



**City of Richmond**  
Urban Development Division

**Report to  
Development Permit Panel**

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**To:** Development Permit Panel  
**From:** Raul Allueva  
Director of Development  
**Date:** October 27, 2004  
**File:** DP 04-275637  
**Re:** **Application by Douglas L. Massie, Architect for a Development Permit at  
8191 St. Albans Road**

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**Staff Recommendation**

That a Development Permit be issued which would:

1. Permit the construction of a two-storey building with a licensed child care facility on the ground floor and two (2) ancillary dwelling units above at 8191 St. Albans Road on a site zoned Comprehensive Development District (CD/151); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to permit five (5) small parking spaces.

Raul Allueva  
Director of Development

SB:blg  
Att.

## **Staff Report**

### **Origin**

Douglas L. Massie, Architect has applied to the City of Richmond for permission to develop a two-storey building with a licensed childcare facility on the ground floor and two (2) ancillary dwelling units on the second floor. The site contains a legal non-conforming duplex which is being demolished for this project.

The subject site is in the process of being rezoned (RZ 04-268279) from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/151). This staff report satisfies the outstanding conditional requirement of rezoning.

### **Development Information**

Please refer to the attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements.

### **Background**

The subject Broadmoor Area site is located on St. Albans Road between Blundell Road and Lunen Road. 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.

### **Rezoning and Public Hearing Results**

#### Rezoning:

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage:

- Tree retention and replacement strategies; 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.

There are seventeen (17) existing trees on-site and five (5) additional trees in the boulevard. All of the boulevard trees and fourteen (14) trees on-site will be retained. Although the applicant was endeavouring to retain all existing trees on-site, a registered arborist has recommended the removal of three (3) trees due to poor health and potential structural failure.

As discussed in the rezoning staff report, both the required 2 m setback to the north and 6 m setback to the rear (west) have been provided and increased at the second storey. The setbacks are 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) immediately to the north.

#### Public Hearing:

The Public Hearing for the rezoning of this site was held on October 18, 2004. At the Public Hearing, the residents of 8155 Lucerne Place were concerned that the addition of a child care

facility in close proximity to Palmer and St. Paul's schools would increase traffic volume and the potential for traffic accidents involving children.

Early in the rezoning process, traffic and parking were identified as issues. Transportation Department and Development Application Department staff worked with the applicant and their traffic consultant to address the issues. The applicant previously modified the proposed programming of the facility to eliminate the pre-school component and include the infant/toddler day care rooms which addresses adequate on-site parking and demonstrated civic need for services. With the same number of children, pre-school has a much higher peak demand for parking than day care. All of the children participate in pre-school on a set schedule, whereas in a day care, the centre will provide a parameter with set operating hours and each child's schedule will be set by their parent's work schedule.

As discussed in the rezoning staff report, the traffic consultant demonstrated that St. Albans Road and proximate signalized intersections could accommodate the expected increase in traffic generated by the proposed facility. They further demonstrated that the final on-site parking proposal could accommodate the expected parking demand associated with the new land use, size and programming of the proposed facility. A report was submitted to the City and is filed with the rezoning application.

### **Staff Comments**

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the Zoning and Development Bylaw No. 5300 except for the zoning variances noted below.

### **Zoning Compliance/Variances (staff comments in *bold*)**

The applicant requests to vary Section 405 (Development & Maintenance Standards for Off-Street Parking) of the Zoning and Development Bylaw No. 5300 to permit five (5) small parking spaces in a surface parking lot with less than 31 parking spaces.

*(Staff supports the proposed variance as it is considered minor and results in a site plan which accommodates 15 on-site parking spaces and a buffer between the surface parking and adjacent properties which includes screening and landscaping. The surface parking lot configuration was designed by the applicant's traffic consultant, a professional engineer. In addition, the accessible parking space will be raised to the level of the sidewalks to improve pedestrian manoeuvrability. Sidewalks (1.5 m wide) are located in front and to one side of the accessible parking space.)*

### **Analysis**

#### Conditions of Adjacency:

- The proposed two-storey height, siting and orientation of the building respects the massing of the surrounding existing development;
- The impact of the development on the adjacent single-family home to the north is mitigated through: locating the programming on the site and in the building such that the quietest activity zone is located along the north edge of the site; increasing the setback at the second storey and at the rear of the building; minimizing the windows facing north with none at the

second storey level; minimizing the second storey deck facing north through restricting decks to line up with windows viewing east and west; providing a landscape buffer with the retention of existing hedge and all trees along the north edge of the property; and privacy fencing (1.8 m high); and

- The impact of the development on the adjacent single-family home to the west is mitigated through: locating the programming on the site and in the building such that the noisiest activity zone is located along the south edge of the site; providing a 6 m rear yard setback; increasing the setback at the second storey; providing a landscape buffer with the retention of all existing healthy trees along the west edge of the property; and privacy fencing.

#### Urban Design and Site Planning:

- The site and building have been planned to orient the quietest activities along the residential edges and most boisterous activities against the southern facing assembly edge of the property. A sensitive buffer is offered along the shared property lines including landscaping, hedges, trees and privacy fences.
- The siting of the building, the mix of commercial and residential uses and the relationship between the indoor spaces and the outdoor areas allow for adequate surveillance to meet safety and crime prevention objectives;
- The development offers a landscaped streetscape on St. Albans Road. The streetscape massing offers a transition between the larger St. Paul's complex and the smaller existing older single-family home.
- The deep front yard setback roughly matches both that of adjacent St. Paul's complex and the single-family home to the north;
- The garbage and recycling area has been located in the parking lot set back from St. Albans Road and contained in a trellis roofed enclosure and screened with existing hedging and landscaping; and
- The parking has been located off St. Albans Road in front of the building. The parking plan includes special paving treatment, retaining existing Cedar hedging, surrounded with landscaping including new trees and side fencing to minimize its visual impact on St. Albans Road.

#### Architectural Form and Character:

- The building form is well articulated; and
- The proposed building materials (brick, corrugated metal, aluminium framed windows and doors, and metal railings with glass infill) are generally consistent with the Official Community Plan (OCP) Guidelines.

#### Landscape Design and Open Space Design:

- There are 17 existing trees on-site and five (5) additional trees in the boulevard. All of the boulevard trees and 14 trees on-site will be retained. Although the applicant was endeavouring to retain all existing trees on-site, a registered arborist has recommended the removal of three (3) trees due to poor health and potential structural failure;
- The landscape plan includes six (6) new trees, extensive play ground programming, a tricycle track, playground equipment, shrub and vine planting, unit paving, and planted pots on the second floor decks. Three (3) new trees will replace the trees being removed along the south property line and three (3) will be planted in front of the building in the parking area;
- A landscape buffer and wood fencing are located along the south and north property lines. A landscape buffer is located along the west existing neighbour's privacy fence; and

- The use of permeable paving improves the permeability of the site.

### **Advisory Design Panel Comments**

The Advisory Design Panel was generally supportive of the proposed development and decided that the project should proceed. A copy of the relevant excerpt from the Advisory Design Panel Minutes from September 23, 2004 is attached for reference (**Attachment 2**). In response to the issues raised by the Panel, the building form and landscape design have been improved, including:

- Widening the spaces between the parking spaces and building sidewalk for pedestrian passage;
- Incorporating year round planting along the St. Albans frontage;
- Designing play areas with resilient plant species and three pieces of play equipment;
- Incorporating gates and arbours;
- Designing the building with a recessed entry and lowered child level windows; and
- Raising the accessible parking space up to the level of the adjacent sidewalks to maximize pedestrian manoeuvrability.

### **Conclusions**

The applicant has satisfactorily addressed staff and the Advisory Design Panel's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. Therefore, staff recommend support of this Development Permit application.

*Sara Badyal.*

Sara Badyal, M.Arch.  
Planner 1  
(Local 4282)

SB:blg

The following conditions are to be met prior to forwarding this application to Council for approval:

- Receipt of a Letter of Credit for landscaping in the amount of \$17,051.67 (based on a gross floor area of 8525.83 ft<sup>2</sup>); and
- Proof of contract with registered arborist with minimum of four (4) site visits (during demolition, excavation and through construction) to supervise the retention of trees onsite and adjacent to site.

## List of Attachments

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Attachment 1	Development Application Data Sheet
Attachment 2	Excerpt from Advisory Design Panel Minutes



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

**Development Application  
Data Sheet**  
**Development Applications Department**

**DP 04-275637**

**Attachment 1**

Address:	8191 St. Albans Road		
Owner:	Canadian Central Child Care Ltd.	Applicant:	Douglas L. Massie, Architect
Planning Area(s):	Broadmoor Area		
Site Area	Gross: 1,555.39 m <sup>2</sup>	Net:	no change
Floor Area	Gross: 792.05 m <sup>2</sup>	Net:	774.74 m <sup>2</sup>
Zoning	Comprehensive Development District (CD/151)		

	Existing	Proposed
Land Uses	Two-Family Residential	Child Care & Residential
OCP Designation	Low Density Residential	Limited Mixed-Use
Number of Units	2 dwelling units	Daycare & 2 dwelling units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.5	Max. 0.49	none permitted
Lot Coverage – Building:	Max. 35%	30%	none
Setback – Front Yard:	Min. 16 m	16.94 m	none
Setback – North Side Yard:	Min. 2 m	2 m	none
Setback – South Side Yard:	Min. 7 m	7.26 m	none
Setback – Rear Yard:	Min. 6 m	6 m	none
Height (m):	Max. 12 m & 2 storeys	10.2 m & 2 storeys	none
Off-street Parking – Facility/Resident:	12 and 3	12 and 3	none
Accessible Parking Spaces	1	1	none
<b>Off-street Parking Spaces – Total:</b>	<b>15</b>	<b>15</b>	<b>5 small parking spaces</b>

A variance has been requested to permit 5 small parking spaces.

**ANNOTATED EXCERPT FROM  
MINUTES FROM THE DESIGN PANEL MEETING**

**Thursday, September 23, 2004 – 4:00 p.m.**

**Rm. 1.003**

**RICHMOND CITY HALL**

4. **Daycare w. 2 dwellings**

*Douglas L. Massie Architect*  
8191 St. Albans Road

DP 04-275637

The comments of the Panel included:

- The parking is tight. Planting could be more concentrated so as to leave more room for people. Similar problem along the roadway. The edge along the street might be better with continuous year round planting which would better provide a buffer from the street. Some of the plants in the play area may not survive. It was questioned whether play equipment would be provided. ***Openings between the parking spaces and building sidewalk have been widened for pedestrian passage. Year round planting has been incorporated along the St. Albans frontage. Plant species in the play areas have been selected with resilience as a consideration. Three pieces of play equipment will be installed.***
- The drawings do not show gates – the entrances would be more desirable with gates. The front entry of the building was shallow and flat – could the entry be recessed. The paving pattern was appreciated. The materials could be more tactile – the metal cladding felt harsh. Locations should be designed for play equipment along with a garden for planting. Could the brick plinth be lowered to allow the windows to be brought even further down? The parking looked tight. ***Gates and arbours have been incorporated into the design drawings. The entry was recessed. The metal cladding chosen offers an undulating and durable surface. Play equipment has been situated and there are gardening opportunities. Child level windows have been lowered. The parking plan was designed with a traffic consultant.***
- A well-thought out scheme. Two less parking would be preferred. It would help to squeeze the entry. The relocation of the garbage/recycling was good. Gates and fence articulation was critical to the entrance of the courtyards. Lowered windows would be good. Could be more childlike, festive and fun. ***See above.***
- The parking could be improved – space for a disabled parking space would encroach the walkways to the north and east. With the limited parking the disabled parking designation would be abused. ***The walkways have been designed with the accessible parking space as a consideration.***

The unanimous decision of the Panel was that the project move forward subject to the incorporation of the Panel's comments regarding: a recessed lobby; a more playful expression of building façade; the addition of play equipment; provision of direct access to the courtyards; and, the details of the gates.





**City of Richmond**  
Urban Development Division

**Development Permit**

**No. DP 04-275637**

To the Holder: DOUGLAS L. MASSIE, ARCHITECT

Property Address: 8191 ST. ALBANS ROAD

Address: C/O MR. GARY FRY  
# 603 – 1200 WEST 73RD AVENUE  
VANCOUVER, BC V6P 6G5

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied or supplemented as follows:
  - a) The dimension and siting of buildings and structures on the land shall be generally in accordance with Plans #1 to #3 attached hereto.
  - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plans #1 and #2a attached hereto.
  - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plans #2a to #3 attached hereto.
  - d) Roads and parking areas shall be paved in accordance with the standards shown on Plans #1 and #2a attached hereto.
  - e) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
  - f) Subject to Section 692 of the Local Government Act, R.S.B.C., the building shall be constructed generally in accordance with Plans #4 and #5 attached hereto.
4. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder, or should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.

# Development Permit

No. DP 04-275637

To the Holder: DOUGLAS L. MASSIE, ARCHITECT

Property Address: 8191 ST. ALBANS ROAD

Address: C/O MR. GARY FRY  
# 603 – 1200 WEST 73 AVENUE  
VANCOUVER, BC V6P 6G5

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There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$17,051.67.

5. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

This Permit is not a Building Permit.

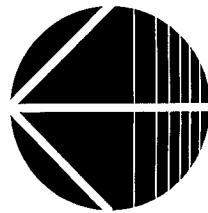
AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

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MAYOR

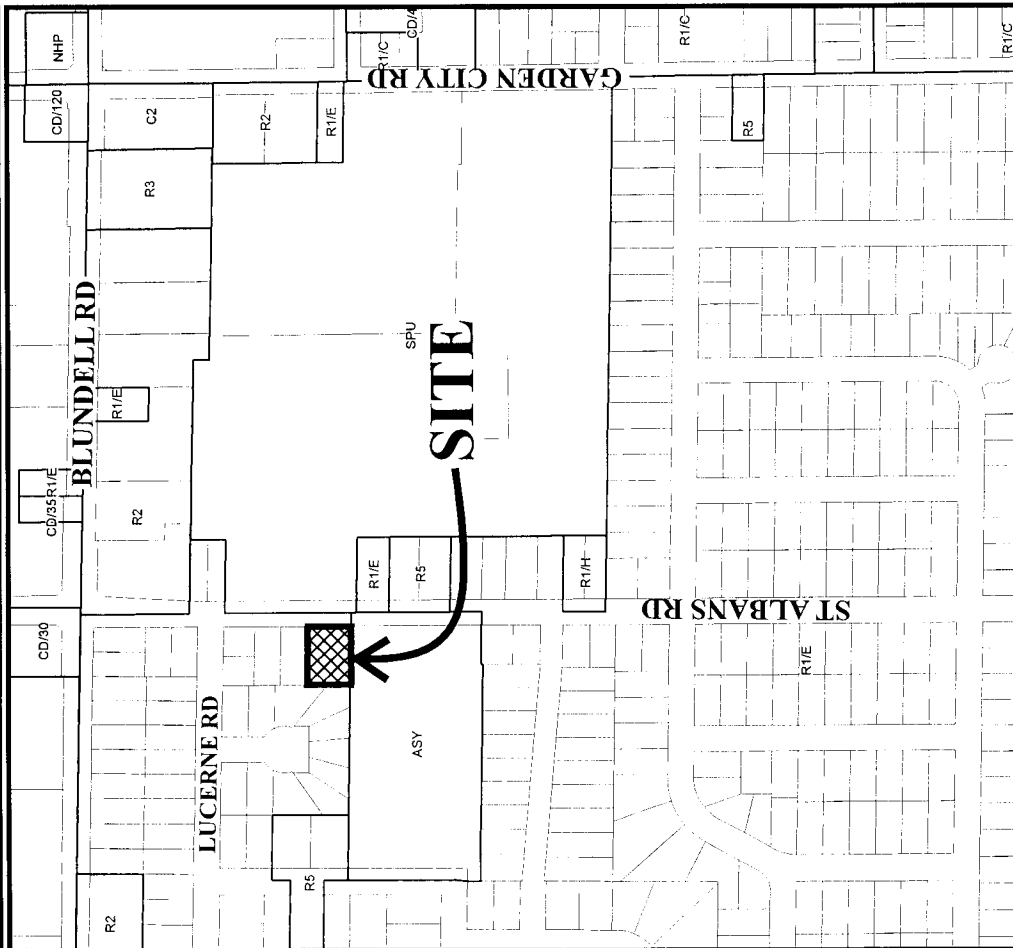
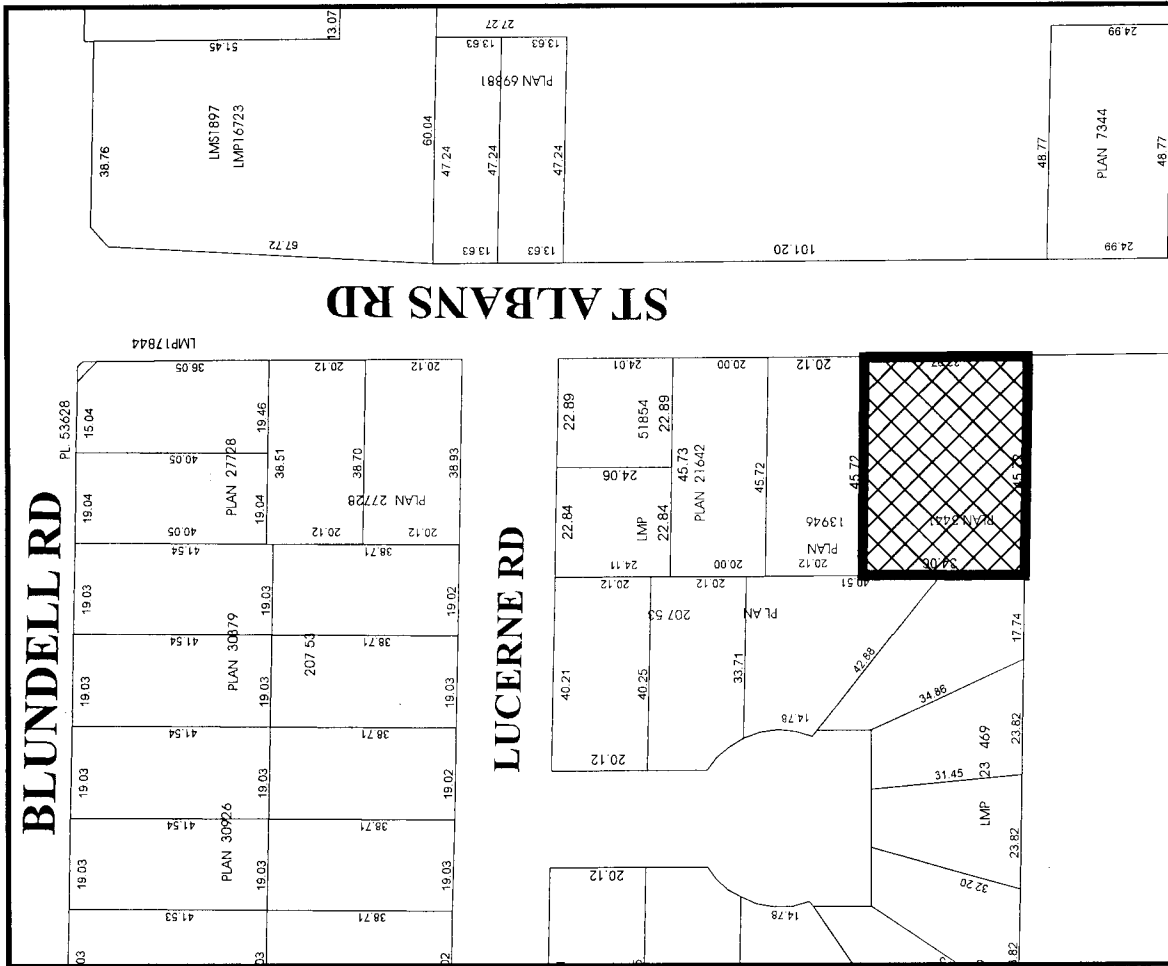


DP 04-275637  
SCHEDULE "A"

Original Date: 09/07/04

Revision Date:

Note: Dimensions are in METRES



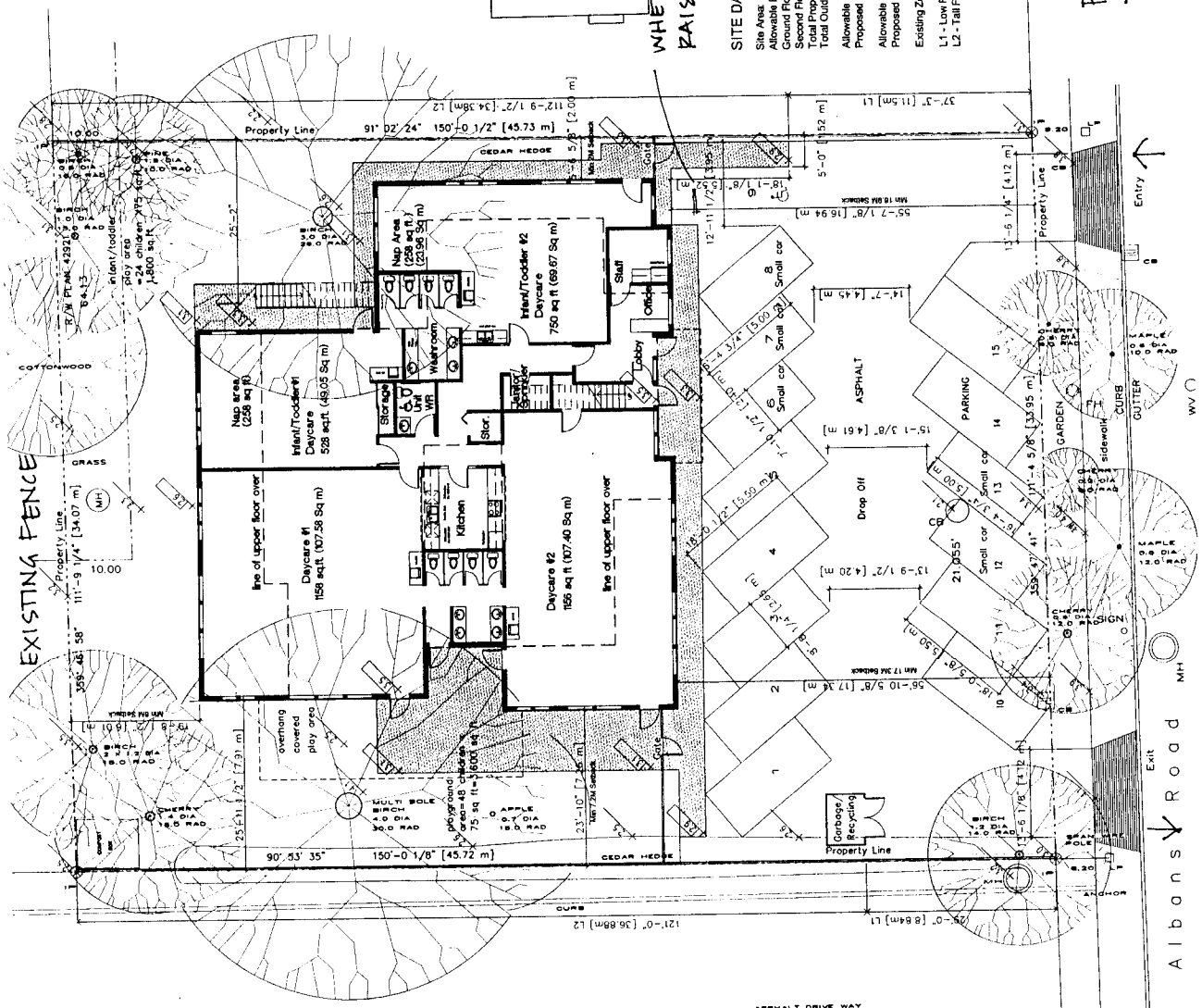
COPYRIGHT RESTRICTION:  
This design and drawing is and is all times remain the property of the architect and cannot be used without permission of the architect.

No.	Subject	Date


DOUGLAS L. MASSE  
ARCHITECT  
8041 264-1495  
Architectural Services Ltd. (Saskatoon, SK S7N 3G6)

LEGAL DESCRIPTION:

SOUTH HALF OF LOT B EXCEPT, FIRSTLY:  
PARCEL 1 (EXPLANATORY: PART SUBDIVIDED BY  
PLAN 13946) SECONDLY: PART SUBDIVIDED BY  
PLAN 20733  
SECTION 36, TOWNSHIP 4 NORTH, RANGE 6  
NEW WESTMINSTER  
DISTRICT 3441



ST. PAUL'S CHURCH

WHEELSTOP. ACCESSIBLE PARKING SPACE TO BE  
RAISED TO LEVEL OF WALKWAYS

SITE DATA:

Site Area: 18736 Sq Ft (154,825 Sq m)  
Allowable Floor Area: 5 X 18736=93680 Sq Ft (777.41 Sq m)  
Ground Floor Area: 5,001.00 SF (464.59 Sq m)  
Second Floor Area: 3,328.00 SF (309.54 Sq m)  
Total Floor Area: 8,329.00 SF (774.13 Sq m)  
Total Outdoor Play Area: 5,282 Sq Ft (490.71)  
Allowable Lot Coverage: 35 X 18736=65576 Sq Ft (644.18 Sq m)  
Proposed Lot Coverage: 5,102 Sq Ft (472.26 Sq m)=36  
Allowable Maximum Height: 39.37' (12.0 m)  
Proposed Maximum Height: 37' 6" (10.21 m)  
Existing Zoning: CD151  
L1 - Low Fence  
L2 - Tall Fence

PROJECT:  
03019 8191 ST. ALBANS ROAD  
RICHMOND, BC

DATE: 25 OCT 04  
SCALE: 1/8" = 1'-0"  
PROJECT No: 03019

PLAN # 1  
NOV 24 2004  
DP 04275637

CHILD CARE FACILITY  
SITE PLAN

OF  
REV.

CONCEPT DESIGN

1. Issue for Development Permit Oct 21 04

2. Issue for Design Panel Sept 23 04

3. Issue for Rezoning Jul 27 04

**P.T.A.**

Professional Architect

200-158 West 10th Ave

Vancouver, B.C.

604-281-4119

604-281-4115

**DOUGLAS L. MASSIE**

**ARCHITECT**

(604) 264-1496

Member Architectural Institute of British Columbia

200-158 West 10th Ave

Vancouver, B.C.

604-281-4119

604-281-4115

LANDSCAPING IN BLVD  
TO BE INSTALLED AND  
MAINTAINED BY  
OWNER

PLAN # 2a NOV 24 2004  
DP 04275637

Landscape Plan

CHILD CARE FACILITY

2191 ST ALBANS ROAD  
RICHMOND, B.C.

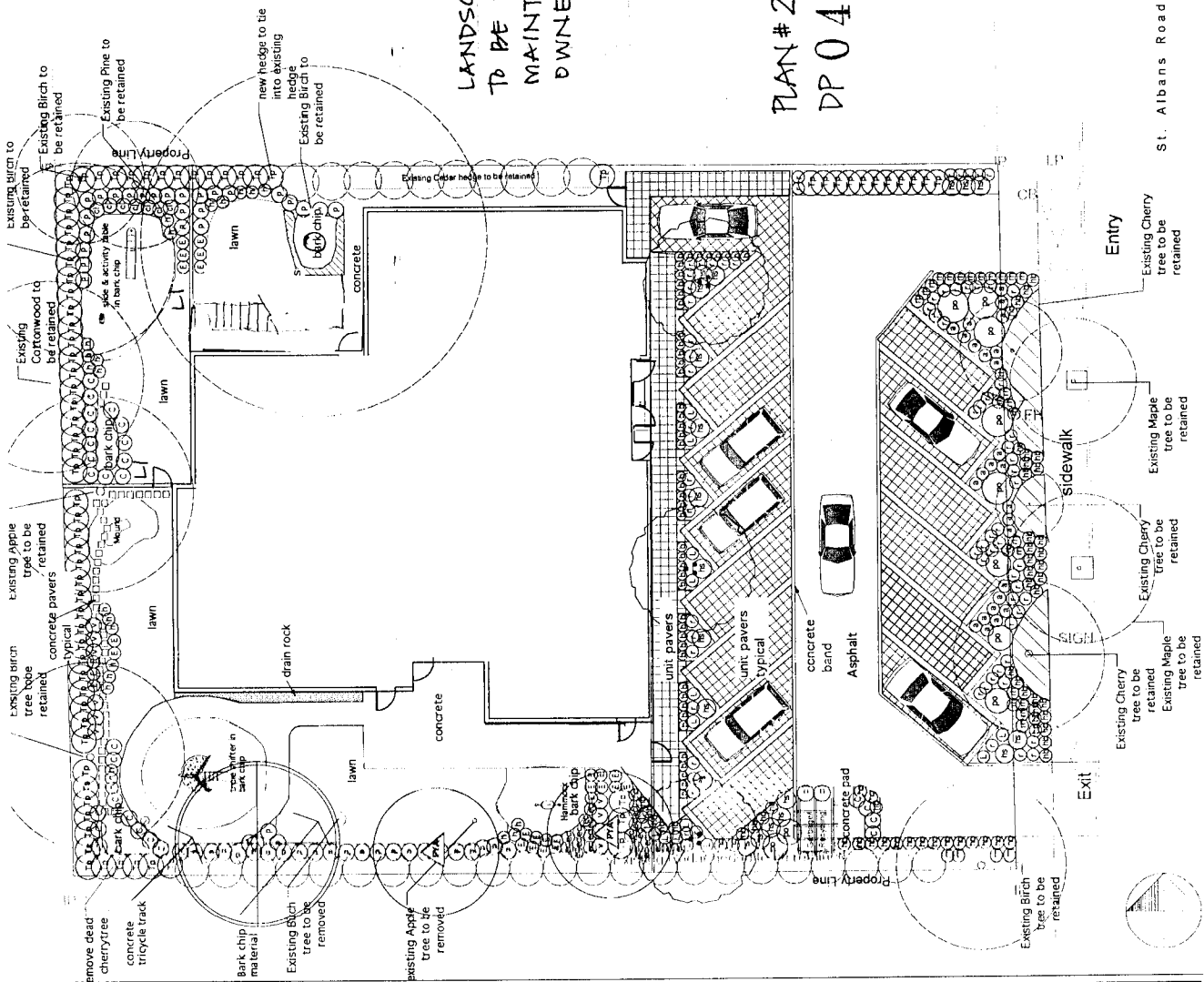
L1

OF

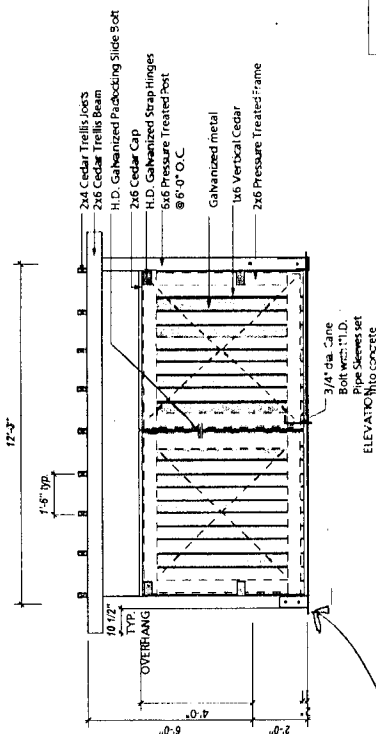
DATE: MAR 2004

SCALE: 1/8" = 1'-0"

PROJECT NO: 2405



Symbol	Qty	Botanical Name	Common Name	Size
Existing Trees to be retained (also individually labeled)				
Existing Hedge to be retained (also individually labeled)				
Existing Tree to be removed (also individually labeled)				
Play yard				
Trees	1	Cercidiphyllum japonica	Katsura Tree	7cm calliper
Shrubs	2	Prunus Yedoensis	Cherry Tree	6cm calliper
	79	Thuja occidentalis smaragd	Cedar	1.8m B&B
	10	Vaccinium ovatum	Blueberry	#3 Pot
Perennials	110	Aluga reptans 'Burgundy Lace'	Carpet Bugle	#1 Pot
	24	Calamagrostis x acutiflora	Feather Reed Grass	#1 Pot
	7	Campanula punctata	Bell Flower	#1 Pot
	105	Coula squallida	Brass Buttons	#1 Pot
	13	Echinacea	Purple Coneflower	#1 Pot
	19	Epimedium x perralchicum	Barrenwort	#2 Pot
	24	Heuchera 'Persian Carpet'	Coral Flowers	#2 Pot
	52	Polystichum setiferum	Sword Fern	#1 Pot
Parking area				
Trees	3	Magnolia grandiflora	Southern Magnolia	Scm calliper
Shrubs	48	Buxus sempervirens	Dwarf Boxwood	#2 Pot
	2	Clematis integrifolia	Evergreen Clematis	#2 Pot
	20	Prunus laurocerasus Otto	Otto Layken	#2 Pot
	29	Rhododendron impatiens	Impatiens Rhododendron	#2 Pot
	65	Rosa 'Pink Bell'	Carpet Rose	#2 Pot
Perennials	226	Ajuga reptans	Carpet Bugle	#1 Pot
	25	Alchemilla mollis	Ladies Mantle	#1 Pot
	20	Helictotrichon semp.	Blue Oat Grass	#1 Pot
	58	Hemerocallis 'Bonanza'	Day Lilly	#1 Pot
	11	Lavandula angustifolia	Lavender	#1 Pot
Balcony Planting				
Pot type 1 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 2 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 3 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 4 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 5 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 6 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 7 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 8 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 9 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 10 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 11 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 12 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 13 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 14 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 15 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 16 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
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Pot type 18 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 19 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 20 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 21 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 22 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 23 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 24 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 25 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 26 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 27 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 28 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 29 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 30 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 31 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 32 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 33 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 34 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 35 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 36 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 37 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
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Pot type 41 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 42 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 43 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 44 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 45 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 46 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 47 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 48 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 49 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 50 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 51 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 52 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 53 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 54 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 55 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 56 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 57 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 58 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 59 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 60 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 61 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 62 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 63 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 64 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 65 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 66 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 67 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 68 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 69 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 70 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 71 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 72 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 73 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 74 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 75 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 76 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 77 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 78 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 79 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 80 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 81 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 82 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 83 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 84 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 85 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 86 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 87 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 88 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 89 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 90 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 91 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 92 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 93 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 94 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 95 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 96 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 97 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 98 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 99 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot
Pot type 100 plants:	2 pots	Calceolaria 'trailing pink'	Calceolaria	4" pot



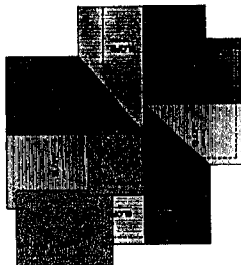
7 Wood Gate at Garbage Enclosure and Trellis  
L5 NTS

**Notes:**  
All wood to be select tight knot red cedar (except for posts).  
Posts to be sanded smooth. All wood to be stained to match colour of the architectural trim.  
All cut ends to be properly sealed.  
All hardware to be hot dipped galvanized.

Landscape Details	CHILD CARE FACILITY	8421 ST. ALBANS ROAD RICHMOND, B.C.	L2 OF	DATE	CK
				MAR 2004	
				SCHE As Noted	REC'D - 19 0406

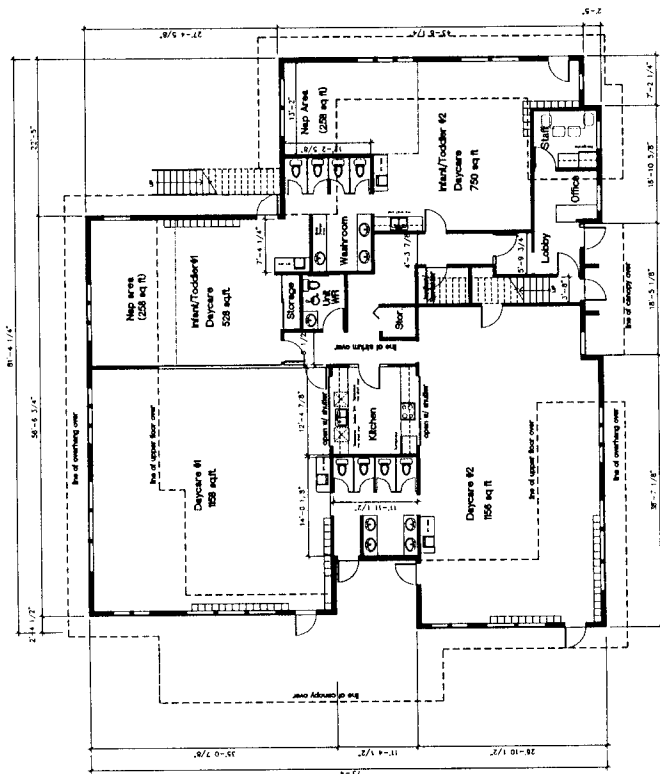
PLAN # 26 NOV 24 2004  
DP 04275637

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(604) 264-1496  
Member and Past President of British Columbia  
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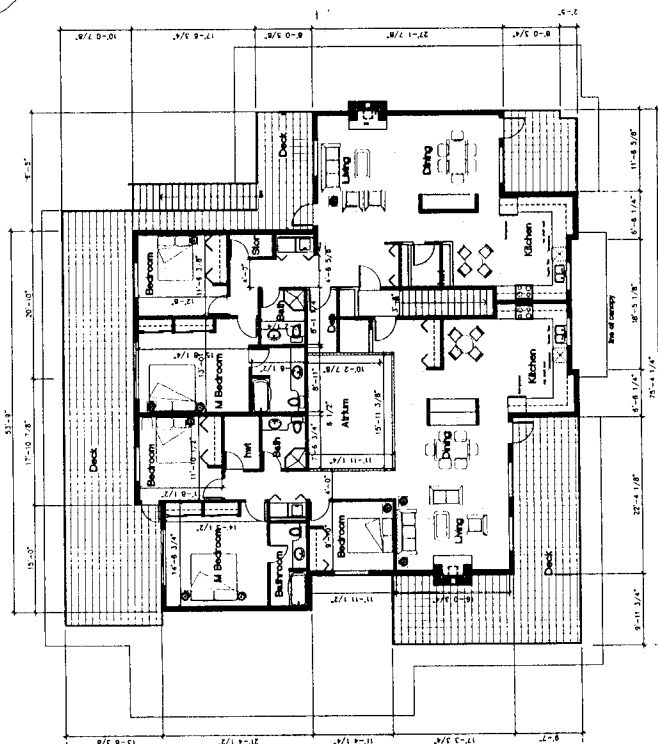


ROOF PLAN  
SCALE - 1/8"=1'-0"

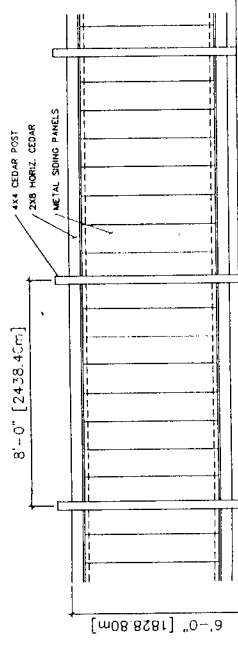
PROJECT:	00121 807 ST. LEANS #2-C RICHMOND, BC	FLOOR PLANS, ROOF PLAN	DATE: 12.20.74	SCALE: AS SHOWN	PROJECT: No. 03019	OF



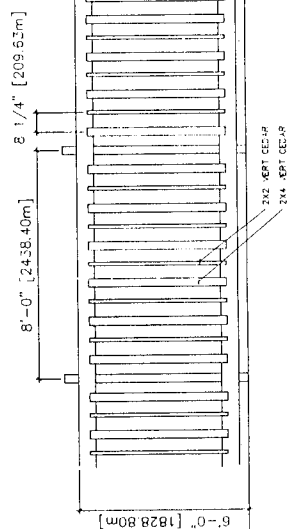
GROUND FLOOR PLAN  
SCALE - 1/8"=1'-0"



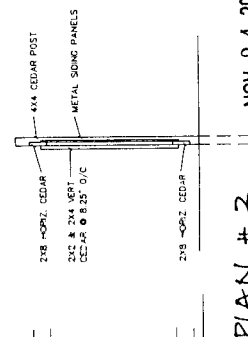
UPPER FLOOR PLAN



FENCE - L2 (Neighbours side)  
FENCE - L1 Similar at 3'-0" height  
SCALE - 1/2"=1'-0"



FENCE - L2 (Child Care side)



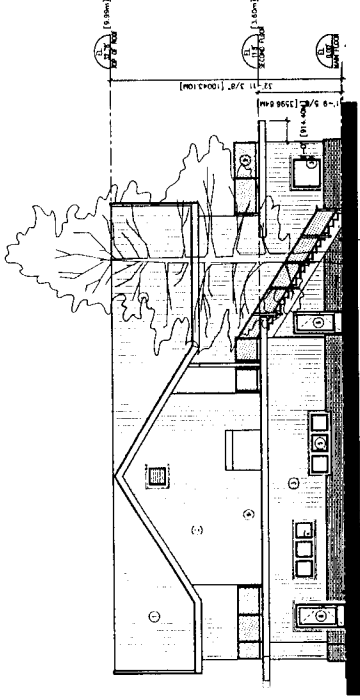
PLAN # 3  
DP 04275637  
NOV 24 2004

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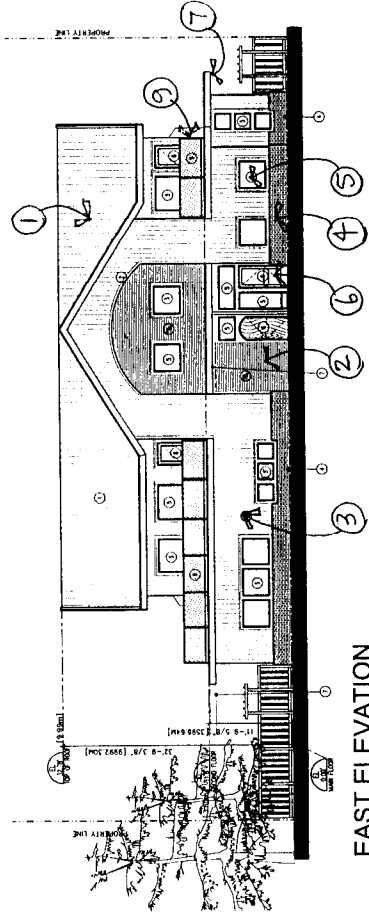
Rev.	Subject	Date

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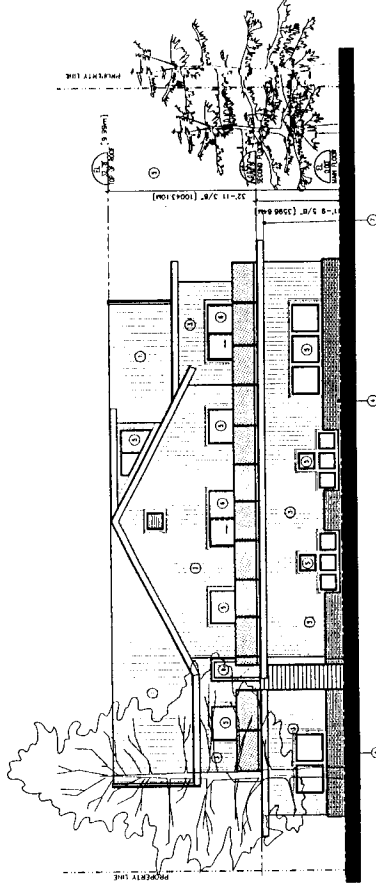
DOUGLAS L. WASSER  
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(604) 254-1196  
Member: Registered Architect of British Columbia  
Member: Registered Architect of Alberta  
Member: Registered Architect of Saskatchewan  
Member: Registered Architect of Ontario  
Member: Registered Architect of Quebec  
Member: Registered Architect of New Brunswick  
Member: Registered Architect of Nova Scotia  
Member: Registered Architect of Prince Edward Island  
Member: Registered Architect of Newfoundland and Labrador  
Member: Registered Architect of the Yukon  
Member: Registered Architect of the Northwest Territories  
Member: Registered Architect of Nunavut



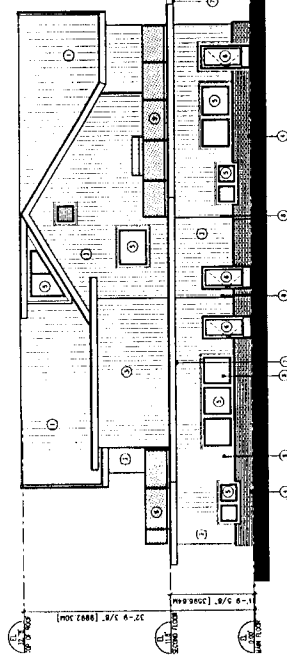
NORTH ELEVATION  
SCALE - 1/8"=1'-0"



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



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



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

PROJECT:  
03019 8191 ST. ALBANS ROAD  
RICHMOND, BC

DATE: 25 OCT 04  
SCALE: 1/8"=1'-0"

PROJECT NO. 03019  
OF  
REV.

PLAN # 4  
NOV 24 2004  
DP 04275637



# MATERIAL LEGEND

- ① PREFINISHED METAL ROOF CLADDING  
C/W FINISHED FASCIAS, GUTTERS
- ② STUD WALL WITH  
PREFINISHED HORIZONTAL METAL CLADDING
- ③ STUD WALL WITH  
PREFINISHED VERTICAL METAL CLADDING
- ④ 3 1/2" BRICK VENEER
- ⑤ DOUBLE GLAZED ALUMINUM  
FRAME WINDOWS
- ⑥ DOUBLE GLAZED ALUMINUM  
FRAME DOORS
- ⑦ CANOPY
- ⑧ NOT USED
- ⑨ METAL GUARDRAIL W/ GLASS INFILL

PLAN # 5  
DP 04275637  
NOV 24 2004

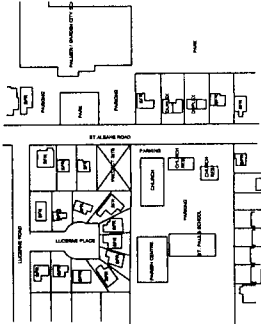
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Rev	Subject	Date



DOUGLAS L. MAUSSE  
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(604) 264-1496  
Member - Association of Architects of British Columbia  
Date: 03/19/2019, Project: 03019, Title: SHEET 4

Reference Plan NOV 2 4 2004  
DP04275637



SHEET 4

PROJECT
03019 8191 ST ALBANS RD-2 RICHMOND, BC

DRAWING TITLE	
CHILD CARE FACILITY	
DRAWN: LVEY	OF
DATE: AUG 3, 2014	
SCALE: 1/8" = 1'-0"	
PROJECT NO: 03019	22



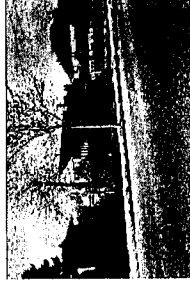
VIEW FROM EAST



VIEW TO THE NORTH



VIEW TO THE NORTH



VIEW TO THE NORTH



EXISTING DUPLEX TO BE DEMOLISHED



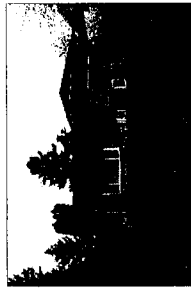
VIEW TO THE SOUTH



VIEW FROM CHURCH PARKING LOT



VIEW FROM ACROSS ST ALBANS RD.



HOUSE ON NORTH SIDE



CHURCH ON SOUTH SIDE



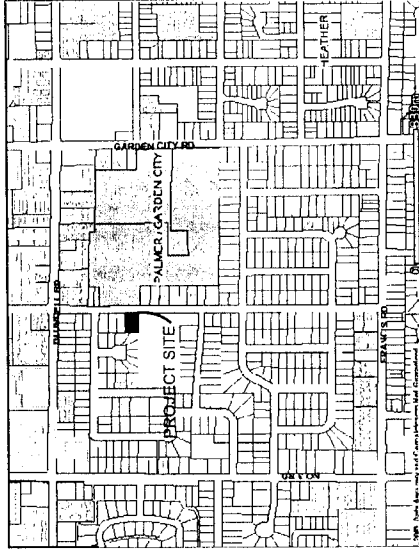
VIEW FROM CHURCH PARKING LOT



VIEW TO THE SOUTH

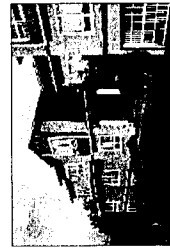


AERIAL PHOTOGRAPH



LOCATION MAP

DAY CARE EXAMPLE PHOTOGRAPHS



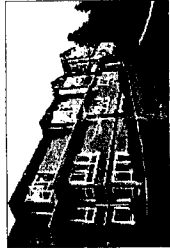
WESTWOOD MONTESSORI



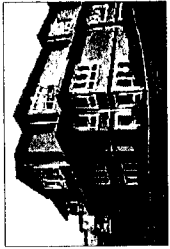
WESTWOOD MONTESSORI



WESTWOOD MONTESSORI



WESTWOOD MONTESSORI



WESTWOOD MONTESSORI



BRAMBLEWOOD DAY CARE