



City of Richmond
Planning and Development Department

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| To Public Hearing | |
| Date: | May 22, 2007 |
| Item # | 4 |
| Re: | Bylaws 8221 + 8222 |

Memorandum

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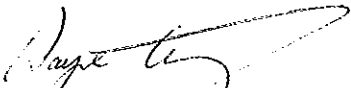
To: Mayor and Council
From: Jean Lamontagne
Director of Development

Date: May 22, 2007
File: RZ 04-279819

Re: Application by Matthew Cheng Architect for Rezoning of the Westerly 114 m of 8140 No. 5 Road from Agricultural District (AG1) to Assembly District (ASY) 8060-20-8222

Please note the following clarification regarding the future height variance noted in the staff report to Planning Committee dated March 29, 2007 from the Director of Development regarding the above project:

- The Assembly District (ASY) permits a maximum building height of 12 m (39 ft.);
- The applicant is currently proposing a building where a portion of the building would exceed the maximum height permitted within the ASY District, as shown in Attachment 1;
- The applicant has submitted a Development Variance Permit application (DV 06-337315) to review the proposed variances associated with the project, including building height, as noted in the Report to Planning Committee; and
- The processing of this Development Variance Permit application, to the satisfaction of the Director of Development, is required prior to Final Adoption of Rezoning Bylaw No. 8222.

for 
Jean Lamontagne
Director of Development

JL:blg

pc: Gail Johnson, Manager, Legislative Services
Kevin Eng, Planner



event (Annual teaching seminar) is expected to exceed off-street parking number provided on site by 30 stalls. As a result, the transportation consultant has recommended the following:

- Overflow parking (on-street) can be accommodated during limited times along No. 5 Road and Blundell Road. Time restrictions vary depending on the portion of the street.
- Encourage transportation demand measures (i.e., carpooling and shuttle service).
- Arrangements with adjacent or nearby properties to allow for overflow parking to be accommodated during the peak events. As an initial step, a letter submitted from the Dharma Drum Mountain Buddhist Association (8240 No. 5 Road) has been submitted granting permission to staff and members of the Thrangu Monastery during the identified peak events for use of 18 off-street parking stalls (refer to **Attachment 9** for a copy of the traffic study and letter). These parking stalls are located approximately 100 m (328 ft.) from the subject site.
- Arrange for remote off-street parking if parking is not available for nearby properties and arrange for shuttle service to and from the site during the event.
- Implement a ticketing system to the event in order to forecast and control attendance as it relates to available on and off-site parking.
- Implement a traffic management plan during peak traffic events to coordinate directional/informational signage, personnel to direct traffic and inform participants, prior to the event, of the parking arrangements.

The City's Transportation Division has reviewed report and recommendations prepared to examine traffic and parking during peak period events and concurs with the findings and recommendations. The total number of on-site parking provided (65 Stalls) complies with off-street requirements based on assembly uses and regular daily usage expected for this type of facility.

Forthcoming Development Variance Permit Application

Through the processing of the rezoning application and review of site and building elevation drawings, a number of variances were identified by the applicant in regards to the following:

- Increase the maximum building height from 12 m (39.37 ft.) to 21.48 m (70.46 ft.) for portions of the 3rd and 4th storey containing architectural features (shrine hall roof) associated with the monastery. The following are examples of height variances approved for other assembly buildings located along No. 5 Road:
 - India Cultural Centre (8600 No. 5 Road): Height variance to 17.5 m (57.37 ft.) for portions of the "onion" dome.
 - Shia Muslim Centre (8580 No. 5 Road): Height variance to 20.1 m (66 ft.) for minarets and 15.4 m (51 ft.) for the architectural dome.
 - Lingyen Mountain Temple phase 1&2 (10060 No. 5 Road): Height of 23 m (75 ft.) for the main temple hall.
- Decrease the side yard setbacks along the north and south edge from 7.5 m (24.6 ft.) to 7.31 m (24 ft.) for small building projections associated with exit corridors.
- Decrease the minimum manoeuvring-aisle width for access to parking spaces from 7.5 m (24.6 ft.) to 6.71 m (22 ft.).
- Decrease the off-street parking setback from 1.5m (4.9 ft) to 0.9 m (3 ft.) along the north and south property line.



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- 1. THESE NOTES GOVERN OVER ALL OTHERS.
- 2. CONSULT THE ARCHITECT FOR ALL INFORMATION.
- 3. VERIFY ALL DIMENSIONS AND MATERIALS BEFORE CONSTRUCTION.
- 4. VERIFY ALL MATERIALS ARE AVAILABLE AND APPROVED.
- 5. VERIFY ALL MATERIALS ARE APPROVED BY THE LOCAL BUILDING DEPARTMENT.
- 6. VERIFY ALL MATERIALS ARE APPROVED BY THE LOCAL FIRE DEPARTMENT.

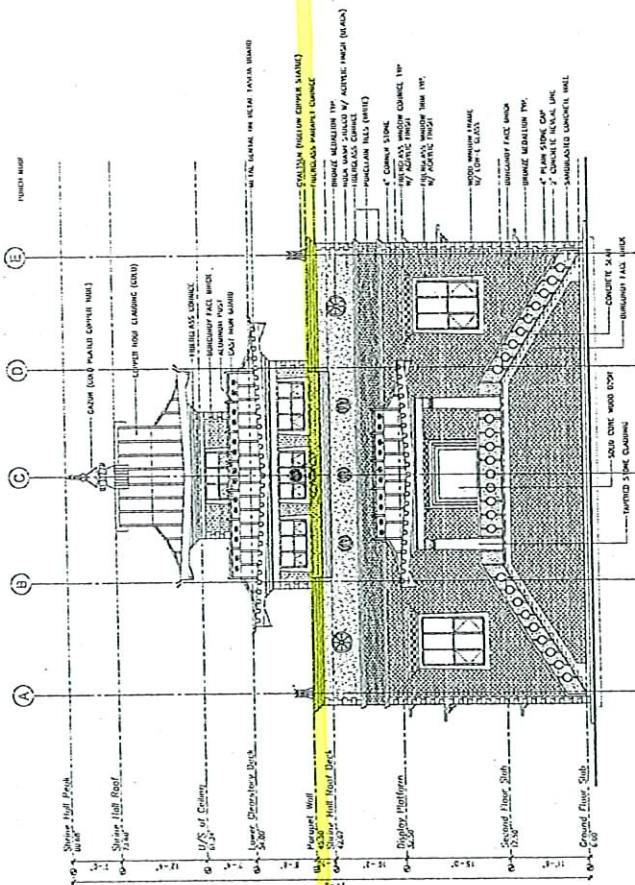
Consultant

BRANCH MONASTERY
HEAD NO. 5 ROAD
RICHMOND, B.C.

Sheet No. WEST ELEVATION (No. 5 Road)

| | |
|--------------|-----------------------------|
| Scale | 1/8" = 1'-0" |
| Author | MCH |
| Checker | MC |
| Date | 10/1/20 |
| Project Name | BRANCH MONASTERY |
| Sheet No. | WEST ELEVATION (No. 5 Road) |
| Project No. | 1031 |

12 m (39 FT.)
Height Limit
in ASY District



WEST ELEVATION



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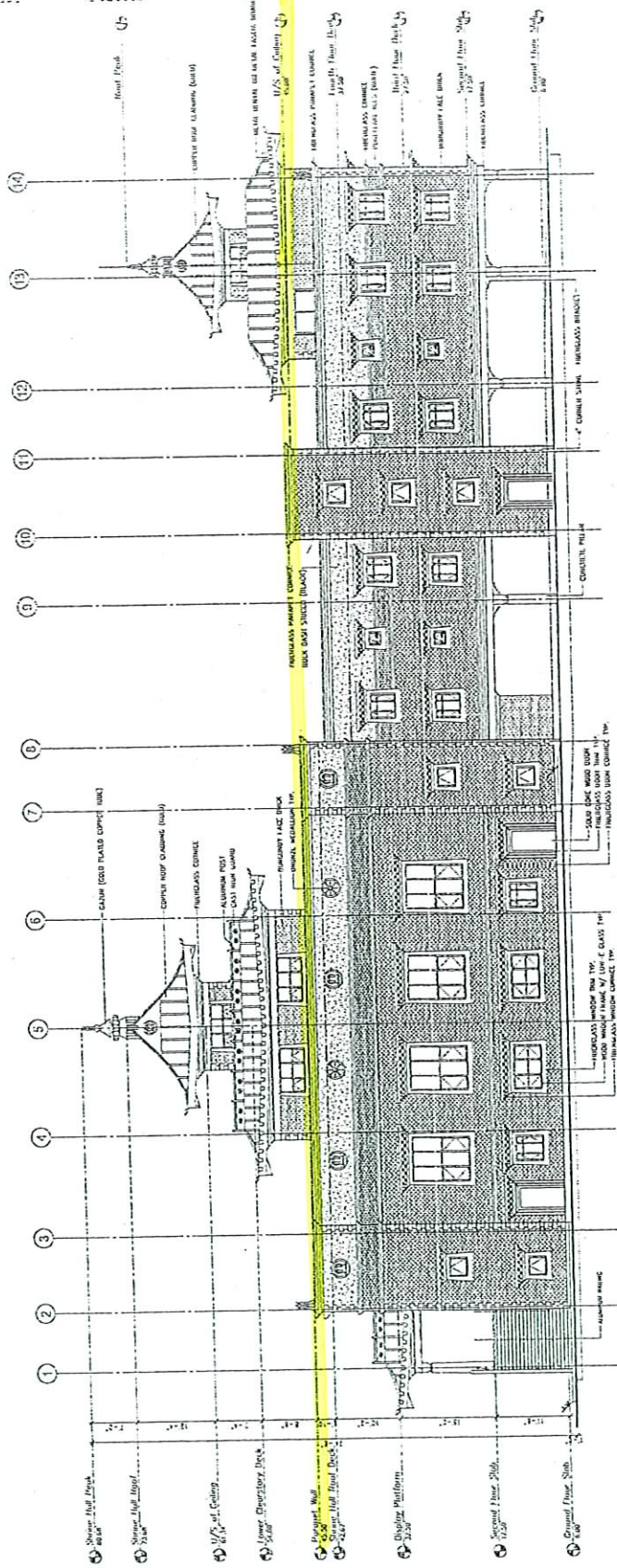
DATE: 10/15/14
PROJECT: HIRANCHI MONASTERY
DRAWN BY: J. CHENG
CHECKED BY: M. CHENG
SCALE: AS SHOWN

12m (39 ft.)
Height Limit
in ASY District

PROJECT: HIRANCHI MONASTERY
11400 N.W. 5th ROAD
RICHMOND, FL 33411

DATE: 10/15/14
PROJECT: HIRANCHI MONASTERY
DRAWN BY: J. CHENG
CHECKED BY: M. CHENG
SCALE: AS SHOWN

| | |
|-----------------|---|
| Project Name: | HIRANCHI MONASTERY |
| Project Number: | D3.2 |
| Client: | HIRANCHI MONASTERY |
| Location: | 11400 N.W. 5th ROAD, RICHMOND, FL 33411 |
| Scale: | AS SHOWN |
| Date: | 10/15/14 |
| Drawn By: | J. CHENG |
| Checked By: | M. CHENG |



SOUTH ELEVATION



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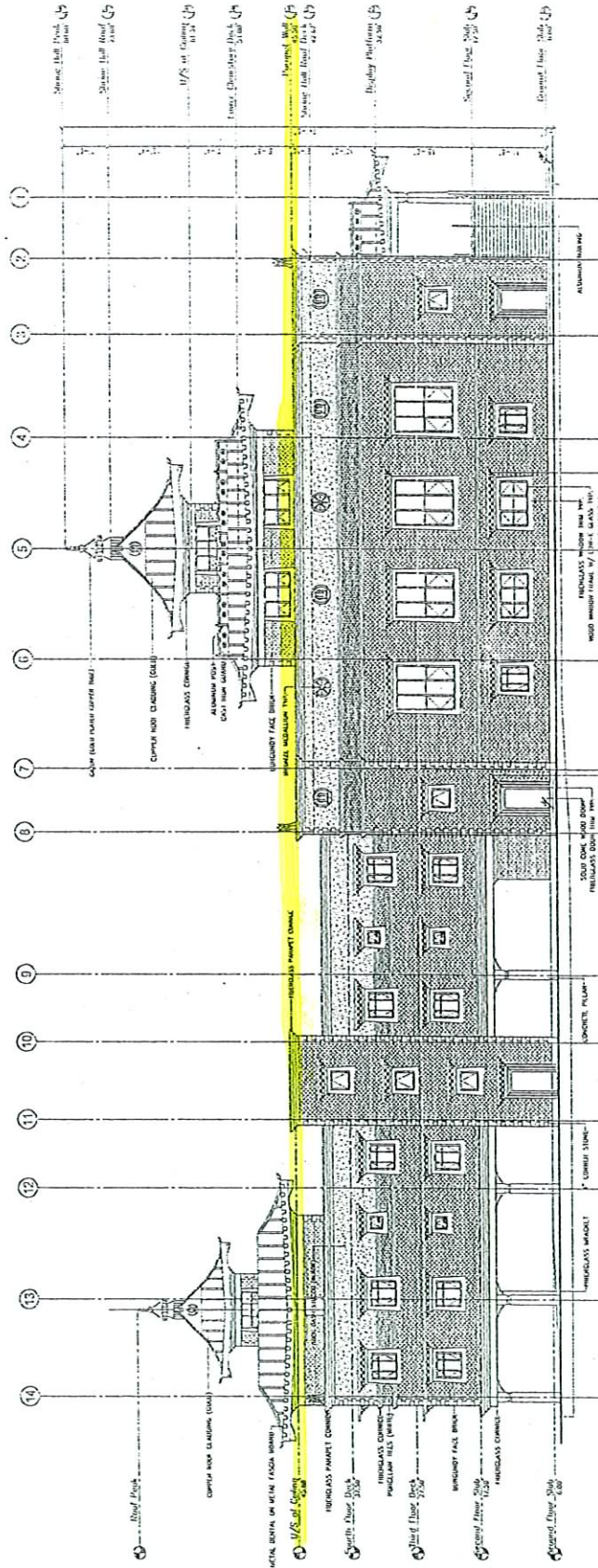
NO. DATE REVISION
 1. 08/20/2018 INITIAL DESIGN
 2. 09/10/2018 REVISED PER ARCHITECTURAL BOARD COMMENTS
 3. 10/15/2018 REVISED PER ARCHITECTURAL BOARD COMMENTS
 4. 11/20/2018 REVISED PER ARCHITECTURAL BOARD COMMENTS

12 m (39 ft.)
 Height Limit
 in ASY District

PROJECT TITLE:
THRASCH MONASTERY
 8110 Mt. 5 ROAD
 RICHMOND, D.C.

SHEET NO.:
NORTH ELEVATION

| | |
|-----------------|--------------|
| Scale: | 1/8" = 1'-0" |
| Plot: | |
| Sheet: | |
| Project Number: | |
| Revision Date: | |
| Drawn By: | |
| Checked By: | |
| Project Name: | |
| Sheet No.: | D3.3 |



NORTH ELEVATION