



City of Richmond

Report to Committee

Staff Recommendation

1. That Official Community Plan Amendment Bylaw No. 8791, to redesignate 6780 No. 4 Road from "Agriculture" to "Agriculture, Institutional and Public" in the Land Use Map of Schedule 2.13A of Official Community Plan Bylaw No. 7100 (East Richmond McLennan Sub Area Plan), be introduced and given first reading.
 2. That Bylaw No. 8791, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program;
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.
 3. That Bylaw No. 8791, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, be referred to the Vancouver International Airport Authority for comment on or before the Public Hearing on the OCP Amendment Bylaw No. 8791.
 4. That Bylaw No. 8792, to create the "Congregate Housing and Child Care – McLennan (ZR8)" zone and for the rezoning of 6780 No. 4 Road from "Local Commercial (CL)" to "Congregate Housing and Child Care - McLennan (ZR8)", be introduced and given first reading.

Brian J. Jackson
Director of Development

BJ:ke
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
Routed To: Community Social Services Policy Planning	Concurrence Y <input checked="" type="checkbox"/> N <input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER <i>[Signature]</i>

Staff Report

Origin

Amin Alidina has applied to the City of Richmond for permission to rezone 6780 No. 4 Road (**Attachment 1** – Location Map) from Local Commercial (CL) to a new Congregate Housing and Child Care (ZR8) zoning district in order to develop a 10 bed congregate housing care facility and 37 space child care centre.

Background and History of Development Applications

The subject site is contained in the Agricultural Land Reserve (ALR) and has existing Local Commercial (CL) zoning on the subject site that permits development of convenience store in conjunction with a residential dwelling unit.

Although the subject site is contained in the ALR, it is exempted from Agricultural Land Commission (ALC) regulations because the property is on separate certificate of title and less than 2 acres in size as of December 21, 1972. The subject property was created by the original subdivision plan for this area in 1912 and has not been subdivided further with the exception of a minor road dedication secured in 2005. The size of the site is 2,448 sq.m (0.6 acres). As the property is exempted from ALC land use regulations, no application or approval from the ALC is required.

Based on the subject site's existing Local Commercial zoning, a Development Permit application was submitted in 2004 (DP 04-280263) for a convenience store with an accessory residential unit. The Development Permit was approved by the Development Permit Panel (September 28, 2005) and issued by Council on October 11, 2005. The developer for the property did not proceed with the project and the Development Permit expired after 2 years.

After the initial Development Permit was issued in 2005, a new proposal was tabled by the owner that significantly changed the site layout and design. This new Development Permit application (DP 06-327868) was not supported by the Development Permit Panel (June 28, 2006) and was denied by Council (July 10, 2006).

With the exception of the current rezoning application for congregate housing and child care centre, no other proposals for redevelopment have been submitted for this site.

Project Description

The development proposal on the subject site involves the co-location of a congregate housing care facility (10 beds total) and 37 space child care centre in two separate buildings (refer to **Attachment 2** for a preliminary plan of development). The congregate housing care facility (contained in a portion of a 2 storey building) is 961 sq.m (10,349 sq.ft.) in area and can accommodate 10 individuals in care that reside in separate living quarters that contain a bedroom, bathroom and living area, but do not have any kitchen or cooking facilities. Uses that support the congregate housing are communal eating/cooking areas, nursing and medical support areas, common areas and administrative/reception offices. The proposal is a purpose built congregate housing facility designed to provide full-time medical care and supervision to residents.

A separate residential caretaker dwelling unit (331 sq.m or 3,565 sq.ft. in area) is contained on the remaining portion of the second floor of the congregate housing building.

A 37 space child care centre is located in a separate building to the east of the congregate housing care facility. The building is 175 sq.m (1,876 sq.ft.) in area and is designed to accommodate 25 child care spaces (Age 30 months to school age) and 12 spaces for infants less than 36 months in age. Required outdoor play space based on the proposed number and type of children in care is provided at grade adjacent to the child care building. On top of the child care building is a rooftop terrace that is proposed as an outdoor unenclosed patio for the residential caretaker. Portions of the outdoor terrace is also allocated to the child care facility should it be required for licensing purposes.

The total area of all buildings on the site is 1,467 sq.m (15,790 sq.ft.).

The main vehicle access to the development is provided on Granville Avenue (east side of subject site). A right-out only vehicle exit is provided along No. 4 Road and situated on the north portion of the site. Off-street parking areas are generally situated in the north-east quadrant of the site. A Development Application Data Sheet is contained in **Attachment 3**.

Comparison of Current Proposal with Previous Development Permit Approval

The proposed total floor area of the development that includes the congregate housing, residential caretaker suite and child care facility is 1,467 sq.m (15,790 sq.ft.). In comparison, the previously issued Development Permit (DP 04-280263) for a local convenience store with an accessory attached residential dwelling unit proposed a total floor area of 934 sq.m (10,055 sq.ft.). Therefore, the current development proposes 533 sq.m (5,737 sq.ft.) of additional area when compared to the previous Development Permit, which did not ultimately develop.

Surrounding Development

- To the North: An Agricultural zoned (AG1) property in the ALR containing a single-family residential dwelling.
- To the East: An Agricultural zoned (AG1) property in the ALR containing a single-family residential dwelling
- To the South: An Agricultural zoned (AG1) property in the ALR on the other side of Granville Avenue containing a single-family residential dwelling.
- To the West: A property zoned for a Two-Unit Dwelling (RD1) on the other side of No. 4 Road that is outside of the ALR.

Related Policies & Studies

Official Community Plan – Existing Land Use Designations

The subject site is designated for Agriculture in the General Land Use Map of the Official Community Plan (OCP). The East Richmond McLennan Sub-Area Plan (Schedule 2.13A) also designates the subject site for “Agriculture”. The sub-area plan also contains a policy to support the establishment of child care and community services to support the growing population in the surrounding areas.

Official Community Plan – No Amendment

The OCP General Land Use Map designates the subject site for Agriculture. No amendment to this land use designation is proposed as the General Land Use Map identifies the broad City-wide vision for agriculture and supporting land uses in the ALR.

East Richmond McLennan Sub-Area Plan – Proposed Amendment

The East Richmond McLennan Sub-Area Plan Land Use Map designates the subject site for Agriculture. An amendment to change the subject site's "Agriculture" land use designation to "Agriculture, Institutional and Public" is proposed as part of this rezoning application (refer to **Attachment 4**). The proposed OCP amendment is supported on the following basis:

- The subject site has existing Local Commercial (CL) zoning that would enable the development of a small convenience store without requiring a rezoning application or OCP amendment to proceed.
- ALC approvals are not required as the site is exempted from the provisions and regulations applicable to the ALR.
- The proposal to develop congregate housing and a child care facility on the site complies with the "Agriculture, Institutional and Public" designation, which is defined as follows:
 - "Those areas of the City where the principal use is Agriculture, religious facilities, assembly use, community use, public administration, utilities and works, health and safety measures."

The approach to amending the OCP East Richmond McLennan Sub-Area Plan Land Use Map, while maintaining the existing designation in the broader OCP General Land Use Map is consistent with the previous approaches the City has taken in relation to the OCP. Retaining the existing "Agriculture" designation in the General Land Use Map of the OCP represents the broad vision for the area. An amendment to the East Richmond McLennan Sub-Area Plan land use map is proposed to accurately reflect a designation that complies with the land uses associated with the redevelopment proposal. An OCP amendment does not set an undesirable precedent as the revision is based on a site-specific application on a property with existing, historical commercial zoning, which is not reflected in the East Richmond McLennan Sub Area Plan Land Use Map (i.e., currently designated "Agriculture"). On this basis, staff support the proposed OCP amendment.

OCP – Aircraft Noise Sensitive Development Policy

According to the OCP Aircraft Noise Sensitive Development Map, the subject site is contained in Area 4 (**Attachment 5**). Based on this designation, all aircraft noise sensitive land uses can be considered.

Group Home Policy (Community Care Facility, Minor)

The City's existing land use policies for group homes (Community Care Facility, Minor) only apply to residential dwellings that are being utilized as a group home (can be licensed or unlicensed by Vancouver Coastal Health) for care of 7 to 10 residents. The subject proposal is not a group home and related land use policies for such uses do not apply as the subject proposal is a purpose built congregate housing care facility that provides full-time medical care and support to individuals residing for short, medium and long-term periods. The proposed congregate housing care facility and child care development will be reviewed through the rezoning process.

Consultation

The applicant distributed notices to surrounding properties in the immediate vicinity of the subject site that described the components of the project. The applicant has also discussed the project with immediate neighbours as well as those who contacted the proponent through the distributed notices. In addition to the consultation undertaken by the applicant, the rezoning application requires notification based on the statutory Public Hearing process.

OCP Bylaw Preparation Consultation Policy 5043

In accordance with Council Policy 5043 on consultation for OCP amendments, the proposed development does not need to be referred to School District No. 38 (Richmond) because it does not have the potential to generate 50 or more school aged children.

The proposed zoning and OCP amendments comply with the OCP Aircraft Noise Sensitive Development policy. Nevertheless, in accordance with Council Policy on OCP consultation, staff recommend that proposed OCP amendment be referred to the Vancouver International Airport Authority for comment on or before Public Hearing.

Agricultural Advisory Committee

The Agricultural Advisory Committee (AAC) Terms of Reference identify the mandate of the AAC shall be to “review and comment from the agricultural viability perspective on issues, plans and specific development applications referred by staff or Council.”

Based on staff’s assessment of the project having minimal impacts on surrounding farm activities or agricultural viability, the rezoning application was not referred to the AAC. Should Committee or Council require review and comment from the AAC, staff will arrange to have the project forwarded to the AAC.

Public Input

Staff have received input (via telephone and email) from two neighbours who have contacted staff to obtain information on the project and status of the application. No specific concerns, comments or other correspondence were forwarded to City staff at the time of the preparation of this staff report. Staff will monitor any comments and correspondence received through the rezoning process.

Staff Comments

Proposed New Zoning District – Congregate Housing and Child Care – McLennan (ZR8)

A new zoning district is proposed that permits congregate housing and child care (limited to a maximum of 10 residents in congregate housing and 37 child care spaces) as the permitted uses and a residential caretaker/security operator unit as a secondary use. Specific setbacks are proposed to enable the buildings to be located close to the street frontage and allow for sufficient space for drive-aisles and off-street parking areas. The proposed density is 0.6 Floor Area Ratio (FAR), which is identical to the density permitted for a single-family dwelling built on an Agriculture (AG1) zoned lot in the ALR. As noted previously, the project proposes 1,467 sq.m (15,790 sq.ft.) total building area, which is 533 sq.m (5,737 sq. ft.) larger than the commercial project approved through the 2005 Development Permit. Project form, character and overall

massing to adjacent single-family dwellings will be reviewed through the Development Permit application process.

Engineering – Storm System Capacity Analysis

Engineering staff have conducted a review of the project and determined that no storm system capacity analysis is required for the development. Through the forthcoming Servicing Agreement, a site analysis is required for connection to the City storm system (preferred connection would be to Granville Avenue).

Engineering – Water System Capacity Analysis

Existing water capacity was also reviewed and determined that sufficient capacity exists to accommodate the development.

Engineering – On-site Sanitary Disposal System

The subject site is located in the ALR and is not serviced by a City sanitary sewer system (that is located on No. 4 Road and services properties to the west). The site is also located outside of a City sanitary sewer area boundary. Based on an existing Council Policy (Policy 7401), properties outside of a City sanitary sewer area boundary are not permitted to connect to a City sanitary system. As a result, the applicant was advised that the development would need to be serviced by an appropriately designed on-site sewage disposal system and that no connection to the City sanitary sewer system would be permitted. Furthermore, a legal agreement that identifies that the subject site is outside a City sanitary sewer area boundary and that no connection to a City sanitary sewer system will be permitted is being secured as a rezoning consideration attached to this application. This legal agreement will also identify that the on-site sewage disposal system is required to be regularly maintained to ensure that the system operates as designed based on the recommendations of the consulting engineer.

An on-site sanitary disposal system has been designed by the applicant's engineering consultant to address the sanitary waste generated from the congregate housing care facility and child care proposal. A majority of the subject site is covered by building, impermeable parking and drive-aisle areas with little space available for a conventional on-site septic disposal field that require open, undeveloped areas to function properly. As a result, the consulting engineer has employed an on-site sanitary disposal system that addresses the challenges of the site, while also enabling sanitary waste to be disposed (on-site) of properly.

The on-site sanitary system is located underneath the parking and drive-aisle area and consists of a series of enclosed compartments designed to treat waste generated from development. The system is also designed to enable maintenance as the surface concrete slabs for the parking and drive-aisle can be lifted off and removed. A more detailed description of the on-site sanitary disposal system and the ability for the system to adequately service this development is contained in a letter from the consulting engineer (**Attachment 6**).

The permitting requirements for an on-site septic disposal system is administered by VCH and involves the following:

- All on-site sanitary disposal systems are required to be designed by an appropriate, certified professional.
- VCH administer the process by requiring applicants to submit an on-site sewage system application filing to confirm that the system has been designed by an appropriate professional consultant and that the system can accommodate the proposed development.
- VCH approve the on-site sewage system application once the professional consultant has finalized all components of the design and submitted all necessary certifications and letter of assurances (i.e., system to be regularly maintained).

The on-site sewage system has been designed, reviewed and approved by the applicant's consulting engineer to comply with VCH regulations pertaining to on-site sewage disposal. Submission and approval of the on-site sewerage design application filing by VCH is a rezoning consideration to be completed prior to the adoption of the rezoning amendment bylaw.

Implications of an On-Site Sewage System Failure

The intensive level of development on the subject site has resulted in the proponent having to engage a professional engineer to design an on-site sewage system that specifically addresses the challenges of not having an undisturbed open area for implementation of a conventional on-site sewage disposal system (i.e., percolating septic field). Although the consulting engineer that designed the system has confirmed that it can accommodate and adequately dispose of the sewage waste from the development, the consultant does not provide any guarantee towards the life expectancy of the system. In the event that the on-site sewage system fails, there are the following implications to be made aware of:

- Implementation of a conventional on-site septic field system, should the proposed system fail, is not possible based on the development intensity on the subject site.
- Implementation of a holding tank that is regularly serviced and emptied is not a viable long-term solution and would not be permitted under the City's Building Regulation Bylaw (Bylaw 7230)
- An on-site sewage system failure would result in pressure from the owner/operator of the site to City staff and Richmond City Council to enable a connection to a City sanitary sewer system, which would be contrary to the adopted Council Policy that does not permit sanitary sewer connections to properties outside of a City sanitary sewer boundary.

To address these issues, a rezoning consideration will be for the applicant to obtain approval of the on-site sewerage design application filing by VCH. Furthermore, a legal agreement will be registered (rezoning consideration) on title that identifies:

- That the subject site is outside a City sanitary sewer area boundary and that no connection to a City sanitary sewer system is permitted.
- That the on-site sewage disposal system is required to be regularly maintained to ensure that the system operates as designed based on the recommendations of the consulting engineer.

Transportation/Engineering Utilities – Frontage and Intersection Upgrades

A Servicing Agreement is required to be completed prior to issuance of the Building Permit for the following frontage related works:

- Along the subject site's No. 4 Road frontage, design and construction of a new 1.5m concrete sidewalk along the existing property line with new concrete curb and gutter and grass and treed boulevard between the edge of the pavement and new sidewalk.
- The vehicle exit on No. 4 Road at the north edge of the site is required to be designed to be a "right-out" only exit with a minimum of 1m separation between the proposed new right-out exit driveway letdown and existing driveway letdown servicing the neighbouring lot to the north.
- Along the subject site's Granville Avenue frontage, design and construction of a new 1.5m concrete sidewalk along the existing property line with new concrete curb and gutter and grass and treed boulevard between the edge of the pavement and new sidewalk and pavement widening to accommodate a 3.3m wide left hand turn lane with 30m of vehicle storage and a 4.3m wide curb lane to accommodate a shared vehicle/bike lane.
- All works will be at the developers' sole cost.

A voluntary cash-in-lieu contribution in the amount of \$35,000 is required for related intersection improvements at No. 4 Road and Granville Avenue and is being secured as a rezoning consideration. The voluntary contribution will be for intersection upgrades to internally illuminate street sign names on all approaches and upgrade all signals to accessible audible pedestrian signals.

Site Access

The main vehicle access to the subject site is from Granville Avenue near the east property line away from the intersection. A right out only vehicle exit is proposed along No. 4 Road that prohibits vehicles from entering the site and limits vehicles exiting the property to right turn movements only. A legal agreement restricting the No. 4 Road vehicle exit to right-out only will be secured as a rezoning consideration.

AnalysisDevelopment Rationale for Subject Site

Under existing Local Commercial (CL) zoning, there was a previous Council approval (DP 04-280263) to develop the property into a small convenience store with an accessory residential dwelling. However, the site did not develop and has been vacant for a number of years. As the site is zoned for Local Commercial use and as no viable proposal has been identified, it is appropriate to consider the proposed alternative land uses.

The East Richmond McLennan Sub-Area Plan has a policy to support the establishment of child care facilities and community services in the area. A proposed 10 bed congregate housing care facility and 37 space child care centre complies with the East Richmond McLennan Sub Area Plan policy. The applicant has identified that the congregate housing will provide short, medium and long-term care beds. The proposed 37 space child care centre provides group child care spaces for early infant care (12 spaces) and children between the ages of 30 months to school age (25 spaces). Community Social Services staff support the proposed uses as they assist in meeting community needs.

Precedent Issues

The proposal to develop congregate housing, child care and a residential caretaker unit does not set a precedent for other ALR exempted small lots to follow. The existing Local Commercial (CL) zoning applicable to the subject site is a unique situation and serves as the basis for considering alternative land uses currently not permitted in the existing commercial zoning. A similar development scenario would not be considered or supported for other small agricultural lots that are exempted from ALR regulations as these lots are zoned Agriculture (AG1). For these situations, non-farming related development is limited in the AG1 zoning to a single-family dwelling only (that can be constructed at 0.6 FAR).

Co-Location of Congregate Housing Care Facility and Child Care Centre

Although the congregate housing care facility and child care centre are located on the same property, the uses are contained in separate buildings and outdoor areas for the daycare and congregate housing are also appropriately divided. A walkway on the second floor provides a link between the two buildings; however, this only provides a link for the residential caretaker unit to an outdoor patio located on the roof of the daycare centre. No direct building linkage is provided between the congregate housing and daycare centre.

The applicant has advised that co-locating these two uses on the same site is necessary in order to make both uses financially viable as the revenue from the daycare centre helps to subsidize the operation of the congregate housing care facility. City staff have discussed the proposal with VCH staff, who have identified they have no concerns and support the co-location of congregate housing on the same site as a child care centre. VCH is also required to license both the congregate housing and daycare component of the project that will address any site-specific issues.

Proposed 37 Space Child Care Facility

The applicant has identified that the size of the child care facility to accommodate 37 group daycare spaces is necessary to ensure the economic viability of the overall project and that the revenue generated from the child care operation will help support the congregate housing care facility.

The outdoor play space is designed to be shared to enable different child care groups to utilize the same space at different times. City staff have discussed this configuration with VCH staff who have no concerns about a shared outdoor space arrangement that would enable this daycare centre to meet child care licensing requirements. Design measures to configure the outdoor play area to enable sharing from different child care groups (i.e., separating play equipment from toddler access) can be established through the forthcoming Development Permit application and VCH licensing process.

Forthcoming Development Permit Application

A Development Permit application is required for the subject development proposal. In addition to a review of the project in conjunction with City Development Permit guidelines, the Development Permit will address the following issues:

- Addressing adjacencies and implementing appropriate buffers to single-family residential dwellings on Agriculture (AG1) zoned properties.
- Ensure that the form, character and massing is consistent with the single-family character of the immediate surrounding area.

- Designing an appropriate streetscape along No. 4 Road and Granville Avenue.
- A minor variance request to enable a small building encroachment (approximately 0.3m or 1 ft.) for the corner cut at the intersection.
- A landscape plan for open space and green areas of the site.
- Universal accessibility design measures, guidelines and requirements.

Flood Plain Covenant

Registration of a Flood Plain Covenant on title that requires a minimum flood construction level of 2.9m is required and will be secured as a rezoning consideration for the subject application.

Aircraft Noise Sensitive Development Policy

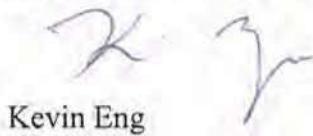
Based on the OCP Aircraft Noise Sensitive Development Map (**Attachment 5**), the site is in Area 4 (All aircraft noise sensitive land use types may be considered). The proposed uses are aircraft noise sensitive land uses (congregate housing and child care). Based on the OCP Policy, these land uses can be considered subject to the registration of aircraft noise sensitive use covenant on title of the subject property, which will be secured as a rezoning consideration.

Financial Impact or Economic Impact

None.

Conclusion

The proposed development to establish a 10 bed congregate housing care facility and 37 space child care centre provides essential community support services and benefits to the residents of the surrounding area and Richmond. All technical concerns related to the land use rezoning application and OCP amendment have been addressed. On this basis, staff support the rezoning application and associated OCP amendment as proposed.



Kevin Eng
Planner 1

KE:cas

Attachment 1: Location Map

Attachment 2: Preliminary Plan of Development

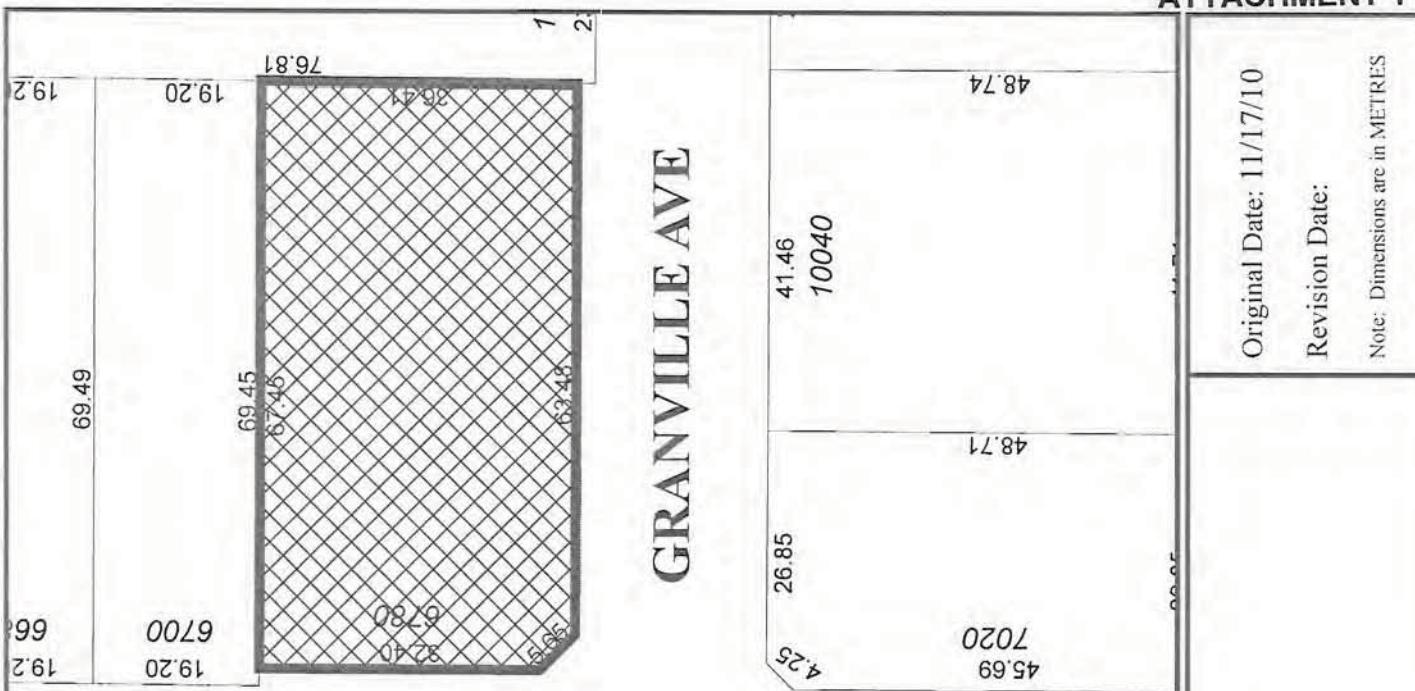
Attachment 3: Development Application Data Sheet

Attachment 4: East Richmond McLennan Sub Area Plan – Proposed Amendment

Attachment 5: Aircraft Noise Sensitive Development Map

Attachment 6: On-site Sanitary Sewer System Description Letter

Attachment 7: Rezoning Considerations Concurrence

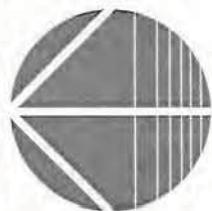


NO. 4 RD

City of Richmond



PLN - 181



Original Date: 11/17/10

Revision Date:

Note: Dimensions are in METRES

RZ 10-552527



RZ 10-552527

PLN - 182

Original Date: 11/17/10

Revision Date:

Note: Dimensions are in METRES

COPYRIGHT RESERVED

The plan and design are the exclusive property of J.M. Architecture Inc., and can not be used or reproduced without the consent of the designer, or any written or electronic agreement.

DO NOT SCALE DRAWING
SHEET NOTES:
Sheet No. 1 of 21. This drawing is a preliminary site plan and does not contain all information required for final zoning or building permits. It is the responsibility of the developer to verify all lot dimensions and topographic information prior to submittal of applications. Build and construct under property owner's permit.

J.M. ARCHITECTURE INC.
Architects, Engineers, Surveyors
1000 University Street, Suite 1000
Seattle, WA 98101-3143
(206) 467-1000
FAX: (206) 467-1001
E-mail: info@jmarch.com
www.jmarch.com

Project Name	CASA DEL SOL		
Address	6710 No. 4 Road Richmond, BC		
Map Ref.	Map 1 - Building Committee and Council of Richmond		
Site Context			
Project No.	A-100		

Page No. 10
Page 20

Preliminary Development Plans



COPYRIGHT RESERVED
The Plan and design are the exclusive
property of JH Architecture Inc. and can
not be sold or reproduced without the
consent of the Art Dept. Manager. This
office is not to be held responsible for any violations of
this copyright.

THE ARCHITECTURE HIC

This detailed site plan for PLN 184 illustrates the layout of a building complex and surrounding infrastructure. The plan includes:

- Buildings:** A pink building labeled "BERRY HES" contains a "CHILDCARE" area (NET 160 sq ft) and a "CLASS" room (NET 2,500 sq ft). A blue building contains a "CONGREGATE CARE" area (NET 2,000 sq ft).
- Parking:** A "PARKING" area is located on the left side of the site.
- Landscaping:** Various trees and shrubs are shown, including "CEDAR" (0.018), "CEDAR" (0.016), "CEDAR" (0.008), and "WOOD R/W".
- Utilities:** The plan shows "WHITE-PAINT LINE", "STORM", "WATER SUPPLY", "SEWER", "CITY STORM", "CITY SEWER", "CITY WATER", and "CITY GUTTER".
- Infrastructure:** A "CONCRETE SIDEWALK" and "CUBRE" are indicated along the street.
- Surrounding Streets:** "GRANVILLE AVENUE" and "HEDGE" are labeled.
- Dimensions:** Numerous dimensions are provided for building footprints, setbacks, and site boundaries.

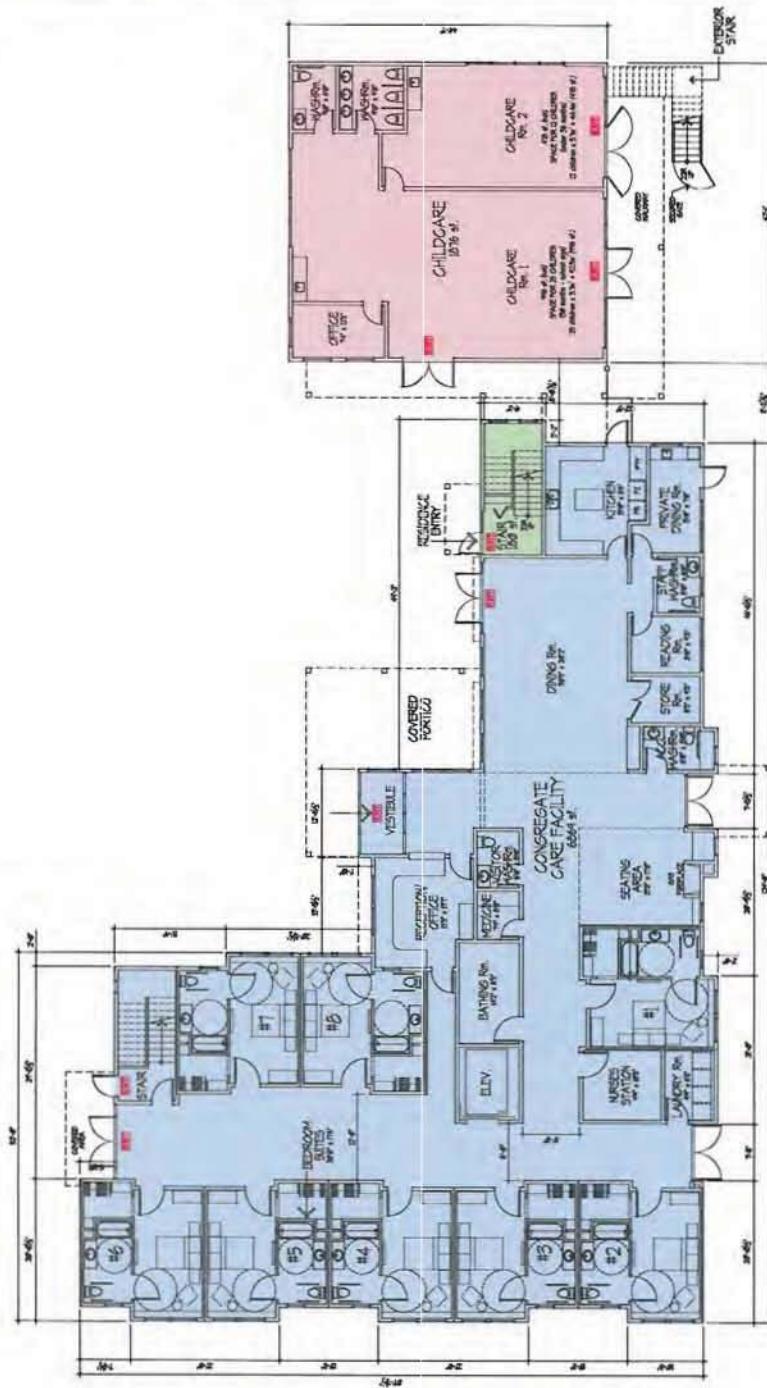
The plan is a technical drawing with specific labels and symbols used in architectural and engineering contexts.

COPYRIGHT RESERVED
This plan and design are the exclusive
property of 24 Architects Inc. and can
not be used or reproduced without the
express written consent of the architect.
Any unauthorized use or reproduction is
a violation of copyright laws.

JAH ARCHITECTURE INC.
Architects • Interior Designers • General Contractors
100-102 10th Street • Suite 100 • New York, NY 10010
Tel: 212-533-1000 • Fax: 212-533-1001
E-mail: info@jaharch.com • Web: www.jaharch.com

DO NOT SCALE DRAWING

	Area
Land Area	26,375 s.f.
Gross Area	26,351 s.f.
Net Area	26,351 s.f.
Total Committee	348%
TAN	52%
	52%



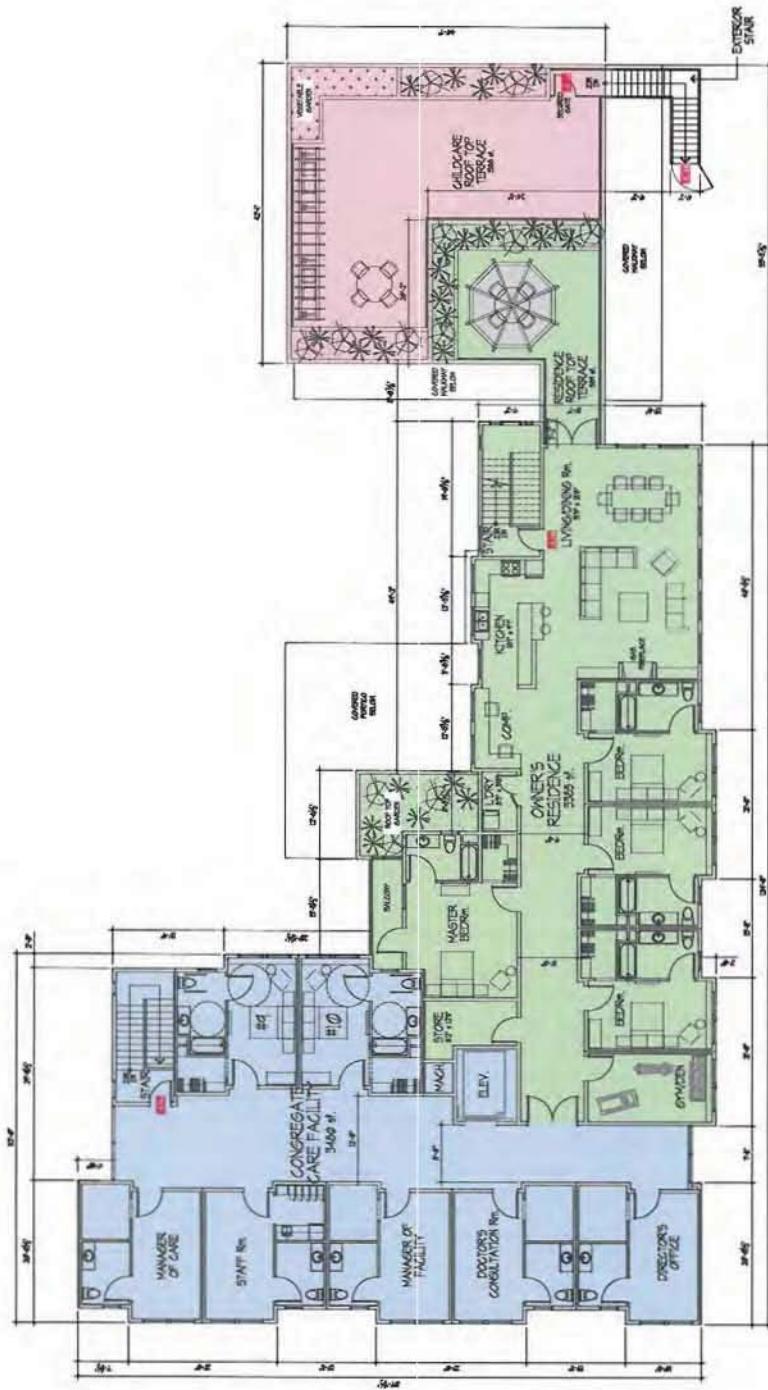
MAIN FLOOR PLAN
Scale 1:100

Start Date	Product No
07/20/04	W
08/20/04	W
09/20/04	W
10/20/04	W
11/20/04	W
12/20/04	W
01/20/05	W
02/20/05	W
03/20/05	W
04/20/05	W
05/20/05	W
06/20/05	W
07/20/05	W
08/20/05	W
09/20/05	W
10/20/05	W
11/20/05	W
12/20/05	W
01/20/06	W
02/20/06	W
03/20/06	W
04/20/06	W
05/20/06	W
06/20/06	W
07/20/06	W
08/20/06	W
09/20/06	W
10/20/06	W
11/20/06	W
12/20/06	W
01/20/07	W
02/20/07	W
03/20/07	W
04/20/07	W
05/20/07	W
06/20/07	W
07/20/07	W
08/20/07	W
09/20/07	W
10/20/07	W
11/20/07	W
12/20/07	W
01/20/08	W
02/20/08	W
03/20/08	W
04/20/08	W
05/20/08	W
06/20/08	W
07/20/08	W
08/20/08	W
09/20/08	W
10/20/08	W
11/20/08	W
12/20/08	W
01/20/09	W
02/20/09	W
03/20/09	W
04/20/09	W
05/20/09	W
06/20/09	W
07/20/09	W
08/20/09	W
09/20/09	W
10/20/09	W
11/20/09	W
12/20/09	W
01/20/10	W
02/20/10	W
03/20/10	W
04/20/10	W
05/20/10	W
06/20/10	W
07/20/10	W
08/20/10	W
09/20/10	W
10/20/10	W
11/20/10	W
12/20/10	W
01/20/11	W
02/20/11	W
03/20/11	W
04/20/11	W
05/20/11	W
06/20/11	W
07/20/11	W
08/20/11	W
09/20/11	W
10/20/11	W
11/20/11	W
12/20/11	W
01/20/12	W
02/20/12	W
03/20/12	W
04/20/12	W
05/20/12	W
06/20/12	W
07/20/12	W
08/20/12	W
09/20/12	W
10/20/12	W
11/20/12	W
12/20/12	W
01/20/13	W
02/20/13	W
03/20/13	W
04/20/13	W
05/20/13	W
06/20/13	W
07/20/13	W
08/20/13	W
09/20/13	W
10/20/13	W
11/20/13	W
12/20/13	W
01/20/14	W
02/20/14	W
03/20/14	W
04/20/14	W
05/20/14	W
06/20/14	W
07/20/14	W
08/20/14	W
09/20/14	W
10/20/14	W
11/20/14	W
12/20/14	W
01/20/15	W
02/20/15	W
03/20/15	W
04/20/15	W
05/20/15	W
06/20/15	W
07/20/15	W
08/20/15	W
09/20/15	W
10/20/15	W
11/20/15	W
12/20/15	W
01/20/16	W
02/20/16	W
03/20/16	W
04/20/16	W
05/20/16	W
06/20/16	W
07/20/16	W
08/20/16	W
09/20/16	W
10/20/16	W
11/20/16	W
12/20/16	W
01/20/17	W
02/20/17	W
03/20/17	W
04/20/17	W
05/20/17	W
06/20/17	W
07/20/17	W
08/20/17	W
09/20/17	W
10/20/17	W
11/20/17	W
12/20/17	W
01/20/18	W
02/20/18	W
03/20/18	W
04/20/18	W
05/20/18	W
06/20/18	W
07/20/18	W
08/20/18	W
09/20/18	W
10/20/18	W
11/20/18	W
12/20/18	W
01/20/19	W
02/20/19	W
03/20/19	W
04/20/19	W
05/20/19	W
06/20/19	W
07/20/19	W
08/20/19	W
09/20/19	W
10/20/19	W
11/20/19	W
12/20/19	W
01/20/20	W
02/20/20	W
03/20/20	W
04/20/20	W
05/20/20	W
06/20/20	W
07/20/20	W
08/20/20	W
09/20/20	W
10/20/20	W
11/20/20	W
12/20/20	W
01/20/21	W
02/20/21	W
03/20/21	W
04/20/21	W
05/20/21	W
06/20/21	W
07/20/21	W
08/20/21	W
09/20/21	W
10/20/21	W
11/20/21	W
12/20/21	W
01/20/22	W
02/20/22	W
03/20/22	W
04/20/22	W
05/20/22	W
06/20/22	W
07/20/22	W
08/20/22	W
09/20/22	W
10/20/22	W
11/20/22	W
12/20/22	W
01/20/23	W
02/20/23	W
03/20/23	W
04/20/23	W
05/20/23	W
06/20/23	W
07/20/23	W
08/20/23	W
09/20/23	W
10/20/23	W
11/20/23	W
12/20/23	W
01/20/24	W
02/20/24	W
03/20/24	W
04/20/24	W
05/20/24	W
06/20/24	W
07/20/24	W
08/20/24	W
09/20/24	W
10/20/24	W
11/20/24	W
12/20/24	W
01/20/25	W
02/20/25	W
03/20/25	W
04/20/25	W
05/20/25	W
06/20/25	W
07/20/25	W
08/20/25	W
09/20/25	W
10/20/25	W
11/20/25	W
12/20/25	W
01/20/26	W
02/20/26	W
03/20/26	W
04/20/26	W
05/20/26	W
06/20/26	W
07/20/26	W
08/20/26	W
09/20/26	W
10/20/26	W
11/20/26	W
12/20/26	W
01/20/27	W
02/20/27	W
03/20/27	W
04/20/27	W
05/20/27	W
06/20/27	W
07/20/27	W
08/20/27	W
09/20/27	W
10/20/27	W
11/20/27	W
12/20/27	W
01/20/28	W
02/20/28	W
03/20/28	W
04/20/28	W
05/20/28	W
06/20/28	W
07/20/28	W
08/20/28	W
09/20/28	W
10/20/28	W
11/20/28	W
12/20/28	W
01/20/29	W
02/20/29	W
03/20/29	W
04/20/29	W
05/20/29	W
06/20/29	W
07/20/29	W
08/20/29	W
09/20/29	W
10/20/29	W
11/20/29	W
12/20/29	W
01/20/30	W
02/20/30	W
03/20/30	W
04/20/30	W
05/20/30	W
06/20/30	W
07/20/30	W
08/20/30	W
09/20/30	W
10/20/30	W
11/20/30	W
12/20/30	W
01/20/31	W
02/20/31	W
03/20/31	W
04/20/31	W
05/20/31	W
06/20/31	W
07/20/31	W
08/20/31	W
09/20/31	W
10/20/31	W
11/20/31	W
12/20/31	W
01/20/32	W
02/20/32	W
03/20/32	W
04/20/32	W
05/20/32	W
06/20/32	W
07/20/32	W
08/20/32	W
09/20/32	W
10/20/32	W
11/20/32	W
12/20/32	W
01/20/33	W
02/20/33	W
03/20/33	W
04/20/33	W
05/20/33	W
06/20/33	W
07/20/33	W
08/20/33	W
09/20/33	W
10/20/33	W
11/20/33	W
12/20/33	W
01/20/34	W
02/20/34	W
03/20/34	W
04/20/34	W
05/20/34	W
06/20/34	W
07/20/34	W
08/20/34	W
09/20/34	W
10/20/34	W
11/20/34	W
12/20/34	W
01/20/35	W
02/20/35	W
03/20/35	W
04/20/35	W
05/20/35	W
06/20/35	W
07/20/35	W
08/20/35	W
09/20/35	W
10/20/35	W
11/20/35	W
12/20/35	W
01/20/36	W
02/20/36	W
03/20/36	W
04/20/36	W
05/20/36	W
06/20/36	W
07/20/36	W
08/20/36	W
09/20/36	W
10/20/36	W
11/20/36	W
12/20/36	W
01/20/37	W
02/20/37	W
03/20/37	W
04/20/37	W
05/20/37	W
06/20/37	W
07/20/37	W
08/20/37	W
09/20/37	W
10/20/37	W
11/20/37	W
12/20/37	W
01/20/38	W
02/20/38	W
03/20/38	W
04/20/38	W
05/20/38	W
06/20/38	W
07/20/38	W
08/20/38	W
09/20/38	W
10/20/38	W
11/20/38	W
12/20/38	W
01/20/39	W
02/20/39	W
03/20/39	W
04/20/39	W
05/20/39	W
06/20/39	W
07/20/39	W
08/20/39	W
09/20/39	W
10/20/39	W
11/20/39	W
12/20/39	W
01/20/40	W
02/20/40	W
03/20/40	W
04/20/40	W
05/20/40	W
06/20/40	W
07/20/40	W
08/20/	

COPYRIGHT RESERVED
The enclosed drawings are the exclusive
property of JHL Architects Inc. and can
not be copied or reproduced without the
consent of the firm herein. The
firm does not warrant or guarantee any
work done by others.



DO NOT SCALE DRAWING



2ND FLOOR PLAN
SCALE 1/4" = 1'-0"

REV DATE	REVISION	REVISION
OCT 2004	2004A	
SL.	20	
OK	24	
SCALE	1/4"	1'-0"
Architect	Architectural Draft	

Project Name: **CASA DEL SOL**
Address: 600 N. A Street
Erie, PA 16501
Type of Building: Residential
Architect: JHL Architects Inc.

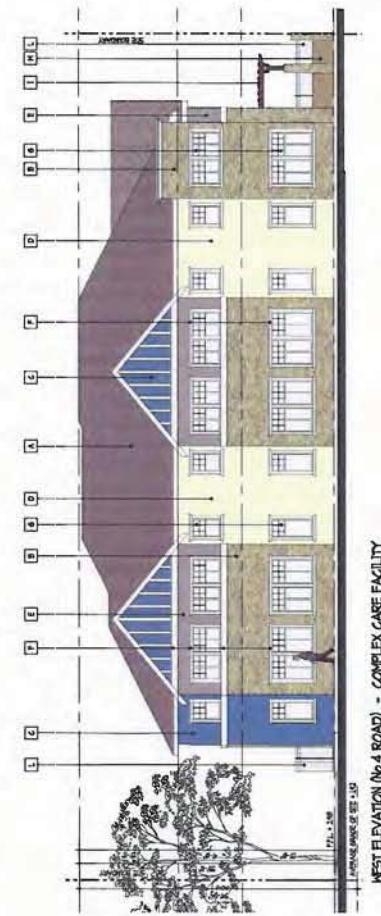
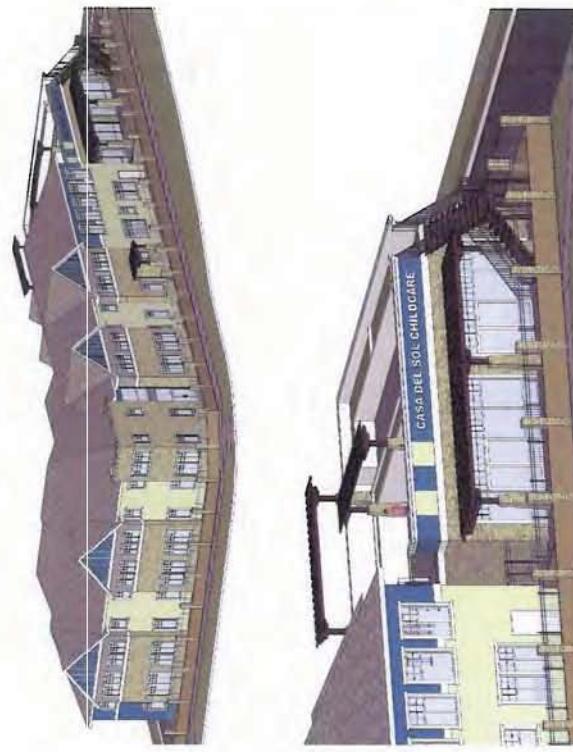
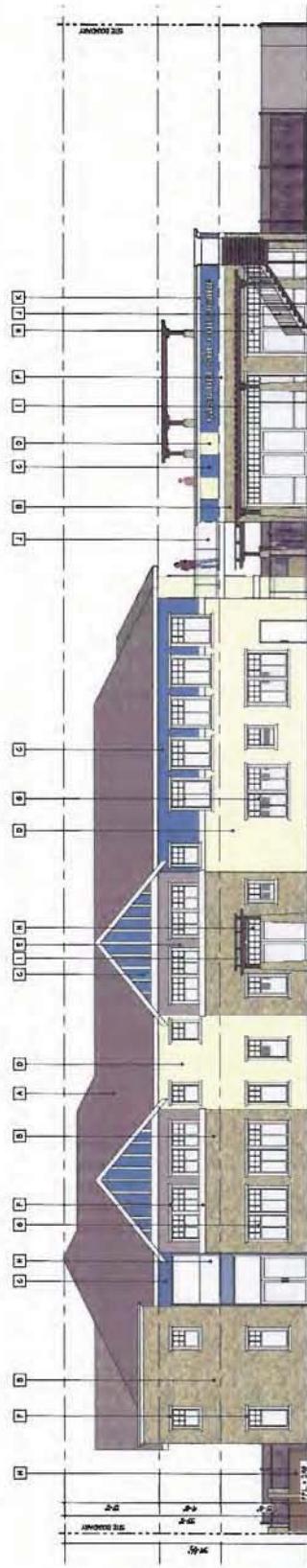
2ND FLOOR PLAN

Sheet No.: 20-04
Drawing No.: A-2012

COPYRIGHT RESERVED

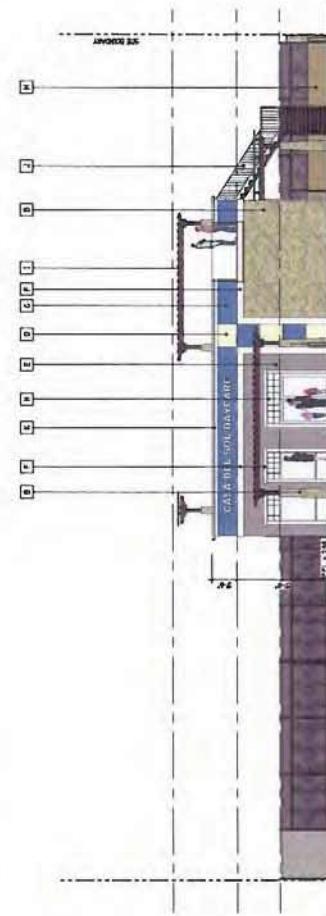
The Plan and drawing are the exclusive property of JHL Architecture Inc. and can not be copied or reproduced without the consent of the said firm, either in whole or in part, nor can it be sold or by any other means or in any other form.

DO NOT SCALE DRAWING



LAVING AREA OF 8' x 10'

LAVING AREA OF 8' x 10'



LAVING AREA OF 8' x 10'

LAVING AREA OF 8' x 10'

MATERIAL/COLOR SELECTION			
BUILDING MATERIALS	FINISH	COLOR	SUPPLIER
A. ANIMAL TRELLIS	INTERNAL	INTERIOR - Exterior Paint	UNPAINTED
B. STONE	INTERNAL	INTERIOR - EXTERIOR STONE	CALEDONIAN STONE
C. STUCCO	SMOOTH	STUCCO - EXTERIOR	WACO
D. STUCCO	SMOOTH	STUCCO - COLOR PREPARATION	UNPAINTED
E. TIN, METAL, BRICK	INTERNAL	EXTERIOR - EXTERIOR	EXTERIOR - EXTERIOR
F. TIN, METAL, BRICK	INTERNAL	EXTERIOR - EXTERIOR	EXTERIOR - EXTERIOR
G. METAL, BRICK	INTERNAL	EXTERIOR - EXTERIOR	EXTERIOR - EXTERIOR
H. ALUMINUM DOORS	INTERNAL	EXTERIOR - EXTERIOR	EXTERIOR - EXTERIOR
I. ALUMINUM DOORS	INTERNAL	EXTERIOR - EXTERIOR	EXTERIOR - EXTERIOR
J. PRE-PAINTED METAL, GURBAL	PAINTED	BLACK	TO BE DETERMINED
K. EPIC COATINGS	PAINTED	BLACK	TO BE DETERMINED
L. METAL, TRIM	PAINTED	BLACK	TO BE DETERMINED
M. TIN, METAL	PAINTED	BLACK	TO BE DETERMINED

W. DOOR HINGES	8
X. DOOR REINFORCERS	8
Y. DOOR STRIKE PLATES	8
Z. DOOR CLOSERS	8
AVG DATE DESCRIPTION BY	

START DATE	OCT 2014
PROJECT No.	2014
DR.	15
CHL.	244
SCALE	1:50MM
Architects Seal	

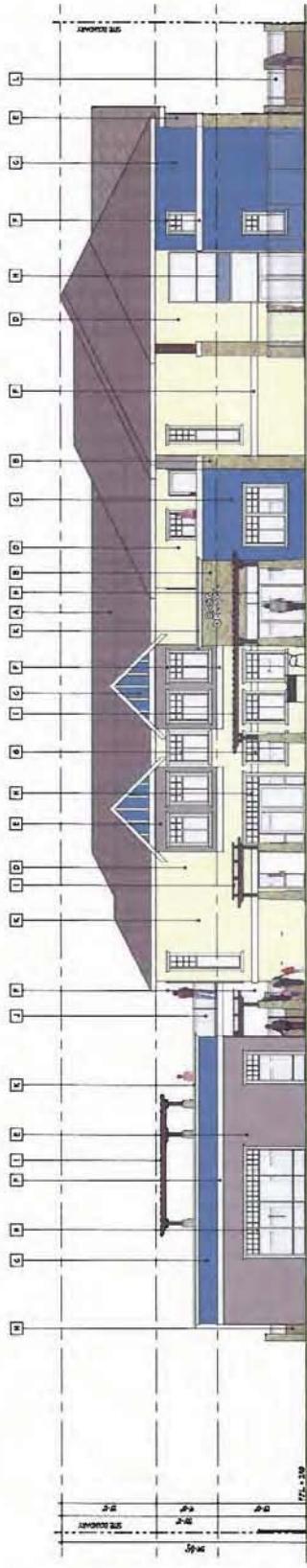
Project No. 2014

A-2014

COPYRIGHT RESERVED
The Plan and design are the exclusive
property of JH Architecture Inc. and can
not be sold or reproduced without the
consent of the Mr. Joe Nelson, architect.
This office must be notified of any violations of
this copyright.

JHM ARCHITECTURE INC.

DO NOT SCALE DRAWING

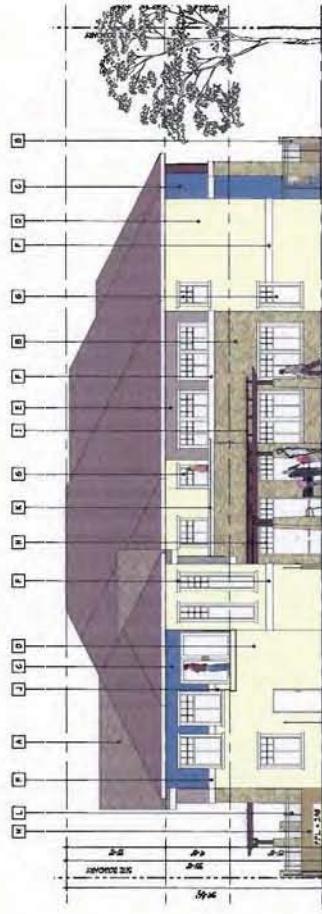


NORTH ELEVATION
SCALE 1" = 1'-0"

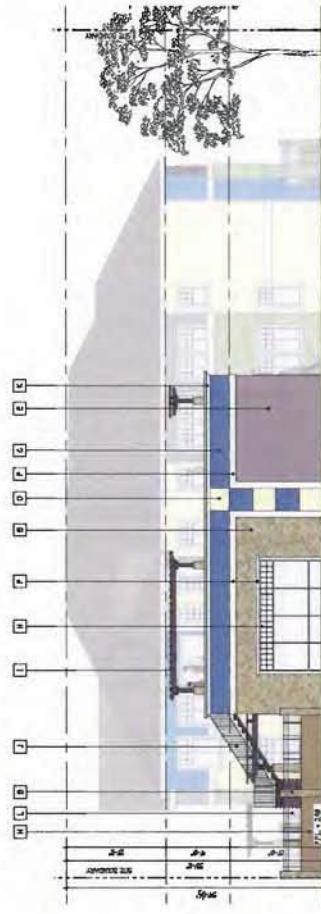


A vertical architectural rendering of a modern, multi-story house. The house features a dark brown, gabled roof with a smaller balcony section. The exterior walls are a light beige or cream color, accented with dark blue horizontal stripes on the ground floor. Large, multi-paned windows with white frames are visible on both levels. The house is set against a plain white background.

MATERIAL/COLOUR SELECTION



EAST ELEVATION - COMPLEX CARE FACILITY



EAST ELEVATION - CHILD CARE CENTRE

PLN - 188



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

Development Application Data Sheet

RZ 10-552527

Attachment 3

Address: 6780 No. 4 Road

Applicant: Amin Alidina

Planning Area(s): East Richmond McLennan Sub Area

	Existing	Proposed
Owner:	Haraka Enterprises Inc. No 228457	No change
Site Size (m²):	2,448 m ²	No change
Land Uses:	Vacant lot	<ul style="list-style-type: none"> • Congregate housing care facility and 37 space child care centre. • Total area of 1,467 m²
OCP Designation: General Land Use Map	Agriculture	No change
East Richmond McLennan Sub Area Plan Designation	Agriculture	Agriculture, Institutional and Public
Zoning:	Local Commercial (CL)	<ul style="list-style-type: none"> • Congregate Housing and Child Care – McLennan (ZR8). • New zoning district.
Other Designations:	Subject site is contained in the ALR	<ul style="list-style-type: none"> • Subject site is exempted from ALR provisions. • No Change – subject site to remain in ALR.

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6 FAR	0.6 FAR	none permitted
Lot Coverage – Building:	Max. 40%	37%	none
Setback – Public Road (m):	Min. 3 m	3.2 m (Granville Ave) 4.0 m (No. 4 Road) 2.8 m (to intersection corner cut)	Variance for setback of building to corner cut
Setback – North Lot Line (m):	Min. 5 m	Min. 5.9 m	none
Setback – East Lot Line (m):	Min. 9 m	Min. 9.3 m	none
Height (m):	12.5 m	12 m	none

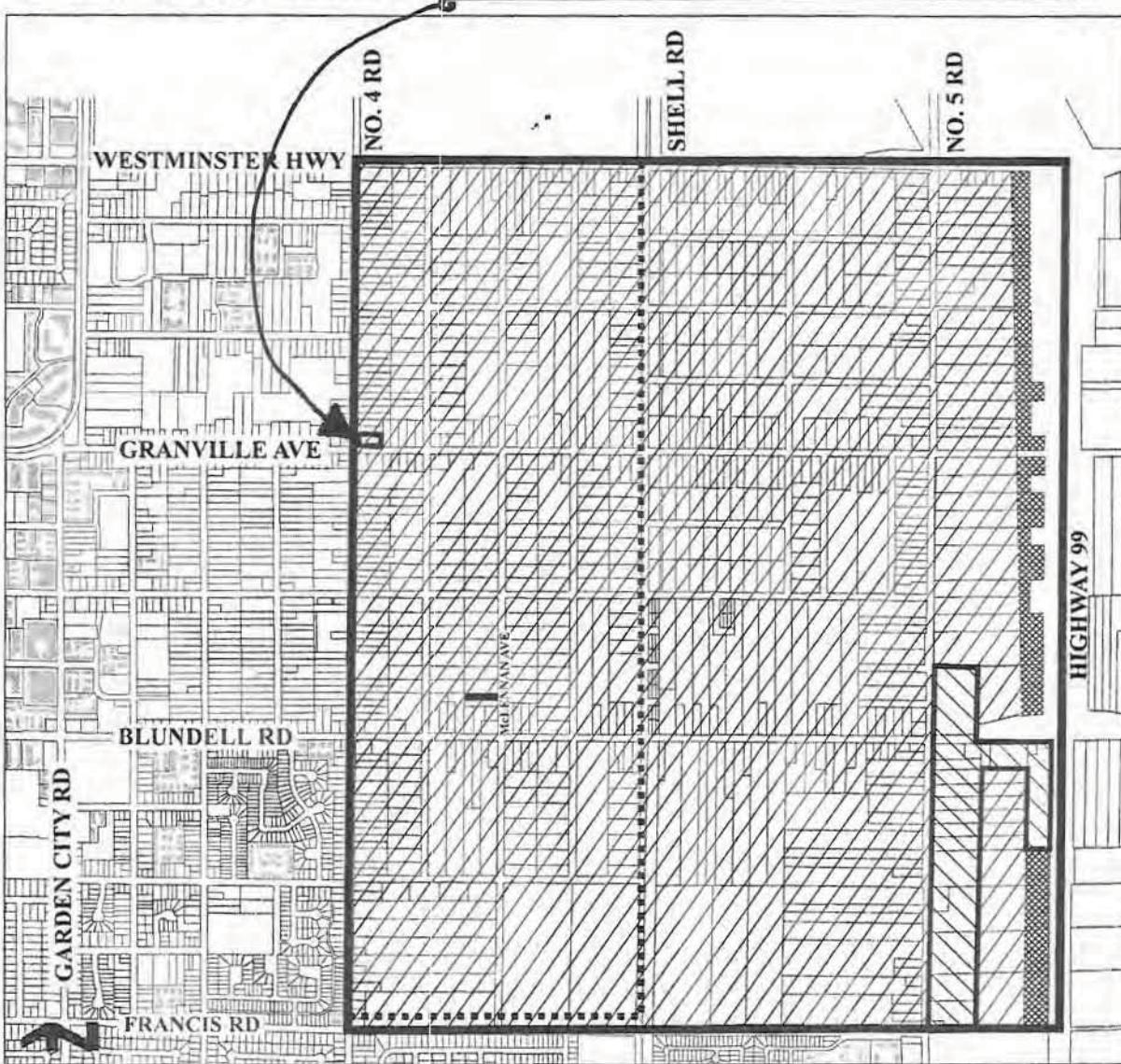
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Total:	17 (8 for daycare) (7 for congregate housing) (2 for caretaker dwelling)	17	none
Loading Spaces – Total	1	1	none
Handy Dart Dedicated Parking Space	N/A	1	none

City of Richmond

Land Use Map

Bylaw 7536
2003/07/21

6780 No. 4 Road
 Proposed OCP Amendment to Designate the Site
 "Agriculture, Institutional and Public"



Agriculture Residential Area Boundary

Agriculture,
Institutional and
Public Buffer Proposed Trail
Systems



LEGEND

Aircraft Noise Sensitive Development Policy (ANSO) Areas
(see Aircraft Noise Sensitive Development Policy Table)

No New Aircraft Noise Sensitive Land Uses:

AREA 1A - New Aircraft Noise Sensitive Land Use Prohibited.

AREA 1B - New Residential Land Uses Prohibited.

**Areas Where Aircraft Noise Sensitive Land Uses May be Considered:
Subject to Aircraft Noise Mitigation Requirements:**

AREA 2 - All Aircraft Noise Sensitive Land Uses (Except New Single Family) May be Considered (see Table for exceptions).

AREA 3 - All Aircraft Noise Sensitive Land Use Types May Be Considered.

AREA 4 - All Aircraft Noise Sensitive Land Use Types May Be Considered.

No Aircraft Noise Mitigation Requirements:

AREA 5 - All Aircraft Noise Sensitive Land Use Types May Be Considered.



Aircraft Noise Sensitive Development Location Map

PLN - 192

Original Date: 11/17/10

Amended Date:

Note: Dimensions are in METRES



#1268 – 13351 Commerce Parkway
Richmond, BC, V6V 2X7

Phone: 604.249.5040
Fax: 604.249.5041

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

July 4, 2011

Attention: Kevin Eng. PEng.

Reference: 6780 No. 4 Road, Richmond, BC

Dear Mr. Eng,

Further to your enquiry of June 30, 2011, we confirm the following:

1. We have designed an onsite sewage treatment plant to manage the flows generated by the proposed complex care and daycare facilities.
2. The system has been designed to accommodate a 20 bed complex care facility (including 4 staff), a 40 child daycare facility (including 5 staff), and the onsite residence (4 bedroom).
3. The sewage treatment plant has been engineered to be constructed under the parking lot utilizing a series of concrete treatment cells that are capable of supporting H20 vehicle loading.
4. Similar to other Richmond septic fields, we cannot verify the life expectancy of the system; however, we expect that it will perform equal to or better than a traditional septic field system in the City of Richmond.
5. The system has been designed to enable ongoing monitoring of the treatment plant performance (unlike traditional septic fields).
6. In the event of system failure the system has been designed to permit better access for maintenance than a traditional septic field system.

In summary we believe that the system will perform equal to or better than traditional septic field system. Please refer to the attached drawing for additional design details.

Please call me if you have any questions.

Yours Truly,

Core Concept Consulting Ltd.

David R. Kozak, AScT
Director

Rezoning Considerations
6780 No. 4 Road
RZ 10-552527

Prior to final adoption of Zoning Amendment Bylaw 8792, the developer is required to complete the following:

1. Registration on title of a Flood Plain Covenant on title identifying a minimum Flood Construction Level of 2.9m.
2. Registration on title of an Aircraft Noise Sensitive Use Covenant.
3. Registration on title of an appropriate legal agreement limiting the driveway exit configuration along No. 4 Road to a right-out vehicle movement exit only.
4. Registration on title of an appropriate legal agreement identifying:
 - a. That the subject site is outside a City sanitary sewer area boundary and that no connection to a City sanitary sewer system will be permitted; and
 - b. That the on-site sewage disposal system is required to be regularly maintained by the owner of the site to ensure that the system operates as designed based on the recommendations of the consulting engineer.
5. Submission and final approval of the on-site sewerage design application filing by Vancouver Coastal Health.
6. Processing of a Development Permit application to the satisfaction of the Director of Development.
7. Voluntary contribution of \$35,000 for intersection improvements at No. 4 Road and Granville Avenue related to:
 - a. Provision of internally illuminated street sign names on all approaches (valued at \$15,000).
 - b. Upgrade all signals to accessible audible pedestrian signals (valued at \$20,000).

Prior to issuance of a Building Permit, the following is required to be completed:

1. Completion and approval of a Servicing Agreement for public road frontage works. Works to include but may not be limited to the following and are at the developers sole cost:
 - Along the subject site's No. 4 Road frontage, design and construction of a new 1.5m concrete sidewalk along the existing property line with new concrete curb and gutter and grass and treed boulevard between the edge of the pavement and new sidewalk.
 - The vehicle exit on No. 4 Road at the north edge of the site is required to be designed to be a "right-out" only exit with a minimum of 1m separation between the proposed new right-out exit driveway letdown and existing driveway letdown servicing the neighbouring lot to the north.
 - Along the subject site's Granville Avenue frontage, design and construction of a new 1.5m concrete sidewalk along the existing property line with new concrete curb and

gutter and grass and treed boulevard between the edge of the pavement and new sidewalk and widen pavement to accommodate a 3.3m wide left hand turn lane with 30m of vehicle storage and a 4.3m wide curb lane to accommodate a shared vehicle/bike lane.

2. Submission and approval of a construction parking and traffic management plan to be provided to the Transportation Division that includes the location of parking services, deliveries, loading, application for requests for any lane closures (including dates, times and duration), and proper traffic controls as per Traffic Control Manual for Works on Roadways (Ministry of Transportation and Infrastructure).

[Signed original on file]

Signed

Date



City of Richmond

Bylaw 8791

Richmond Official Community Plan Bylaw 7100 Amendment Bylaw 8791 (RZ 10-552527) 6780 No. 4 Road

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

1. Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing land use designation on the East Richmond McLennan Sub Area Plan Land Use Map in Schedule 2.13A of Official Community Plan Bylaw No. 7100 thereof the following area and by designating it "Agriculture, Institutional and Public".

P.I.D. 026-483-734

Lot 1 Section 11 Block 4 North Range 6 West New Westminster District Plan BCP 20081

2. This Bylaw may be cited as "**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 8791**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

DEVELOPMENT REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER





**Richmond Zoning Bylaw 8500
Amendment Bylaw 8792 (RZ 10-552527)
6780 NO. 4 ROAD**

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

1. Richmond Zoning and Development Bylaw 8500 is amended by inserting Section 21.8 thereof the following:

"21.8 Congregate Housing and Child Care – McLennan (ZR8)

21.8.1 PURPOSE

The **zone** provides for **congregate housing** and **child care** with an accessory **residential security/operator unit**.

21.8.2 PERMITTED USES

- **Child care**
- **Congregate housing**

21.8.3 SECONDARY USES

- **Residential security/operator unit**

21.8.4 PERMITTED DENSITY

1. The maximum **floor area ratio** is 0.60.

21.8.5 PERMITTED LOT COVERAGE

1. The maximum **lot coverage** is 40%.

21.8.6 YARDS & SETBACKS

1. The minimum **road setback** is 3 m.
2. The minimum **setback** to the north **property line** is 5 m.
3. The minimum **setback** to the east **property line** is 9 m.

21.8.7 PERMITTED HEIGHTS

1. The maximum **height** for buildings, structures and accessory buildings is 12.5 m.

21.8.8 SUBDIVISION PROVISIONS/MINIMUM LOT SIZE

1. The minimum **lot** area is 2,400 m².

21.8.9 LANDSCAPING & SCREENING

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

21.8.10 ON-SITE PARKING & LOADING

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

21.8.8 OTHER REGULATIONS

1. **Child care** is limited to a maximum of 37 children.
 2. **Congregate housing** is limited to a maximum of 10 people
 3. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0, apply.”
2. 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 **CONGREGATE HOUSING AND CHILD CARE - MCLENNAN (ZR8)**.

P.I.D. 026-483-734

Lot 1 Section 11 Block 4 North Range 6 West New Westminster District Plan BCP 20081

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 8792**”.

FIRST READING _____

A PUBLIC HEARING WAS HELD ON _____

SECOND READING _____

THIRD READING _____

DEVELOPMENT REQUIREMENTS SATISFIED _____

ADOPTED _____



MAYOR

CORPORATE OFFICER