



To: Planning Committee
From: Wayne Craig
Director of Development

Date: April 8, 2014
File: RZ 13-641554

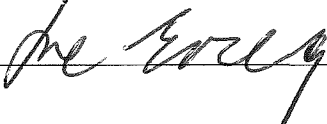
Re: Application by James K.M. Cheng Architects for Rezoning at 10060 No. 5 Road from Roadside Stand (CR) and Assembly (ASY) to Site-Specific Assembly (ZASY)

Staff Recommendation

That the application for the rezoning of 10060 No. 5 Road from “Roadside Stand (CR)” Zone and Assembly (ASY)” to “Site-Specific Assembly (ZASY)” be denied.


Wayne Craig
Director of Development

WC:bk
Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Policy Planning Transportation	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	

Staff Report

Origin

James K. M. Cheng Architects has applied on behalf of the Lingyen Mountain Temple (LMT) to rezone a 3.81 ha (9.41 ac) portion of the property at 10060 No.5 Road from “Assembly (ASY)” Zone and “Roadside Stand (CR)” Zone to a new site-specific assembly zone to facilitate the expansion of the existing Buddhist temple on the property, allow intensified dormitory uses, allow increased building height, and reduced required on-site parking. A map and aerial photo showing the location of the subject site is included in Attachment 1.

An amendment to the Official Community Plan to re-designate a 1.93 ha (4.76) portion of the proposed rezoning site from “Agriculture” to “Community Institutional” is also required. In addition to the proposed re-designation to accommodate the temple expansion, the applicant also owns the property at 10320 No. 5 Road, and has applied to remove the “Community Institutional” designation from the western 110 m of the site, and re-designate that portion to “Agriculture”, which would apply the “Agriculture” designation to the entire property at 10320 No. 5 Road.

The proposal would result in a new temple facility, located south of the existing Buddhist temple, with a floor area of 18,463 m² (198,738 ft²) (Attachment 2). With the proposed expansion, the total floor area on the site would be 21,622 m² (232,738 ft²).

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 2).

Background

The existing Lingyen Mountain Temple (LMT) is a Buddhist monastery built in 1999 on the north-west corner of the property at 10060 No. 5 Road. The existing temple consists of a prayer hall facing the street, an enclosed courtyard bounded by two (2) monastery wings, and a recitation hall to the east, with a total floor area of 3,159 m² (34,000 ft²). The temple masters have advised staff that they have approximately 10,000 members who reside throughout the Metro Vancouver region, and the expansion is proposed to accommodate the growing congregation.

Project Description

The expansion proposes eight (8) new buildings connected by a covered walkway, arranged around a large central courtyard. The proposed expansion would be located immediately south of the existing temple building which fronts onto No. 5 Road. A site plan showing the location of the existing temple and the proposed expansion is provided in Attachment 3.

The proposed expansion includes seven (7) buildings that would be taller than the maximum 12 m (39 ft.) building height permitted by the existing “Assembly (ASY)” zone. The requested building heights are discussed in detail later in this report.

In addition to expanding the public assembly facilities on-site, the LMT proposes to re-designate the western portion of the property at 10320 No. 5 Road to restore and secure agriculture use over the entire property, and further proposes to intensify agriculture use on the backlands portion of the property at 10060 No. 5 Road. Details of the agricultural compensation proposal are provided later in this report.

Surrounding Development

To the North: Unopened Williams Road and Mylora Golf Club zoned “Golf Course (GC)” and designated “Community Institutional” and “Agriculture” in the Official Community Plan (OCP). A non-farm use application has been submitted to the City of Richmond for this property, to allow non-farm use on the westerly 110 m (360 ft.) of the site and allow subdivision of the existing parcel into five (5) lots fronting No. 5 Road and one (1) large backlands lot (AG 13-646237). Staff are currently reviewing the application and will bring the proposal forward to Planning Committee when all referrals and staff review are completed.

To the East: Highway 99 and farmed agriculture land zoned “Agriculture (AG1)” and designated “Agriculture” in the OCP.

To the South: A church split - zoned “Assembly (ASY)” and “Agriculture (AG1)” and designated “Community Institutional” and “Agriculture” in the OCP.

To the West: No. 5 Road, a church (at the corner of Williams Road and No. 5 Road) zoned “Assembly (ASY)”, and single-family homes zoned “Single Detached (RS1/E)” along No. 5 Road. The church is designated “Community Institutional” and the single-family lots are designated “Neighbourhood Residential” in the OCP.

Related Policies & Studies

Official Community Plan (OCP) Designation

The applicant proposes to amend the Official Community Plan designation to extend the “Community Institutional” designation an additional 110 m to 115 m eastward, for a total of 220 to 225 m designated for institutional uses. While this re-designation proposal to facilitate the proposed temple expansion was conditionally supported by the Agricultural Land Commission (ALC) in 2004, the applicant did not apply first to the City of Richmond for the change in the Agricultural Land Reserve (ALR) but rather applied directly to the ALC. This is not the approved procedure or protocol for such an application, as Council was not provided with an opportunity to review the proposal, and determine if the application should be forwarded to the ALC for consideration.

The applicant also proposes to re-designate the westerly 110 m (360 ft.) of 10320 No. 5 Road from “Community Institutional” to “Agriculture” as part of their commitments to agricultural activity in the area.

The location of the proposed OCP land use changes is provided in Attachment 4.

No. 5 Road Backlands Policy (Policy 5037)

Policy 5037 - the No. 5 Road Backlands Policy – was adopted by Council on March 27, 2000 (Attachment 5). This policy establishes the maximum limit for community institutional uses as 110 m from the property line adjacent to No. 5 Road. This policy applies to properties fronting onto No. 5 Road between Blundell Road to the north and Steveston Highway to the south.

Under the previous rezoning application (RZ 02-213318), Council was advised of the fact that the temple proponents had approached the Agricultural Land Commission directly, and passed a resolution on June 7, 2005 that:

The City send a letter to the Agricultural Land Commission expressing concern that the expanded area for non-farm use was approved without City input.

Staff sent the letter to the Land Commission on July 5, 2005.

As a result of the applicant not applying to the City of Richmond for a non-farm use in 2004, Council is in the position of being asked to comment on an application for a non-farm use that they did not previously review. Staff did query whether further reductions to the extent of the proposed development into the backlands could be accommodated, but the applicant advised that the current proposal reflects the desires of the temple.

The proposed temple expansion at 10060 No. 5 Road would exceed the 110 m limit to non-agricultural uses established by Policy 5037 by 110 m to 115 m, extending the area of Institutional uses to a total of 220 m to 225 m eastward from the property line on No. 5 Road.

Agricultural Land Reserve (ALR)

The subject properties are entirely within the Agricultural Land Reserve (ALR); removal of the parcels from the ALR is not proposed. As described above, the ALC granted the temple conditional approval to extend the non-farm uses to 250 m (820 ft.) west of No. 5 Road on a portion of the site in 2004.

Richmond Agricultural Advisory Committee Review

The Richmond Agricultural Advisory Committee (AAC) considered the application on October 17, 2013. Minutes from the meeting are attached to this report (Attachment 6). The applicant presented their draft farm plan, which features the re-designation of the property at 10320 No. 5 Road to ensure that the entire property is used for farming, drainage improvements on the property at 10320 No. 5 Road, the potential for a working arm relationship with Kwantlen Polytechnic University (KPU), and existing farm activities (fruit tree orchard) on the backlands to the east of the existing temple (and the proposed expansion) will be intensified.

A majority of the AAC members present agreed that the Farm Plan component of the temple expansion proposal responded to the group's primary objective, to secure active farming; however, support was subject to the applicant providing:

- Information to address outstanding drainage and farm plan components;
- Contingency options in the case that the partnership between KPU and the LMT does not occur;
- Submission of updated soil analysis reports for both 10060 and 10320 No. 5 Road; and
- Resolution of items highlighted by staff that require further development.

The AAC requires that the terms listed above are addressed to the satisfaction of staff and that updates are provided to the AAC as information. Staff note that the applicant has since advised that the potential working relationship with Kwantlen Polytechnic University (KPU) is no longer under consideration as part of this application.

Proposed Agricultural Compensation / Improvements

As describe above, the applicant's proposal is to compensate for the expansion of non-farm use at 10060 No. 5 Road by re-designating the westerly 110 m (360 ft.) of 10320 No. 5 Road, from "Community Institutional" to "Agriculture", and enhancing agricultural production of the property, which was reviewed and endorsed by the ALC in 2004. Since the re-designation proposal was reviewed by the City of Richmond's AAC in 2013, the applicant has proposed the following additional efforts in support of agriculture:

- The applicant proposes entering into a 99-year lease with the City of Richmond for the property at 10320 No. 5 Road, to secure the lands for farm use at the discretion of the City.
- The applicant proposes to register an easement across the eastern portion of the temple expansion site at 10060 No. 5 Road (actual dimension to be determined) to provide legal access to the former Fantasy Gardens lands (now owned by the City of Richmond as park) for farm purposes.

Proposed Zoning Bylaw Amendment

The applicant proposes to rezone a 38,060.7 m² (409,682 ft²) or 3.8 ha (9.4 ac) portion of 10060 No. 5 Road from "Agriculture (AG1)" and "Roadside Stand (CR)" to a "Site Specific Assembly (ZASY)" zone to expand the assembly use on the site, allow dormitory uses, and to increase permitted building height to allow one (1) 30 m (98 ft.) high building, four (4) buildings with a height of 21.3 m (70 ft.) and two (2) buildings with a proposed height of 17 m (56 ft.). A small portion of the proposed building featuring a small entry temple, library, administration area and retreat rooms are proposed at a height of 12 m (39 ft.).

While the applicant has offered enhancements to the property at 10320 No. 5 Road as compensation for the expansion onto agricultural land, no zoning changes are proposed for that site, which will remain under the current "Agriculture (AG1)" zone.

Consultation

Prior to submitting a development application to the City, Brook Pooni Associates Inc., on behalf of the LMT, conducted a pre-application public consultation process that included:

- A telephone survey (January 29-February 7, 2013);
- Open House 1 (May 2, 2013); and
- Open House 2 (June 26, 2013).

Staff were provided with a synopsis of the consultation process and the public's responses to the survey and questionnaires that were distributed during the open houses (Attachment7).

Subsequent to initiating an application with the City, the applicant has distributed two (2) information bulletins to the neighbourhood intended to convey project updates and general information related to the proposal.

Ministry of Transportation and Infrastructure (MOTI)

Staff have received correspondence from MOTI indicating that conceptually, the Ministry has no objections to the proposed LMT expansion. However, approval will not be secured until an updated Transportation Impact Study that responds to parameters established by MOTI, and updated pre and post development runoff calculations that are to the satisfaction of MOTI staff are submitted.

Public Input

Staff have received three main categories of public input on the proposed application, as detailed in the following sections.

Correspondence to the City of Richmond

City staff have received a total of 291 responses to the application. Of the responses received, 183 were submitted by residents within Richmond, with 160 in support and 23 opposed. A total of 108 were either from addresses outside of Richmond or did not provide an address, with 100 in favour of the application and 8 opposed. Copies of all correspondence received by the City and maps indicating the addresses provided are provided in Attachment 8.

The primary concerns expressed by the public include:

- Building height
- Traffic generation
- Building footprint / scale of building
- View impact
- Encroachment into the agriculture designated backlands
- Development should be confined to the westerly 110 m (360 ft.) of the site in accordance with City Policy

A number of emails and letters in support of the proposal have been received, with the following aspects supported:

- Established traffic management strategy – for day-to-day operation and for large events
- Established farming of the backlands
- Expansion to accommodate a growing congregation
- Virtues of Buddhist lifestyle
- Education and counselling
- Life enhancement
- Recognition of Richmond as a multicultural centre
- Locating the proposed expansion farther from No. 5 Road
- Demonstrated, well established traffic management strategy, particularly during large events.

Petition / Form Letters from Committee Against Lingyen Mega Retreat (CALMR)

City staff received a formal response from a local citizen's group, which is known as CALMR – Committee Against Lingyen Mega Retreat. This submission includes background information regarding the current application and previous applications submitted for the expansion of the temple. The submission includes signatures/form letters opposed to the development from a total of 624 people, representing 541 residents of Richmond. 267 respondents opposed to the temple expansion are located within the adjacent Shellmont area. A total of 83 letters were submitted from addresses outside of Richmond. Copies of all correspondence submitted by CALMR and maps indicating the addresses provided are provided in Attachment 9 and Attachment 10.

Petition from the Lyngen Mountain Temple Volunteer Committee

The applicant has submitted a petition (Attachment 11) from supporters of the proposed expansion. Signatures were collected at an on-going series of public events held at the temple, and from regularly attending temple members. A total of 5,642 signatures have been submitted, which the applicant has advised are from Richmond residents. Given the late submission of the petition (April 15, 2014) and the scale of the petition, staff are working to map the responses, and will provide information at the Planning Committee meeting on April 23, 2014. The petition also indicates 255 signatures in favour of the proposal from within the Shellmont area to the west of the subject site. Copies of the petition sheets submitted are provided in Attachment 11.

Staff Comments

Analysis

To clarify between the OCP and rezoning applications proposed, the following analysis is organized in two (2) parts.

PART I – OFFICIAL COMMUNITY PLAN (OCP) AMENDMENTS TO REDESIGNATE PORTIONS OF 10060 NO. 5 ROAD AND 10320 NO. 5 ROAD

Proposed OCP Amendments

The applicant proposes to re-designate a portion of the site at 10060 No. 5 Road from “Agriculture” to “Community Institutional” to accommodate the proposed temple expansion. The area of the proposed OCP amendment as it applies to 10060 No. 5 Road is illustrated in Attachment 7. The area in question would extend the “Community Institutional” designation an additional 110 m to 115 m eastward, into the area identified by Council as the “No.5 Road Backlands” where only agricultural uses are permitted.

The applicant has also identified a potential land use designation change for the westerly 110 m (360 ft.) of 10320 No. 5 Road from “Community Institutional” to “Agriculture” as part of their compensation package for the proposed designation changes and temple expansion. This would result in the entire 3.36 ha (8.29 ac) site being designated for agricultural uses.

While the proposal provides an equal 1:1 designation ratio between the additional assembly uses and increased agricultural uses, the temple expansion would be a significant departure from Council Policy 5037 for the No. 5 Road backlands, and would result in focussing all the potential institutional development from both 10060 and 10320 No. 5 Road onto one property.

PART 2 – PROPOSED REZONING TO SITE SPECIFIC ASSEMBLY ZONE (ZASY)

The applicant proposes to rezone the portion of 10060 No. 5 Road as illustrated in Attachment 2, from “Roadside Stand (CR)” zone and “Agriculture (AG1)” zone to a “Site Specific Assembly (ZASY)” zone would permit increased building height, and reduced on-site parking. The proposed temple expansion would fall within the permitted uses, density, lot coverage, setbacks, minimum lot size requirement, landscaping and screening requirements of the “Assembly (ASY)” zone. We note for Committee that although dormitory uses are permitted under the “Assembly (ASY)” zone, the proposed development would result in a substantial scale of dormitory uses and should be further controlled by the site-specific zone.

Density

The Lingyen Mountain Temple expansion proposes a plan of 8 new structures, with a total of 18,463 m² (198,738 ft²) of building area (of which approximately 4,614 m² (49,665 ft²) is covered exterior corridor area linking the buildings). If the expansion as proposed were approved, the total floor area on the site would be 21,622 m² (232,738 ft²). Although the proposed expansion would be a significant increase of useable building area on-site, the proposed development complies with the maximum floor area ratio (0.50 FAR) permitted in the “Assembly (ASY)” zone. Of concern to staff is that because of the large size of the area proposed to be rezoned 3.8 ha (9.4 ac.), the scale and magnitude of the proposed expansion would result in a building character not anticipated in this area.

Height

The proposed site-specific institutional zone would allow maximum permitted building heights up to 30 m (99 ft.), 2.5 times higher than the maximum 12 m (39 ft.) building height permitted by the “Assembly (ASY)” zone. The proposed building heights are outlined in the table below.

Building #	Building Area	Maximum Building Height	Area of Building Over 12 m in Height (%)
1 – Grand Buddha / Main Temple	4,905 m ² (52,797 ft ²)	30 m (99 ft)	100 %
2 – Teaching Kitchen / Anteroom (north)	1,558 m ² (16,770 ft ²)	21.3 m	100 %
3 – Consultation / Workshop space(south)	1,558 m ² (16,770 ft ²)	21.3 m	100 %
4 – Monastic Cells (North)	1,181 m ² (12,712 ft ²)	17 m	100 %
5 – Monastic Cells (South)	1,181 m ² (12,712 ft ²)	17 m	100 %
6 – Ksitigarbha Temple (north)	1,154 m ² (12,421 ft ²)	21.3 m	100 %
7 - Avalokitesvara Temple (south)	1,154 m ² (12,421 ft ²)	21.3 m	100 %
8 – Administration / Entrance Temple	3,263 m ² (35,122 ft ²)	12 m	0
Covered Walkways	2,508 m ² (26,996 ft ²)	12 m	0

These buildings are identified on the last page of Attachment 2.

The tallest proposed building would be the 30 m (98 ft.) tall Multipurpose Hall/Grand Buddha Temple, which is proposed to be located at the easternmost point of the proposed development, farthest from No. 5 Road. Four (4) buildings with a height of 21.3 m (70 ft.) and two (2) buildings with a proposed height of 17 m (56 ft.) are also proposed. A small portion of the proposed building featuring a small entry temple, library, administration area and retreat rooms are proposed at the 12 m (39 ft) height limit of the “Assembly (ASY)” zone.

Based on the information provided by the applicant, staff note that of the total 18,462 m² (198,723 ft²) new building area proposed, 12,691 m² (136,605 ft²), or 68.7 % of the new building would exceed the 12 m (39 ft) height limit of the “Assembly (ASY)” zone.

Staff requested revisions to the proposed design to minimize the extent of proposed building that would exceed the 12 m (39 ft) maximum height of the “Assembly (ASY)” zone, but the applicant declined to make these changes, and advised that the current proposal reflects the desires of the temple for the expansion.

Staff note that while there have been variances granted for sites under the “Assembly (ASY)” zone, staff have serious concerns with the scope of the requested height variance for the proposed temple expansion. Staff have undertaken a review of variances granted along the No. 5 Road institutional area and no other variance granted has been for a building height greater than 21.3 m (70 ft), and the majority of these variances were granted to accommodate decorative architectural features, such as domes or spires. There is no precedent for a variance of this magnitude for built floor area and roof lines of the scale proposed.

Staff acknowledge that the architect proposes a classical Chinese architectural style of building characterized by prominent roof design, and a traditional gradual and proportional increase in building sizes and heights in accordance with an established structured geometry and order. However, the extent of the proposed building height variance is a significant increase in established norms with the city.

The visual and physical impact of the proposed building heights is of concern to staff, as the taller roof profiles will be visible from the surrounding context. The looming affect, which results from the relationship between the height of a structure and its distance from adjacent uses is also of concern.

Dormitory Use

The temple currently accommodates 47 permanent resident nuns on the property, which would be increased to 100 under the proposed expansion. In addition, the applicant advises that the expanded temple will accommodate an increased capacity for on-going retreats. The temple accommodates up to 12 retreats per year which last between 1 and 7 days, with 20 to 30 persons staying overnight. There are also two annual retreats which are attended by 100 persons, for two days. The proposed temple expansion would result in an increase in dormitory capacity as outlined in the following table:

Dormitory Use Summary

Use	Current	Proposed	Increase
Resident Nuns / Monks (full time residence)	47	100	53
Monthly Retreat	30	60	30
Special Retreat (2 per year)	100	200	100

Parking

The applicant's consultant, Bunt and Associates, has submitted a Traffic Impact Study (TIS) that considers parking and traffic volumes. The TIS advises that the projected parking demand on a typical Sunday is approximately 206 vehicles in 2015 and up to 304 vehicles by 2025, which can be accommodated by the proposed parking supply of 456 spaces. The traffic consultant stated that in their opinion a special parking rate was justified and the 456 spaces would be adequate.

The traffic consultant was required to undertake a study of the required number of bylaw required vehicle parking, bicycle parking and loading stalls. As shown in the following table, the bylaw requirements are significantly greater than the parking proposed for the temple expansion.

	Bylaw	Proposed
Vehicle parking	981	456
Bicycle parking		
Class 1	38	13
Class 2	95	34
Loading		1

We note for Council that calculation of parking requirements for the proposal is based on total floor area. In the case of the subject application, staff have excluded the areas of the building which are identified as monastic cells (2,362 m² or 25,424 ft²) and the areas for covered walkways (2,508 m² or 26,996 ft²).

The applicant's Traffic Impact Study assessed the available conditions on site, and the expected volume of parking / traffic associated with the temple, including special / major events. The traffic consultant felt that measure such as shuttle buses to and from the temple, encouraging transit use, and agreements with nearby commercial areas to share parking during events would be sufficient to accommodate expected patronage at the temple. Details on these arrangements have not been demonstrated to the satisfaction of the City, and concerns remain regarding traffic management and parking during major events.

Staff in the Transportation Division have reviewed the traffic impact study and felt that there was some merit to the proposed response to the parking shortfall, and that many concerns could be addressed by the proposed measures. However, details regarding the securing of the off-site parking during major events still requires additional clarification. The preliminary TIS was forwarded to the Ministry of Transportation and Infrastructure for comment, and the Ministry did not raise concerns.

Staff remain concerned that the parking shortfall based on proposed floor area will result in on-street parking impacts in the surrounding residential areas, especially during major events such as Chinese New Year or the temple's celebration of the birthday of Buddha.

No. 5 Road Backlands Policy (Policy 5037)

Council Policy 5037 (Attachment 5) was adopted in 2002 to regulate the development of institutional uses on agricultural lands, focusing on the east side of the No.5 Road corridor. This policy establishes a maximum depth of institutional use of 110 m from the property line fronting No. 5 Road.

The proposed expansion of the temple would extend the institutional use a further 110 m to 115 m into the agricultural backlands, to a point 220 m to 225 m from the No. 5 Road property line on the west of the site. The applicant has recently revised their proposal and site design to ensure that the area proposed for re-designation to “Community Institutional” for the site at 10060 No. 5 Road is equivalent to the area proposed for re-designation to “Agriculture” on the site at 10320 No. 5 Road, achieving a 1:1 re-designation ratio.

Despite the preliminary approval of the expansion and agricultural compensation on the lot at 10320 No. 5 Road by the Agricultural Land Commission in 2004, staff have concerns with the significant variance from Council policy that the subject application represents.

We note for the Committee that the majority of buildings along No. 5 Road meet the 110 m maximum depth for non-farm uses, with the exception of the church immediately south of the subject site at 10160 No.5 Road and a temple at 8480 No. 5 Road. The church has been on the property in its current configuration and location since the 1970’s, and pre-dates any Council Policy regarding the No.5 Road backlands, and the temple at 8480 No. 5 Road was approved under a rezoning application in 1992.

Analysis Synopsis

The current and proposed efforts by the Lingyen Mountain Temple to undertake active farming on the 10060 No. 5 Road backlands and at 10320 No. 5 Road, as well as their contributions to the community are noteworthy. Staff acknowledge that as the membership of the temple increases, expansion may be required. However, the proposed height, scale, massing, dormitory use and the number of permanent residents proposed raises significant concerns for staff.

Staff note that the LMT site is among the larger parcels within the city that have the appropriate OCP designation to facilitate assembly use. Parcels that permit assembly uses within the city are typically smaller and therefore accommodate proportionately a less intense form of development that focuses on serving a local rather than regional population. The “Assembly (ASY)” zone is structured so as to permit a built form and density for such a local use.

Staff are of the opinion that the resulting proposed development is out of character with the existing stock of assembly buildings within the city.

Therefore, the proposed expansion of the LMT is not supported by staff on the following basis:

- The proposal does not comply with existing policies that were cooperatively developed between the City and the ALC and establish conditions for consideration of assembly use. Although the proposed expansion of non-farm use into the 10060 No. 5 Road backlands

is conditionally supported by the ALC, Richmond City Council was not provided an opportunity to provide input prior to the decision.

- The proposed LMT expansion will introduce a development that is significantly larger than any assembly building(s) within the city generally and within the No. 5 Road institutional corridor specifically.
- Sites with assembly use potential are generally smaller, which combined with the ASY zone limitation of density to 0.50 FAR implies that the intended function of the zone is to accommodate local, rather than regional assembly use.
- The proposed building height, due to the roof character and form, is significantly more expansive than existing building height variances that have been supported for limited building architectural features.
- The tall buildings proposed will be visually prominent from a distance and have a looming affect on the site's adjacencies.
- Traffic management and parking arrangements for major events have not been demonstrated to the satisfaction of the City, and the shortfall in parking and the impacts on adjacent residential areas could be significant.
- The scale of the regular retreat dormitory use, combined with the 100 permanent resident nuns and monks is significant and would represent a residential densification not contemplated for the No. 5 Road Backlands.

Financial Impact or Economic Impact

No financial or economic impact is anticipated as a result of the proposed development.

Options for Consideration

Staff acknowledge that the proponents of the Lingyen Mountain Temple expansion have outlined a compensation package that might merit consideration, in terms of benefit to agriculture in the area. In light of this, staff have outlined 3 possible options that Council could consider.

1. Deny the Rezoning Application (*Recommended*): If the application is denied, the applicant would not be able to re-apply for a similar rezoning for a minimum of one year, consistent with the requirements of Richmond Zoning Bylaw 8500.
2. Refer the application back to staff, if a concentration of uses on the site at 10060 No. 5 Road is acceptable to Planning Committee. Under this scenario, staff would:
 - a. Work with the applicant to bring back a proposal that better responds to the 12 m height limit of the "Assembly (ASY)" zone for all proposed structures;
 - b. Work with the applicant to fine-tune the Traffic Impact Study regarding parking and traffic impacts arising from the proposal;
 - c. Work with the applicant on further refining the agricultural compensation proposal, including referral back to the Richmond Agricultural Advisory Committee (AAC); and
 - d. Work with the applicant to clarify and develop regulations related to the proposed dormitory uses.

It is anticipated that staff would not be in a position to report back to Planning Committee until 2015.

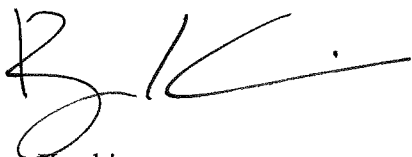
3. Refer back to staff to bring forward the necessary rezoning and Official Community Plan bylaws in support of the current proposal. If this is the option supported by the Planning Committee, staff would:
 - a. Work with the applicant to refine the Traffic Impact Study regarding parking and traffic impacts arising from the proposal;
 - b. Work with the applicant on further refining the agricultural compensation proposal, including referral back to the Richmond Agricultural Advisory Committee (AAC); and
 - c. Work with the applicant to clarify and develop regulations related to the proposed dormitory uses.

It is anticipated that staff would require considerable discussion with the applicant and the Ministry of Transportation and Infrastructure (MOTI) before being able to report back to Planning Committee.

Conclusion

The intention of the existing OCP land use designation and the No. 5 Road Backlands Policy is to achieve net agricultural benefit and accommodate institutional use within the City. Although the proposal will expand active agriculture use and protection of land with demonstrable agriculture value, and the Lingyen Mountain Temple's contributions to the community are acknowledged, the impacts associated with the proposed building height and massing are significant. The scale of the proposal's departure from established norms within both the No. 5 Road institutional corridor and the City generally, are significant and staff do not support the proposed LMT expansion as proposed.

It is recommended that the requested rezoning from "Assembly (ASY)" zone and "Roadside Stand (CR)" zone to "Site-Specific (ZASY)" zone, and that that the proposed Official Community Plan Amendment to amend the land use designation for a portion of the lot at 10060 No. 5 Road from "Agriculture" to "Community Institutional", and re-designate a portion of 10320 No. 5 Road from "Community Institutional" to "Agriculture" be denied.



Barry Konkin
Program Coordinator – Development

BK:rg
Attachment 1: Location Map
Attachment 2: Conceptual Site Plan / Design Drawings
Attachment 3: Development Application Data Sheet

Attachment 4: Plan of Official Community Plan Designation Changes Including 10320 No. 5 Road

Attachment 5: Council Policy 5037 – No. 5 Road Backlands

Attachment 6: Minutes of the Agricultural Advisory Committee, October 17, 2013

Attachment 7: Public Consultation Summary Submitted by Brook Pooni

Attachment 8: Public Correspondence Received by the City (291 pieces of correspondence)

Attachment 9: Public Correspondence Submitted to the City by CALMR for the Shellmont Area (266 responses)

Attachment 10: Correspondence Submitted to the City by CALMR for Other Areas of Richmond (353 responses)

Attachment 11: Petition Submitted by Lingyen Mountain Temple Supporters (5,642 signatures)



City of Richmond



**SUBJECT
PROPERTIES**



RZ 13-641554

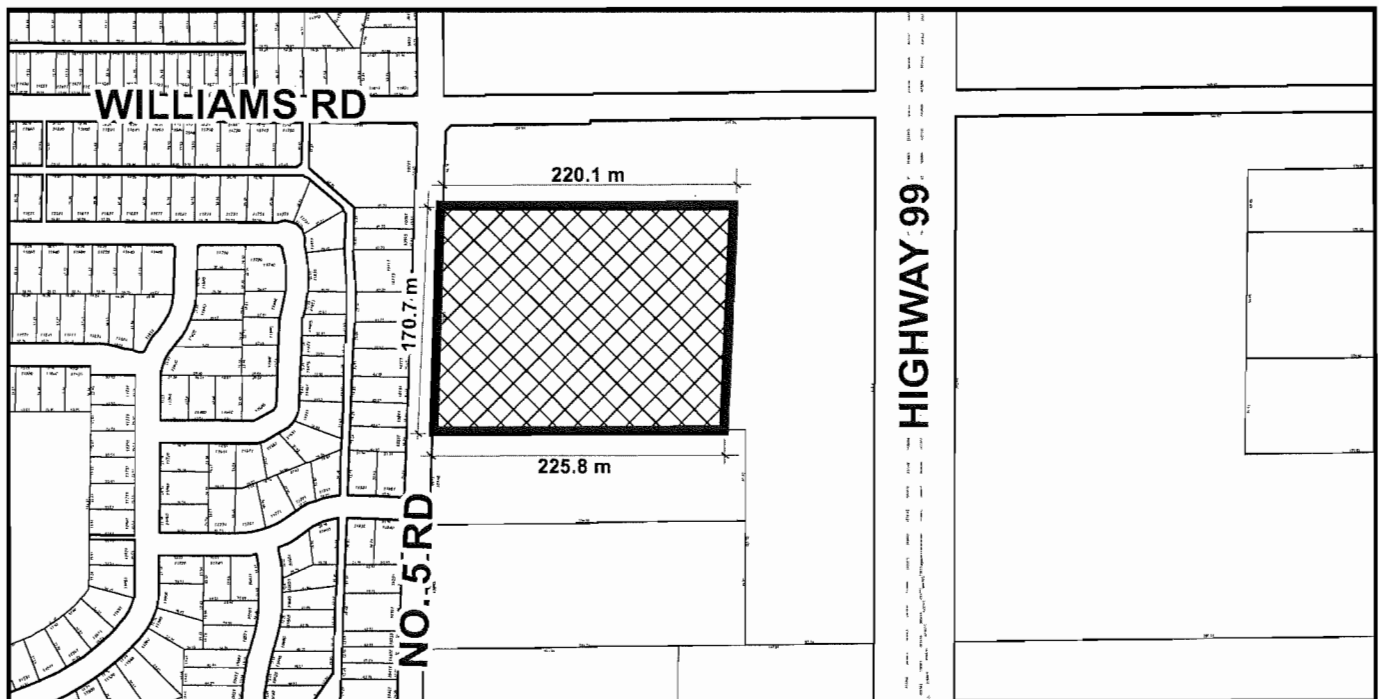
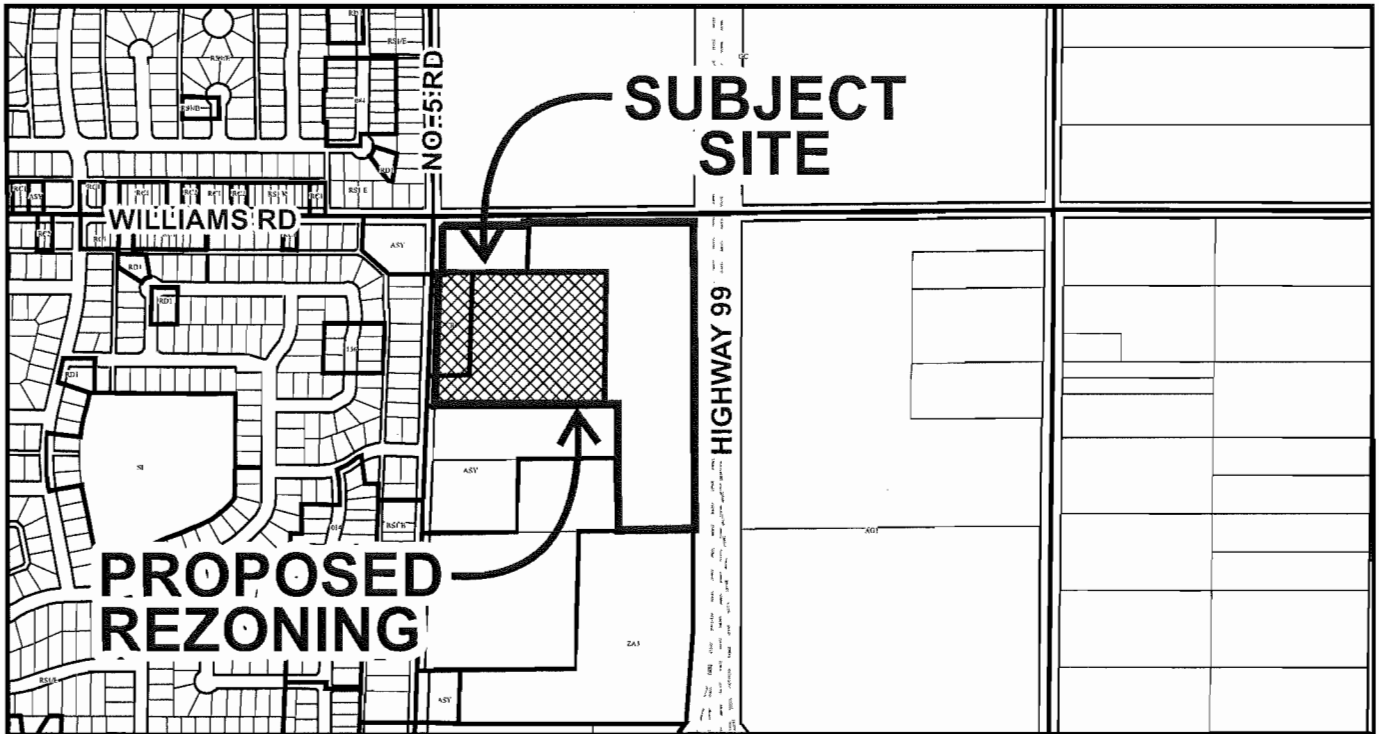
Original Date: 04/08/14

Revision Date: 04/16/14

Note: Dimensions are in METRES



City of Richmond



RZ 13-641554

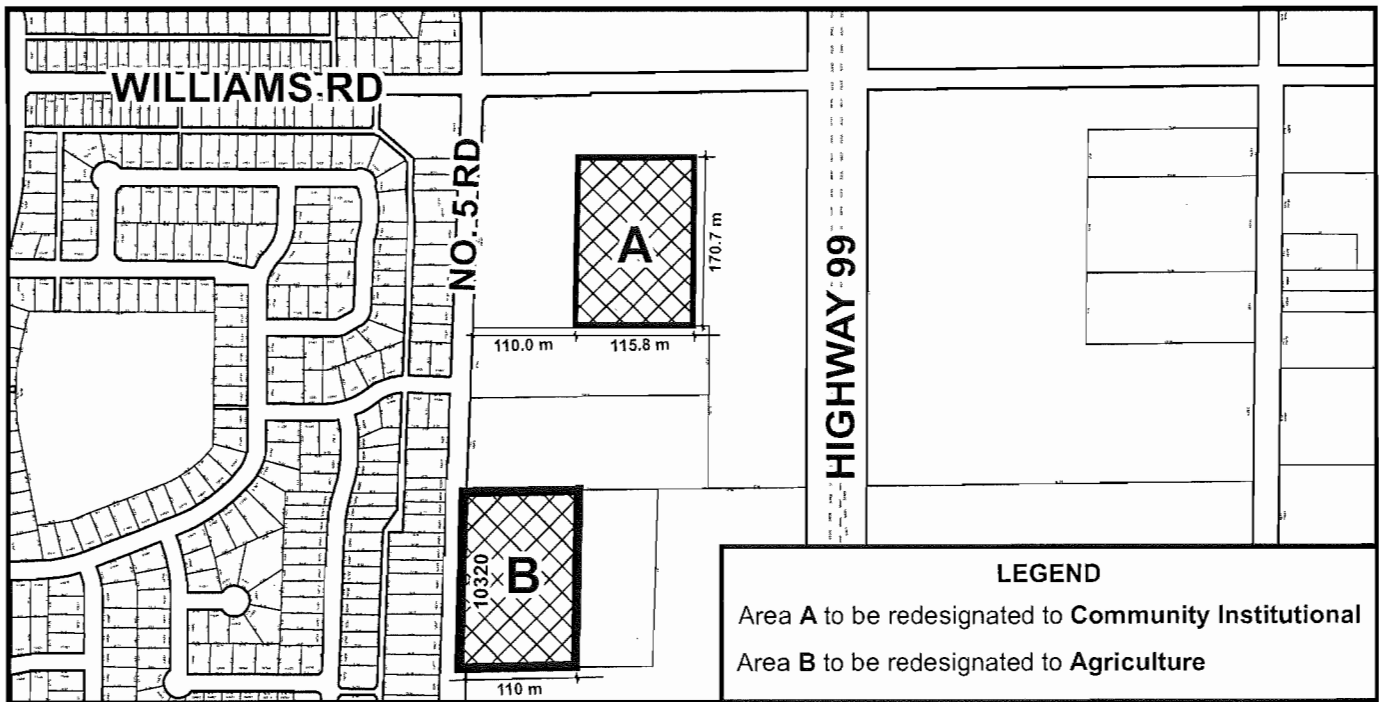
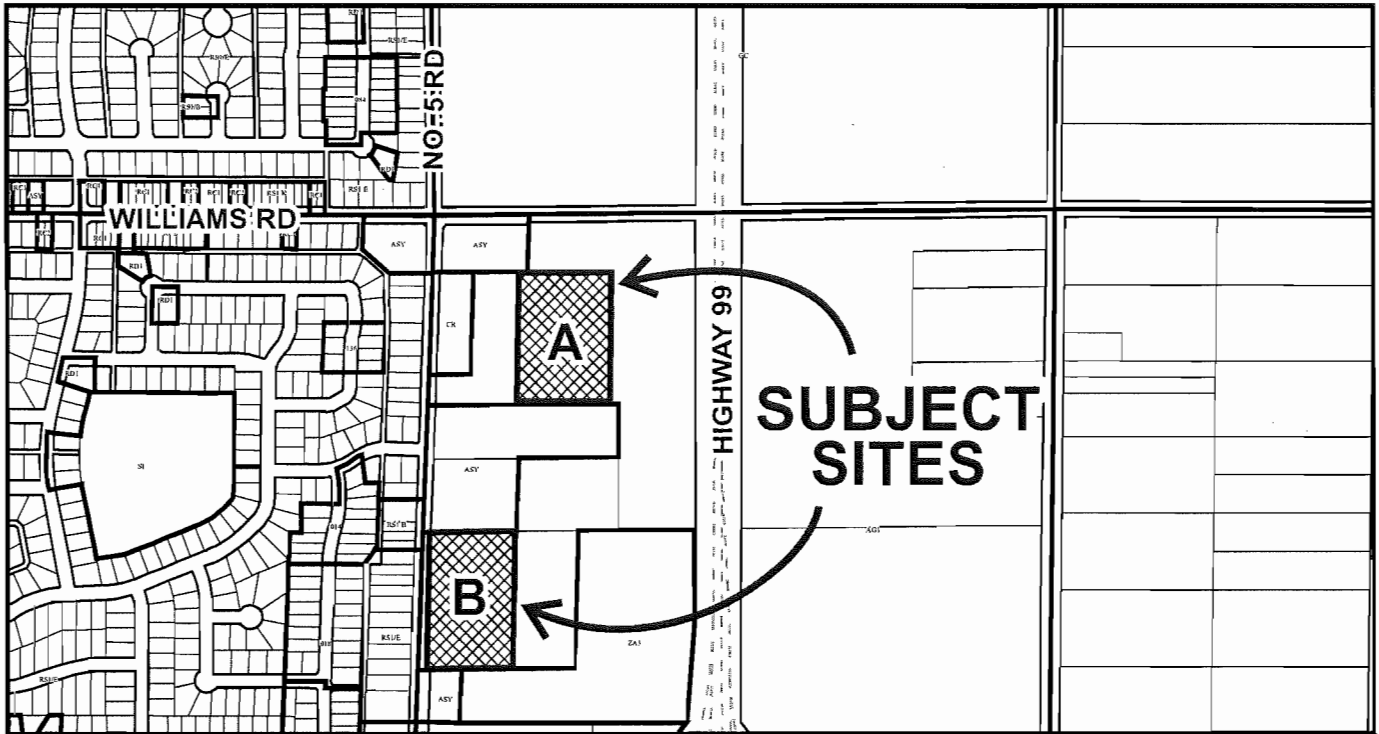
Original Date: 04/08/14

Revision Date: 04/16/14

Note: Dimensions are in METRES



City of Richmond



Proposed OCP Amendment RZ 13-641554

PLN - 277

Original Date: 04/16/14

Revision Date:

Note: Dimensions are in METRES



RZ 13-641554

Attachment 2

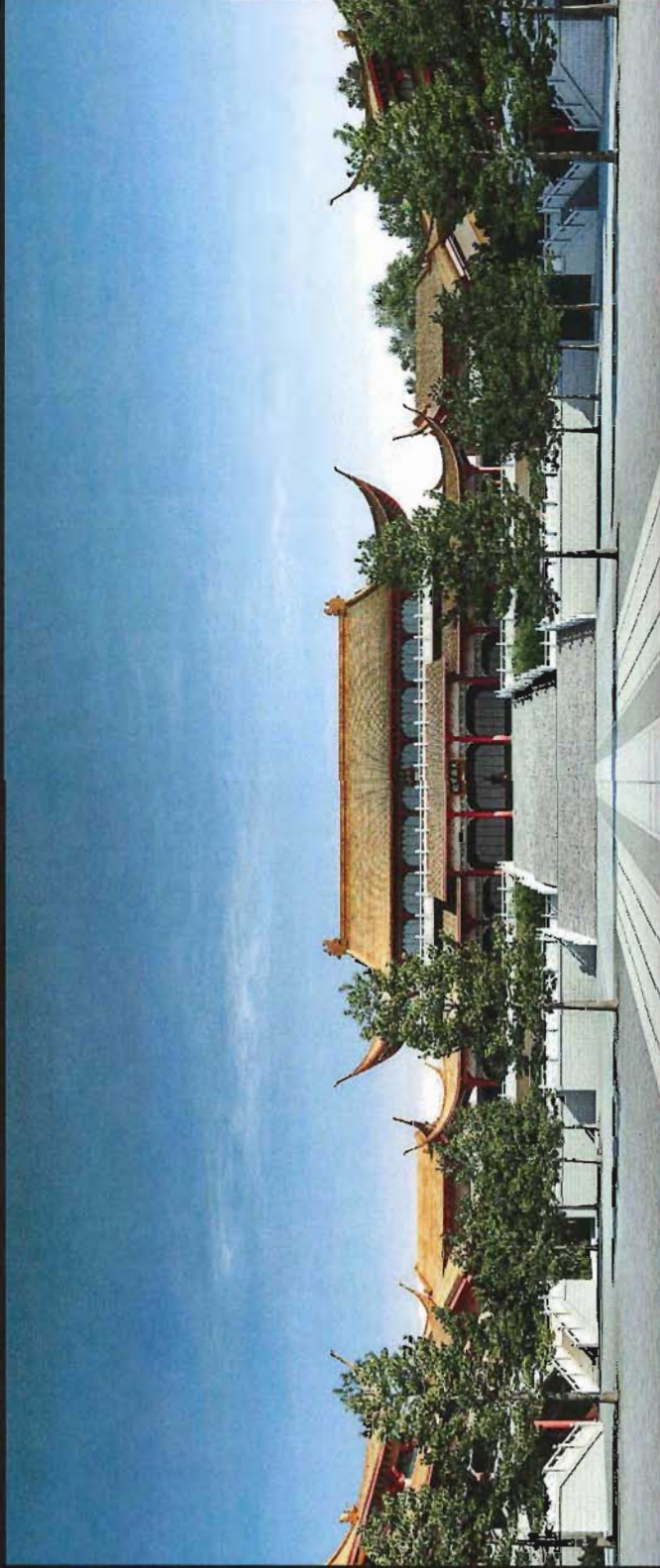
Address: 10060 No. 5 Road

Applicant: James K.M. Cheng Architects

Planning Area(s): No Area Plan for this location

	Existing	Proposed
Owner:	Lingyen Mountain Temple	Lingyen Mountain Temple
Site Size (m²):	10060 No. 5 Road: 91, 973 m ² (22.7 acres) 10320 No. 5 Road: 33,562 m ² (8.29 acres)	10060 No. 5 Road: 91, 973 m ² (22.7 acres) 10320 No. 5 Road: 33,562 m ² (8.29 acres)
Land Uses:	Religious assembly, dormitory, and agriculture	No change - Religious assembly, dormitory, and agriculture
OCP Designation:	10060 No.5 Road: Community Institutional on the westerly 140 m of the site corresponding to the existing LMT Community Institutional on the westerly 110 m along the remaining frontage Agriculture on the remainder of the lot 10320 No. 5 Road: Community Institutional (west 110 m) Agriculture on the remainder of the lot	Community Institutional on the westerly 110 m of the site corresponding to the existing LMT (no change) Community Institutional on the westerly 220 m to 225 m along the remaining frontage (change) Agriculture on the remainder of the lot Agriculture for entire lot (change)
Zoning:	10060 No. 5 Road: Roadside Stand (CR), Assembly (ASY), Agriculture (AG1) 10320 No. 5 Road: Agriculture (AG1)	10060 No. 5 Road: Assembly (ASY), Agriculture (AG1), Site Specific Assembly (ZASY) 10320 No. 5 Road: Agriculture (AG1)
Other Designations:	ALR	ALR

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.5	0.497	none permitted
Lot Coverage – Building:	Max. 35%	35%	none
Lot Size (min. dimensions):	Not applicable	Not applicable	none
Setback – Front Yard (m):	Min. 6.0 m	Min. 6.0 m	none
Setback – Side & Rear Yards (m):	Min. 7.5 m	Min. 7.5 m	none
Height (m):	12 m	30 m max	18 m
Off-street Parking Spaces – Total:	1,436	456	980



**LINGYEN MOUNTAIN TEMPLE RETREAT:
REZONING APPLICATION**

February 2014

○ JAMES K.M. CHENG ARCHITECTS



PLN - 280

I.0 EXECUTIVE SUMMARY

I.4 PUBLIC BENEFITS

There are several important public benefits to the Temple rezoning which include:

- A. Extensive planting on the overall site, particularly the site edges, and the agriculture lands will, amongst other things, provide biodiversity, support wildlife, improve the environment, and enhance the visual quality of the neighbourhood;
- B. Consolidation of agriculture lands with good access;
- C. Extensive agriculture lands provided for public education; the proposal is that most of the agriculture lands will be used by a local education institute farm school programming;
- D. Substantially improving the area ground water drainage systems thereby reducing the impact on the existing neighbourhood systems;
- E. Establishing a new sidewalk and new street trees within a new setback along No. 5 Road consistent with streetscape proposed along the Fantasy Garden development;
- F. Public access to the existing Temple park;
- G. Public access to the existing Temple building complex with the exception of the nuns' quarters;
- H. Public access to the Temple's agriculture lands. Fresh produce from these lands will be sold by the Temple to the public;
- I. Children's daycare provided;
- J. Education services including Chinese as a Second Language and counseling;
- K. Vegetarian cooking school;
- L. Free food is available all week for everyone; and
- M. Reflects and enhances the multicultural character of Richmond.



PLN - 281

4.0 URBAN DESIGN ANALYSIS
4.2 SIGHTLINE ANALYSIS



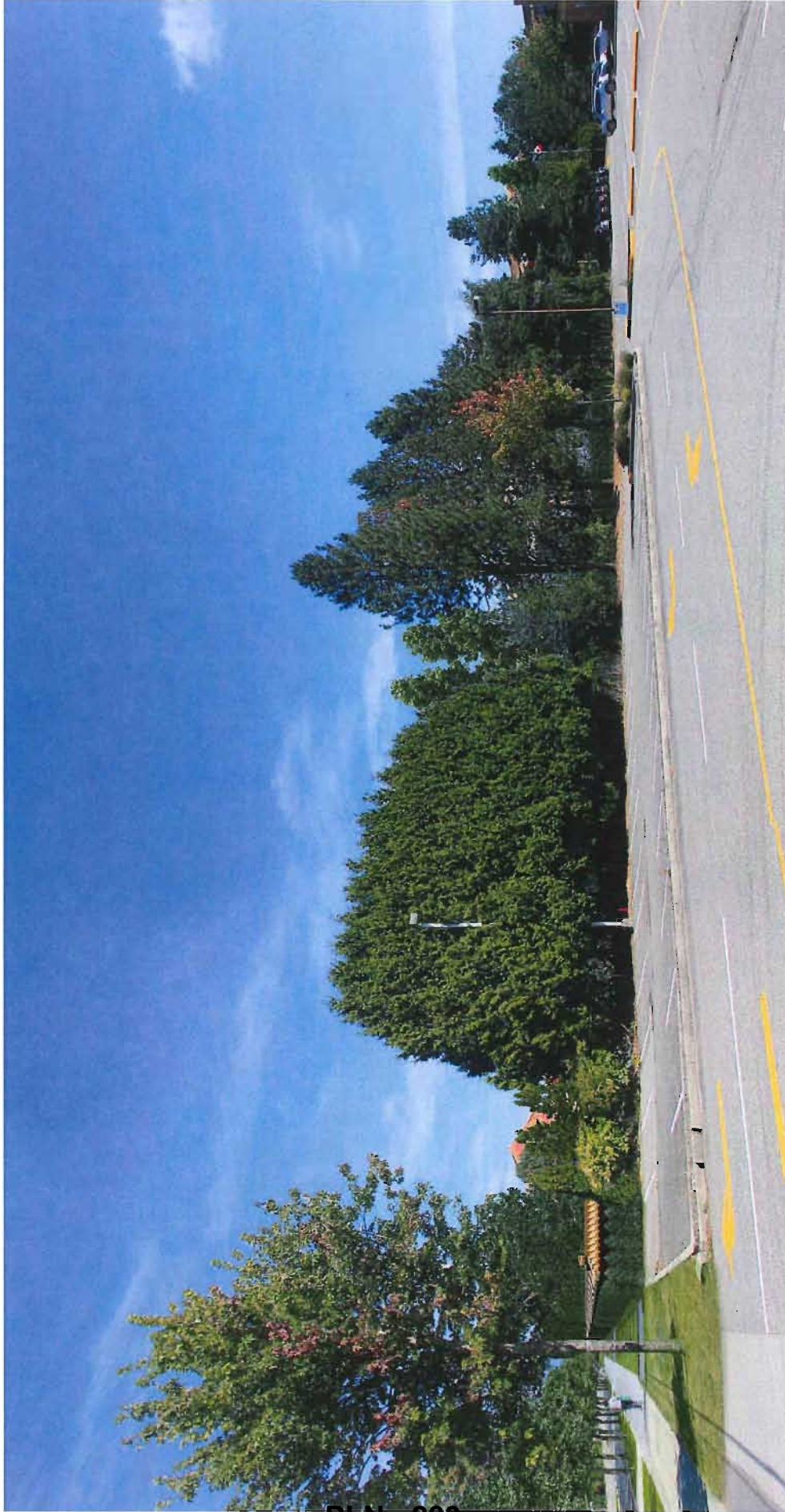
PLN - 282

REZONING SUBMISSION - LINGYEN MOUNTAIN TEMPLE RETREAT - FEBRUARY 2014

JAMES K. M. CHENG ARCHITECTS

PFS STUDIO
PLANNING • ARCHITECTURE • LANDSCAPE ARCHITECTURE

4.0 URBAN DESIGN ANALYSIS
4.2 SIGHTLINE ANALYSIS



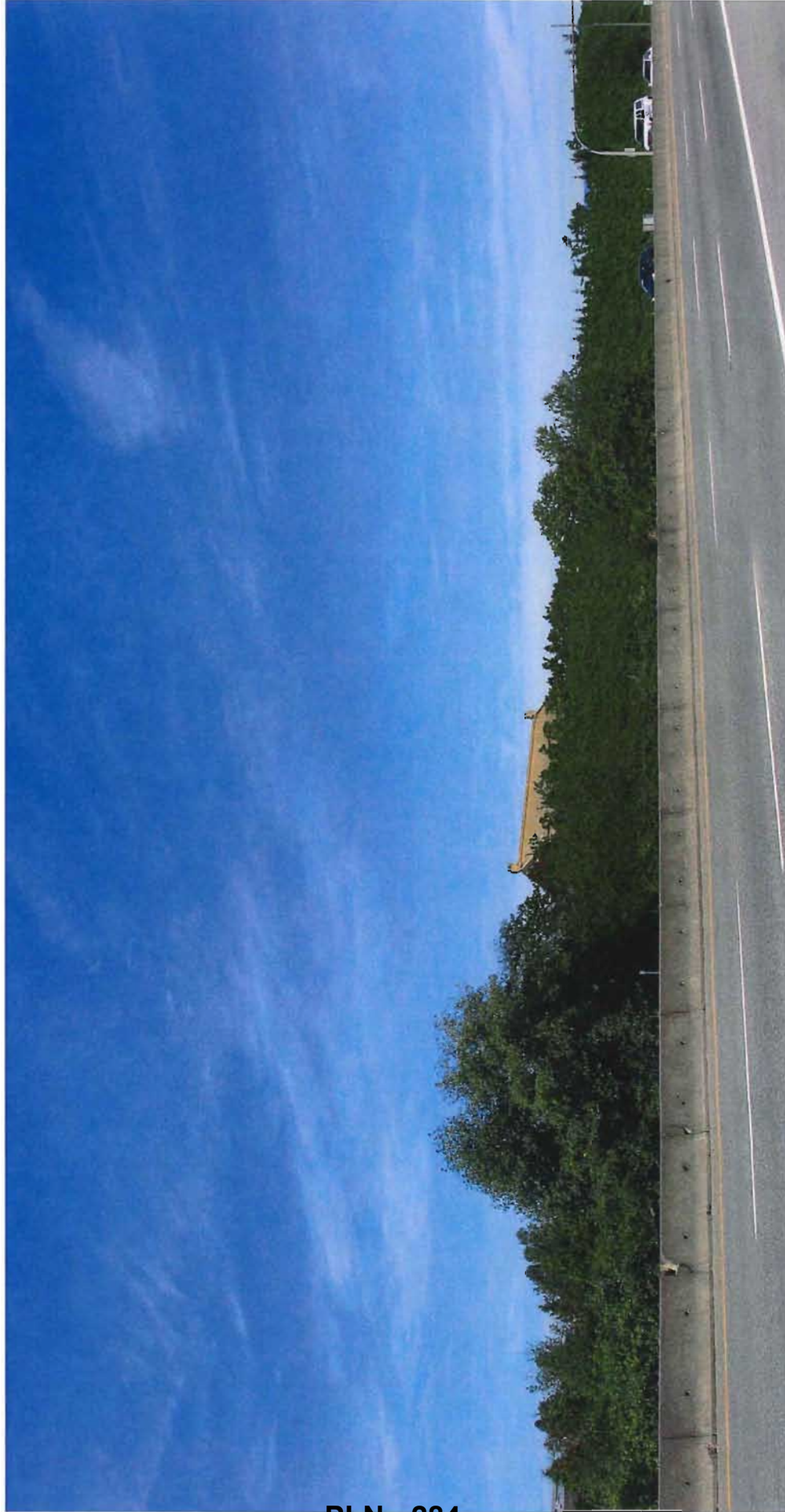
PLN - 283

REZONING SUBMISSION - LINGYEN MOUNTAIN TEMPLE RETREAT - FEBRUARY 2014

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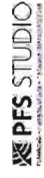
4.0 URBAN DESIGN ANALYSIS
4.2. SIGHTLINE ANALYSIS



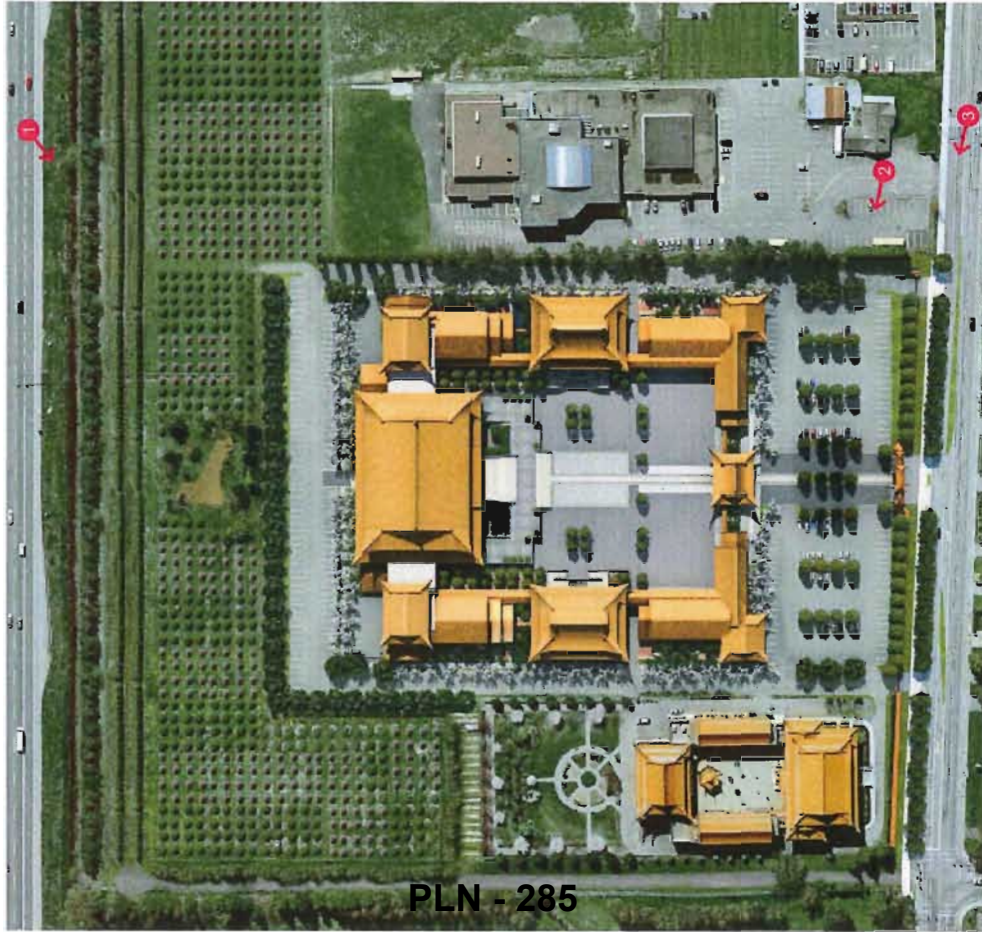
PLN - 284

REZONING SUBMISSION - LINGYEN MOUNTAIN TEMPLE RETREAT - FEBRUARY 2014

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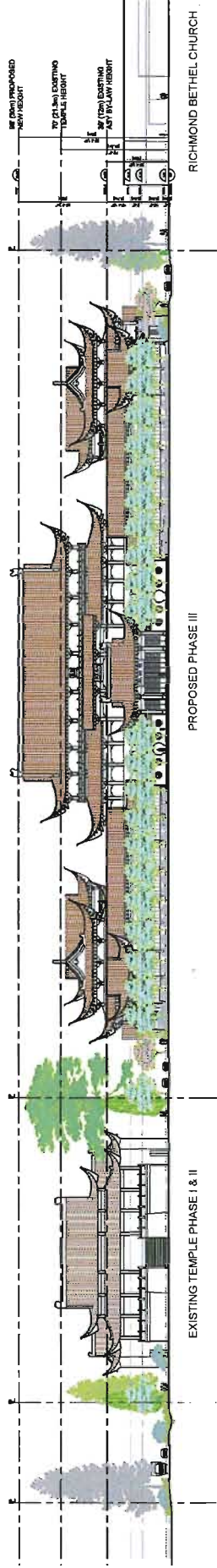


4.0 URBAN DESIGN ANALYSIS
4.4 STREETSCAPE

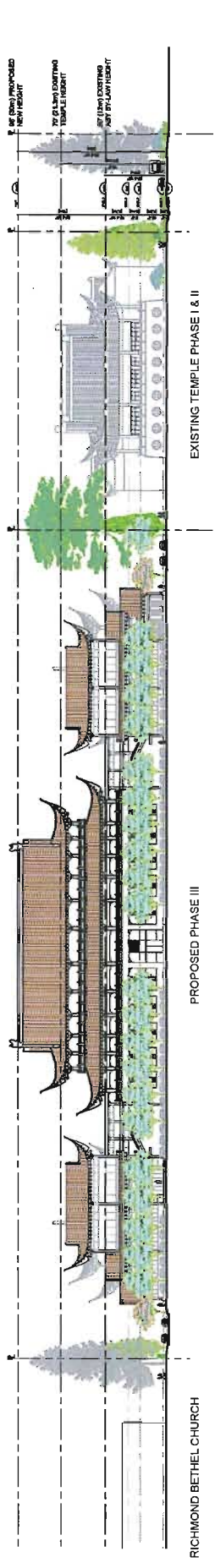


5.0 ARCHITECTURAL DESIGN
5.3 BUILDING ELEVATIONS

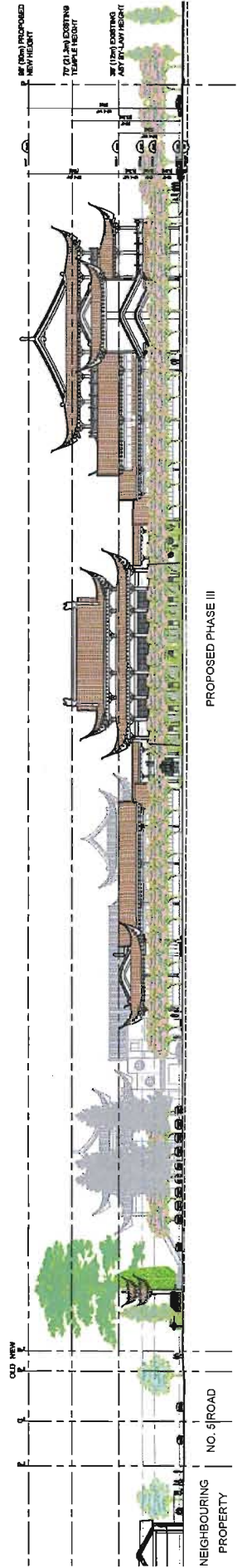
West Elevation - 1/64" = 1'-0"



East Elevation - 1/64" = 1'-0"



South Elevation - 1/64" = 1'-0"



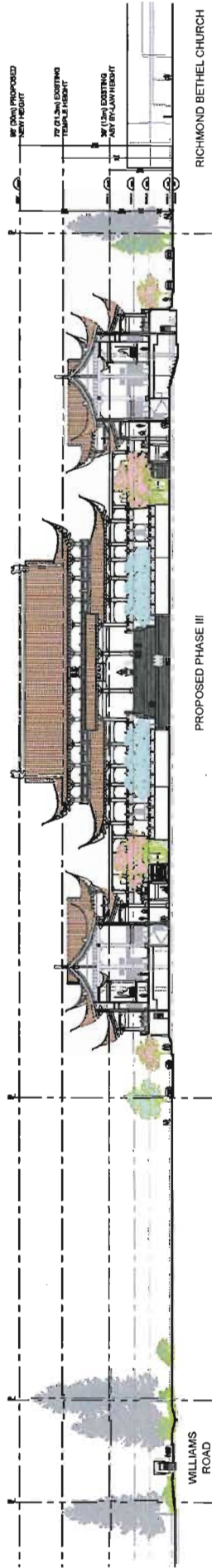
REZONING SUBMISSION - LINGYEN MOUNTAIN TEMPLE RETREAT - FEBRUARY 2014

JAMES K.M. CHENG ARCHITECTS

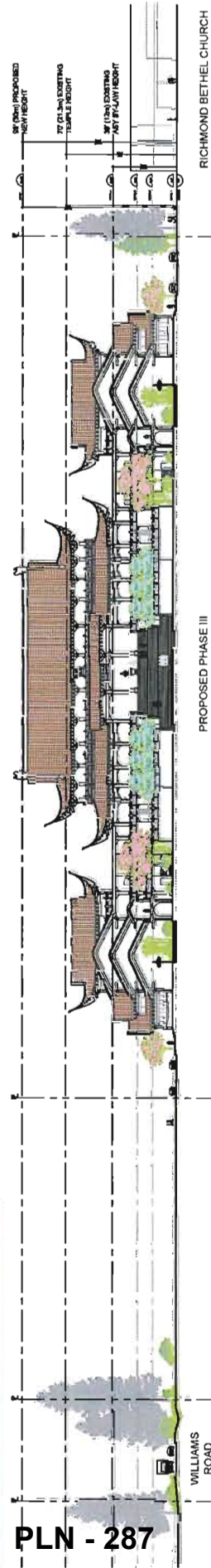


5.0 ARCHITECTURAL DESIGN
5.4 BUILDING SECTIONS

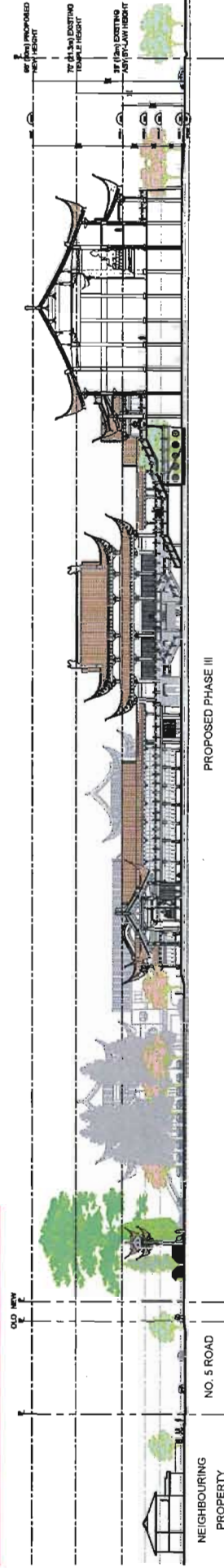
West Section - 1/64"=1'-0"



West Section 2 - 1/64"=1'-0"



South Section - 1/64"=1'-0"

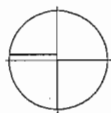
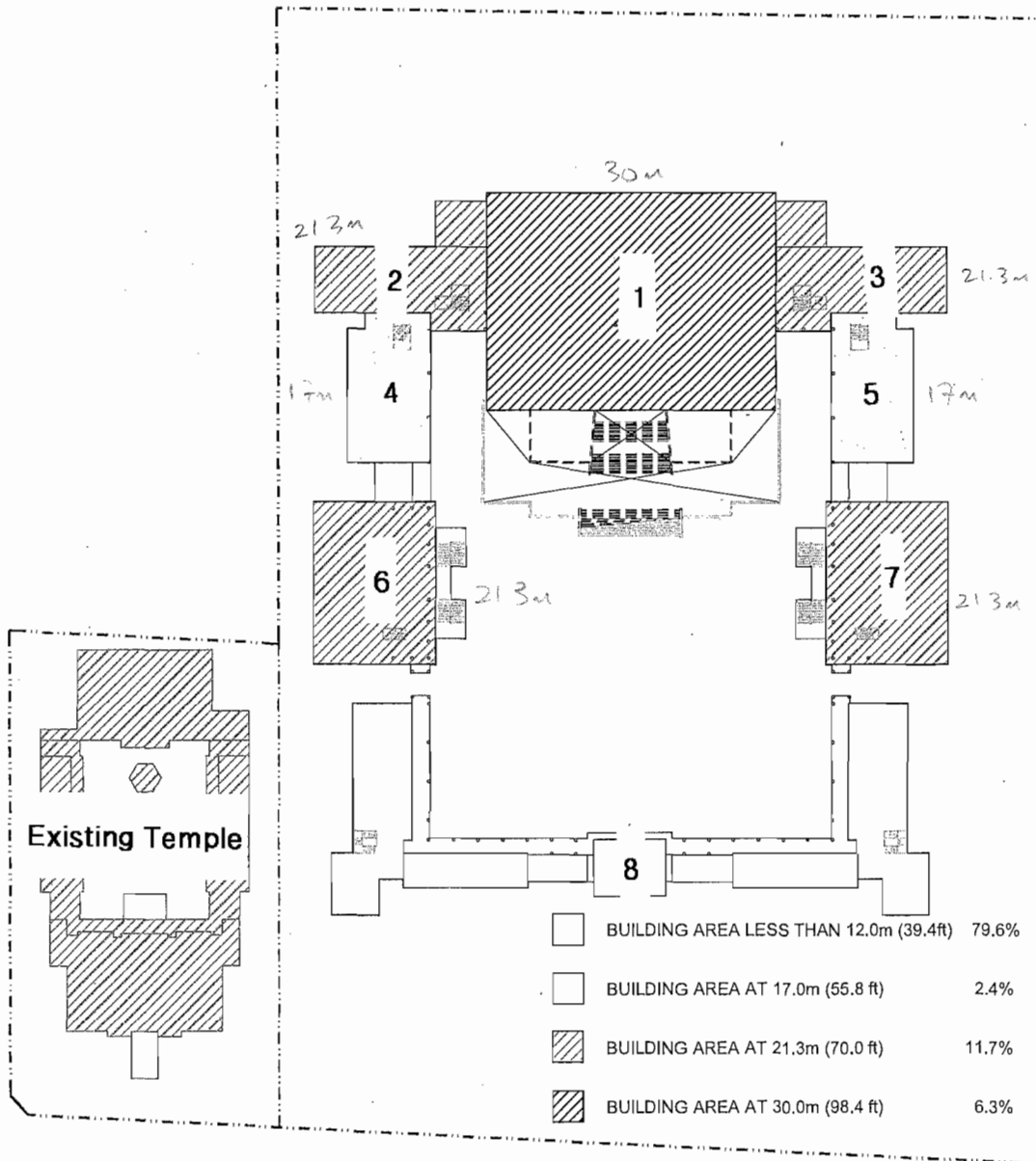


PLN - 287

REZONING SUBMISSION - LINGYEN MOUNTAIN TEMPLE RETREAT - FEBRUARY 2014

JAMES K.M. CHENG ARCHITECTS

PFS STUDIO



JAMES KM CHENG ARCHITECTS INC



Suite 200-77 West Eighth Avenue
 Vancouver, B.C. Canada V5Y 1M8
 Tel 604.873.4333 Fax 604.876.7587
 E-mail info@jamescheng.com

LINGYEN MOUNTAIN TEMPLE RETREAT (2013)
 10060 & 10320 NO.5 ROAD, RICHMOND, BC

PROJ. NO.	DATE	SCALE	DR.	REV.
06-803	4DEC13	1/128" = 1'-0"	SC	

REZONING APPLICATION
 HEIGHTENALZING BUILDING AREA OVER 12m)
PLN - 288

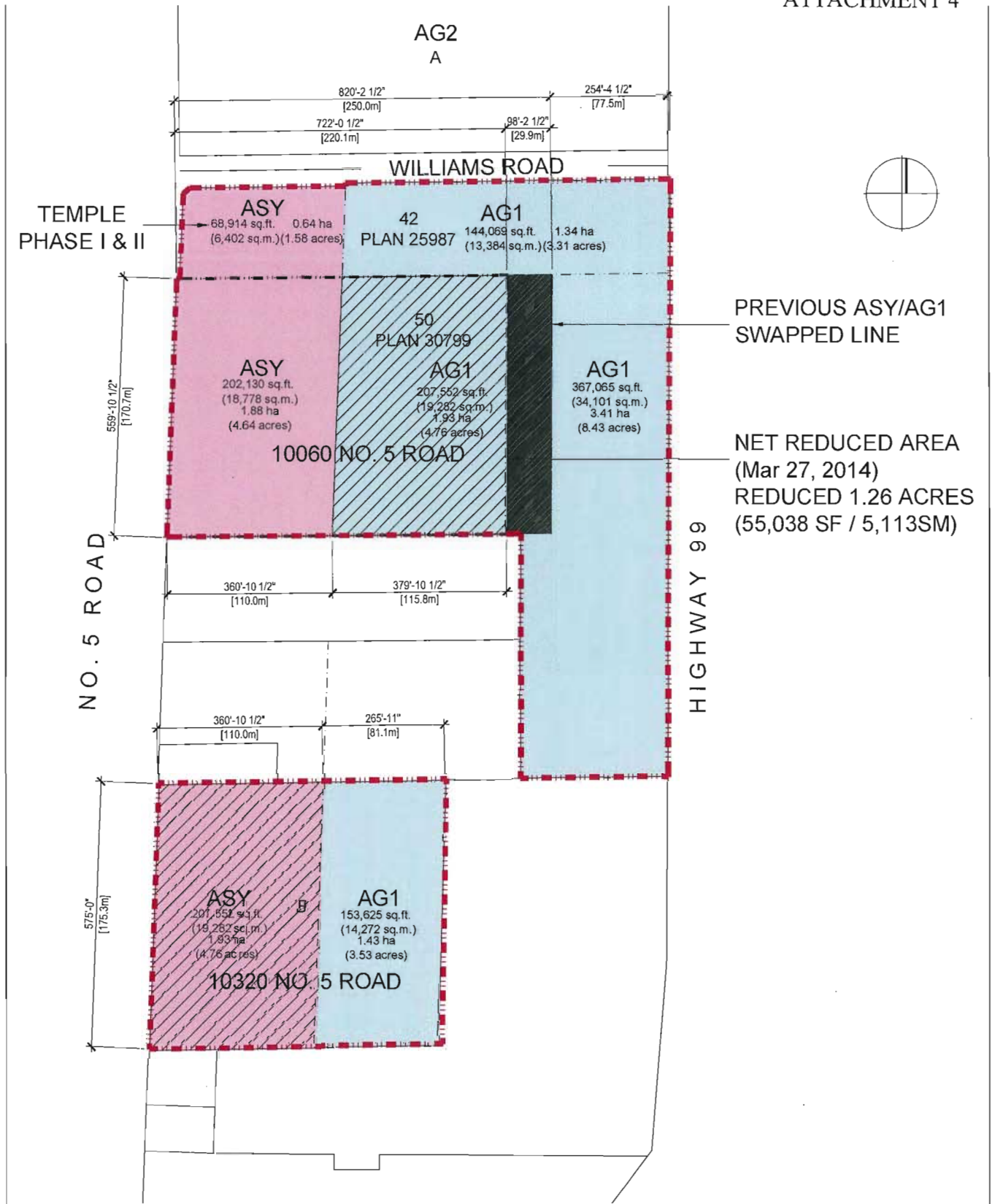
06803 HEIGHT ANALYSIS

PROJECT DATA (PHASE I, II, III) updated on April 15th, 2014

Building Area (All Floors)			
Building			
1	Total Existing Building Area (Phase I, II)	3,159 m ²	34,000 s.f.
2	Main Temple	4,905 m ²	52,797 s.f.
3 North	Monastics' Cells	1,181 m ²	12,717 s.f.
3 South	Monastics' Cells	1,181 m ²	12,717 s.f.
4 North	Teaching Kitchen & Anteroom	1,558 m ²	16,769 s.f.
4 South	Consultation & Workshops	1,558 m ²	16,769 s.f.
5 North	Ksitigarbha temple	1,154 m ²	12,424 s.f.
6 South	Avalokitesvara Temple	1,154 m ²	12,424 s.f.
	Front Building	3,263 m ²	35,121 s.f.
	Walkways	2,508 m ²	27,000 s.f.
	Total Building Area	21,622 m²	232,738 s.f.

PROJECT DATA (PHASE I, II, III) updated on April 14th, 2014

Site Density				
	Site Area (Phase I, II, III)	43,355 m ²	466,672 s.f.	
	Total Existing Building Area (Phase I, II)	3,159 m ²	34,000 s.f.	
	Total Proposed Building Area (Phase III)	18,463 m ²	198,738 s.f.	
	Total Building Area (Phase I, II, III)	21,622 m ²	232,738 s.f.	
	Total F.A.R. (Phase I, II, III)			0.4987
Site Coverage				
	Site Area (Phase I, II, III)	43,355 m ²	466,672 s.f.	
	Total Existing Building Site Coverage (Phase I, II)	2,468 m ²	26,563 s.f.	
	Total Proposed Building Site Coverage (Phase III)	9,359 m ²	100,744 s.f.	
	Total Building Site Coverage (Phase I, II, III)	11,827 m ²	127,307 s.f.	
	Total site Coverage (Phase I, II, III)			27.28%
Proposed Ground Level (Phase III)				
	1 Entrance Temple	199 m ²	2,146 s.f.	
	2 Library	208 m ²	2,241 s.f.	
	3 Technical Resource Center	607 m ²	6,529 s.f.	
	4 Sunday School Classrooms	708 m ²	7,620 s.f.	
	5 Teaching Kitchen	1,104 m ²	11,885 s.f.	
	6 Multipurpose Hall	3,070 m ²	33,048 s.f.	
	7 Consultation & Workshops	1,104 m ²	11,885 s.f.	
	8 Lecture Hall	708 m ²	7,620 s.f.	
	9 Seminar Exhibition Hall	607 m ²	6,529 s.f.	
	10 Reception	208 m ²	2,241 s.f.	
	Subtotal Indoor Building Area	8,523 m ²	91,744 s.f.	
	Exterior Corridors Area	836 m ²	9,000 s.f.	
	Total Ground Level	9,359 m²	100,744 s.f.	
Proposed Level 2 (Phase III)				
	11 Library Reading Room	167 m ²	1,796 s.f.	
	12 Retreat Rooms	550 m ²	5,921 s.f.	
	13 Ksitigarbha Hall	446 m ²	4,804 s.f.	
	14 Monastics' Cells	883 m ²	9,507 s.f.	
	15 Stair	41 m ²	446 s.f.	
	16 Elevator & Stair	64 m ²	691 s.f.	
	17 Monastics' Cells	883 m ²	9,507 s.f.	
	18 Avalokitesvara Hall	446 m ²	4,804 s.f.	
	19 Retreat Rooms	550 m ²	5,921 s.f.	
	20 Administration	167 m ²	1,796 s.f.	
	Subtotal Indoor Building Area	4,199 m ²	45,193 s.f.	
	Exterior Corridors Area	836 m ²	9,000 s.f.	
	Total Level 2	5,035 m²	54,193 s.f.	
Proposed Level 3 (Phase III)				
	21 Monastics' Cells	327 m ²	3,521 s.f.	
	22 Anteroom	419 m ²	4,513 s.f.	
	23 Grand Buddha Hall	1,740 m ²	18,733 s.f.	
	24 Head Monk's Area	419 m ²	4,513 s.f.	
	25 Monastics' Cells	327 m ²	3,521 s.f.	
	Subtotal Indoor Building Area	3,233 m ²	34,801 s.f.	
	Exterior Corridors Area	836 m ²	9,000 s.f.	
	Total Level 3	4,069 m²	43,801 s.f.	
Proposed Level 4 (Phase III)				
	26 Storage	0 m ²	0 s.f.	
	Subtotal Indoor Building Area	0 m ²	0 s.f.	
	Exterior Corridors Area	0 m ²	0 s.f.	
	Total Level 4	0 m²	0 s.f.	
	Total Indoor Building Area (Phase III)	15,955 m ²	171,738 s.f.	86%
	Total Exterior Corridor Area (Phase III)	2,508 m ²	27,000 s.f.	14%
	Total Proposed (Phase III)	18,463 m²	198,738 s.f.	100%



JAMES KM CHENG ARCHITECTS INC



Suite 200-77 West Eighth Avenue
 Vancouver, B.C. Canada V5Y 1P8
 Tel 604.873.4333 Fax 604.876.7587
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LINGYEN MOUNTAIN TEMPLE RETREAT
 10060&10320 NO.5 ROAD, RICHMOND, BC

PROJ. NO.	DATE	SCALE	DR.	REV.
06-803	08APR14	N.T.S.	CG	

REZONING APPLICATION
 PROPOSED ZONING SWAP AREAS

PLN - 291

**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).

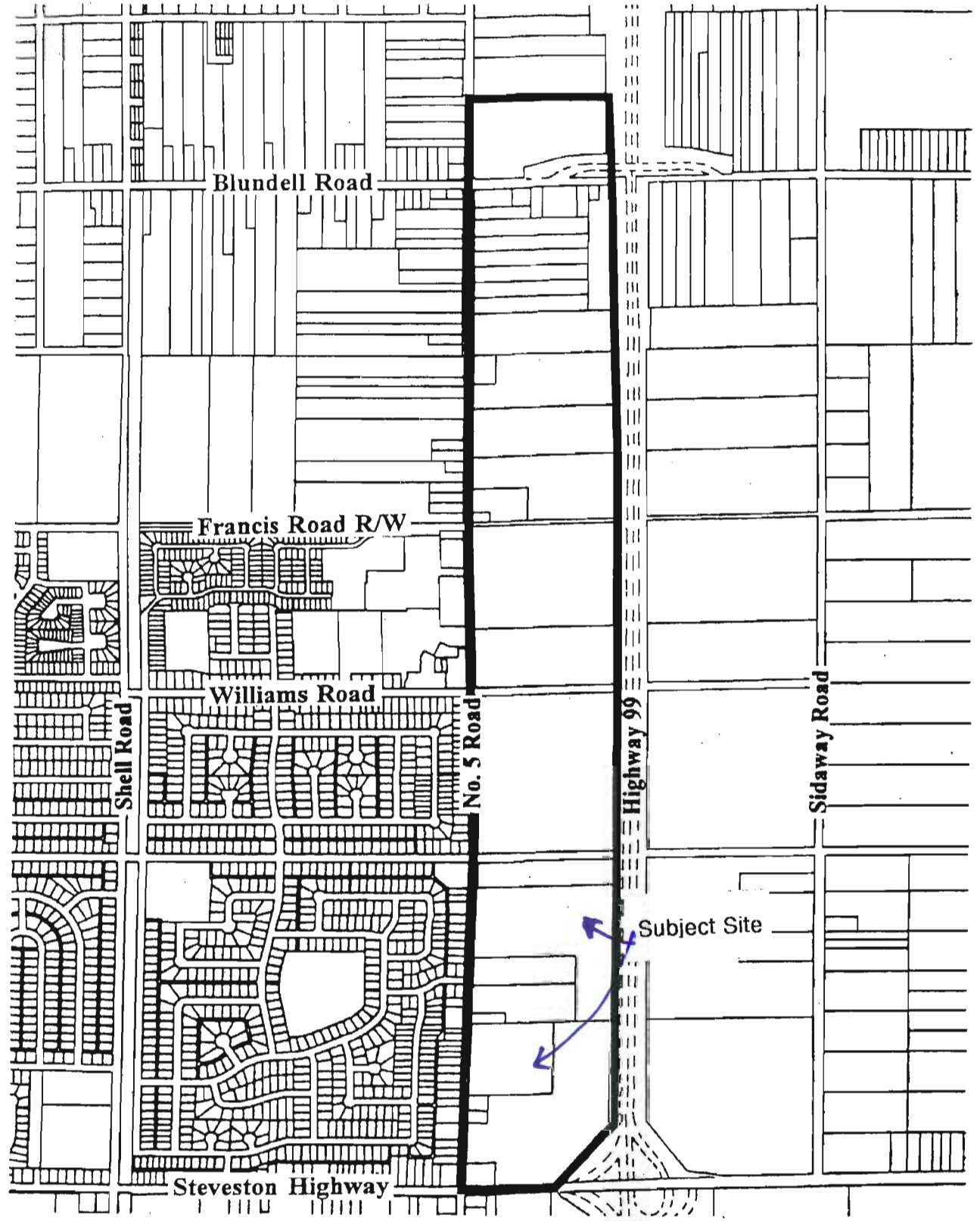
City approves rezoning application after proponent meets all City requirements.

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 313

Date:
01/24/00



City of Richmond

Minutes

AGRICULTURAL ADVISORY COMMITTEE (AAC)
Held Thursday, October 17, 2013 (7:45 pm to 9:45 pm)
M.2.001
Richmond City Hall

In Attendance:

Bill Zylmans; Todd May; Steve Easterbrook; Danny Chen; Dave Sandhu; Bill Jones; Kevin Eng (Policy Planning); Kathleen Zimmerman (Ministry of Agriculture and Lands); Terry Crowe (Policy Planning); Diana Nikolic (Development Applications)

Regrets:

Scott May; Kyle May; Colin Dring; Krishna Sharma; Councillor Harold Steves; Tony Pellett (Agricultural Land Commission);

Guests:

Blair Chisolm; Bruce McTavish; James Cheng; Chris Thoreau

1. Adoption of the Agenda

The October 17, 2013 AAC Agenda was adopted. The chair advised AAC members that a delegation was in attendance, who requested to make a presentation to the Committee in regards to the Lingyen Mountain Temple rezoning application at 10060 and 10320 No. 5 Road, which is also on the AAC agenda. As a result, the Chair notified the delegation that a presentation could be made to Committee members at the beginning of the meeting.

2. Delegation – Carol Day

Carol Day, resident in the neighbourhood adjacent to the proposed temple expansion, introduced herself to the members and noted that she represented a group of residents that had concerns about the Lingyen Mountain Temple (LMT) rezoning proposal. In her presentation, Carol Day made the following comments to the AAC:

- That there had been significant changes in the surrounding area since the last application in 2010. Specific reference was made the Townline Gardens development to the south and its 13 acre City agricultural park, and the potential for the redevelopment of the Mylora golf course at 9500 No. 5 Road.
- Referenced a previous ALC decision to allow for the consolidation of the temple development on one site to a depth of approximately 250 m on a portion of 10060 No.

5 Road in exchange for securing all of 10320 No. 5 Road for agricultural activities. The delegation also referenced correspondence between the City and ALC, where concerns were communicated about the ALC's lack of consultation with the City through the ALC's most recent 2004 decision on the LMT expansion proposal.

- A potential green zone that consisted of the agricultural back portion of the lands extending from the City's agricultural park site north of the Gardens development and the Mylora Golf Course and the potential connections between that could be achieved.
- That the proposed LMT expansion proposal, by allowing the temple development to extend 250 m into the site, would disturb the above referenced possible green zone associated with the agricultural back lands.
- The delegation recommended that the LMT temple expansion proposal should be required to comply with the 110 m development guideline, as identified in the No. 5 Road Backlands Policy.
- The delegation referenced another separate Buddhist temple located on Steveston Highway, which was identified as a preferred model of how LMT should configure their expansion.
- Reference was made to a previously submitted public petition, which was submitted in 2010 and associated with a development application file that was closed at the applicant's request, noting concerns and objections to a previous LMT expansion proposal.
- In summary, the delegation requested that AAC members consider recent changes in the No. 5 Road area and that the LMT expansion proposal should be limited to within 110 m from No. 5 Road. The delegation also suggested that the AAC should defer any decision on the LMT temple expansion proposal until a future date.

Committee members thanked the delegation for the presentation and making her concerns known to the AAC.

3. Development Proposal – Lingyen Mountain Temple rezoning application at 10060 and 10320 No. 5 Road

City staff provided the following summary information on the proposed LMT proposal and relevant background in relation to previous land use decisions on this site (additional project information is contained in the development summary table, which is attached to and forming part of the AAC agenda package):

- The proposal involves 2 non-contiguous parcels (10060 and 10320 No. 5 Road). Staff provided information on existing and proposed zoning and Official Community Plan designations.

- Staff provided background information on the previous land use decision made by the ALC to consolidate the LMT expansion proposal onto one site (10060 No. 5 Road), up to a depth of approximately 250 m and secure the remaining property at 10320 No. 5 Road solely for agricultural purposes. Reference was made to how the 250 m distance was determined, which was based on the previous 140 m approval for 10060 No. 5 Road, plus the 110 m development potential that existed for 10320 No. 5 Road to be transferred to the consolidated LMT expansion site.
- Staff highlighted that the footprint of the proposed LMT temple expansion remained generally consistent with the previous 2010 rezoning proposal.
- A comparison of acreage of land available for farm purposes was referenced for a non-consolidated temple development scheme (i.e., temple expansion on two different sites at 10060 and 10320 No. 5 Road) and a consolidated temple expansion scheme on one property. Staff noted that for the consolidated scheme, it resulted in a decrease of just under 1 acre of land available for farming when compared to the non-consolidated scheme. It was further identified that the applicant's consulting agrologist had confirmed that dedicating all of 10320 No. 5 Road for agricultural uses would result in enhanced agricultural viability for all proposed farm activities on the site.
- City staff referenced questions and clarification that was being requested from the proponent in relation to the additional information about drainage and access through neighbouring properties and what would happen with existing agricultural activities (i.e., existing orchard) in the development of the farm plan, which were included in the development summary table contained in the AAC agenda package.

In response to questions from the Committee members, City staff and the proponent's consultant team provided the following additional information and comments:

- The LMT consultant team confirmed that the temple expansion footprint remains generally consistent with the 2010 proposal and noted that the farm plan submitted as part of the previous rezoning was to undertake improvements to the agricultural land to operate a tree nursery on the site.
- Bruce McTavish (professional agrologist) referenced the letter of understanding between the LMT and Kwantlen Polytechnic University (KPU) to establish a partnership to enable KPU access to the temple's agricultural lands to be utilized for incubator farms. The consulting agrologist identified that the shift from a tree nursery to incubator farms was a positive change in the farm plan as an incubator farm would:
 - Generally not disturb native soils as much when compared to a tree nursery farm activity (due to tree harvesting practices);
 - Farm activities would involve active food production; and
 - Improvements to the agricultural capability rating of the land, which would increase the range of crops that could be produced on-site.

- The agrologist also referenced a detailed drainage analysis conducted and required by the Ministry of Transportation and Infrastructure to enable drainage into the canal running along the east edge of the site along the Highway 99 corridor, which was approved in June 2012. The agrologist noted that the ability to drain the agricultural lands to this conveyance enabled a significant expansion of crops that could be grown by keeping the water saturation level low, which improved the agricultural capability of the land.
- The consulting agrologist and City staff also identified that a key component of providing suitable drainage for 10320 No. Road was reliant on securing a drainage corridor through the City agricultural park to the immediate east that enabled the drainage system to get access to the highway drainage canal. Therefore, the securing of this drainage corridor through the City Park site was important.
- In response to questions from the Committee, the consultant confirmed that the location of the pump station on the agricultural lands has yet to be determined.
- Committee members commented that from an agricultural perspective, it was beneficial to view the agricultural portions of 10320, 10060 and the City park site as one entity with common drainage and access interests shared amongst the land.
- LMT proponents clarified that the 2004 letter from the City to the ALC identified concerns with the consultation process and not the temple expansion proposal itself.
- AAC members had questions about the proposed location of the building and whether consideration was given about locating the temple buildings closer to No. 5 Road. In response, the proponents noted that the neighbourhood residents preferred a separation between the temple buildings and No. 5 Road.
- A member identified that the use of land for intensive food production through a partnership between KPU and LMT to undertake incubator farm plots on the agricultural backlands is a beneficial and suitable farm activity. However, a more concrete commitment from KPU should be arranged. In response, KPU Richmond Farm School Coordinator (Chris Thoreau) for the KPU incubator farm program noted that more concrete commitments can be made once a decision has been made on the land use application.
- In response to questions from AAC members about what would be undertaken with the farm land if no arrangement could be made with KPU to undertake incubator farming. The consulting agrologist for LMT noted that the tree nursery, as previously proposed, would be advanced in accordance with the farm plan.
- Ministry of Agriculture staff asked questions about the arrangement for access provisions along the Williams Road allowance (currently unopened). The agrologist consultant confirmed that a farm access road only is proposed in this road allowance. Ministry staff also suggested that as a condition of the building permit for the temple

expansion, completion of the drainage and farm plan works and confirmation of a signed agreement with KPU could be submitted to the City.

- Committee members identified that since 2010, when the last soil analysis was conducted, portions of 10320 No. 5 Road was used as a dewatering site and then remediated back to an appropriate agricultural standard. To ensure no additional contamination occurred on this site as a result of dewatering activities, AAC members recommended that updated soil analysis testing be conducted.
- Committee members identified that they were not so much concerned about the location of the temple building. However, they did support the proposal to consolidate the temple development on one site to enable the remaining backlands to be farmed in a contiguous manner. The Committee also supported the previous conditions of linking 10060 and 10320 No. 5 Road through a legal agreement to enable that one lot could not be sold independent of the other lot.
- One member communicated that more information and the agreement between LMT and KPU should be provided in the form of a more concrete framework.
- An AAC member noted that the Committee's review of the expansion proposal was to focus on the agricultural viability of farming the backlands portion of the development and that the decision on the land use component of the temple expansion resided with the ALC and Council through the appropriate land use applications.

As a result of the discussion, a member tabled the following motion:

That the Agricultural Advisory Committee defer support of the LMT farm proposal and temple expansion project until the following information is submitted by the proponent:

- *Additional details regarding implementation of the farm plan and drainage works necessary to improve the agricultural capability of the land.*
- *Confirmation of the partnership between KPU and LMT proponents in a formal agreement to undertake incubator farming activities, as proposed.*
- *Updated soil analysis to confirm no additional contamination has been undertaken.*
- *Confirmation of ALC conditions placed on the previous ALR non-farm use application approval in 2004 and what will be followed up through the rezoning.*

The motion was not seconded.

Members identified that the concept of the farm plan is supported, as a result the following motion was moved and seconded:

That the AAC agree in principal to the farm plan component of the temple expansion proposal, subject to the proponent providing information to address outstanding drainage and farm plan components, contingency options should the partnership between KPU and LMT not occur and updated soil analysis to City staff's satisfaction.

*5 members in support
1 member abstained (Todd May)*

AAC members confirmed that updates on the satisfaction of the above conditions can be through memo or other updates to the Committee as deemed appropriate by staff.

Todd May left the meeting at 9:45 pm resulting in loss of committee quorum

4. Adjournment

Meeting adjourned at 9:45pm.

Bill Zylmans/Todd May
Chairperson

KE:ke



Brook Pooni Associates Inc.
 Suite 410 – 535 Thurlow Street
 Vancouver, BC V6E 3L2
 www.brookpooni.com
 T 604.731.9053 | F 604.731.9075

LINGYEN MOUNTAIN TEMPLE - PUBLIC CONSULTATION SUMMARY

JULY 18, 2013

To accommodate its growing congregation, the Lingyen Mountain Temple has been contemplating expansion plans since 2005. Recently the Temple wanted to revisit expansion plans for its facility, and both the Temple and the project team committed to undertaking comprehensive public consultation prior to an application. The consultation included a telephone survey and two public open houses.

The Temple is encouraged by the results of the recent public consultation process undertaken, which indicate that the current more modest proposed concept would be acceptable to a large proportion of the community.

TELEPHONE SURVEY

Date: January 29 – February 7, 2013
Survey Area: 1,740 households
Survey Participants: 152 randomly selected households
Results: 51% would accept a proposal at 100 feet in height.
 49% of those that do not support an increase in height would be more supportive if the increase was at the back of the property and restricted to symbolic and localized elements.

The telephone survey was conducted by Stratcom, an independent survey company, to assess the community's main concerns regarding places of worship along No 5 Road and determine what the height and scale of an acceptable expanded Temple would be. Traffic was raised by respondents as one of the top 3 general concerns about their neighbourhood and the number one concern related to places of worship on No. 5 Road.

With respect to an expansion proposal, the survey indicated that **51% of those surveyed would accept a proposal at 100 feet in height. 49% of those that do not support an increase in height would be more accepting if the increase in height was at the back of the property and restricted to symbolic and localized elements.**

OPEN HOUSE 1

Date: May 2, 2013
Attendees: 79
Comment Forms: 69 (59 from the Open House, 10 online)
Results: 76% expressed support for an expanded Temple approximately 100 feet in height.
 17% were not in support of an expanded Temple.

Following the telephone survey the Temple held the first of two pre-application Open Houses to present the survey results to the greater community and to gather additional feedback from residents. Presented was a review of the Temple's previous applications, the survey results and the possible direction the Temple is contemplating based on public feedback. Including the Temple's online Open House 69 comment forms were received of which 53 expressed support, 4 were neutral and 12 expressed concern about the proposed height. Some of the concerns expressed included: the proposal will not respect the current bylaw and the proposal will set a precedent for height in the area.



OPEN HOUSE 2

Date: June 26, 2013
Attendees: 226
Comment Forms: 238 (218 from the Open House, 20 online)
Results: Richmond-wide 96% are in support of the proposed concept and 4% are opposed.
In the notification area 70% are in support and 30% are opposed.

Comments received at the first Open House and through the telephone survey were used to inform the Temple's proposed concept which was presented at the second Open House. The concept presented was for one building at the back of the property to be 98 feet in height with the remaining buildings at or below the current Temple's height. Of the 238 total comment forms received, 41 came from the notification area immediately surrounding the Temple, 188 came from across Richmond and 9 came from elsewhere in the Lower Mainland.

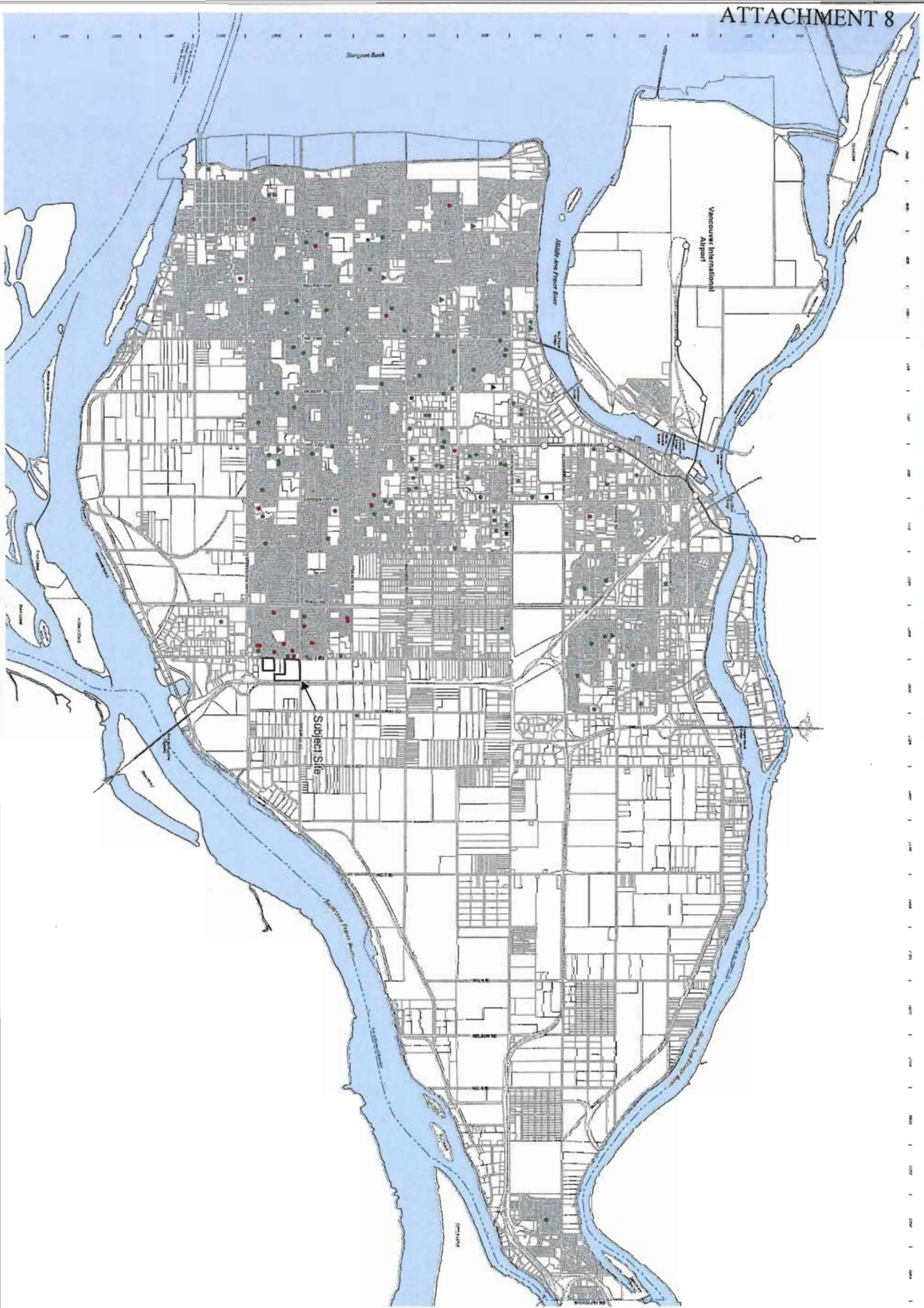
City wide, the comments demonstrate overwhelming support for the proposed concept. **Within the notification area surrounding the Temple 29 out of 41 people expressed their support for the proposal and 12 expressed concern about the height, reinforcing the results from the telephone survey.** Some of the concerns included the following:

- the proposal will not respect the current bylaw
- the proposal will set a precedent for height in the area
- concern about the use of size of the complex and the use

Regarding traffic in the area surrounding the Temple, 67 out of 238 respondents expressed varying degrees of concern. Of those, approximately 50% referenced the Temple's festivals and events and 50% referenced rush hour traffic unrelated to the Temple.

NEXT STEPS

Based on the public consultation results the Temple will be moving forward with a development application. The consultation results indicate overwhelming city-wide support for the proposed concept as well as support from within the community surrounding the Temple. The current application incorporates input from the community and reflects a 40 foot reduction in height from the 2010 proposal. The consolidation of agricultural land which forms part of the proposal allows for the tallest building to be located at the rear of the property reducing visibility from No 5 Road and creating a park-like area along No 5 Road.



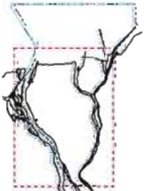
Legend

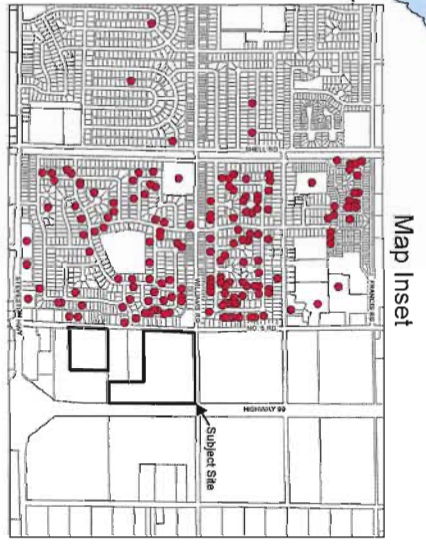
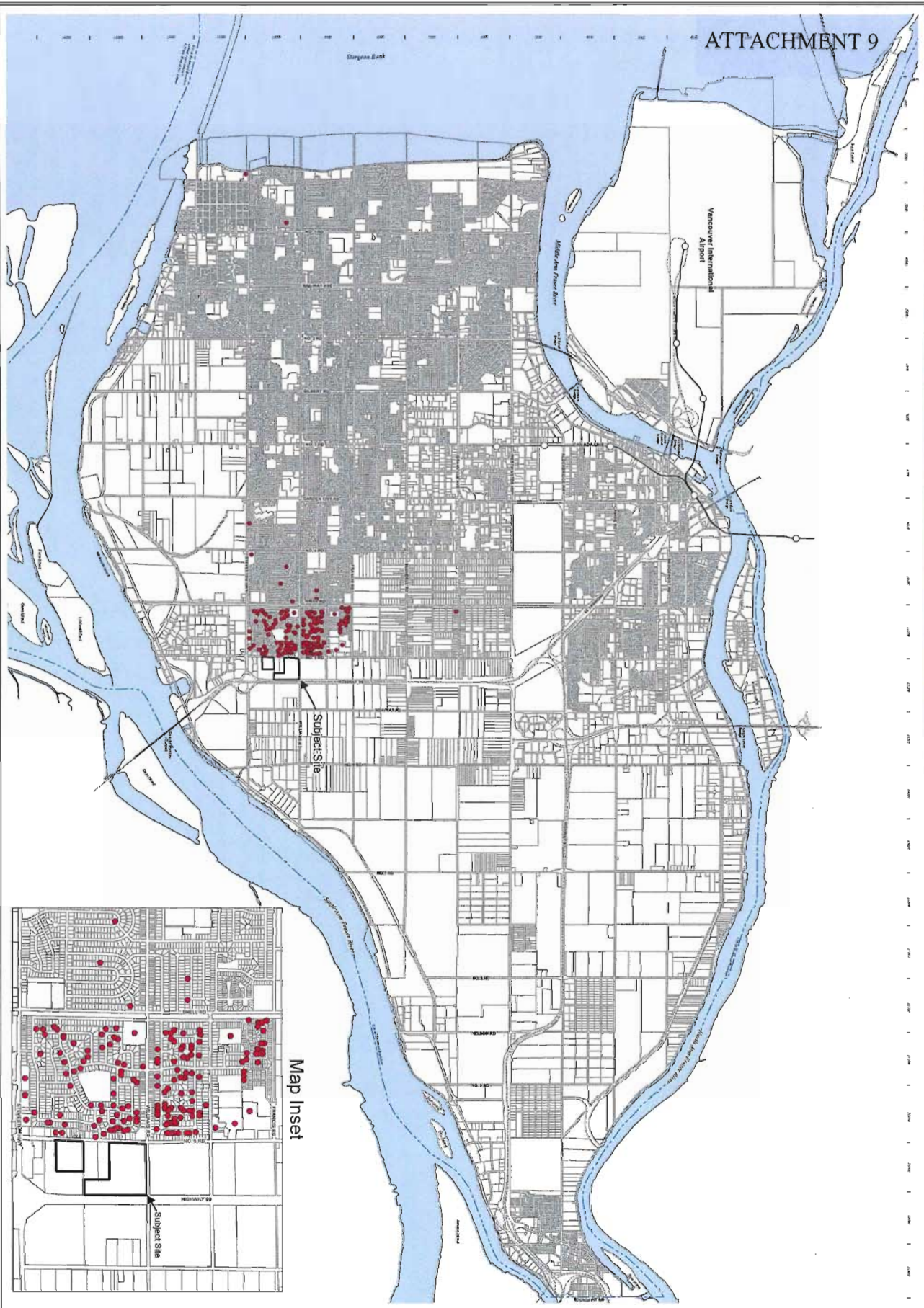
- ◻ Subject Site
 - Oppose Rezoning**
 - Single Address
 - Support Rezoning**
 - ▲ Multiple Addresses
 - Single Address
- 291 Total Signatures
 -183 provided no address or an address outside of Richmond

PLN - 303

April 15, 2014
 Requested by Public Notice

Richmond is a city in the province of British Columbia, Canada. It is the largest city in the Metro Vancouver area. The city is located on the northern shore of the Fraser River, between the city of Vancouver to the west and the city of Surrey to the east. The city is a major center of commerce and industry in the region. It is also a major center of population, with a population of over 200,000 people. The city is a member of the Metro Vancouver Regional District. The city is a member of the Pacific Northwest Conference of Mayors. The city is a member of the British Columbia Association of Municipalities. The city is a member of the International Association of Cities and Towns. The city is a member of the International Association of Chiefs of Police. The city is a member of the International Association of Fire Chiefs. The city is a member of the International Association of Police Chiefs. The city is a member of the International Association of Fire Chiefs. The city is a member of the International Association of Police Chiefs. The city is a member of the International Association of Fire Chiefs. The city is a member of the International Association of Police Chiefs.





Legend

- Subject Site
- Oppose Rezoning
- Single Address

261 Total Signatures
- 263 provided Richmond addresses
- 3 provided no address or an address outside of Richmond

PLN - 304

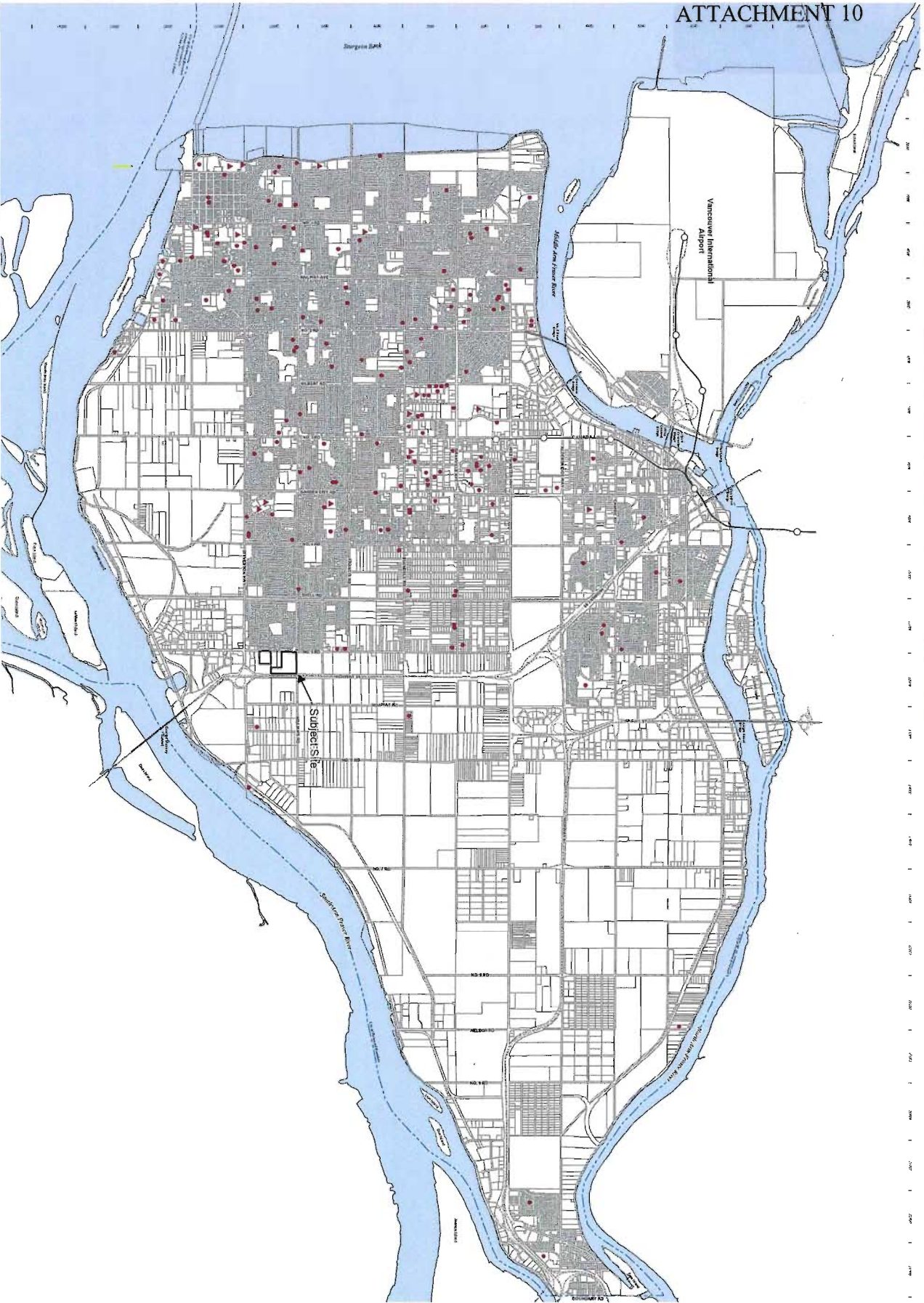
April 15, 2014
Prepared by: Colleen Bell

City of Richmond

This map was prepared for the City of Richmond. It is not to be used for any other purpose without the express written consent of the City of Richmond. The City of Richmond is not responsible for any errors or omissions in this map. The City of Richmond is not responsible for any damages or losses resulting from the use of this map.

Lingyen Mountain Temple Rezoning: Public Correspondence
Submitted by CALMR (City-wide)

ATTACHMENT 10



- Legend**
- Subject Site
 - Oppose Rezoning**
 - ▲ Multiple Addresses
 - Single Address
- 353 Total Signatures
258 provided Richmond addresses
95 provided addresses outside of Richmond

PLN - 305

April 15, 2014
Prepared by Cedar Blaine

This information is for informational purposes only and does not constitute an offer of insurance or any other financial product. It is not intended to be used as a basis for investment decisions. The information is provided for informational purposes only and does not constitute an offer of insurance or any other financial product. It is not intended to be used as a basis for investment decisions.

