

Welcome

Welcome to our second Open House.

We have used the community input from the telephone survey conducted earlier this year and the last Open House held on May 2 to inform new concept plans for the Lingyen Mountain Temple.



We look forward to your comments, questions and feedback.



PLEASE COMPLETE A WRITTEN QUESTIONNAIRE BEFORE YOU LEAVE.

Or visit www.placespeak.com/lingyen to participate in the online Open House between 5:00 pm on June 26 and 10:00 pm on June 28.

Project Team

PROPERTY OWNER

—

Lingyen Mountain Temple

The Lingyen Mountain Temple is a Buddhist monastery of Pure Land tradition, a place of worship that has been serving the Richmond community since 1999. The Temple provides spiritual guidance, a solid foundation for character development and an environment for inter-cultural exchange.

SURVEY

—

Stratcom

Strategic Communications Inc. (Stratcom) is a full service opinion research and communications firm that has been providing strategic, political and public affairs polling and focus groups since 1991.

We have extensive experience in public opinion research, branding, campaign strategy, media relations, advertising, telefundraising, direct mail, online advocacy, broadcast voice messaging and donor research. With consultants and state-of-the-art call centres in Toronto, Vancouver and Ottawa, Stratcom's team has the capacity to create and manage innovative programs from concept to delivery.

PUBLIC CONSULTATION

—

Brook Pooni Associates

Brook Pooni Associates is a leading urban planning and land development consultancy based in Vancouver. Founded in 1988, we have been offering expert advice and a wide range of development planning services to hundreds of clients across Metro Vancouver, Western Canada and the United States for the past 25 years.

Brook Pooni has extensive experience with community consultation programs for public and private sector clients. These programs have consisted of stakeholder meetings, visioning workshops, public information meetings and open houses, design briefings with small groups of residents, site tours, and public hearings.

ARCHITECT

—

James Cheng Architects

James K.M. Cheng Architects Inc was established in 1978. The firm services a wide range of clients, including private developers, corporate and institutional clients, government agencies and international clients and has considerable experience in both urban design and large-scale complex project. Since the firm's establishment, it has received over 35 project awards from various architectural interests. The firm's work has been published and exhibited in Canada, the United States, Germany, Japan and Hong Kong.

LANDSCAPE ARCHITECT

—

Phillips Farevaag Smallenberg

Phillips Farevaag Smallenberg (PFS) is a leading Canadian planning, urban design and landscape architecture firm offering consulting services nationally and internationally. The firm has been in practice for over 2 decades and has a professional staff of over thirty-five.

Our award winning portfolio demonstrates our success on a wide range of projects, many that have faced a high degree of complexity in terms of process and approval.

TRANSPORTATION

—

Bunt & Associates

Bunt & Associates Engineering is a Canadian transportation planning and engineering consultant with over 35 professional and technical staff and five offices located in Vancouver, Victoria, Pemberton, Calgary and Edmonton. Founded in 1993 Bunt is proud to be one of the largest transportation and traffic engineering firms in Western Canada.

The Temple Site



- Temple Property
- Proposed Temple Expansion Area

Lingyen Mountain Temple

Lingyen Mountain Temple is a Buddhist Temple and monastery much sought out for worship, education and community services.

Located in Richmond on No. 5 Road near Williams Road, the Temple is served by monastic disciples and volunteers.

Founded by the Venerable Master Miao Lien, the Temple was completed in 1999 and since then has had a steady increase in its congregation. The Temple was built to provide a place of worship, centre for Buddhist education, an orthodox Buddhist

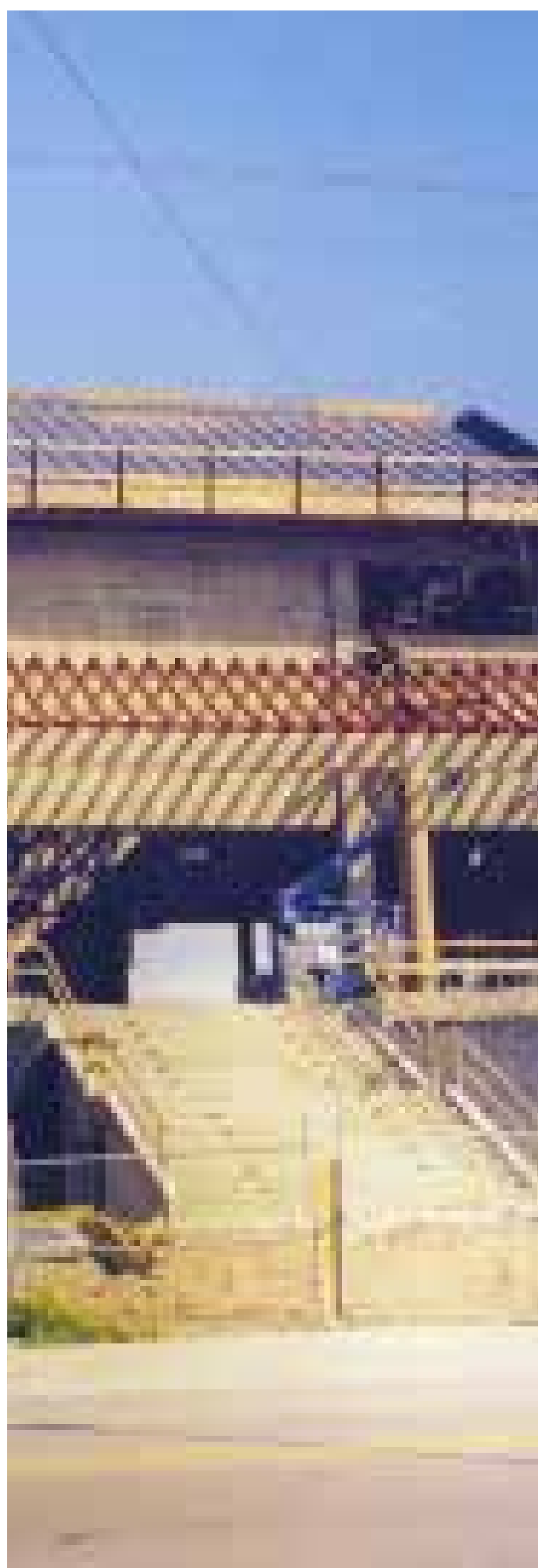
cultivation centre of Pure Land tradition, community services and a monastery to house Buddhist worshippers and monastic disciples.

The Temple Masters provide spiritual guidance to the congregation and resident monastic disciples, manage the Temple's operations, provide community services and cultivate the agricultural land that is part of the Temple site.



1993 →

Lingyen Mountain Temple established through the donation of land



1999 →

Phase I of Temple construction completed



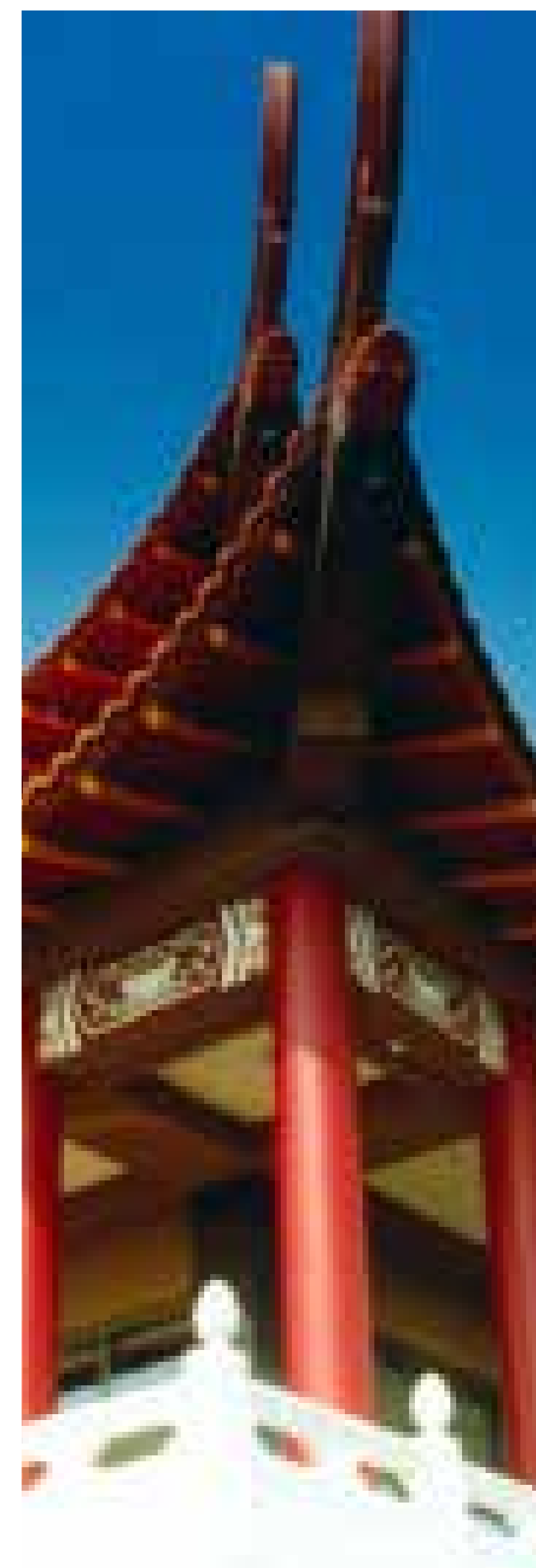
2003 →

Phase II of Temple construction completed



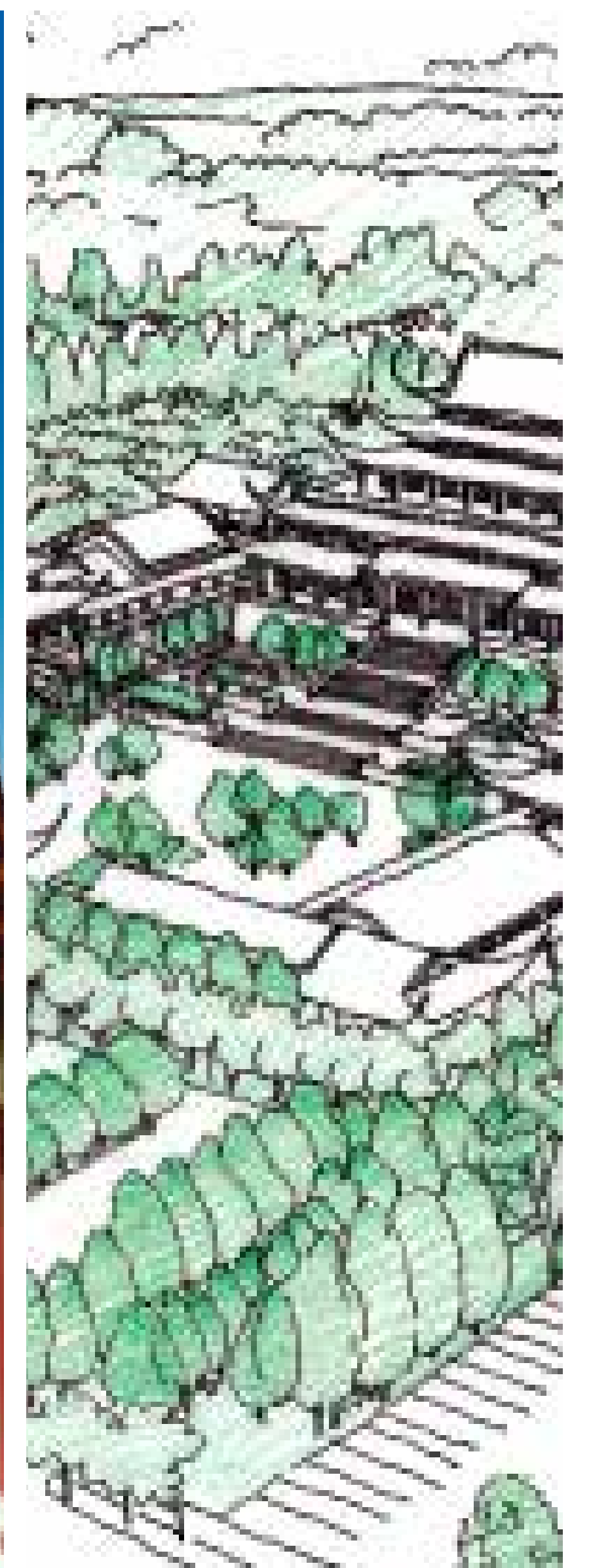
2004 →

Agricultural plan negotiated to ensure no net loss of farm land



2005 →

Temple expansion options proposed to the City of Richmond



2010 →

Development of updated expansion proposal.

The Temple's Aspirations

As communities grow so do their places of worship.

Since it first opened, the Temple has provided a place of worship for a congregation of over 10,000 members from the neighbourhood, Richmond and throughout the Lower Mainland. The Temple has been at capacity and as Richmond and other communities grow so will the Temple's congregation.

Demonstrated by proposals from 2005 and 2010 the Temple has contemplated expanding the facilities on its property to accommodate its growing congregation.

An expanded Temple will be able to accommodate more worshippers and monastic disciples and will provide a place of spiritual retreat to a greater number of people.

One of the goals of a larger Temple facility will be to provide more and expanded services to the community, including:



Community Services:

- Library (open to the public)
- Extensive gardens (open to the public)
- Much-needed multi-function facility & hall for education and workshop purposes (available for booking)
- Dining area
- Seniors gathering place



Educational Services:

- Youth education program
- Chinese as a second language program
- Sunday school
- Cultural education – visited and / or used for worship by international religious organizations, local community and cultural centres, school groups, University Buddhist societies, nursing homes as well as visitors



Social Services:

- Counselling

Farming:

- Donating produce from the temple lands to the local community and charities

Planning Context

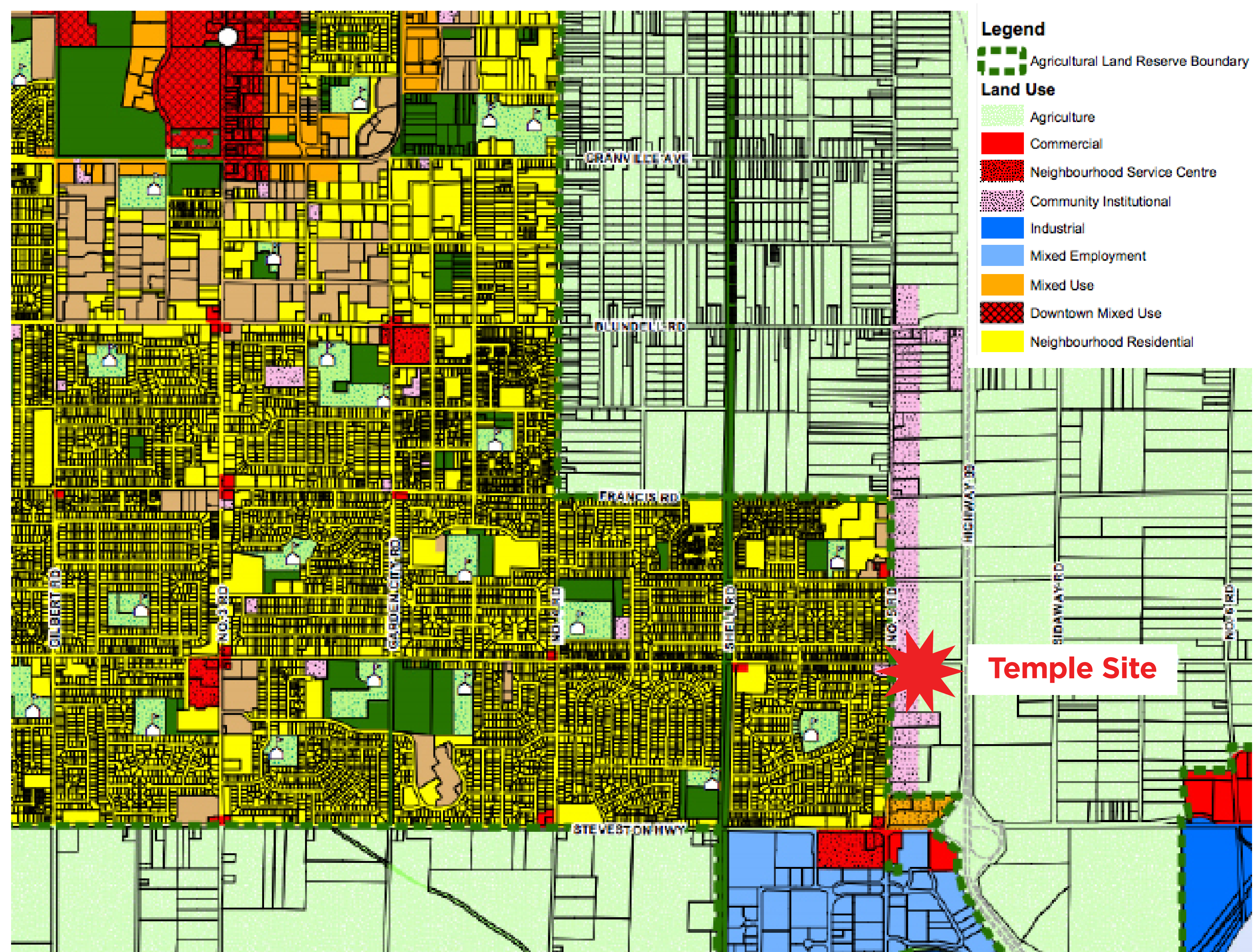
The Lingyen Mountain Temple is located along a stretch of No. 5 Road between Blundell and Steveston Highway known for the many temples, mosques, churches and other religious buildings located there.

Official Community Plan (OCP)

The City's OCP designates the Temple property as Institutional and Agricultural (Land Reserve), encouraging Public and Institutional uses to locate along No. 5 Road.

Policy Context

“For Richmond to be the most welcoming, inclusive and harmonious community in Canada” Intercultural Advisory Committee, 2012 - 2015 Strategic Plan and Work Program



Richmond is one of the most diverse cities in Canada. Bridging the understanding and appreciation of the arts and heritage across diverse cultures enriches the community.

Richmond's 2041 Official Community Plan recognizes cultural diversity and provides the following goals:

- Build programs that strengthen the contribution of the City's arts, heritage and diverse cultures to the thriving tourism sector;
- Develop and position Richmond as a cultural destination both for residents and visitors.

The City of Richmond is currently working on a Social Development Strategy which includes strategic direction regarding cultural diversity:

Strategic Direction 5: Build on Richmond's Cultural Diversity

- Richmond has an increasingly ethnic and culturally diverse population. The largest group of immigrants are Mandarin speakers from Mainland China, followed by people from the Philippines.
- The City has established the Richmond Intercultural Advisory Committee to enhance intercultural harmony and strengthen intercultural co-operation in Richmond. The City also has established strong relationships with immigrant serving agencies, faith communities and the non-profit sector.
- Richmond's diversity should be seen as an opportunity to be built on, not a problem to be addressed

Previous Proposals

Plans for the future of the Lingyen Mountain Temple have evolved based on the community’s comments and feedback.

In response to its growing congregation the Temple has contemplated expansion plans since 2005. This chart shows details of the proposed plans from 2005, and 2010. →

ITEM	2005 PROPOSAL	2010 PROPOSAL
Temple Site	Buildings are close to No. 5 Rd. Main temple building approximately 27 m (88 ft.) from No. 5 Rd.	Buildings have been moved further away from No. 5 Rd. Main temple building is 70 m (230 ft.) from No. 5 Rd.
Tallest Building	49 m (160 ft.)	Height of the main temple has been reduced to 43 m (140 ft.)
Pedestrian Infrastructure	Suburban Typical	New sidewalk along No. 5 Rd. Traditional decorative wall to enhance visual environment
Landscaping	Simple landscaped islands	Double row of large, mature trees planted along No. 5 Rd. in front of entire site. Landscaping of the parking area with permeable pavement and bioswales.
Parking	703 stalls	Portion of the on-site parking has been distributed throughout the site and special events measures include off-site parking and shuttle buses.
Agriculture	Limited use of agricultural potential	All of the property at 10320 No. 5 Rd. will be preserved for agricultural use by the Temple.

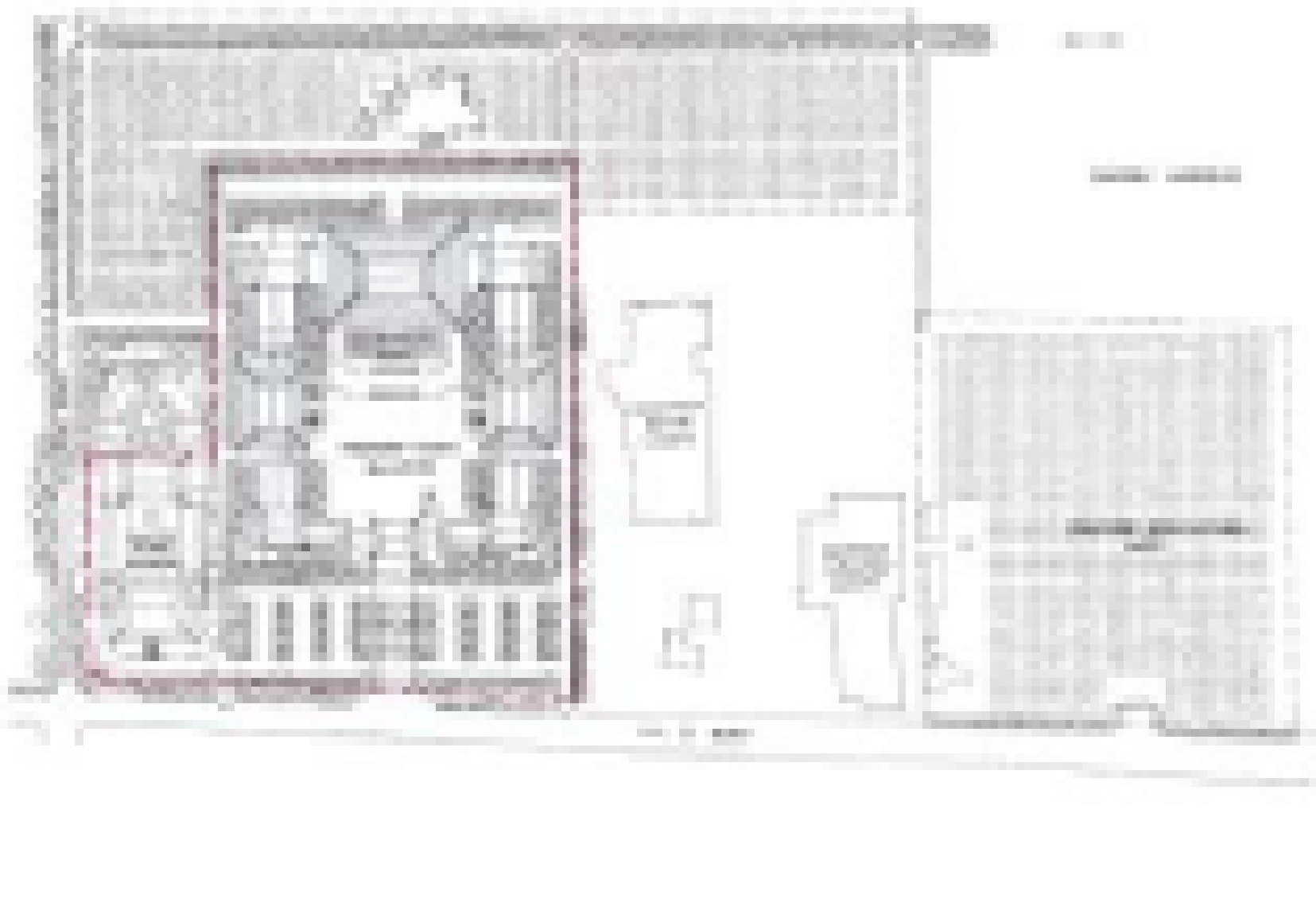
PRE 2005 PROPOSED SITE PLAN



2005 PROPOSED SITE PLAN



2010 PROPOSED SITE PLAN



Myths

The Temple would like to answer questions and misinformation about the current Lingyen Mountain Temple and what an expanded Temple will include:

Myth: An expanded Temple will include a 100 ft. tall outdoor Buddha statue.

- ✓ This is not true. The Temple's great hall will house a Buddha statue like most other Buddhist Temples. The statue will be inside and scaled to fit the size of the building.

Myth: The proposed new Temple buildings will be built on land that is protected by the Agricultural Land Reserve.

- ✓ This is not true. The proposal, which was endorsed by the Richmond Agricultural Advisory Committee and conditionally approved by the Agricultural Land Commission in 2004 is for no net loss of agricultural land. The result is a consolidation of farm land and improved access. The Temple and its volunteers actively farm the land that is not occupied by the Temple buildings and gardens.

Myth: A bigger Temple will cause more traffic congestion along No. 5 Road.

- ✓ This is not true. Few of the Temple festivals and events bring large crowds to the Temple. Throughout the year the busiest days are Chinese New Year, Buddha's birthday and the Temple anniversary.
The Temple does not have peak hours.
The Temple has implemented recommendations from a 2010 Traffic Impact Study including a special event traffic and parking management plan, and securing off-site event parking.

Myth: The Temple will be similar to a hotel.

- ✓ This is not true. The Temple is a place of worship and retreat. Currently 35 nuns live on the Temple property. Throughout the year, followers and members of the congregation participate in retreats at the Temple which last between 1 and 7 days. On average, 20 to 30 people stay overnight while they participate in spiritual retreats. Between January and June of this year the Temple held 7 retreats, so far, totalling 39 retreat days and a total of 136 participants stayed over night.

Myth: The Temple exclusively caters its services to its Chinese congregation.

- ✓ This is not true. All services offered at the Temple are open to the public. While the primary purpose of the Temple is that of a place of worship, the Temple offers services similar to camps and counselling sessions offered by other religious institutions.

Telephone Survey

As part of the Temple's ongoing public consultation, a telephone survey was conducted by Stratcom, an independent survey company between January 29 and February 7, 2013 to gather feedback from the community.

152 randomly selected households out of 1740 were interviewed from the area between Highway 99 to the east, No. 4 Rd. to the west, Francis Rd. to the north and the Fraser River to the south. The survey was conducted by Stratcom in English, Mandarin and Cantonese.

Our survey covered some general questions related to places of worship and some specific to the Temple. We wanted to know . . .

- How familiar are people with places of worship on No. 5 Road in general.
- What are people's thoughts on expansion of places of worship on No. 5 Road in general.
- What issues are residents concerned about related to places of worship on No. 5 Road and would certain measures make them more supportive of potential expansion.
- How familiar are people with the previous proposal put forward by the Temple and how would they feel about an increase in height.
- Would certain design elements make a new proposal more acceptable.

Based on the responses some of the survey conclusions that were used for a revised proposal are:

- Traffic was raised by respondents as the third most important general concern about their neighbourhood and the number one concern related to places of worship on No. 5 Road.
- 51% of those surveyed would be supportive of a proposal at 100 feet in height.
- 49% of those surveyed that do not currently support an increase in the Temple's height would be more supportive if the increase in height was at the back of the property and restricted to symbolic and localized elements.

May 2nd Open House

Approximately 80 people attended our last Open House at which we showed the results of the telephone survey and how our design will respond to them.



Before working on a revised proposal we asked your thoughts on what we are considering:

1. Based on our survey, we are thinking about a new proposal around 95 – 100 feet (2.5 stories increase in height) for one building only, with the remaining buildings at lower heights. Is this reasonable in your opinion?

WHAT YOU HAD TO SAY:

Most of those who provided their comments stated that they would be accepting of a proposal between 95 and 100 feet in height.

Twelve out of the 69 respondents expressed concern over the proposed height.

2. The Temple has been working with its neighbours to find traffic management and parking solutions during major events and will incorporate similar measures into a new proposal. What other traffic and parking measures should be considered?

WHAT YOU HAD TO SAY:

While the majority of respondents did not consider traffic to be a notable issue, 46% offered suggestions including the following:

- Park & Ride options for major events
- Traffic controllers to manage traffic for major events
- Working with the City and the community to find solutions
- Adding an entrance or access lane to the property

3. What else should be incorporated into a revised proposal?

WHAT YOU HAD TO SAY:

We received very few responses to this question (15 out of 69). Suggestions we did receive included:

- More/better use of the agricultural lands
- Respecting the current zoning bylaw including setbacks and height
- Incorporating landscape design to obscure the Temple from the road
- Provide multi level parking on an adjacent property
- Provide more facilities for monks and retreat participants

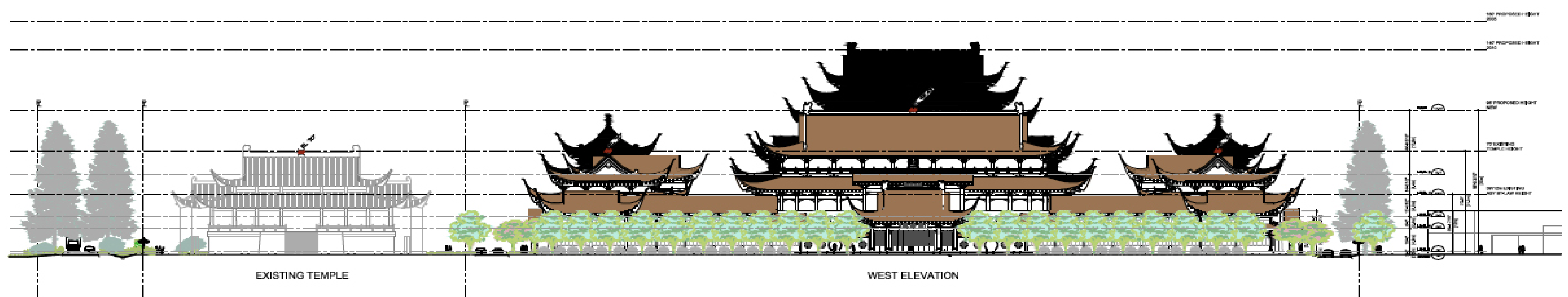
The Proposal

As a result of the community's feedback we have made significant changes to the design for the Temple's development proposal.

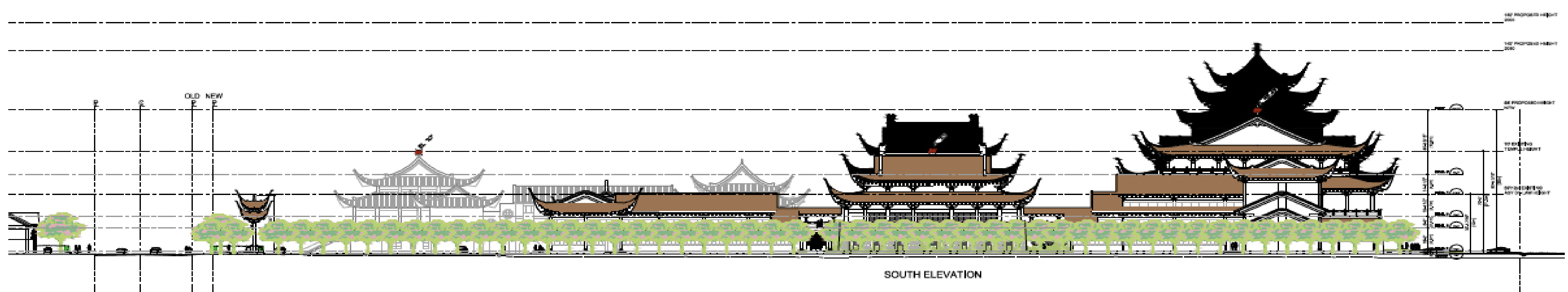
The 2005 proposal contemplated the tallest Temple building to be 160 feet. In response to community feedback, the 2010 proposal was for the tallest Temple building to be 140 feet.

As a result of feedback gathered through the telephone survey and the May 2 Open House, the Temple is contemplating a much more modest proposal which will include the tallest building at 98 feet.

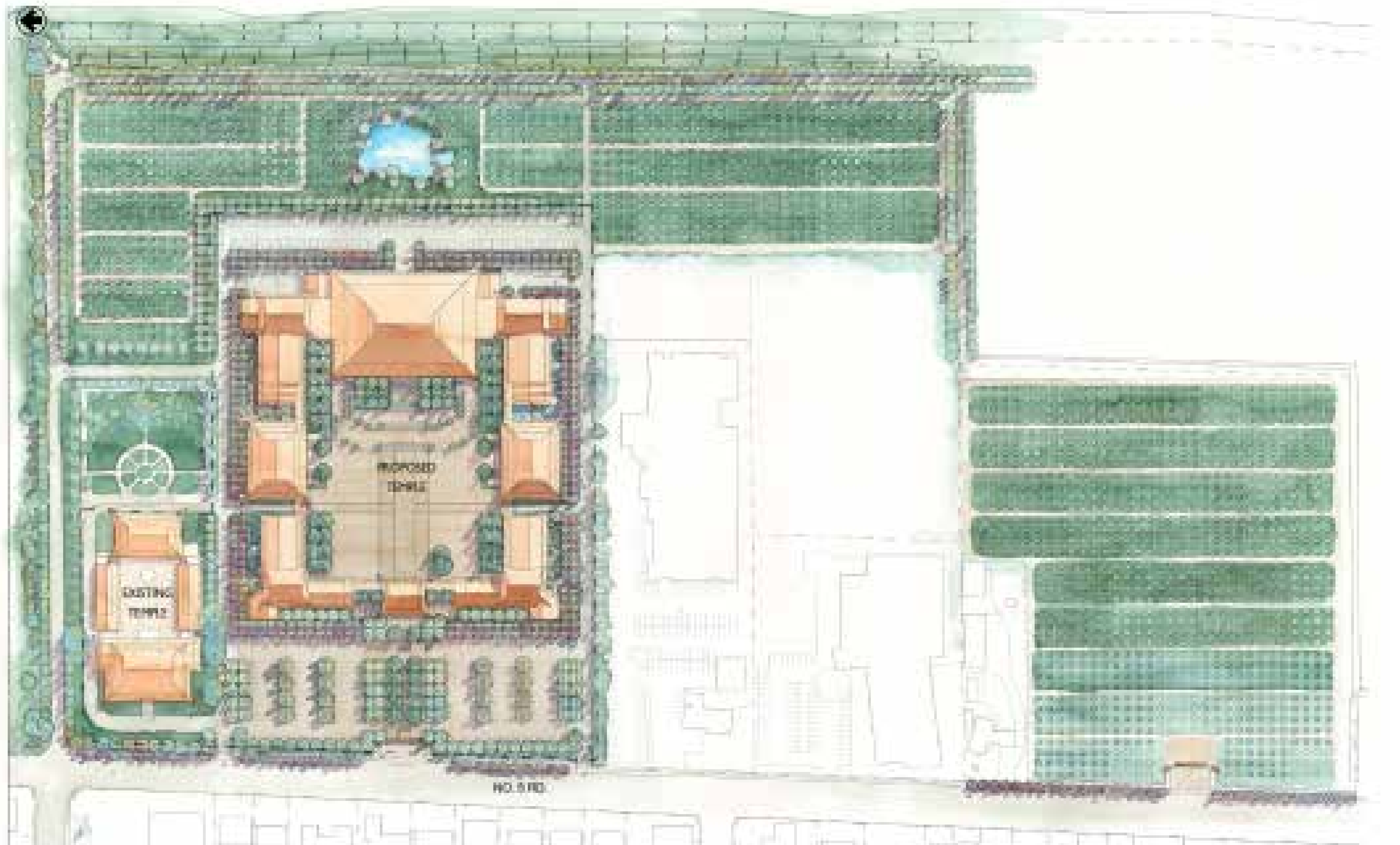
West Elevation



South Elevation

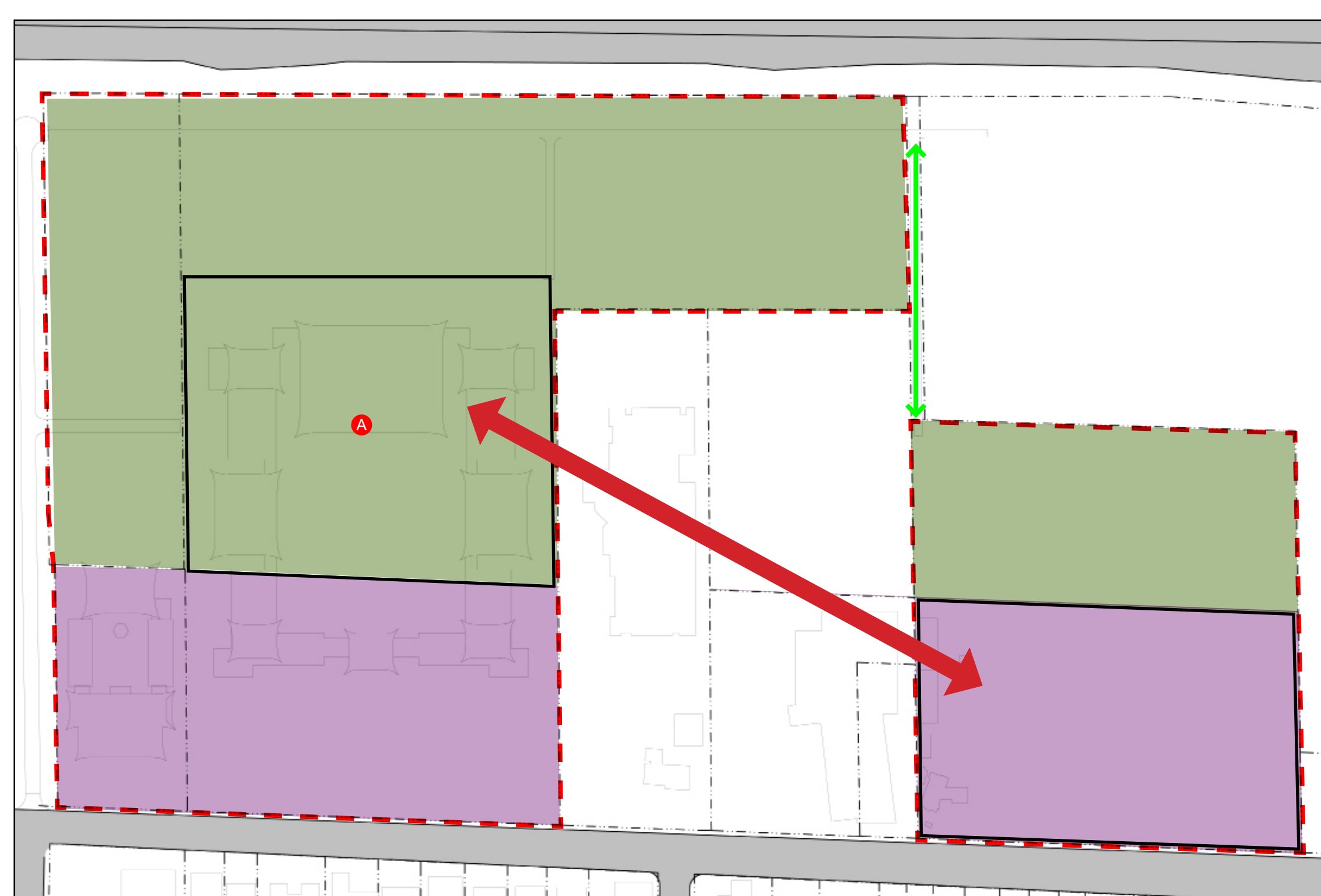


Site Plan



Proposed Density: 0.46 FAR

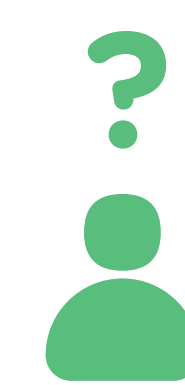
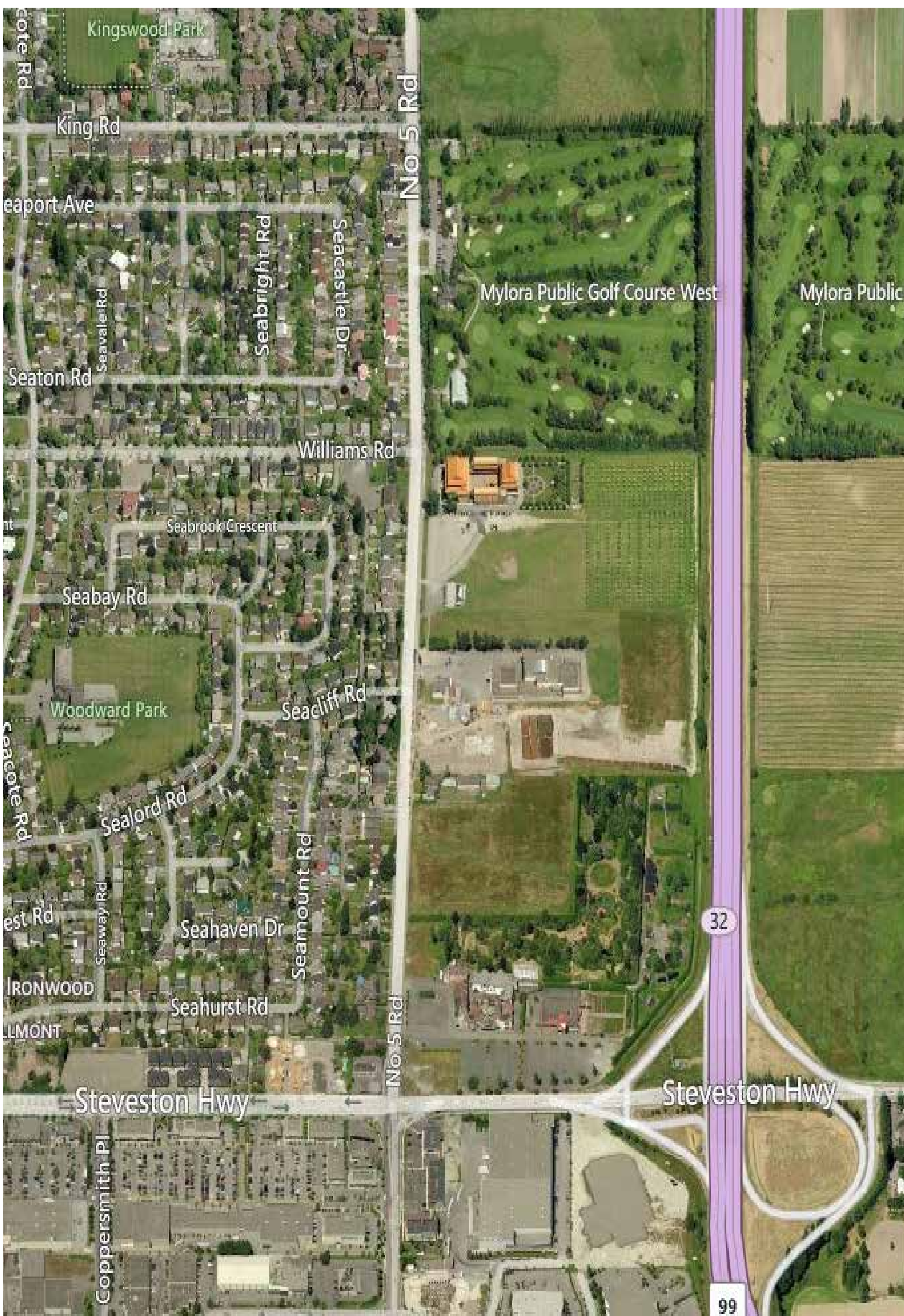
Rezoning Application Land Use Amendment



- Agriculture Zone
- Institutional Zone
- Rezoned from Agricultural to Institutional
- Rezoned from Institutional to Agricultural
- Temple Property Line
- Access Road
- 4m Setback

Traffic and Parking

The Temple is committed to working with the community and the City of Richmond to solve traffic and parking issues related to its events.



Tell us:

Where do you see the biggest traffic congestion happening around the Temple?

When?

Time of Day?

Do cars cut through your residential street?

Tell us where.

Next Steps

Your comments and feedback will be used to inform the Temple's concept plans.



We look forward to your comments, questions and feedback.

A blue spiral-bound notebook with the text "COMMENTS / NOTES" at the top and several horizontal lines for writing.

PLEASE COMPLETE A WRITTEN QUESTIONNAIRE BEFORE YOU LEAVE.

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