



City of Richmond

Report to Committee

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To: Planning Committee  
From: Raul Allueva  
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)

To Planning - sept 7, 2004  
Date: August 10, 2004  
RZ 04-268279  
File: 8060-20-7805  
xr 12-8060-20-6921 / 6922

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**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

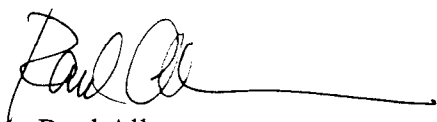
St. Albans Road was "beautified" about 10 years ago. No frontage improvement requirements have been identified.

#### **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:

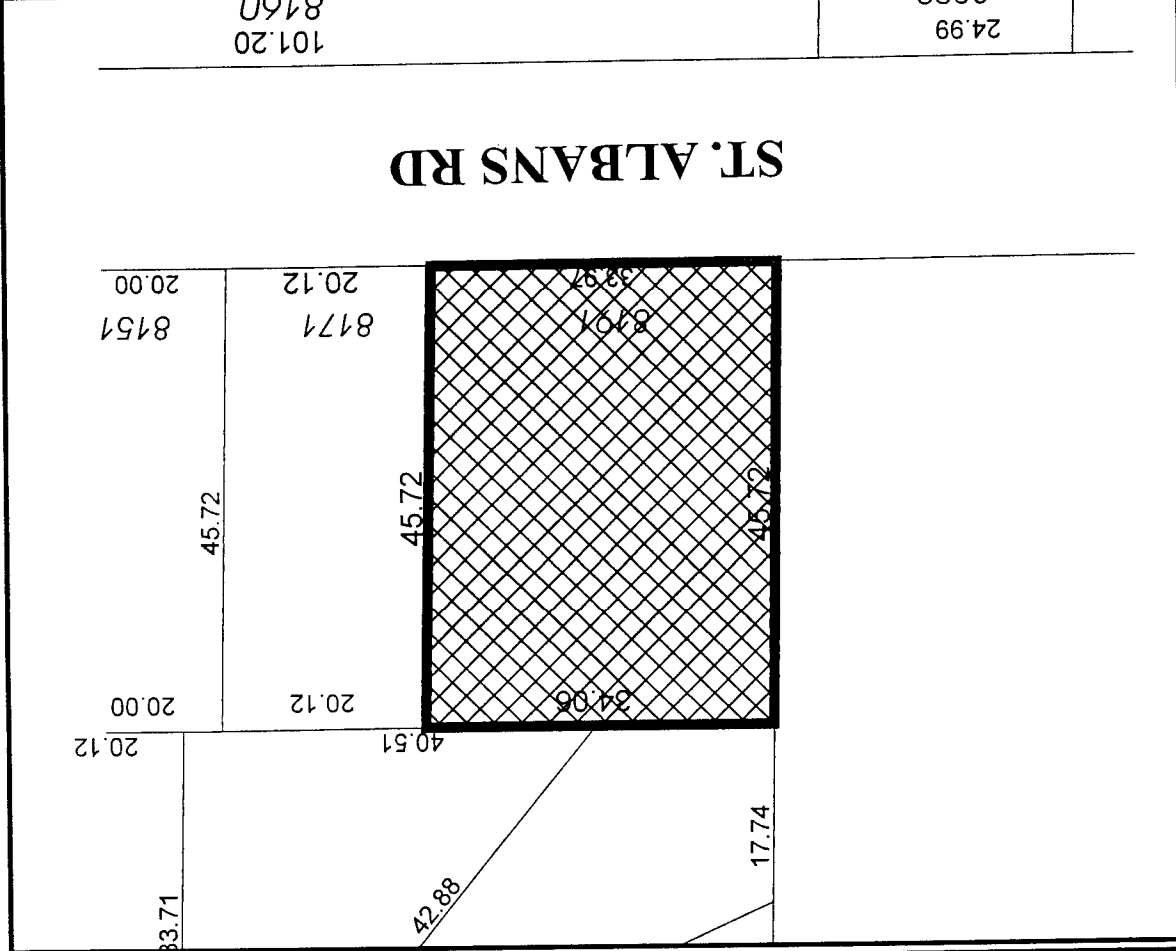
- The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.

\* Note: This requires a separate application.

## List of Attachments

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- |              |   |
|--------------|---|
| 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:

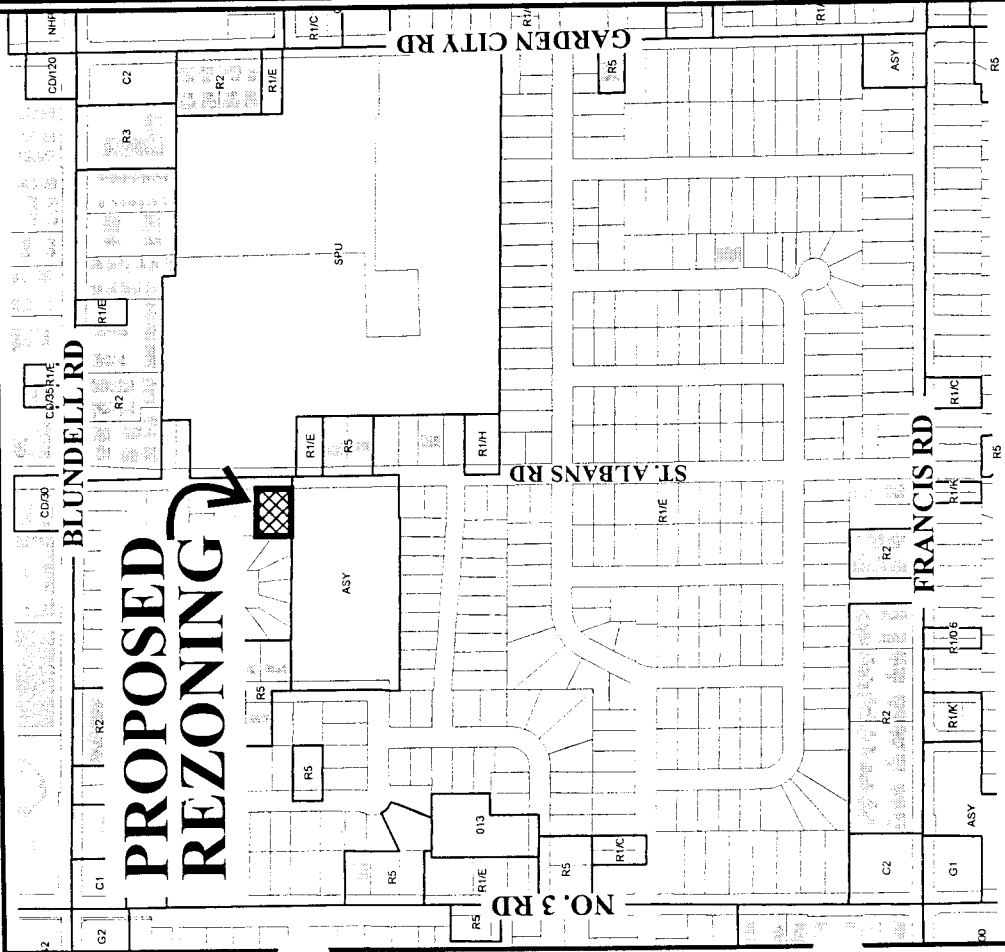
Note: Dimensions are in METRES

ENTERED

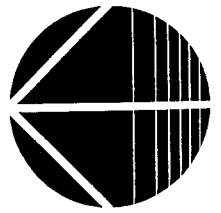
# City of Richmond



## PROPOSED REZONING



# RZ 04-268279









**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 <sup>2</sup>	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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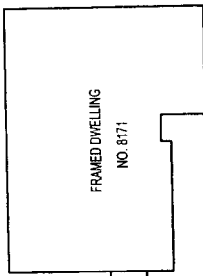
This drawing and drawing set are the property of the architect and shall remain the property of the architect. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

Date	Revised	By

**DOUGLAS L. MARRE**  
**ARCHITECT**  
 1009 241-1 000  
 www.douglaslmarre.com

**LEGAL DESCRIPTION:**

SOUTH HALF OF LOT 9 EXCEPT FIRSTLY  
 PARCEL 1 (EXPLANATORY  
 PLAN 1946) SECONDLY PART SUBDIVIDED BY  
 PLAN 20753  
 SECTION 21 BLOCK 4 NORTH, RANGE 6  
 NEW WESTMINSTER  
 DISTRICT 3441



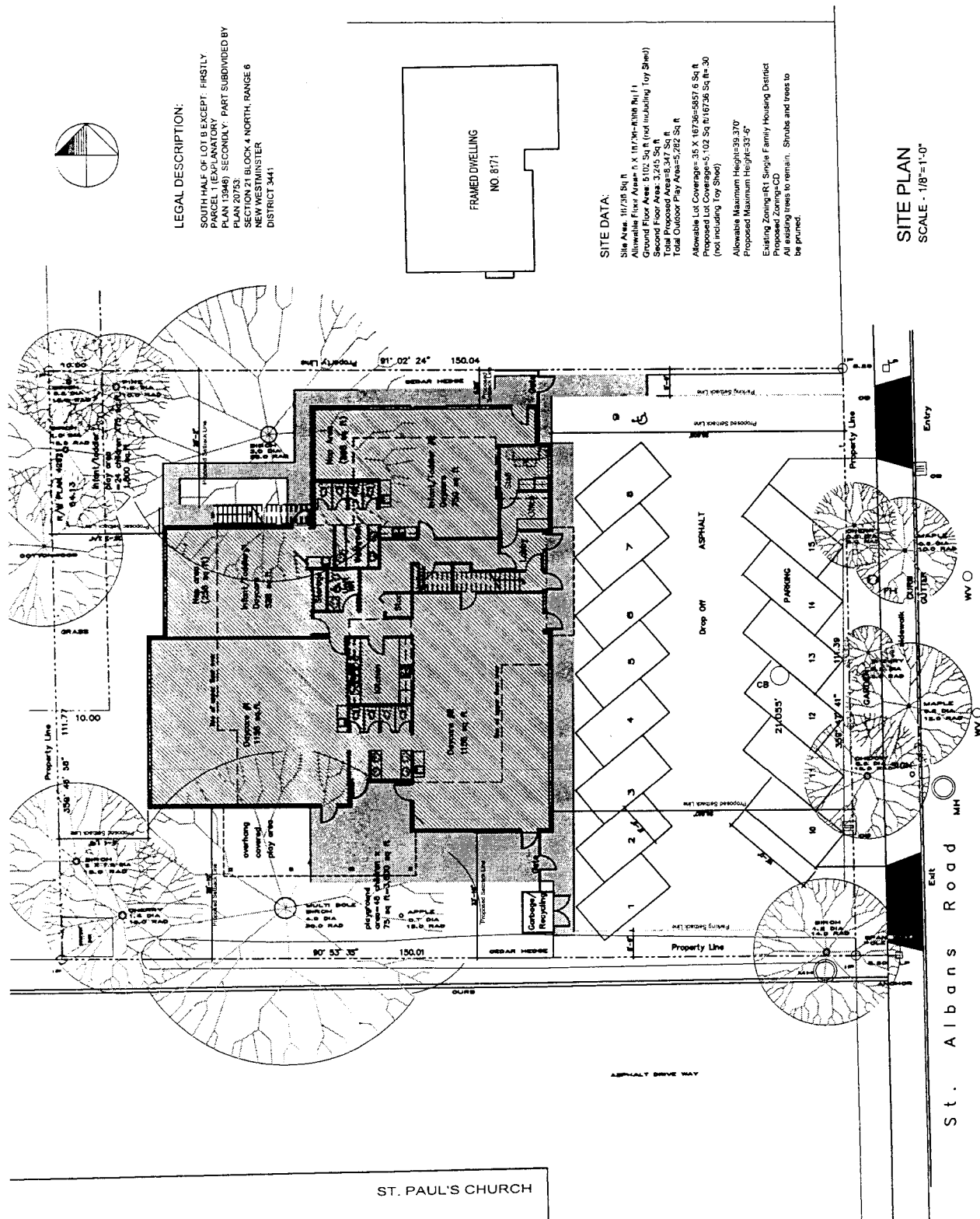
**SITE DATA:**

Site Area: 167,326 Sq. Ft.  
 Allowable First Floor Area: 6 X 167,326=985,956 Sq. Ft.  
 Ground Floor Area: 51,022 Sq. Ft. (not including Toy Shed)  
 Second Floor Area: 3,245 Sq. Ft.  
 Total Proposed Area: 5,347 Sq. Ft.  
 Total Outdoor Play Area: 5,222 Sq. Ft.  
 Allowable Lot Coverage: 35 X 167,326=5857,654 Sq. Ft.  
 Proposed Lot Coverage: 5.102 Sq. Ft./167,326 Sq. Ft. = .30 (not including Toy Shed)  
 Allowable Maximum Height: 33'-0"  
 Proposed Maximum Height: 33'-0"  
 Existing Zoning: R1 Single Family Housing District  
 All existing trees to remain. Shrubs and trees to be pruned.

**PROJECT:**  
 6009 STEE ST. ALBANS ROAD  
 RICHMOND, VA

**OWNER:**  
 CHILD CARE FACILITY  
 SITE PLAN

DATE: 1/11/11	REV: 1
SCALE: AS SHOWN	OF 4
PROJECT No: 00000	REV:



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

ST. PAUL'S CHURCH

St. Albans Road

PROJECT NO. 100-100-100  
 SHEET NO. 100-100-100  
 DATE: 10/10/10

**DOUGLAS L. MAHRE**  
**ARCHITECT**  
 800 343-1000  
 1000 100th Street, Suite 100  
 Cambridge, MA 02142



PROJECT:

8009 8th St, Adams Road  
 Cambridge, MA

DRAWING TITLE:

FLOOR PLANS,  
 ROOF PLAN

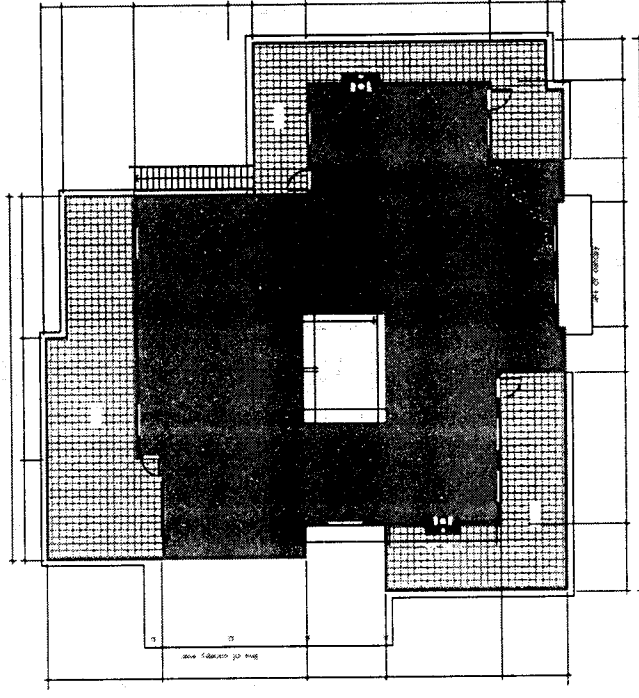
DRAWN: [Name]

DATE: 10/10/10

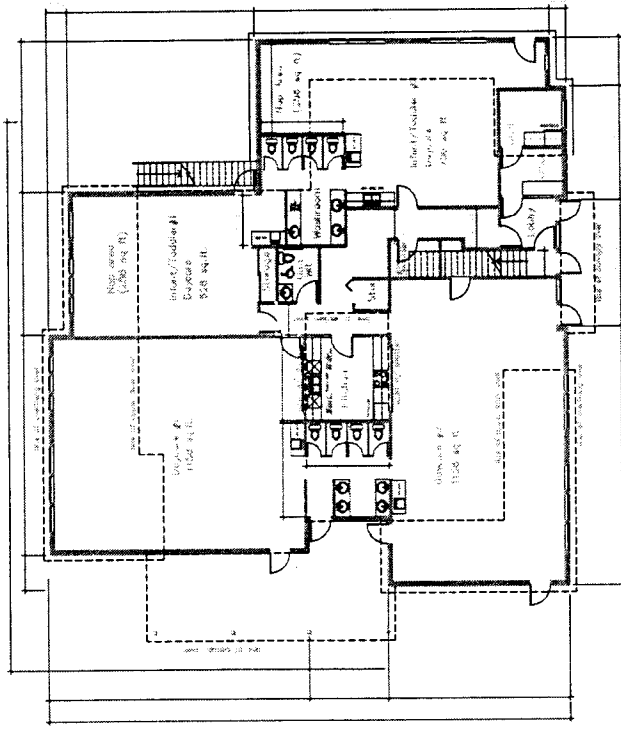
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PROJECT No. 100-100-100

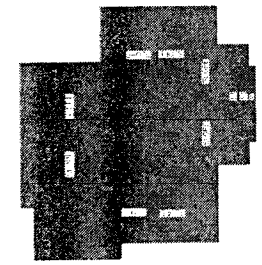
REV.



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



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



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

L. BROWN, INC./SHELL  
 1000 W. 10TH ST. SUITE 100  
 DENVER, CO 80202  
 Tel: 303-733-1111  
 Fax: 303-733-1111

Date: \_\_\_\_\_  
 Rev: \_\_\_\_\_

**DOUGLAS L. MARRE**  
**ARCHITECT**  
 800 244-1406  
 1000 W. 10TH ST. SUITE 100  
 DENVER, CO 80202

**MATERIAL LEGEND**  
 1. BRICK  
 2. STUCCO  
 3. SIDING  
 4. GLASS  
 5. METAL  
 6. WOOD  
 7. CONCRETE  
 8. ASPHALT  
 9. GRASS  
 10. TREES

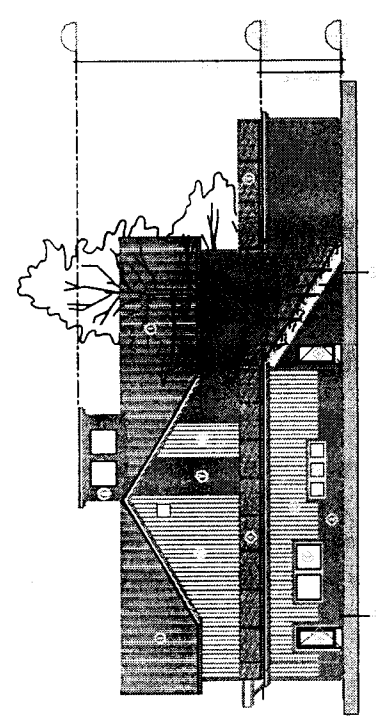
**PROJECT**

6519 89th ST. ADAMS ROAD  
 ROCKFORD, IL

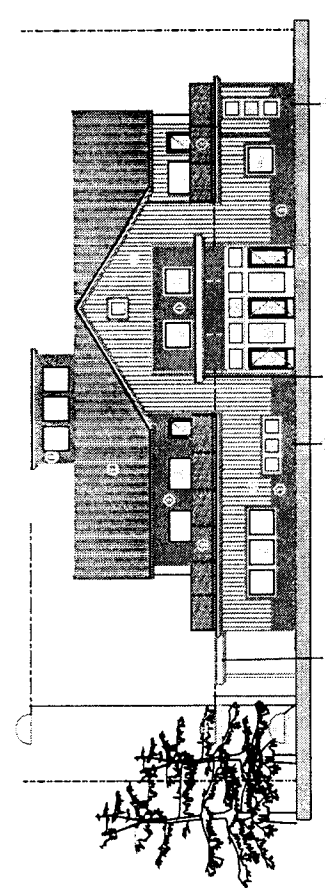
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**BUILDING ELEVATIONS**

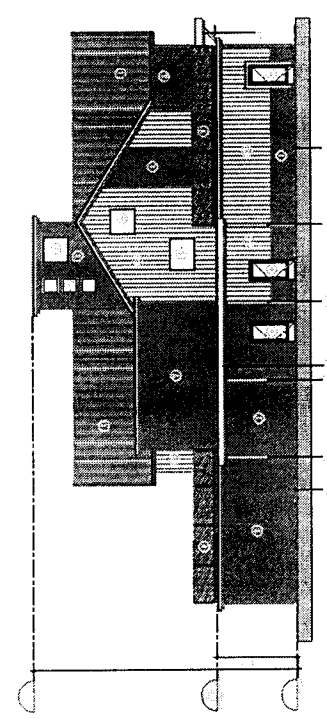
<b>DATE:</b> 1/14/04	<b>REV:</b>
<b>DATE:</b> 1/14/04	
<b>SCALE:</b> 1/8"=1'-0"	
<b>PROJECT No.:</b> 02019	



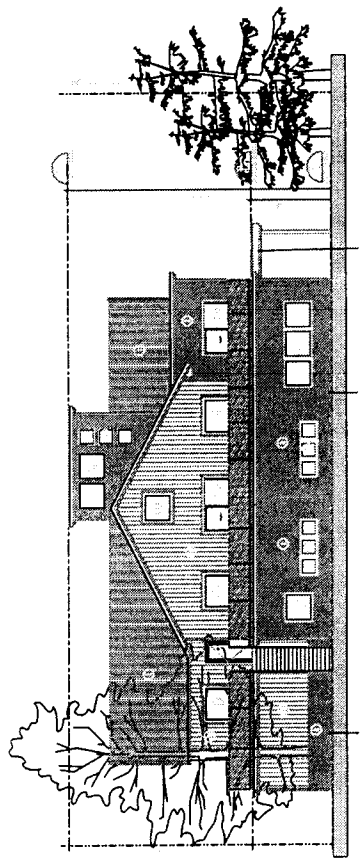
**NORTH ELEVATION**  
 SCALE - 1/8"=1'-0"



**EAST ELEVATION**  
 SCALE - 1/8"=1'-0"



**SOUTH ELEVATION**  
 SCALE - 1/8"=1'-0"



**WEST ELEVATION**  
 SCALE - 1/8"=1'-0"

DR. JESSIE B. HIGGINS  
 1000 W. 10th St., Suite 100  
 Oklahoma City, OK 73101  
 Phone: (405) 241-1111  
 Fax: (405) 241-1112

Return to: RAYMOND  
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 Oklahoma City, OK 73101  
 Phone: (405) 241-1111  
 Fax: (405) 241-1112



Public and Architectural  
 Planning  
 2100 West 10th St., Suite 100  
 Oklahoma City, OK 73101  
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DOUGLAS L. MASSIE  
 ARCHITECT  
 (604) 264-1496

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 Oklahoma City, OK 73101  
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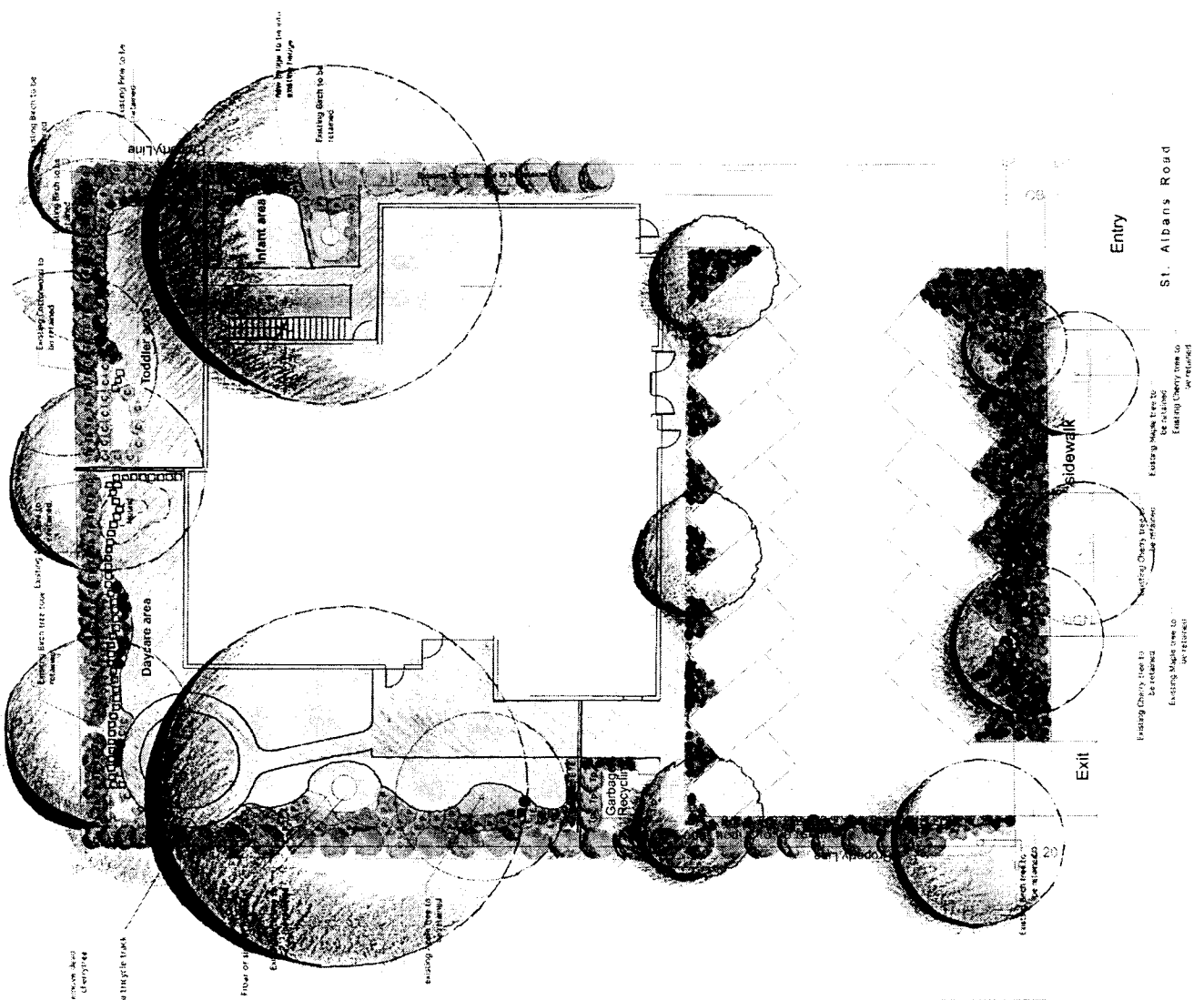
Landscape Plan

CHILD CARE  
 FACILITY

301 ST. ALBANS ROAD  
 OKLAHOMA CITY, OK

DATE: 10/1/04  
 SCALE: 1/8" = 1'-0"  
 SHEET: 5 OF 5

5



Symbol	Qty	Botanical Name	Common Name
		Existing Tree to be retained	
		Existing Hedge to be retained	
		Existing Tree to be removed	
<b>Play yard</b>			
<b>Shrubs</b>			
T		Thuja occidentalis smaragd	Cedar
V		Vaccinium ovatum	Blueberry
<b>Perennials</b>			
C		Ajuga reptans 'Burgundy Lace'	Carpet Bugle
d		Colanagrotis x auriflora	Feather Reed Grass
e		Campulid punctata	Bell Flower
f		Coula squallida	Bass Buttons
g		Echiracea	Purple Coneflower
h		Echinoderm x peralchicum	Burnweed
i		Hebe x Perian Carpet	Coral Flowers
p		Polystichum wettlium	Sword Fern
<b>Parking area</b>			
<b>Trees</b>			
	3	Magnolia grandiflora	Southern Magnolia
<b>Shrubs</b>			
B		Buxus sempervirens	Bowwood
L		Prunus laurocerasus	Cherry Laurel
R		Rosa 'Pink Bell'	Carpet Rose
<b>Perennials</b>			
A		Ajuga reptans	Carpet Bugle
M		Alchemilla mollis	Ladies Mantle
N		Helictotridon sempervirens	Blue Oat Grass
O		Hemerocallis 'Bananza'	Day Lilly
L		Lavandula angustifolia	Lavender



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**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

\_\_\_\_\_

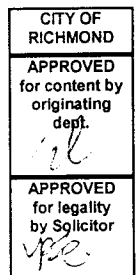
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\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK