



To: Planning Committee **Date:** September 12, 2011
From: Brian J. Jackson, MCIP **File:** RZ 09-467609
 Director of Development
Re: **Application by Ching-Ho Chen for Rezoning at 9500 Alberta Road from Single Detached (RS1/F) to Residential Child Care (RCC)**

Staff Recommendation

That Bylaw No. 8810, for the rezoning of 9500 Alberta Road from “Single Detached (RS1/F)” to “Residential Child Care (RCC)”, be introduced and given first reading.

Brian J. Jackson, MCIP
 Director of Development

SB:blg
 Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Community Social Services	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Ching-Ho Chen has applied to the City of Richmond for permission to rezone 9500 Alberta Road (**Attachment 1**) from “Single Detached (RS1/F)” to “Residential Child Care (RCC)” to allow for a licensed child care facility in the existing two-storey residential house to accommodate a maximum of 16 children (**Attachment 2**).

Findings of Fact

The subject area is characterized by adjacent Anderson Elementary School, and nearby single-family homes, townhouse development, and moving west towards Garden City Road, Garden City Community Park and low rise to high-rise development. The rezoning application proposal to provide childcare facilities within an existing single-family home is consistent with the intention of the area plan.

A Development Application Data Sheet providing details about the rezoning proposal is attached (**Attachment 3**).

The Existing single-family home currently accommodates a small group childcare facility. Rezoning is required to accommodate the proposed 16 children. A childcare program for up to 10 children is permitted under the existing single detached zone.

A Servicing Agreement is not required. The City constructed frontage improvements along Alberta Road through the Development Cost Charge Program. Any servicing adjustments can be completed through the future Building Permit process.

Surrounding Development

Development surrounding the subject McLennan North Sub-Area (City Centre Area) site is as follows:

- To the north, across Alberta Road, is a 48-unit townhouse development fronting onto Alder Street and Alberta Road, zoned “Town Housing (ZT30) – North McLennan (City Centre)”, designated Residential Area 3 in the McLennan North Sub-Area Plan and General Urban T4 in the City Centre Area Plan (CCAP);
- To the east, is an existing single-family lot owned by the Richmond School District, zoned “Single Detached (RS1/F)”, designated Residential Area 3 in the McLennan North Sub-Area Plan and General Urban T4 in the CCAP; and
- To the east, west and south, is Anderson Elementary School, zoned “School & Institutional Use (SI)”, designated School in the McLennan North Sub-Area Plan and CCAP. The subject site is a single privately owned lot surrounded by school district property.

Related Policies & Studies

Official Community Plan (OCP)

The Official Community Plan (OCP) Generalized Land Use Map designates the subject site Neighbourhood Residential, which supports childcare facilities. The proposed land use is consistent with the plan.

City Centre Area Plan (CCAP)

The CCAP designates the subject site General Urban T4 in the Generalized Land Use Map. The designation supports a range of density and use. The proposed land use is consistent with the plan.

McLennan North Sub-Area Plan

The site is designated Residential Area 3 in the McLennan North Sub-Area Land Use Map (**Attachment 4**). The area plan specifies a base density of 0.65 base FAR.

McLennan North Sub-Area Plan policies specifically encourage the provision of childcare facilities in the sub-area that comply with the Provincial Childcare Regulations.

The proposed land use is consistent with the plan. The proposal provides sought after childcare spaces in an existing single-family home. To take advantage of the base density, future redevelopment will require a larger lot assembly to accommodate the additional floor area.

OCP Aircraft Noise Sensitive Development Policy

The subject site is located within Area 4 of the OCP Aircraft Noise Sensitive Development Policy, which permits consideration of all aircraft noise sensitive land use types. The policy also requires registration of a restrictive covenant on Title, noise mitigation to be incorporated within new buildings and associated acoustic report.

With the continued use of an existing building, registration of an aircraft noise sensitive use restrictive covenant is not sought at this time. This will be addressed at the time of significant redevelopment of the site.

Floodplain Management

Flood plain management, including flood plain construction level criteria, is provided in the Flood Plain Designation and Protection Bylaw 8204 and the approved City Centre Area Plan.

With the continued use of an existing building, registration of a flood plain covenant is not sought at this time. This will be addressed at the time of significant redevelopment of the site.

2009-2016 Richmond Child Care Needs Assessment and Strategy

The proposal addresses the childcare needs for infants and toddler in the City Centre planning area as identified in the 2009-2016 Richmond Child Care Needs Assessment and Strategy. The report identifies the estimated additional childcare spaces needed by December 1, 2016 broken down by planning area and the different categories of childcare needed. The infant, toddler and 3-5 year childcare spaces proposed by the applicant and needs in the City Centre planning area are summarized in the table below:

	Proposed	City Centre Need
Group (under 18 months)	16 (under 3 years)	25
Group (18 months – 2 years)		63
Group (3 – 5 years)	None at this time	99

Consultation and Public Input

Vancouver Coastal Health

Child Care facilities operate under the jurisdiction of the Provincial Government. In Richmond, childcare licensing is the responsibility of Vancouver Coastal Health. Accordingly, the application was referred to Vancouver Coastal Health childcare facility licensing staff for review. Vancouver Coastal Health child care facility licensing staff review applications on a case by case basis and have confirmed that they have no concerns with the subject proposal.

Public Input

The development application process to date has included the installation of informational development application signage on the site, and hand delivery of a notification letter to the adjacent neighbours. No public input has been received regarding the subject application. The Public Hearing will include notification to neighbours and local newspaper advertising.

In March 2009, the owners approached the neighbours and hand delivered a letter to the nine (9) townhouse units directly across Alberta Road, and the adjacent single-family home to the east, advising the neighbours of their rezoning application.

Staff Comments

Project Description

The applicant proposes to expand the existing licensed childcare to accommodate 16 children, aged 0 to 36 months, inside the existing two-storey single-family home building. To accommodate the additional children, interior alterations are proposed, along with a new fire suppression sprinkler system, and a new surface parking area in front of the existing home. Separate Building Permit and Building Code Alternative Solution applications are required as discussed later in the report.

Analysis

Land Use

As noted previously, the proposed development complies the intent of the OCP, and the proposed provision of childcare spaces supports the 2009-2016 Richmond Child Care Needs Assessment and Strategy.

“8.13 Residential Child Care (RCC)” Standard Zone

The Residential Child Care (RCC) standard residential zone provides for childcare facilities with single detached housing as a secondary use. For the subject site, the new zone is similar to the existing Single Detached (RS1/F), with the following exceptions:

- Increased density is permitted. The site of the subject lot results in an additional approximately 51 m² (approximately 550 ft²) of permitted building area. However, the proposed child care facility is accommodated in the existing single-family home, with no redevelopment proposed;
- A lower maximum lot coverage of 40% is permitted. The proposal complies with an approximate 21% existing lot coverage; and
- A childcare facility for 16 children is permitted.

Building Code Compliance

The applicant has been working with staff and a consultant to address the issue of Building Code compliance, which is a challenge for a small day care operator. Day Care use requires a high level of fire and life safety protection. The existing two-storey wood frame single-family house does not meet those requirements for a day care for 16 children. The Building Code does however permit a registered professional with expertise in life safety issues to propose an “alternative solution” to ensure that the existing single family dwelling can be safely used and not compromise the life safety, fire protection or health requirements of the BC Building Code. The City has accepted the project Fire Protection Engineer’s proposed alternative solution through a separate Building Approvals application (EQ 10-554840). The alternate solution proposes upgrades including restricting the child care use to the ground floor level; separation between the residential and childcare uses; and a sprinkler system. The upgrades identified in the Building Code alternative solution and associated Building Permit must be complete prior to the child care facility being permitted to increase its capacity.

Off-Street Parking

The Richmond Zoning Bylaw requires that off-street parking be provided for the residential use and child care use based on the number of staff required and the number of children in care. Seven (7) parking spaces are required: two (2) for the upstairs residence, two (2) for parents, and three (3) for staff. The applicant will accommodate the required parking spaces on-site in a new surface parking area in front of the existing building.

The parking layout includes a central driveway, curb stops in the parking spaces, a new low masonry fence along the front property line to provide separation and protection to the Alberta Road sidewalk, along with solid wood fencing screening for the parking area. Provision of a landscape security for the fencing is a requirement of the zoning text amendment.

The parking spaces adjacent to the front property line will be reserved with signage for staff, and the parking space in the existing carport will be reserved with signage for the residents. Staff and residents are expected to be familiar with the parking area layout and manoeuvring associated with these parking spaces, which are more difficult to manoeuvre into and out of than the others. Transportation staff is supportive of the proposal.

Servicing Capacity

With the continued use of an existing building, engineering capacity analyses for the water, sanitary, and storm infrastructure was not required.

Financial Impact

No financial impact to the City is anticipated.

Conclusion

The proposal to expand the childcare facility to accommodate 16 children under the age of 3 years supports the community by helping to address the childcare needs in the City Centre planning area. The lot is well situated for a childcare facility, adjacent to an elementary school and close to a community park. Staff recommends support of this rezoning application.



Sara Badyal, M. Arch, MCIP
Planner 2 (Urban Design)

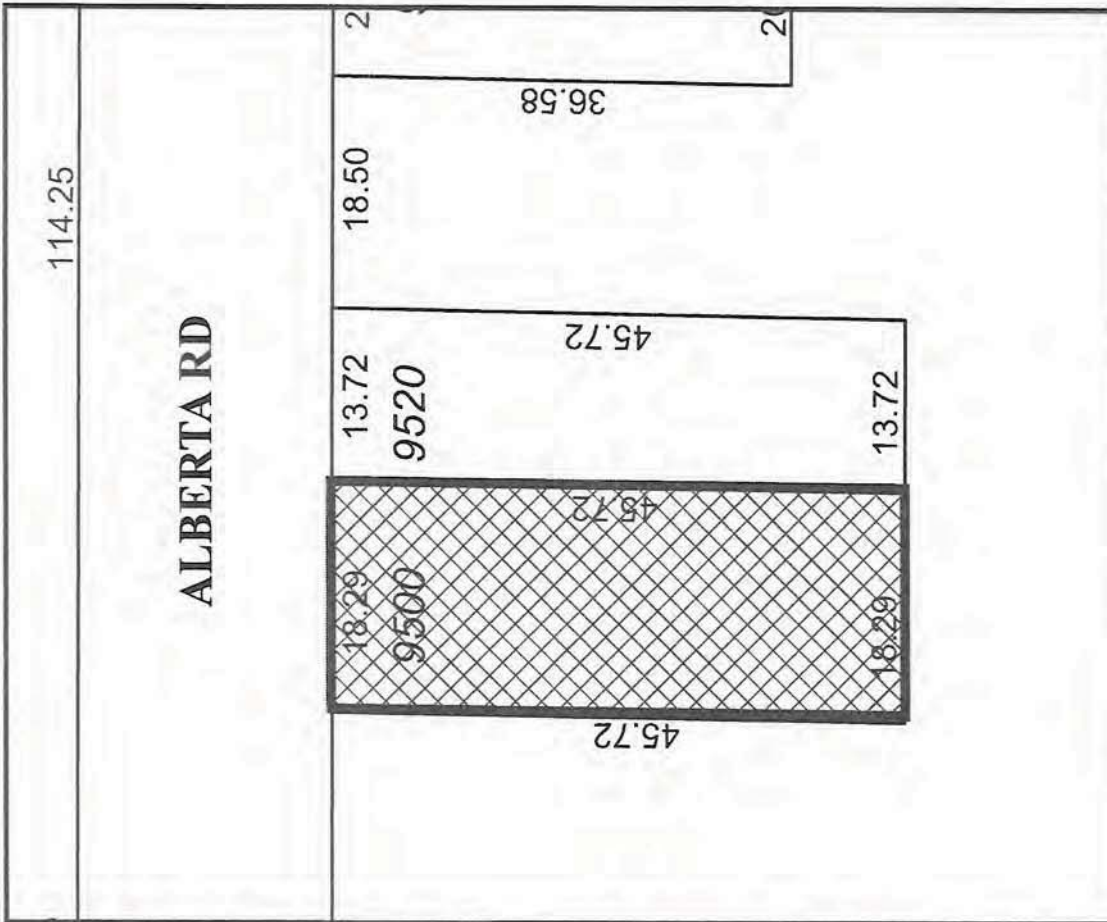
Attachment 1: Location Map and 2009 Aerial Photo of 9500 Alberta Road

Attachment 2: Development Plans

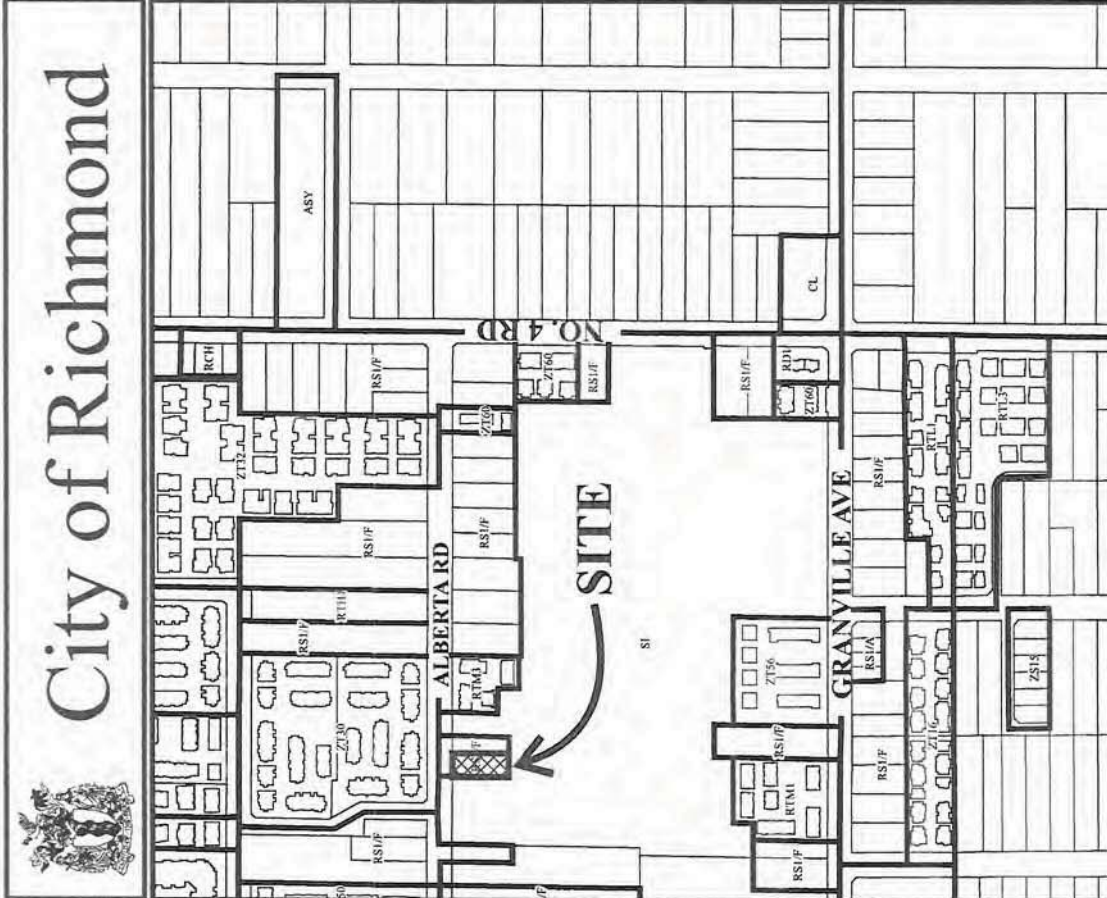
Attachment 3: Development Application Data Sheet

Attachment 4: McLennan North Sub-Area Land Use Location Map

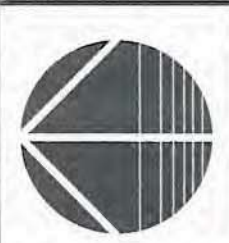
Prior to final adoption of Zoning Amendment Bylaw 8810, the developer is required to submit security in the amount of \$10,000 for the installation of curb stops in the parking spaces and fencing surrounding the surface parking area, including masonry fencing (no higher than 0.9 m) along the front property line and solid wood fencing (no higher than 1.2 m) along the side property lines. The security will be returned upon completion of the works.



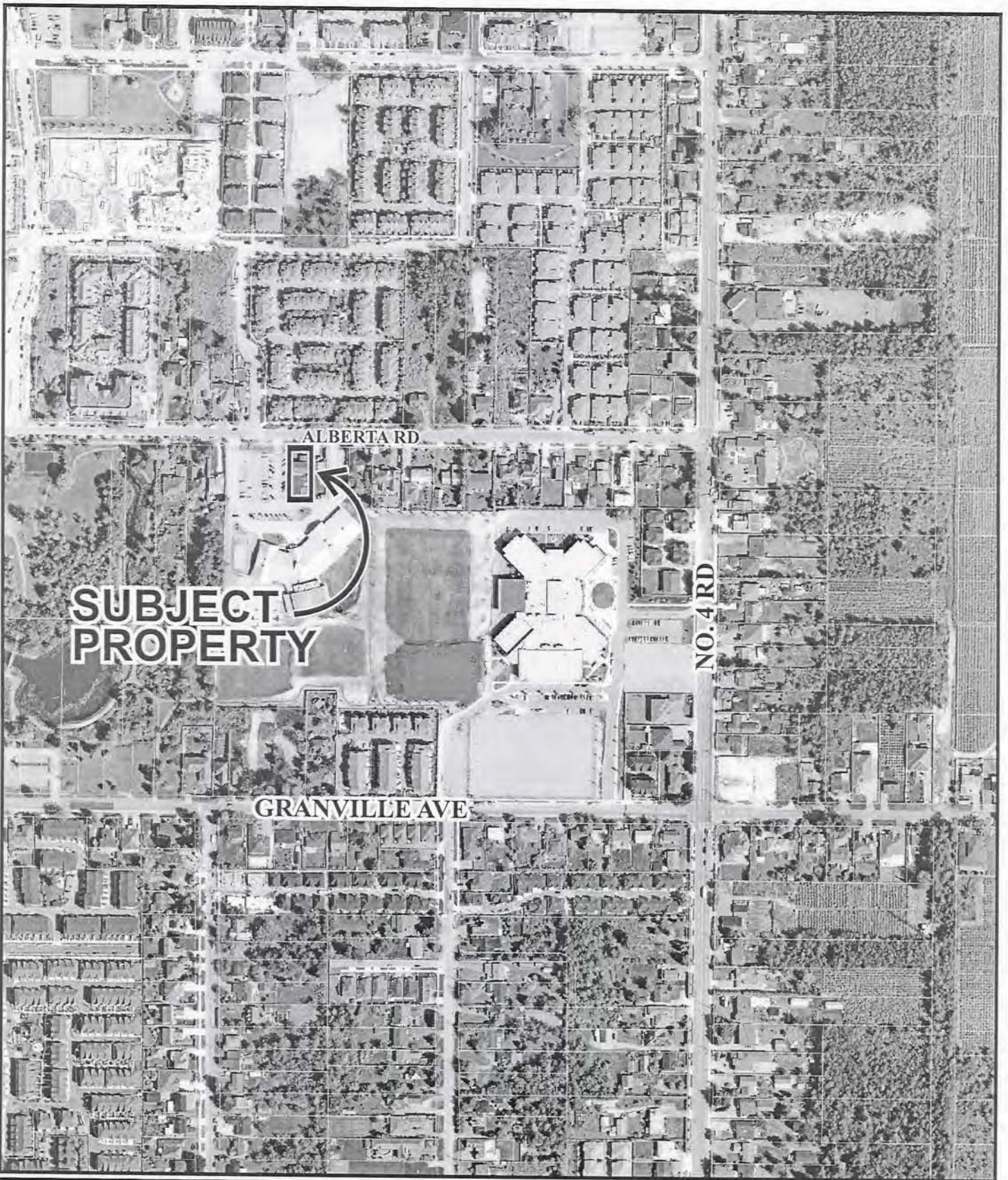
Original Date: 04/30/09
 Revision Date: 08/08/11
 Note: Dimensions are in METRES



RZ 09-467609



City of Richmond



**SUBJECT
PROPERTY**

ALBERTA RD

GRANVILLE AVE

NO. 4 RD

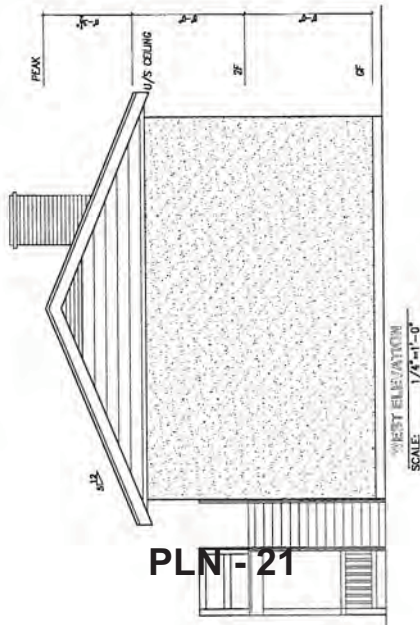
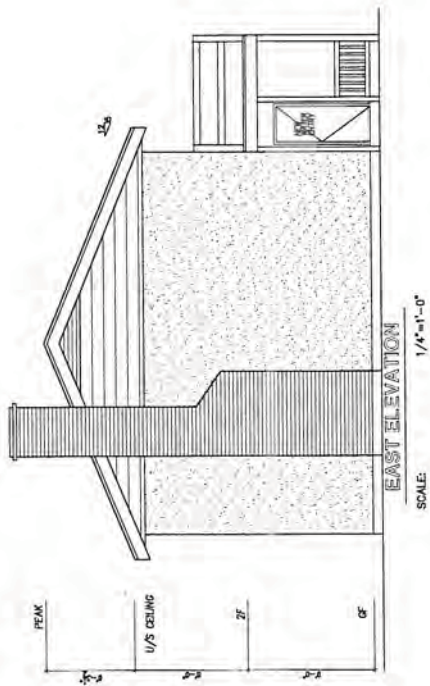


RZ 09-467609

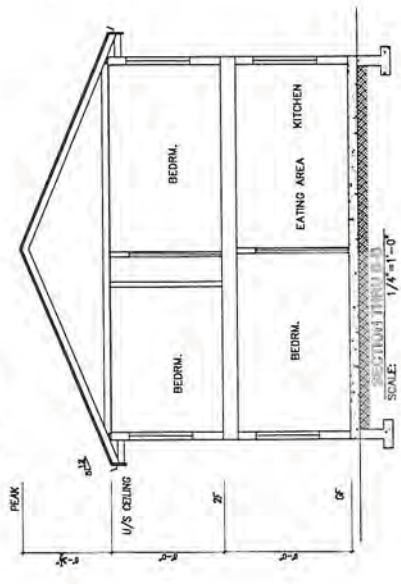
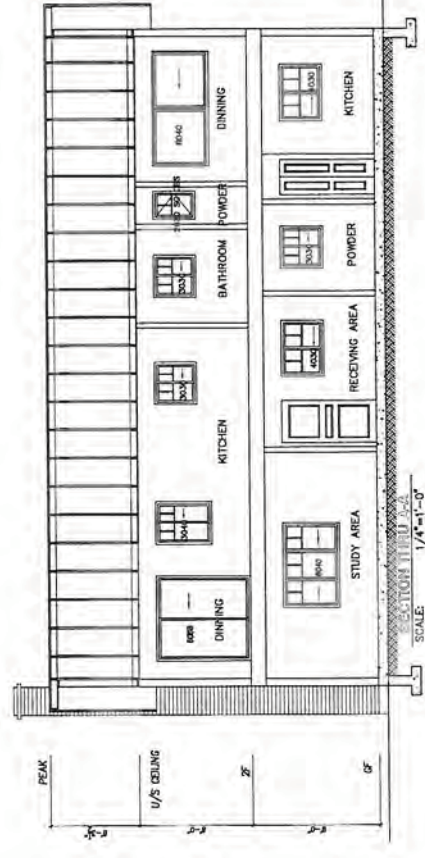
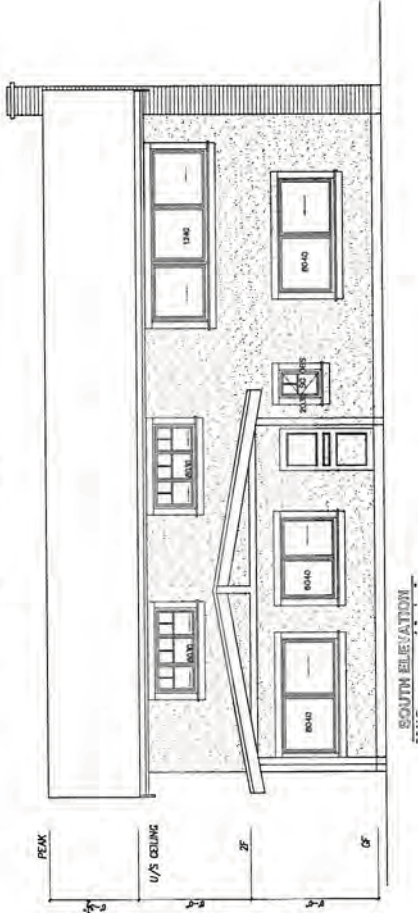
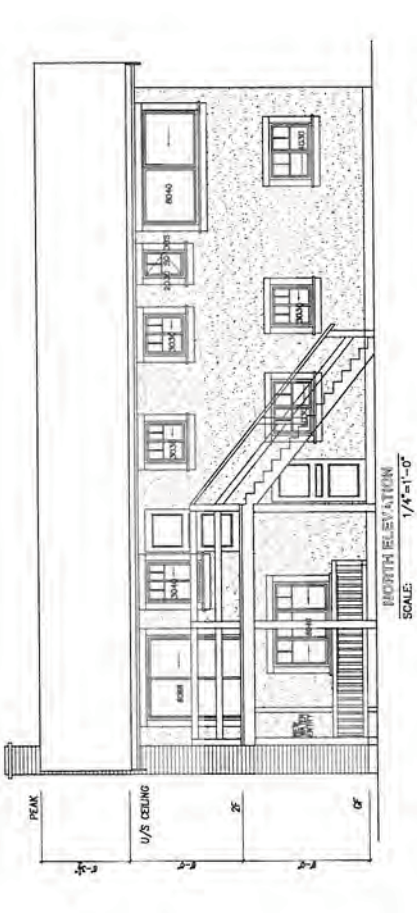
Original Date: 04/30/09

Amended Date:

Note: Dimensions are in METRES



PLN - 21



NO.	DATE	DESCRIPTION
1	01/15/2020	CONCEPT DESIGN
2	02/10/2020	PRELIMINARY DESIGN
3	03/10/2020	FINAL DESIGN
4	04/10/2020	CONSTRUCTION DOCUMENTS

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PROJECT NO. 2020-001
DATE: 01/15/2020
SCALE: 1/4"=1'-0"

9500 ALBERTA ROAD
DAYCARE REZONING
RICHMOND, BC



NO.	DATE	DESCRIPTION
1	01/15/2020	CONCEPT DESIGN
2	02/10/2020	PRELIMINARY DESIGN
3	03/10/2020	FINAL DESIGN
4	04/10/2020	CONSTRUCTION DOCUMENTS

PROJECT NO. 2020-001
DATE: 01/15/2020
SCALE: 1/4"=1'-0"

A-102



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 www.richmond.ca
 604-276-4000

**Development Application
 Data Sheet**

RZ 09-467609 **Attachment 3**

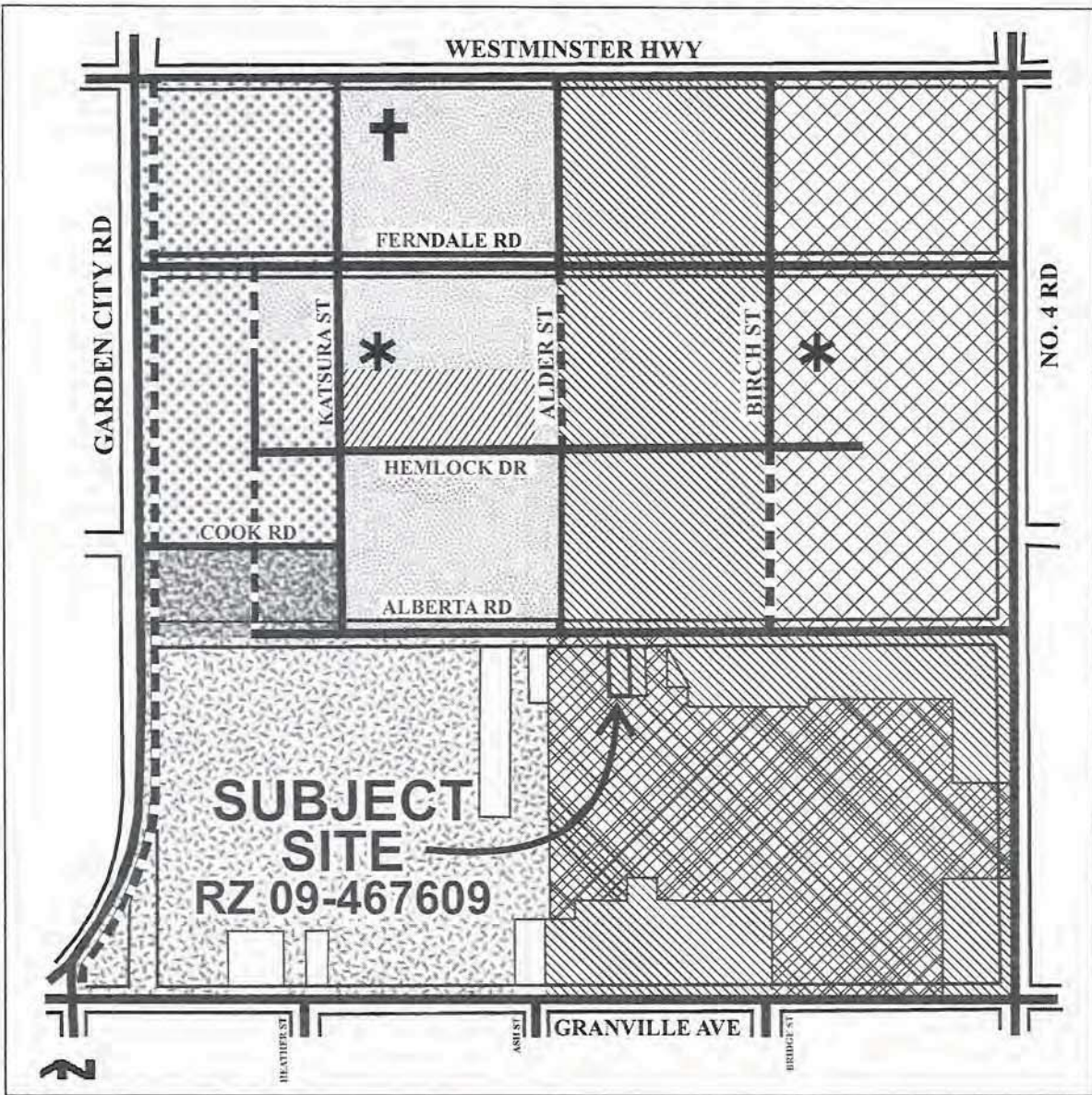
Address: 9500 Alberta Road

Applicant: Ching-Ho Chen

Planning Area(s): McLennan North Sub-Area (City Centre)

	Existing	Proposed
Owner:	Ching H Chen & Li C Chen Wu	No change
Site Size (m²):	836 m ²	No change
Land Uses:	Residential	Residential & Child Care
Area Plan Designation:	Residential Area 3 0.65 base FAR Two-family dwelling/ 2 & 3-storey Townhouses	Complies
OCP Aircraft Noise Policy:	Area 4 - Aircraft Noise Notification Area (Covenant required)	Complies
Zoning:	Single Detached (RS1/F)	Residential Child Care (RCC)
Number of Units:	1 dwelling & ancillary child care facility for 10 children & 2 staff	1 dwelling & ancillary child care facility for 16 children & 4 staff
	Bylaw Requirement	Proposed
Floor Area Ratio:	Max. 0.5	Approx. 0.3 existing
Child Care	Max. 16 children	16 children
Lot Coverage: Building Non-porous surfaces Live landscaping	Max. 40% Max. 70 % Min. 20 %	20.5 % existing 51 % proposed 49 % proposed
Lot Size:	Min. 15 m width Min. 540 m ² area	18.3 m existing 836 m ² existing
Setbacks: Front Yard Interior Side Yards Rear Yard	Min. 6 m Min. 1.2 m Min. 6 m	8.1 m existing 1.5 m to 2.3 m existing 20.5 m existing
Height (m):	Max. 9 m & 2 ½ storey	Approx. 6.5 m & 2 storey existing
Off-street Parking Spaces:		
Resident	2	2
Staff	3	3
Parent drop off	2	2
Total	7	7

McLennan North Sub-Area Plan Land Use Map



	Residential Area 1 1.6 base F.A.R. 4-storey Th., Low-rise Apts. (4-storeys max.) /Mid-rise Apts. (Up to 8-storeys) /High-rise Apts. (Up to 45 m)		Residential Area 4 0.55 base F.A.R. One & Two-Family Dwelling & Townhouses (2 ½ -storeys typical, 3-storeys maximum where a maximum 30% lot coverage is achieved).		School
	Residential Area 2 0.95 base F.A.R. 2,3 & 4-storey Townhouses, Low-rise Apts. (4-storeys max.)		Residential Area 5 0.55 base F.A.R. One-Family Dwelling		Neighbourhood Parks
	Residential Area 2A 0.95 base F.A.R. 2, 3,4 & 5-storey Townhouses, low-rise apts. (5-storey max. Up to 19 m)		Mixed Residential/ Retail/Community Uses		Trail
	Residential Area 3 0.65 base F.A.R. Two-Family Dwelling / 2 & 3-storey Townhouses		Community Park		Principal Roads
					Church



Richmond Zoning Bylaw 8500
Amendment Bylaw 8810 (09-467609)
9500 ALBERTA ROAD

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it RESIDENTIAL CHILD CARE (RCC).

P.I.D. 003-788-466

Lot 58 Section 10 Block 4 North Range 6 West New Westminster District Plan 43186

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8810".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and requirements.

CITY OF RICHMOND APPROVED by [Signature] APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER