



To: Richmond City Council
From: Robert Gonzalez, P.Eng.
Chair, Development Permit Panel
Re: **Development Permit Panel Meeting Held on March 13, 2013**

Date: March 20, 2013
File: 01-0100-20-DPER1-01/2013-Vol 01

Staff Recommendation

That the recommendations of the Panel to authorize the issuance of:

- a) a Development Permit (DP 12-624347) and Heritage Alteration Permit (HA 12-624348) for the property at 12191 First Avenue;

be endorsed, and the Permits so issued.

Robert Gonzalez, P.Eng.
Chair, Development Permit Panel

Panel Report

The Panel considered the following item at its meeting held on March 13, 2013.

DP 12-624347 AND HA 12-624348 – CHERCOVER / MASSIE AND ASSOCIATES LTD. –
12191 FIRST AVENUE
(March 13, 2013)

The Panel considered a Development Permit and Heritage Alteration application to permit the alteration of the exterior of the building on a site subject to Land Use Contract 028. No variances are included in the proposal.

Architect Douglas Massie, Chercover Massie & Associates Ltd, provided a brief presentation of the proposal, including:

- The proposed daycare is located in a vacant 1920's building known as the Japanese Buddhist Temple (and later as the Steva Theatre) which is listed on the Richmond Heritage Inventory.
- A single classroom accommodates 24 children from the ages of 3 to 5 years.
- The site meets Vancouver Coastal Health licensing requirements for outdoor play area.
- As a result of providing the required outdoor play area there is no on-site parking available; however, five (5) parking spaces have been leased on a 2nd Avenue property.
- The applicant met with the Richmond Heritage Commission and as a result the proposed new windows will be heritage style wood windows on both the south and north sides.
- The drop ceilings in the main area will be removed to create more of an open feel and the upper level is for office space.

After discussion it was noted that:

- Street parking in front of the building would likely be available for the parents in the mornings. However, between 4-6 p.m. it may be more challenging.
- A solid 5-6 foot cedar fence will be installed at the rear of the property for security purposes and picket fence is proposed at the front of the south side play area.

Staff supported the application and noted that:

- There are five (5) existing parking stalls at the rear of the site accessed from a rear lane which will be removed to accommodate the required children's play area.
- Off-site parking stalls are permitted by the Zoning Bylaw within 150 m from the property it serves. The required five (5) stalls have been secured through a lease at 3711 Bayview Street.
- As a condition of the Business License renewal each year, the Daycare operator will be required to verify that a lease continues to be secured for the five (5) off-site parking stalls.
- Staff commended the applicant and property owner in their efforts to work with staff and the Heritage Commission with respect to preserving the exterior appearance while undertaking the alterations required for the daycare use.

Correspondence was received in support of the application from a local business.

The Panel recommends that the Permits be issued.