



City of Richmond
Planning and Development Department

**Report to
Development Permit Panel**

To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: June 16, 2011
File: DP 10-538908
Re: **Application by Doug Massie Architect of Chercover Massie & Associates Ltd.
for a Development Permit at 8851 Heather Street**

Staff Recommendation

That a Development Permit be issued which would

1. Permit the construction of a two-storey building for a licensed child care facility for approximately 60 children at 8851 Heather Street on a site zoned Assembly (ASY); and
2. Vary the provisions of Zoning Bylaw 8500 to:
 - a) Reduce minimum interior side yard from 7.5 m to 1.2 m
 - b) Reduce the minimum public road parking setback from 3 m to 1.5 m
 - c) Permit 54% small car parking spaces on a site with less than 31 parking spaces (8 small car parking spaces of total 15 spaces).

Brian J. Jackson, MCIP
Director of Development

BJJ:sb
Att.

Staff Report

Origin

Doug Massie Architect of Chercover Massie & Associates Ltd. has applied to the City of Richmond for permission to develop a two-storey building with a licensed child care facility for approximately 60 children at 8851 Heather Street on a site zoned Assembly (ASY). Variances are included in the proposal to: reduce the interior side yard, reduce the Heather Street public road parking setback, and permit small car parking spaces.

There is no associated rezoning application. The site currently contains a small vacant one-storey church building.

A Servicing Agreement is not required as no upgrades have been identified and the subject property frontage was recently improved through the rezoning and subdivision of the adjacent lands to the south at 8871 and 8875 Heather Street (RZ 07-374314 & SA 08-425332). The limited driveway relocation and boulevard restoration works for the subject development will be completed at the owners cost by work order through the future Building Permit process.

Development Information

Please refer to attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

Development surrounding the subject Ash Street Sub-Area (Broadmoor Area) site is as follows:

- to the north and south sides of the subject site, fronting onto Heather Street, are recently rezoned and subdivided single-family lots (RZ 07-380065 and RZ 07-374314) zoned "Single Detached (RS1/K)";
- to the west, the subject site backs onto single-family lots fronting onto Dolphin Court zoned "Single Detached (RS1/B)"; and
- to the east, across Heather Street, is the city-owned Heather neighbourhood park, which contains a children's playground, zoned "School & Institutional Use (SI)".

Public Input

No public input has been received regarding the subject application.

Vancouver Coastal Health

Child Care facilities operate under the jurisdiction of the Provincial Government. In Richmond, child care licensing is the responsibility of Vancouver Coastal Health. Accordingly, the application was referred to Vancouver Coastal Health child care facility licensing for review.

The proposal includes 67% of the outdoor play area requirement for 60 children, or enough for 40 children as per the BC Child Care licensing regulations (7 m² per child). Outdoor children's play area is provided in the rear yard (212.9 m²) and on the second floor deck (69.25 m²). The applicant is proposing to schedule the use of the outdoor play area to meet the daily outdoor play needs of each of the four (4) child care rooms.

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 which would accommodate half of the children in the outdoor play area at any given time.

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 and is generally in compliance with Zoning Bylaw 8500 except for the zoning variances noted below.

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

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) Reduce the minimum interior side yard from 7.5 m to 1.2 m

(Staff supports the proposed variance as this provides for an appropriately sized building for child care use and matches the minimum interior side yard setback requirement of the adjacent single family lots to the north and south. To comply with the minimum 7.5 m side yard setback to the south and to the north of this small lot would result in a 7.3 m wide building, which is not usable for the proposed child care use. The existing small church building is also not usable for the proposed child care use, due to BC Building Code requirements, Vancouver Coastal Health licensing requirements, and City parking requirements. It is worth noting that the small existing church building on the site was originally constructed as a single family dwelling and does not comply with the current Assembly zoning setback requirements.)

- 2) Reduce the minimum public road parking setback from 3 m to 1.5 m

(Staff supports the proposed variance as it results in a site plan layout that accommodates the required parking onsite and a landscape buffer to screen the parking area from Heather Street. Although the 1.5 m landscape buffer along Heather Street is narrower than the required 3 m, it is wide enough to accommodate the proposed hedge and tree planting. The variance does not negatively impact the adjacent neighbours.)

- 3) Permit 54% small car parking spaces on a site with less than 31 parking spaces (8 small car parking spaces of total 15 spaces).

(Staff supports the proposed variance as it results in a site plan layout that accommodates the required parking onsite with an appropriate drive aisle width and wider landscape buffer to the adjacent single-family lots to the north and south. The provision of small car spaces is acceptable to staff as the users are expected to be familiar with the parking area layout and manoeuvring associated with the small car spaces. The variance does not negatively impact the adjacent neighbours.)

Advisory Design Panel Comments

The Advisory Design Panel was supportive of the project conditional to the applicant taking their comments into consideration, and design development to the column expression and use of pavers in the driveway. In response, the streetscape elevation and driveway have been improved. An annotated copy of the relevant excerpt from the Advisory Design Panel Minutes from January 19, 2011 is attached for reference (**Attachment 2**). 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 proposed development includes an appropriate interface to Heather Street, enhanced with a pedestrian-oriented front entry, pedestrian walkway, landscape buffer to screen the front parking area, and permeable pavers across the vehicle entry driveway to mark the edge of the public pedestrian realm and to define the edge of the onsite surface parking area.
- The proposed development includes an appropriate interface to the surrounding single-family lots with existing solid wood privacy fencing, areas of landscaping and areas of cedar hedging where possible, and in particular along the sides of the parking area and at the corners of the outdoor play area.

Urban Design and Site Planning

- The proposed child care facility is well situated on the subject existing Assembly zoned lot across the street from the Heather neighbourhood park.
- The proposed site layout includes a two-storey building designed with residential character, set back behind a front surface parking area, and protecting a secure outdoor children's play area in the rear yard.
- A pedestrian walkway is provided, connecting to the Heather Street sidewalk and separated from the vehicle access driveway, also connecting to Heather Street.
- The Heather streetscape has been improved with recently constructed frontage improvements including a new grass boulevard with street trees behind a curb and gutter and a new sidewalk at the property line. The Heather streetscape edge is further defined with proposed landscape buffers with hedge and flowering tree planting, a line of permeable pavers at the driveway entry, and a pedestrian walkway connecting with the sidewalk.
- The number of off-street parking spaces for parents and staff (15 spaces) complies with the Zoning Bylaw requirements including accessible parking (1 space). Variances are requested to permit 8 small car parking spaces and to provide a 1.5 m parking setback from Heather Street.
- Bicycle storage complies with the Zoning Bylaw requirements and is located in the south side yard. Bicycle storage includes 4 class 1 vertical storage lockers and a rack for four (4) bicycles, both located in the covered area under the deck.
- A covered garbage and recycling enclosure is provided on the south side of the building. Garbage and recycling will be collected by a private contractor. To avoid conflict with parking, the applicant has advised that onsite collection will be scheduled for Saturday, when the daycare is closed and within the hours permitted through the City's noise bylaw.

Architectural Form and Character

- The proposed two-storey building has been designed with a residential character to better fit the approved institutional use into the predominantly single-family neighbourhood. The residential character is expressed with a single pedestrian oriented covered front entry, building articulation to break up the streetscape façade, the incorporation of uncovered second floor decks, durable brick base, stucco siding, smaller areas of glazing, and roof massing with pitched roofs, gable ends and asphalt shingles.
- The simple colour palette includes sand coloured stucco, grey brick, white windows, white trim, dark brown aluminium guard railing, and two-tone brown asphalt shingles.

- The project's accessibility features include: interior floor plans that accommodate wheelchair manoeuvring throughout, wider interior doors, an accessible washroom, and a vertical lift.

Tree Management

- There are three (3) existing trees on the lot and there were previously two (2) existing trees on the adjacent property to the north with canopies and root zones entering into the subject property. The two (2) neighbouring trees were recently removed as a part of the redevelopment of the neighbouring property with a new single-family home.
- One (1) existing Japanese maple tree will be transplanted and retained in the southeast corner of the property, adjacent to the Heather Street sidewalk. To protect the health and retention viability of the existing maple tree, the owner's arborist has recommended transplanting the tree to the higher proposed elevation in close to the same location. In the current location and lower grade, the existing tree is impacted by the new retaining wall of the adjacent raised neighbouring lot, the neighbour's storm sewer connection, and new City sidewalk. A contract with an arborist to ensure successful transplanting and retention of the maple tree is a requirement of the Development Permit.
- Two (2) existing fruit trees are proposed for removal. The centrally located trees are considered to be in poor condition by the City's Tree Preservation Official.
- Four (4) new trees will be planted, providing a 2:1 replacement ratio for the removal of existing trees.

Landscape Design and Open Space Design

- Outdoor children's play area is provided at the rear of the property with visual surveillance and access from the interior child care spaces. The play area is secured with lockable gates and existing perimeter solid wood privacy fencing. As noted above, the size and location of the play area have been reviewed as part of the application review and are acceptable to Vancouver Coastal Health child care licensing staff.
- The outdoor children's play area has been designed for active children's play, with durable materials, a small lawn hill and lawn areas, raised wooden deck stage element, rubber paved tricycle track, rubber paved open areas, sand boxes, outdoor sink, and portable water and sand boxes.
- Soft landscaping is provided in the rear yard, including existing perimeter coniferous hedging, tree planting, lawn areas, flowering low hedging and vines, and an edible garden area with blueberry and strawberry plants.
- The streetscape landscape buffer includes a retained transplanted existing Japanese maple tree, two (2) new flowering cherry trees, flowering shrubs, perennials, and groundcover.
- The landscape plan for the front of the property includes an open surface parking area, landscape buffer along the Heather Street edge providing screening of the surface parking area, a paved pedestrian walkway connecting to the Heather sidewalk, and continuous cedar hedging along the north and south edges of the surface parking area to provide screening to the adjacent neighbours.
- The surface parking area includes special treatment with areas of permeable pavers to improve the visual impact and also to increase the permeability of the parking area. The variety of surface materials breaks down the visual impact of the large paved surface and the pattern provides a visual containment or boundary for the parking area. A wide band of permeable pavers is proposed around the perimeter of the surface parking area: across the driveway at the entry to the site, in front of the main entry and in the parking spaces on the north and south sides. Asphalt is proposed in the central turning area of the parking area.

- In addition to the existing 1.8 m height solid wood privacy fencing along the north, south and west edges of the site, lockable access gates will be provided in the side yards.

Crime Prevention Through Environmental Design

The proposed design does not present CPTED concerns. The proposal includes:

- secured outdoor children's play areas with natural surveillance from the child care facility;
- clearly defined boundaries between the property, public and private spaces; and
- a front parking area with a high degree of natural surveillance both from the child care facility and also the public road.

Sustainability

The proposed infill redevelopment proposal will include the following sustainability measures:

- Location within 220 m of transit service provided along Garden City Road
- Bicycle storage lockers and racks
- Increased site permeability. Existing church asphalt parking area will be removed and the site will be redeveloped with a site design with 45% permeability through permeable pavers in the new front surface parking area, gravel cover in the passive north side yard, and live landscaping area.
- EnergyStar windows and appliances
- Increased insulation thermal resistance performance (the insulation rating will be increased from commercial to higher performance residential rating)
- Energy efficient heating and hot water systems
- Water efficient plumbing fixtures and fittings

Floodplain Management

- The proposal complies with Flood Plain Designation and Protection Bylaw No. 8204. The Bylaw requires a minimum flood construction level at 0.3 m above the highest crown of the adjacent public road.
- Registration of a flood indemnity covenant is a requirement of the Development Permit.

Servicing Capacity

- The applicant has submitted an engineering capacity analysis for the water, sanitary, and storm infrastructure. No upgrades are required.

Community Benefits

- The proposal addresses the child care needs for toddler and 3-5 years in the Broadmoor planning area and also contributes toward the needs 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 child care spaces needed by December 1, 2016 broken down by planning area and the different categories of child care needed. Toddler and 3-5 year child care proposed and needs in the Broadmoor and City Centre planning areas are summarized in the table below:

Estimated Child Care Space

	Proposed	Broadmoor Need	City Centre Need
Group (18 months - 2 years)	36	23	63
Group (3-5 years)	24	9	99

- Located in the northeast corner of the Broadmoor planning area, within 650 m of the City Centre planning area, the subject site is well positioned to meet the child care needs of both the Broadmoor and City Centre planning areas. For this reason, by providing more than the needed toddler and 3-5 child care spaces for the Broadmoor planning area, this facility will help address the larger need in the City Centre planning area.

Conclusions

The applicant has satisfactorily addressed staff and the Advisory Design Panel's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design during the Development Permit review process. The proposal for a child care facility supports the community by helping to address the toddler and 3-5 years child care needs for the Broadmoor and City Centre planning areas. The existing Assembly zoned lot is well situated for a child care facility with a neighbourhood park across the street. Staff recommends support of this Development Permit Application.

Sara Badyal

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

SB:rg

The following are to be met prior to forwarding this application to Council for approval:

- Registration of a flood plain indemnity covenant;
- Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the maple tree to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
- Installation of appropriate tree protection fencing around the maple tree to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
- Receipt of a Letter-of-Credit for landscaping in the amount of \$42,822.00.

Prior to future Building Permit issuance, the developer is required to complete the following:

- Incorporation of accessibility features shown in Development Permit drawings.
- Driveway relocation and boulevard restoration works to be done at the developer's sole cost via City Work Order.
- Obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).



City of Richmond

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

Development Application Data Sheet Development Applications Division

DP 10-538908

Attachment 1

Address: 8851 Heather Street

Doug Massie Architect of Chercover Massie &

Applicant: Associates Ltd.

Owner: Vancouver Star Education Ltd.

Planning Area(s): Ash Street Sub-Area (Broadmoor Area)

	Existing	Proposed
Site Area:	1,013 m ²	No change
Land Uses:	Religious Assembly	Child Care
OCP Designation:	Community Institutional	Complies - Child Care
Area Plan Designation:	Public, Institutional & Open Space	Complies - Child Care
Zoning:	Assembly (ASY)	No change
Number of Units:	1	1

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.5	0.49 (492.84 m ²)	None permitted
Lot Coverage:	Max. 35%	27%	None
Setback – Front Yard:	Min. 6 m	21.5 m	None
Setback – Interior Side Yard:	Min. 7.5 m	1.2 m	6.3 m setback reduction
Setback – Rear Yard:	Min. 7.5 m	7.5 m	None
Parking Setback:			1.5 m reduction to Heather Street parking setback
Public Road	Min. 3 m	1.5 m	
General	Min. 1.5 m	1.5 m to 2.8 m	
Height (m):	Max. 12 m	10.7 m	None
Off-street Parking Spaces:			
Staff	9	9	
Parent	6	6	
Accessible	(1)	(1)	
Total	15	15	None
Small Car Parking Spaces	Not permitted	54% (8 spaces)	8 small car parking spaces

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

Wednesday, January 19, 2011 – 4:00 p.m.

[applicant design response is identified in '*bold italics*']

3. DP 10-538908 – CHILD CARE FACILITY
ARCHITECT: Douglas Massie, Chercover Massie & Associates Ltd.
PROPERTY LOCATION: 8851 Heather Street

Panel Discussion

Comments from the Panel were as follows:

- substantial changes have been made to the project in response to Panel's comments; wider space at the back of the building; richer treatment of surfaces both at the front and back of the building; appreciate decorative and permeable pavers at the parking stalls; playful attitude towards the lane is a great idea; bollards are a nice idea;
- decorative approach for screens that are proposed in front of the building might be more appropriate at the back where the children go out more often; move would be less intrusive to the architectural elevation – *Screens removed*;
- rubberized curb would be a more appropriate approach than timber edge along the curve – *Vertical timber rounds are proposed to address curves*;
- consider carrying the unit paving across the entrance area to provide a sense of entry – *Incorporated*;
- consider planting a row of trees along both side yards of the parking area; trees will provide cooling to the parking area during summer – *Tree planting incorporated on both sides*;
- playful area at the back of the building; concern on the smallness of the sandbox and lawn areas; consider larger and more useful areas such as planting or exploring area – *Outdoor activity areas sized and designed in consultation with licensing*;
- consider opportunities for infiltration in the gravel side yards; consider introducing swales – *Gravel bed is permeable*;
- provision for planting at the second level deck is a good idea; consider providing more opportunities for children activities – *Open deck design allows for flexible use*;
- ensure that scale of seating in the play area is appropriate for children – *Seating will be specified by daycare operator*;
- appreciate the design solution provided by the applicant;
- consider introducing elements to identify the building as a day care facility; signage at the entry roof portico can provide identification – *Signage will be provided through separate sign permit*;
- consider redesigning the two windows above the main entry portico to add a daycare character to the building; use of colour and/or introduction of play elements will introduce a sense of whimsy appropriate for a day care;
- consider child safety in determining height of guard rails – *Confirmed*;

- consider vertical posts on the side of the building to provide opportunity for a tent/covered space to create more play opportunities for children during the rainy season – ***Not incorporated due to guard rail post structural limits and building envelope concerns;***
- building more improved than when it was last presented to the Panel;
- project has been vastly improved with the addition of sloped roof forms and gable ended design;
- wraparound deck helps reduce the bulk of the building when viewed from the street;
- entry is more identifiable; removal of heavy horizontal banding has made the building look more residential in character which is a better fit;
- columns holding the deck are extremely thin and fragile; columns need to be more robust and should match the thickness of the deck – ***Columns in side yard removed to improve view from streetscape and to increase pedestrian and bicycle manoeuvring area;***
- commend the applicant for responses to comments in the previous meeting;
- appreciate the changes and efforts made by the applicant to make the facility fit into the neighbourhood; building is much more friendly to the neighbourhood;
- relocating deck from the back of the building to the south is a good gesture; gracious interface with the neighbour at the south side;
- front of the building is still a bit harsh as it is a wholly paved parking lot – ***Parking area appearance improved with permeable pavers and tree planting at edge;***
- location of the deck on the south side of the building is good; however, might give rise to noise issues with the neighbour to the south; consider railing (or other) treatment to mitigate noise concern;
- concern on shape of the toddler rooms; narrow and deep; not ideal;
- appreciate the changes made by the applicant; a big improvement compared to the previous presentation; and
- consider introducing something at the street level to help identify the project as a daycare facility, e.g. signage, fencing, or other types of identifiers – ***As noted above, signage will be incorporated through separate sign permit.***

Panel Decision

It was moved and seconded

That DP 10-538908 move forward to the Development Permit Panel subject to the applicant taking into consideration the Panel's discussion points and making the following improvements to the project design:

1. design development to the columns under the decks to make them more robust and substantial – ***Columns removed from front and south side elevations. Columns in rear yard are maintained, but not visible from streetscape;*** and
2. design development to carry the unit paving across the driveway to define the entry – ***Incorporated.***

CARRIED



City of Richmond

Planning and Development Department

Development Permit

No. DP 10-538908

To the Holder: DOUG MASSIE ARCHITECT

Property Address: 8851 HEATHER STREET

Address: c/o MASSIE CHERCOVER & ASSOCIATES LTD.
603 - 1200 WEST 73 AVENUE
VANCOUVER, BC V6P 6G5

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) Reduce minimum interior side yard from 7.5 m to 1.2 m
 - b) Reduce the minimum public road parking setback from 3 m to 1.5 m
 - c) Permit 54% small car parking spaces on a site with less than 31 parking spaces (8 small car parking spaces of total 15 spaces).
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 #8 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 \$42,822 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 10-538908

To the Holder: DOUG MASSIE ARCHITECT
Property Address: 8851 HEATHER STREET
Address: c/o MASSIE CHERCOVER & ASSOCIATES LTD.
603 - 1200 WEST 73 AVENUE
VANCOUVER, BC V6P 6G5

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

MAYOR

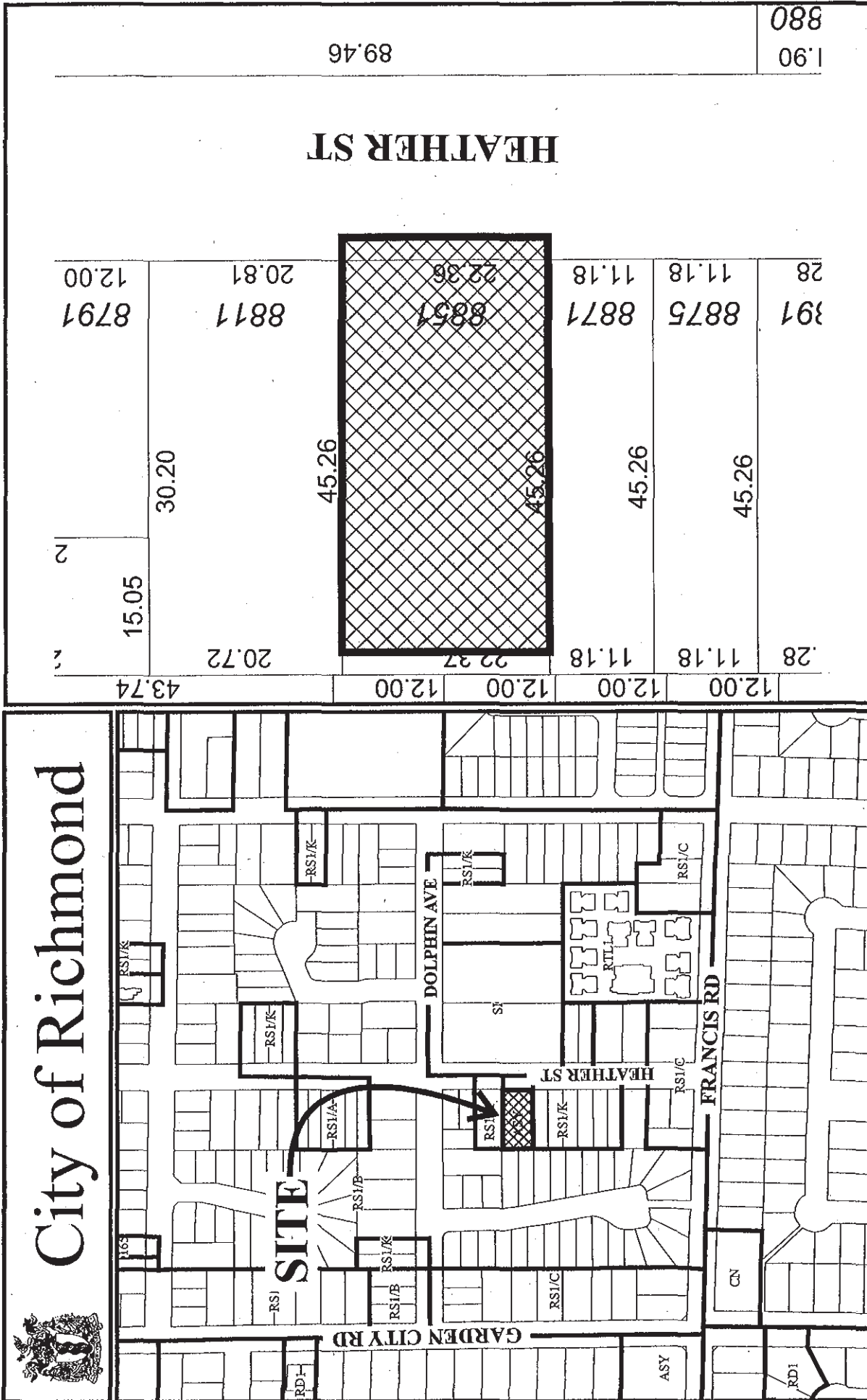


DP 10-538908
SCHEDULE "A"

Original Date: 07/27/10

Revision Date:

Note: Dimensions are in METRES



088
06'1

088

LOCAL ADDRESS: _____
 PHONE NO: 202 22 84448 RICHIE PL 28300
 LOCAL ADDRESS: _____
 MISS MEATHER ST
 WICHITA, K.C.

[illegible]

2	2000	2000
3	2000	2000
4	2000	2000

CONSULTANT



SHERCOOVER MASSIE & ASSOCIATES L
ARCHITECTURE & ENGINEERING
6922 - 1030 West 74th Ave. Vancouver, B.C. Canada V6P
3K 5G4 254-1486 Fax: 694-344-1482 Email: info@shercoover.com

PROJECT:

DAYCARE

8951 HEATHER STREET,
RICHMOND, BC

PLAYING THE F.

CONTEXT PLAN

PROGRAM: MEV	A0 OF
DATE: FEB 2017	

NAME: MEY

DATE: 08/01/2014

10-10-2017

PROJECT NO. ZWO-004 REV.

Variances:

- 1.2 m minimum side yard setback
- 1.5 m minimum public road parking setback
- 54% maximum small car parking (8 small car parking spaces of total 15 spaces)

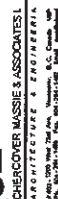
Notes:

- Accessibility features for wheelchair manoeuvring: vertical lift, accessible washroom, wider interior doors and hallways.
- Sustainability features: 253 sq m. permeable paving, 45% site permeability, higher performance residential rated insulation standard
- Off-site driveway relocation works via separate required Work Order.
- Separate permits required for signage.

2 STREET WEBS
— WORLD-WIDE

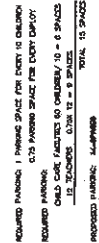
Plan | Jun 20 2011
DP 10-538908

1 CONTEXT PLAN

[illegible]

DRAWING TITLE SITE PLAN	DRAWING NO.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="font-size: 2em; margin-right: 10px;">A1</div> <div>OF</div> <div style="margin: 0 10px;">-</div> <div>REV</div> </div>
	DATE		
	SCALE		
	PROJECT NO.		
	PROJECT NAME		

DRAWING: MEV	<div style="text-align: center;"> <h1>A1</h1> <p>OF</p> <p>-</p> <p>REV</p> </div>
DATE: FEB 2001	
SCALE: 1:75	
PROJECT No: 230-010	



IS SPACES

* INCLUDING 8 SMALL CAR SPACES

Plan 2 Jun 20 2011
DP 10-538908

[illegible]

PROJECT DATA

NUMBER OF CHILDREN: 60

TOTAL SITE AREA: 104.3 SQ
ALLOWABLE MAX. BUILDING ST
(2.5 X OF TOTAL SITE AREA)

MAXIMUM FSR 0.3 - 1013
MAIN FLOOR AREA 287.04 SF
OFFICES 6 ROOM 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 16

PROPOSED TOTAL AREA: 4922

PORTABLE PAVING SYSTEM
LIVE PLANT MATERIAL
SAND AND GRAVEL CONCRETE

IMPROVED OUTDOOR PLAY AREAS

PROPOSED DAYCARE - City of Richmond

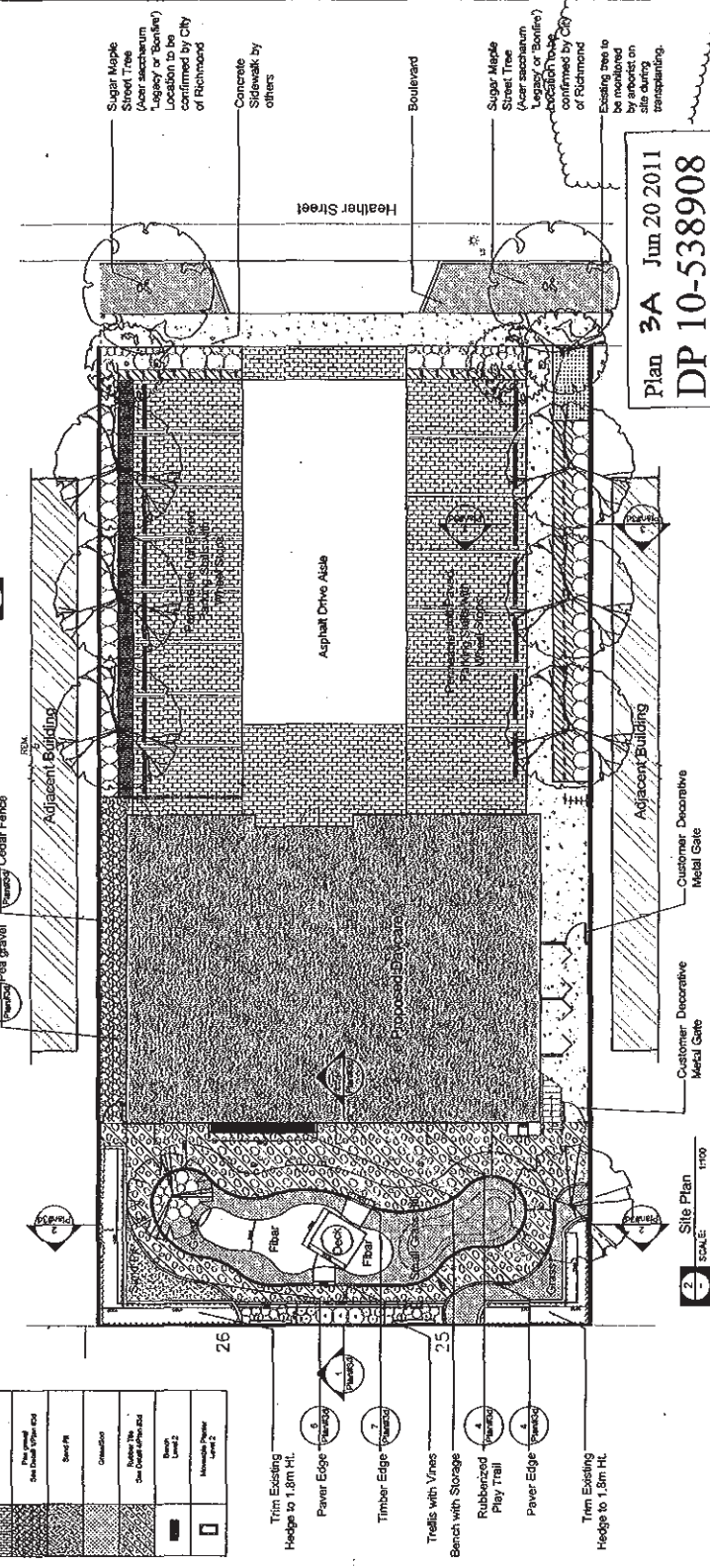
Project: At Anderson Memorial Park
Landscape Architect: Van der Zalm + Associates Inc.
Architect: Chiswick Messer & Associates Ltd.
Client: City of Richmond
Address: 8851 Heather Street, Richmond, BC
Phone: (604) 273-1111
Fax: (604) 273-1112
Email: info@vazalm.com

Sheet Number	Sheet Title
Plan #3	COVER PAGE & REFERENCE PLAN
Plan #3a	TREE RETENTION PLAN
Plan #3b	GRADING PLAN
Plan #3c	PLANTING PLAN
Plan #3d	SECTIONS AND DETAILS

DETAIL MATCH LEGEND - HARDSCAPE	
Concrete Retaining Wall (See Detail 301-10)	1
Gravel	2
Asphalt	3
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Gravel	98
Gravel	99
Gravel	100

- General Notes**
- Contractor shall verify underground utility lines and is responsible for any damage.
 - The contractor shall avoid all existing utilities underground and overhead where applicable. Where underground utilities exist, field adjustments must be approved by the landscape architect prior to installation.
 - Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variances.
 - Material quantities shown are for contractor convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
 - Work shall conform to BCMA Standards.
 - The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
 - The landscape architect reserves the right to reject landscape material on site whether stock piled or installed in place.
 - All plants shall be planted per the landscape plan and specifications. Plantings not found to be in compliance shall be replanted at no additional expense to the owner.
 - Five grade, fertilizer and soil amendments shall be applied within the construction limits as shown. All areas shall drain completely and shall not pond nor puddle.
 - Where planting beds meet turf areas, the contractor shall provide a caliche edge. Mutch all areas meet to the line shown.
 - For trees planted in turf areas, provide a 2' x 2' ft. mulch ring (mulch ring shall be 2' wide with 4" diameter edge).
 - An approved pre-emergent herbicide shall be applied in all planting beds at a rate specified by manufacturer for each plant variety.
 - Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work as outlined in our documents.

Site Location Map
 SCALE: 1:200



Plan 3A Jun 20 2011
 DP 10-538908

COVER PAGE & REFERENCE PLAN

PROJECT NO: DP2011-03

PROJECT: PROPOSED DAYCARE DP 10-538908

LOCATION: 8851 Heather Street, Richmond, BC

DATE: Jan. 10, 2010

SCALE: 1:100

PLAN #3

PROJECT NO: DP2011-03

PROJECT: PROPOSED DAYCARE DP 10-538908

LOCATION: 8851 Heather Street, Richmond, BC

DATE: Jan. 10, 2010

SCALE: 1:100

NOTES

1. All plants shall be planted per the landscape plan and specifications. Plantings not found to be in compliance shall be replanted at no additional expense to the owner.

2. The contractor shall avoid all existing utilities underground and overhead where applicable. Where underground utilities exist, field adjustments must be approved by the landscape architect prior to installation.

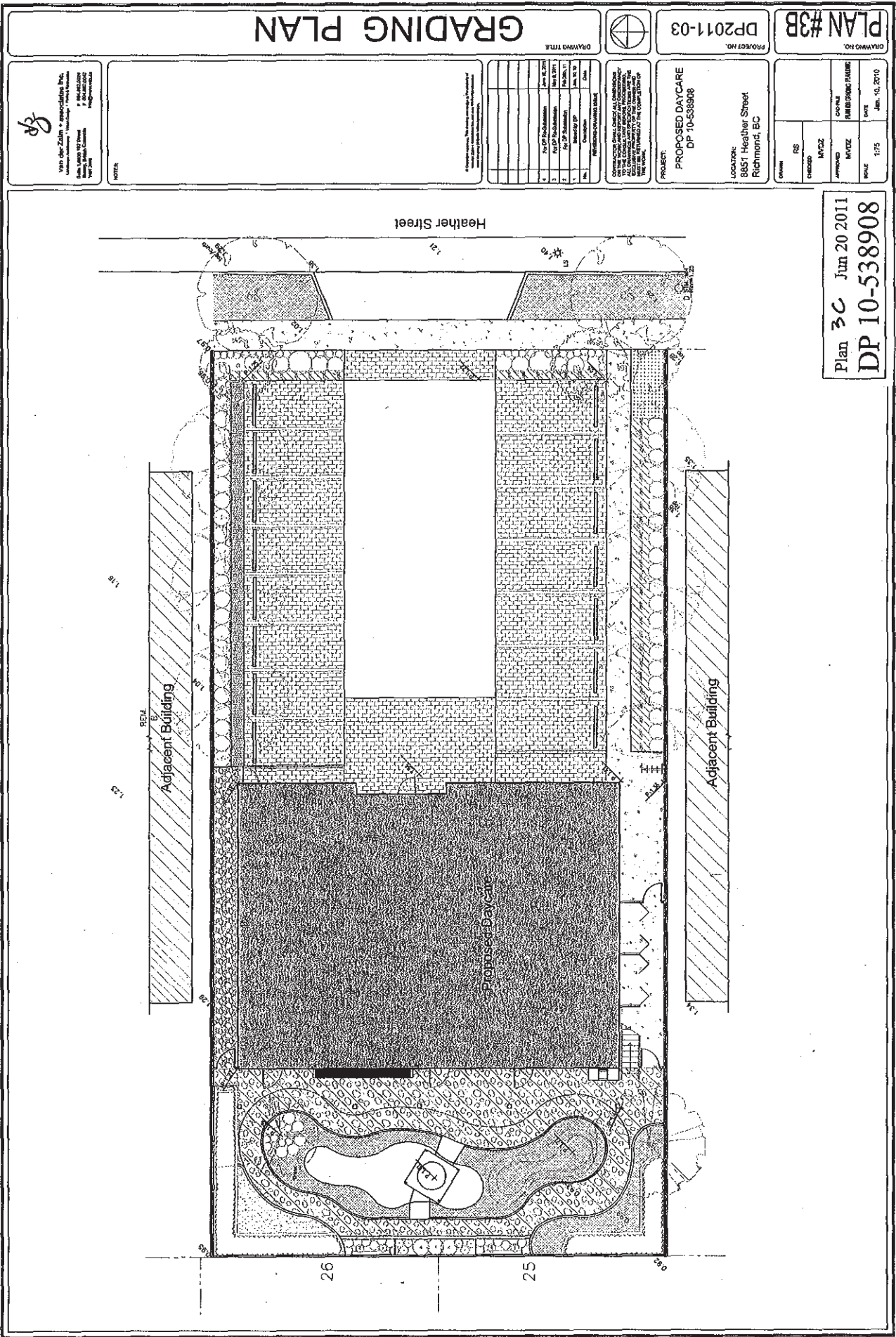
3. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variances.

4. Material quantities shown are for contractor convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.

5. Work shall conform to BCMA Standards.

6. The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.

7. The landscape architect reserves the right to reject landscape material on site whether stock piled or installed in place.



Van der Zande - Associates Inc.
 10000 100 Street
 Richmond, BC V6V 1K1
 Tel: 604-271-1111
 Fax: 604-271-1112
 Email: info@vanderzande.com

NOTES

NO.	DESCRIPTION	DATE
1	Issue for Review	Jan 10, 2010
2	Issue for Review	Jan 10, 2010
3	Issue for Review	Jan 10, 2010
4	Issue for Review	Jan 10, 2010

PROJECT: PROPOSED DAYCARE
 DP 10-538908

LOCATION: 8851 Heather Street
 Richmond, BC

DATE	1/10/2010
BY	RS
CHECKED	MYCE
APPROVED	MYCE
SCALE	1:75

Plan 3C Jun 20 2011
 DP 10-538908

GRADING PLAN



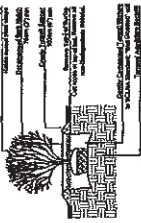
PROJECT NO. DP2011-03

PLAN #3B

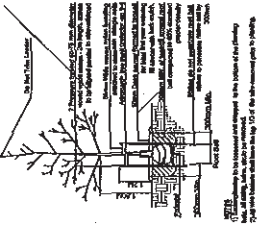
CD	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	COMPONENT	SPACING
CA	<i>Cereus beatus</i> Turczan	Pereskia elaeagnis Knyham	8m cul/1.5m Sta	6	Flowering tree	
EA	Prunus 'holoserice'	Japanese Cherry	5m cul/1.2m Sta	2	Flowering tree	
EP	<i>Ficus palmata</i> Palmsop	Palmson green Sap	5m cul/1.2m Sta	2	Shrub tree	
MG	<i>Mangifera indica</i> O.C. Blackland	O.C. Blackland Softwood Magnolia	5m cul/1.2m Sta	1	Shrub tree	
AY	<i>Euphorbia cyparissia</i> 'Little Joe'	Japanese Weeds	45cm	5	Flower Shrub	
HZ	<i>Rhododendron japonicum</i>	Hydrangea	45cm	2	Flower Shrub	
MY	<i>Hydrangea macrophylla</i> Asa Summer Beauty	Winter Heather	45cm	6	Flower Shrub	
CV	<i>Elaeagnus argentea</i> Macartneyan Pink	Emmett Cedar	110cm	45	Hedge	
TO	<i>Thuja occidentalis</i> 'Smaragd'	Chinese 'Half-High' Bush	B&B 1.10 m H.	3	Edible Shrub	
VB	<i>Vaccinium corymbosum</i> 'Chippewa'	Starberry	45cm	6	Edible Shrub	
SC	Head Starberry Variety	Rocky Trumpet Honeysuckle	#1 Shrub	4	Edible Shrub	
LB	<i>Lonicera x boreal</i> 'Dropmore Scarlet'	Black Currant	45cm	6	vine	300mm O.C.
CR	Redcurrant Blue Currant	Black Currant	45cm	20	vine	300mm O.C.
ST	Stemless Black Currant	Black Currant	45cm	20	vine	300mm O.C.
AN	<i>Arctostaphylos uva-ursi</i>	Konikind	45cm	150cm	Shrub	400mm O.C.
SW	Seed	Lawn	2	22	Lawn	











CD	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	SPACING
C0	<i>Cereus beatus</i> Turczan	Prickly Pear	8m x 1m x 5m Std	6	Flowering tree
EP	Prunus 'Avalanche'	Avalanche Cherry	5m x 1m x 2m Std	2	Flowering tree
PA	<i>Fraxinus pennsylvanica</i> Mill	Green Ash	5m x 1m x 2m Std	2	Shade tree
MG	<i>Magnolia grandiflora</i> L.	Evergreen Magnolia	5m x 1m x 2m Std	1	Shade tree
Y	<i>Euphorbia corollata</i> L.	Spotted Spurge	25cm	5	Flower shrub
AZ	<i>Rhododendron</i> sp.	Japanese Azalea	25cm	9	Flower shrub
HY	<i>Hydrangea macrophylla</i> Thunberg	Hydrangea	25cm	2	Flower shrub
SV	<i>Elaeagnus argentea</i> Maximilian	Winter Heath	15cm	61	Perennial
TO	<i>Thuja occidentalis</i> 'Smaragd'	Emerald Cedar	B&B 1.0 m H.	45	Hedge
TC	<i>Vaccinium corymbosum</i> 'Chippewa'	Chippewa Highbush Blueberry	25cm	3	Edible shrub
VB	Hood Strawberry Variety	Strawberry	15cm	6	Edible shrub
LB	<i>Lonicera x tatarica</i> 'Dropmore Scarlet'	Dropmore Trumpet Honeysuckle	25cm	3	vine
CR	<i>Cornus alternifolia</i> 'Bartieggs'	Red Dogwood	25cm	4	vine
ST	<i>Staphylea trifolia</i> 'Wanawana'	Wanawana Shadbush	25cm	20	vine
AW	<i>Arctostaphylos uva-ursi</i>	Western Spicebush	15cm	3	vine
SW	Soil	Soil	22 sq	1	Soil

SCALE: .	123
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BCALC:	13
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DETAIL WATCH LEADING - INDOOR/CURVE									
									
Concrete Wall See Detail 1009a (PFA)	Wood Deck Level 2	Unit Frame See Detail 1009a (PFA)	Flashed See Detail 1009a (PFA)	Flashed See Detail 1009a (PFA)	Stucco F/F	Concrete Level 2	Rebar Tie See Detail 1009a (PFA)	Rebar Level 2	Microsilica Polymer Level 2

23

Van der Zalm & Associates Inc.,
Landscaping & Irrigation • Urban Design • Public & Private
Box 1, 3038 152 Street
Edmonton, Alberta T6C 1A7
F 403.462.0024
F 403.462.0017

3



PROJECT NO. DP2011-03

PLAN #3C
DRAWING NO.

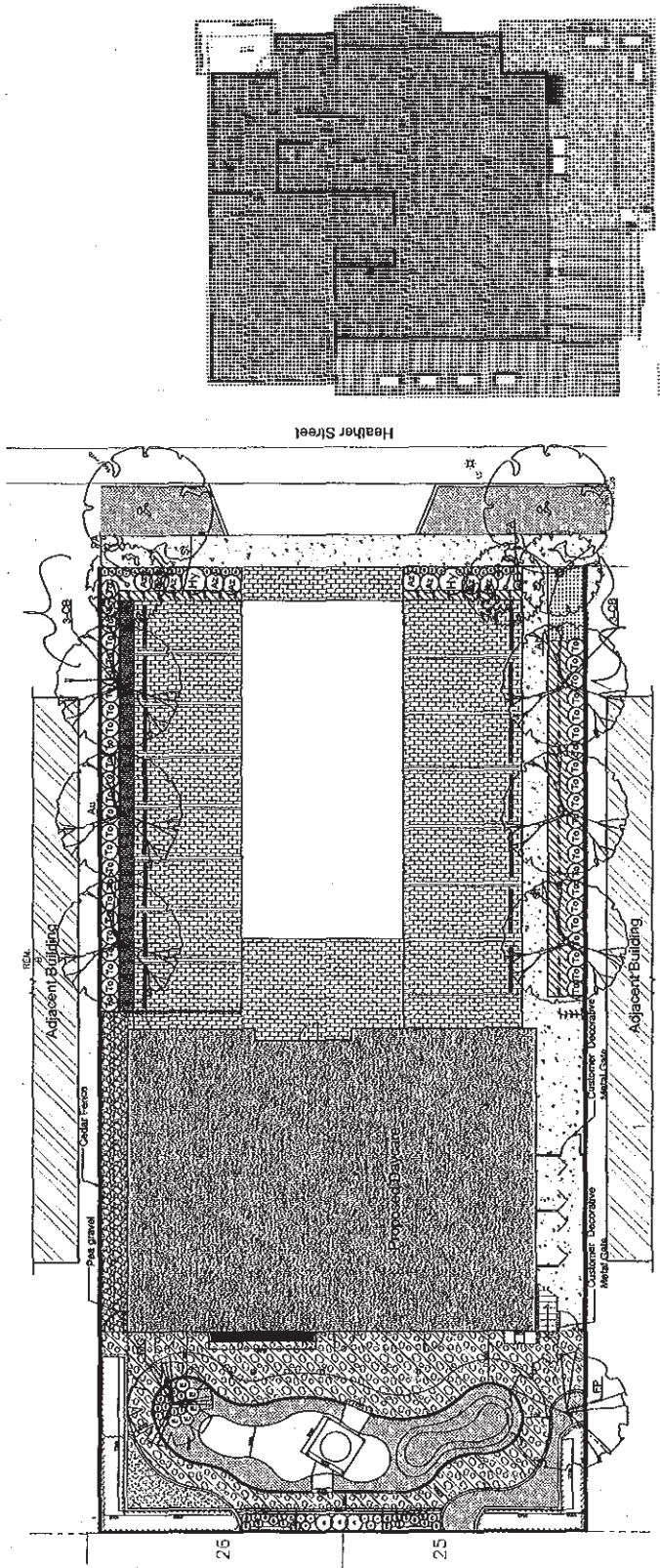
PROJECT:	PROPOSED DAYCARE DP 10-538908	LOCATION:	8951 Heather Street Richmond, BC
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RS	INVOZ	COPIES	DATE
000000	INVOZ	INVOZ	Jan 10, 2010
			1:00

Plan 3D Jun 20 2011
DP 10-538908


2 Layout for Level 2 Playground

SCALE: 1:100



100

Site and



Van der Zalm + Associates Inc.
Landscape Architects • Urban Design • Horticulture
Suite 1000 100 West Beaver Creek Road
West Beaver Creek, Ontario L4B 3N2
Tel: 905.709.0000
Fax: 905.709.0001
www.vdzalmandesign.com

SECTIONS AND DETAILS

PROJECT NO. **DP2011-03**

PROJECT **PROPOSED DAYCARE**
DP 10-538908

LOCATION **8851 Heather Street**
Richmond, BC

PLAN # **3D**

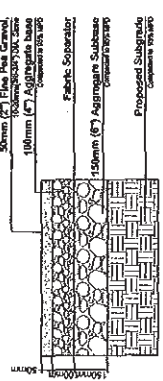
DATE **Jan. 10, 2010**

SCALE **AS NOTED**

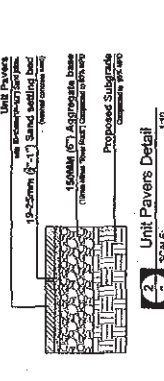
APPROVED **INV02**

DESIGNED **RS**

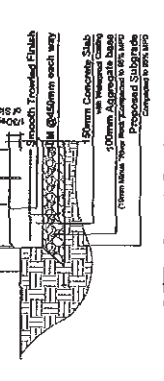
1 Pea Gravel Detail
SCALE: 1/10



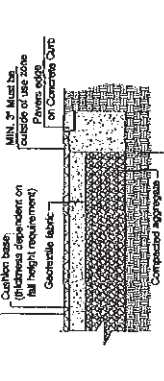
2 Unit Pavers Detail
SCALE: 1/10



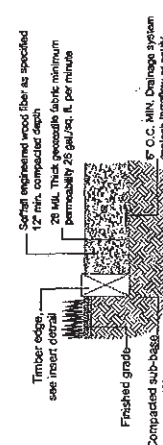
3 Concrete Detail
SCALE: 1/10



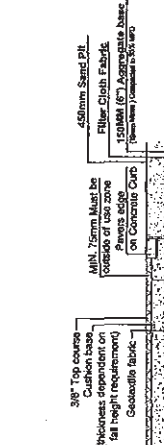
4 Rubber Tile Detail
SCALE: 1/10



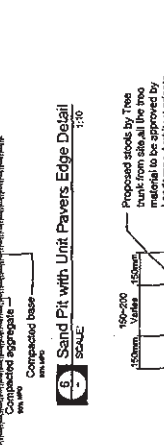
5 Fiber Installation Detail
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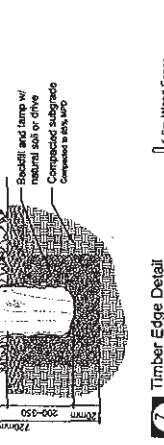
6 Sand Pit with Unit Pavers Edge Detail
SCALE: 1/10




7 Timber Edge Detail
SCALE: 1/10




8 Cedar Fence Detail
SCALE: 1/20




9 Sand and Water Table Image
SCALE: Note or approve equal



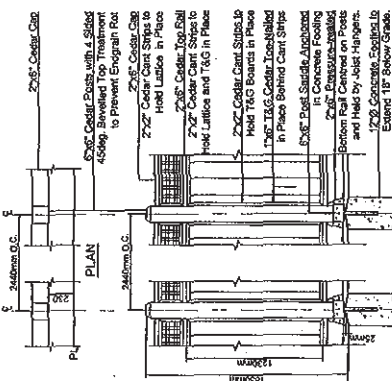
10 Moveable Planter Image
SCALE: Note or approve equal



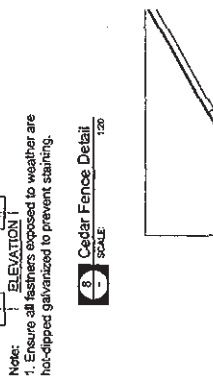
11 Wood Bench Image
SCALE: Note or approve equal



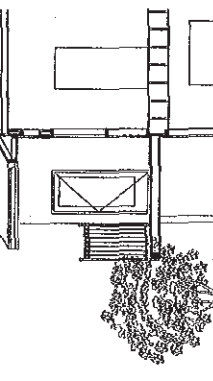
PLAN



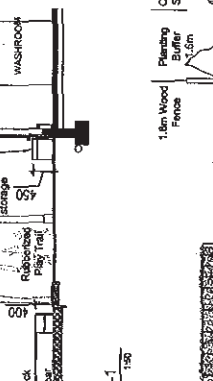
ELEVATION



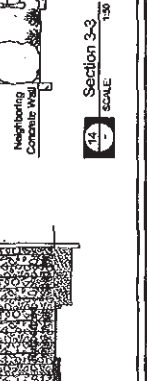
Section 1-1
SCALE: 1/50



Section 2-2
SCALE: 1/50



Section 3-3
SCALE: 1/30



Notes:

1. Ensure all fasteners exposed to weather are hot-dipped galvanized to prevent staining.

Legend:

- 1.8m Wood Fence
- Planting Buffer 1.5m
- Concrete Sidewalk 2.0m
- Permeable Parking Lot
- Neighboring Concrete Wall

Plan 3E Jun 20 2011
DP 10-538908

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CONSULTANT



SCHROEDER MASSIE & ASSOCIATES L
ARCHITECTURE & ENGINEERING
601 - 1200 West 7th Ave. Vancouver, B.C. Canada V6P
604-234-1400 Fax 604-234-1400 Email schroed@vnet.net

PROLOGUE

DAYCARE

8851 HEATHER STREET,
RICHMOND, 9C

RAYMOND TIT

BUILDING ELEVATIONS

BRAND NEW

DATE: FEB 2017

067 374 250

PROJECT No. 210-048

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QUESTIONS

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MAX 10.3 M

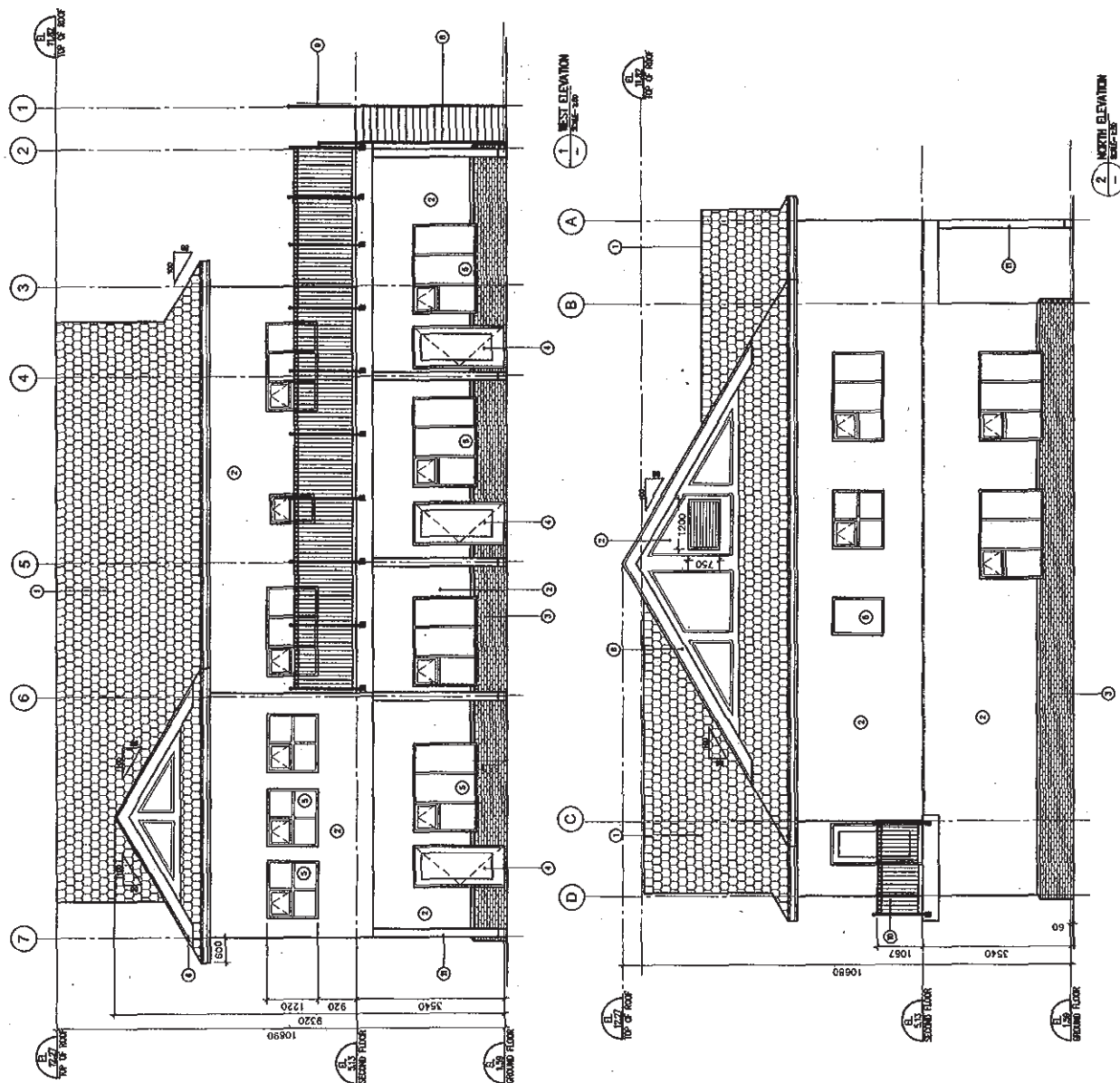
Plan 4 Jun 20 2011
DP 10-538908

CONSULTANT



DRAWN: MEV	<div style="text-align: center;"> <h1>A5</h1> <p>OF</p> <p>-</p> <p>REV.</p> </div>
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PROJECT No: 210-018	

Plan 5 Jun 20 2011
DP 10-538908

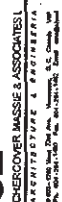
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PC		NOISE	DATE
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BC			

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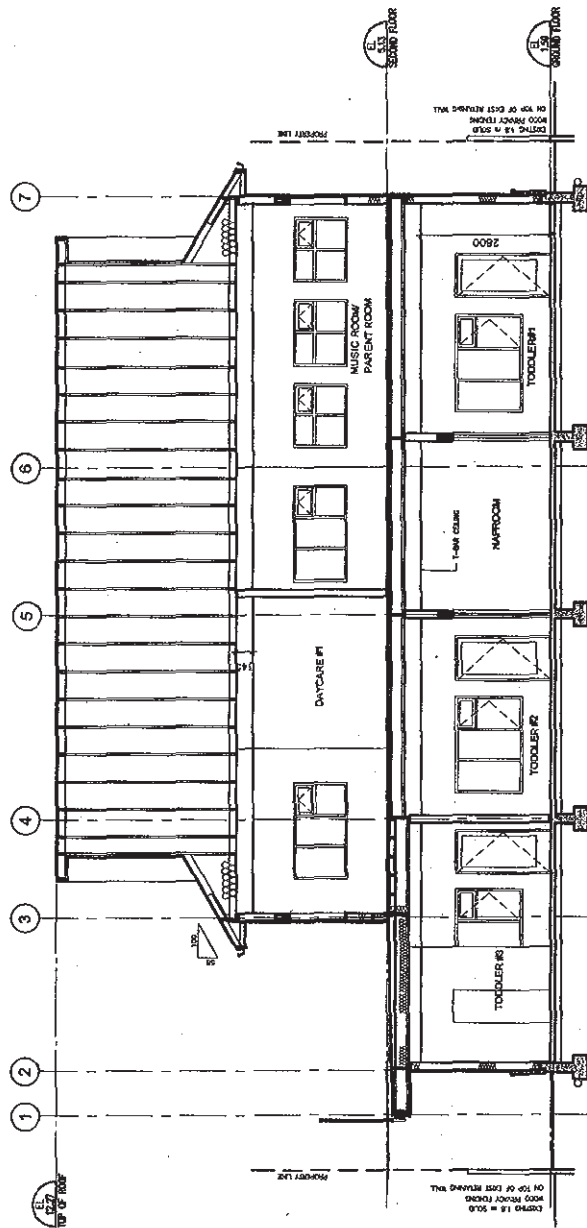


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DAYCARE
8851 HEATHER STREET,
RICHMOND, BC

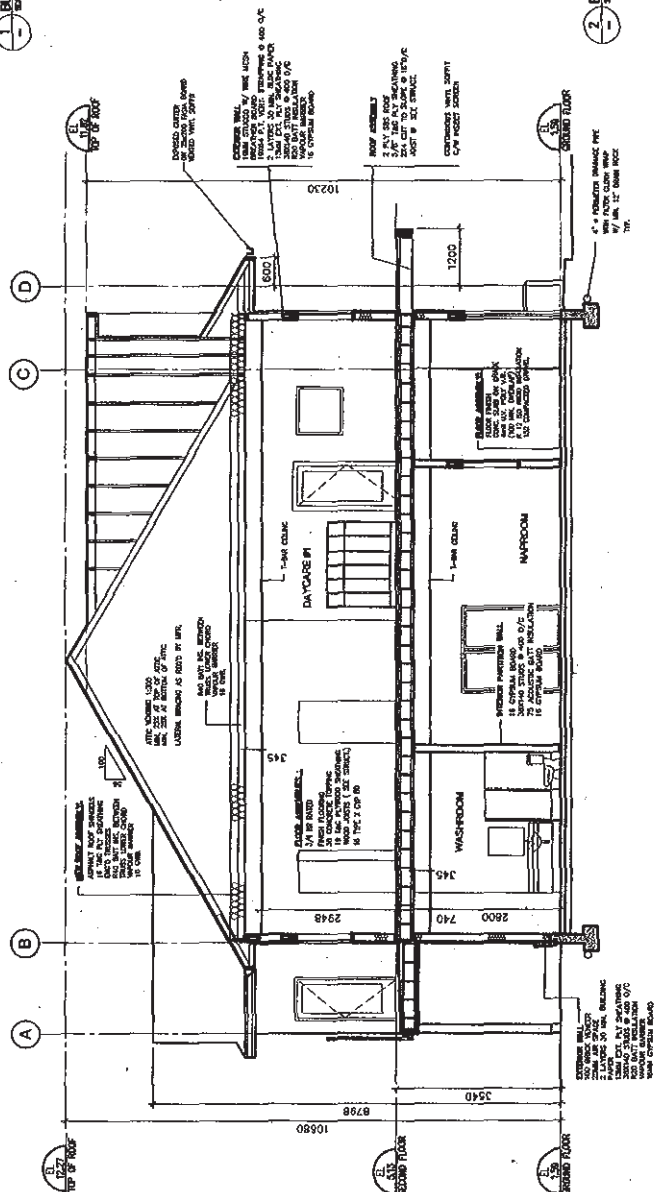
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PROJECT No: 280-000	REV.
SCALE: 1:50	
DATE: FEB-2011	
DRAWN: REV	A6 OF

Plan 6 Jun 20 2011
DP 10-538908



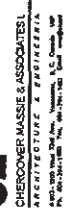
44-38861-1
BUILDING SECTION



[illegible]

DATE	REMARKS	DATE
01		
02		
03		

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8851 HEATHER STREET,
RICHMOND, BC

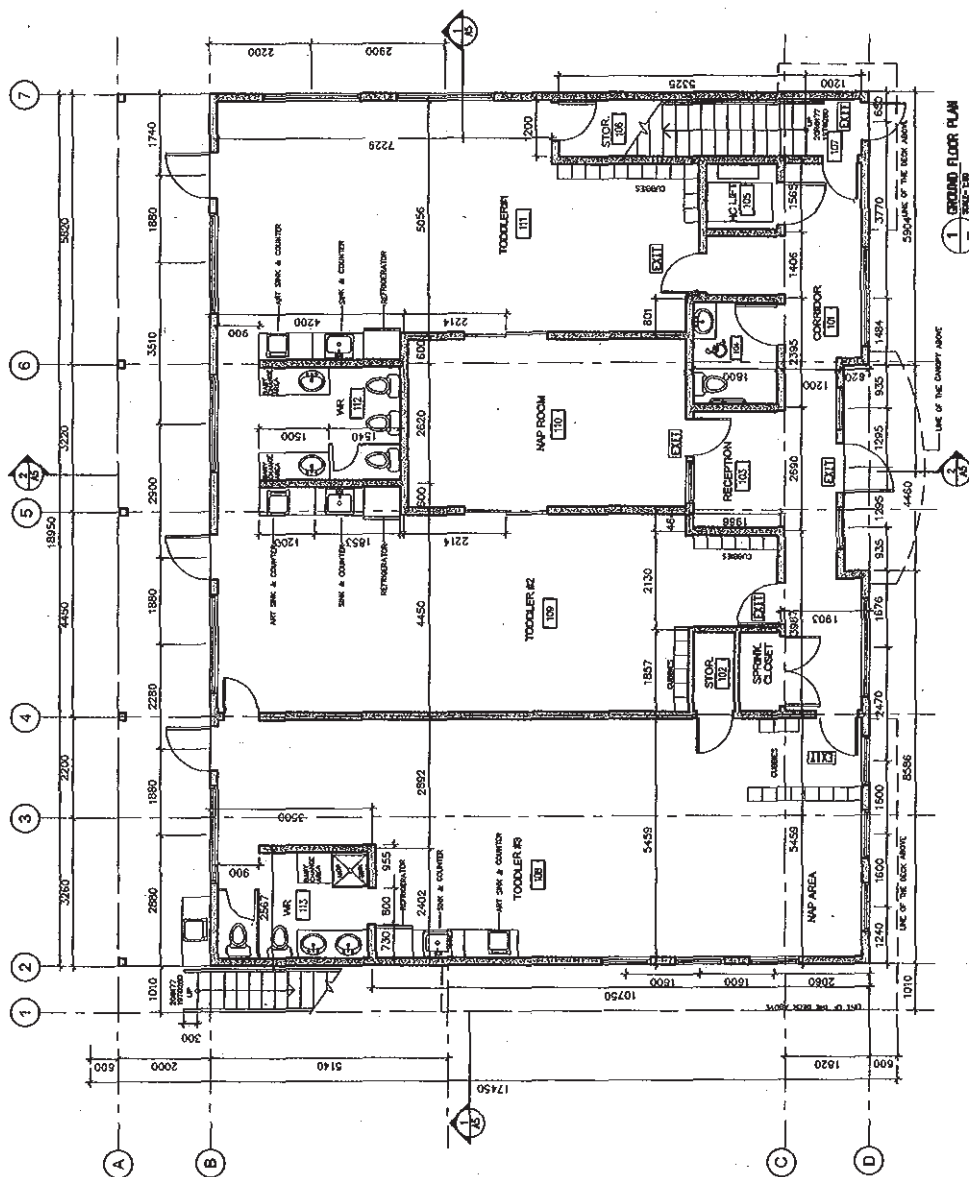
GROUND FLOOR PLAN

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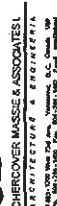
Plan 7 Jun 20 2011
DP 10-538908

ELECTRICAL LEGEND

	EXIT LIGHT
	EMERGENCY LIGHTS



CONSULTANT



DATE: FEB 20/71	A3 OF -	REV.
SCALE: N:50		
PROJECT No: 270-0748		
DRAWING NO: 1		

ELECTRICAL LEGEND

