



To: Planning Committee **Date:** August 10, 2004
From: Raul Allueva **File:** RZ 04-268279
Director of Development
Re: **Application by Douglas L. Massie, Architect for Rezoning at
8191 St. Albans Road from Single-Family Housing District, Subdivision
Area E (R1/E) to Comprehensive Development District (CD/151)**

Staff Recommendation

1. That Bylaws No. 6921 and 6922, concerning a previous rezoning application (RZ 96-017351) at the subject property for a Community Institutional use for Richmond Youth Services, be abandoned;
2. That Bylaw No. 7805, to introduce a new Comprehensive Development District (CD/151) zone and for the rezoning of 8191 St. Albans Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/151)", be introduced and given first reading.

Raul Allueva
Director of Development
(4138)
SB:blg
Att. 3

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Douglas L. Massie, Architect has applied to the City of Richmond for permission to rezone 8191 St. Albans Road from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/151) (**Attachment 1**) in order to permit a two-storey building with a licensed child care facility on the ground floor and two (2) ancillary dwelling units on the second floor. The site contains a legal nonconforming duplex which is being demolished for this project.

The owner and operator (Enchanted Wood Preschool Ltd / Central Montessori Child Care / Canadian Central Child Care Ltd) has been offering regulated group child care for 3 to 5 year olds in the City Centre Area since 1994 in the Montessori tradition. He is seeking to move and expand his Montessori facility from short-term leases of excess elementary school classroom space to a permanent facility for long-term stability and to accommodate at least some of the families on his waiting list. He is currently licensed to care for 32 children aged 3 to 5 years old in two (2) classrooms at Grauer Elementary School (recently moved from General Currie Elementary School due to classroom demand). The proposed child care facility would provide 72 spaces, including 16 new spaces for 3 to 5 year olds, 32 spaces for 3 to 5 year olds moved from the existing short-term facility and 24 new spaces for infants/toddlers.

This application replaces a previous rezoning application (RZ 96-017351), which received Public Hearing, Second and Third Readings on November 16, 1998 and proposed to rezone the property to Assembly District (ASY) for the Richmond Youth Services. Included in this application was a proposal to amend the Official Community Plan (OCP) designation from Residential to Community Institutional.

Findings of Facts

Please refer to attached Development Application Data Sheet (**Attachment 2**) for a comparison of the proposed development data with the relevant bylaw requirements.

Surrounding Development

The subject Broadmoor Area site is located on St. Albans Road between Blundell and Lunen Roads. The existing development surrounding the site is described as follows:

- To the north, are single-family lots;
- To the east, across St. Albans Road is Palmer Secondary School and both single-family and duplex development further south;
- To the south, is St. Paul's Catholic Church and associated private school; and
- To the west, are single-family lots fronting onto Lucerne Place.

Related Policies & Studies

Child Care Needs Assessment

In 2002, The City of Richmond prepared a 2001 – 2006 Child Care Needs Assessment in partnership with The Needs Assessment Steering Committee of the Richmond Child Care Development Board and the Social Planning and Research Council of BC (SPARC).

One of the high priority service gaps identified is for regulated infant/toddler care. The report noted that there were regulated spaces for less than 2% of Richmond children under 3 years of age. Furthermore, this age group is expected to grow in number. Overall, there is an established need and demonstrated demand for regulated group child care spaces in Richmond. In fact, one particular Richmond Centre Health Area Child Care facility has a waiting list of over 300 families for their 12 infant spaces. The creation of 24 infant/toddler spaces will be a welcome addition to families living and/or working in Richmond.

Official Community Plan

The proposed development is generally consistent with the Neighbourhood Residential land use designated in the Generalized Land Use Map attachment to Schedule 2. This land use includes child care facilities.

Redevelopment Options

1. Child Care Facility Development (Recommended)

Staff considers the development of a limited mixed-use child care facility with two (2) ancillary and associated dwelling units above at 0.5 F.A.R. an appropriate use for this site due to the proximity to institutional uses (private and public schools and a church) and demonstrated demand for regulated group child care spaces and infant/toddler spaces in particular, in the Richmond Centre Health Area.

2. Single-Family Lot Subdivision

There is an existing 702 Lot Size Policy (Policy 5423) affecting this lot which permits the subject lot to be subdivided into approximately two (2) lots under Single-Family Housing District, Subdivision Area H (R1/H). The Arterial Road Redevelopment Policy does not apply as St. Albans is not an arterial road. Single-family subdivision is considered less appropriate on this site than the development of a child care facility due to the previously noted adjacencies and demand.

Analysis

It is appropriate to create a new Comprehensive Development (CD) zone for this purpose-built specialized facility. The proposed CD zone specifically permits a child care facility and is based on a combination of assembly and single-family zoning district provisions.

The proposed size is a precedent in Richmond, although there are successful examples in other municipalities. There is a need for new regulated group child care spaces and particularly, spaces for infants and toddlers. The subject site is located across the street from a public secondary school and adjacent to a church with associated private school.

Provincial Licensing Issues

Consultation with Community Care Facilities Licensing, Richmond Health Department regarding this proposal began in the early stages of the rezoning application. On August 10, 2004, a Child Care Licensing Officer confirmed that they had reviewed the proposal and that the proposed development will be a licensable facility for the intended use with further refinement. To that end, the architect and operator are working with Licensing to finalize finishing and details pertaining to the building interior. On August 19, 2004, the Community Care Facilities Licensing Coordinator, confirmed that they had no objection to the introduction of the new land use at the subject site. In addition, on August 12, 2004, a representative of the Child Care Development Board, welcomed the addition of new child care spaces and noted the particular need for infant/toddler spaces in the City. She noted the need to address operational, market and community needs and expressed no concerns regarding the introduction of the new land use at the subject site.

Traffic

A traffic consultant was retained by the applicant to address the expected increase in traffic on St. Albans Road and parking demand associated with the new land use and the size of the proposed facility. The applicant worked cooperatively with City staff. To address the need for parking spaces, the applicant has:

- decreased the demand for parking spaces through changing a portion of the programming from pre-school to 3-5 year old day care. There is a higher peak demand for parking spaces associated with pre-school as all children arrive and depart at the same time; and
- increased the number of parking spaces from twelve to fifteen. Three of which are for the residential units and also contribute towards staff parking needs as at least one resident in each unit is required to be an owner or child care worker employee of the child care facility.

Public Consultation

The operator has spoken with the surrounding residents and church. A Family Day Care facility to the north which offers out of school care expressed concern about competition and the potential impact on their business. At the time of the conversation, the operator was considering out of school care. Since that time, the proposed programming has changed and out of school care dropped. There is no longer the potential for conflict. No other concerns were expressed.

Development Permit Considerations

That the rezoning is tied to the Development Permit is considered an appropriate measure to ensure that the form and character of the development fits well into the context of providing the transition between a large institutional use and adjacent single-family development. The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level. Some of the design details are discussed below.

A greater setback accommodates the 3 – 5 year old outdoor play area for 48 children focussed to the south edge of the property, adjacent to the church property. The site plan focuses the largest

and likely noisiest play area on the south edge of the property adjacent to an assembly use and offers southern exposure to that large play area.

The attached preliminary architectural drawings (**Attachment 3**) will require further refinement during the Development Permit process. In addition to design, areas to address will include:

- Tree retention and replacement strategies. The applicant is endeavouring to retain all existing trees on site to provide: privacy and buffering to the adjacent single-family homes; a maturity to the development and streetscape; and learning and sheltering opportunities for the children; and
- Providing a 2 m north side yard setback and 6 m rear yard setback at the first storey with increased setbacks at the second storey. These will be reviewed in the context of the overall detailed design of the project, including architectural form, site design and landscaping. Both setbacks can be considered on the basis that the proposed building height is limited to two storeys and the proposed side yard setback matches the minimum required for the adjacent single-family lot, Single-Family Housing District, Subdivision Area E (R1/E).

Engineering Works

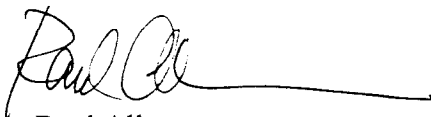
St. Albans Road was "beautified" about 10 years ago. No frontage improvement requirements have been identified.

Financial Impact

No apparent financial impacts.

Conclusion

Rezoning of the subject site as proposed conforms to citywide objectives for community uses that support residential growth and development. The proposal provides new regulated group child care spaces in a sensitive two-storey massing and offers a transition between the adjacent institutional and single-family residential uses. On this basis, staff recommend that the proposed development be approved.



Raul Allueva
Director of Development
(4138)

SB:blg

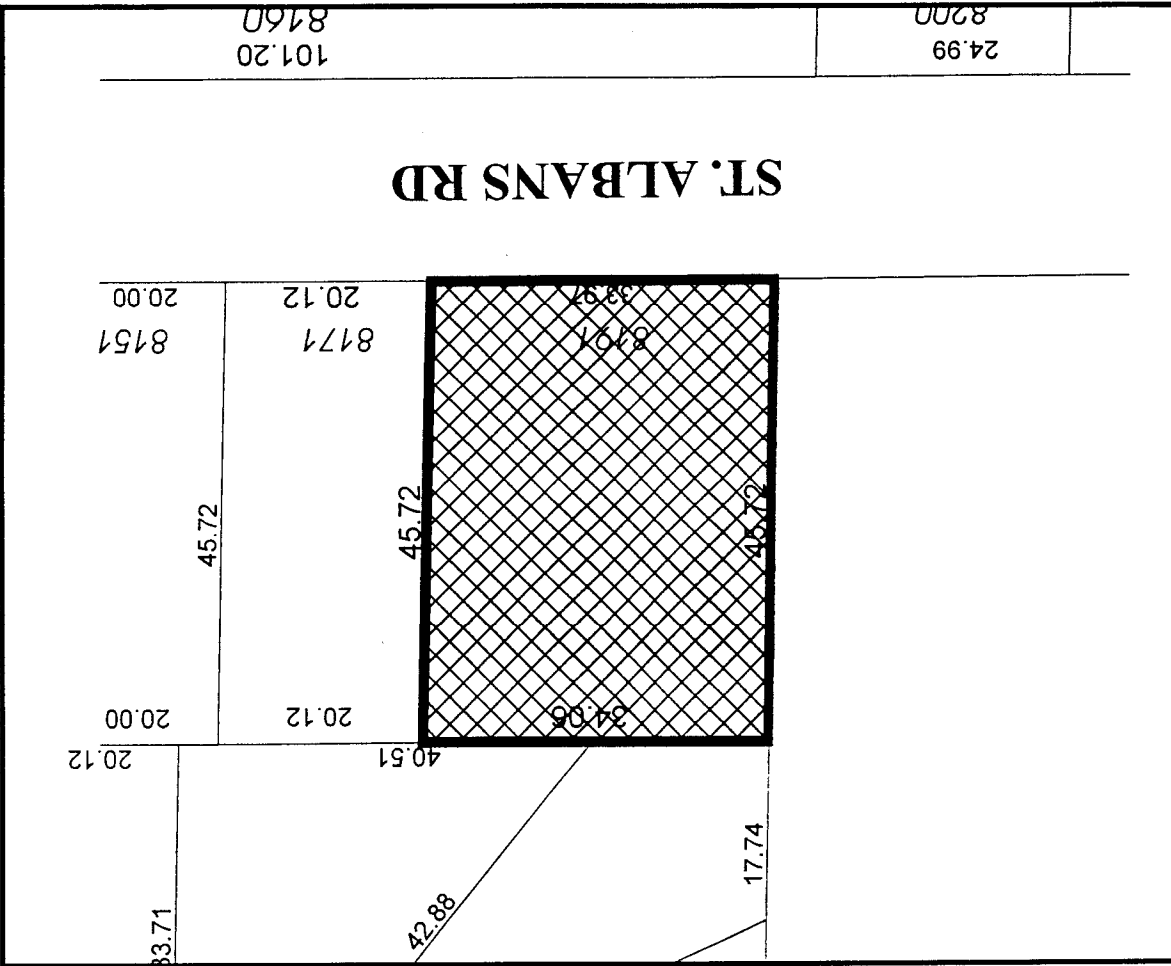
Prior to final adoption of the Zoning Amendment Bylaw, the following is required:

- The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

* Note: This requires a separate application.

List of Attachments

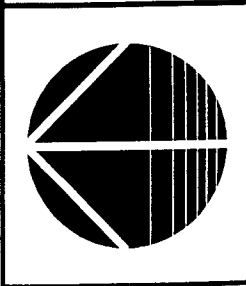
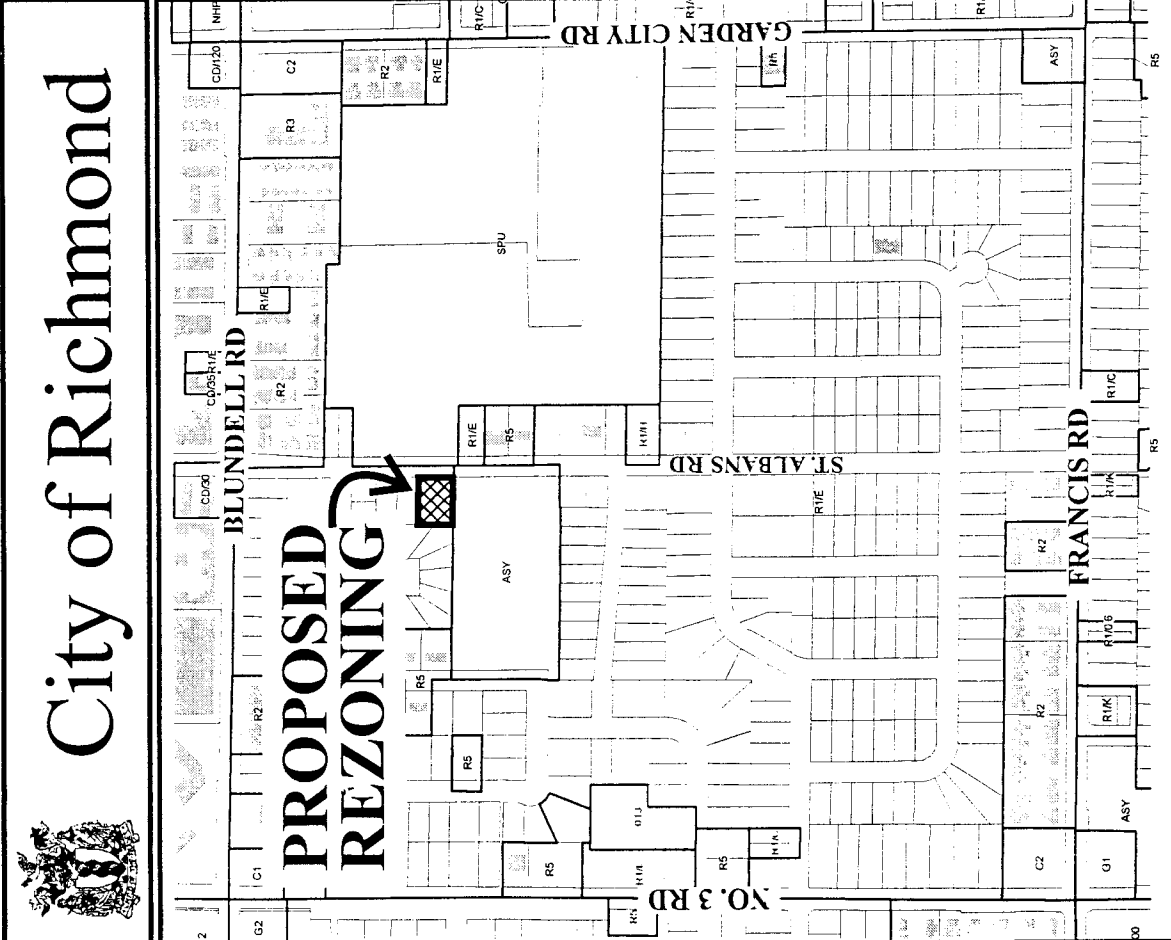
- | | |
|--------------|---|
| Attachment 1 | Location and Context Maps |
| Attachment 2 | Development Application Data Sheet |
| Attachment 3 | Preliminary Architectural Drawings (Site plan and elevations) |



Original Date: 04/16/04
 Revision Date:
 Note: Dimensions are in METRES



RZ 04-268279

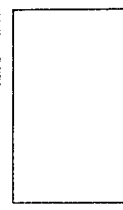


City of Richmond

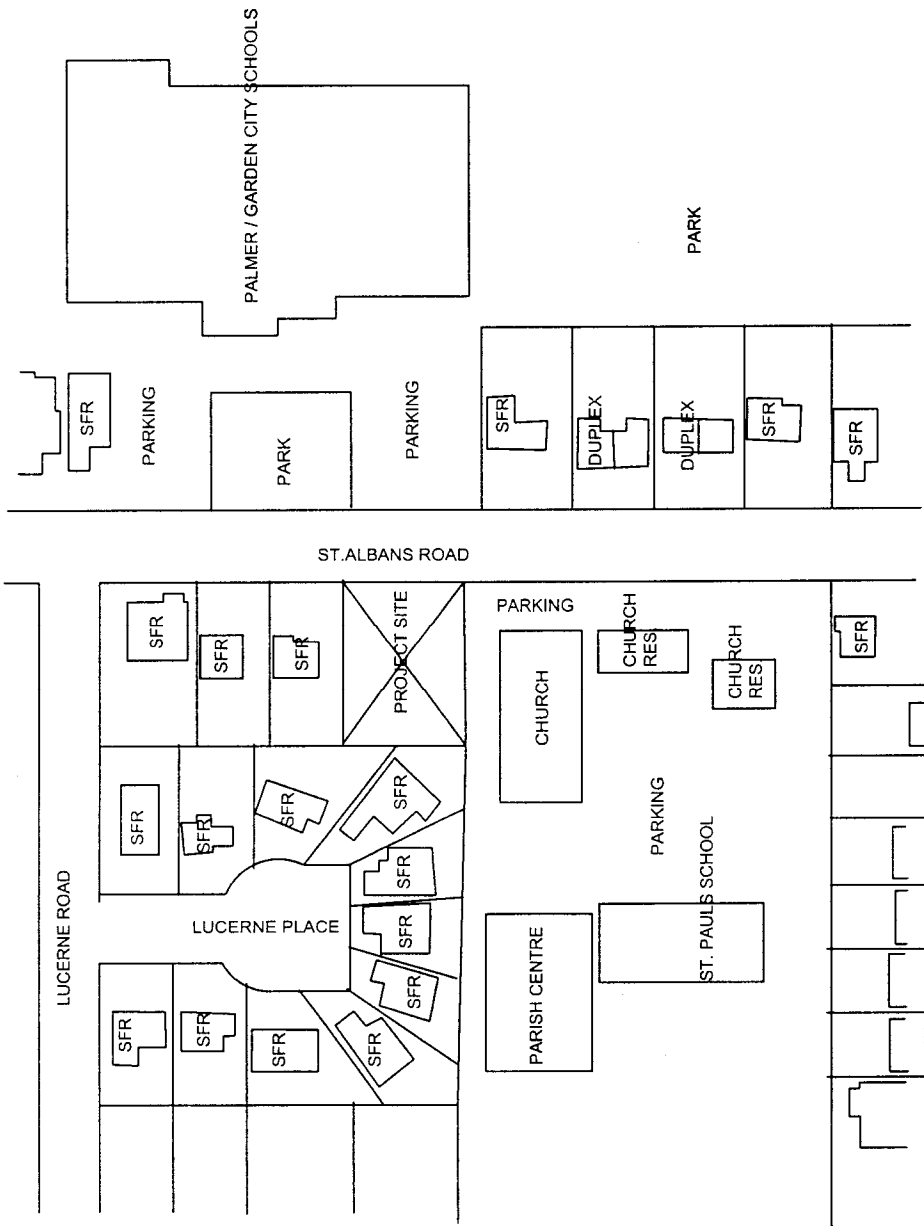
PROPOSED REZONING

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Date	Revised	By



**DOUGLAS L. WASSER
ARCHITECT**
8000 264-1085
www.douglasl.wasser.com



PROJECT:
03019 8161 ST. ALBANS ROAD
RICHMOND, BC

DRAWING TITLE:
CHILD CARE FACILITY

DRAWN: L.V.R.	2 OF 4	REV.
DATE: JULIAN		
SCALE: as noted		
PROJECT No: 2019		

CONTEXT PLAN



City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

**Development Application
Data Sheet**
Development Applications Department

RZ 03-268279

Attachment 2

Address: 8191 St Albans Road
 Applicant: Douglas L Massie Owner: Canadian Central Child Care Ltd
 Planning Area(s): Broadmoor Area

	Existing	Proposed
Site Size:	1,554.8 m ²	no change
Land Uses	Two-Family Residential	Child Care & Residential
OCP Designation	Low Density Residential	Limited Mixed-Use
702 Policy Designation	R1/H (Policy 5423)	no change
Zoning	R1/E	CD/151
Number of Units	2	2 & Child Care facility

	Bylaw Requirement	Proposed Development	Variance
Floor Area Ratio:	Max. 0.5	Max. 0.5	none permitted
Lot Coverage – Building:	Max. 35%	30%	none
Setback – Front Yard:	Min. 16 m	17.3 m	none
Setback – North Side Yard:	Min. 2 m	2 m	none
Setback – South Side Yard:	Min. 7 m	7.2 m	none
Setback – Rear Yard:	Min. 6 m	5.1 m	none – plan to be revised
Height (m):	12 m & 2 storeys	Max 11.9 m & two storeys	none
Off-street Parking – Facility/Resident:	12 and 3	12 and 3	none
Accessible Parking Spaces	1	1	none
Off-street Parking Spaces – Total:	15	15	none

Other: *No variance requests are anticipated.

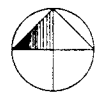
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No.	Subject	Date

DOUGLAS MAJOR
ARCHITECT
8049 241-1-046

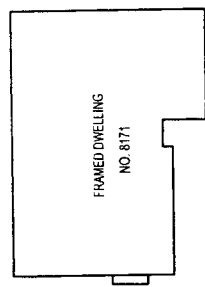
PROJECT:
4326 BIRCH ST. ALBANY ROAD
ROCKMOUNT, NC

DATE/TITLE		REV.
	CHILD CARE FACILITY SITE PLAN	



LEGAL DESCRIPTION:

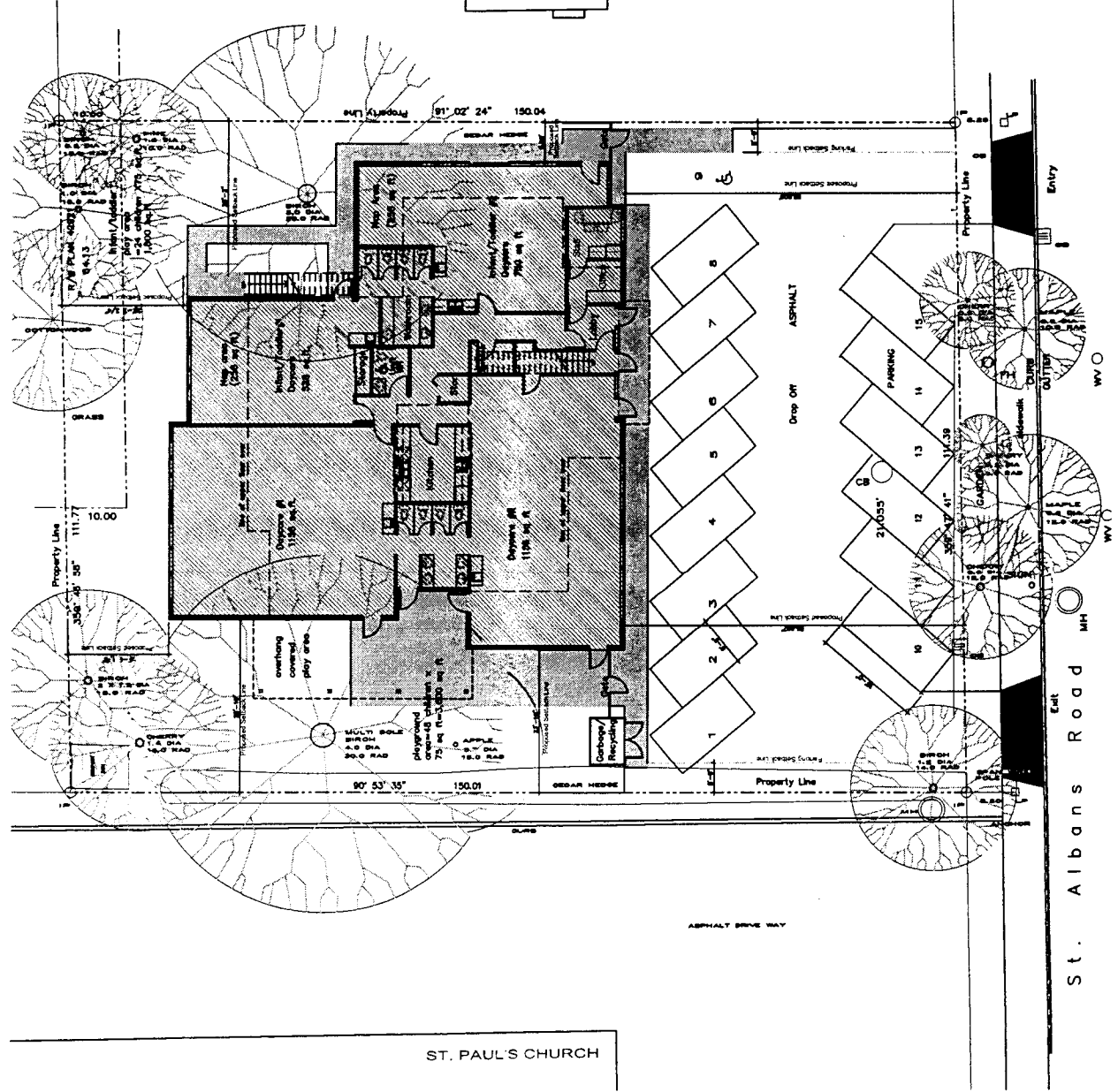
SOUTH HALF OF LOT B EXCEPT FIRSTLY
PARCEL 1 (3946) SECONDLY, PART SUBDIVIDED BY
PLAN 20753
SECTION 21 BLOCK 4 NORTH, RANGE 6
NEW WESTMINSTER
DISTRICT 3441



SITE DATA:

Site Area: 16736 Sq. Ft.
Allowable Floor Area: 5 X 16736=8368 Sq. Ft.
Ground Floor Area: 5102 Sq. Ft. (not including Toy Shed)
Second Floor Area: 3266 Sq. Ft.
Total Proposed Area: 8367 Sq. Ft.
Total Outdoor Play Area: 5,282 Sq. Ft.
Allowable Lot Coverage: 35 X (16736/4857) 6 Sq. Ft.
Proposed Lot Coverage: 5102 Sq. Ft. (16736 Sq. Ft. - 30 (not including Toy Shed))
Allowable Maximum Height: 39.37' / Proposed Maximum Height: 33'-6"
Existing Zoning: R1 Single Family Housing District
Proposed Zoning: CD
All existing trees to remain. Shrubs and trees to be pruned.

SITE PLAN
SCALE - 1/8"=1'-0"

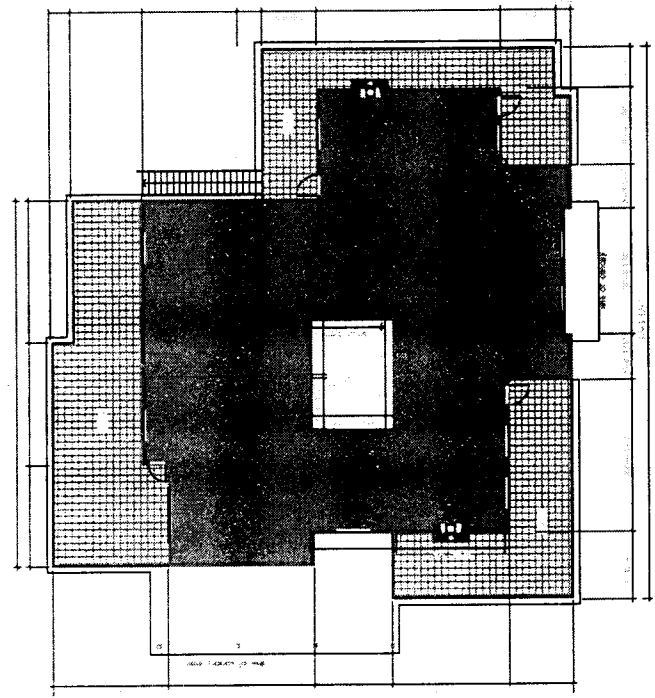


ST. PAUL'S CHURCH

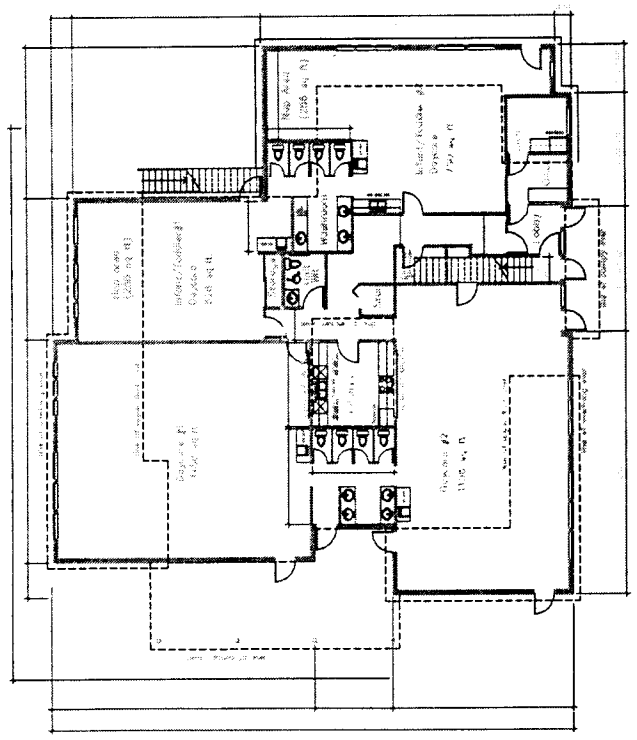
St. Albans Road

LESTER B. BROWN, P.E.
 ARCHITECT
 1000 W. 10TH ST., SUITE 100
 MILWAUKEE, WI 53233
 TEL: 414-224-1000
 FAX: 414-224-1001

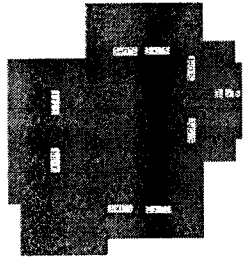
DOUGLAS HANNE
 ARCHITECT
 8000 26th Ave S
 MINNEAPOLIS, MN 55425
 TEL: 612-338-1000
 FAX: 612-338-1001



UPPER FLOOR PLAN
 SCALE - 1/8"=1'-0"



GROUND FLOOR PLAN
 SCALE - 1/8"=1'-0"



ROOF PLAN
 SCALE - 1/8"=1'-0"

PROJECT	0019 6191 ST. ADAMS ROAD MILWAUKEE, WI
DRAWING TITLE	FLOOR PLANS, ROOF PLAN
DRAWN BY	3
DATE PLOTTED	4
SCALE AS SHOWN	
PROJECT No. 0019	REV.

CONSTRUCTION SPECIFICATIONS

DATE: 05/14/04



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 2700 W. 10th St.
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 Minneapolis, MN 55408
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 www.p+a.com

DOUGLAS L. MASSIE
 ARCHITECT
 (604) 264-1496

PROJECT NO. 04-001

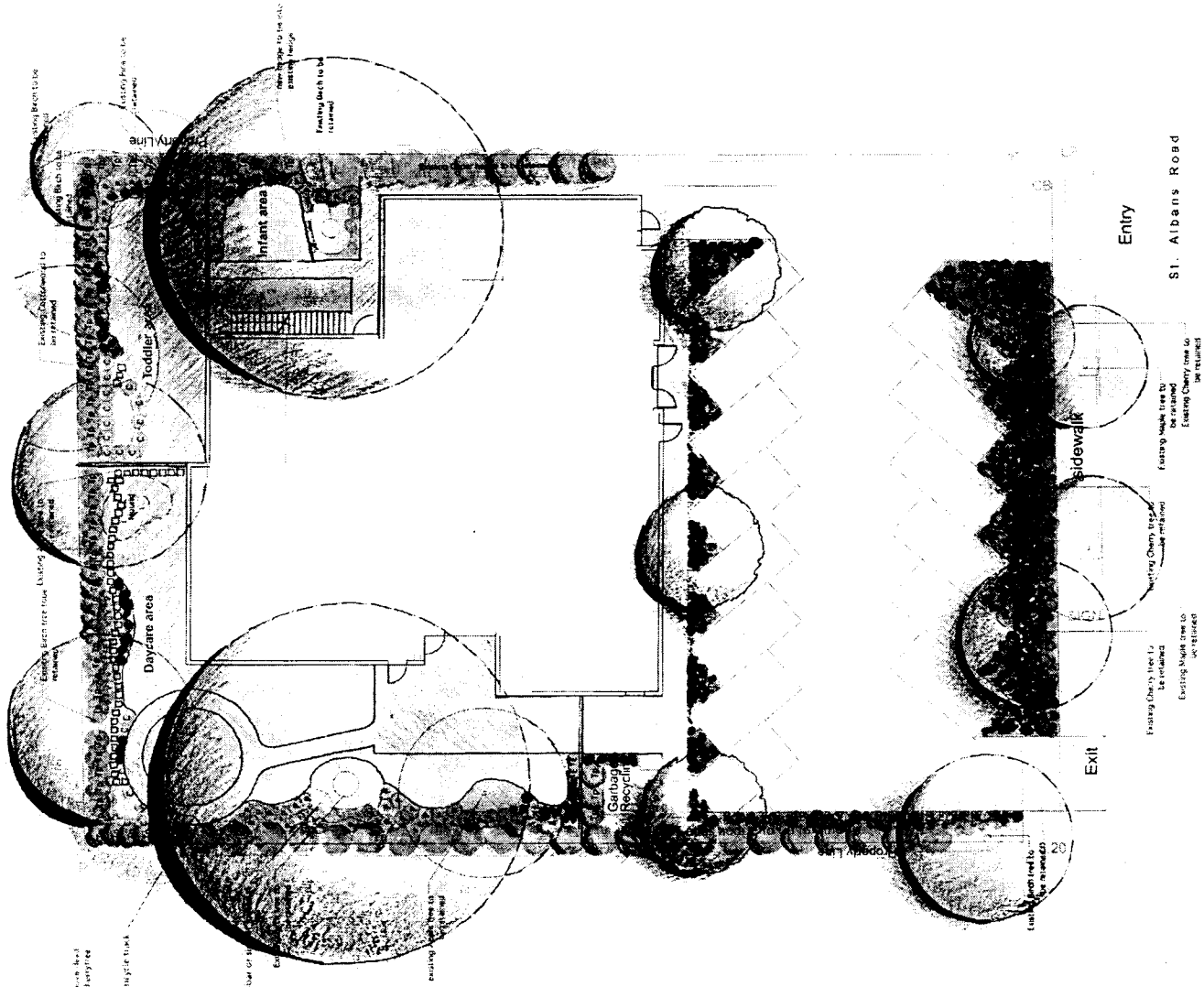
Landscape Plan

CHILD CARE
 FACILITY

3000 ST. ALBANS ROAD
 RICHMOND, BC

DATE: 04/14/04
 SCALE: 1/8" = 1'-0"
 PROJECT NO. 04-001

5



Plant List

Symbol	Qty	Botanical Name	Common Name
		Existing trees to be retained	
		Existing trees to be retained	
		Existing trees to be removed	
		Thuja occidentalis smaragd	Cedar
		Vaccinium ovatum	Blueberry
		Alnus incana 'Burgundy Lace'	Carpet Lace
		Colymbotis x acutiflora	Feather Reed Grass
		Campanula punctata	Bell Flower
		Coultia suavis	Bloss Buttons
		Echinacea	Purple Coneflower
		Epimedium x perrallicium	Barrenwort
		Heuchera 'Persian Carpet'	Coral Flowers
		Polygonum vulgare	Wood Fern
		Magnolia grandiflora	Southern Magnolia
		Buxus sempervirens	Boxwood
		Prunus laurocerasus	Cherry Laurel
		Rosa 'Pink Bolly'	Carpet Rose
		Aluga reptans	Carpet Bugle
		Acerella mollis	Ladies Mantle
		Helictotrichum sempervirens	Blue Out Grass
		Hemerocallis 'Bonzai'	Day Lily
		Lavender angustifolia	Lavender



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7805 (RZ 04-268279)
8191 ST ALBANS ROAD**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by inserting as Section 291.151 thereof the following:

“ 291.151 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/151)

The intent of this zoning district is to accommodate a **Child Care** facility with ancillary and associated office(s) and **dwelling unit(s)**.

291.151.1 **PERMITTED USES**

LICENSED **CHILD CARE** programme;
OFFICE; and
RESIDENTIAL, limited to two **dwelling units** PROVIDED at least one resident per **dwelling unit** must be an owner or child care worker employee of the **Child Care** facility.

291.151.2 **PERMITTED DENSITY**

.01 **Maximum Floor Area Ratio:** 0.50

291.151.3 **MAXIMUM LOT COVERAGE:** 35%

291.151.4 **MINIMUM SETBACKS FROM PROPERTY LINES**

.01 **Front Yard:** 16 m (52.493 ft.).
.02 **North Side Yard:** 2 m (6.562 ft.).
.03 **South Side Yard:** 7 m (22.966 ft.).
.04 **Rear Yards:** 6 m (19.685 ft.).

291.151.5 **MAXIMUM HEIGHTS**

.01 **Buildings & Structures:** Two storeys but not to exceed 12 m (39.370 ft.).
.02 **Accessory Buildings:** 5 m (16.404 ft.).

291.151.6 **OFF-STREET PARKING**

- .01 Off-street parking for the use of residents shall be provided at the rate of 1.5 spaces per **dwelling unit**.
- .02 A minimum of 12 parking spaces shall be provided for the use of the **Child Care** facility.
- .03 With a parking angle of 50°, the minimum width of aisle shall be of 4.14 m (13.583 ft.).”

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/151)**.

P.I.D. 007-377-339

South Half Lot “B” Except: Firstly: Parcel “One” (Explanatory Plan 13946) Secondly: Part Subdivided by Plan 20753; Section 21 Block 4 North Range 6 West New Westminster District Plan 3441

3. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7805**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
<i>il</i>
APPROVED for legality by Solicitor
<i>vpe</i>

MAYOR

CITY CLERK