



To: Richmond City Council

Date: November 17, 2015

From: Joe Erceg
Chair, Development Permit Panel

File: 01-0100-20-DPER1-
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Re: Development Permit Panel Meeting Held on August 26, 2015

Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 14-672830) for the property at 10019 Granville Avenue be endorsed, and the Permit so issued.

Joe Erceg
Chair, Development Permit Panel
(604-276-4083)

Panel Report

The Development Permit Panel considered the following item at its meeting held on August 26, 2015.

DP 14-672830 – JM ARCHITECTURE – 10019 GRANVILLE AVENUE

(August 26, 2015)

The Panel considered a Development Permit application to permit the construction of a licensed child care facility for a maximum of 88 children with an accessory residential caretaker unit on a site zoned “Child Care (ZR8) – McLennan.” No variances are included in the proposal.

Architect, Joe Minten, of JM Architecture Inc., and Landscape Architect, Meredith Mitchell, of M2 Landscape Architecture, provided a brief presentation, noting that:

- The design has a residential character and a rooftop garden at the second floor level.
- The parking area is located behind the building with accessible parking adjacent to the main entry. There is a mix of deciduous drought tolerant trees in the parking area.
- Landscaped areas will include play areas, shaded areas, artificial berms, a water feature, picnic tables and benches.

Neighbour Sylvia Merces addressed the Panel, expressing concern regarding the (i) proposed on-site septic field, (ii) potential for increase in traffic, and (iii) the historical rezoning of the site.

The Chair advised that the proposed septic field will be located underneath the parking area and was approved by Vancouver Coastal Health. He added that historically, the site was zoned for some commercial use however, was rezoned for childcare and congregate housing. Furthermore, he noted that the proposed development should have a minimal effect on traffic in the area.

No correspondence was submitted to the Development Permit Panel regarding the application.

In response to Panel queries, Mr. Minten and Ms. Mitchell advised that:

- There will be retaining walls with fencing along the north and east side of the site and six foot perimeter fencing with hedges will provide screening for neighbouring homes.
- The parking area will be gated during evening hours.

In response to Panel queries, staff advised that:

- The on-site septic field will be located below the parking area. The septic system will utilize contained concrete treatment areas unlike traditional septic systems.
- As part of proposed frontage improvements, No. 4 Road and Granville Avenue sidewalks will be upgraded and the north side of Granville Avenue will be widened.
- Access to the site will be along Granville Avenue and that there will be a one-way driveway right-turn only exit to No. 4 Road.

The Panel recommends that the Permit be issued.