



**To:** Development Permit Panel

**Date:** April 8, 2020

**From:** Wayne Craig  
Director, Development

**File:** DP 19-876699

**Re:** Application by Oval 8 Holdings Ltd. for a Development Permit at  
6899 Pearson Way

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**Staff Recommendation**

That a Development Permit be issued which would:

1. Permit the construction of a child care facility at 6899 Pearson Way on a site zoned “High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) Decrease the minimum rear (northeast) setback from 3 m to 0.4 m.
  - b) Decrease the minimum side (northwest) setback abutting 6811 Pearson Way from 3 m to 0.4 m.
  - c) Increase the maximum lot coverage for buildings from 45% to 55%.
  - d) Remove the requirement for an on-site loading bay;
  - e) Increase the maximum height of a fence from 2.4 m to 3.9 m.

Wayne Craig  
Director, Development  
(604-247-4625)

WC:rp  
Att. 6

## **Staff Report**

### **Origin**

Oval 8 Holdings Ltd. has applied to the City of Richmond for permission to develop a child care facility as part of the “River Green” development located in the Oval Village area at 6899 Pearson Way on a fee simple lot zoned “High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)”. In accordance with the zoning and a forthcoming child care construction agreement, the facility would be turned over to City ownership upon its completion.

The subject lot, along with the surrounding lots at 6611, 6622, 6633, 6655, 6688, 6699, 6811 and 6877, were rezoned in 2011 from “Industrial Business Park (IB1)” under Bylaw 8702 (RZ 09-460962), and were subsequently subject to a Zoning Text Amendment under Bylaw 9487 (ZT 15-695231), which was approved on July 25, 2016.

A relatively small portion of the north-easterly part of the subject property is designated an Environmentally Sensitive Area (ESA). As such, an ESA Development Permit (DP 18-840993) to introduce ecological enhancements at 6900 River Road included consideration of those portions of ESA on the subject property in its scope, and was issued on July 8, 2019.

A post-approval amendment to Servicing Agreement (SA 19-861001) (associated with Lot 17 to the north) is required as a condition of Building Permit issuance and includes, but is not limited to, the following improvements:

- Completion of all tie-ins to City water, storm and sanitary infrastructure.
- Removal of the existing asphalt sidewalks.
- Installation of sidewalks, streetlights and street trees.

For reference, a Site Map and a Context Map for the River Green Neighbourhood has been provided on Attachment 1.

### **Development Information**

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**

Development surrounding the subject site is as follows:

- To the north, 6811 Pearson Way (Lot 17 of the “River Green” development) contains high rise apartment buildings under construction. North of that is the dike (and its public amenities) and the Middle Arm of the Fraser River.
- To the east, 6900 River Road (Lot 14 of the “River Green” development) is a naturalized, City-owned lot approved for pedestrian improvements for passive enjoyment of the environmental and heritage elements of the site.
- To the south, 6911 Pearson Way, across River Road, contains an existing high rise apartment building with retail at grade along River Road.

- To the west, 6699 River Road (Lot 12 of the “River Green” development), across Pearson Way, contains high rise apartment buildings under construction with retail at grade along River Road.

### **Development Context**

The City of Richmond has secured a child care facility as a community amenity to be provided by Oval 8 Holdings Ltd. as part of the “River Green” development located in the Oval Village area at 6899 Pearson Way. The development, which includes approximately 11 hectares (27 acres) of riverfront property, is a multi-phased, high rise, high-density, mixed use development that includes new streets, parks and open spaces, and related public amenities.

The area’s site specific zoning and registered legal agreements that were registered on the title of both 6899 and 6811 Pearson Way secured the developer’s obligation to design and construct, at the developer’s sole cost, a minimum 464.5 m<sup>2</sup> (5,000 ft<sup>2</sup>) turnkey child care facility with 464.5 m<sup>2</sup> (5,000 ft<sup>2</sup>) related outdoor areas at 6899 Pearson Way. Occupancy of future residential units at 6811 Pearson Way is tied to the required delivery of the child care facility at 6899 Pearson Way. As additional security, the developer has provided a Letter of Credit (LOC) for \$4.75 million to secure timely delivery of the building. A child care construction agreement will be developed and registered on title prior to the issuance of a Building Permit.

The facility is being designed to accommodate 37 children in two licensed child care programs with the final number of licensed spaces to be confirmed by the Operator in consultation with the City and Vancouver Coastal Health Community Care Facilities Licensing. The types of child care programs to be provided include:

- Group child care under 36 months.
- Group child care 30 months to school age.

The facility is anticipated to be completed by the developer in Spring 2022, although timing is dependent on a number of factors, including the final timeline for construction. The subject site is currently used as a staging area for nearby construction, and contains five temporary buildings used as construction offices.

### **Rezoning, Zoning Text Amendment and Public Hearing Results**

Bylaw 9487 amended the subject zone to permit increased residential density in exchange for construction and provision of a child care facility on the subject lot. During the Zoning Text Amendment process, staff identified that the design of the facility would be resolved at the Development Permit stage.

The Public Hearing for the Zoning Text Amendment pertaining to the child care facility was held on November 16, 2015. At the Public Hearing, there were no submissions or concerns expressed about the child care facility.

### **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 Bylaw except for the zoning variances to the “High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)” zone noted below.

**Zoning Compliance/Variations** (staff comments in **bold**)

1. Decrease the minimum rear (northeast) setback from 3 m to 0.4 m.

*Staff support the proposed variance as the rear yard abuts the adjacent City-owned wooded lot (Lot 14). The proposed variance applies only to a portion of the building and would have no impact on the ESA on Lot 14. Moreover, the subject lot is relatively small and the proposed single-story building requires a larger footprint to accommodate the spatial requirements for child care programming and functionality.*

2. Decrease the minimum side (northwest) setback abutting 6811 Pearson Way from 3 m to 0.4 m.

*Staff support the proposed variance as the interior side yard abuts the 6811 Pearson Way (Lot 17) Driveway Public Access SRW area (see attachment 5). Moreover, the subject lot is relatively small and the proposed single-story building requires a larger footprint to accommodate the spatial requirements for child care programming and functionality. On Lot 17 (6811 Pearson Way), the Driveway Public Access SRW area provides access to the proposed facility's parking structure and off-site loading bay, in addition to the loading bay for Lot 17 and pedestrian access to wooded Lot 14. This shared access arrangement eliminates the need for a driveway crossing for the subject lot and accommodates safe and organized vehicle and pedestrian movements through the use of coloured pavers to separate traffic flows.*

3. Increase the maximum lot coverage for buildings from 45% to 55%.

*Staff support the proposed variance as the proposed single-story building requires a larger footprint to accommodate the spatial requirements for child care programming and functionality. The footprint for the proposed single-story building accommodates accessibility measures and open space for a play area in the courtyard, and addresses the distinct needs of a child care facility on a relatively small lot. The proposed layout and design of the facility is supported by City Childcare staff and Vancouver Coastal Health.*

4. Remove the requirement for an on-site loading bay.

*Staff support the proposed variance, considering that a statutory right-of-way (SRW) for public right-of-passage (PROP) has already been registered on the title of the abutting property to the north, 6811 Pearson Way (see attachment 5), that would accommodate, among other things, pick-up of garbage and recycling along the southerly drive aisle that abuts the subject property, vehicle access to the facility's parking structure and an area for pick-up of garbage and recycling from the proposed child care facility.*

5. Increase the maximum height of a fence from 2.4 m to 3.9 m.

***Staff support the proposed variance as the proposed fence is fundamentally incorporated into the design concept of the building itself, and faces the wooded lot to the northeast at 6900 River Road.***

### **Design: Exterior Form and Character**

The proposed child care facility will be a one-storey horseshoe-shaped building to optimize the views of the adjacent heritage woodlot with existing mature trees and native plants. This orientation also best addresses noise considerations from the street for the outdoor play areas.

The architecture employs a 'buildings within buildings' concept of nesting the suggestion of child-scale pitched-roof building forms (reflecting the area's historical typical built form) as perceived from various locations within and around the building. From the exterior, the pitched forms are articulated through the use of a tri-colour frieze along the upper portion of the building, which includes scattered cut-outs of oak leaves and emblems of a blustery day, as a nod to the adjacent wooded lot and local weather patterns.

The façade materials consist primarily of metal and composite wall panels as shown exterior materials samples. Perspective renderings of the proposed facility are provided on Attachment 3.

### **Design: Child Care Design Guidelines and Functional Space Focus (interior layout)**

City staff have been closely involved in the review of the design of the building, and the City's Child Care Design Guidelines have played a significant role in the internal layout and playground design. The Council-appointed operator of the proposed child care facility has also been included in the design review process. Likewise, Vancouver Coastal Health has reviewed the plans, supports the design and does not foresee any issues with licensing the facility; however, formal sign-off by on the project Vancouver Coastal Health occurs at Building Permit stage.

#### Building Layout

The interior floor plan of the building has been designed to provide programming space for two distinct types of licensed 'Group Care' child care programs: the north side of the building (closest to Lot 17) can accommodate 12 children under the age of 36 months, and the south side (closest to River Road) can accommodate 25 children that are between 30 months to school age. The building has been designed to offer spaces for all users of the facility, including children, child care staff and parents.

#### The Entry Foyer

The front entrance is accessible via elevator and stair access along the Pearson Way frontage. An elevator abutting the entry stairs opens directly to the exterior on Pearson Way accommodates facility users that are using a wheelchair or stroller and provides access to both main and parkade levels. The facility is secure, so anyone accessing the building, by elevator, doorway, or parkade access ramp must enter via an access card or via the video enterphone.

The entry foyer provides a centralized area from which to access the shared spaces of the facility, including a parent stroller storage area, a staff room, and an accessible washroom. Likewise, both Group Care program areas noted above are accessed from the entry foyer.

### The Courtyard

The children's outdoor play areas are located in the proposed courtyard area in order to allow the building to act as a noise and visual buffer from vehicles on River Road and Pearson Way. The outdoor play areas have been designed in concert with the building itself so to accommodate easy movement for children between interior and exterior spaces. Best practices for children's outdoor play environments have been considered in the design of the courtyard play area, to ensure a variety of natural materials are included in the design, opportunities for imaginative and active physical play, urban agriculture, environmental education, and facilitate appropriate levels of supervision.

The courtyard play area is bisected by a low fence that segregates the play areas for the two distinct programs (i.e. 36 months & under on the 'north' portion and 30 months to school age on the 'south' portion), as per licensing requirements. Between the building interior and the outdoor play area is an exterior covered area with cedar floor material, which provides a transition space between the inside and outside of the building, weather protection and additional aircraft noise reduction.

The slope of the ceiling structure over the parkade access ramp is innovatively incorporated into the design of the play area, introducing a slope in an otherwise flat play area. Natural materials and native plant species are key components to the palette of the play area. The concept of the historical pitched roof forms is continued in the design of the fence along the rear lot line (abutting the wooded Lot 14) and the underside of the roof overhang.

### Parking and Loading

The on-site, underground parking area will include ten spaces, including nine standard and one accessible space. One of the standard spaces is oversized to accommodate the needs of parents with strollers. The parking area is secured and accessed via a ramp from the Lot 17 Driveway Public Access Statutory Right-of-Way (SRW) area on the abutting lot to the north.

A loading bay is provided in the Lot 17 Driveway Public Access SRW area to accommodate for off-loading supplies and collecting garbage and recycling from the facility. The loading bay area is designed to accommodate medium-sized SU-9 trucks, used by City garbage and recycling pick-up services as well by private solid waste pick up services.

Six Class 1 bicycle parking spaces for child care staff are proposed on the parking level of the building can be accessed from the parking lot. End-of-trip facilities for staff that cycle to work, including changing areas and a shower, are likewise provided on the parking level.

### **Child Care Terms of Reference**

Child Care Terms of Reference were developed and attached as Schedule H to the Rezoning Considerations (RZ 09-460962). Revisions to the Terms of Reference were included in the Zoning Text Amendment (ZT 15-695231). These are registered on title of the lot as Schedule H, Appendix 1 to the No Development Covenant (CA5349573).

The proposed facility complies with the revised Terms of Reference that were established through the rezoning process, which include following criteria:

- Indoor space of no less than 464.5 m<sup>2</sup> (5,000 ft<sup>2</sup>) of usable floor area not including ancillary uses, circulation and exterior walls/structure.
- Outdoor play space of no less than 464.5 m<sup>2</sup> (5,000 ft<sup>2</sup>) not including walls/structure and landscape buffer.
- Ancillary uses, as required by the City, for the functionality of the facility.
- Circulation to connect the indoor space with the ancillary uses.
- Walls/structure as required.
- Landscape buffer along the facility's street frontages.

In addition, the facility must accommodate and be capable of being licensed by Vancouver Coastal Health Community Care Facilities Licensing for at least two licensed child care programs for children between the ages of birth and six years old. The facility is to be designed and constructed to a turnkey level of finish and to satisfy the City of Richmond's Child Care Design Guidelines and all other City policies and procedures relevant and in effect at the time of the development review, approval and construction.

### **Advisory Design Panel Comments**

The Advisory Design Panel was held on February 5, 2020. A copy of the relevant excerpt from the Advisory Design Panel Minutes from the meeting is attached for reference (Attachment 4). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '***bold italics***'.

### **Analysis**

#### ***Conditions of Adjacency***

- The subject site is located in a high-profile gateway location in the Oval Village, and has frontages on River Road and Pearson Way.
- The proposed building's entrance fronts on Pearson Way, and the setback area in front of the building accommodates landscaping and open area to facilitate informal gatherings and social encounters.
- River Road is designated as both a greenway and a retail high street in the City Centre Area Plan (CCAP). River Road Greenway provides a pedestrian connection and green link between the Richmond Olympic Oval (west of Lot 12) and the future expansion of Middle Arm Park (east of Gilbert Road). The proposed building is set back 5.2m (17 ft) from the property line abutting River Road, accommodating landscaping and pedestrian amenities that enhance the pedestrian experience along River Road.
- The City-owned wooded Lot to the east (Lot 14) is a designated ESA and a naturalized site of cultural importance (environmental and heritage). A proposed elevated boardwalk will provide pedestrian access between River Road and Lot 17 (north of Building F, where the boardwalk would continue to the dike along the Middle Arm of the Fraser River). The

building's courtyard is open to the wooded Lot but enclosed by a decorative, visually-permeable fence. There is also a horizontal opening from the parkade level that faces Lot 14. The decorative fencing enclosing the east side of the courtyard extends down through opening for parkade security.

- The adjacent property to the north (Lot 17) contains three residential towers that are currently under construction, the southernmost of which is identified as 'Building F'. Building F approved to be 47 m in height, and south-facing dwelling units would overlook the proposed child care facility. A statutory right-of way allows for public right-of-passage in a drive aisle area between Building F and the subject lot (the Lot 17 Driveway Public Access SRW area demonstrated in Attachment 5), which also accommodates:
  - a) Vehicle access into the facility's below-grade parking structure.
  - b) A loading area for garbage and recycling pick-up services.
  - c) Any uses that would otherwise be permissible on a public street.

On the other side of the drive aisle, Building F is clad in stone and metal panels, which is compatible with the metal wall panel cladding on the northeast elevation of the subject building. The proposed building would be minimally set back from Lot 17 and landscaped along its edge to soften the transition to the Lot 17 Driveway Public Access SRW area.

### ***Urban Design and Site Planning***

- The main entrance and primary frontage for the facility is along Pearson Way.
- The building is a single storey, horseshoe-shaped flat roof child care facility that surrounds an open-air play area on three sides. The courtyard, while enclosed by a decorative fence, is open to the adjacent wooded lot, accommodating a sense of openness to, and harmony with, the naturalized realm.
- The design concept of the building evokes a sense of the area's historical built typology (modest pitched-roof structures) through the design of the upper frieze along the Pearson Way frontage, the decorative fence along the open (northeast) side of the courtyard, and in the vaulted ceilings as viewed from the building's interior.
- A robust pedestrian-oriented public realm is proposed along River Road, contributing to the River Road greenway and supporting the pedestrian-oriented aspects of River Road's 'retail high street' designation. This area includes pedestrian amenities including benches and rail-themed structures for sitting and playing on.
- The massing profile of the building is low and discreet, which is emphasized by the tower forms of the surrounding Oval Village neighbourhood. The 'flat' roof has a slight downward slope towards the interior courtyard.
- A total of 10 parking spaces are to be provided. All parking will be via underground parkade, accessed through the Lot 17 Driveway Public Access SRW area to the north.
- Bike parking for the public is provided via bike racks in front of the main entrance stairs. Bike parking for child care staff is secured in the parkade level, and end-of-trip amenities (showers, change rooms and lockers) are likewise included at parkade level.
- Storage of garbage and recycling is located at the north corner of the building and abuts the off-site loading bay in the Lot 17 Driveway Public Access SRW area.



***Landscape Design and Open Space Design in the Public Realm***

- 32 new trees are proposed as part of the proposed development. Existing trees located in the adjacent wooden lot (Lot 14) are to be retained and protected, as secured via the rezoning. Prior to Development Permit issuance, a contract is required between the applicant and an ISA Certified Arborist for supervision of on-site works within the tree protection zone of retained trees.
- The estimated landscaping costs, including a 10% contingency is \$445,556.10, which will be provided to the City as a Letter of Credit prior to issuance of the Development Permit.
- Soft landscaping buffers break up the unarticulated elevations along Pearson Way and River Road and deter visual permeability into the building.
- In the setback area along River Road, cast-in-place concrete paving is proposed as a ground surface material.
- In the setback area along River Road between the Sidewalk Public Access SRW area and the building, cedar ground surface treatments and strips of metal gauge inserts reflect the significance of the rail transportation in Richmond's past in the subject area. To further express the railroad heritage, stationary handcar-style wood platforms are proposed between soft landscaping buffers against the south face of the building, to provide an interactive and playful seating area.
- Along the bottom of the east building face, facing Lot 14, a combination of Dogwood and Honeysuckle is proposed to soften the transition between the building and the naturalized groundcover of Lot 14, as seen from the boardwalk.
- Automatic irrigation systems with weather sensor controls are proposed for soft landscaping in the courtyard and along the street frontage.

***Sustainability***

- The project is required to meet the sustainability target of LEED silver equivalent.
- The subject site is located within the Oval Village District Energy Utility service area. The development would connect to and be serviced by the District Energy Utility (DEU). As a condition of DP issuance, the applicant would register a legal agreement on title regarding the developer's commitment to connect to the Oval Village District Energy Utility, including the operation of and use of the DEU and all associated obligations and agreements as determined by the Director of Engineering.

***Accessibility***

- Elevator for facility users using wheelchairs, strollers, bicycles and other rolling modes of transportation provides access from the front of the building at sidewalk level to child care level and parkade level.
- One additional parking space for persons with disabilities is provided above what is required, for a total of two spaces.
- The building layout provides for accessible routes from the entrance fronting on Pearson Way to the courtyard areas and to the accessible bathroom.

***Crime Prevention Through Environmental Design***

- The building has been designed to provide overlook over the public realm while discouraging visual permeability into the building's program areas.
- The Lot 17 Driveway Public Access SRW area to the north is overlooked by a kitchen window and the upper uncovered play area platform. Planting and pedestrian circulation routes have been designed to eliminate hiding places and blind spots from pedestrian areas.
- The Lot 14 naturalized, City-owned lot to the east is overlooked by the River Road public realm as well as the parkade, covered and uncovered play areas through visually-permeable fencing. The Lot 14 boardwalk will be lit in the dark and low light (during times when the subject facility is closed). Parkade fenestration open to Lot 14 would be inaccessible due to bars that are the same material as the courtyard fencing above.
- Bollard lighting is proposed along the Pearson Way frontage, and LED strip lighting is proposed along the River Road frontage. The courtyard play area is lit with fence lights facing inward into the courtyard.

***Legal Considerations***

- A restrictive covenant (No-Build Covenant) registered on the Titles of the subject lot and Lot 17 stipulates that issuance of a final building inspection permitting occupancy for Lot 17 shall be withheld until occupancy of the subject child care Facility has been issued.
- A Construction Agreement for the proposed child care facility is to be registered on the Title of the subject property prior to Building Permit issuance. In tandem with registration of the above-noted Construction Agreement, the No-Build Covenant should be discharged.
- An abandoned sanitary line that is located across the rear (northeast) of the site needs to be removed in order to accommodate the proposed building. As such, associated Sanitary SRW BP171973 (Plan LMP46822) is proposed to be discharged prior to issuance of a Building Permit.

**Conclusions**

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.

The list of Development Permit Considerations is included in Attachment 6, which has been agreed to by the applicant (signed concurrence on file).

A handwritten signature in blue ink, appearing to read 'RP', with a long horizontal stroke extending to the right.

Robin Pallett, RPP, MCIP  
Planner 2  
(604-276-4200)

RP:ml

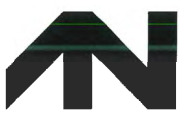
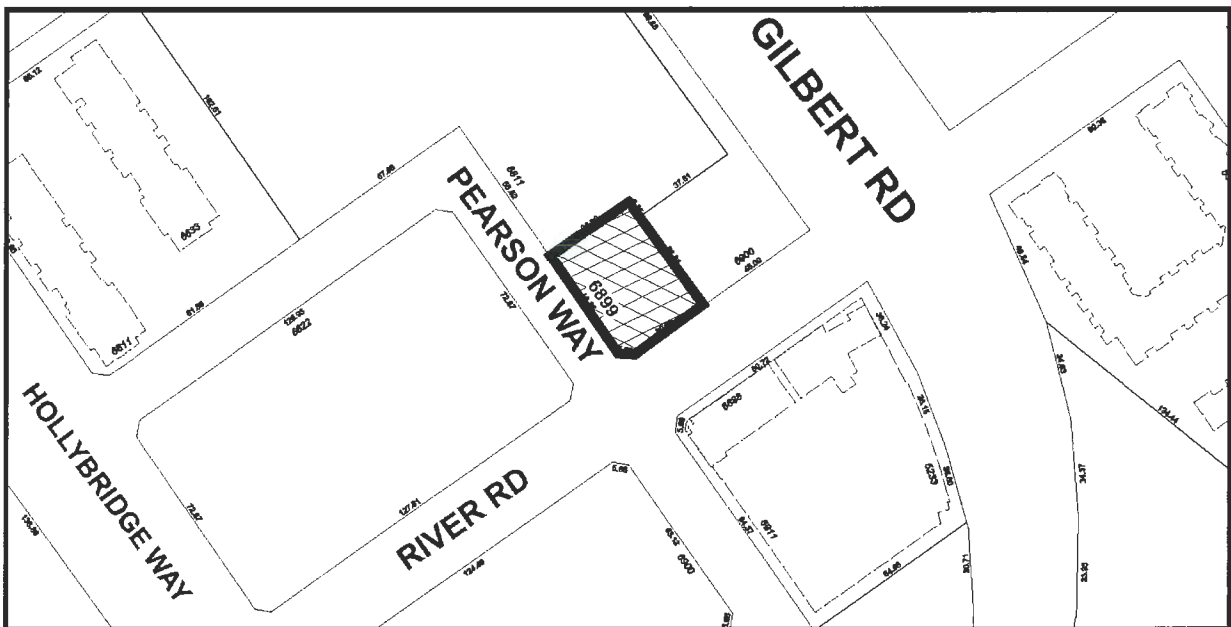
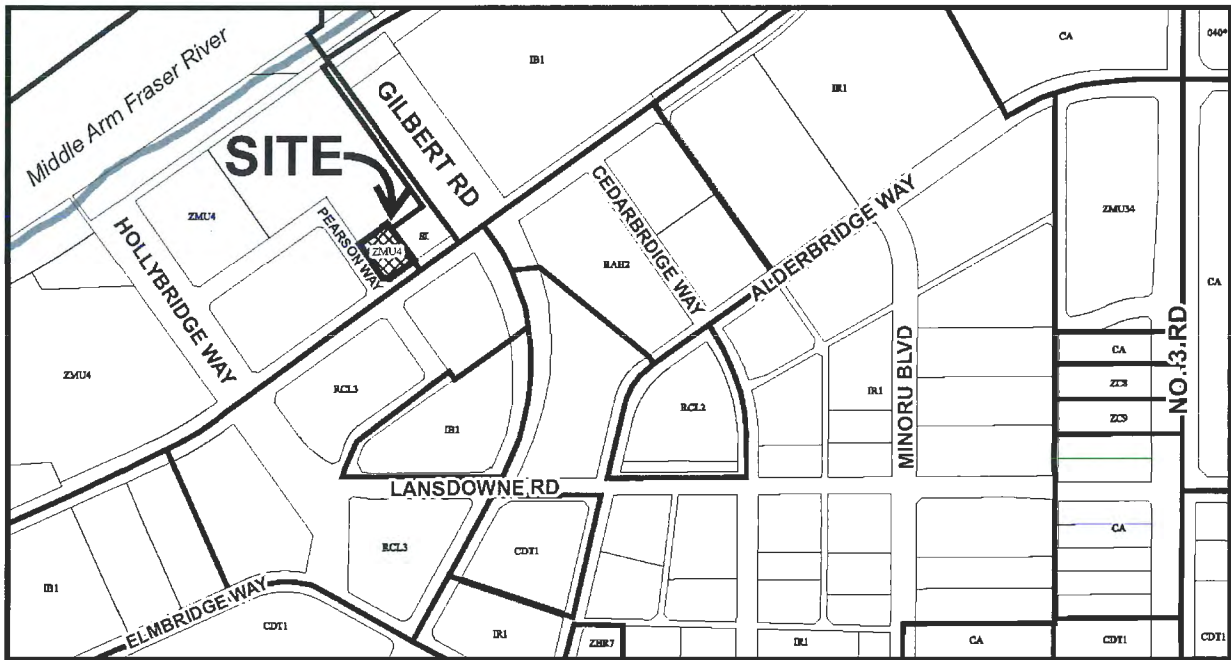
Attachments:

1. River Green Neighbourhood Context Map
2. Development Application Data Sheet
3. Perspective Renderings
4. Advisory Design Panel Meeting Minutes, February 5, 2020
5. Lot 17 Driveway Public Access SRW Area
6. Development Permit Considerations

Attachment 1



City of  
Richmond



DP 19-876699

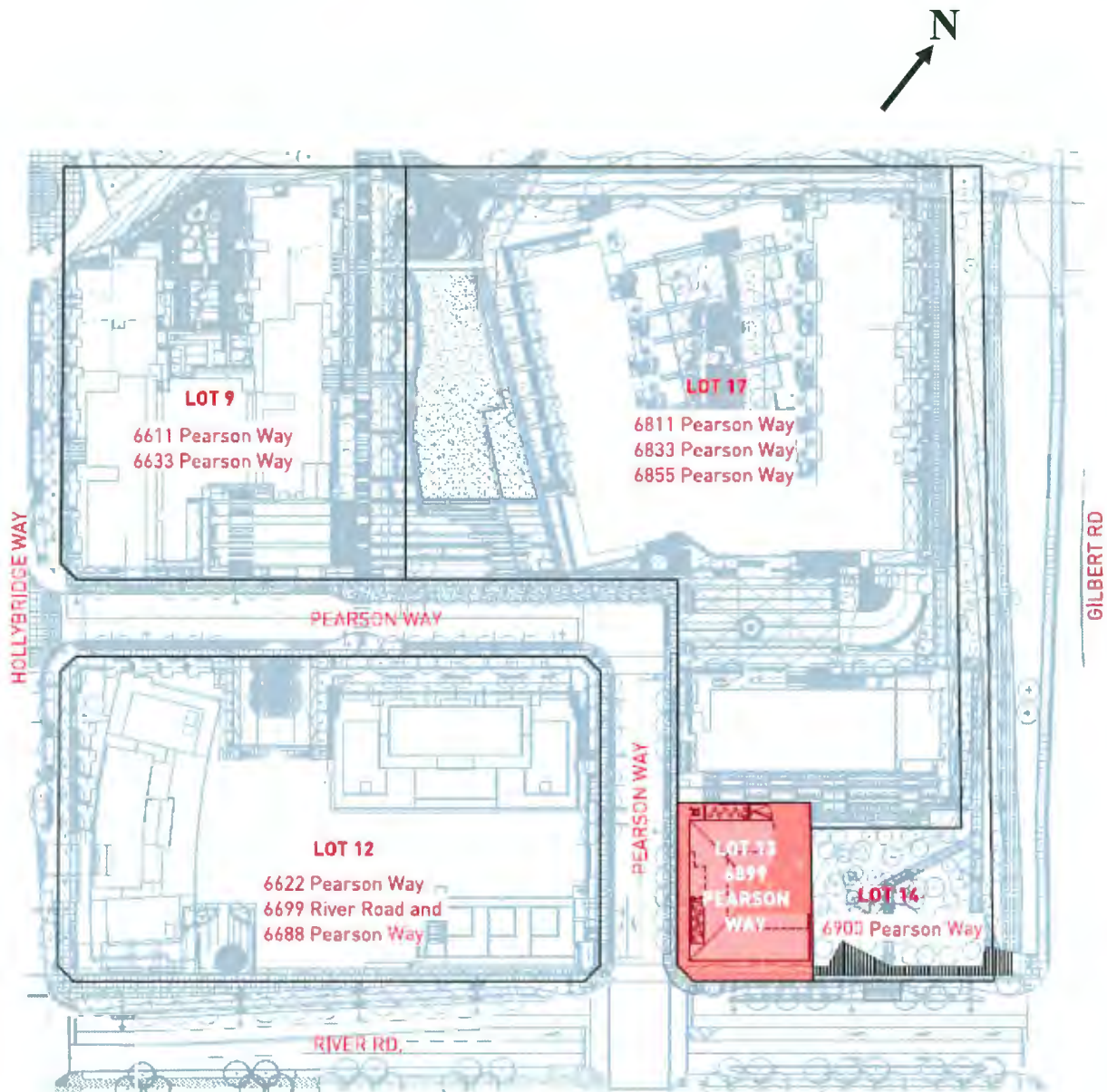
Original Date: 11/07/19

Revision Date:

Note: Dimensions are in METRES

Attachment 1

River Green Neighbourhood Context Map





**DP 19-876699**

Address: 6899 Pearson Way

Applicant: ASPAC

Owner: Oval 8 Holdings Ltd

Planning Area(s): CCAP – Oval Village

Floor Area Gross: 1,242.9 m<sup>2</sup>

Floor Area Net: 619.7 m<sup>2</sup>

	Existing	Proposed
<b>Site Area:</b>	1,458.8 m <sup>2</sup>	No Change
<b>Land Uses:</b>	Vacant Lot (construction staging)	Child care Facility
<b>OCP Designation:</b>	Mixed-Use	No Change
<b>Zoning:</b>	Residential / Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) – Capstan Village (City Centre)	No Change
<b>Number of Units:</b>	No Dwelling Units	No Change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	N/A	0.42	
Floor Area Net:	Min. 464.5 m <sup>2</sup>	619.7 m <sup>2</sup>	
Lot Coverage:	Max. 45%	55%	<b>Increase maximum Lot Coverage to 55%</b>
Setback – Front Yard: Pearson Way	Min. 3.0 m	3.1 m	
Setback – Side Yard: River Road	Min. 3.0 m	5.2 m	
Setback – Side Yard: Lot 17 (SRW)	Min. 3.0 m	0.4 m	<b>Decrease minimum required side setback (abutting Lot 17) to 0.4 m</b>
Setback – Rear Yard: Lot 14	Min. 3.0 m	0.4 m	<b>Decrease minimum required rear setback (abutting Lot 14) to 0.4 m</b>
Height (m):	Max. 18.0 m geodetic	9.6 m geodetic	

Off-street Parking Spaces – Regular:	9	9	
Off-street Parking Spaces – Accessible:	1	1	
Total off-street Spaces:	10	10	
Bicycle Parking	As required by the Director of Transportation	6x Class 1 Spaces 2x Class 2 Spaces	
Loading Space	1 On-Site Space	0 (1 Off-Site Space Provided on Lot 17)	<b><i>Reduce the requirement for on-site loading space to 0</i></b>
Fence Height:	Max. 2.4 m	3.9 m	<b><i>Increase the maximum fence height to 3.9 m</i></b>

The Pearson Way Elevation





## The River Road Elevation



### The Courtyard Play Area (Looking east)



**Excerpt from the Minutes from  
The Design Panel Meeting**

**Wednesday, February 5, 2020 – 4:00 p.m.  
Rm. M.1.003  
Richmond City Hall**

**DP 19-876699 – CITY CHILD CARE FACILITY**

ARCHITECT: Public Architecture and Communication

LANDSCAPE ARCHITECT: PFS Studio

PROPERTY LOCATION: 6899 Pearson Way

**Applicant's Presentation**

Architect Brian Wakelin, Public Architecture and Communication, and Marta Farevaag, PFS Studio, presented the project, and together with Martin Younis, Manager, Capital Building Project Development, and other members of the design team and City staff, answered queries from the Panel.

**Panel Discussion**

*Comments from Panel members were as follows:*

- consider installing outward opening doors in lieu of an inward opening doors to the two washrooms adjacent to the laundry facility to create more manoeuvring space and enhance their accessibility;

*An out-swinging door for the Accessible WC (room SS-3) would swing into the high traffic circulation area and could pose a safety issue. The accessible WC is designed to provide enough accessibility clearances with the in-swinging door. Staff End of Trip facilities (room P-6) will have an outward opening door.*

- appreciate the fully accessible and inclusive child care facility; a ramp is more suitable for this facility as most parents use strollers to transport their children;

*Ramp option was reviewed carefully during the schematic design phase and the program requirements along with the sites spatial limitations made including a ramp very challenging. The elevator access provided on the exterior is conceived to manage strollers and facilitate access.*

- the project is well done; appreciate the applicant's efforts to design a high quality child care facility which is appropriate for the targeted children's age groups that will use the facility;
- the architectural drawings and diagrams provided by the applicant are difficult to understand, in particular the shadow studies, e.g., it is difficult to determine what are the existing shadows from adjacent buildings and new shadows from the proposed child care facility;

***The shadow studies show the overall impact of the shadows from both the adjacent buildings and the proposed child care facility and are rendered together. Property lines have been added to the drawing to help orientate the viewer.***

- review whether the orientation of the courtyard results in inadequate southern sun exposure;

***The orientation of the courtyard meets the required daylight access set out by the City of Richmond Child Care Design Guidelines.***

- appreciate the project design including the gable roofscape, which takes into consideration the site's historical and environmental context; however, from the upper storeys of nearby towers the roof would appear flat; appreciate the applicant's intention to screen the rooftop mechanical equipment; however, consider whether the large flat roof could incorporate design development;

***A roof with multiple valleys was considered during the schematic design phase however the project is adjacent to a mature stand of trees and will likely experience the accumulation of seasonal debris. Minimizing the valleys and creating an inward pointing shed roof makes rain water access points accessible and allows for daylight to enter the space. In addition, a flat roof minimizes the maintenance and long-term operational issues as well as providing an integrated mechanical solution.***

- review the two dead end parking stalls in the parkade for adequate manoeuvring space;

***Parking angle and maneuvering aisle width are in alignment with subsection 7.5.5 of the Parking and Loading Bylaw.***

- review the interface of the building's [wooded lot] elevation with the adjacent Environmentally Sensitive Area (ESA); the high wall along the east side of the building is close to the ESA; review impact of proposed reduction of the minimum side setback on the ESA;

***The proposed decorative fence on the [wooded lot] elevation complies with the Root Protection Zone of ESA as shown in the Tree Management Plan by the arborist. Our qualified environmental professional has reviewed the design of the development and confirms it does not result in any impacts to the ESA.***

- the requirement for the project to connect to an off-site City District Energy Utility (DEU) facility would limit opportunities for the project to incorporate energy sharing and energy saving features; however, consider opportunities to incorporate heat recovery units as opposed to make-up air units due to the extensive ventilation requirements for the proposed child care facility;

***A heat recovery ventilators (HRV) are included in the washroom. A centralized HRV was considered during the design phase but was unachievable due to spatial limitations.***

- interior lighting for the building will contribute to internal heat gain in the summer and should not be assigned a credit in the LEED Silver version 4 scorecard as one of the sustainability features of the project;

***The architect notes that interior lighting may contribute to internal heat gains in the building. The energy performance trade-offs of different design options will be evaluated using a whole building energy model. Credit for performance will be assigned in accordance with LEED v4 modeling guidelines and lighting design requirements.***

- the design of the project is cohesive; the applicant is encouraged to explore further opportunities to incorporate more environmental and heritage elements in the site;

***The architect has consulted with City staff, who have advised that, to encourage open-ended imaginative play, the preference was for un-prescribed play elements (i.e. tricycle track rubber surface without train track illustration or patterns).***

- the site design is very flat; the applicant is encouraged to investigate opportunities to introduce topographical changes on the children's outdoor play area;

***Current design already include sloped playground at Northeast corner above the parkade ramp. Additional play feature including rope hill climbers added to enhance the design.***

***Flatness at the entries to the play area is important for accessibility***

- review whether the [wooded lot] facing courtyard will receive adequate sun exposure;

***The orientation of the courtyard meets the required daylight access set out by the City of Richmond Child Care Design Guidelines.***

- concerned that the image of the play equipment/structure (on page 32 of the [ADP] package) with train theme appears to be tilting, which could pose a safety concern for children;

***The image was intended to demonstrate the train theme only. All play structures will be designed to meet CSA standards.***

- the architectural drawings and diagrams provided by the applicant is interesting and straightforward;
- appreciate the scale of the building; the chain of gable roofs visually break down the building massing and create a pedestrian scale streetscape;
- consider installing additional windows on the south façade of the building for visual interest and to enhance surveillance opportunities;

***The architect has consulted with child care and facilities staff, who advised that no additional windows are necessary. Programming in this area requires light control for light table and projection based activities.***

- consider animating the [driveway side] façade of the building as it appears stark;

***The grey panel on the elevation complements the basalt material used at the property across the SRW. The use of greenery to break up the façade and draw eyes vertically Hedge planting (Thuja occidentalis 'Degroot's Spire' – Dwarf White Cedar) is added to narrow planting strip along the North façade.***

- in general, the building facades are well thought out; appreciate the amount of work the applicant has put into the project design;
- support the Panel comment regarding the significant effort of the design team and extensive collaboration with City staff in the design of the project;
- the facility could accommodate different uses in the future, including a community centre or a restaurant; and

***The design has inherent flexibility- should the requirement for a child care facility change (via the City) at a future date, the building could be repurposed to accommodate a different use. At this time, however, there is no desire to change or introduce new uses to the subject site.***

- Hope that the child care facility could increase its density in future to accommodate more children considering the huge demand in the high-density residential neighbourhood.

***The number of children that the facility can accommodate has been determined through the criteria set out by the City of Richmond Child Care Design Guidelines.***

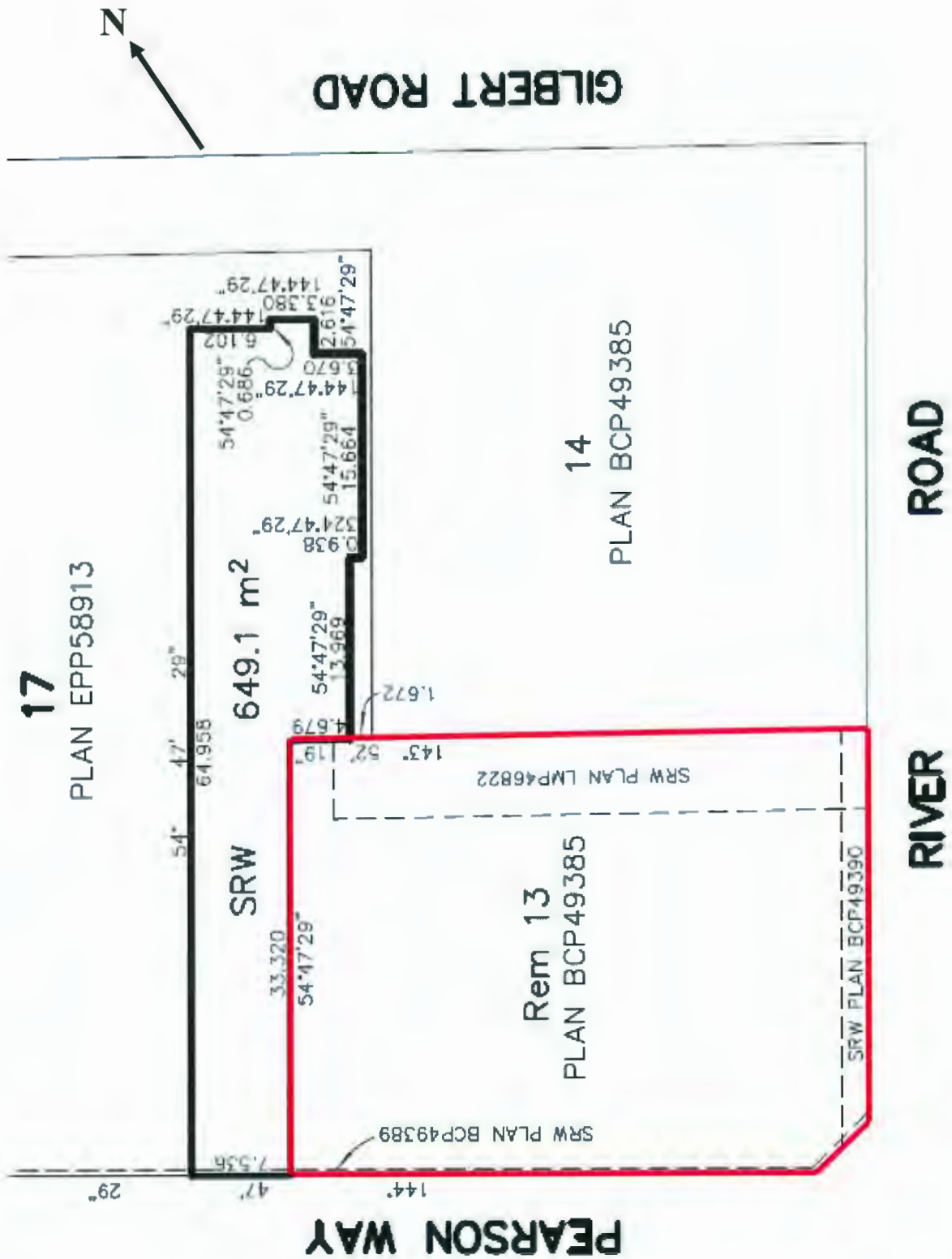
## **Panel Decision**

It was moved and seconded

***That DP 19-876699 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.***

**CARRIED**







**Address:** 6899 Pearson Way

**File No.:** DP 19-876699

**Prior to approval of the Development Permit, the developer is required to complete the following:**

1. Receipt of a Letter of Credit for landscaping in the amount of \$445,556.10 (based on the costs estimate provided by a CSLA registered landscape Architect including 10% contingency).
2. Submission of a Contract entered into between the applicant and an ISA Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including that the project arborist be present on site to supervise any work within the tree protection zone.
3. Installation of appropriate tree protection fencing as per the Tree Protection Bylaw and arborist report on the property at 6900 River Road, to the satisfaction of the City, as part of the development prior to any construction activities, including building demolition, occurring on-site.
4. Securing the owner's commitment to connect to District Energy Utility (DEU), which requires the owner of Lot 13 to undertake the following to the satisfaction of the City:
  - a) Design and provide plans and specifications demonstrating capability to connect to and be serviced by the DEU that will be constructed by or on behalf of the City;
  - b) Provide an energy modelling report;
  - c) Enter into the Service Provider Agreement or alternative agreement;
  - d) Enter into a Section 219 Covenant for the installation, operation and maintenance of all necessary facilities.
    - i. The required restrictive covenant, SRW, and/or alternative legal agreement(s), which are to be to the satisfaction of the City, are to secure the owner's commitment to connect to District Energy Utility (DEU), which covenant and/or legal agreement(s) will include, at minimum, the following terms and conditions:
    - ii. No building permit will be issued for a building on the subject site unless the building is designed with the capability to connect to and be serviced by a DEU and the owner has provided an energy modelling report satisfactory to the Director of Engineering;
    - iii. If a DEU is available for connection, no final building inspection permitting occupancy of a building will be granted until the building is connected to the DEU and the owner enters into a Service Provider Agreement on terms and conditions satisfactory to the City and grants or acquires the Statutory Right of way(s) and/or easements necessary for supplying the DEU service to the building;
    - iv. If a DEU is not available for connection, no final building inspection permitting occupancy of a building will be granted until:
      - (a) The City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU;
      - (b) The owner enters into a covenant and/or other legal agreement to require that the building connect to a DEU when a DEU is in operation;



- (c) The owner grants or acquires the Statutory Right of Way(s) and/or easements necessary for supplying DEU services to the building; and
  - (d) The owner provides to the City a letter of credit, in an amount satisfactory to the city, for costs associated with acquiring any further Statutory Right of Way(s) and/or easement(s) and preparing and registering legal agreements and other documents required to facilitate the building connecting to a DEU when it is in operation.
- 5. Enter into a Post-Approval Revision of Servicing Agreement SA 19-861001 (associated with Lot 17 offsite works) to include the design and construction of ultimate works behind the curb to the property line. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to, completion of all tie-ins to City water, storm and sanitary infrastructure, removal of the existing asphalt sidewalks and installation of sidewalks, streetlights and street trees.

**Prior to Building Permit Issuance, the developer must complete the following requirements:**

- 1. Prepare and provide, to the satisfaction of the City, a detailed design, specifications, and material finishes board for the facility and all related spaces.
- 2. Execution and registration of a Construction Agreement setting out requirements with respect to the design, construction, supply, installation, approval and warranty of the facility and all related spaces to the satisfaction of the City. Construction Agreement must be registered on title to the land in the form acceptable to the City.
- 3. Discharge Restrictive Covenant CA5349572, as modified by CA7455881 (The No-Build Covenant).
- 4. Registration of a restrictive demolition covenant, to the satisfaction of the City, stipulating at minimum, the following terms and conditions:
  - a) Building Permit Plans must demonstrate or reflect the removal of the sewer line along the easterly portion of the site
  - b) the abandoned pipe must be removed and this removal supported with a signed and sealed letter from the developer's engineer prior to the first form inspection associated with the Building Permit; and
  - c) Hazardous material remediation documents to be submitted to the Building Inspector for record prior to the first form inspection associated with the Building Permit; and
  - d) Discharge the existing Sanitary SRW BP171973 (Plan LMP46822) from the title of Lot 13 after receipt by the City of the signed and sealed letter certifying the removal of the pipe from the developer's Engineer.
- 5. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department for review. Management Plan shall include location for construction vehicle access, emergency response vehicle access, parking for services, deliveries, workers, deliveries and loading, application for any lane closures, and proper construction traffic control procedures and certified personnel as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- 6. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- 7. Submission of a final LEED Silver Equivalency Checklist to the Building Approvals Department for review and confirmation of compliance prior to Building Permit issuance.
- 8. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional

City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

9. Construct, install and complete the Works, as approved via Development Permit DP 19-876699, in the SRW Area along the front most 0.5 m along Pearson Way and the corner cut (in accordance with SRW Covenant BB1991717/BB1991718).
10. Construct, install and complete the Works, as approved via Development Permit DP 19-876699, in the SRW Area along the front most 2 m along River Road (in accordance with SRW Covenant BB1991722, modified by CA5937203/BB1991723).
11. Obtain approval in writing from the Director of Community Social Development and the Director of Facilities and Project Development.

**Prior to Occupancy Permit Issuance, the developer must complete the following requirements:**

1. All frontage improvements, as identified in the Rezoning Considerations of the subject development, are to be completed prior to Occupancy Permit issuance.

**Note:**

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act. All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.  
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contains prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.



No. DP 19-876699

To the Holder: OVAL 8 HOLDINGS LTD  
Property Address: 6899 PEARSON WAY  
Address: SUITE 1830 - 1055 W HASTINGS STREET  
VANCOUVER, BC V6E 2E9

---

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 Bylaw 8500" is hereby varied to:
  - a) Decrease the minimum rear (northeast) setback from 3 m to 0.4 m.
  - b) Decrease the minimum side (northwest) setback abutting 6811 Pearson Way from 3 m to 0.4 m.
  - c) Increase the maximum lot coverage for buildings from 45% to 55%.
  - d) Remove the requirement for an on-site loading bay; and
  - e) Increase the maximum height of a fence from 2.4 m to 3.9 m.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #31 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$445,556.10 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. 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.
7. 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.

# Development Permit

No. DP 19-876699

To the Holder: OVAL 8 HOLDINGS LTD

Property Address: 6899 PEARSON WAY

Address: SUITE 1830 - 1055 W HASTINGS STREET  
VANCOUVER, BC V6E 2E9

---

8. 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.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

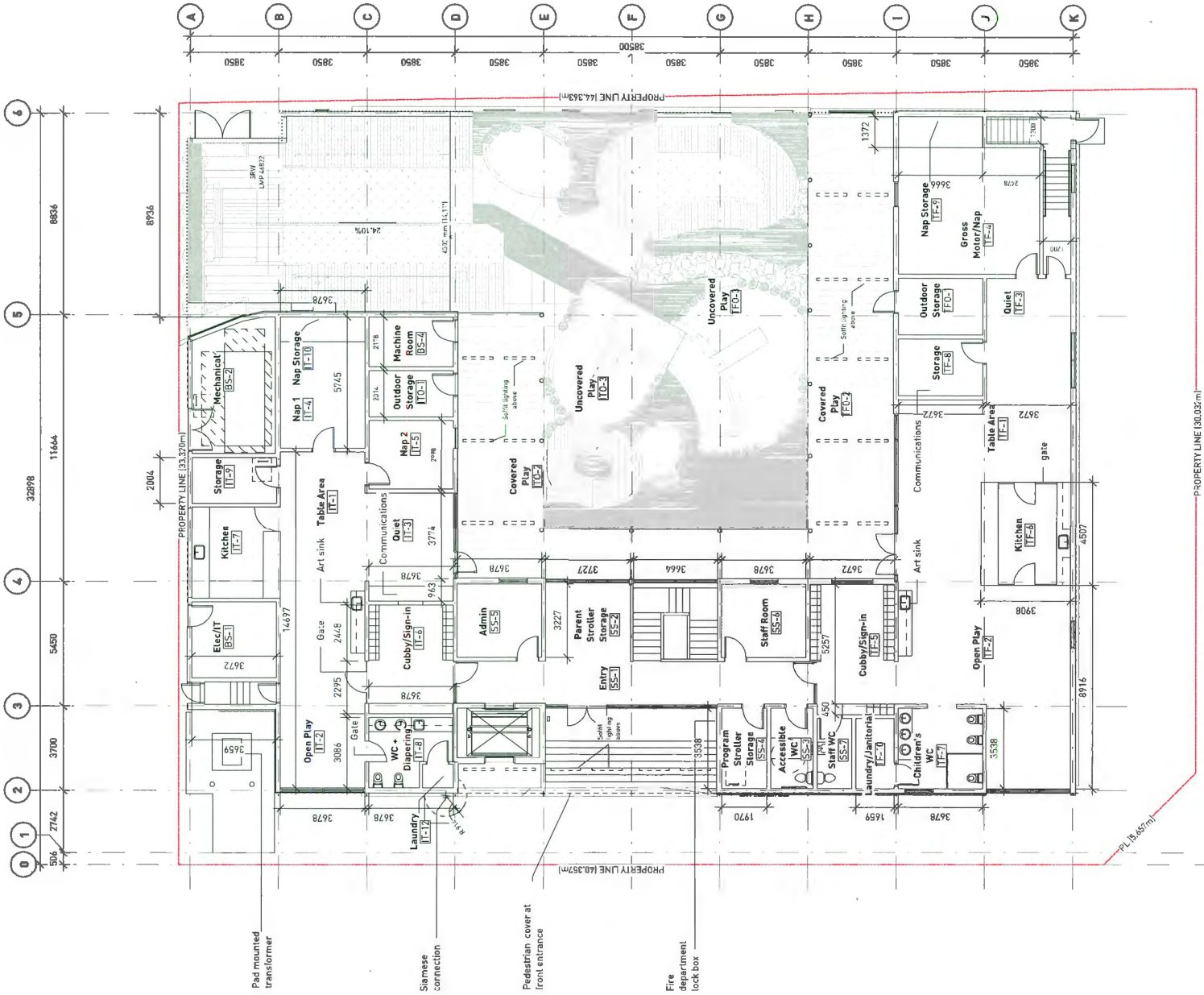
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MAYOR



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REVISION	DATE	DESCRIPTION
1	2020	Initial Design
2	2020	Revised Design
3	2020	Final Design



**public**

100 FRANKLIN STREET  
VANCOUVER, BC V6P 1A1  
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**River Green  
Childcare**

4899 Phareson Way, Richmond, BC  
PROJECT NUMBER: 19-876699  
PROJECT NAME: RIVER GREEN  
DATE: FEB 5, 2020

LEVEL 1

5.02

DP 19-876699: Plan 2





1403 FRANCES STREET  
VALLEJO, CA 94590-1119  
TEL: 415/261-2443  
WWW.PUBLICLIBRARY.ORG

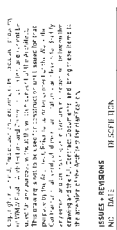
6899 Pearson Way, Richmond, BC

PROJECT NORTH		TRUE NORTH	
PROJECT CODE	1916	STATUS	DD
SCALE	1:100	DATE	Feb 5, 2020

LEVEL 0 - PARKING

**Summary**

DP 19-876699: Plan 3


$$\begin{aligned} \frac{1}{2} \frac{d}{dt} \int_{\mathbb{R}^n} |\nabla u|^2 dx &= \int_{\mathbb{R}^n} \nabla u \cdot \nabla u_t dx \\ &= \int_{\mathbb{R}^n} \nabla u \cdot \nabla (-\Delta u) dx \\ &= - \int_{\mathbb{R}^n} \Delta u \cdot \Delta u dx \\ &= - \int_{\mathbb{R}^n} |\Delta u|^2 dx \leq 0. \end{aligned}$$

6979 Pearson Way, Richmond, BC

PROJECT CODE	STATUS
1912	DD
SCALE	DATE
1 - 100	Feb 5, 2020

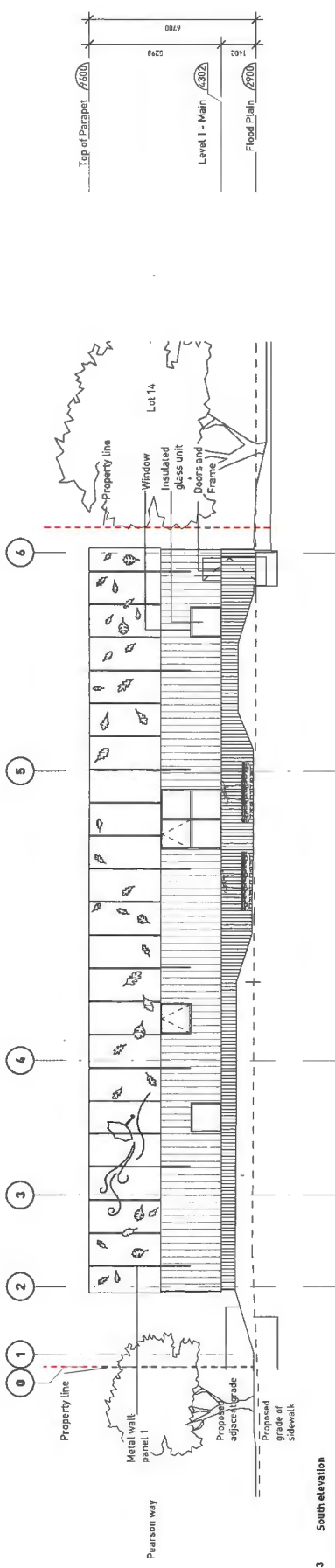
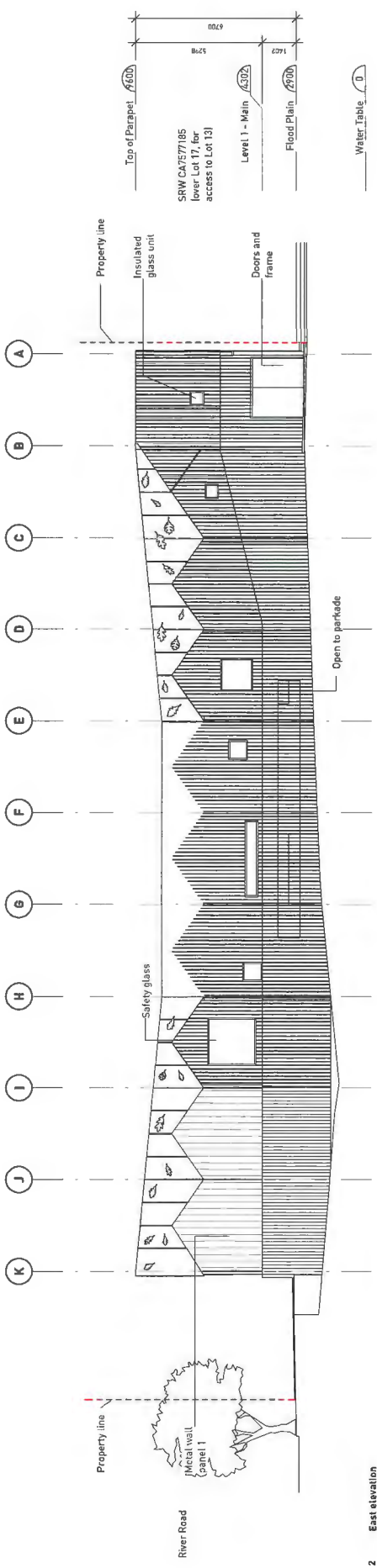
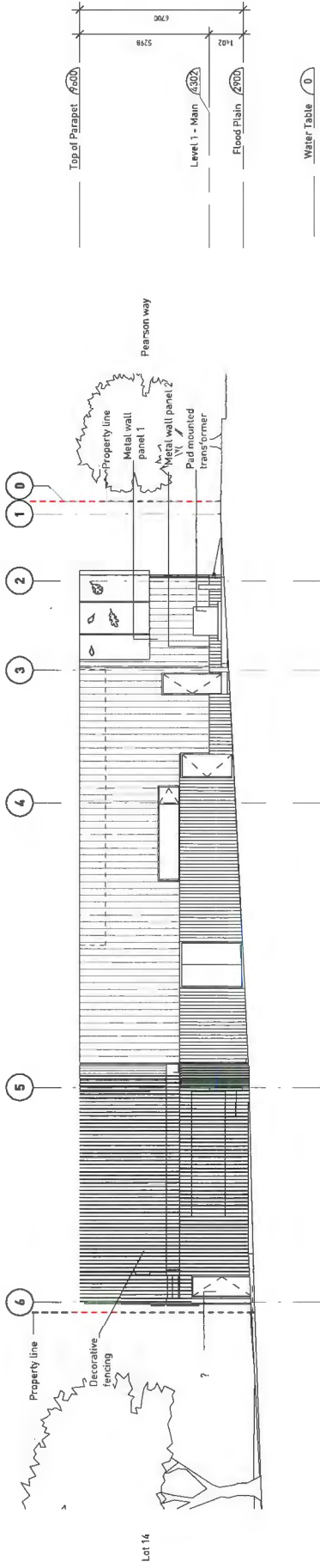
5.03  
SHEET

DP 19-876699: Plan 4



Designs are for the use of the applicant only. The applicant is responsible for obtaining all necessary permits and approvals from the relevant authorities. The applicant is also responsible for ensuring that the design complies with all applicable codes and standards. The applicant is further responsible for ensuring that the design is suitable for the intended use and that it is safe and sound. The applicant is also responsible for ensuring that the design is suitable for the intended use and that it is safe and sound. The applicant is further responsible for ensuring that the design is suitable for the intended use and that it is safe and sound.

NO.	DATE	DESCRIPTION
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public	1000 FRANKLIN STREET VANCOUVER, BC V6J 1T1 WWW.CHILDCAREBCA.CA
River Green Childcare	6899 Pearson Way, Richmond, BC
PROJECT CODE TYPE SCALE 1:100	DATE REVISED DATE FEB 5, 2023

ELEVATIONS	4.01a
------------	-------

DP 19-876699: Plan 5a



ISSUES + REVISIONS	NO	DATE	DESCRIPTION
1	1	10/10/2023	Initial design and concept development.
2	2	11/05/2023	Revised design based on client feedback.
3	3	11/15/2023	Final design and specifications.
4	4	12/01/2023	Construction phase initiated.
5	5	12/15/2023	Construction progress update.
6	6	12/28/2023	Final construction completion.
7	7	01/05/2024	Post-construction evaluation and feedback.
8	8	01/15/2024	Project closure and final report.



DP 19-876699: Plan 6

4.03

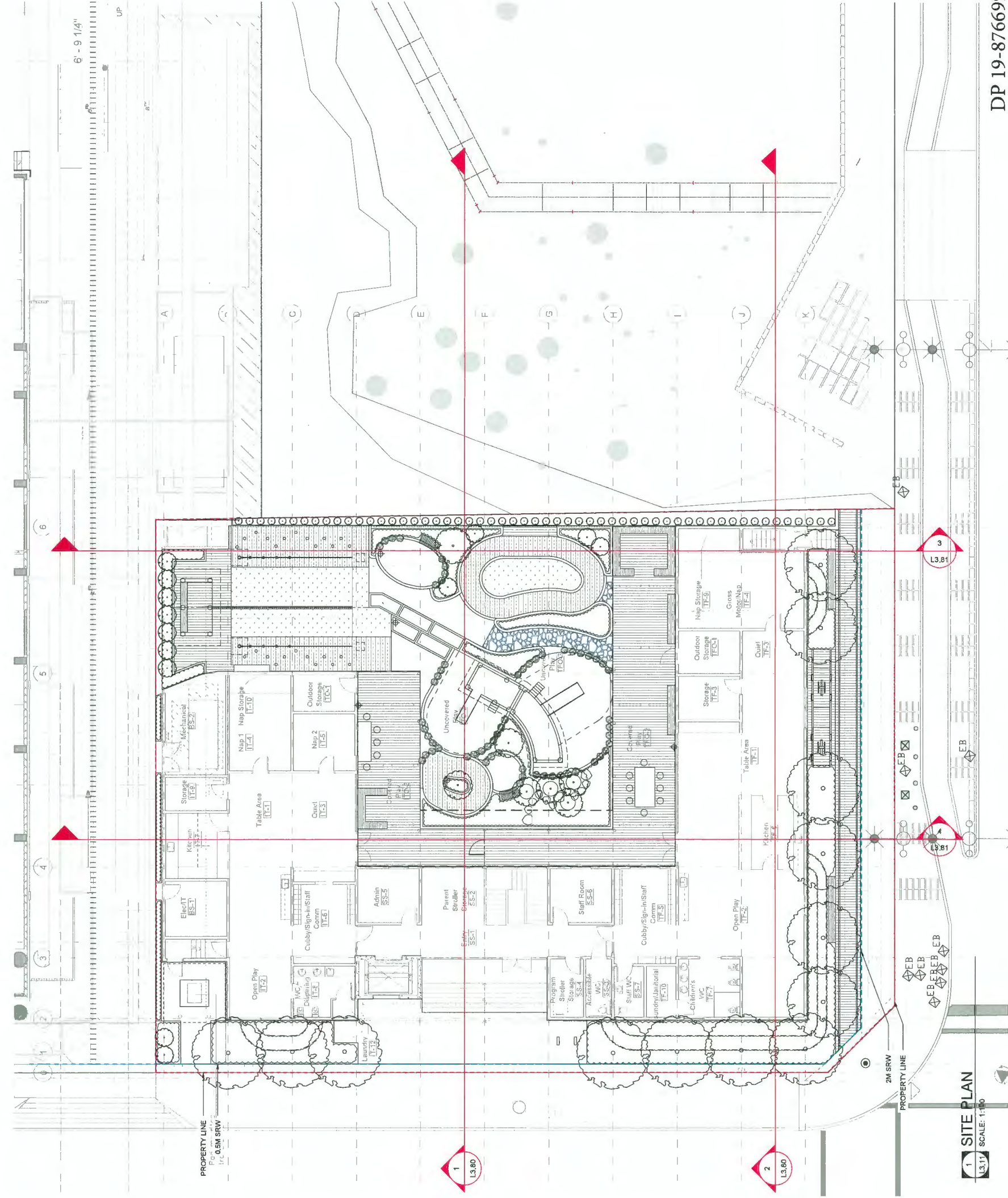
1415 FRANKS STREET  
VANCOUVER BC V6L 1Z1  
TEL. 604 278 4213  
WWW.PUBLICISMC.CA

6899 Pearson Way, Richmond, BC

PROJECT CODE	STATUS
1916	DD
SCALE	DATE
1 : 100	Feb 5, 2020

## SECTIONS





DP 19-876699: Plan 7

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ISSUES + REVISIONS  
DESCRIPTION

**PFS STUDIO**  
ARCHITECTURE + COMMUNICATIONS  
5899 Pearson Way, Richmond, BC  
V6X 3A7  
TEL: 604.273.4321  
WWW.PFSSTUDIO.CA

**public**  
1405 FRANCES STREET  
VANCOUVER, BC V6H 1T1  
TEL: 604.738.4321  
WWW.PUBLICSTUDIO.CA

River Green  
Childcare

5899 Pearson Way, Richmond, BC

PROJECT CODE  
19020

STATUS  
DDP

DATE  
October 15, 2019

SITE PLAN  
SHEET

L3.11



**PFS STUDIO**  
 Pflanzholz - Laminat Systeme • Laminierplatten • Alu-Platten  
 8777 Tressen 47, Aachen  
 Telefon 0431 250-1  
 Telefax 0431 250-250  
 Telex 720000  
 Telex 720000

1405 FRANCIS STREET  
VANCOUVER BC V6L 1Z1  
TEL 604 738 4323  
WWW.PUBLISIDESIA.CA

6899 Pearson Way, Richmond, BC

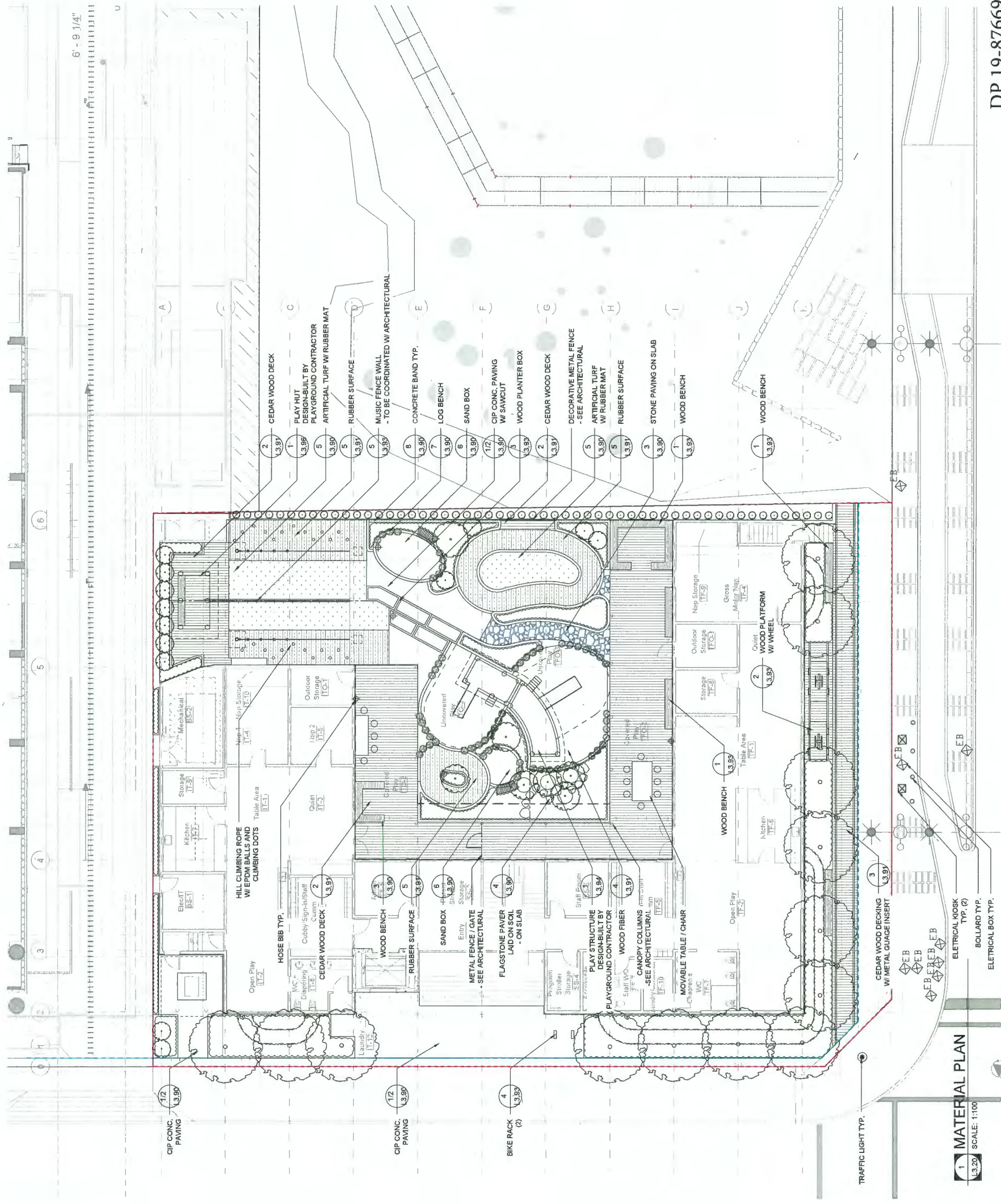
MATERIAL PLAN

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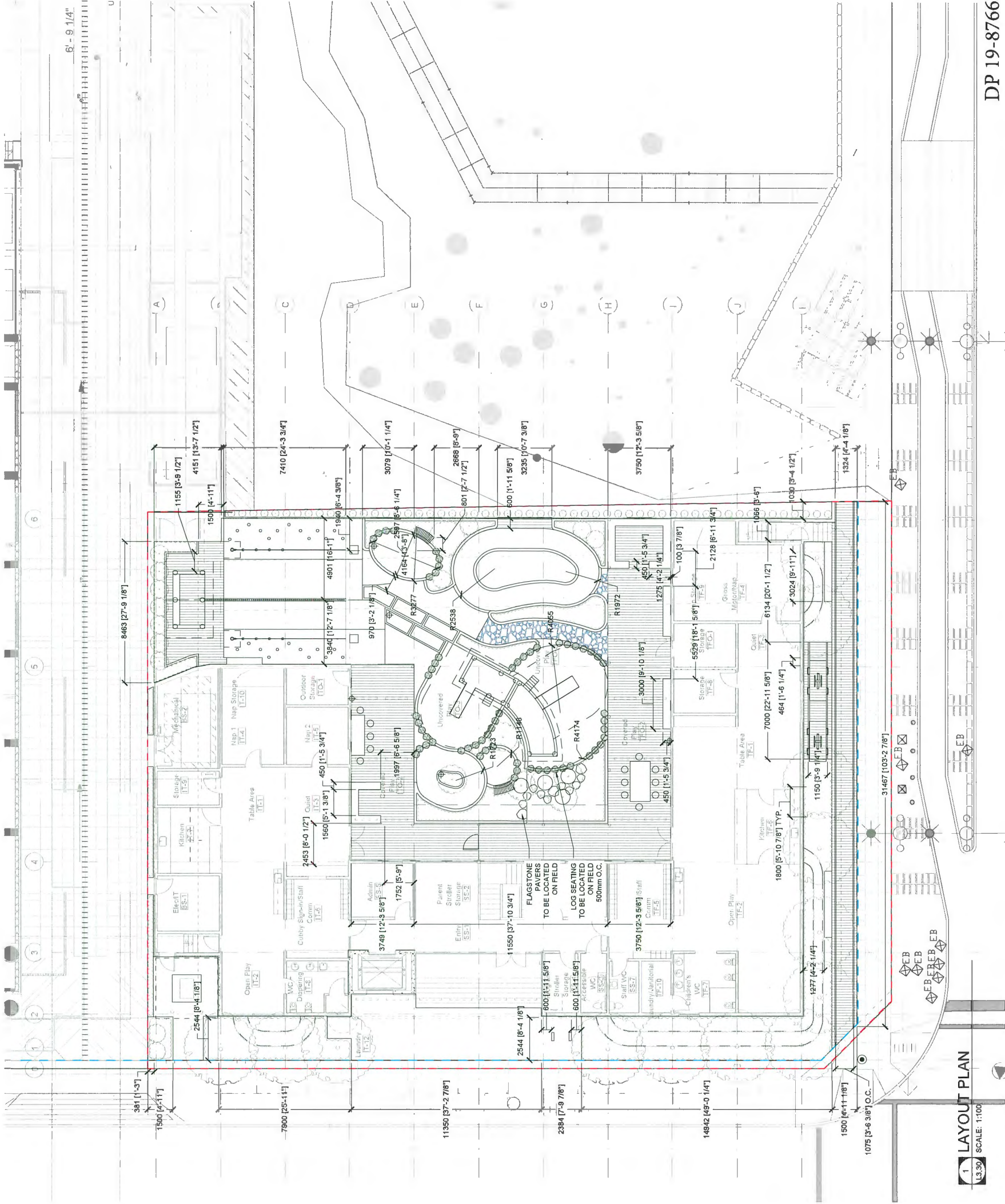
SHEET

L3.20

DP 19-876699: Plan 8







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River Green  
Childcare

5899 Pearson Way, Richmond, BC

PROJECT CODE  
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5844

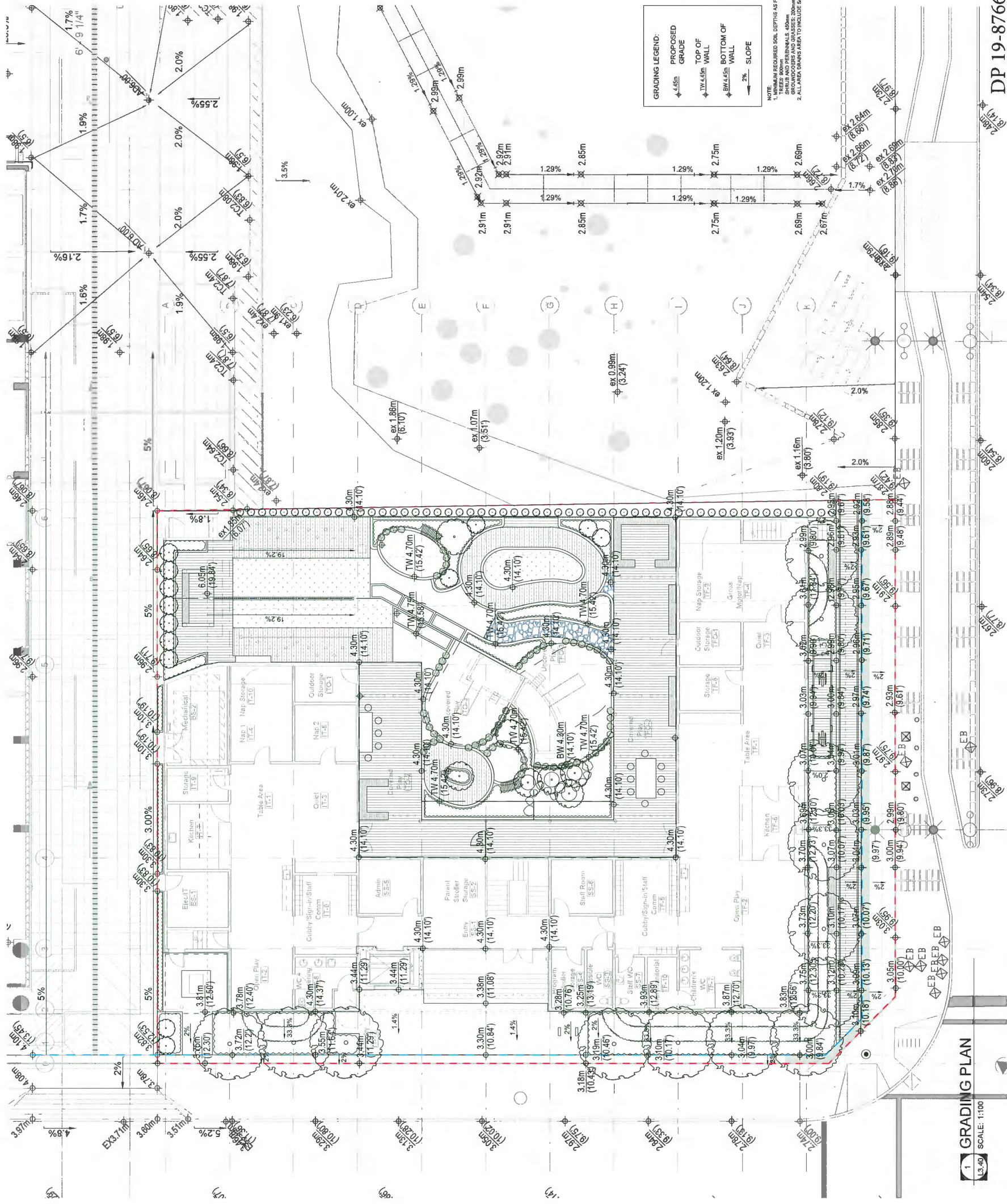
STATUS  
DD  
October 15, 2019

LAYOUT PLAN  
SHEET  
L3.30

DP 19-876699: Plan 9

**1 LAYOUT PLAN**  
SCALE: 1:100





**GRADING LEGEND:**

- PROPOSED GRADE
- TOP OF WALL
- BOTTOM OF WALL
- SLOPE

**NOTE:**  
1. MINIMUM REQUIRED SOIL DEPTHS AS FOLLOWS:  
FINISH GRADE TO TOP OF FOUNDATION: 450mm  
FINISH GRADE TO TOP OF PERIMETER: 450mm  
GROUNDROCKS AND GRASSES: 200mm  
2. ALL AREA DRAINAGE AREAS TO INCLUDE SAND TRAPS.

**public**

River Green  
Childcare

5889 Pearson Way, Richmond, BC

PROJECT CODE: DP19-876699  
STATUS: PRELIMINARY  
DATE: October 15, 2019

**1 GRADING PLAN**  
SCALE: 1:100

GRADING PLAN  
SHEET

DP 19-876699: Plan 10 L3.40

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**PFS STUDIO**  
PFS Studio Inc. - Landscape Architecture  
PFS Studio Inc. - Landscape Architecture  
PFS Studio Inc. - Landscape Architecture

**DESIGNER: PFS STUDIO**  
DRAWN BY: PFS STUDIO  
CHECKED BY: PFS STUDIO  
DATE: 10/15/2019







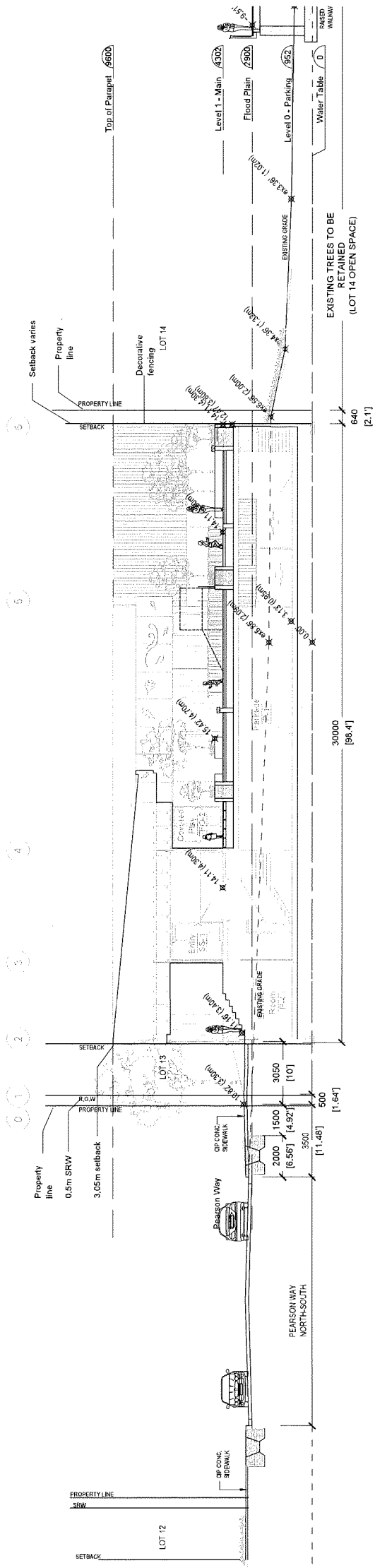


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ISSUES + REVISIONS	
NO	DATE
DESCRIPTION	

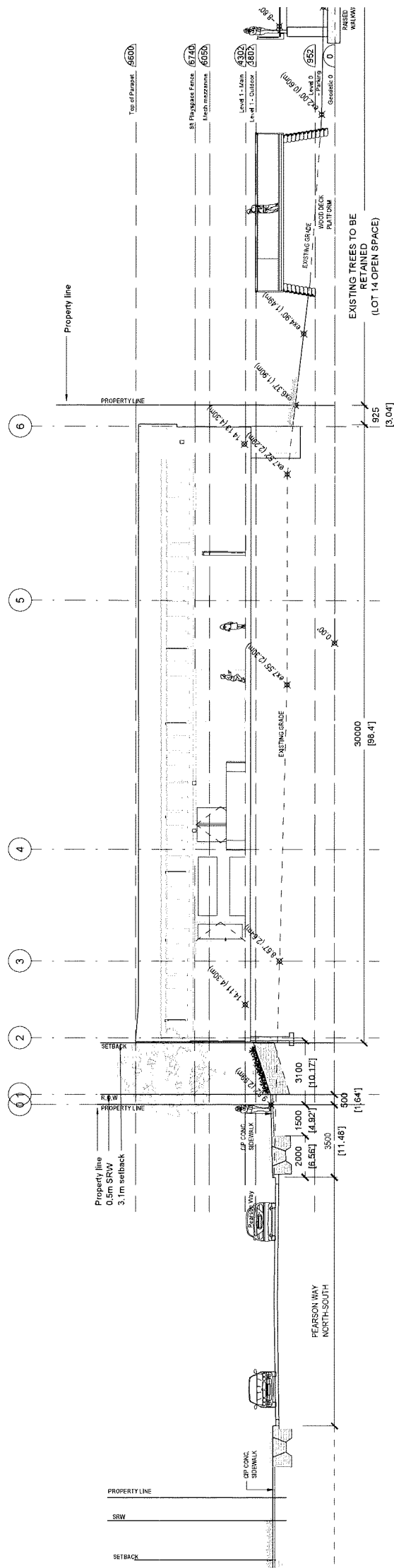
DESCRIPTION

**PFS STUDIO**  
 Planning • Interior Design • Landscape Architecture  
 677 East 9th Avenue  
 Westport, NY 10600  
 914.339.5200  
 info@pfs-studio.com



## SECTION 1

L3.80 SCALE: 1:100



SECTION 2

L3.80 SCALE: 1:100

**public**

1495 FRANCES STREET  
VANCOUVER BC V5L 1Z1  
TEL 604 738 4323  
WWW.DIBLONDESIGN.CA

\_\_\_\_\_

River G

River Green  
Childcare

Childcare

6899 Pearson Way, Richmond, BC

PROJECT CODE	STATUS
19D20	DD
SCALE	DATE

PROJECT CODE	STATUS
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19020  
SCALE

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19020  
SCALE

October

LANDSCAPE  
SECTIONS 1&2

## SECTIONS 1&2

33HS

DP 19-876699: Plan 13

3.80





6mm (1/4") SPACING, NAILLED TO JOIST

100x150mm (4" x 6") WOOD JOIST, NORTH-SOUTH

430 [1'-4"]

200 [8"]

100x150mm (4" x 6") WOOD BEAM, EAST-WEST DIRECTION

STYROFOAM VULCING AS REQUIRED

REFER TO ARCHIT. STRUCTURAL SLAB - SEE ARCH. AND STRUCTURAL

# CECEDAR WOOD DECK PROFILE

SCALE: 1:20



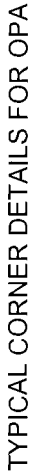
SCALE: 1:10



SCALE: 1:20



L3.91 SCALE: 1:10



**SCALE: 1:5**

ISSUES + REVISIONS	NO	DATE	DESCRIPTION
--------------------	----	------	-------------

**PFS STUDIO**  
 1777 Main St. Austin  
 Telephone 512.747.5133  
 604.264.5288  
 pfstudio@aol.com  
 www.pfs-studio.com

1495 FRANCES STREET  
VANCOUVER BC V5L 1Z  
TEL 604 738 4323  
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6899 Pearson Way, Richmond, BC

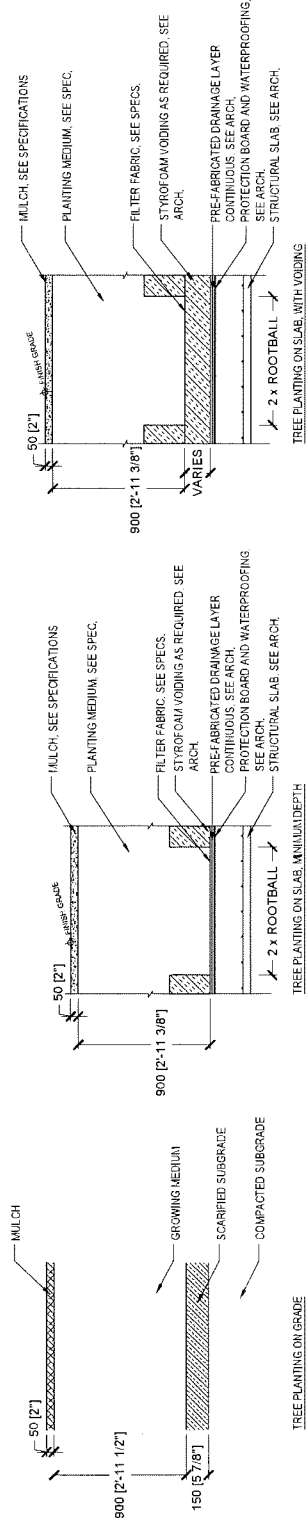
PROJECT CODE  
19020  
SCALE

STATUS  
DD  
DATE  
October 15, 2019

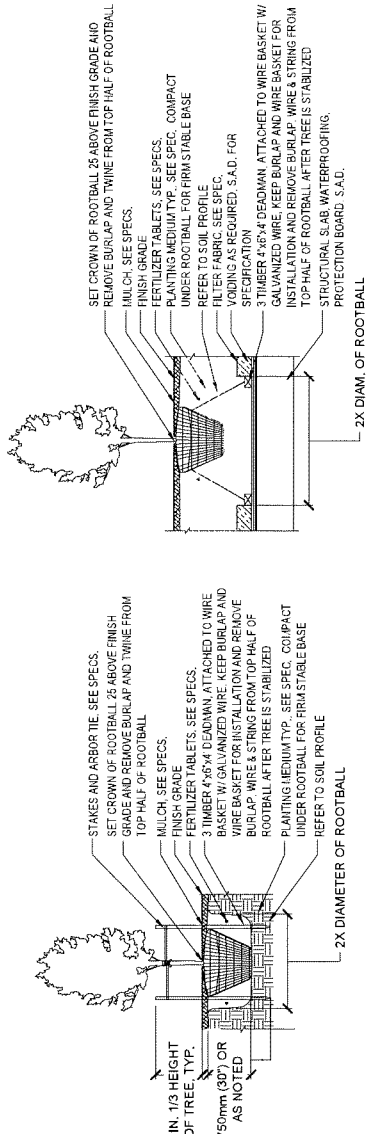
## DETAILS—PAVING

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ISSUES + REVISIONS
DESCRIPTION

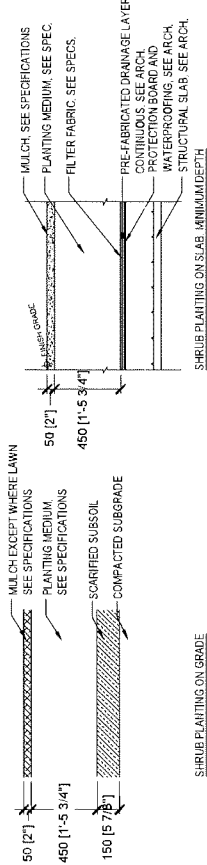


1 TREE PLANTING  
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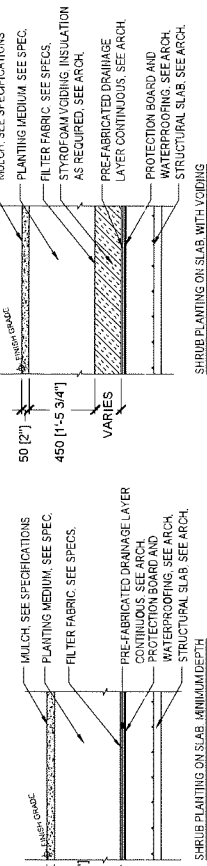


2 TREE STAKING - ON GRADE  
SCALE: NTS

3 TREE GUYING - ON STRUCTURE  
SCALE: NTS

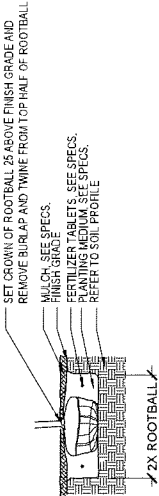
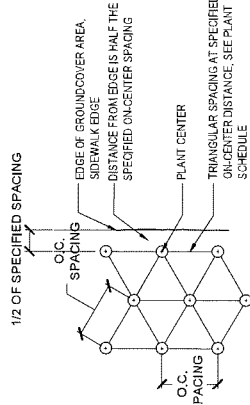


4 SHRUB PLANTING  
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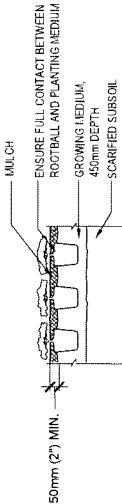


7 SHRUB/GROUND COVER SPACING  
SCALE: NTS

6 GROUND COVER PLANTING  
SCALE: NTS



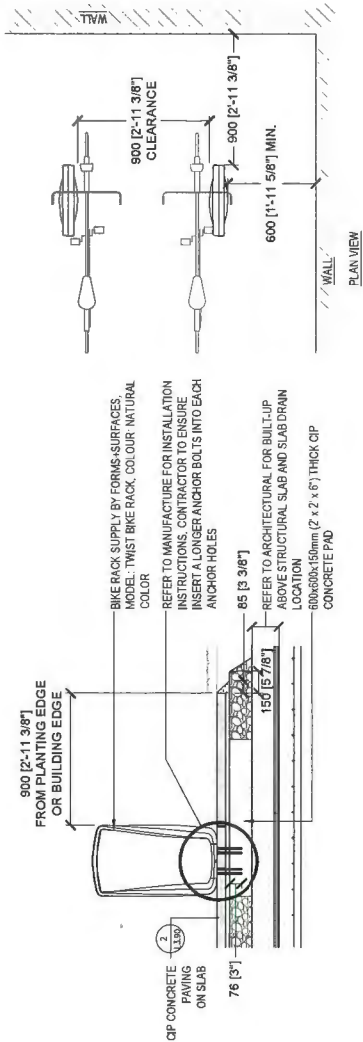
5 SHRUB PLANTING  
SCALE: NTS



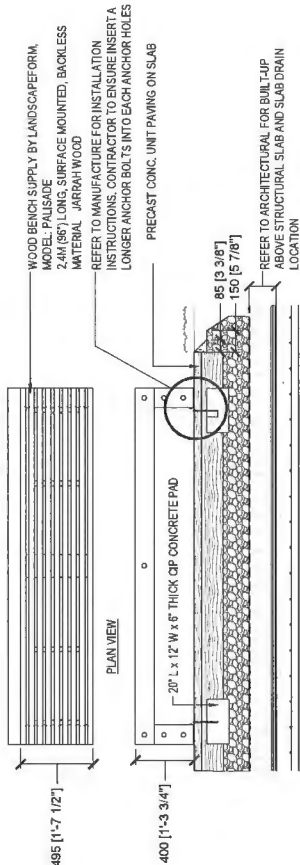
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ISSUES + RESPONSES  
DESCRIPTION

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PFS STUDIO  
PFS STUDIO

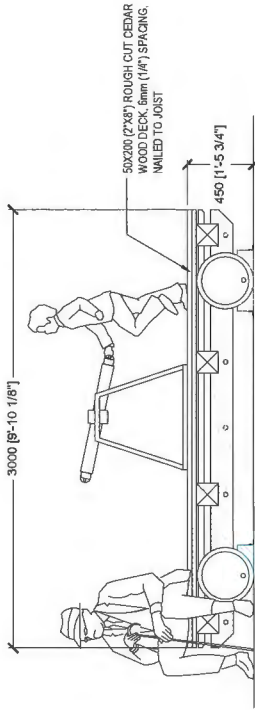


SAMPLE PHOTO

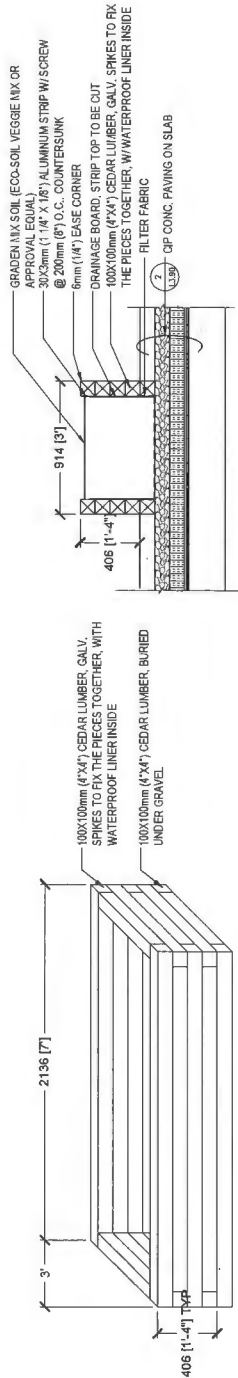


**1 WOOD BENCH**  
SCALE: 1:20

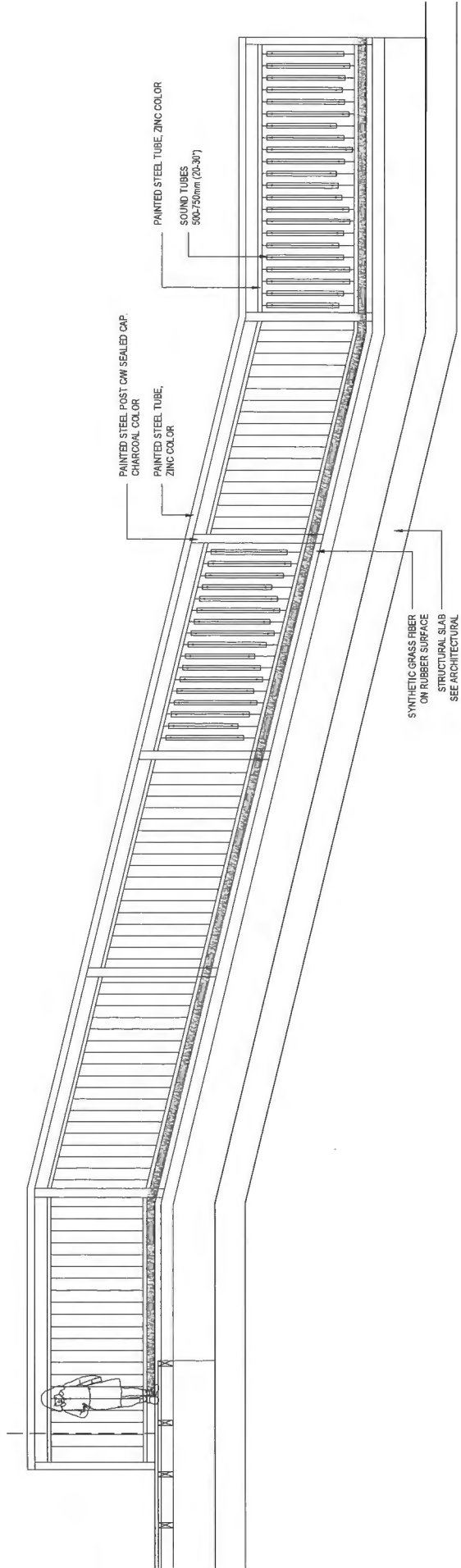
**4 BIKE RACK**  
SCALE: 1:20



**2 WOOD PLATFORM W/ WHEEL (PUMP TRAIN)**  
SCALE: 1:20



**3 WOOD PLANTER BOX**  
SCALE: 1:20



**5 MUSICAL FENCE**  
SCALE: 1:20

**public**  
1405 FRANKS STREET  
RICHMOND, BC V6X 1T1  
WWW.PUBLICBC.CA

River Green  
Childcare

6899 Pearson Way, Richmond, BC

PROJECT CODE  
19020

STATUS  
DD

DATE  
October 15, 2019

DETAILS-SITE  
FURNISHING

SHEET  
L3.93

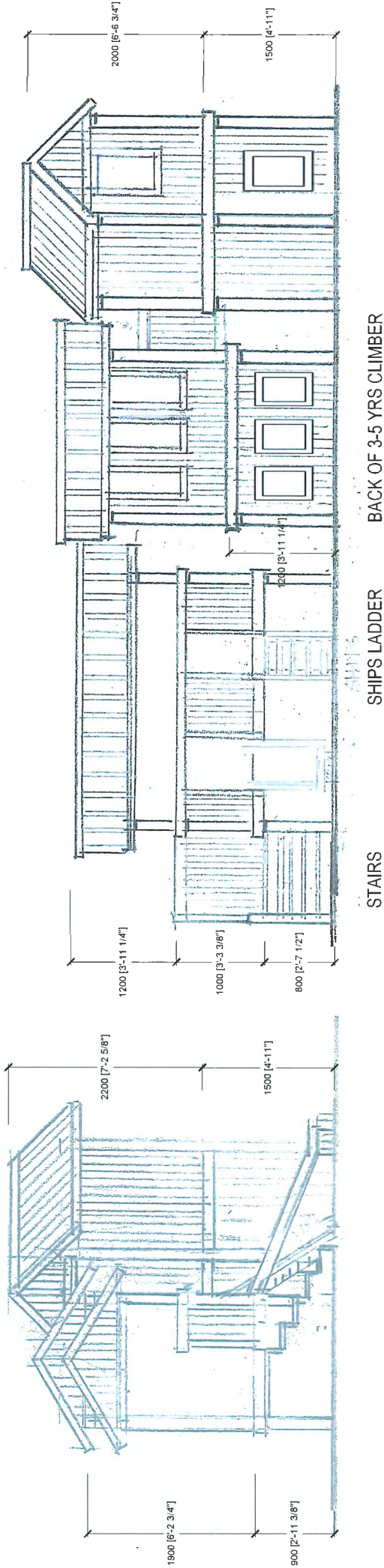
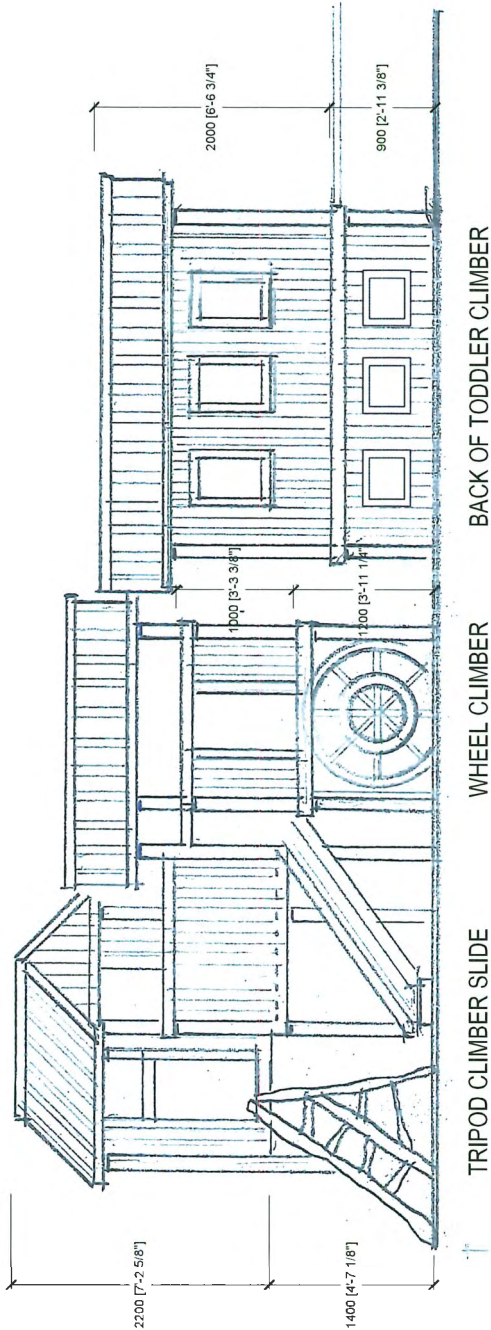
DP 19-876699: Plan 18



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ISSUES & REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2019-10-15



**public**  
1000 WEST 10TH AVENUE, SUITE 100, DENVER, CO 80202, TEL: 303.733.8888, WWW.PFSSTUDIO.CO

River Green  
Childcare

6599 Peterson Way, Richmond, BC

PROJECT CODE: 19020  
STATUS: DD  
DATE: October 15, 2019  
SCALE:

DETAILS-PLAY  
STRUCTURES

SHEET  
L3.94







1. The purpose of this map is to show the location of the proposed project and the surrounding area. The map is not to be used for any other purpose. The map is not to be used for any other purpose. The map is not to be used for any other purpose.

ISSUES & REVISIONS  
REV. DATE BY  
1.001 02/03/2020

LOT 9

LOT 17

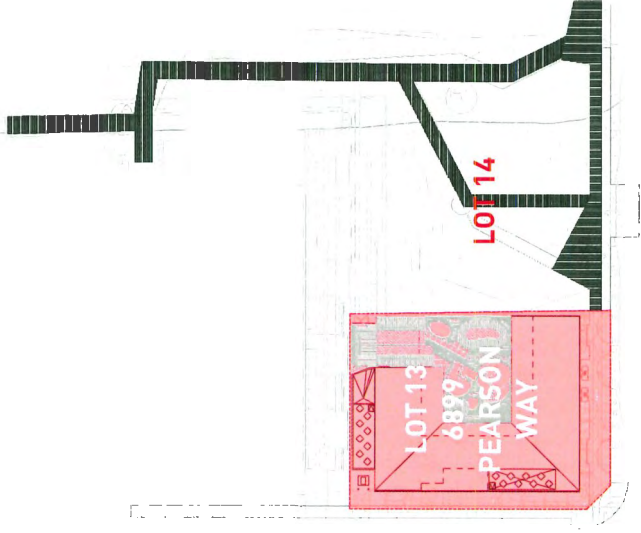
HOLLYBRIDGE WAY

PEARSON WAY

LOT 12

PEARSON WAY

GILBERT RD



RIVER RD.

public

1. The purpose of this map is to show the location of the proposed project and the surrounding area. The map is not to be used for any other purpose. The map is not to be used for any other purpose.

River Green  
Childcare

4835 Pearson Way, Richmond BC

PROJECT NORTH	TIME NORTH
PROJECT CODE	STATUS
19712	DD
1:100	1:100
1:100	FEB 3, 2020

CONTEXT PLAN

DP 19-876699: Reference Plan

SHEET  
1.01

ISSUES + REVISIONS	
NO	DATE
DESCRIPTION	

**PFS STUDIO**  
P. 400446 - Ligne d'attente • L'ACCÈS À LA VIE  
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6899 Pearson Way, Richmond, BC

PROJECT CODE  
19020  
SCALE

SITE CONTEXT PLAN  
SHEET  
L3.10

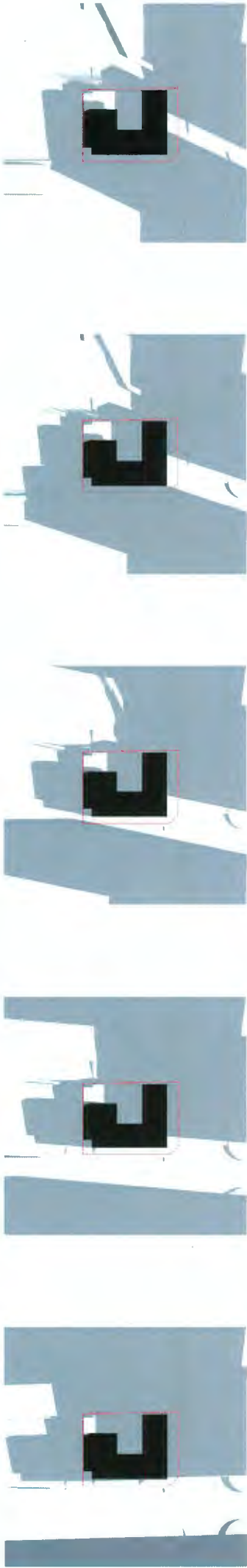
DP 19-876699: Reference Plan

13.10 SITE CONTEXT PLAN SCALE: 1"=50'

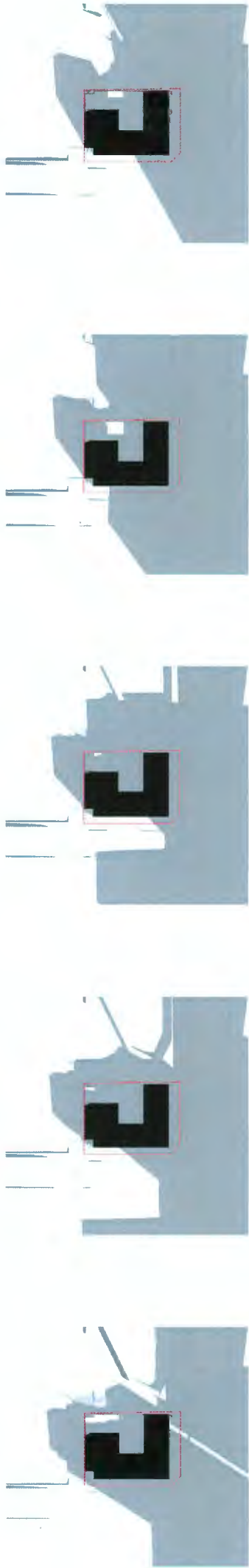


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REVISIONS  
NO. DATE DESCRIPTION



Time of day 9:30 11:30



12:00 14:00

More than two hours of solar access are available during the typical playtimes of 9:30 to 11:30am or 1:30 to 4:00pm during the winter solstice



14:30 16:00



7.02 SHEET

14:30



**public**

145 FRANCES STREET  
VANCOUVER BC V6L 1Z1  
TEL: 604 728 6313  
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River Green  
Childcare

6899 Pearson Way, Richmond, BC

PROJECT NORTH	TRUE NORTH
---------------	------------

PROJECT CODE	STATUS
	

1916	DD
SCALE	DATE
1 : 1000	Feb 5, 2020

SHADOW STUDY -  
SUMMER SOLSTICE

7.03 SHEET

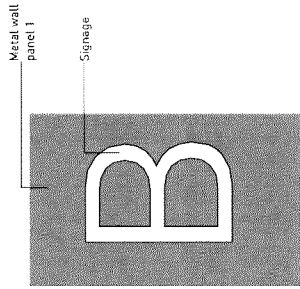
DP 19-876699: Reference Plan

16:00

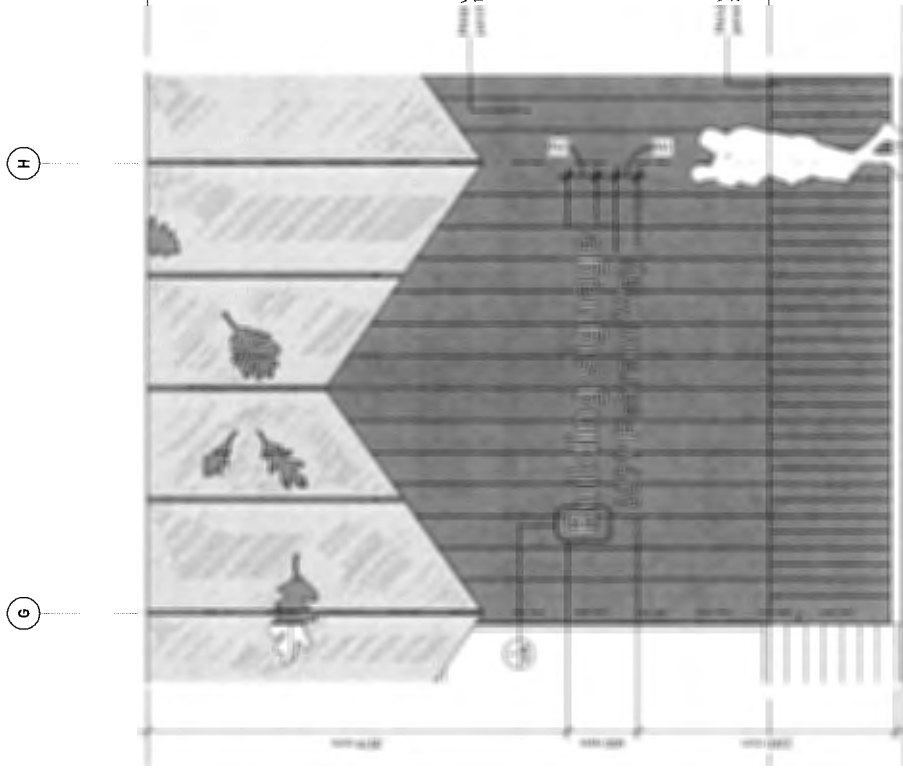
14:30

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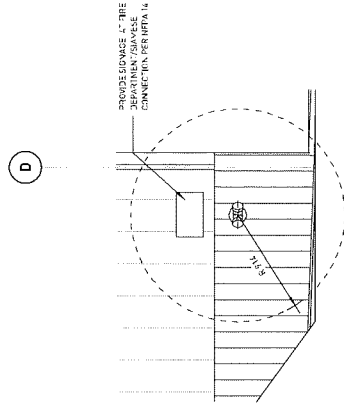
DESIGN & DRAWINGS  
JULY 2015  
03.00000000



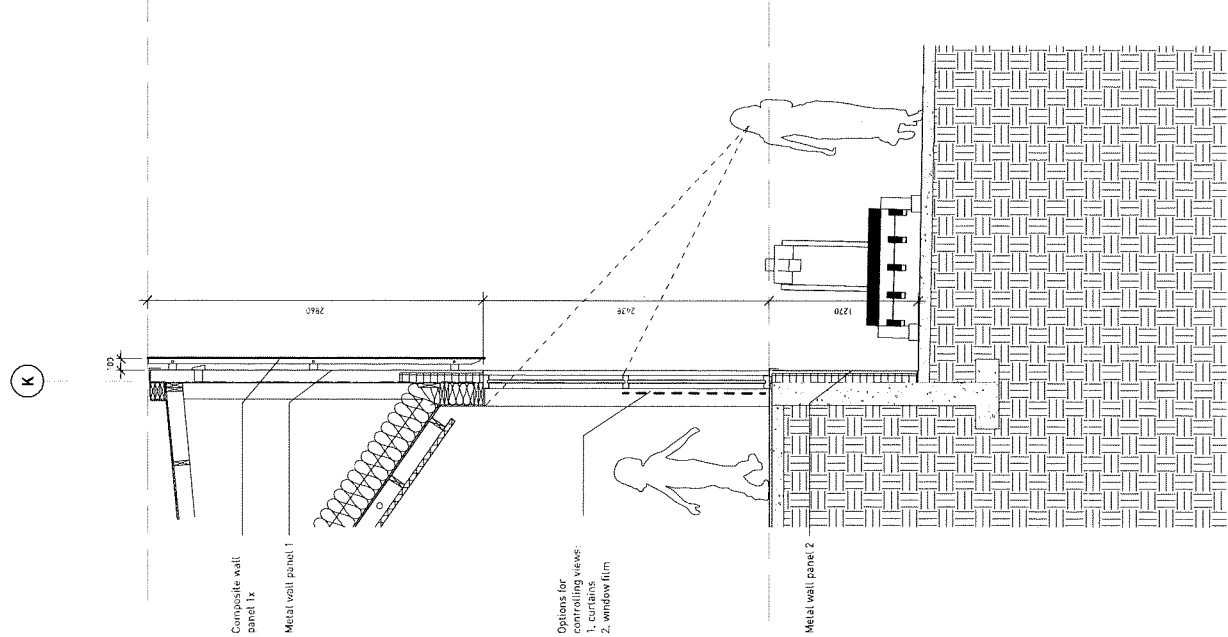
1 Elevation detail - signage  
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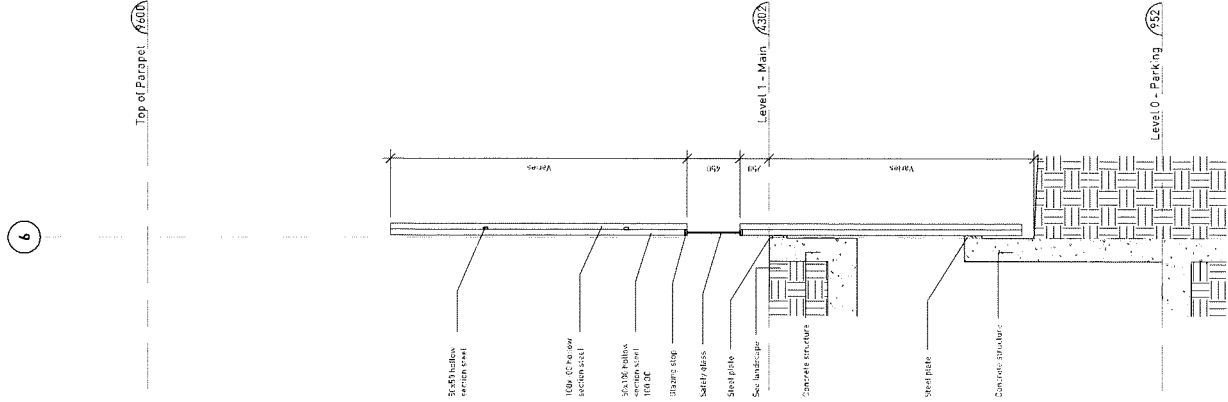
2 Enlarged elevation - signage  
1:25



5 DP - West elevation - Callout 1  
1:25



3 Wall section - grid K between 4 and 5  
1:25



4 Wall section - grid 6 between F and G  
1:25

public  
RIVER GREEN  
CHILD CARE  
4833 FINEST WAY, RICHMOND, BC  
PROJECT CODE  
1911  
DATE  
FEB 5, 2020  
STATUS  
DD  
AS INDICATED  
ENLARGED  
SECTIONS &  
ELEVATIONS  
SHEET  
4.04