



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: February 22, 2017
File: RZ 14-674068

Re: Application by Matthew Cheng Architect Inc. for Rezoning at 8480 No. 5 Road from "Agriculture (AG1)" to "Assembly (ASY)"

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9537, for the rezoning of 8480 No. 5 Road from "Agriculture (AG1)" to "Assembly (ASY)", be introduced and given first reading.

Wayne Craig
Director, Development

DB:blg
Att. 10

REPORT CONCURRENCE
CONCURRENCE OF GENERAL MANAGER
FOR JOE FRICK

Staff Report

Origin

Matthew Cheng Architect Inc., on behalf of the Tung Cheng Yuen Buddhist Association, has applied to the City of Richmond to rezone the site at 8480 No. 5 Road from “Agriculture (AG1)” to “Assembly (ASY)” to permit development of a Buddhist temple. The site has been cleared of buildings and is currently vacant. A location map and aerial photograph are included in Attachment 1.

Findings of Fact

Exception from the Agricultural Land Commission (ALC) Act

The subject site is located within in the Agricultural Land Reserve (ALR). The Agricultural Land Commission (ALC) has confirmed (Attachment 2) that because the property was on separate Certificate of Title, and was less than two acres in size as of December 21, 1972 when the ALR was established, it is not subject to the restrictions on the use of agricultural land contained in the *Agricultural Land Commission Act* and BC Regulation 171/2002 (Agricultural Land Reserve Use, Subdivision and Procedure Regulation). No application or approval from the ALC is required for this development.

Project Description

The subject site is 3,416.7 m² (36,777.46 ft²) in area. The proposed temple building will be a two-storey building, approximately 1,308.07 m² (14,080 ft²) in floor area. The building will contain parking on the ground level, a dining hall, offices, a library, and a dormitory containing two sleeping units on the main floor; and a worship hall on the top floor. The proposed uses are permitted under the “Assembly (ASY)” zone.

Attachment 3 shows a building elevation plan which fully meets the ASY zone with no variances and 12 m (39.37 ft.) in height. This plan set represents the subject of this Rezoning Application.

Attachment 4 shows a modified building elevation which would exceed the existing ASY zone’s 12 m (39.4 ft.) maximum height regulation by approximately 2.09 m (6.86 ft.). The modification would be to accommodate a distinctive roof peak that is more in keeping with traditional Chinese temple architecture. A separate Development Variance Permit (DVP) will be required if the applicant wishes to pursue a variance to the height of the building. A discussion of the issues related to a DVP are discussed more fully later in this report.

A Development Application Data Sheet providing details about the development proposal is contained in Attachment 5.

Surrounding Development

North: A property owned by the Shia Muslim Community of BC; at 8320 No. 5 Road on a split- zoned site; “Assembly (ASY)” on the westerly 110 m and “Agriculture (AG1)” on the eastern portion, and located within the ALR and the No. 5 Road Backlands Policy area.

East and South: A property owned by the Shia Muslim Community of BC; at 8580 No. 5 Road on a split-zoned site, “Assembly (ASY)” on the westerly one-third of the property (approximately 1.3 ha) and “Agriculture (AG1)” on the eastern portion. The site is located within the ALR and the No. 5 Road Backlands Policy area.

West: Directly across No. 5 Road; at 8451 No. 5 Road, is a split-zoned property with “Roadside Stand (CR)” on the front portion and “Agriculture (AG1)” on the back portion. The property is located within the ALR, but is not located within the No. 5 Road Backlands Policy area.

Related Policies & Studies

2041 Official Community Plan/No. 5 Road Backlands Policy

The site is designated “Community Institutional” in the 2041 Official Community Plan (OCP) and “Agriculture, Institutional and Public” in the East Richmond McLennan Sub-Area Plan. The proposed development complies with the existing OCP and the Sub-Area Plan land use designation (Attachment 6).

As the entire site is designated “Community Institutional” in the OCP and it is entirely located within 110 m of No. 5 Road; the area designated for institutional uses; the applicant is not required to farm the site.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood plain covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff received two inquiries from the public regarding the application in response to the placement of the rezoning sign on the property. One e-mail was received from a member of the public who wanted to obtain more information about the application; the inquirer did not raise any specific concerns.

The other inquiry was from Shia Muslim Community of BC; which owns immediately neighbouring sites at 8320 No.5 Road (to the north) and 8580 No. 5 Road (to the south and east). The Muslim congregation submitted written comments on May 5, 2016, to express concerns that the height and massing of the building that was originally proposed for the site is out of character with the existing streetscape (Attachment 7). The Buddhist Association’s original proposal was for a building that was approximately 6 m (19.68 ft.) over the 12 m maximum height allowed under the ASY zoning.

In response to the concerns raised, the applicant made extensive revisions to their plans; reducing the overall height of the building, altering the shape of the roof peak to reduce the extent of the area requiring a height variance; and moving the building northward and closer to No. 5 Road – effectively moving further away from the adjacent Muslim building.

A revised plan indicating a building of approximately 14.09 m (46.23 ft.) in height was forwarded to the Shia Muslim Community for review and comment on December 20, 2016 and a follow up meeting between staff and representatives of the Shia Muslim Community took place on January 11, 2017. The Muslim representatives were appreciative of the changes, but did ask whether the building height could be reduced further, or that the building be moved to the north. Having reviewed the request, the applicant determined that neither option was possible without significant implications and they have requested the application to proceed. Staff have kept the Muslim Community apprised of this.

Should the Planning Committee endorse the rezoning application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing; where any area resident or interested party will have an opportunity to comment. A separate application will be required to address any variance to the building height. As shown in Attachment 3 the Architect has provided plans showing the ability for the site to be developed in accordance with the ASY zone.

Staff have reviewed the proposed zoning amendments, with respect to the *Local Government Act* and the City's OCP Consultation Policy No. 5043 requirements, and recommend that this report does not require referral to external stakeholders.

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Agricultural Advisory Committee (AAC)

The AAC reviewed the application at its meeting held on February 4, 2016, and passed the following motion.

That the rezoning application at 8480 No. 5 Road be supported as presented.

Carried Unanimously

The minutes of the meeting are included in Attachment 8.

Analysis

Vehicular Access and Parking

Vehicle access is provided by a single driveway access from No. 5 Road at the southwest corner of the property. At grade parking is provided along the perimeter of three sides of the site, located away from No. 5 Road.

The applicant has provided a parking study prepared by a transportation consultant to assess the parking needs of the site. The report notes that the proposed temple is expected to have very little activity on weekdays, and the proposed parking spaces to be provided can accommodate the estimated parking demand during weekly peak attendance period and special events. The applicant has also obtained a letter from the neighbour at 8600 No. 5 Road (India Cultural Centre) permitting the proposed temple to use four parking spaces located at 8600 No. 5 Road in case overflow parking is required during high attendance events.

The proposal will provide 75 parking spaces including two handicapped spaces. One medium sized loading stall is also provided in the northeast corner of the property. The provided parking fully meets the required amount of parking under the "Assembly (ASY)" zone.

Transportation staff reviewed the proposed driveway and parking configuration and have no concerns.

Site Layout and Design

The temple building is proposed to be located with its main entrance fronting onto No. 5 Road and parking located along the sides and rear of the site. The building will be setback from the front property line by approximately 7.7 m allowing for a landscaped area along No. 5 Road. The perimeter of the site will be landscaped with various trees and shrubs, providing a visual relief from the adjacent properties. Permeable pavers are used for all the parking spaces adjacent to the property boundaries.

The building's design will be reflective of a traditional Buddhist architectural style incorporating symmetry, various traditional ornamental features, and a modified version of the traditional Chinese temple roof design. Handicapped parking stalls are located near the front entrance and near an elevator for individuals who may require assistance to enter the building.

Anticipated Variance

As noted at the beginning of this report, Attachment 3 shows a building elevation plan which fully meets the ASY zone with a 12 m (39.37 ft.) in building height and no variances. Attachment 4 shows a modified building design with a building height of 14.09 m (46.22 ft.) that exceeds the existing ASY zone's maximum height regulation by 2.09 m (6.86 ft.).

The applicant has indicated that the taller building design illustrated in Attachment 4 is their strong preference as it accommodates a ceremonial roof peak design that is more reflective of traditional Buddhist temple architecture. Staff have made the applicant aware of concerns raised by the adjacent property owners and indicated that they would need to work with their neighbours if they wish to pursue a variance to the height of the building. Staff note that the applicant has made significant modifications to the site plan and reductions to their building design in response to the concerns raised.

Should the applicant wish to pursue the taller building design in Attachment 4 a separate Development Variance Permit application that will need to be considered by the Development Permit Panel on its own merits and by Council for issuance. Staff will again encourage the applicant to work with the neighbours to address their concerns as part of that application.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist Report; which identifies on-site and off-site tree species, assesses their condition, and provides recommendations on tree retention and removal in relation to the proposed development. The Report identifies 10 trees located on City property, 14 trees located on the subject site, 14 jointly-owned trees with 8580 No. 5 Road, one jointly-owned tree with 8320 No. 5 Road, 11 trees located on the neighbouring property to the

north at 8320 No. 5 Road, and eight trees located on the neighbouring property to the south at 8580 No. 5 Road.

The City’s Tree Preservation Coordinator and Parks Department Arborist have reviewed the report, conducted visual tree assessments and provide the following comments; which are consistent with the Arborist Report submitted:

- 14 on-site trees (Tag #1, 2, 4, 5, 6, 7, 10, 23, 25, 30, 34, 35, 36 and 37) to be removed due to poor condition.
- 14 jointly-owned trees (Tag #9, 11, 12, 13, 14, 16, 20, 21, 22, 24, 26, 27, 28 and 29) to be removed due to poor condition. The applicant has obtained a letter from the neighbour at 8580 No. 5 Road authorizing the removal of these jointly-owned trees.
- Six off-site trees (Tag #15, 17, 18, 19, 31 and 32); located on the neighbour’s site at 8580 No. 5 Road to be removed due to poor condition. The applicant has obtained a letter from the neighbour at 8580 No. 5 Road authorizing the removal of these trees.
- 11 off-site trees (Tag # NT4, NT5, NT6, NT7, NT8, NT9, NT10, NT11, NT12, NT13 and NT14) located at 8320 No. 5 Road and one jointly-owned tree (Tag #33) to be protected.
- There are 10 City-owned trees adjacent to the site. Nine City-owned trees (Tag # 8, NT15, NT 16, NT17, NT18, NT19, NT20, NT21 and NT22) to be removed due to poor condition and one City-owned tree (Tag #NT1) to be protected. Tag #8 is only a stump, so no compensation is necessary.
- Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove 14 on-site trees (Trees # Tag #1, 2, 4, 5, 6, 7, 10, 23, 25, 30, 34, 35, 36 and 37) and 14 jointly-owned trees (Tag #9, 11, 12, 13, 14, 16, 20, 21, 22, 24, 26, 27, 28 and 29). The 2:1 replacement ratio would require a total of 56 replacement trees. The applicant has agreed to plant a total of 58 trees. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

DBH of Tree Cut or Removed	No. of Trees Removed	No. of Replacement Trees (2 for 1)	Minimum Height of Coniferous Replacement Tree	Minimum Caliper of Deciduous Replacement Tree
20 - 30 cm	9	18	3.5 m	6 cm
30 – 40 cm	10	20	4 m	8 cm
40 – 50 cm	3	6	5 m	9 cm
50 – 60 cm	4	8	5.5 m	10 cm
60 cm+	2	4	6 m	11 cm

For the removal of the eight City-owned trees, the Parks Department requires the applicant to contribute to the City’s Tree Compensation Fund in the total amount of \$4,550; which must be

secured prior to adoption of the rezoning bylaw. As part of the required Servicing Agreement for frontage works, the applicant will also be required to provide trees in the City boulevard.

The preliminary landscape plan submitted with the rezoning application shows 58 replacement trees will be planted on-site. To ensure that a minimum of 56 replacement trees are planted at construction stage and maintained, the applicant is required to submit a Final Landscape Plan; showing at least 56 replacement trees prior to final adoption of the rezoning bylaw. The security for the replacement trees to be planted must be included as part of the overall cost estimate of the landscape security; which must be submitted with the Final Landscape Plan.

Tree Protection

Thirteen trees on neighbouring properties or on adjacent City lands are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 9). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.
- To ensure successful retention of the 11 off-site trees located on the neighbouring property at 8320 No. 5 Road and one jointly owned tree, the preliminary drawings show the recommended minimum 4 m tree protection zone.
- To ensure successful retention of the one off-site tree on the City boulevard, the applicant is required to provide Tree Survival Security in the amount of \$1,300. The security will not be released until an acceptable impact assessment report is submitted and a landscaping inspection has been passed by City staff.

Environmentally Sensitive Area

The property has a small (approximately 25 m²) Environmentally Sensitive Area (ESA) designation along the north and west property lines, which covers trees on the adjacent property to the north. This area is not to be impacted by the proposed development and an ESA Development Permit (DP) will not be required. Additional trees will be planted on the subject site to enhance and buffer the ESA as part of the proposed development. The proposed site plan also incorporates a tree protection zone setback for parking along the northern property boundary to minimize any potential impacts to the trees on the adjacent property.

Site Servicing and Frontage Improvements

Prior to issuance of a Building Permit, the applicant will be required to secure the design and construction of off-site improvements along No. 5 Road through a Servicing Agreement, as stated in Attachment 10. The required works include:

- The design and construction of a 1.5 m wide treed and grassed boulevard and a new 1.5 m wide concrete sidewalk along No. 5 Road.
- Installation of a new water connection complete with meter and meter box.
- Upgrading of approximately 75 m of routing storm sewer.
- Relocation of an existing storm inspection chamber on the west property boundary.
- Installation of new sanitary service connections and inspection chambers along the frontage.
- Assessment of roadway lighting and recommendations for lighting upgrades, etc.

Financial Impact and Economic Impact

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals.

Conclusion

The proposal at 8480 No. 5 Road is consistent with the 2041 OCP policies that permit community institutional uses on the subject site. The applicant has made significant modifications to their original site and design plans in order to address concerns raised by the Shia Muslim Community Association representatives as owners of the adjacent property to the south.

Based on the submission to date, staff recommend that Zoning Bylaw 8500, Amendment Bylaw 9537, to rezone 8480 No. 5 Road from "Agriculture (AG1)" to "Assembly (ASY)" to permit development of a Buddhist temple, be introduced and given first reading.

Staff note that the proponents will need to make a separate Development Variance Permit application should they wish to pursue the proposed height variance as shown in their rezoning plans submission.



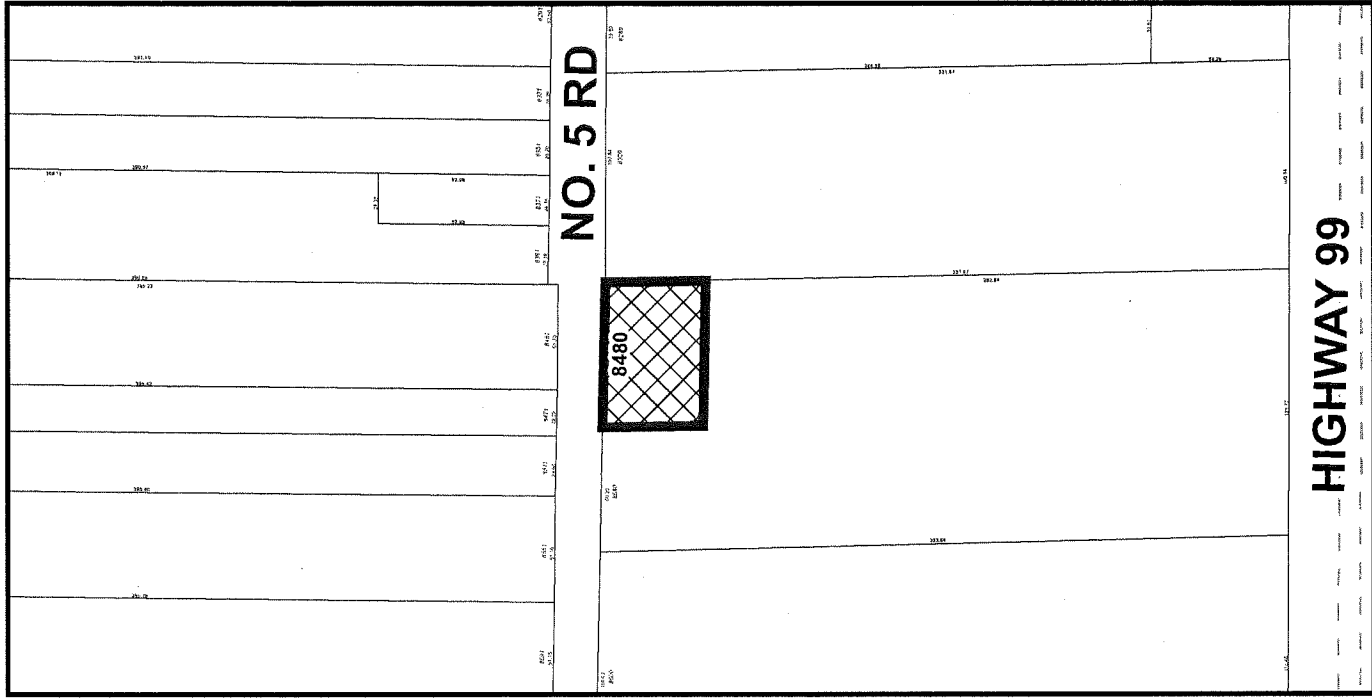
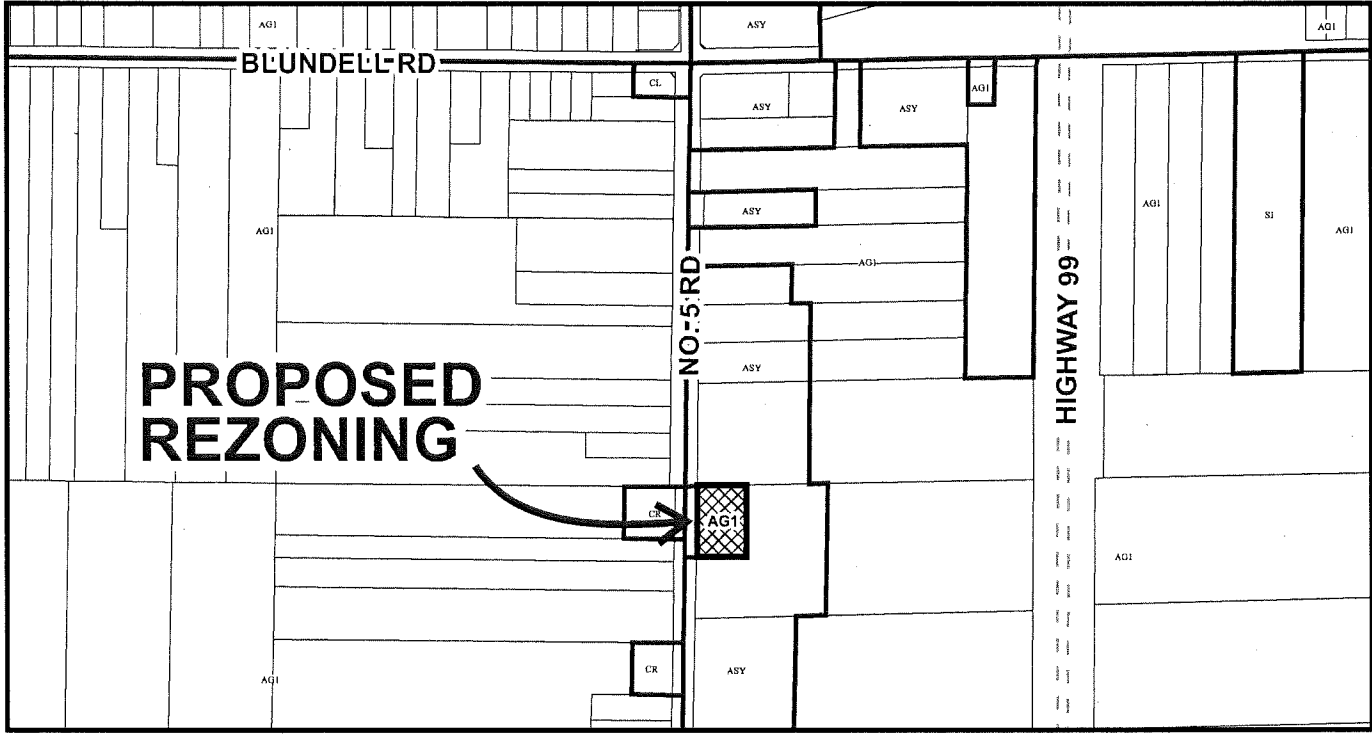
David Brownlee
Planner 2
(604-276-4200)

DB:blg

- Attachment 1: Location Map
- Attachment 2: Agricultural Land Commission Act Exemption
- Attachment 3: Conceptual Development Plans (Responds to “Assembly (ASY)”
- Attachment 4: Conceptual Development Plans with a Height Variance
- Attachment 5: Development Application Data Sheet
- Attachment 6: East Richmond McLennan Sub-Area Plan Land Use Map
- Attachment 7: Written Comments from the Shia Muslim Community of BC
- Attachment 8: Excerpt from February 4, 2016 Agricultural Advisory Committee Meeting Minutes
- Attachment 9: Tree Retention Plan
- Attachment 10: Rezoning Considerations



City of Richmond



RZ 14-674068

Original Date: 10/06/14

Revision Date: 10/31/16

Note: Dimensions are in METRES



City of
Richmond



RZ 14-674068

Original Date: 10/07/14

Revision Date:

Note: Dimensions are in METRES

PLN - 84



January 14, 2015

Minhee Park, Planner
City of Richmond

DELIVERED BY ELECTRONIC MAIL

Dear Ms. Park:

RE: 8480 No. 5 Road, Richmond

This letter is further to correspondence, received by electronic mail on January 14, 2015, from you. The purpose of your correspondence was to confirm that the property is not subject to either the *Agricultural Land Commission Act* or BC Regulation 171/2002 (Agricultural Land Reserve Use, Subdivision and Procedure Regulation) as per s. 23(1) of the *Agricultural Land Commission Act* which reads:

Exceptions

23(1) Restrictions on the use of agricultural land do not apply to land that, on December 21, 1972, was, by separate certificate of title issued under the *Land Registry Act*, R.S.B.C. 1960, c. 208, less than 2 acres in area.

Based on the information provided, the Agricultural Land Commission (the "ALC") has ascertained the following facts:

1. The property is legally described as:
PID: 009-177-884
Lot 14, Section 19, Block 4 North, Range 5 West, New Westminster District, Plan 29706;
2. The subdivision plan (Plan 29706) which created the property was deposited at the New Westminster Land Registry Office on July 15, 1966;
3. Certificate of Title No. 583213E existed from July 15, 1966 until cancelled on March 16, 1973. During this period of time the property was the only property identified on said Certificate of Title No. 583213E; and
4. The property is approximately 0.85 acres in size.

Given the above, the ALC confirms that the restrictions on the use of agricultural land contained in the *Agricultural Land Commission Act* and BC Regulation 171/2002 (Agricultural Land Reserve Use, Subdivision and Procedure Regulation) do not apply to the property; however, the property remains in the Agricultural Land Reserve.

Further correspondence with respect to this letter is to be directed to Eamonn Watson (Eamonn.Watson@gov.bc.ca).

Yours truly,

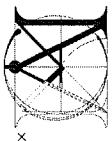
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Brian Underhill, Deputy Chief Executive Officer

cc: Fred Ngan, 22 – 5729 West Boulevard, Vancouver, BC V6M 3W8

85100-03-2015-MVRD-TungChengYuenBuddhistAssociation



**MATTHEW CHENG
ARCHITECT INC.**

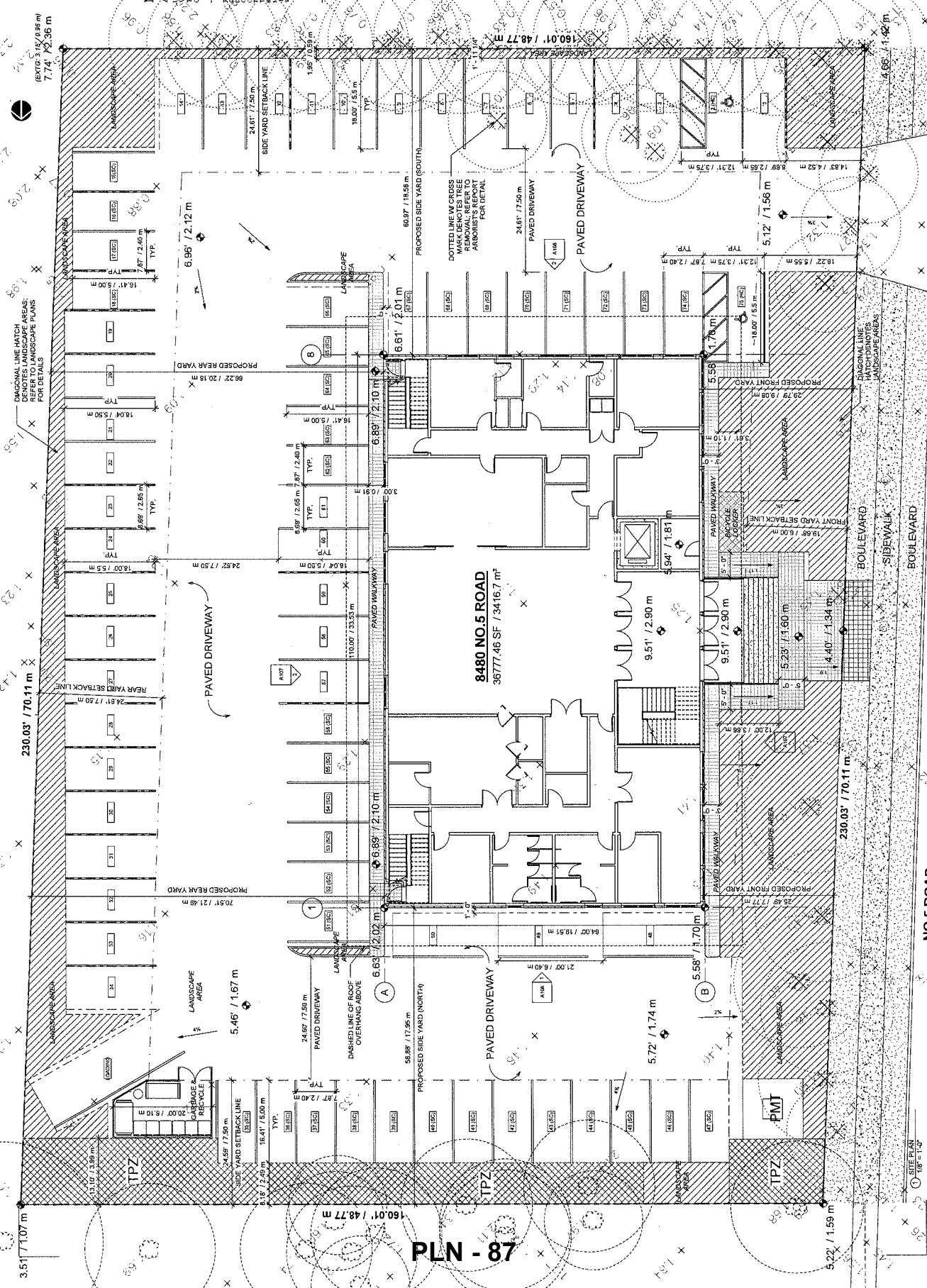
100-202 GERRARD AVENUE
TORONTO, ONTARIO M5C 1E6
TEL: (416) 733-0007 FAX: (416) 733-0088
CELL: (416) 949-9669 Email: matthew@matcheng.ca

PROFESSIONAL ENGINEER'S NOTE: THE ARCHITECTURAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS TO BE CONFORMANT TO THE REQUIREMENTS OF THE ARCHITECT. ANY DISCREPANCY SHALL BE REPORTED TO THE ARCHITECT. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AND ITS RELATED INFRASTRUCTURE. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

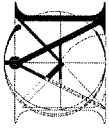
Project No: 8480 NO.5 ROAD
RICHMOND

SITE PLAN

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Drawing No: A101



PLN - 87



MATTHEW CHENG ARCHITECT INC.
 118 305 - STEVENS AVENUE
 ANAHEIM, CALIFORNIA 92805
 TEL: (656) 731-3422 / FAX: (656) 731-3488
 CA: (949) 669-0669 / Email: matthew@chenc.com

THESE PLANS HAVE BEEN PREPARED BY THE ARCHITECT AND THE ARCHITECT'S GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF WORK. ALL DIMENSIONS AND CONDITIONS OF WORK SHALL BE VERIFIED BY THE ARCHITECT. MATTHEW CHENG ARCHITECT INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF THESE DIMENSIONS UNLESS SPECIFICALLY NOTED OTHERWISE. MATTHEW CHENG ARCHITECT INC. AND ITS GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THESE DIMENSIONS UNLESS SPECIFICALLY NOTED OTHERWISE.

Sheet Title

Consultant

Project Title
**8480 NO. 5 ROAD
 RICHMOND**

Sheet Title
CONTEXT PLAN

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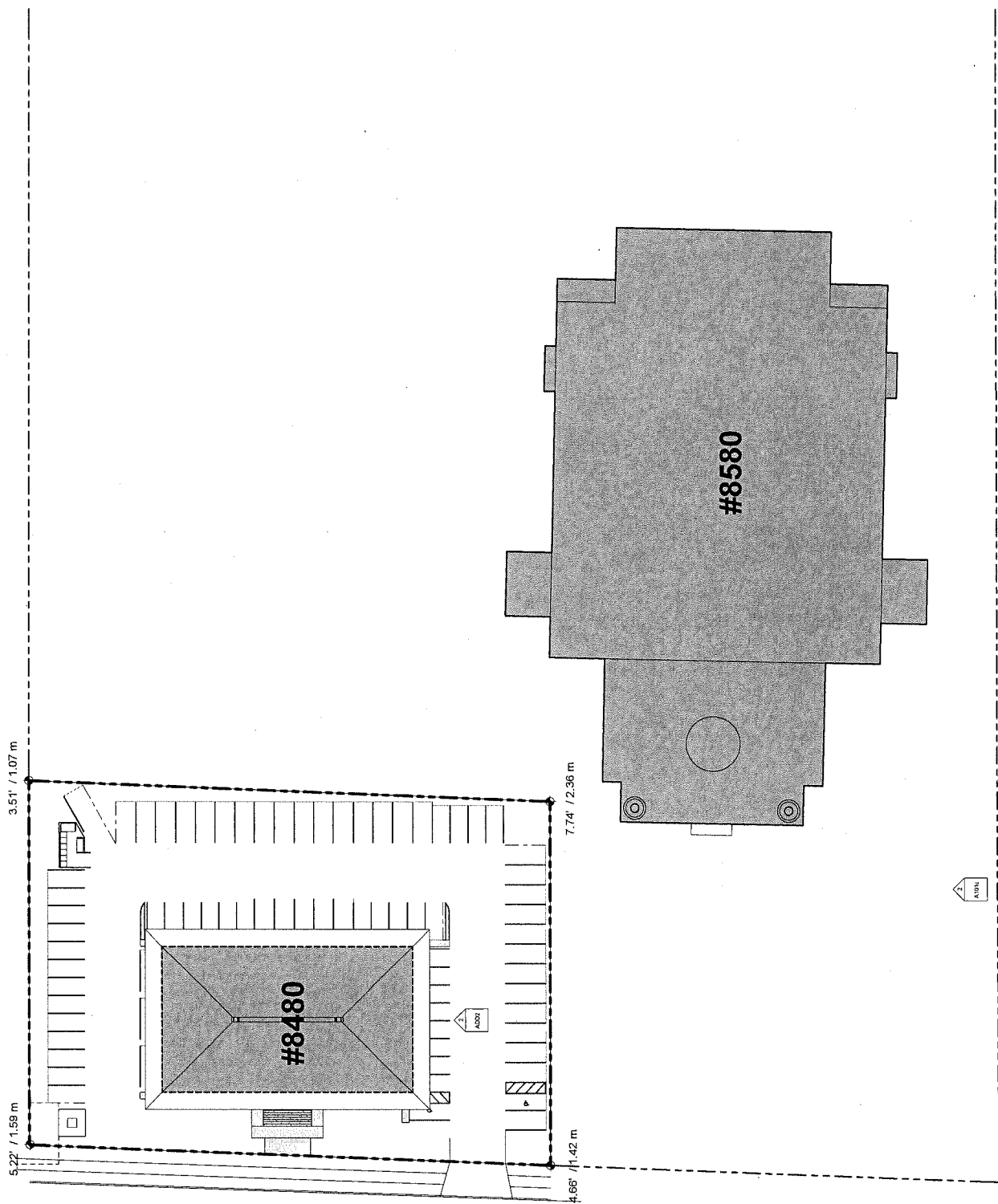
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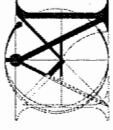
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NO. 5 ROAD

PLN - 88

① 8480 & 8580, NO. 5 ROAD SITE PLAN
 1" = 20'-0"



**MATTHEW CHENG
ARCHITECT INC.**

141302-693 EVANS AVENUE
LANCASTER, BC V9A 2S5
Tel: (604) 665-9969 Email: mat@mcarch.ca

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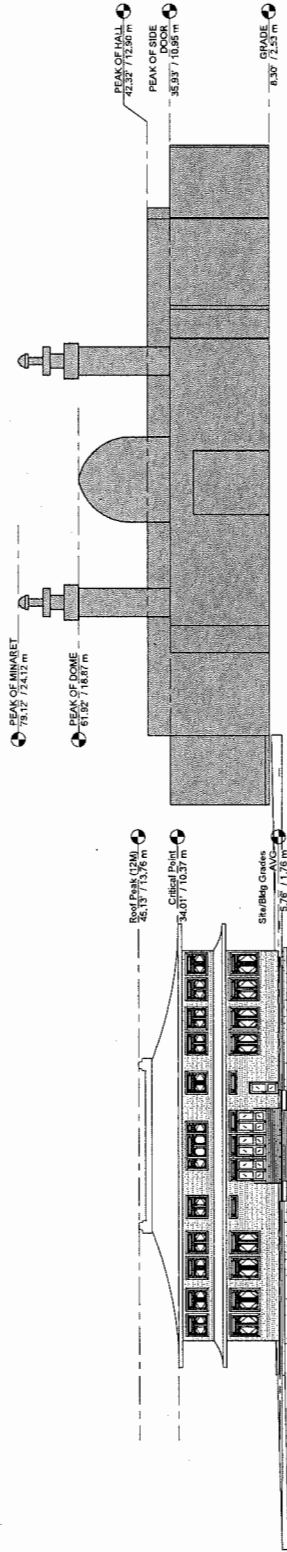
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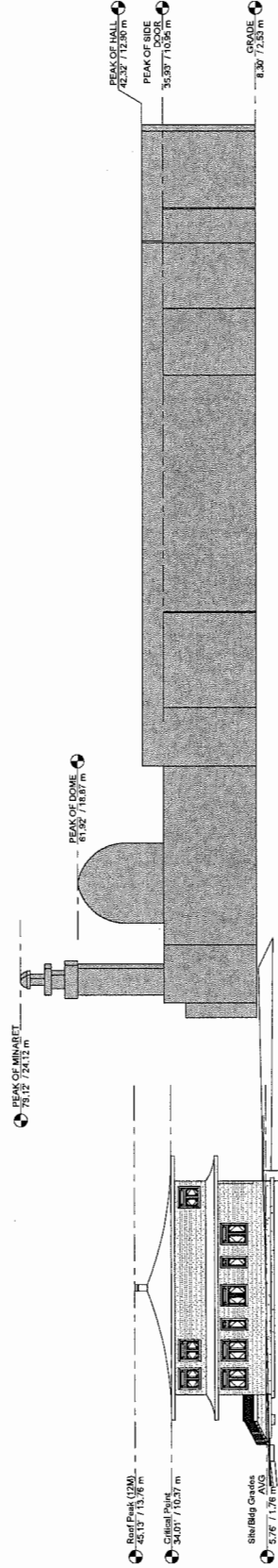
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**8480 NO. 5 ROAD
RICHMOND**

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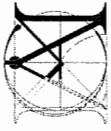
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① WEST ELEVATION (NO. 5 ROAD)
1/8" = 1'-0"



② SOUTH ELEVATION (NO. 5 ROAD SOUTH)
1/8" = 1'-0"



**MATTHEW CHENG
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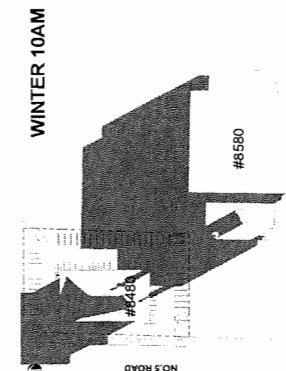
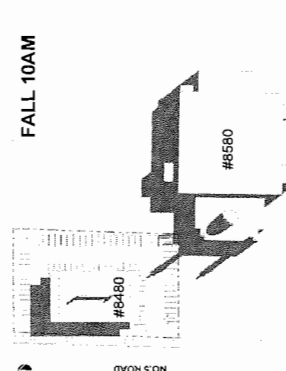
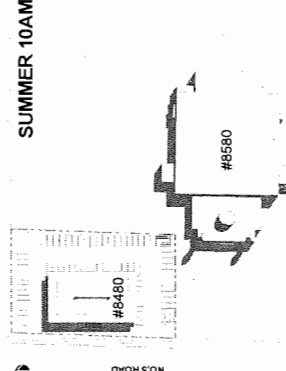
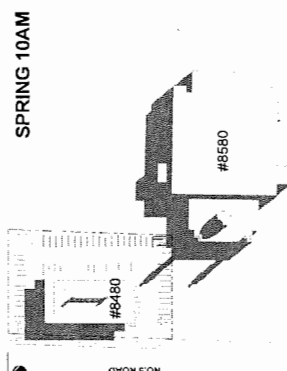
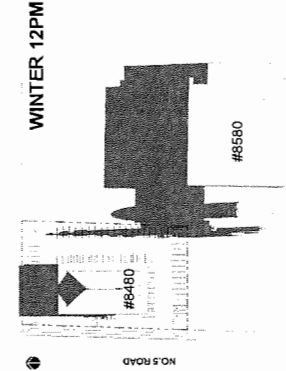
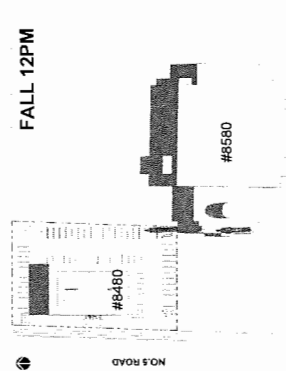
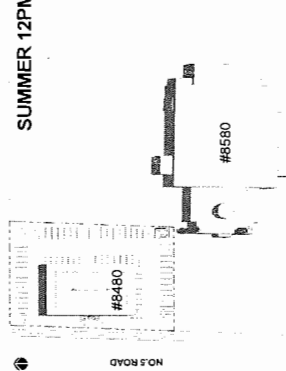
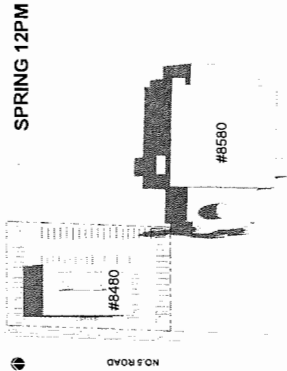
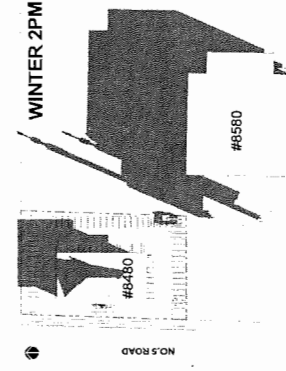
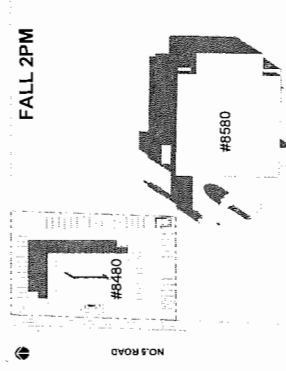
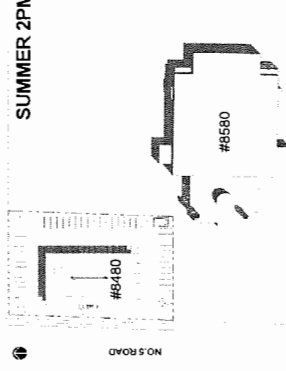
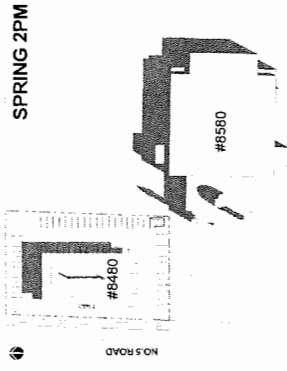
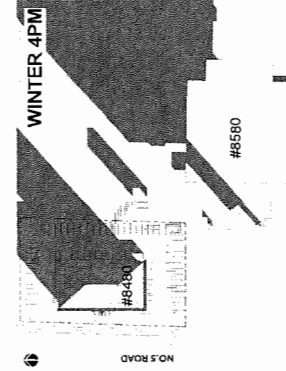
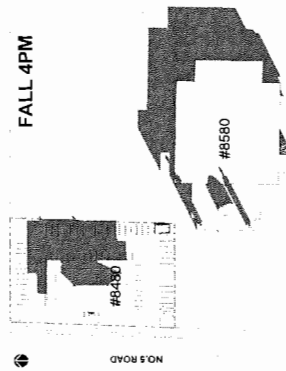
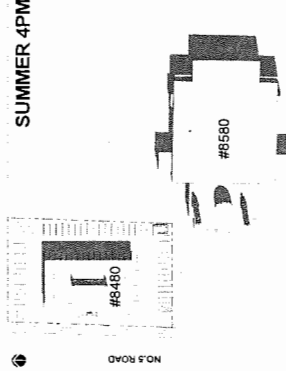
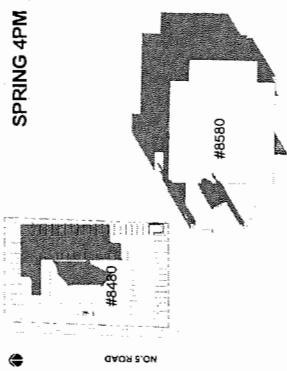
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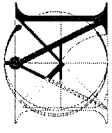
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Project Title:
**8480 NO.5 ROAD
RICHMOND**

Sheet Title:
**CONTEXT
SHADOW STUDY**

Drawn: RK
Checked: MC
Scale:
Project Number:
Revision Date:
Drawing No.: **A101b**





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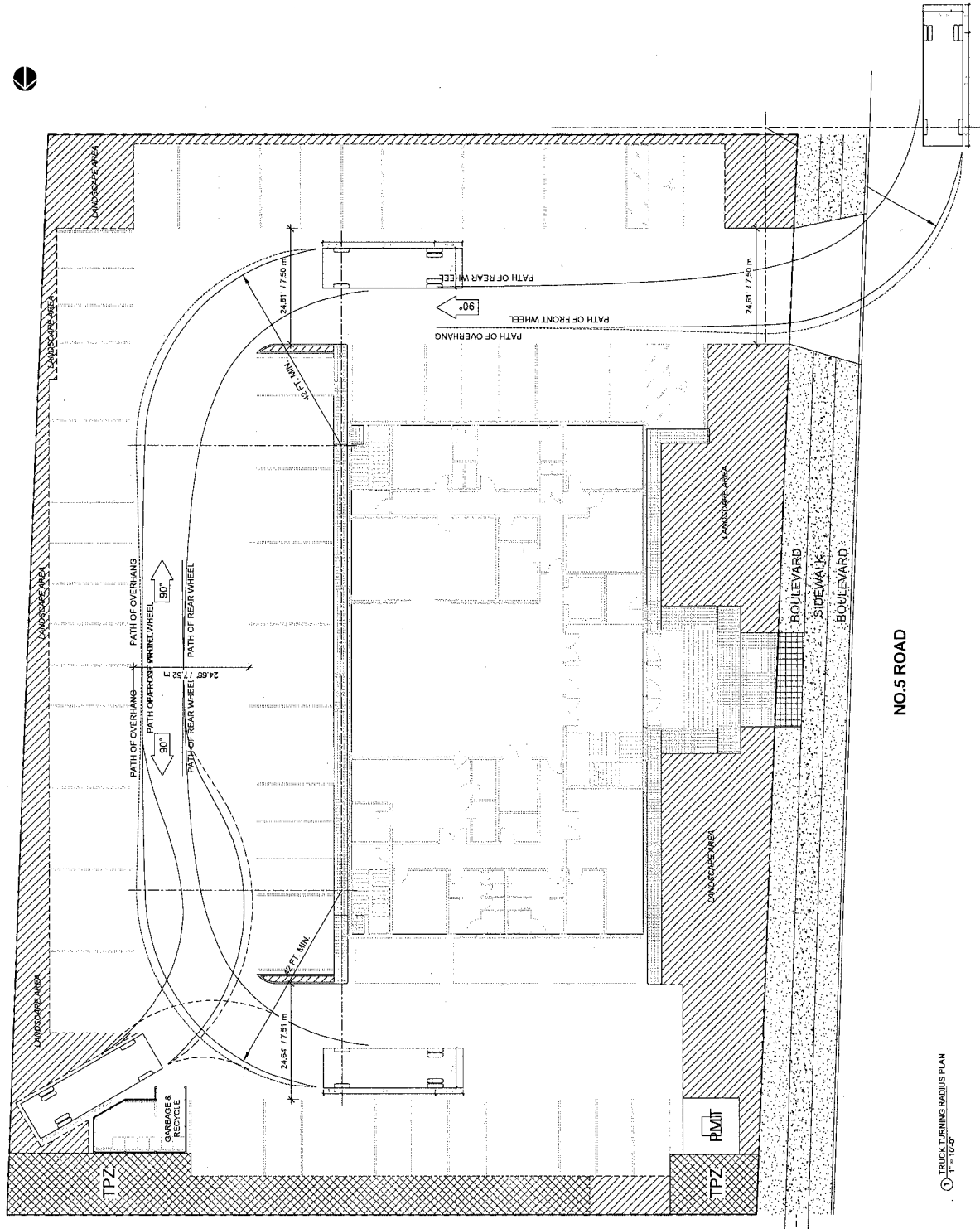
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Comments:

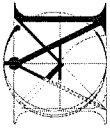
Project No:
**8480 NO. 5 ROAD
RICHMOND**

Sheet No:
**TURCK TURNING
RADIUS PLAN**

Drawn: RK
Checked: MC
Scale: 1" = 10'-0"
Project Number:
Revision Date:
Date: 11/15/2017
Drawing No.: **A101d**



① TURCK TURNING RADIUS PLAN
1" = 10'-0"



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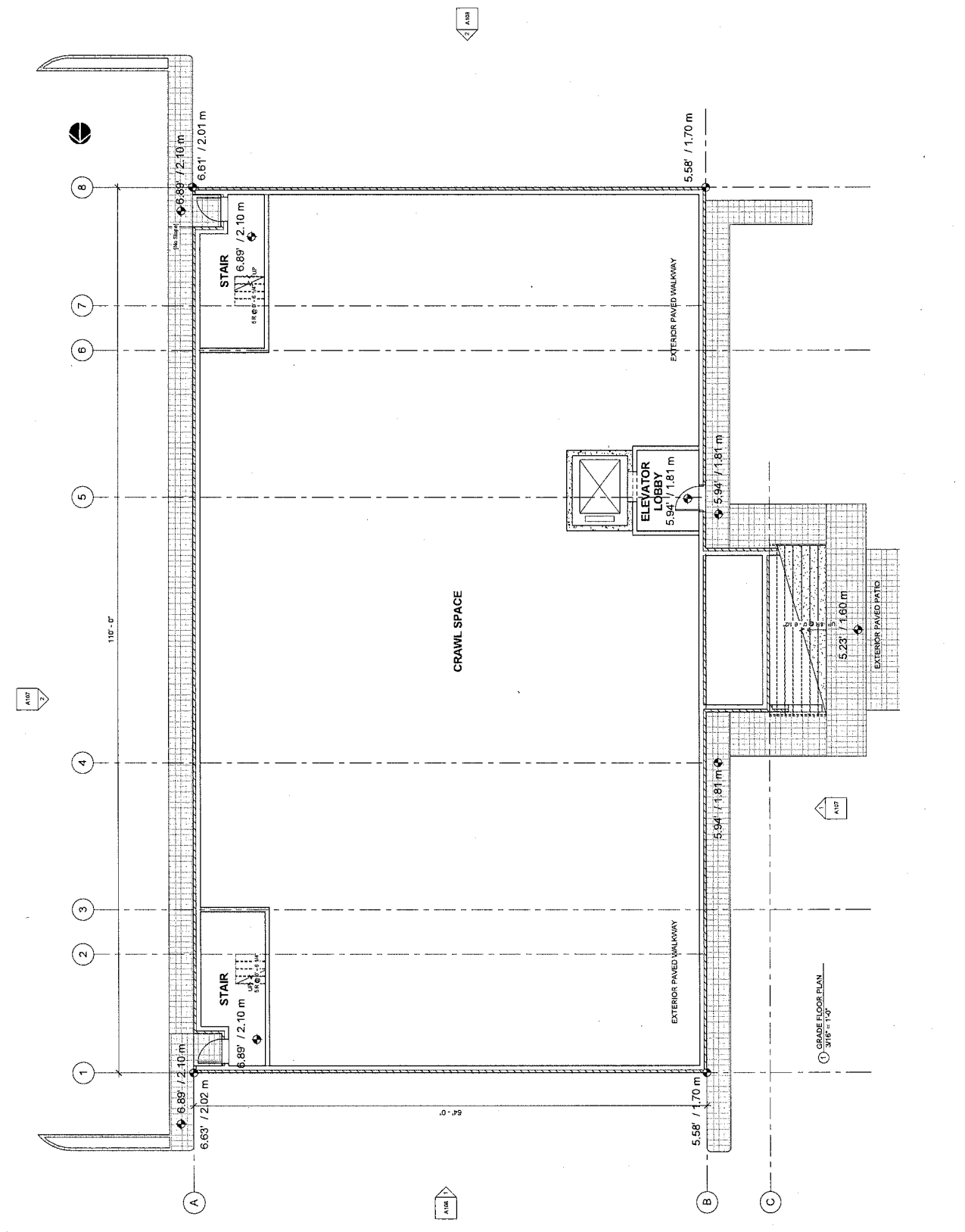
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CONTRACT: _____

Project For:
**8480 NO. 5 ROAD
 RICHMOND**

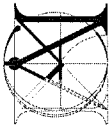
Sheet No:
**GRADE FLOOR
 PLAN**

Drawn: RK
 Checked: MC
 Scale: 3/16" = 1'-0"
 Project Number:
 Erection Date: _____
 Date Issued: 01/10/2017
 Drawing No.: **A102**



PLN - 92

① GRADE FLOOR PLAN
 3/16" = 1'-0"



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Revision:

Consultant:

Project Title:
**8480 NO. 5 ROAD
RICHMOND**

Sheet Title:
**MAIN FLOOR
PLAN**

Drawn: RK

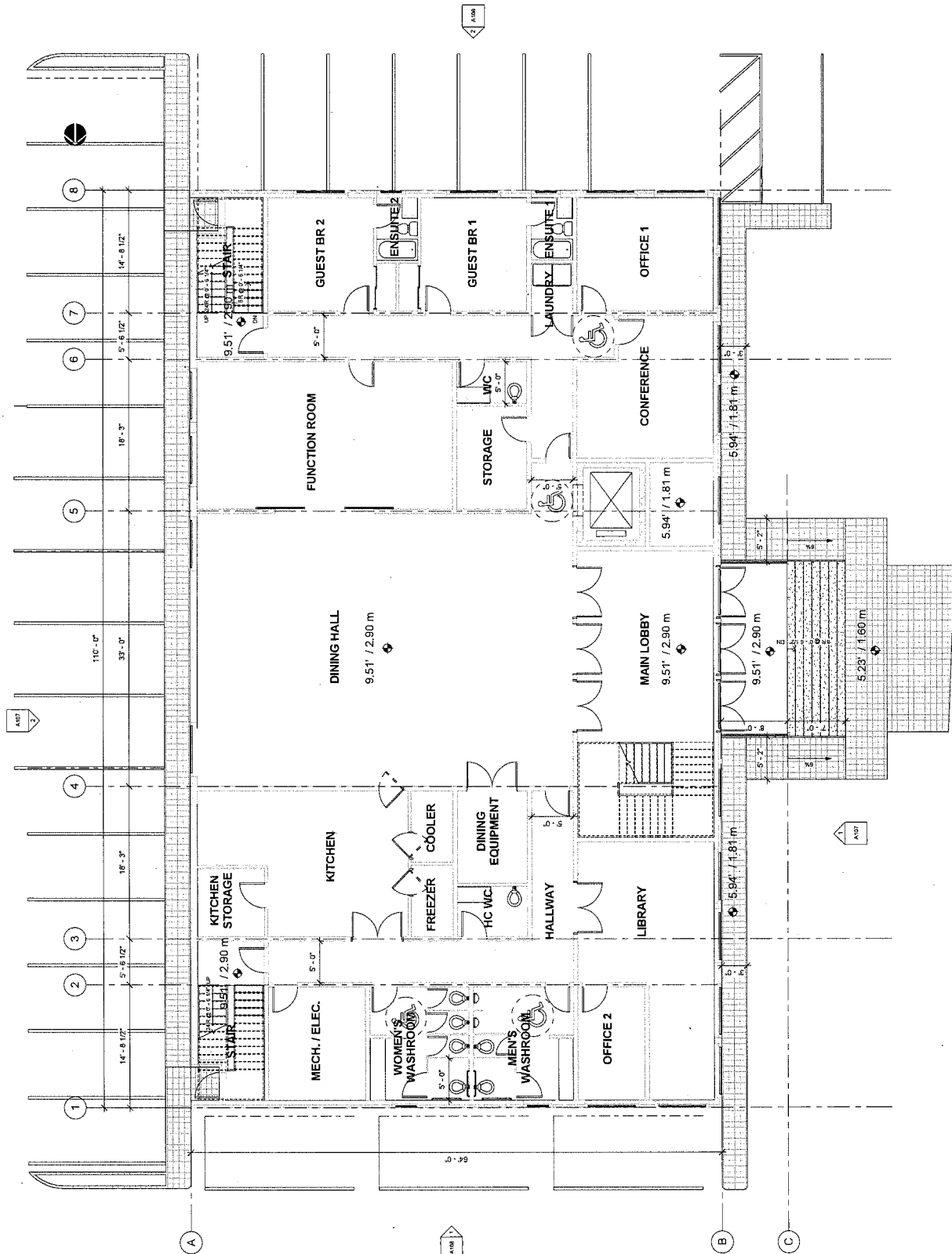
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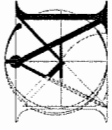
Revision Date:

Revision:
DATE: 07/20/17
DESCRIPTION:
A103



PLN - 93

① MAIN FLOOR PLAN
3/16" = 1'-0"



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Revised:

Comments:

Project Title:
**8480 NO 5 ROAD
RICHMOND**

Scale:
**UPPER FLOOR
PLAN**

Drawn: RK

Checked: MC

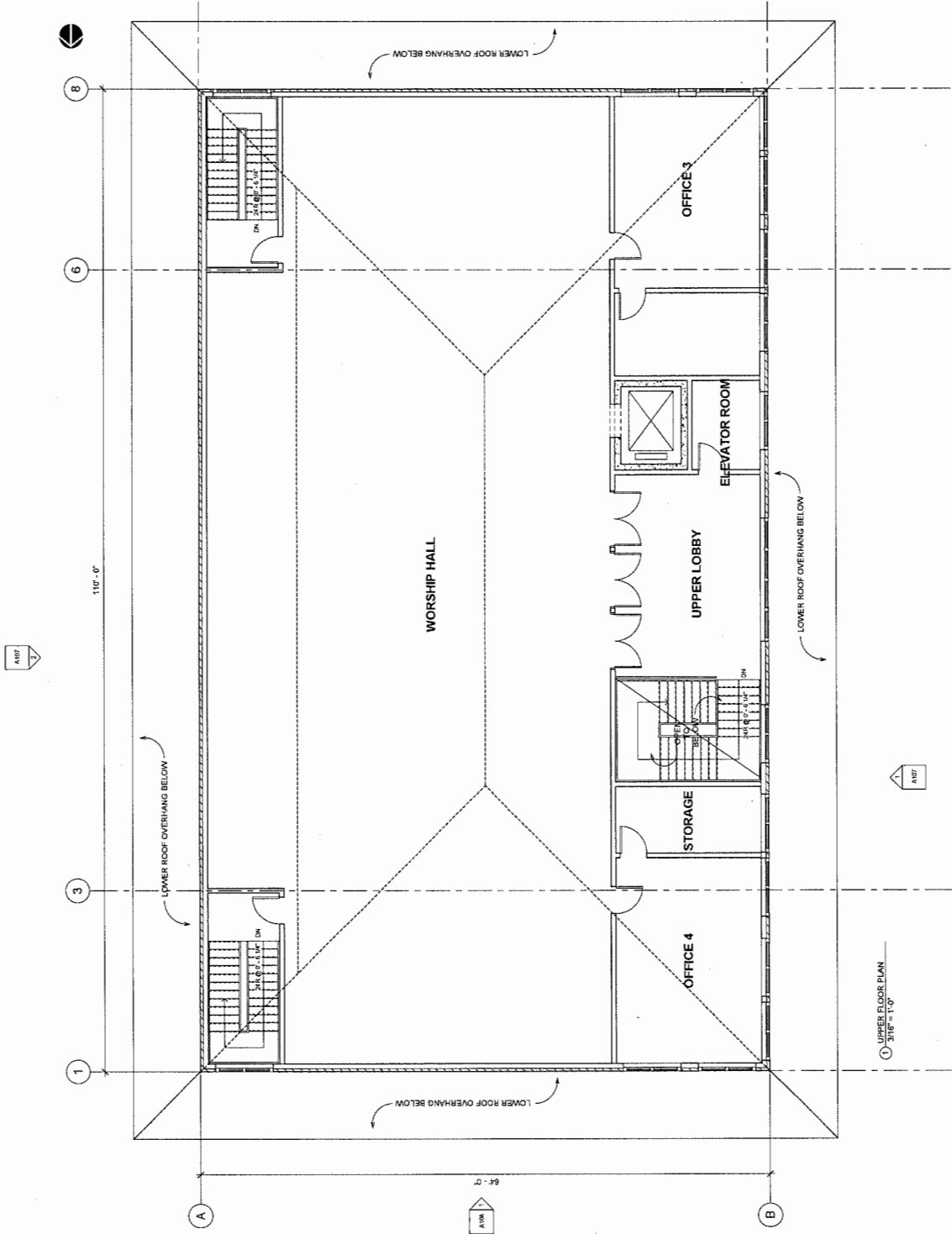
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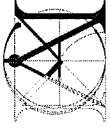
Revision Date:

Doc. No.:

File Name:
11/15/2017
A104



PLN - 94



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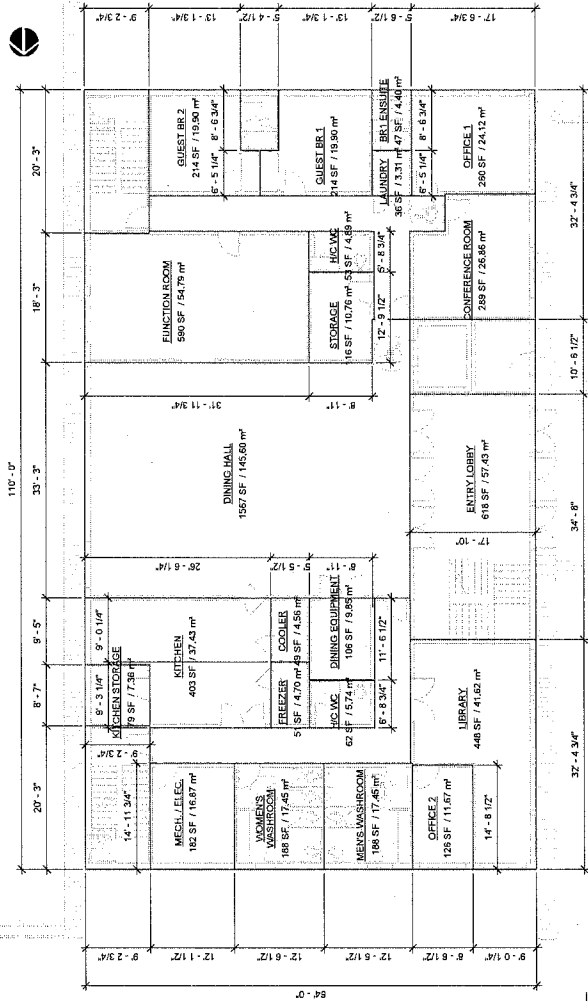
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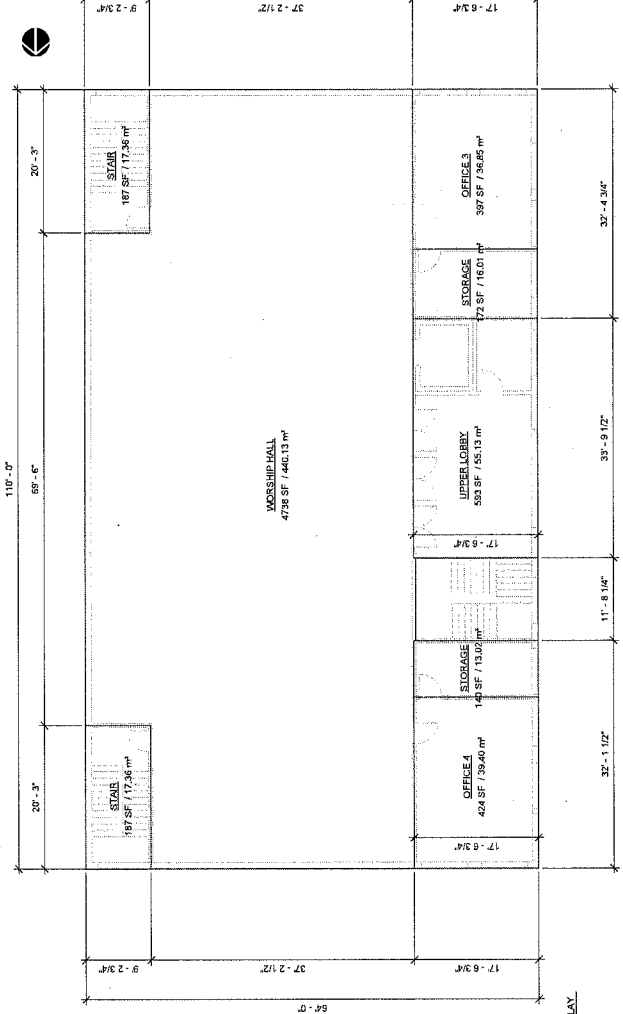
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**8480 NO. 5 ROAD
RICHMOND**

Sheet No.
**FLOOR AREA
OVERLAY**

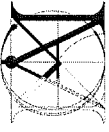
Drawn: RK
Checked: MC
Scale: 1/8" = 1'-0"
Project Number:
Revision Date:
Revision No.:
A106



① MAIN FLOOR AREA OVERLAY
1/8" = 1'-0"



② UPPER FLOOR AREA OVERLAY
1/8" = 1'-0"



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Project No.

Client

Project No.
**8480 NO.5 ROAD
RICHMOND**

Client No.
**WEST & EAST
ELEVATIONS**

Drawn: RK

Checked: MC

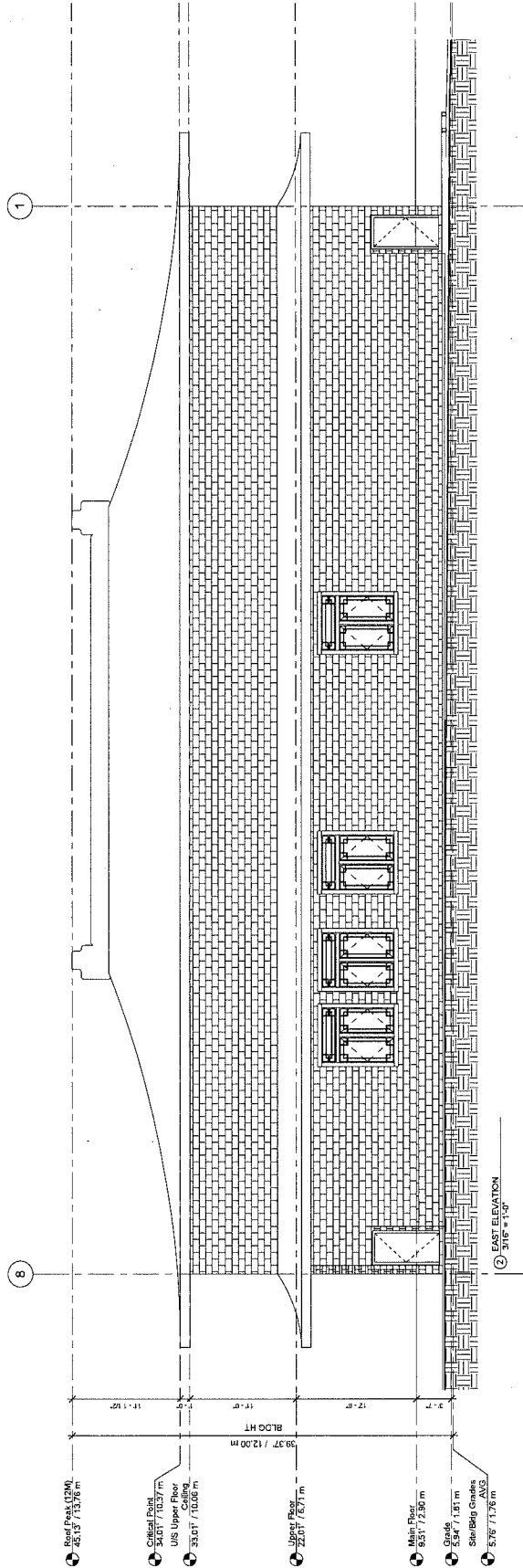
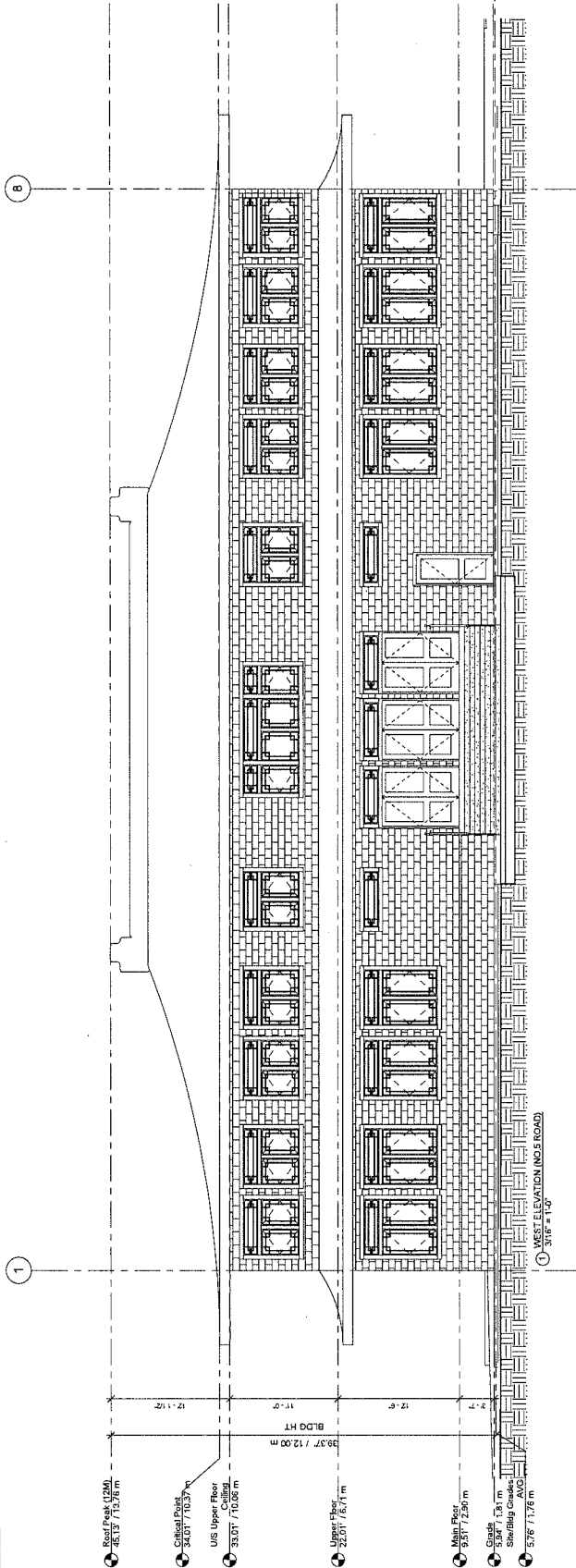
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Project Number

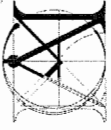
Revision Date

Page No.

A107



PLN - 97



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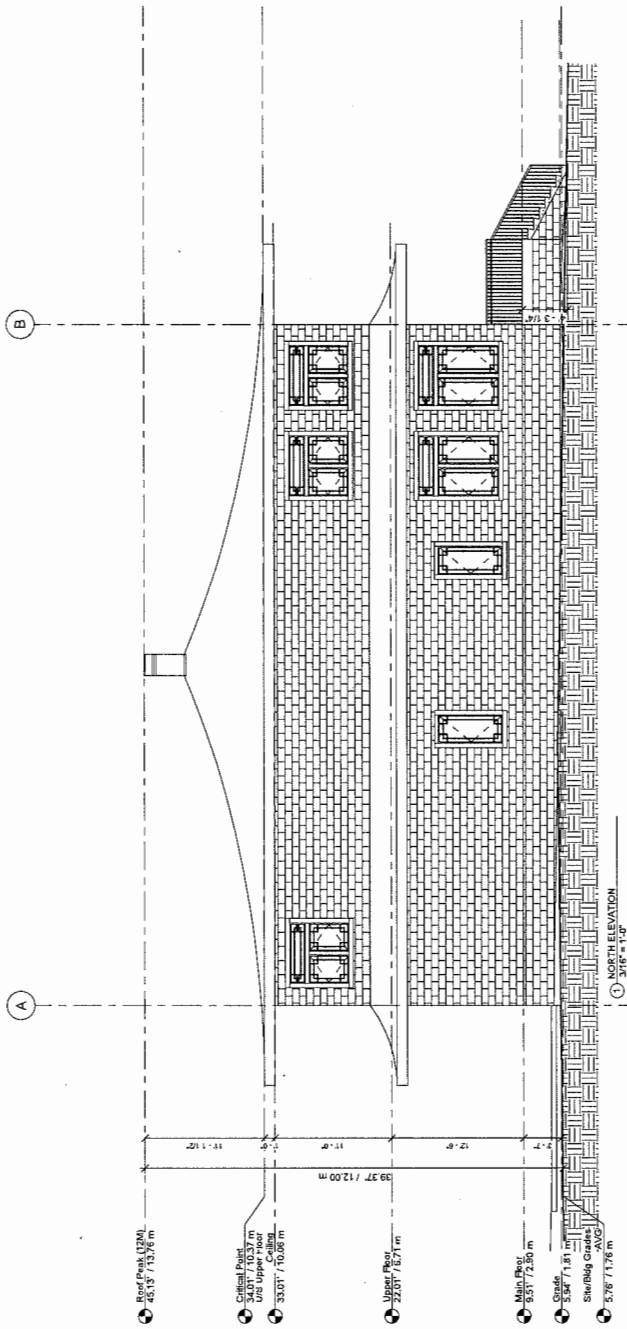
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DATE:

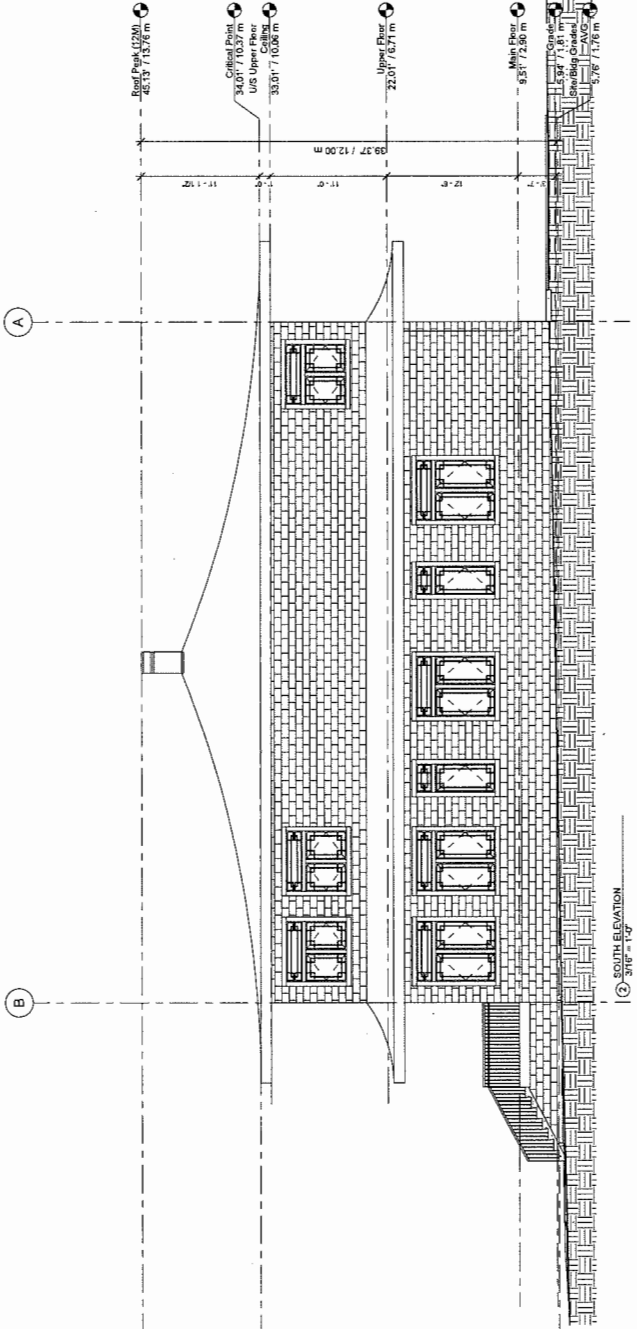
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**8480 NO.5 ROAD
RICHMOND**

Sheet No:
**NORTH & SOUTH
ELEVATION**

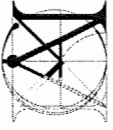
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Checked: MC
Scale: 3/16" = 1'-0"
Project Number:
Revision Number:
Date: N/A
Sheet No.: **A108**



① NORTH ELEVATION
3/16" = 1'-0"



② SOUTH ELEVATION
3/16" = 1'-0"



MATTHEW CHENG ARCHITECT INC.

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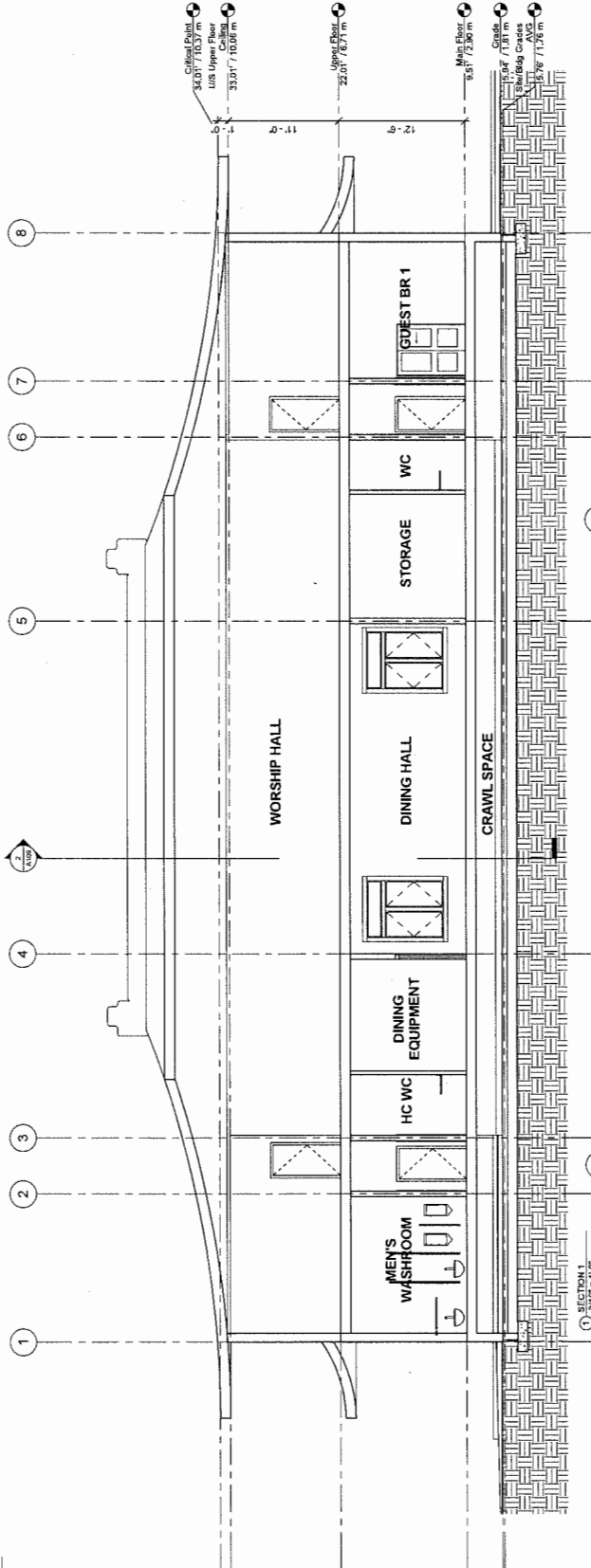
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CHECKED: _____

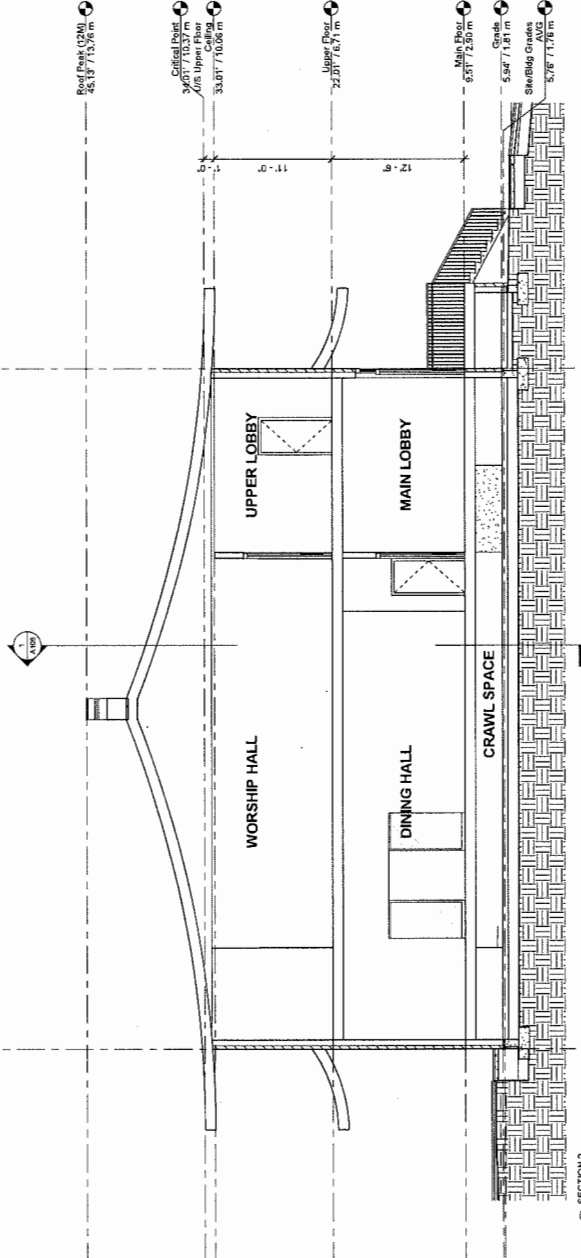
PROJECT NO: 8480 NO.5 ROAD RICHMOND

SECTION 1

Drawn: RK
 Checked: MC
 Scale: 3/16" = 1'-0"
 Project Number:
 Revision Date:
 Date: 01/10/2017
 A109



SECTION 1
 3/16" = 1'-0"



SECTION 2
 3/16" = 1'-0"

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lms
LANDSCAPE ARCHITECTS
Suite C100 - 4186 88th Street Drive
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P: 604-294-9811 F: 604-294-9812

SEAL



NO.	DATE	REVISION DESCRIPTION	DR.
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CLIENT:

PROJECT:

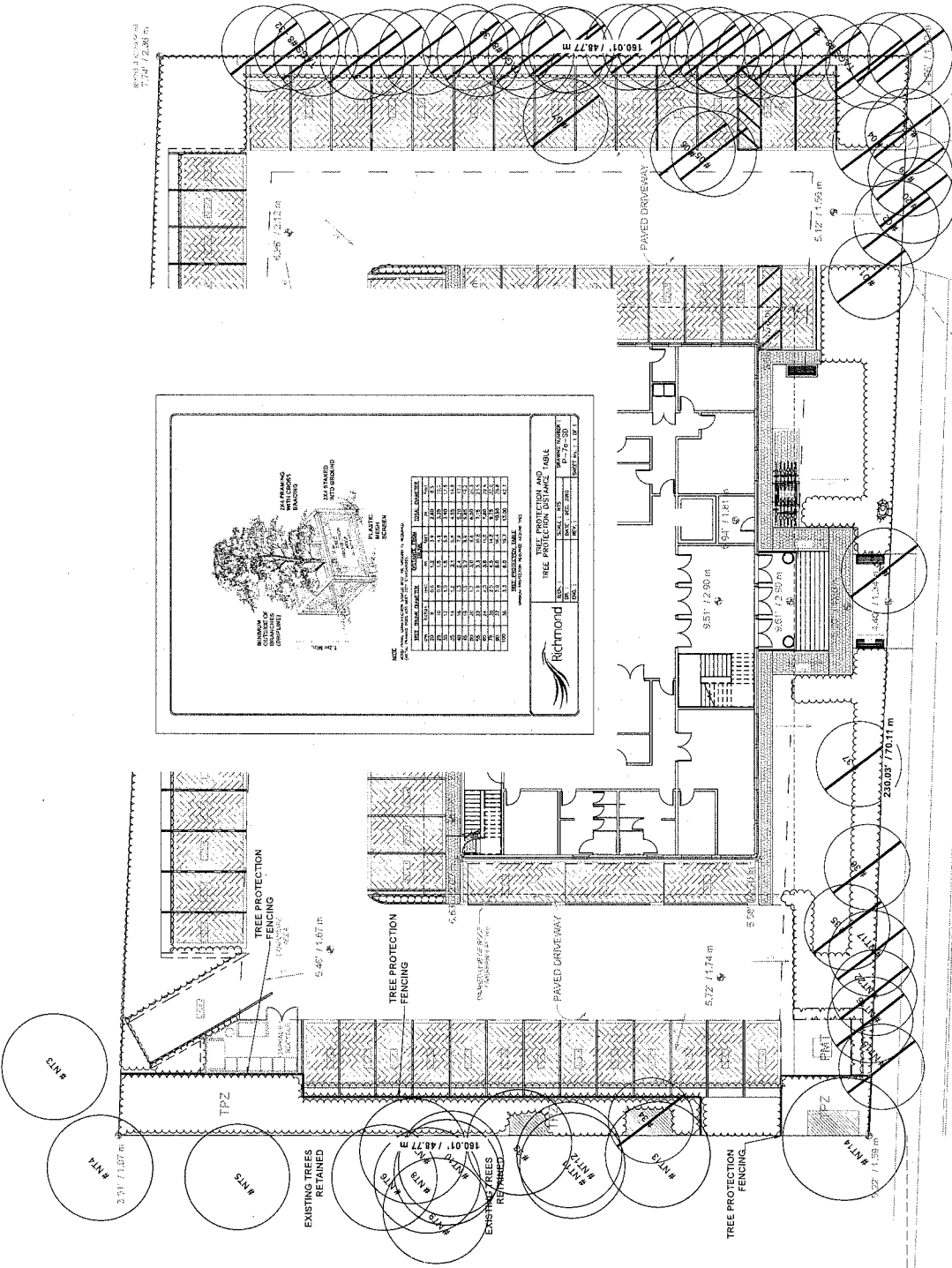
BUDDHIST TEMPLE
85 ROAD
RICHMOND, BC

DRAWING TITLE:

EXISTING TREE MANAGEMENT PLAN

DATE: 8/10/14
SCALE: 1/8" = 1'-0"
DRAWING NUMBER: **L3**
SHEET: C10
DESIGN: C10
CHECK: PCW
OF 4

PWS PROJECT NUMBER: 15-312



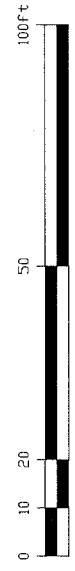
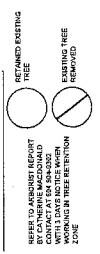
Richmond

THE TREE PROTECTION DISTANCE TABLE

TABLE 1: TREE PROTECTION DISTANCE TABLE

TRUNK DIAMETER (IN)	MINIMUM PROTECTION DISTANCE (M)	MINIMUM PROTECTION DISTANCE (FT)
0 - 100	0.76	2.5
100 - 150	1.52	5.0
150 - 200	2.28	7.5
200 - 250	3.05	10.0
250 - 300	3.81	12.5
300 - 350	4.57	15.0
350 - 400	5.33	17.5
400 - 450	6.10	20.0
450 - 500	6.86	22.5
500 - 550	7.62	25.0
550 - 600	8.38	27.5
600 - 650	9.14	30.0
650 - 700	9.90	32.5
700 - 750	10.67	35.0
750 - 800	11.43	37.5
800 - 850	12.19	40.0
850 - 900	12.95	42.5
900 - 950	13.71	45.0
950 - 1000	14.47	47.5

NOTE: THE PROTECTION DISTANCE SHALL BE MEASURED FROM THE TRUNK OF THE TREE TO THE EDGE OF THE PROTECTION DISTANCE.





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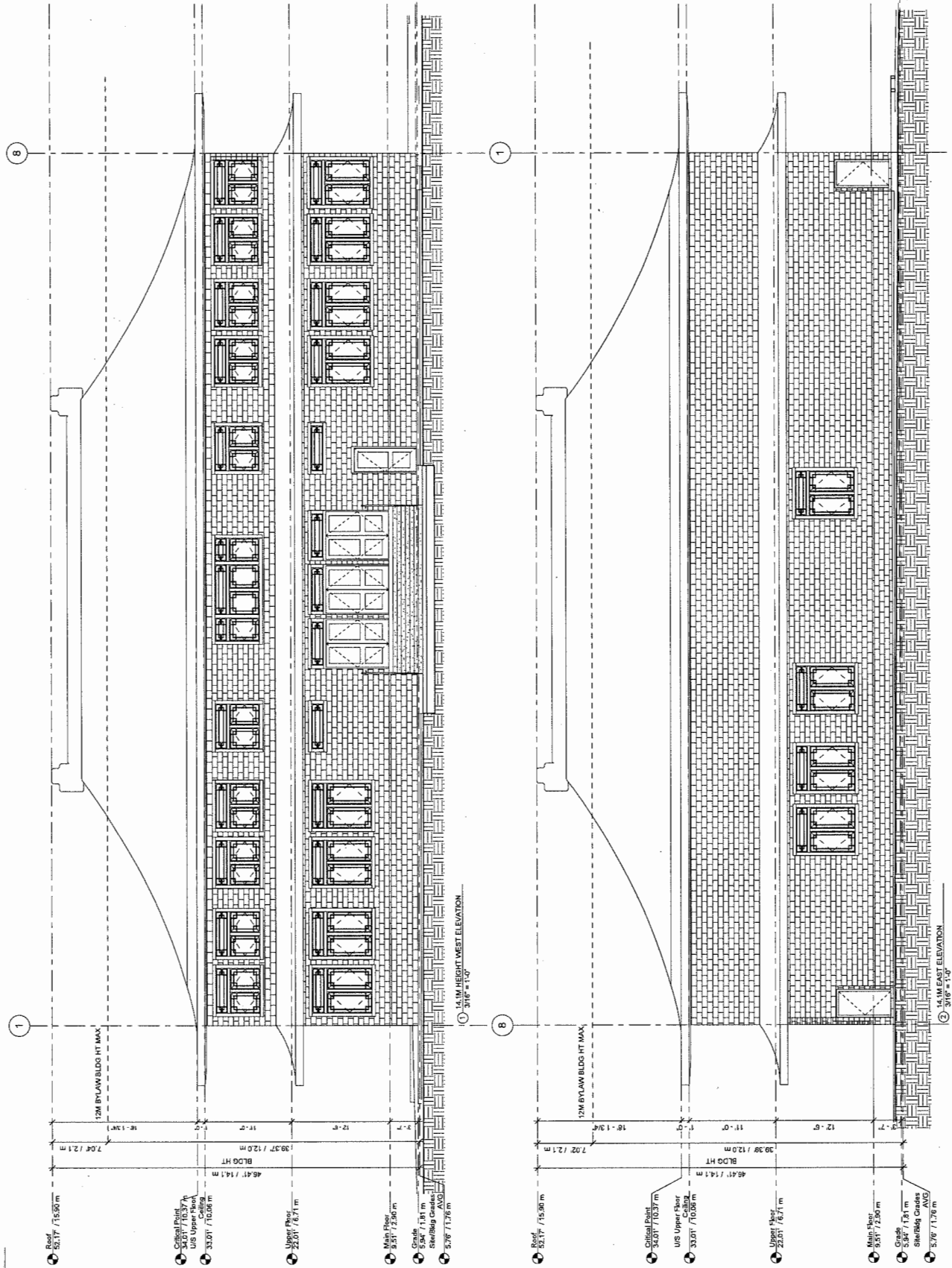
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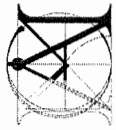
Comments:

Project Title:
8480 NO.5 ROAD RICHMOND

Sheet No:
ADDENDUM 14.1M WEST & EAST ELEVATIONS

Drawn: Author
 Checked: Checker
 Scale: 3/16" = 1'-0"
 Title Number:
 Revision: 01/15/2017
 Date: 01/15/2017
 Project: 8480 NO.5 ROAD RICHMOND
 Drawing No.: 14.1M WEST & EAST ELEVATIONS
 Attachment: 4





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Project No:

Comments:

Project No: **8480 NO.5 ROAD RICHMOND**

Sheet No: **ADDENDUM 14.1M NORTH & SOUTH ELEVATIONS**

Drawn: Author

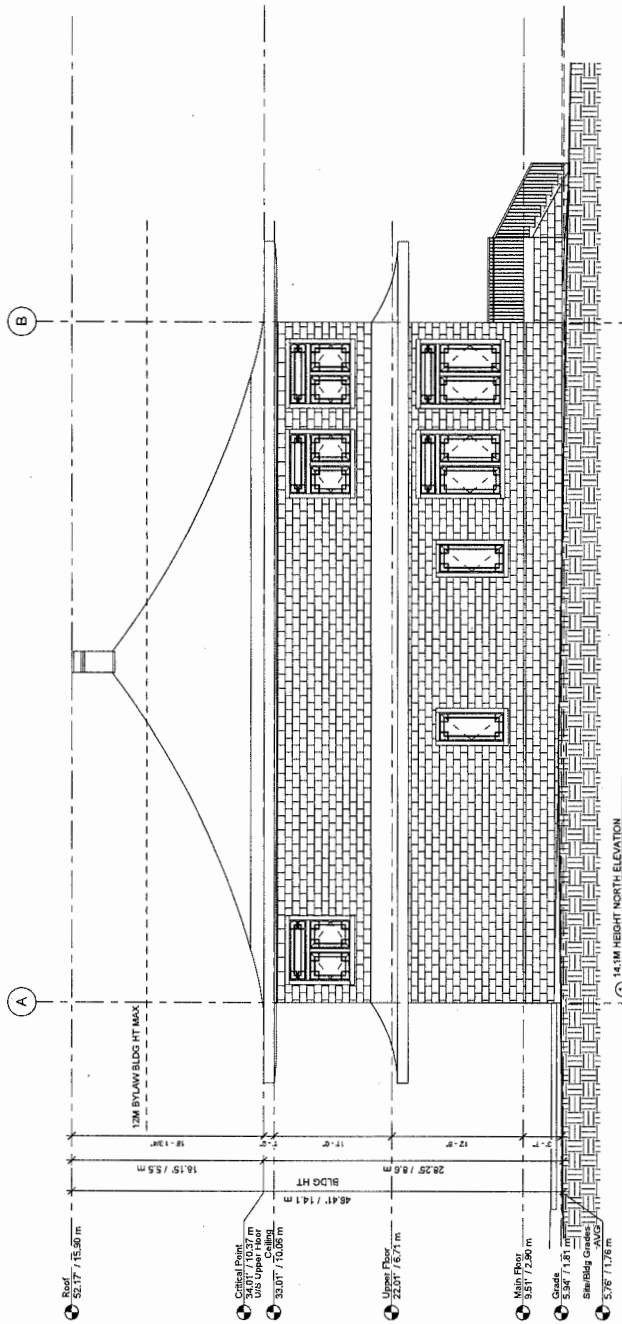
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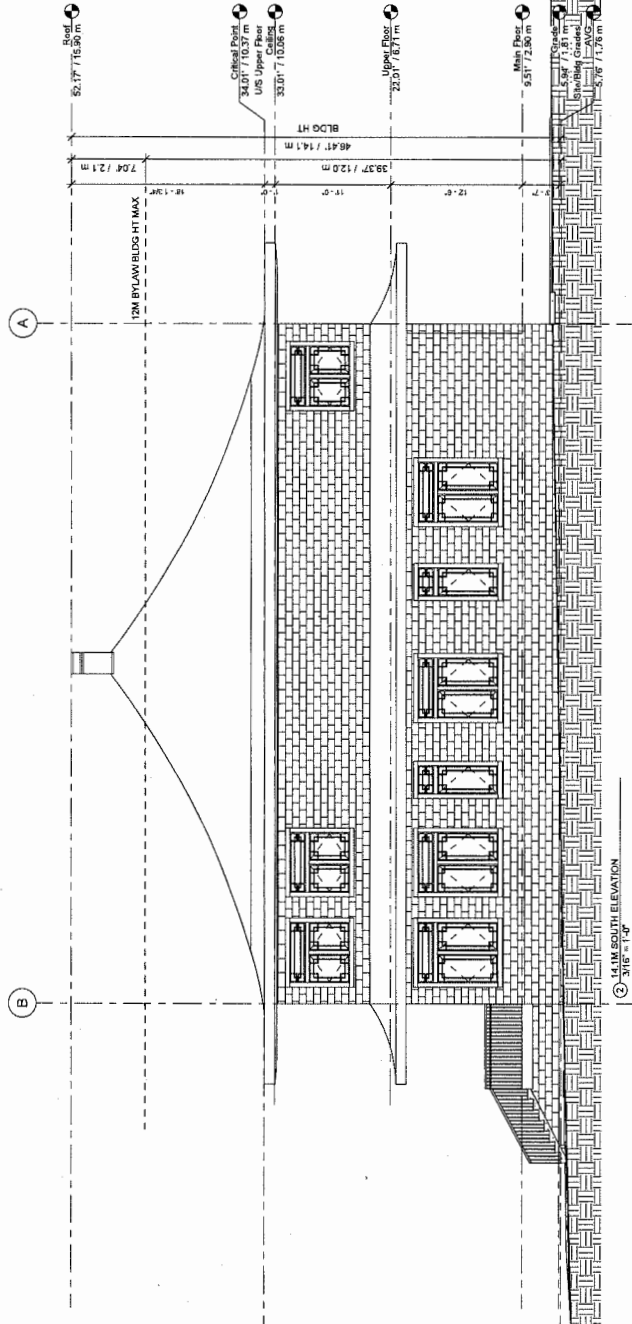
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Revision Date:

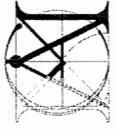
Drawn By: **ADD2**



14.1M HEIGHT NORTH ELEVATION
① 3/16" = 1'-0"



14.1M HEIGHT SOUTH ELEVATION
② 3/16" = 1'-0"



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ARCHITECT SHALL BE RESPONSIBLE FOR
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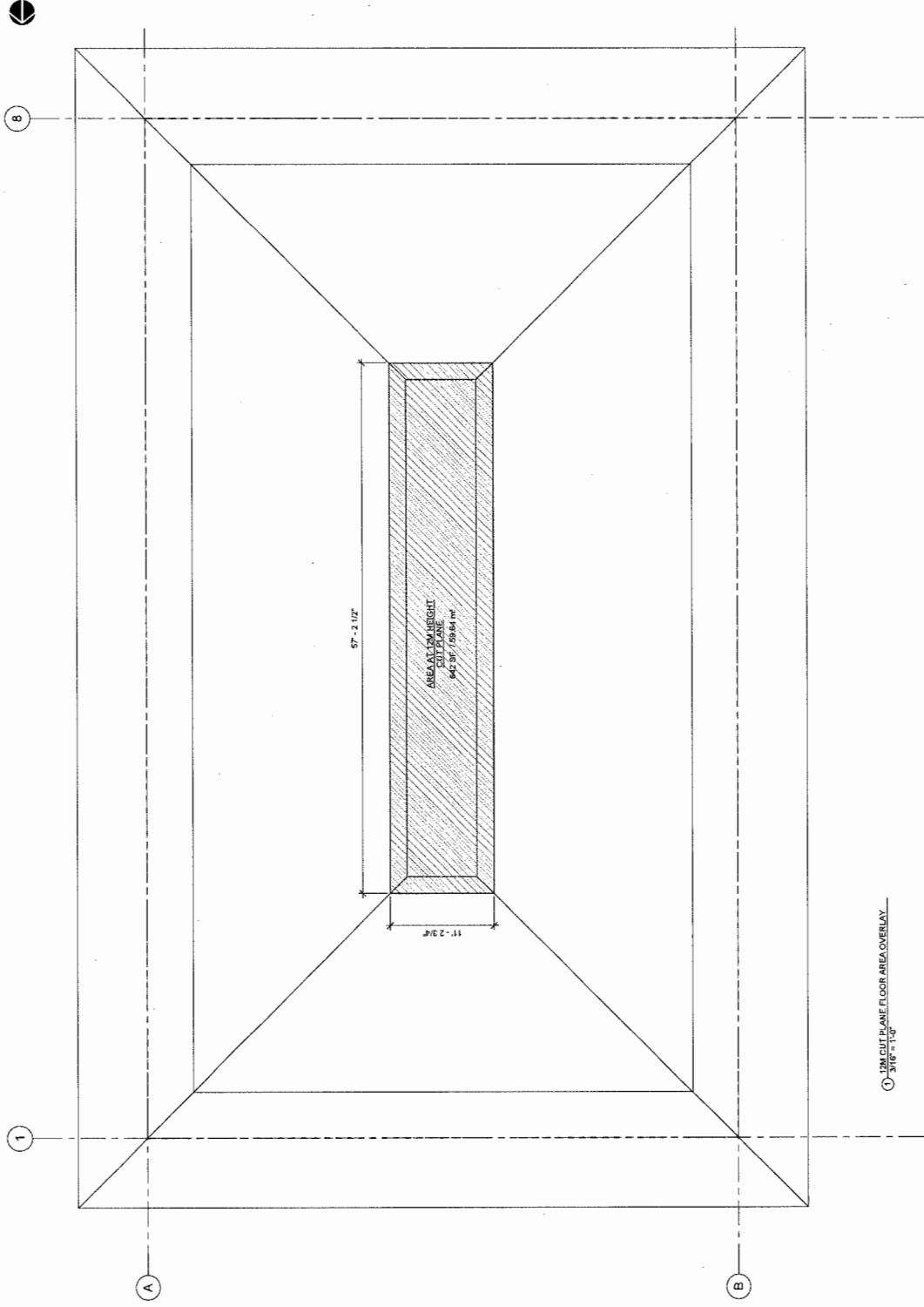
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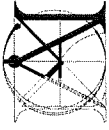
Consult:

Project Title
**8480 NO.5 ROAD
RICHMOND**

Sheet Title
**FLOOR AREA
OVERLAY ROOF**

Drawn: RK
Checked: MC
Scale: 3/16" = 1'-0"
Project Number:
Revision Date: 08/11/17
Sheet No.: **ADD3**





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104-202-6928 VANDER AVENUE
2/F (416) 731-5017 / FAX (416) 731-3988
Cell: (416) 449-4669 / Email: matthew@chc.ca

THIS DRAWING IS NOT TO BE SCALED. THE
GENERAL CONTRACTOR SHALL VERIFY ALL
DIMENSIONS AND CONDITIONS OF WORK. ALL DIMENSIONS AND
CONDITIONS SHALL BE SUBJECT TO THE APPROVAL AND
SIGNATURE OF THE ARCHITECT. CONTRACTOR SHALL MAINTAIN THE
ACCURACY OF THIS DRAWING. THE ARCHITECT'S LIABILITY IS LIMITED
TO THE DESIGN AND CONSTRUCTION OF THE WORK. THE ARCHITECT
IS NOT RESPONSIBLE FOR ANY OTHER WORK NOT SHOWN OR
MENTIONED HEREIN. APPROVED: MATTHEW CHENG

Revision:

Consultant:

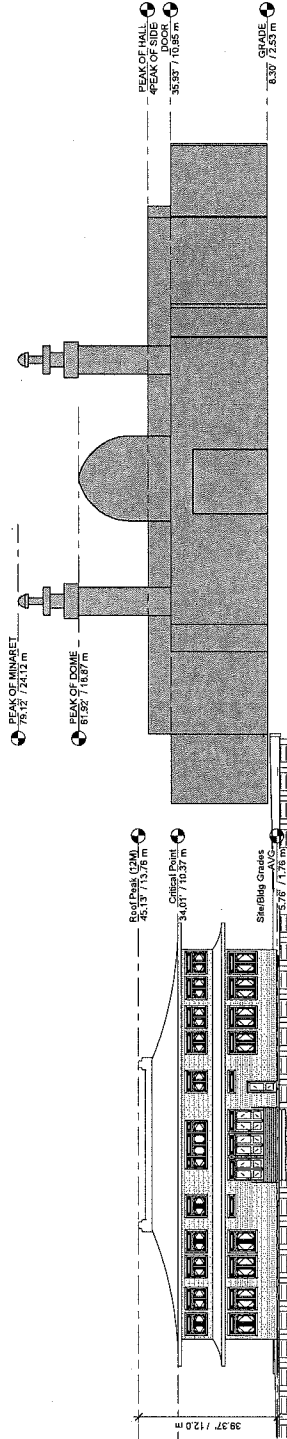
Project No:
**8480 NO. 5 ROAD
RICHMOND**

Sheet No:
**ADDENDUM
HEIGHT
COMPARISON
(WEST
ELEVATIONS)**

Drawn: RK
Checked: MC
Scale: 1/16" = 1'-0"
Project Number:
Revised Date:
Date Plotted:
Plot Date: 02/27/2017

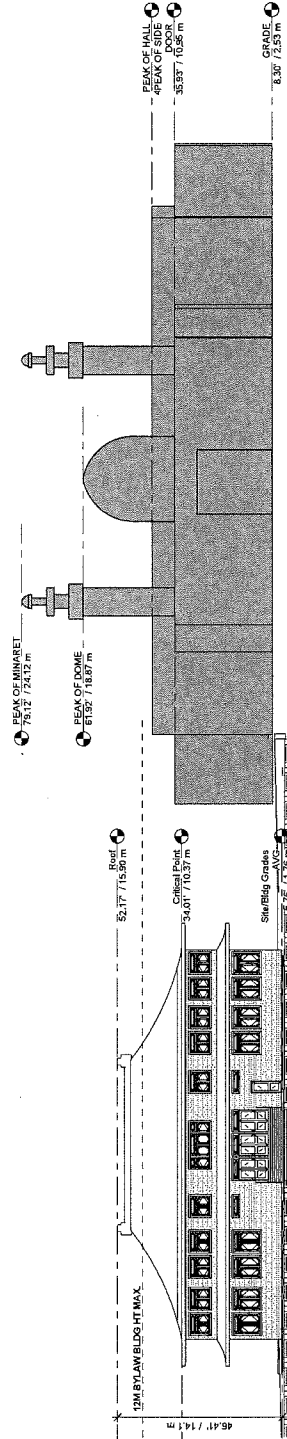
ADD4

PROPOSED HEIGHT / 12M



HT COMPARISON - 12M HIP ROOF
AS SHOWN
① 1/16" = 1'-0"

PREFERRED HEIGHT / 14.1M



HT COMPARISON - 14.1M HIP ROOF
AS SHOWN
② 1/16" = 1'-0"



RZ 14-674068

Attachment 5

Address: 8480 No. 5 Road

Applicant: Matthew Cheng Architect Inc.

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

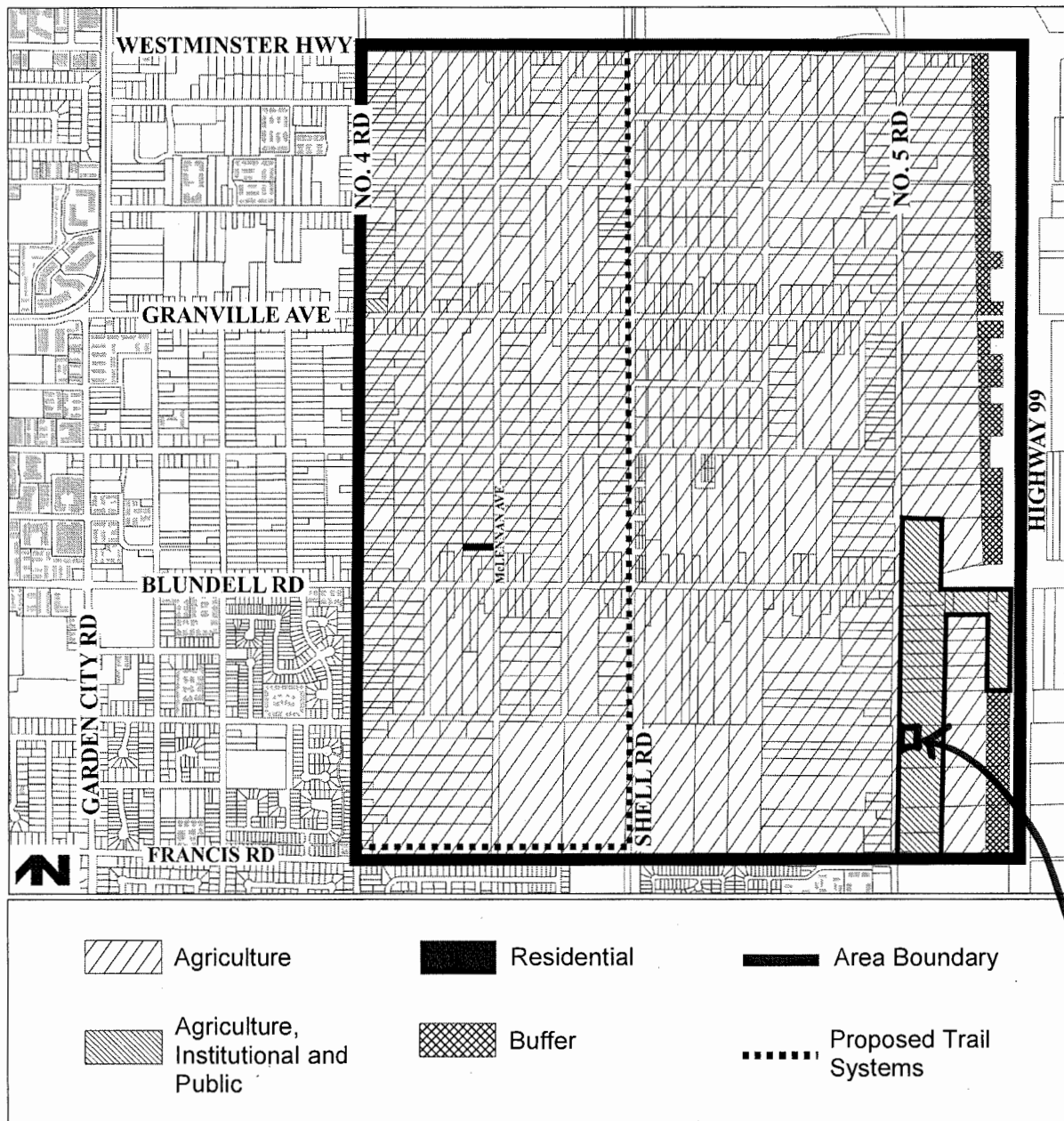
	Existing	Proposed
Owner:	Tung Cheng Yuen Buddhist Association	No Change
Site Size (m²):	3,417.05 m ²	No Change
Land Uses:	Vacant	Institutional
OCP Designation:	Community Institutional	No Change
Area Plan Designation:	Agriculture, Institutional and Public	No Change
Zoning:	Agriculture (AG1)	Assembly (ASY)
Other Designations:	ESA	ESA DP not required

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.5	0.4	none permitted
Lot Coverage – Building:	Max. 35 %	19 %	none
Setback – Front Yard (m):	Min. 6 m	7.7 m	none
Setback – North Side Yard (m):	Min. 7.5 m	17.95 m	none
Setback – South Side Yard (m)	Min. 7.5 m	18.58 m	none
Setback – Rear Yard (m)	Min. 7.5 m	20.24 m	none
Height (m):	12 m	12 m	none*
Off-street Parking Spaces – Total:	75	75	none
Accessible Parking Spaces	2	2	none
Loading Spaces	1 medium	1 medium	none
Bicycle Spaces	Class 1: 3 Class 2: 8	Class 1: 3 Class 2: 8	none

* The applicant may wish to pursue a development variance application to accommodate a height variance for a more traditional peaked roof design. A separate application will be required.

City of Richmond

Land Use Map Bylaw 8791
2012/09/10



Subject Property

Park,Minhee

From: Riyaz Devji <riyaz@DEVJI.CO>
Sent: Thursday, 5 May 2016 17:41
To: Park,Minhee
Cc: Riyaz Devji; Mohamed Ladak - VAN CITY SAVINGS CREDIT UNION (mohamed_ladak@vancity.com); Ebrahim Rehmtulla; Shaheen Rashid
Subject: Proposed Building at 8480 Number 5 Road
Attachments: 20160505_0920098378.pdf

Minhee,

It was a pleasure speaking with you yesterday and I hope you are keeping well. Here is the note we chatted about and I will send you some further information at the beginning of the week.

As we discussed, our Community (Shia Muslim Community of B.C.) owns the land on both sides of 8480 Number 5 Road (Lot 14), at 8580 Number 5 Road (Lot 20) and 8320 Number 5 Road (Sec 19). We have been advised of the proposed development of Lot 14 and have been provided with what we understand to be preliminary designs of the proposed building to be constructed on Lot 14. While we support the proposed use of Lot 14 for assembly purposes, we are gravely concerned about the size, massing and height of the building proposed to be built on Lot 14. We have no objection to the proposed use of the property for institutional or assembly purposes. All three lots are zoned for assembly use, and we are currently using Lot 20 for that same use. However, Lot 20 is approximately 9.8 acres or 3.91 hectares in area, and Sec 19 is approximately 8.26 acres or 3.34 hectares in area. Lot 14 is only .84 acres or .34 hectares, a very small lot for assembly use particularly given the parking requirements for such use.

We have reviewed the design of the building and have significant concerns with respect to the proposed design. Our particular objection is the fact that the current plans show a building that will have a solid roof line approximately six-storeys in height. Moreover the design shows that virtually entire lower level will consist of parking. This is presumably due to the small size of the lot and the parking spaces required. The Lot 14 Owner has achieved the required park spaces by designing a building that includes a full floor of above ground parking, thereby raising their building that already has a large mass for a small lot such that it greatly exceeds the scale of the other buildings along No. 5 Road. By including a full floor of parking, they have raised their building by an extra 12 or more feet along its entire width. Then they have added a high architectural roof structure that adds another 20 feet to the height. In reality they are trying to build a building that is too big for the land they have purchased.

A building of this height is very much out of character with the other buildings along No. 5 Road. Those buildings are all either one or two-storeys in height if they are located near the front of their properties (for example the Richmond Jewish Day School or the Subramaniya Swamy Temple). Others are taller if they are set back from No. 5 Road or are on larger lots. The proposed building is very much out of character of the neighbouring assembly buildings. While other lots may have domes or minarets that are higher, they are on buildings that are set back from No. 5 Road and do not continue along the entire length of the buildings. Thus they do not have the imposing mass that is so untenable with the proposed design.

We have been trying to meet with the Lot 14 Owner to develop other options for their site. We have indicated our willingness to do a land swap with the proponents by having them locate at the North end of the property at 8320 Number 5 Road, and licence or lease them portions of our sites for parking stalls at no cost so they need not build that lower floor. As we discussed, by not building the lower floor they could probably build the same building size they are requesting without needing a height variance. Despite a number of attempts to discuss these issues with the Lot 14

Owner, they have been rebuffed to date stating they would like to build the Centre as soon as possible and making any changes would delay their construction.

Again, we wish to formally record our strong objection to the proposed design and in particular to any variance or relaxation of any City bylaws or policies that may be granted by the City to allow a building of this mass and height, or any rezoning of Lot 14 to allow a building of such mass or height.

Please feel free to reach out to us if we can be of any further help. Take care and thanks for your help and support.

Riyaz R. Devji,

3103—667 Howe Street

Vancouver, British Columbia, Canada V6C 0B5

Direct Line: 604-657-1898

Cell Number: 360-420-7861

E-mail: riyaz@devji.co

Excerpt from the Minutes from
The Agricultural Advisory Committee Meeting

Thursday, February 4, 2016 – 7:00 p.m.
M.2.002
Richmond City Hall

4. Development Proposal – Rezoning 8480 No. 5 Road

Staff provided a brief overview of the rezoning application at 8480 No. 5 Road to develop a new Buddhist temple. The Chair invited the applicants and the project architect to the table.

The Committee had the following questions and comments:

- The Committee asked further information about the site context and properties around the site.
- In response to the Committee' question regarding the capacity of the temple and its parking needs, the applicant noted that regularly there will be only approximately 20 people in the temple but for a special event, they anticipate approximately 100 people.
- The Committee asked about the height variance, and asked how the proposed building will fit into the context. In comparison, staff noted that the proposed height is slightly lower than the height of the existing Thrangu Monastery building at 8140 No. 5 Road.

As a result of discussion, the Committee passed the following motion:

That the rezoning application at 8480 No. 5 Road be supported as presented.

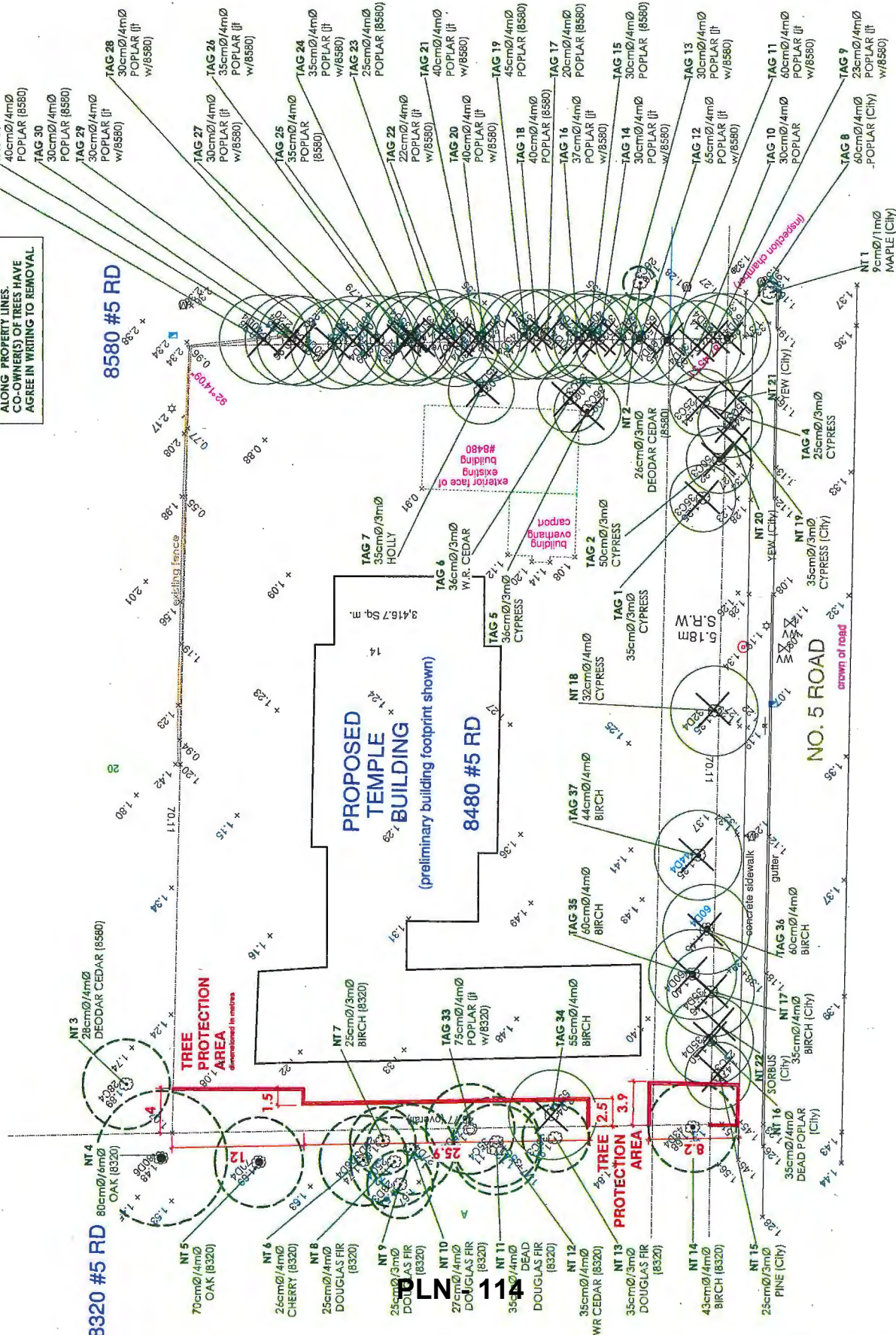
Carried Unanimously



GENERAL NOTES:
 COPYRIGHT RESERVED: This plan is the property of Colquhoun and is not to be used or reproduced without written consent.
 All landscape work to conform to the BC Building Act (Part 9 Edition) as a minimum.
 All tree work to conform to the International Society of Arboriculture (ISA) as a minimum.
 TREE PROTECTION: Dimension protection barriers as shown and follow technical guidelines as per City of Richmond to be at least 1.2m in height and constructed of either snow fencing securely fastened to masts or wood stakes spaced at 1.0m intervals. The location of any tree stakes, or other form of barrier satisfactory to City Staff.
 No entry of any kind to any tree trunk or root zone including people, vehicles, materials or equipment access or storage of any kind.
 Consult Project Arborist or City Staff in detail about any tree issue.
 Dashed line recommended for removal, as per Arborist.
 Dotted line Protection Area (IPA) fencing.
 Dimension in metres.
 BAR SCALE: 0 1 2 3 4 5 10m
 NORTH SCALE: 1:150m
 FULL SIZE SHEET: 24" x 36"
 SHEET No: 1 OF 1
 DATE: 11 APRIL 2016

PROPOSED BUDDHIST TEMPLE
8480 No. 5 Rd.
 Richmond, BC
 DRAWING TITLE:
TREE RETENTION PLAN

NOTE OWNERSHIP OF TREES ALONG PROPERTY LINES. CO-OWNERS(S) OF TREES HAVE TO AGREE IN WRITING TO REMOVAL



PLN 114



City of Richmond

Rezoning Considerations

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

Address: 8480 No. 5 Road

File No.: RZ 14-674068

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9537, the developer is required to complete the following:

1. Submission of a Final Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
 - Include a mix of coniferous and deciduous trees.
 - Include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report.
 - Include the 56 required replacement trees with the following minimum sizes:

DBH of Tree Cut or Removed	No. of Trees Removed	No. of Replacement Trees (2 for 1)	Minimum Height of Coniferous Replacement Tree	Minimum Caliper of Deciduous Replacement Tree
20 - 30 cm	9	18	3.5 m	6 cm
30 - 40 cm	10	20	4 m	8 cm
40 - 50 cm	3	6	5 m	9 cm
50 - 60 cm	4	8	5.5 m	10 cm
60 cm+	2	4	6 m	11 cm

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required.

2. City acceptance of the developer's offer to voluntarily contribute \$ 4,550 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of \$1,300 for the City-owned tree (Tag #NT1) to be retained. The security will not be released until an acceptable impact assessment report is submitted and a landscaping inspection has been passed by City staff.
5. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
6. Registration of a flood plain covenant on Title identifying a minimum habitable elevation of 2.9 m GSC.

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

1. Enter into a Servicing Agreement* for the design and construction of off-site improvements. Works include, but may not be limited to:

Water works:

- Using the OCP Model, there is 404.8 L/s of water available at a 20 psi residual at the No. 5 Road frontage. Based on the proposed development, the subject site requires a minimum fire flow of 250.0 L/s.

- The Developer is required to submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow for on-site fire protection.
- At the Developers cost, the City is to:
 - Cut and cap the existing water service connection on No. 5 Road.
 - Install a new water connection complete with meter and meter box.

Storm Sewer Works:

- The Developer is required to upgrade approximately 75 m of fronting storm sewer using a 600 mm diameter pipe from STMH4224 located approximately 4.0 m south of the south property line, up to the north property line.
- At the Developers cost, the City is to:
 - Cut and cap the existing storm service connection at the properties northwest corner, while retaining service to 8320 No. 5 Road.
 - Cut, cap and remove the existing storm sewer service connection and inspection chamber (IC) approximately 33 m south of the north property line.
 - Relocate the existing storm IC located on the west property line, approximately 57 m south of the north property line onto the City boulevard c/w a new service connection to meet the City's engineering standards.

Sanitary Sewer Works:

- At the Developers cost, the City is to install a new sanitary service connection complete with a new IC along proposed development frontage.

Frontage Improvements:

- The Developer is required to:
 - Provide a 1.5 m wide treed and grassed boulevard and a new 1.5 m wide concrete sidewalk along No. 5 Road.
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground the proposed Hydro service lines.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).
 - Complete a roadway lighting assessment and recommend lighting upgrades during the service agreement.

General Items:

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
 - A sediment and control plan is required.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner, but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9537 (RZ 14-674068)
8480 No. 5 Road

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "ASSEMBLY (ASY)".

P.I.D. 009-177-884
Lot 14 Section 19 Block 4 North Range 5 West New Westminster District Plan 29706

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9537".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and conditions.

CITY OF RICHMOND
APPROVED by BK
APPROVED by Director or Solicitor
il

MAYOR

CORPORATE OFFICER