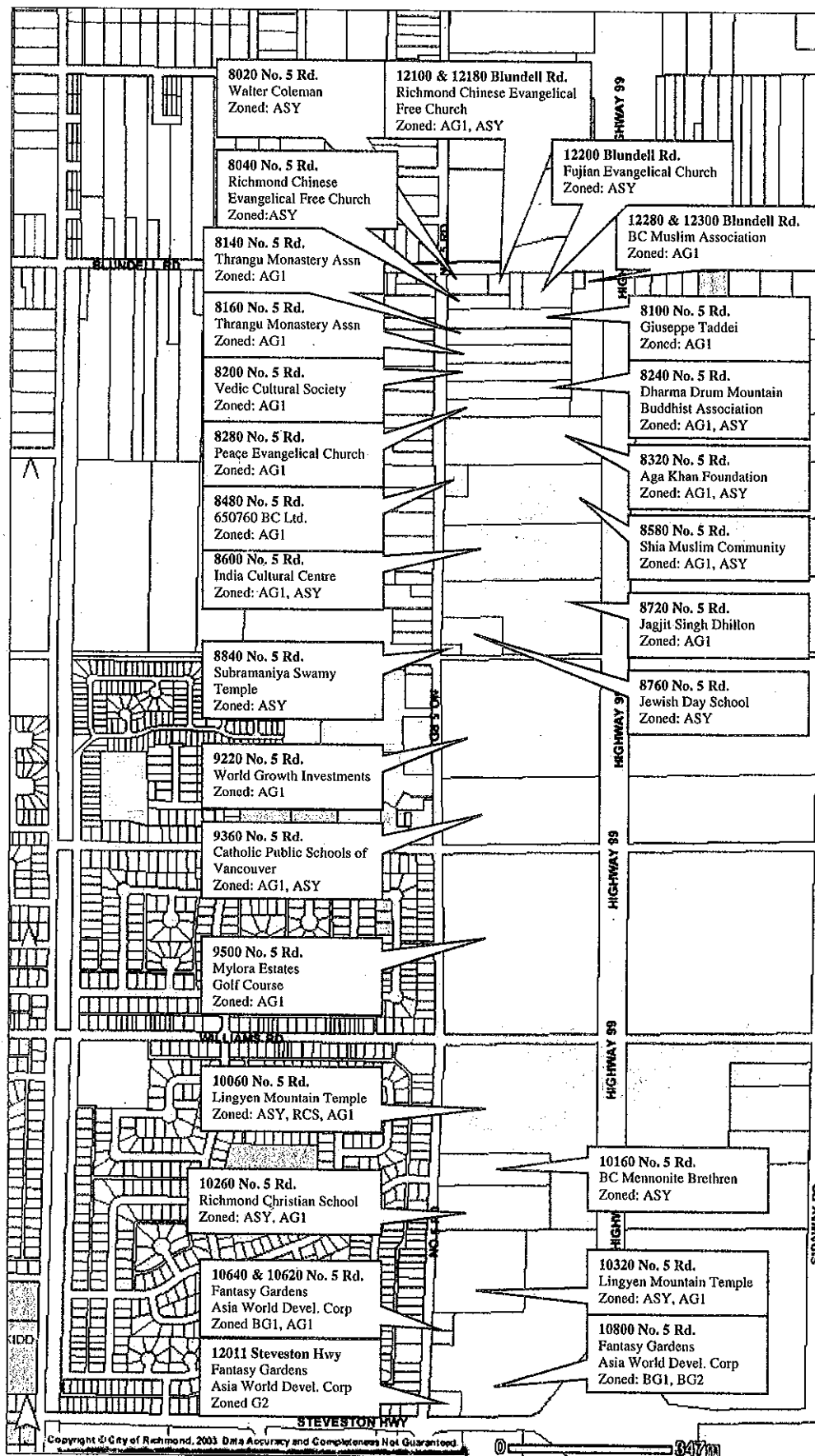
APPENDIX

TAB A	PARCEL MAP, RICHMOND GIS INFORMATION AND PHOTOS
TAB B	CONTINGENT AND LIMITING CONDITIONS CERTIFICATION

TAB A
AREA MAP
INFORMATION AND PHOTOS

MAP AND LOT DESCRIPTIONS

POTENTIAL ASSEMBLY LANDS ALONG NO.5 ROAD



PHOTOGRAPHS OF LOTS ALONG NO. 5 ROAD BETWEEN THE STEVESTON
HIGHWAY AND BLUNDELL ROAD

PHOTOS CONTAINED IN DEVELOPMENT APPLICATION
FILE (AG 07-368209)

09/25/2006 07:49 604-/21928

TAMARA

PAGE 01

Fisher's Blueberry Farm0811 #6 Rd.
Richmond B.C.
V6W 1E5Phone: (604) 277-6681
Fax: (604) 276-7873
e-mail: bobyvonne@paralynx.com
Web: WWW.FISHERS-BLUEBERRY-FARM.COM

September 15, 2006

To whom it may concern;

Sant Nirankari Mission Canada Inc. has shipped all thier Blueberries to me for marketing ever since they started farming. This is the fourth year they have shipped to us and their production has increased each year. This years production was 8,398 pounds, a big increase over last year and I would suspect next year will be even better. Considering they do not spray and could classify as Organic, I think this farm has great potential. I have the organic sprays available as I only use them on my own fields, and I would like to use them on there field in order to protect the plants and promote thier growth.

Sincerely,



Bob Fisher

Fisher's Blueberry Farm

9311 #6 Rd.
Richmond B.C.
V6W 1E5

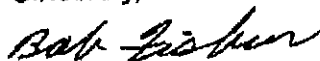
Phone: (604) 277-6681
Fax: (604) 275-7573
e-mail: bobyvonne@paralynx.com
Web: WWW.FISHERS-BLUEBERRY-FARM.COM

September 3, 2007

To whom it may concern;

Sant Nirankari Mission Canada Inc. has shipped all thier Blueberries to me for marketing ever since they started farming. This is the fourth year they have shipped to us and their production has increased each year. 2006 production was 8,398 pounds, this year 2007 production doubled to 16,345 pounds. I would suspect another big increase for next year.

Sincerely;



Bob Fisher

Att: David Mayyar, room # 311



THE SANT NIRANKARI MISSION CANADA INC.

(UNIVERSAL BROTHERHOOD)

HEAD OFFICE: 2774 Bovaird Dr. W., Brampton, Ontario, Canada L7A 0H2.

Tel. (905) 455-7922, Fax (905) 455-8771

Date: January 30, 2008

**Memo To: Mr. Kevin Eng
City of Richmond**

Reference to the letter from city of Richmond dated December 11, 2007

File # AG 07- 368209

Planning & Development Department

Request for Additional Information and Materials

a. The suitability of the congregations existing location in Richmon

The Triangle Rd property was purchased by the Mission on the assumption that the Mission might well be able to build a Congregation facility at that location because of the development of the Entertainment Centre on the east side of the property. When the Mission first encountered difficulty in getting a approval from the City of Richmond for building the congregation facility, the Mission started renting the Hamilton Community Centre. . The count of Mission's members increased over the years & the rented community centre could not accommodate the additional Members. As a result, the Mission 's Board Of directors had to make a very costly decision to purchase the property of a Banquet hall on Horseshoe way. Again, this is in a commercial area & we can only hold meetings there & not the congregation. The facility at Horseshoe way is viewed by the Mission as only a temporary facility. It will be sold after building the proposed facility at Triangle Rd property. The temporary facility at Horseshoe way is costing the Mission Approx. \$ 21000.00 a month. This is a tremendous burden on the resources of the Mission.

b. Purchase of Property & the Objectives

The purpose of buying the property was to build a congregational facility for the members of the Mission. We have the members of the Mission spread over the entire Lower Mainland. As Richmond is almost in the geographic centre, the Mission decided to buy this property. Mission being a spiritual movement, it was & is the intention of the Mission in the short & long term to build a congregational facility to serve the spiritual needs & day care needs of the members & Community at large.

c. Possible Scenarios in case of Non- farm is not achieved.

The whole intention of the Mission for buying this property has been & still is to build the congregational facility for the members of the Mission. If partial (Approx. 2 acres) Non – farm use is not achieved then in that case the Mission will have no choice but to sell the property and search out another site outside the City of Richmond. It is clear that there is no other site available along No. 5 Road within the financial reach of the Mission. It is unlikely that the present blueberry farm could be maintained.. As you are aware, the blueberry production has increased tremendously with the continuous hard work of the Mission's members over the last few years. It is also unlikely that any prospective purchaser would be prepared to invest in the upgrade of the existing site buildings which support the current farm use. The Mission sees no point in doing so, except in conjunction with the development of the proposed Facility.

d. Possible Available Options.

The only viable option for the Mission in the event that the Non-Farm Use application is not approved and the Facility does not get developed is to sell the property at the Triangle Rd. The Mission cannot justify maintaining the current farm use while still worshipping elsewhere. As well, it should be expected that the Building at Horseshoe way will likely have to be sold to allow the congregation to relocate in another Municipality. Both of these could risk a huge financial loss which will be hard for the Mission to bear, being a non profit charitable organization.

With thanks



B.K.Nayyar P.Eng
Director
Sant Nirankari Mission

cc- Mr. George Cadman
Mr. S. Arneja



City of Richmond

Policy Manual

Page 1 of 3

Adopted by Council: Mar. 27/00

POLICY 5037

File Ref: 4105-04

NO. 5 ROAD BACKLANDS POLICY

POLICY 5037:

It is Council policy that:

1. The area outlined in bold lines as "Area Proposed for Public and Institutional Use" on the accompanying plan dated 01/24/00 may be considered for non-farm use.
2. The types of non-farm use which may be considered are:
 - "Assembly District" uses, and
 - Certain "School / Public Use District" uses (i.e., public park, public recreation facility, municipal works, health and safety measures, community use).
3. The amount of land on each property which may be developed for approved non-farm uses is limited to the westerly 110 m (360.892 ft) for properties fronting onto No. 5 Road.

The remaining back land portion of each property shall be retained for farm use only.
4. Satisfactory sanitary sewage disposal is required as a condition of Development Permit approval.
5. Continue to strive for a partnership approach, with back land owner prepared farm plans to achieve farming, but allow for a limited infrastructure component (e.g., little or no regional and on-site drainage, irrigation or access roads), where a full infrastructure component is not practical.
6. The current moratorium on non-farm use approvals (initiated by the Land Commission and adopted by Council in February, 1996) should be retained and may be lifted on an individual lot basis for owners who:
 - a) prepare farm plans;
 - b) explore farm consolidation;
 - c) commit to do any necessary on-site infrastructure improvements;
 - d) co-operate as necessary to remove constraints (e.g., required infrastructure) to farming the back lands, in partnership with others; and
 - e) commit to legal requirements as may be stipulated by Council to achieve acceptable land uses (e.g., farming the back lands).
 - f) undertake active farming of the back lands.
7. The following procedure will apply when considering applications for non-farm use and Assembly District rezoning.



Approvals Procedure

Proponent applies to City and Commission for non-farm use approval.

Commission reviews proposal and may give approval in principle for non-farm use based on the proponent:

- preparing an acceptable farm plan;
- entering into a restrictive covenant;
- providing a financial guarantee to farm; and
- agreeing to undertake active farming first

Proponent undertakes active farming based on the approved farm plan.

Commission gives final approval for non-farm use.

Proponent applies to City for rezoning of site to Assembly District (ASY).

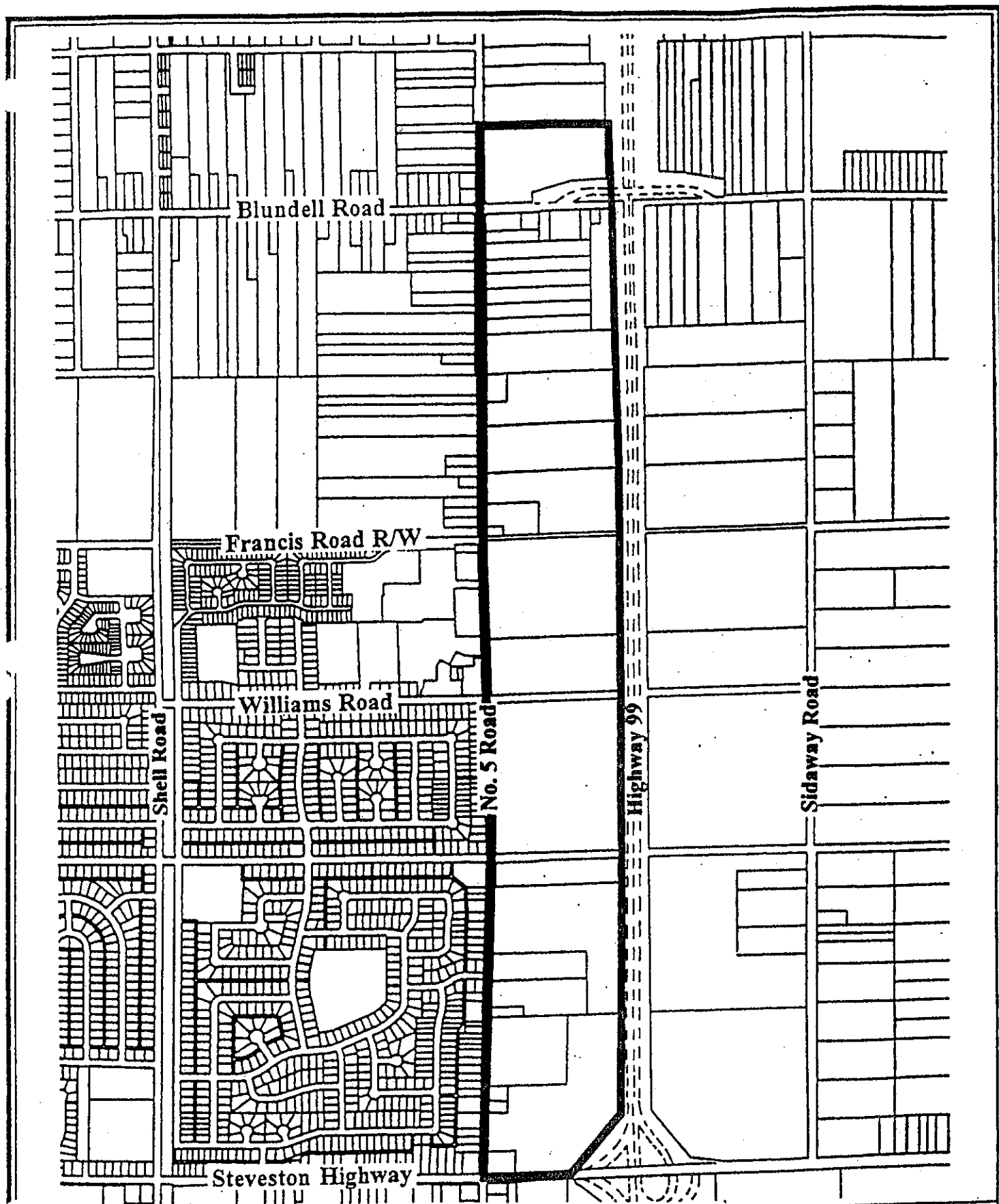
City approves rezoning application after proponent meets all City requirements.

Amendments to the above policies

If either the City or the Land Commission intends to amend any of the above procedures, the initiating party will advise the other party of this intent and seek comment on the proposed amendments prior to concluding any approvals.

Co-ordination of review process

The City and the Commission will co-ordinate efforts when reviewing applications for non-farm use, in order to ensure that the interests of each party are addressed. This co-ordinated effort will be done prior to granting any approvals.



Area Proposed for Public
and Institutional Use

PLN 73

Date:
01/24/00

Agricultural Advisory Committee Meeting
July 12, 2007 Minutes

Members also noted that the GVRD Agriculture Committee had recently provided grants to the representatives from the 100 mile diet and Farm Folk City Folk to assist in the development of local Farm Fresh Guides.

5. Development Proposal – 22560/22600/22620 Gilley Road

City staff provided a brief overview of the project and surrounding context. The proposal was to develop 36 townhouses with the applicable ALR buffer along the north property line abutting Gilley Road. Staff identified that the proposed buffer width (6 m) complied with the applicable guidelines and that further refinement of the planting scheme and fencing will be provided at the forthcoming Development Permit Application.

AAC members had the following comments on the buffer proposal:

- ❑ Consider shifting the walkway to the east edge of the site so that the pedestrian pathway does not directly align with agricultural properties north of Gilley Road.
- ❑ A walkway along the east property line would align with residential properties, which would help mitigate against possible conflicts between residential and agricultural uses.
- ❑ Clarification was requested on how to ensure that the recommended changes would be implemented. Staff indicated that the Development Permit Application will be forwarded to the AAC for review of the plantings and fencing proposed along with any revisions requested by members through the initial review of the rezoning.

The following motion was introduced:

That the proposed agricultural buffer for the project at 22560/22600/22620 Gilley Road be approved with the recommendation that the pedestrian walkway be shifted to the east edge of the subject site.

Carried

6. 14291 Triangle Road – Non Farm Use Application

Staff provided a summary of the proposal and information on applicable land use policies for the subject site. Along with the memorandum to AAC members, the agenda package included a location map and air photo, letter of rationale (applicant), Richmond Land Assembly Survey report, Preliminary Traffic Report (TJ Ward), Geo-technical report (GeoPacific Consultants) and Agrologist Report (C&F Land Resource Consultants). Staff outlined the required process the proposal would go through should the application proceed (non-farm use application, Rezoning and OCP amendment application and Development Permit Application).

Concerns were identified by staff that the proposal was outside of the No. 5 Road Backlands Policy, which outlined an area and subsequent process where assembly and institutional uses could be considered. Staff also noted that the proposal did not comply with existing land use policies contained within the Official Community Plan (OCP). On this basis, staff identified non-support of the application as proposed.

George Cadman (applicant) and Baldev "David" Nayyar (representative for the congregation) provided an overview of the congregations history with the subject site and past applications for 14291 Triangle Road, which have since been withdrawn. The applicant indicated that the congregation had owned the site since 1993 and that no agricultural activity was occurring on the subject property at the time of the purchase. The applicant provided the following summary of the proposal, supplemented with materials that accompanied the non-farm use application:

- ❑ With reference to the site plan and survey, the applicant outlined that the site currently consisted of the portion that had been previously filled, a strip of land that had been identified as non-arable and the active farm area (blueberries). Minimal farm related support structures are currently located on the subject property.
- ❑ Pertaining to the proposed assembly building – the congregation does not intend to rent the facility to outside user groups and that the classrooms and offices provide a supportive function to the assembly use.
- ❑ The proposal included space for a childcare facility, which the applicant identified as a service where there is an existing and growing need for in the community.
- ❑ A brief overview of the traffic consultant study was provided. Some key findings of the study indicated that trip generation varied significantly in this area and that the expected volume of traffic from the proposed development would have minimal impact on overall traffic in the area.
- ❑ An overview of the report submitted by a consultant group to examine the availability of sites along No. 5 Road was provided. The applicant indicated that other groups had already obtained many of the vacant sites along No. 5 Road. It was further noted that for the properties that were for sale, the asking price was outside of the financial resources of the congregation.
- ❑ The applicant indicated that \$800,000 in capital investment had been made by the applicant on the subject property to bring portions of the property into agricultural production. This figure included costs of land acquisition.
- ❑ A specific response by the applicant to the staff comments on the proposal was circulated to AAC members, which is attached as an information item to the agenda.

AAC members made the following comments and questions:

- ❑ Councillor Steves noted that the No. 5 Road Backlands Policy was developed to identify a location and process of permitting assembly and institutional buildings in the ALR. The purpose of the policy was to prevent the further location of assembly and institutional buildings in other agricultural lands in Richmond outside the policy area.
- ❑ Questions were asked about whether the congregation had explored other municipalities to locate within. The applicant responded that pending the outcome for the Triangle Road parcel, the congregation might have to consider moving. It was unlikely that the congregation would continue to own and farm the property should this occur.
- ❑ In response to questions about capital investment as it related to farm activities, the applicant identified that the \$800,000 was associated with land acquisition, drainage improvements and plantings. The blueberry plants had been established on the site for 5 years and yielded approximately 8,400 pounds of berries in 2006. Ministry of Agriculture and Lands staff noted that a typical blueberry farm would yield approximately 10,000 pounds per acre.
- ❑ Questions were asked about whether the congregation had explored non-soil based agriculture (e.g., greenhouses) on the portion of the site which had been filled. The applicant indicated that no options to examine non-soil based agriculture had been examined and questioned the viability of operating a functional greenhouse operation on a relatively small portion of the property.
- ❑ A question was asked regarding where the soil and fill would be relocated should the proposal be approved. The applicant's assured members that fill material removed from the site would be moved to a suitable location.

The Chair thanked the applicants and congregation for the approach taken to date on the subject site and appreciated that active farming was being undertaken prior to the application submission. AAC members deliberated with the following comments forwarded for consideration by the Committee as a whole:

- ❑ Concerns about the potential precedent an application of this nature could have on previously filled properties in the ALR, where long-term damage to the soils had occurred.
- ❑ When considering proposals of this nature, a substantial net benefit to agriculture must be exhibited. Although the applicants have brought a portion of the property into agricultural production, a substantial agricultural benefit had not yet been exhibited.
- ❑ Comments made by members to indicate that the congregation had shown their commitment to agriculture by farm improvements and works already undertaken.
- ❑ Some members echoed the concerns about the viability of establishing greenhouses on the filled portion of the property.

- ❑ Committee members identified that the agricultural properties in the Triangle Road area were subject to very poor soil conditions and inadequate drainage in the area.

Based on the comments and deliberation amongst the Committee, AAC members introduced the following motion:

That the application for non-farm use at 14291 Triangle Road be referred back to the applicant, with the recommendation to liaise with staff to:

- ❑ *Further explore options for the congregation to locate in the No. 5 Road area identified for institutional/assembly use.*
- ❑ *Explore and bring forth to the AAC, a creative solution(s) to demonstrate a clear, substantial benefit to agriculture associated with the proposal for non-farm use on the Triangle Road property.*

Carried unanimously

7. Updates

a. Policy Planning

Staff provided an update on property use issues for lots along River Road between No. 7 Road and No. 8 Road excluded from the ALR in 2000. During the exclusion process, Agri-industrial land uses were identified as a potential designation for properties still contained within the ALR (between Kartner Road and No. 8 Road), but had been previously filled, thus degrading their agricultural potential. Staff requested some preliminary feedback from the AAC on if Agri-industrial uses are considered important to agricultural viability in Richmond and if a need exists currently.

AAC members responded that agri-industrial uses served a very important role in agricultural viability and pointed to the Ocean Spray processing plant on No. 6 Road as an example. Although an immediate need did not exist, Committee members felt it important for the City to put the appropriate regulatory mechanisms to facilitate the location of these agricultural supporting activities.

ALC staff indicated that Agri-industrial uses proposed to be located in the ALR generally require a non-farm use application to be processed and approved.

b. Ministry of Agriculture and Lands

Kathleen Zimmerman provided an update that there had been an alert released by the Ministry of Environment about an accidental discharge of sewage (which had not been chemically treated) from the Annacis Island plant. The associated water tests and signage postings along beaches and parks in the discharge area had occurred. Ministry staff and AAC members had a number of concerns about:



AGRICULTURAL ADVISORY COMMITTEE

Held Thursday, September 13, 2007 at 7:00 p.m.
Anderson Room
Richmond City Hall

In Attendance:

Bill Zylmans (Chair); Todd May; Carol Southgate; Bruce May; Ken May; Bill Jones; Councillor Harold Steves; Kevin Eng (Policy Planning); Kathleen Zimmerman (Ministry of Agriculture and Lands); George Cadman; David Nayer; Bob Fisher; Cecilia Achiam; Ned Pottinger; Rosland Zwaag; Robert Gonzalez; Jim Young; Kelvin Carey (UMA)

Regrets:

Louis Zivot; Dave Sandhu; Dave Johnston; Tony Pellett (Agricultural Land Commission)

1. Adoption of Agenda

The agenda for September 13, 2007 was adopted.

2. Minutes

Minutes dated July 12, 2007 and August 16, 2007 were adopted.

3. Business Arising From Minutes

No business arising from the minutes.

4. Action Items Table

Staff reviewed the table noting updates for applicable items. No items were removed or added to the Action Item Table.

5. Development Proposal – 14291 Triangle Road (Resubmission)

Staff provided an overview of the previous submission considered by the AAC on July 12, 2007, with specific reference to the Committee resolution requesting the proponents to come back with clarification on the issues surrounding significant net benefit to agriculture and availability of land along the No. 5 Road institutional corridor. Staff outlined the new information associated with the resubmission, which included newspaper articles, updated

blueberry production figures for 2007 and a revised land inventory consultants report focusing on the availability and pricing of Assembly/Institutional designated land in Richmond.

The applicant's (George Cadman – Legal Counsel; David Nayer – Congregation) provided a summary of materials related to production figures for 2007 (~16,500 pounds harvested) and updated Report on assembly land in Richmond. The feasibility of utilizing the non-arable portion of the site for farm related uses was not identified to be possible given the constraints related to size of the parcel and financial limitations of the congregation.

A summary of the updated assembly land survey was provided with focus on the availability of sites along the designated No. 5 Road institutional policy area in conjunction with recent pricing data on sale of land in this area. The applicant's reported out on the consultant findings and identified that many of the vacant sites along No. 5 Road have already been purchased by organizations intending to develop the properties in the future. Two properties were listed on the real estate market; however, the asking price was out of the financial reach of the congregation. Congregation representatives also identified that any purchase of land along the No. 5 Road area would involve the congregation selling both of their properties (current temporary location and Triangle Road property) and abandon agricultural investments already undertaken on the Triangle Road property.

Bob Fisher identified himself as the farmer who worked in partnership with the congregation to undertake farming on the subject property. Mr. Fisher indicated that the congregation had been proficient at bringing the arable portion of the property into production and supported the congregation's proposal for the non-arable portion of the lot.

AAC members made the following comments and questions:

- ❑ Demonstrating substantial net benefit to agriculture should go beyond bringing arable land into agricultural production. The congregation's efforts to undertake farming on the arable portion of the property is based on standard agricultural practices. Net benefit to agriculture must be separated and apart from undertaking farming based on standard agricultural practise.
- ❑ Committee members recognized that the congregation have done their best to undertake farming on the property.
- ❑ Members identified that the issue of the proposal being outside of the designated No. 5 Road institutional corridor was a discussion and decision that is best left to Council.
- ❑ Clarification was provided on the purpose of No. 5 Road institutional corridor policy when it was developed in the 1990's. The objective of the Policy was to identify an area where assembly and institutional uses could be located in the ALR and outlined a specific process to facilitate this in order to avoid situations of use of agricultural land for assembly uses outside of the No. 5 Road policy area.

Based on AAC discussion, the following motion was forwarded for consideration:

That the non-farm use application at 14291 Triangle Road be forwarded to Council without a recommendation from the Agricultural Advisory Committee.

Carried

A question was asked to determine what would happen to the property and existing farm if the congregation is not successful in their application to utilize the site for their assembly building. The applicant's responded that they would be financially unable to maintain the farm operation and may look at options to sell the parcel.

6. East Richmond Agricultural Land Drainage and Irrigation – Update on Works

Engineering Staff (Roeland Zwaag; Jim Young and Robert Gonzalez) presented to the AAC on the works associated with Phase 1 of the irrigation and drainage improvements based on the recommendations contained in the East Richmond Agricultural Water Supply Study.

Engineering Staff provided an overview of the preceding study and direction given from Council in relation to the East Richmond Agricultural Water Supply Study (ERAWSS). One million dollars in funding had been secured through grants to enable prioritized works to be undertaken based on the findings and recommendations of the study and review by engineering staff.

Engineering staff reviewed the scope of the works in Phase 1, which involved three projects. A summary of the tender period and approximate timelines was also presented:

- ❑ Granville Avenue (No. 6 Road to Kartner Road; No. 6 Road to No. 7 Road; No. 7 Road to 150m east of Kartner Road).
- ❑ No. 7 Road (Granville Avenue to No. 7 Road South Pump Station).
- ❑ Westminster Highway (No. 8 Road to Nelson Road).

Future works identified in the East Richmond Agricultural Water Supply Study were identified, with staff noting that undertaking of these works would be subject to available funding. Examination of funding for these works could be through the 5 year capital plan program; however, it would be subject to funding availability with the full extend of the works identified in the study most likely extending beyond the 5 year period.

AAC members posed the following questions and comments:

- ❑ Question was asked about where monies would come from in order to purchase land required to implement works. Engineering staff responded that capital funding is generally looked at when it comes to land purchase. As a result, funding associate with the design and construction works would not be utilized for land purchase. Staff also indicated that ROW's could also be utilized in place of dedications or land purchase.