



To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: December 21, 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 Richmond Zoning Bylaw 8500 to:
 - a) Reduce the 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; and
 - 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.

Development Permit Panel's recommendation that the subject Development Permit be issued was considered by Council on December 19, 2011. At the meeting, Council carried the resolution that the Development Permit be referred back to the Development Permit Panel.

This staff report addresses the Council referral and responds to the concerns expressed by residents. The report considered by the Development Permit Panel on November 30, 2011 is attached for reference (**Attachment AA**). Subsequent to the Development Permit Panel meeting on November 30, 2011, public correspondence was received and is attached (**Attachment BB**).

Staff Comments

At the Council meeting on December 19, 2011, there was a brief discussion about concerns expressed by residents on Heather Street related to the form and character of the proposal, traffic in the area, and consultation. Regarding to the items discussed:

- Neighbourhood resident concerns regarding the form and character of the proposed child care facility were considered and addressed;
- a traffic calming measures survey has recently been mailed to Heather Street residents; and
- in September, the applicant hosted an Open House Meeting with neighbourhood residents.

Analysis

Neighbourhood Resident Concerns

- Neighbourhood resident concerns regarding the form and character of the proposed child care facility were considered at the Development Permit Panel meetings held on July 13, 2011 and November 30, 2011.
- As noted in the staff reports, the applicant made revisions to their proposal to improve fit into the neighbourhood and the interfaces to the surrounding single-family lots. These changes were made both during the Development Permit process, and also a result of concerns expressed at the July 13, 2011 Development Permit Panel meeting.
- Public correspondence was submitted to the City after the November 30, 2011 Development Permit Panel meeting by Mr. Raj Johal, who also attended the November 30, 2011 meeting (**Attachment BB**). Many concerns were considered at the Development Permit Panel meetings held on July 13, 2011 and November 30, 2011, including the concerns expressed in the letter (reduced setbacks, traffic volume, Heather Street width, parking, sidewalks, open ditch and lighting). Some additional land use, density and operations concerns were expressed, but are outside the scope of a Development Permit. The petition attached to the letter was considered at the July 13, 2011 Development Permit Panel meeting.

Traffic Concerns

- The "Proposed Traffic Calming Measures on Heather Street Survey" dated December 20, 2011 was mailed to residents and owners of the properties in the 8700 to 8900 block of

Heather Street. The survey includes a request for responses by Friday, January 20, 2011. Transportation staff will compile and analyse the results of the survey and if there is support, the proposed speed humps will be installed as part of the City's 2012 paving season.

Community Consultation

- As a result of concerns expressed by neighbourhood residents at the July 13, 2011 Development Permit Panel meeting, and as noted in the staff report dated October 7, 2011, the applicant hosted an Open House Meeting on September 8, 2011 to consult with residents of the neighbourhood.
- As noted in the staff report dated October 7, 2011, in response to the resident concerns, the applicant made changes to the design to improve privacy for the adjacent neighbours.

Conclusions

Council's referral has been addressed. Throughout the application process the applicant has made changes that improve the neighbourhood fit and privacy for the neighbouring properties. Staff have examined pedestrian and vehicle traffic on Heather Street and are in the process of conducting a traffic calming survey regarding speed hump construction along Heather Street. This information should be available by the end of January 2012.

The proposal for a child care facility supports the community by helping to address the toddler and 3-5 year old 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 1
SB:rg

Attachment AA Development Permit Panel Report considered on November 30, 2011 (with attachments, including report considered on July 13, 2011)

Attachment BB Public Correspondence received from Mr. R Johal dated December 4, 2011

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 on any on-site works conducted within the tree protection zone of the maple tree to be retained.
- 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 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.
- 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
Planning and Development Department

**Report to
Development Permit Panel**

To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: October 7, 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

SB:blg
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.

The application was presented to the Development Permit Panel on July 13, 2011. At the meeting, the Panel moved and seconded:

"That Development Permit 10-538908 be referred back to staff for further:

- (a) consultation with residents of the neighbourhood; and*
- (b) examination of on-site parking/manoeuvring and pedestrian and vehicle traffic on Heather Street."*

This staff report addresses the Panel referral and responds to the concerns expressed by residents. The report considered by the Panel on July 13, 2011 is attached for reference (**Attachment A**).

Staff Comments

In response to the Development Permit Panel referral:

- The applicant hosted an Open House Meeting to consult with residents of the neighbourhood;
- The applicant has made changes to the design to improve privacy for the adjacent neighbours;
- On-site parking/manoeuvring and pedestrian and vehicle traffic on Heather Street was examined; and
- Transportation staff will be conducting a traffic calming survey this fall, and if there is support from the residents, work will commence in the summer of 2012 on the construction of speed humps along Heather Street. Resident support would require at least 66% of survey respondents to be in favour and at least 30% of surveyed households to submit a response.

The proposed building footprint and parking layout remain the same and there are no changes to the variances proposed.

Analysis

Community Consultation

- The applicant hosted a neighbourhood Open House Meeting from 7:00 pm to 8:00 pm on Thursday September 8, 2011 at Family Place, which is located at 8660 Ash Street, a block away from the development site.
- On August 19, 2011, invitations were hand delivered to 53 homes in close proximity to the subject site, including homes along Heather Street from Francis Road to Dolphin Avenue, and the homes along Dolphin Court (**Attachment B**).

- At the Open House Meeting, approximately seven (7) neighbourhood residents attended and expressed concerns regarding:
 - Number of children;
 - Size of building;
 - Adequacy of on-site outdoor play area;
 - Privacy from overlook and noise potential for the adjacent neighbours;
 - Adequacy of on-site parking; and
 - Pedestrian and vehicle traffic on Heather Street – vehicle speeding, narrow street width, significant drainage ditch, street lighting, and lack of sidewalk.

Number of Children

- As noted in the Staff Report, Vancouver Coastal Health childcare facility licensing staff have reviewed the application and have confirmed that they have no concerns with the proposal.
- The proposal has been designed with appropriate indoor and outdoor area for 60 children to meet Provincial childcare licensing requirements and the operational needs of the applicant. The children will be accommodated in 4 classrooms; 3 rooms of 12 children under 3 years old, and 1 room of 24 children aged 3 to 5 years old.
- The applicant advises that the proposed number of children is needed to enable the construction of a new building and to accommodate the mix of childcare spaces for both older and younger children.

Size of Building

- The size of the building complies with the 0.5 floor area ratio (FAR) density permitted under the existing Assembly (ASY) zoning.
- The applicant has reviewed opportunities to reduce the size of the building. The proposed building size is needed to accommodate 60 children, and 60 day care spaces are needed for the daycare to be economically viable.

Adequacy of On-site Outdoor Play Area

- As noted in the Staff Report, the licensing authority, Vancouver Coastal Health, has reviewed the size, location, and proposed scheduled use of the play area. Vancouver Coastal Health childcare licensing staff has advised that they have no concerns with the proposal.
- 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.
- The outdoor amenity space in the backyard has been designed to accommodate 24 children. The applicant will set up a schedule for use of the backyard outdoor play area, with no more than one (1) classroom outside at a time (12 to 24 children). The goal of the applicant is for each child to have access to the play area for 60 minutes every day, weather permitting. This exceeds the licensing requirement of 30 minutes per day.

Privacy From Overlook & Noise Potential for the Adjacent Neighbours

- Privacy was provided for the adjacent single-family home under construction to the north at 8831 Heather Street with: 1.8 m height solid wood privacy fencing under construction along the shared property line at grade, and retention of the existing hedge along the north edge of the back yard. In addition, a second floor staircase window has been deleted as it was found to be roughly aligned with a second floor bedroom window.

- Privacy was provided for the adjacent single-family home to the south at 8871 Heather Street with: existing 1.8 m height solid wood privacy fencing along the shared property line at grade, and an increased 4.2 m setback at the second floor level. In addition, the applicant has increased the amount of existing hedge that will be retained along the south edge of the back yard and has added solid frosted glass panels to the 1.5 m height guardrail along the south edge of the second floor balcony.
- Privacy was provided for the adjacent single-family homes to the rear at 8680 and 8700 Dolphin Crescent with: existing 1.8 m height solid wood privacy fencing along the shared property line at grade, and a 7.5 m setback. In addition, the applicant has increased the amount of hedge that will be retained, to include all of the existing hedge along the west edge of the back yard and the addition of screening to fill in open areas above the fence line.
- The landscaping design has been revised to increase the amount of retained existing hedging, with additional shade tolerant planting underneath the hedging.
- As noted above, although the daycare is designed for 60 children, the outdoor amenity area is designed for 24 children. Children will be fully supervised in the outdoor amenity area, with a schedule of no more than one (1) class outside at a time (12 to 24 children).

Adequacy of Onsite Parking

- As noted in the Staff Report, the number of off-street parking spaces for parents and staff (15 spaces) complies with the Zoning Bylaw requirements. Variances are requested to permit eight (8) small car parking spaces and to provide a 1.5 m parking setback from Heather Street when the zoning bylaw requires 3 m.
- Staff have further investigated the parking accumulation during the morning drop-off and afternoon pick-up periods based on typical arrival and duration patterns of daycares and found that the 6 parking spaces assigned for the parents will be adequate to meet the parking demand during the drop-off and pick-up times. Typically, drop-off and pick-up occur over a 2½-hour window. The proposed provision of parent parking minimizes the potential for vehicles backing out from the site onto Heather Street or parking to spill over onto Heather Street.

Pedestrian and Vehicle Traffic on Heather Street

- **Vehicle speeding** - A speed study conducted in April, 2010 indicated average speeds on Heather Street exceeded the 30km/hr posted speed. Therefore, traffic calming measures in the form of speed humps will be installed on Heather Street, subject to consultation with local residents. As noted above, Transportation staff will be conducting a traffic calming survey this fall.
- **Street width** - Heather Street is a local road and is designed accordingly for low traffic volume. There is sidewalk, curb and gutter only on the west side of the roadway from Dolphin Avenue to 8875 Heather Street. The remaining southern portion of the Street to Francis Road does not have curb and gutter or sidewalk. Staff have verified the cross section of Heather Street as having a 7.0m pavement width adjacent to the subject site in addition to the City boulevard and sidewalk, which is adequate for two-way traffic. Currently, parking is limited along the east side of the street adjacent to the park because of the ditch. Therefore, "No Stopping" signs will be added along the east side of Heather Street adjacent to the park to restrict parking and maintain the full width of the roadway. A traffic study undertaken in April, 2010 on Heather Street observed current vehicle volumes as 450 vehicles per day, which is much less than the typical daily volume of 1,000 vehicles that local streets are designed to accommodate. Staff have also reviewed the size of the proposed

development and the additional traffic volume generated. This review found the traffic volumes from the proposed daycare is limited in duration and can be accommodated by the roadway geometry.

- **Significant drainage ditch** – there is a significant drainage ditch along Heather Street, adjacent to the neighbourhood park and directly across the street from the subject site. Parks and Engineering staff have confirmed that the City has no plans to cover the existing ditch. As noted above, parking is currently constrained alongside the ditch due to the narrow shoulder. To address the impact of the ditch, “No Stopping” signs will be added along the east side of Heather Street adjacent to the park to restrict parking and maintain the full width of the roadway. When daycare staff takes their class for a fieldtrip to the neighbourhood park, they would walk as a supervised group along the existing sidewalk in front of the subject site northward to Dolphin Avenue, cross Heather Street at the intersection, and enter the park from the existing Dolphin Avenue sidewalk.
- **Street lighting** – There are six (6) street lights along Heather Street between Dolphin Avenue and Francis Road: four (4) lights installed on BC Hydro wood poles and two (2) City-owned street lights, including a City-owned street light recently installed in front of the subject site. The City has placed a light on every available BC Hydro power pole within that section of roadway. Any future roadway lighting would be installed through property redevelopment where frontage improvements are required. The residents could also initiate a Local Area Service Program (LASP) to install roadway lights. This program would be funded by the property owners making the request.
- **Lack of sidewalk** – There is existing sidewalk north of the subject site to Dolphin Avenue, out to the Garden City bus stops and in to Debeck Elementary School. Residents in the neighbourhood are concerned that there is no sidewalk south of the subject site from 8875 Heather Street out to Francis Road. The sidewalk construction on the west side of Heather Street from Dolphin Avenue to 8875 Heather Street was secured as part of single-family redevelopment. A walkway extension to Francis Road on either the west or east side of Heather Street will be considered in the 2012 annual Neighbourhood Traffic Safety program. Actual timing of implementation will be based on staff's review of priorities of other competing traffic safety projects in early 2012.

On-site Parking/Manoeuvring

- Transportation staff is supportive of the proposal. Transportation staff have reviewed the layout of the proposed surface parking area and are satisfied that there is sufficient space for staff and parent vehicles to manoeuvre onsite.
- The parking spaces adjacent to the front property line will be reserved with signage for staff. Staff are expected to be familiar with the parking area layout and manoeuvring associated with these parking spaces, which are less easy to manoeuvre into and out of than the other parking spaces.
- The applicant has advised that private on-site garbage and recycling collection will be scheduled for Saturday, when the daycare is closed and within the hours permitted through the City's Noise Bylaw. Scheduling the collection for Saturday ensures that there will be no conflict between collection and parking. The surface parking area is large enough to accommodate on-site manoeuvring of the collection truck.

Conclusions

The Development Permit Panel's referral has been addressed. The applicant hosted an Open House Meeting to consult with residents in of the neighbourhood and satisfactorily addressed concerns raised. The applicant has made changes that improve privacy for the neighbouring properties. Staff have examined pedestrian and vehicle traffic on Heather Street and will be conducting a traffic calming survey this fall regarding speed hump construction along Heather Street.

The proposal for a childcare facility supports the community by helping to address the toddler and 3-5 year old childcare needs for the Broadmoor and City Centre planning areas. The existing Assembly zoned lot is well situated for a childcare 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)
(604-276-4282)

SB:blg

Attachment A: Development Permit Panel Report considered on July 13, 2011 (including attachments)

Attachment B: Neighbourhood Meeting Invitation Distribution Area Map

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
Planning and Development Department

Attachment A

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/Variances (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/tp/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
 Applicant: Doug Massie Architect of Cheroover Massie & 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	1.5 m	
	General	1.5 m to 2.8 m	
Height (m):	Max. 12 m	10.7 m	None
Off-street Parking Spaces:			None
	Staff	9	
	Parent	6	
	Accessible	(1)	
	Total	15	
Small Car Parking Spaces	Not permitted	64% (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, Cheroover 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.*

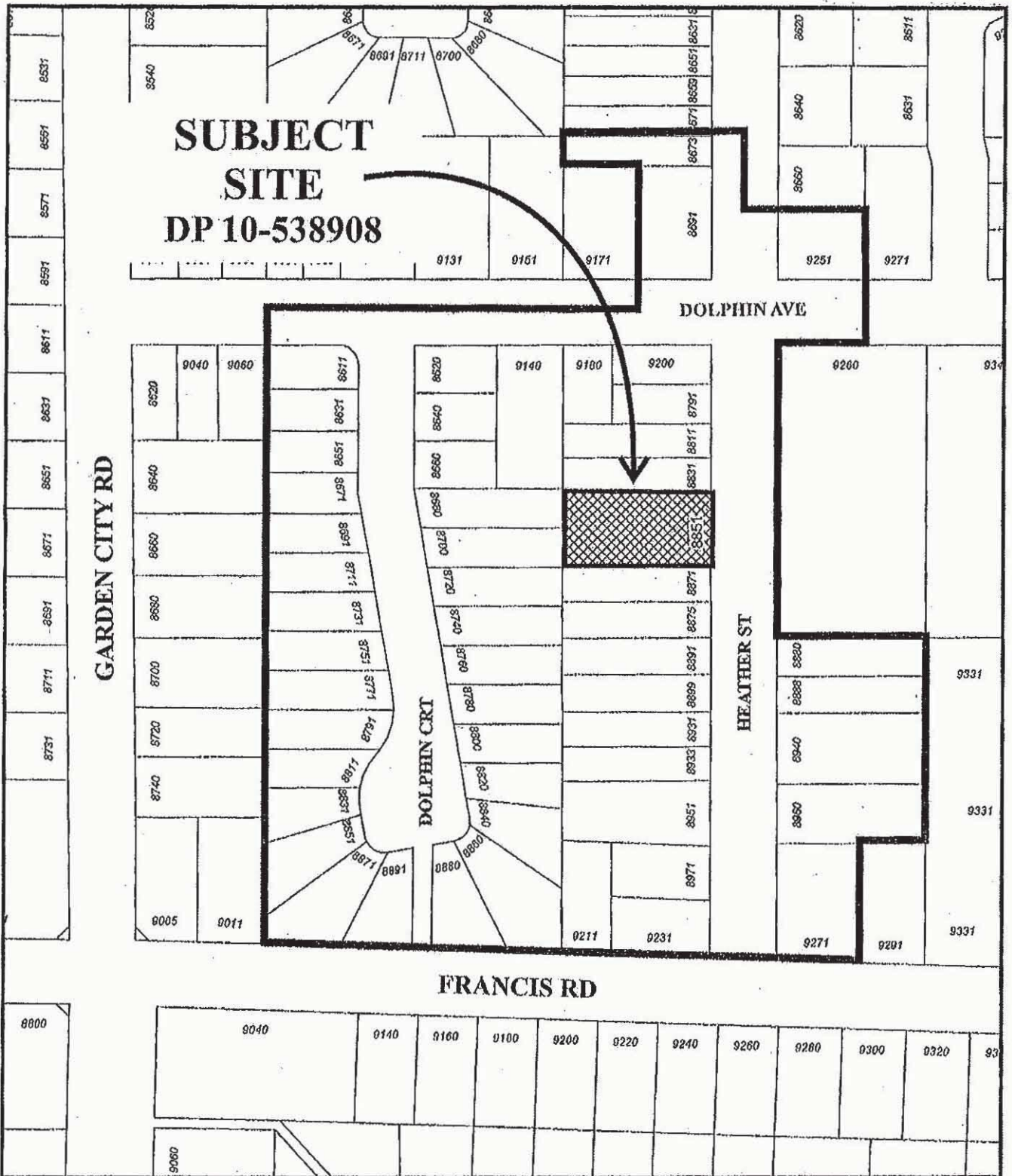
Panel Decision

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



Neighbourhood Meeting Invitation Area Map

Original Date: 10/25/11
 Revision Date:
 Note: Dimensions are in METRES

December 4th, 2011

To: Cllr. McNulty and all members of the City Council

From: Raj S. Johal, CFE

www.acfe.com

8888 Heather Street, Richmond, BC V6Y2R8

Email: Microwash@msn.com

Reference: Development Permit 10-538908 (REDMS NO. 3360997) – Child care (60 students) @ 8851 Heather Street, Richmond, BC

Dear Councilors- We the members of the Heather Street community oppose the size of the proposed Child Care facility. We believe the applicant has misrepresented their true intentions, when in fact that they are proposing an actual pre-school. The property is currently zoned Assembly and we realize that Assembly zoning allows for Child Care and Education as permitted uses. But, they are trying to put a large commercial building, next to a single family home, and reducing the side yard and frontage setbacks. The property currently has a single family house on it.

The property was a religious facility, where the congregation visited their facilities once a week. Under the proposed plan, the child care facility will be operating 5 days a week, where parents will be coming and going twice a day, an increase of 120 vehicle trips at a minimum, on a very narrow street, which barely allows two vehicles to maneuver currently. We ask you to visit Heather Street and see for yourselves.

Here are the issues:

Assembly zoning does not allow the reduction of the interior side yard to be reduced to 1.2 meters from 7.5 meters. Why- Section 13.3.6. Subsection 2- states: The minimum interior side yard is 1.2 m for single detached housing, and 7.5 m for all other buildings.

Analysis: Permit Commissioners have made an error, as this proposed facility is not a single detached housing, but a school, put in under the guise of a daycare, projected to be approximately 5000 square foot structure. They will be employing 3 teachers. This building would be adjacent to a single family home less than 3000 square feet, on the south side. Therefore, the minimum setback is 7.5 meters, not 1.2 meters. In addition, the frontage should be 6.0 meters at a minimum, not 1.5 meters from the public roadway. See attached photos.

Issue 2- If it were zoned a School zone- the interior side yard setback is a minimum of 3.0 meters, section 13.2.6., and subsection 2. In addition, Section 13.2.6., subsection 3 states- Education and university education buildings shall not be closer than 7.5 meters to a property in a residential zone.

Conclusion- We the citizens of Heather Street, look towards your leadership and vision. We want neighborhood livability to your priority and revisit density in neighborhoods. The City is allowing more housing to be built, without roadway improvements, sidewalks, or traffic calming. At least it sometimes

appears that way. Most of us are pro-business, but this is just really too large a structure for our neighborhood. If you disagree in whole or in part, we asked that the ditch be filled in across the street from the facility, in front of the park, its way too dangerous. Place conditions on the applicant- Operating hours, days of operation, no operation on weekends, except for office work, cleaning, etc., no vehicle cueing outside the facility on the public road, this is a very narrow road, place signs in front the facility, no parking or stopping at any time. No one is allowed to live in the facility, and that the applicant cannot exceed 60 students. In addition, all exterior lighting is shielded, so that there is no glare permitted on surrounding single family homes. The city will monitor these conditions through their By Law Department.

Sincerely,

A handwritten signature in black ink, appearing to read "Raj S. Johal". The signature is written in a cursive, somewhat stylized font.

Raj S. Johal, CFE

Attachments- City Codes, Photos, Petition

13.3 Assembly (ASY)

13.3.1 Purpose

The zone provides for **religious assembly, education** and other limited community uses.

13.3.2 Permitted Uses

- **child care**
- **education**
- **private club**
- **religious assembly**

13.3.3 Secondary Uses

- **interment facility**
- **dormitory**
- **housing, single detached**
- **residential security/operator unit**

13.3.4 Permitted Density

1. The maximum **density** is one **single detached housing dwelling unit** per lot.
2. The maximum **floor area ratio** is 0.50.

13.3.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 35% for **buildings**.

13.3.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 6.0 m.
2. The minimum **interior side yard** is 1.2 m for **single detached housing** and 7.5 m for all other **buildings**.
3. The minimum **rear yard** is 6.0 m for **single detached housing** and 7.5 m for all other **buildings**.

13.3.7 Permitted Heights

1. The maximum **height** for **buildings** and **accessory structures** is 12.0 m.

13.3.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width, lot depth** or **lot area** requirements.

13.3.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.
2. The location of landscape elements shall provide **site lines** from windows and doors to **walkways** and parking areas on the property.
3. **Screening** for loading, storage, refuse and recycling shall avoid creating areas on the **site** with no natural surveillance.

13.3.10 On-Site Parking and Loading

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

13.3.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.

13.2 School & Institutional Use (SI)

13.2.1 Purpose

This zone provides for a range of educational, recreational, park and community oriented uses.

13.2.2 Permitted Uses

- child care
- education
- education, university
- emergency service
- entertainment, spectator
- exhibition & convention facilities
- government service
- library and exhibit
- park
- recreation, indoor
- recreation, outdoor
- stadium
- utility, major
- utility, minor

13.2.3 Secondary Uses

- religious assembly
- residential security/operator unit

13.2.4 Permitted Density

1. There is no maximum floor area ratio.

13.2.5 Permitted Lot Coverage

1. There is no maximum lot coverage.

13.2.6 Yards & Setbacks

1. The minimum front yard and exterior side yard is 6.0 m.
2. The minimum interior side yard and rear yard is 3.0 m.
3. Education and university education buildings shall not be closer than 7.5 m to a property in a residential zone.

13.2.7 Permitted Heights

1. The maximum height is 12.0 m within 10.0 m of a residential zone.
2. There is no other maximum height.

13.2.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum lot width, lot depth or lot area requirements.

13.2.9 Landscaping & Screening

1. **Landscaping and screening** shall be provided according to the provisions in Section 6.0.
2. The location of landscape elements shall provide **site** lines from windows and doors to **walkways** and parking areas on the property.
3. **Screening** for loading, storage, refuse and recycling shall avoid creating areas on the **site** with no natural surveillance.

13.2.10 On-Site Parking and Loading

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

13.2.11 Other Regulations

1. **Religious assembly** is limited to:
 - a) only one **religious assembly** on one property; and
 - b) 300 seats and a **gross floor area** of 700.0 m².
2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.

Name	Address	Signature
Amar Johal	8880 Heather St.	
Selina Johal	8880 Heather St.	
Wabssan	5040 Blundell Rd	
Ray + NINA Johal	8888 Heather St	
Alice Chan	8871 Heather St	
DAVE & LILY HAY	8691 HEATHER ST	
Ai Jun Wang	9180 DOLPHIN	
Kwok FAI PENG	8660 DOLPHIN COURT	
Feng Qi	8660 Dolphin CRT	
Barbara Thomas Bruzese	8700 Dolphin Ct	
JIM BRUZESE	8700 DOLPHIN COURT	
Goodwin Chan	8740 Dolphin Court	
Celine Lee	8780 Dolphin Ct.	
LEI MIAO	8933 Heather St.	
CHEN CHUAN CHEN	8933 HEATHER ST	
Wataru Saito	9251 FERRIS RD	
Takashi Saito	8940 Heather St	
WAI SHAN CHUK	8971 Heather St	
CHARLIE GIN	8951 Heather St.	
Tony Tu	8891 Heather St.	
Carol Cooky	8891 Heather St.	
NEI-PENG MAO	9251 Dolphin Ave.	
JUDY LAY	8820 Dolphin Ct.	
JACK POON	8720 Dolphin Ct	
Rytha Kwong	8751 Dolphin Ct	
DANIEL LOI	8660 Dolphin Court	
JEFFERY WONG	8673 Heather St	



City of Richmond

Virginia

1000 North Main Street, Richmond, VA 23219

City of Richmond

November 16, 2011
3:30 pm

1. Minutes

Motion to adopt the minutes of the meeting of the Board of Directors held on November 16, 2011.

2. 1000 North Main Street, Richmond, VA 23219

1000 North Main Street, Richmond, VA 23219
Doris M. Smith, Architectural Commission Member & Secretary
1000 North Main Street

- 1. To receive the construction of a new four-story building for a tiered school on the site for approximately 600 students at 1000 North Main Street on a site zoned for residential (R-100), and
- 2. To review the provisions of the zoning ordinance (1000 North Main Street):
 - (a) to determine if the proposed site plan complies with the zoning ordinance;
 - (b) to determine if the proposed site plan complies with the zoning ordinance;
 - (c) to determine if the proposed site plan complies with the zoning ordinance;
 - (d) to determine if the proposed site plan complies with the zoning ordinance.

1000 North Main Street, Richmond, VA 23219
1000 North Main Street, Richmond, VA 23219

July 7, 2011

City of Richmond
Planning Department
DP 10-538908

We received the Notice of Application for a development permit (DP 10-538908) at 8851 Heather Street. After reviewing the notice, we the undersigned are opposed to this Development Permit for the following reasons:

- **Increased traffic through this portion of Heather Street.** Currently traffic races through the park zone and combined with morning/after school traffic from Debeck Elementary there are already safety concerns. The potential of an additional 120 car trips daily will significantly add to the congestion and safety concerns for children, pets and the residents of Heather Street.
- **Traffic flow.** With the additional 120 car trips per day, what is the proposed traffic flow? Will the cars be forced to back into Heather Street to exit the child care facility? Will there be a drop off lane? Will traffic along Heather Street be blocked? These all pose safety concerns for the residents of Heather Street.
- **Ditches.** Currently Dolphin Park has a deep ditch along Heather Street. This results in a limited ability to have two- way traffic along that stretch. The increased traffic significantly increases the chance of a car or child falling into the ditch. What plans does the Developer, City or Parks Board have to mitigate this serious safety concern?
- **Lighting & sidewalks.** Currently the west side of Heather Street has sidewalks for less than ½ of the block, with no sidewalks on the east side of Heather. Given that there will be potential line-ups during drop off/pick up times; there is a risk that cars will park at a distance forcing children to walk onto the road. During the winter months, the issue is further exasperated due to the limited street lighting.
- **Business vs. Residential.** Our neighbourhood is a quiet single family residential neighbourhood. Adding a business in the middle of the neighbourhood would severely impact the make up and "feel" of our neighbourhood.

Given the above reason, we believe that this proposal seriously impacts the safety, well being and cohesiveness of our neighbourhood. Therefore we the residents of Heather Street are adamantly opposed to this development.



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
Phone 604-276-4007 Fax 604-278-5139

Notice of Application For a Development Permit DP 10-538908

Applicant: Doug Massie Architect of Chercover Massie & Associates Ltd.

Property Location: 8851 Heather Street

Intent of Permit:

1. To 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. To 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).

The Richmond Development Permit Panel will meet to consider oral and written submissions on the proposed development noted above, on:

Date: July 13, 2011
Time: 3:30 p.m.
Place: Council Chambers, Richmond City Hall

If you are unable to attend the Development Permit Panel meeting, you may mail or otherwise deliver to the **Director, City Clerk's Office**, at the above address, a written submission, which will be entered into the meeting record if it is received **prior to or at the meeting on the above date**.

How to obtain information:

- **By Phone:** To review supporting staff reports, please contact the Planning & Development Department at (604-276-4395)
- **On the City Website:** Staff reports on the matter(s) identified above are available on the City website at <http://www.richmond.ca/cityhall/council/agendas/dpp/2009.htm>
- **At City Hall:** Staff reports are available for inspection at the first floor, City hall, between 8:15 a.m. and 5:00 p.m., Monday through Friday, except statutory holidays, between June 30, 2011 and the date of the Development Permit Panel Meeting.

David Weber
Director, City Clerk's Office

DW: rms



City of Richmond

Notice of Application For a Development Permit DP 10-538908

6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone 604-276-4007 Fax 604-278-5139

Applicant: Doug Massie, Architect of Chercover Massie & Associates Ltd.

Property Location: 8851 Heather Street

Intent of Permit:

To permit the construction of a two-storey building for a licensed child care facility for approximately 60 children on a site zoned Assembly (ASY); and

To 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).

The Richmond Development Permit Panel will meet to consider oral and written submissions on the proposed development noted above, on:

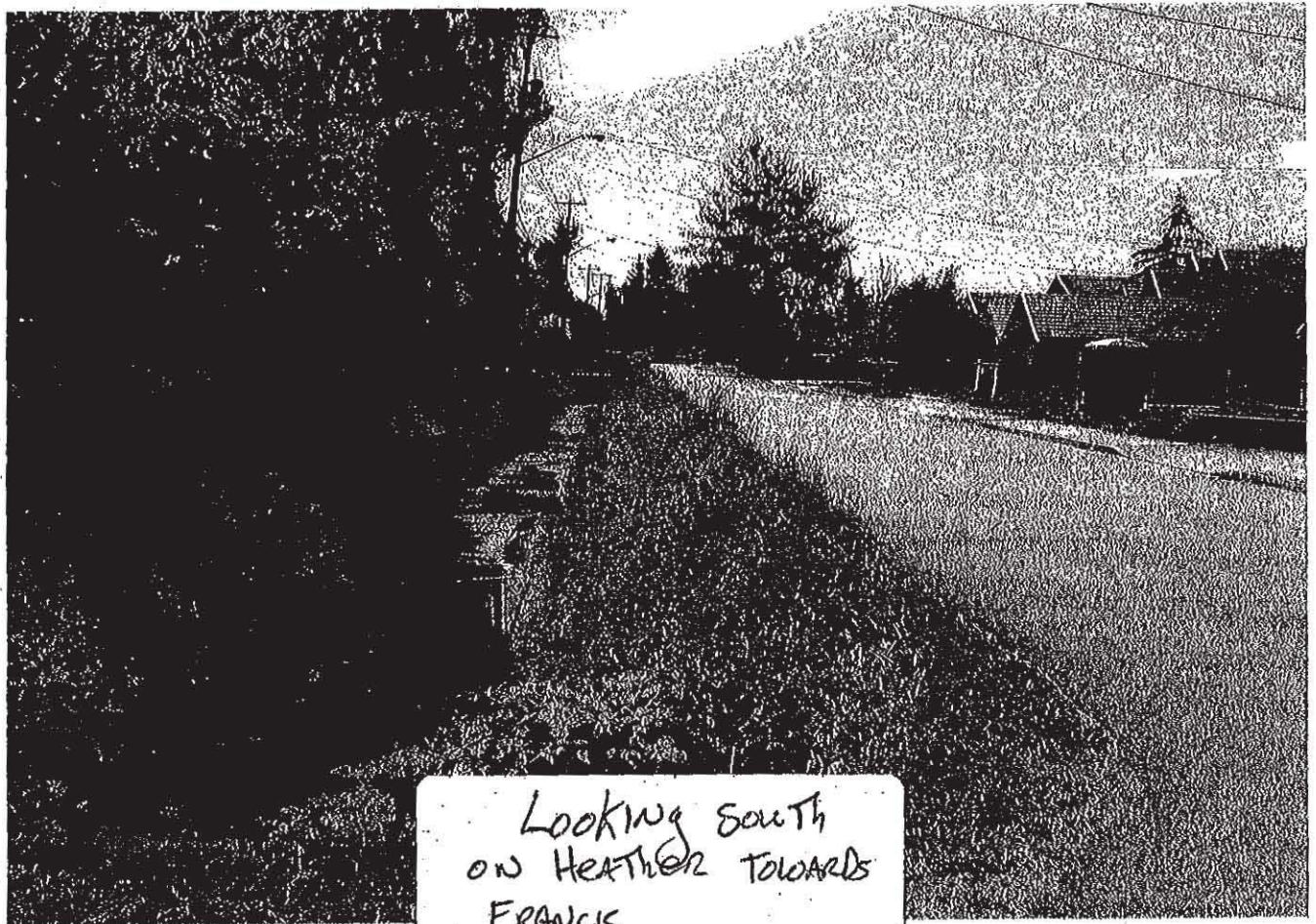
Date: November 30, 2011
Time: 3:30 p.m.
Place: Council Chambers, Richmond City Hall

If you are unable to attend the Development Permit Panel meeting, you may mail or otherwise deliver to the **Director, City Clerk's Office**, at the above address, a written submission, which will be entered into the meeting record if it is received **prior to or at the meeting on the above date**.

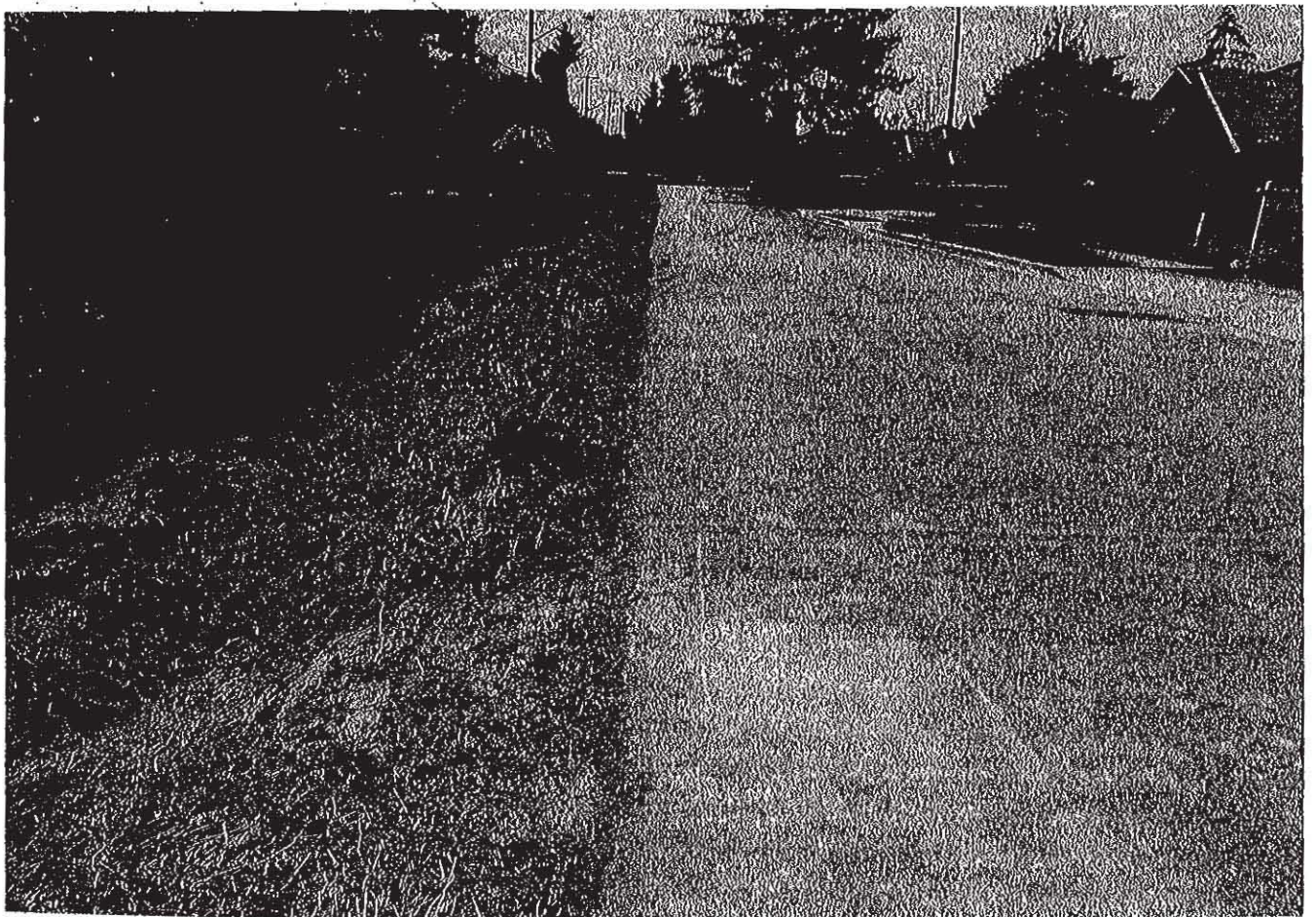
How to obtain information:

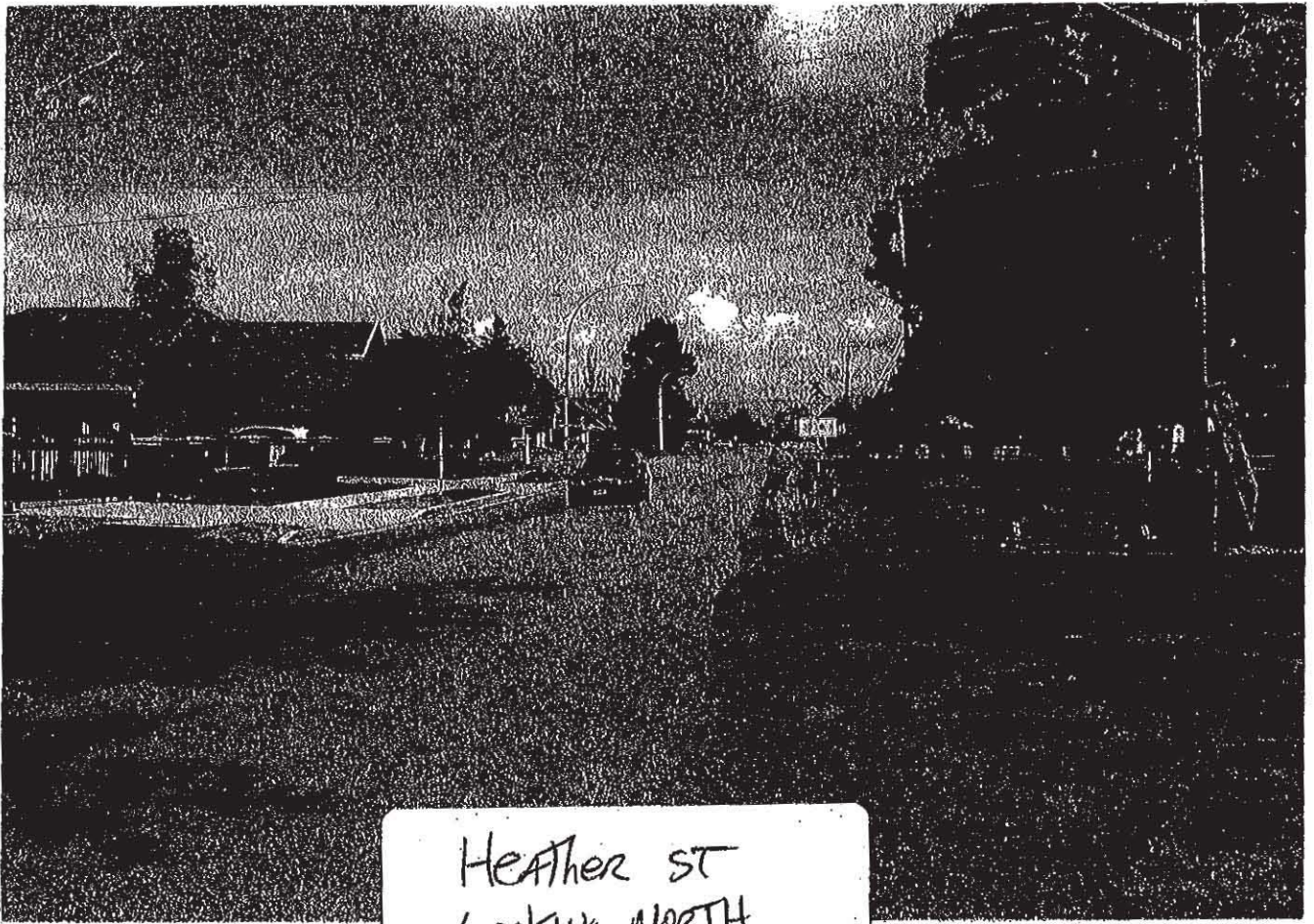
- **By Phone:** To review supporting staff reports, please contact **Sara Badyal, Planning & Development Department** at (604-276-4282)
- **On the City Website:** Staff reports on the matter(s) identified above are available on the City website at <http://www.richmond.ca/cityhall/council/agendas/dpp/2011.htm>
- **At City Hall:** Staff reports are available for inspection at the first floor, City hall, between 8:15 a.m. and 5:00 p.m., Monday through Friday, except statutory holidays, between November 18, 2011 and the date of the Development Permit Panel Meeting.

David Weber
Director, City Clerk's Office

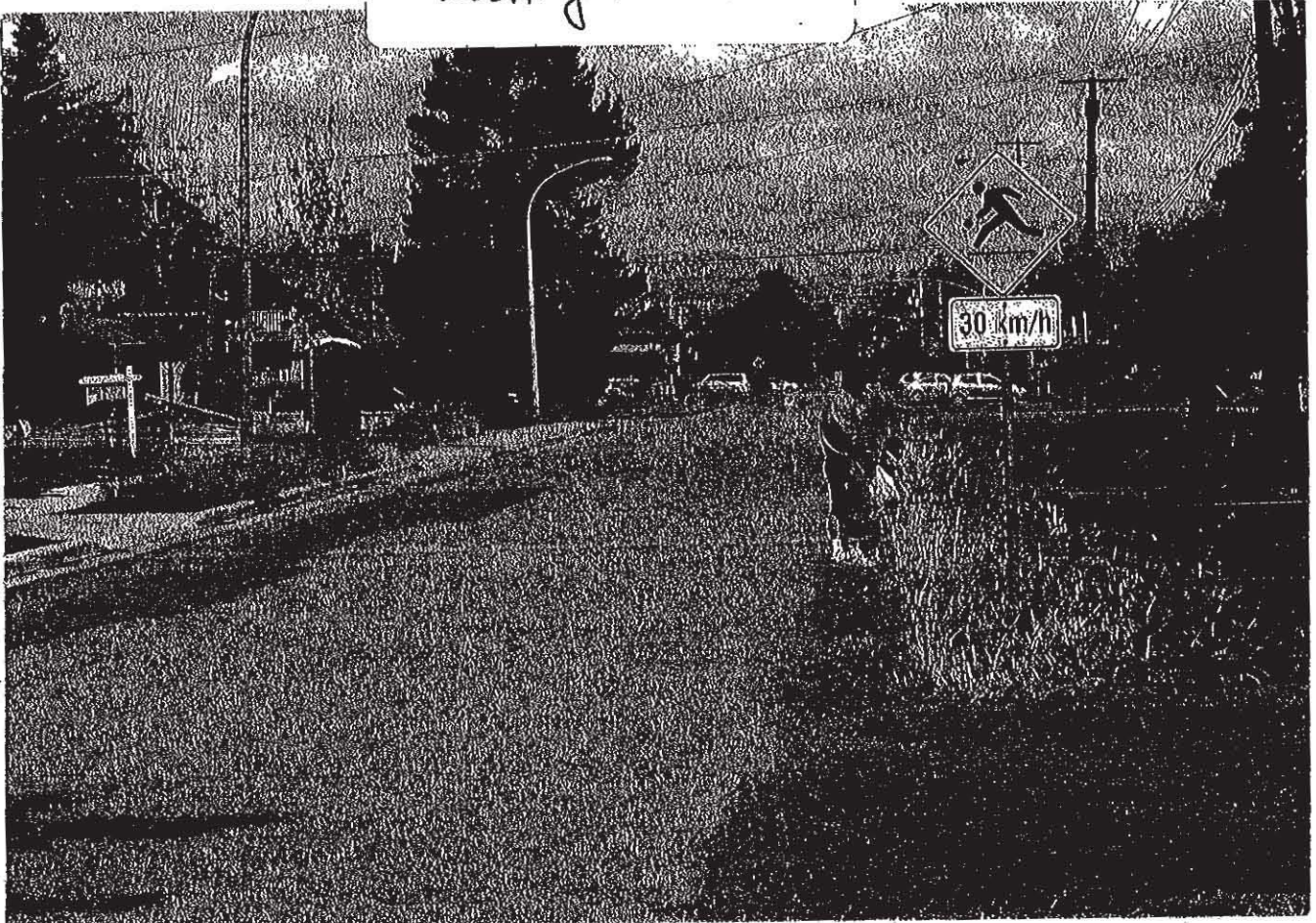


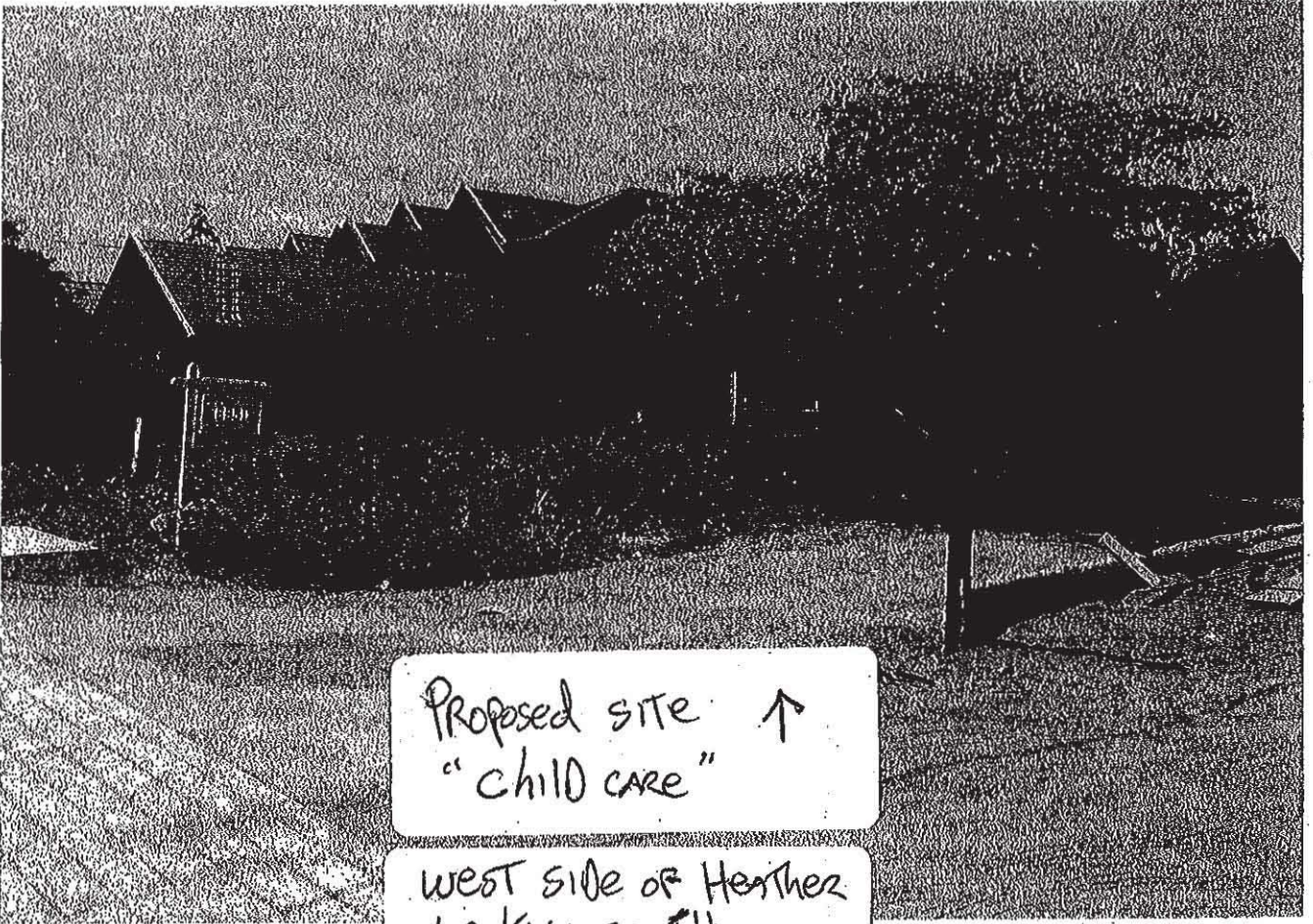
Looking South
on Heather towards
Francis





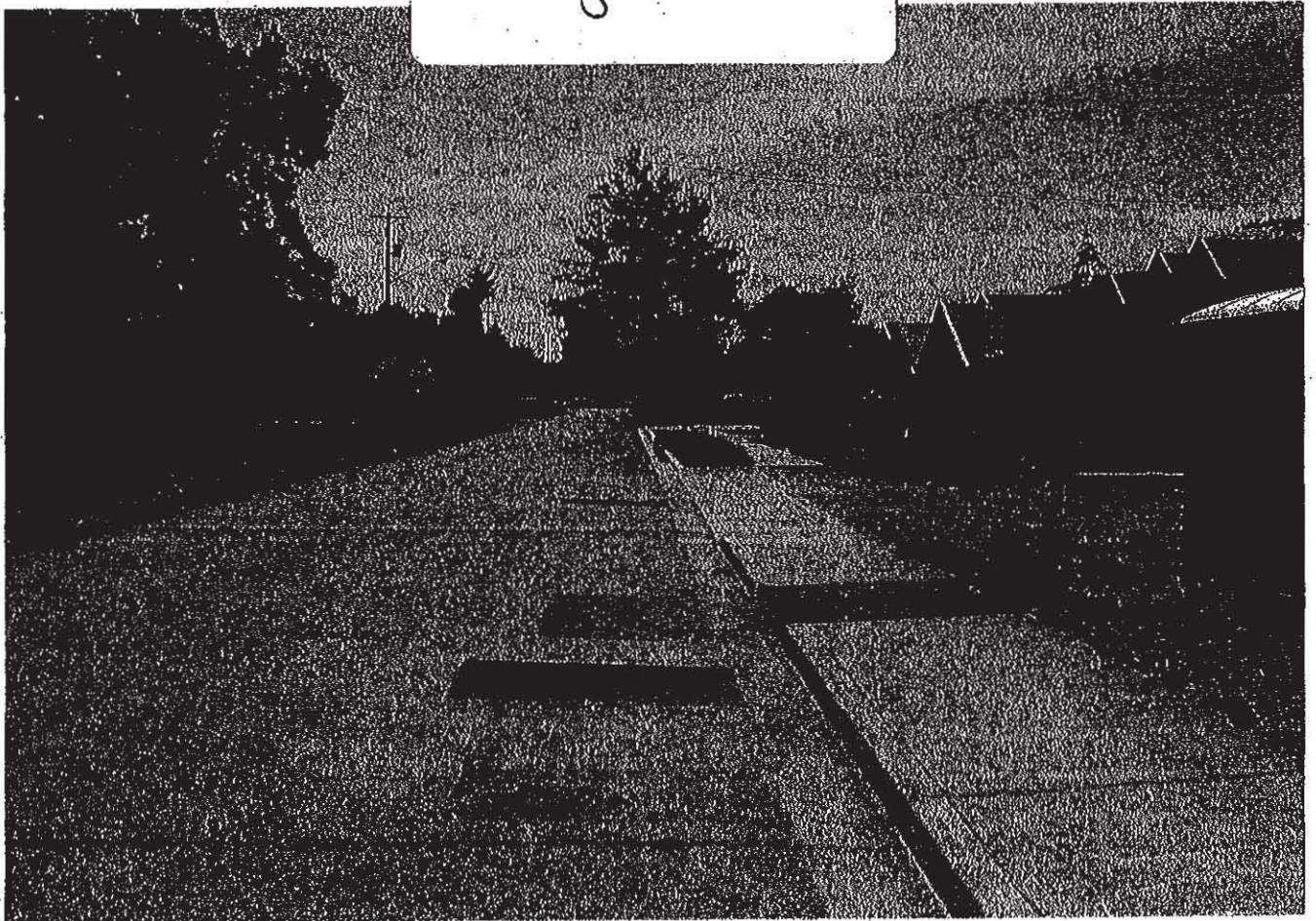
Heather St
Looking North





Proposed site ↑
"child care"

west side of Heather
Looking south





City of Richmond

Development Permit

No. DP 10-538908

To the Holder: DOUG MASSIE

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 the minimum interior side yard setback from 7.5 m to 1.2 m;
 - b) Reduce the minimum public road parking setback from 3 m to 1.5 m; and
 - 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
 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. ISSUED BY THE COUNCIL THE
 DAY OF , .

DELIVERED THIS DAY OF , .

 MAYOR

COPYRIGHT RESTRICTION
THIS DESIGN IS DRAWING IS AND OF ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF CHERNOVER MASSIE & ASSOCIATES LTD.

REVISION	DATE	BY	CHK

DATE	
BY	
CHK	
PROJECT	
DATE	



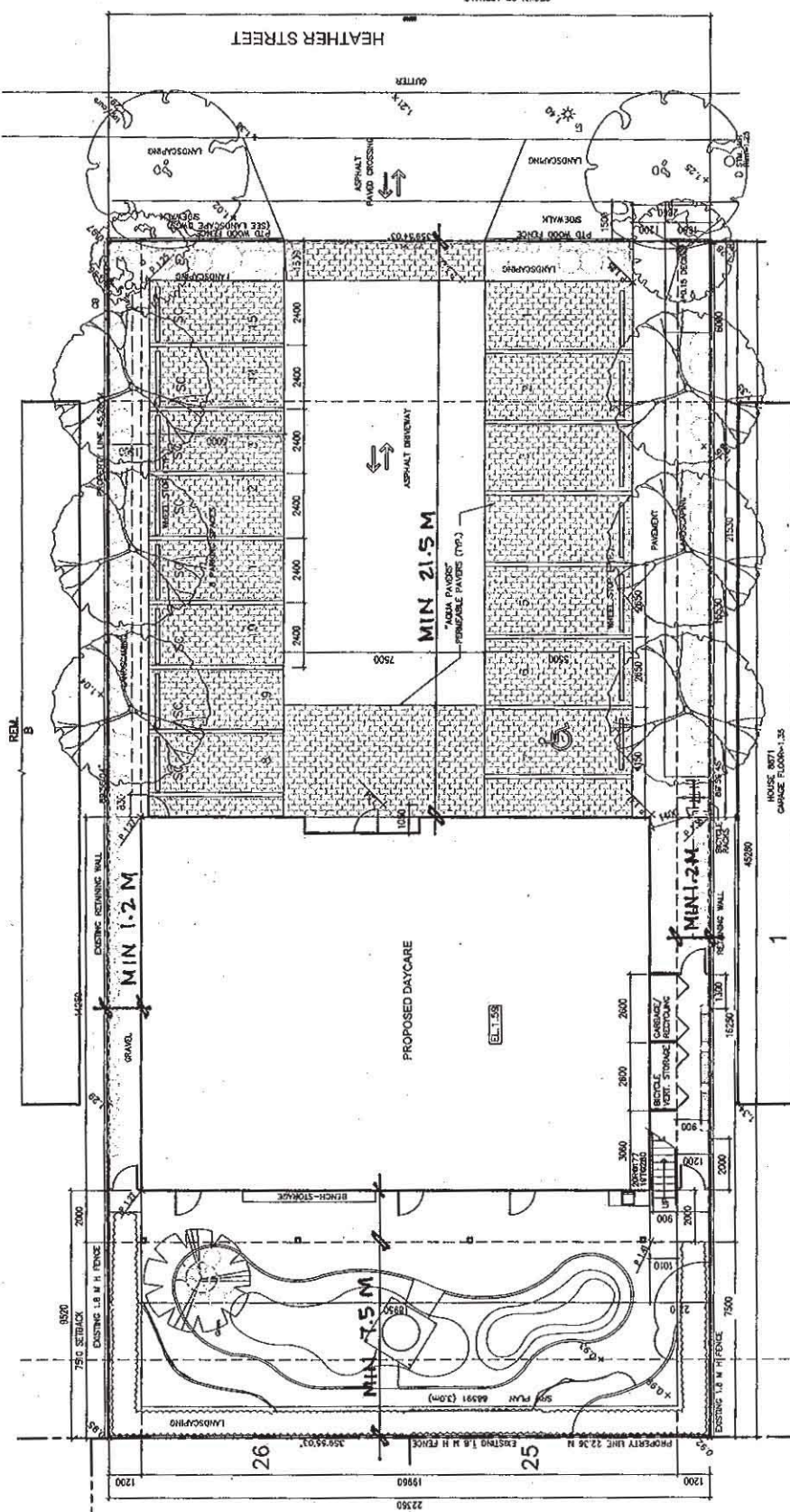
CHERNOVER MASSIE & ASSOCIATES LTD.
ARCHITECTS & ENGINEERS
400-1100 West 7th Ave, Vancouver, B.C. Canada V6C 4G6
PH: 604-731-1188, Fax: 604-731-1583, Email: info@cmassie.com

PROJECT:
DAYCARE
8855 HEATHER STREET,
RICHMOND, BC

DRAWING TITLE:
SITE PLAN

DRAWN BY: KFV
DATE PLOTTED:
SCALE: 1/8" = 1'-0"
PROJECT NO: 200-098
REV.:

Plan 2 Dec 12 2011
DP 10-538908



15 SPACES
* INCLUDING 8 SMALL CAR SPACES BY VARIANCE

REQUIRED PARKING: 1 PARKING SPACE PER SUIT TO CHILDREN
REQUIRED PARKING: 15 PARKING SPACES PER CHILD DAYCARE
CHILD CARE FACILITY: MIN CHILDREN / 10 = 8 SPACES
10 TO CHILDREN: 80 / 10 = 8 SPACES
TOTAL: 15 SPACES

REQUIRED OUTDOOR PLAY AREA: PER CHILD 1.2M OR 7.5 M² OF OPEN SPACE
REQUIRED TOTAL OUTDOOR PLAY AREA: 1500 M² OR 1250 M² OF OPEN SPACE
PROPOSED TOTAL OUTDOOR PLAY AREA: 2715 M² OR 2225 M² OF OPEN SPACE
MINIMUM: 1250 M² (30M x 42M)
PROPOSED TOTAL AREA: 1250 M² OF OPEN SPACE + 1500 M² OF OPEN SPACE = 2750 M²
TOTAL: 2750 M² OF OPEN SPACE

REQUIRED HOUSE AREA: PER CHILD 3.75 M² OR 42 M²
REQUIRED TOTAL HOUSE AREA: 630 M² OR 7000 M² OF OPEN SPACE
PROPOSED TOTAL HOUSE AREA: 2341 M² OR 2900 M²
REQUIRED MINIMUM: 1 TRUCK/LANDSCAPE FOR CHILD DAYCARE
PROPOSED MINIMUM: 1 TRUCK/LANDSCAPE FOR CHILD DAYCARE
PROPOSED MINIMUM: 9 TRUCK/LANDSCAPE
1. TRUCK/LANDSCAPE: 9 TRUCK/LANDSCAPE
2. TRUCK/LANDSCAPE: 8 UNDER 18 MONTHS TO CHILDREN 3. TRUCK/LANDSCAPE
3. TRUCK/LANDSCAPE: 8 UNDER 18 MONTHS TO CHILDREN 3. TRUCK/LANDSCAPE
4. TRUCK/LANDSCAPE: 3 TO 5 YEARS 24 UNDER 3 TRUCK/LANDSCAPE

REQUIRED OUTDOOR PLAY AREA PER CHILD: 1.2M OR 7.5 M²
REQUIRED TOTAL OUTDOOR PLAY AREA: 1500 M² OR 1250 M² OF OPEN SPACE
PROPOSED TOTAL OUTDOOR PLAY AREA: 2715 M² OR 2225 M² OF OPEN SPACE
MINIMUM: 1250 M² (30M x 42M)
PROPOSED TOTAL AREA: 1250 M² OF OPEN SPACE + 1500 M² OF OPEN SPACE = 2750 M²
TOTAL: 2750 M² OF OPEN SPACE

REQUIRED HOUSE AREA: PER CHILD 3.75 M² OR 42 M²
REQUIRED TOTAL HOUSE AREA: 630 M² OR 7000 M² OF OPEN SPACE
PROPOSED TOTAL HOUSE AREA: 2341 M² OR 2900 M²
REQUIRED MINIMUM: 1 TRUCK/LANDSCAPE FOR CHILD DAYCARE
PROPOSED MINIMUM: 1 TRUCK/LANDSCAPE FOR CHILD DAYCARE
PROPOSED MINIMUM: 9 TRUCK/LANDSCAPE
1. TRUCK/LANDSCAPE: 9 TRUCK/LANDSCAPE
2. TRUCK/LANDSCAPE: 8 UNDER 18 MONTHS TO CHILDREN 3. TRUCK/LANDSCAPE
3. TRUCK/LANDSCAPE: 8 UNDER 18 MONTHS TO CHILDREN 3. TRUCK/LANDSCAPE
4. TRUCK/LANDSCAPE: 3 TO 5 YEARS 24 UNDER 3 TRUCK/LANDSCAPE

PROPOSED DAYCARE - City of Richmond

Project: **Al Anderson Memorial Pool**
 Landscaper Architect: **Charover Maitlis & Associates Inc.**
 Architect: **Charover Maitlis & Associates Ltd.**
 1000 West Beaver Creek Rd., Suite 100
 Richmond, BC V6X 3E5
 Tel: (604) 273-3333
 Fax: (604) 273-3334

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

DETAILS WITH LEGEND - HARDSCAPE	
	Screen Trellis with Vine
	Sand Pit w/ Unit Paver Edge Detail
	Rubber Tile w/ Grasses Detail
	Bench with Storage
	Rubberized Play Trail
	Rubber Tile w/ Grasses Detail
	Existing Hedge
	Screen Trellis with Vine
	Sand Pit w/ Unit Paver Edge Detail
	Rubber Tile w/ Grasses Detail
	Bench with Storage
	Rubberized Play Trail
	Rubber Tile w/ Grasses Detail
	Existing Hedge

- General Notes**
- Contractor shall verify underground utility lines and is responsible for any damage.
 - The contractor shall avoid all existing utilities underground and ensure appropriate clearance is maintained. Where underground utilities are located, the contractor shall be responsible for their protection and removal prior to installation.
 - Contractor shall verify all existing conditions in the field prior to construction and their final landscape architect & any vegetation.
 - Material quantities shown are for contractor's convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
 - Work shall conform to BCLMA Standards.
 - The landscape architect reserves the right to inspect trees and shrubs prior to placement on site and to verify their suitability for the proposed site with requirements of variety, size and quality.
 - The landscape architect reserves the right to reject landscape materials on site whether stock piled or installed in place.

- All plants shall be certified per the landscape plan and specifications. Plantings not found to be in compliance shall be replanted, commensurate with the cost of the replacement. The contractor shall be responsible for the cost of the replacement.
- Fire trees, shrubs and soilborne plant diseases shall be completely eradicated and shall not spread for public.
- When planting beds meet turf areas, the contractor shall provide a drainage edge. Much all shrub beds to be the same.
- For trees planted in turf areas, provide a 3" x 3" dia. mulch ring (remove existing turf) at 12" thick with a cultivated edge.
- As approved tree-removal 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 proposed work, and comply with all codes applicable to this work as outlined in bid document.

COVER PAGE & REFERENCE PLAN

PROJECT: PROPOSED DAYCARE
DP-10-538908

LOCATION: 8851 Heather Street
Richmond, BC

SCALE: 1:100

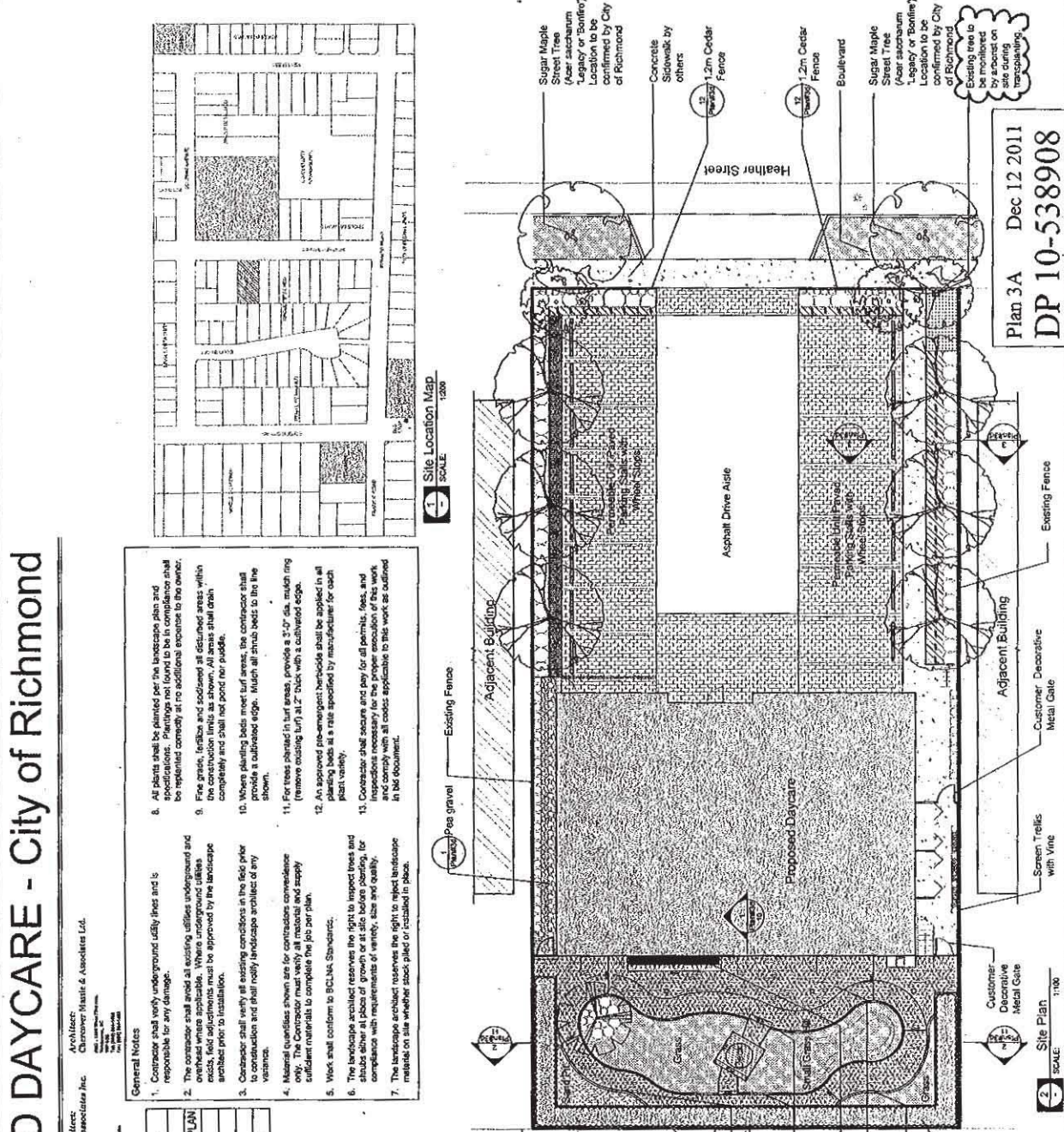
DATE: Jan. 10, 2010

DRAWING NO.: PLAN #3

PROJECT NO.: DP2011-03

DATE: Dec 12 2011

NO.	DESCRIPTION	DATE
1	PREPARED BY: [Name]	DEC 12 2011
2	REVISED BY: [Name]	DEC 12 2011
3	REVISED BY: [Name]	DEC 12 2011
4	REVISED BY: [Name]	DEC 12 2011
5	REVISED BY: [Name]	DEC 12 2011
6	REVISED BY: [Name]	DEC 12 2011
7	REVISED BY: [Name]	DEC 12 2011
8	REVISED BY: [Name]	DEC 12 2011
9	REVISED BY: [Name]	DEC 12 2011
10	REVISED BY: [Name]	DEC 12 2011



Plan 3A Dec 12 2011
 DP 10-538908

PROPOSED DAYCARE - City of Richmond

Architect: **Charover Maitlis & Associates Ltd.**
 1000 West Beaver Creek Rd., Suite 100
 Richmond, BC V6X 3E5
 Tel: (604) 273-3333
 Fax: (604) 273-3334

Project: **Al Anderson Memorial Pool**
 Landscaper Architect: **Charover Maitlis & Associates Inc.**
 1000 West Beaver Creek Rd., Suite 100
 Richmond, BC V6X 3E5
 Tel: (604) 273-3333
 Fax: (604) 273-3334

Scale: 1:100

TREE RETENTION PLAN

PROJECT NO. DP2011-03

PLAN #3A
DATE: JUN. 10, 2010

W&B Der Zalm + associates Inc.
Landscape Architects
10110 12th Street, Suite 100
North York, Ontario
M2H 3M6
Tel: (416) 491-1111
Fax: (416) 491-1112
www.wandb.com

NOTE:

NO.	DESCRIPTION	DATE
1	Issue for Approval	Jan 15, 2011
2	Issue for Approval	Jan 20, 2011
3	Issue for Approval	Jan 24, 2011
4	Issue for Approval	Jan 27, 2011
5	Issue for Approval	Jan 27, 2011
6	Issue for Approval	Jan 27, 2011
7	Issue for Approval	Jan 27, 2011

PROJECT: PROPOSED DAYCARE
DP 10-538908

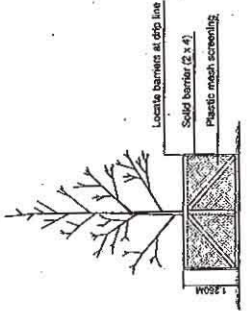
LOCATION: 8857 Heather Street

Plan 3B Dec 12 2011
DP 10-538908

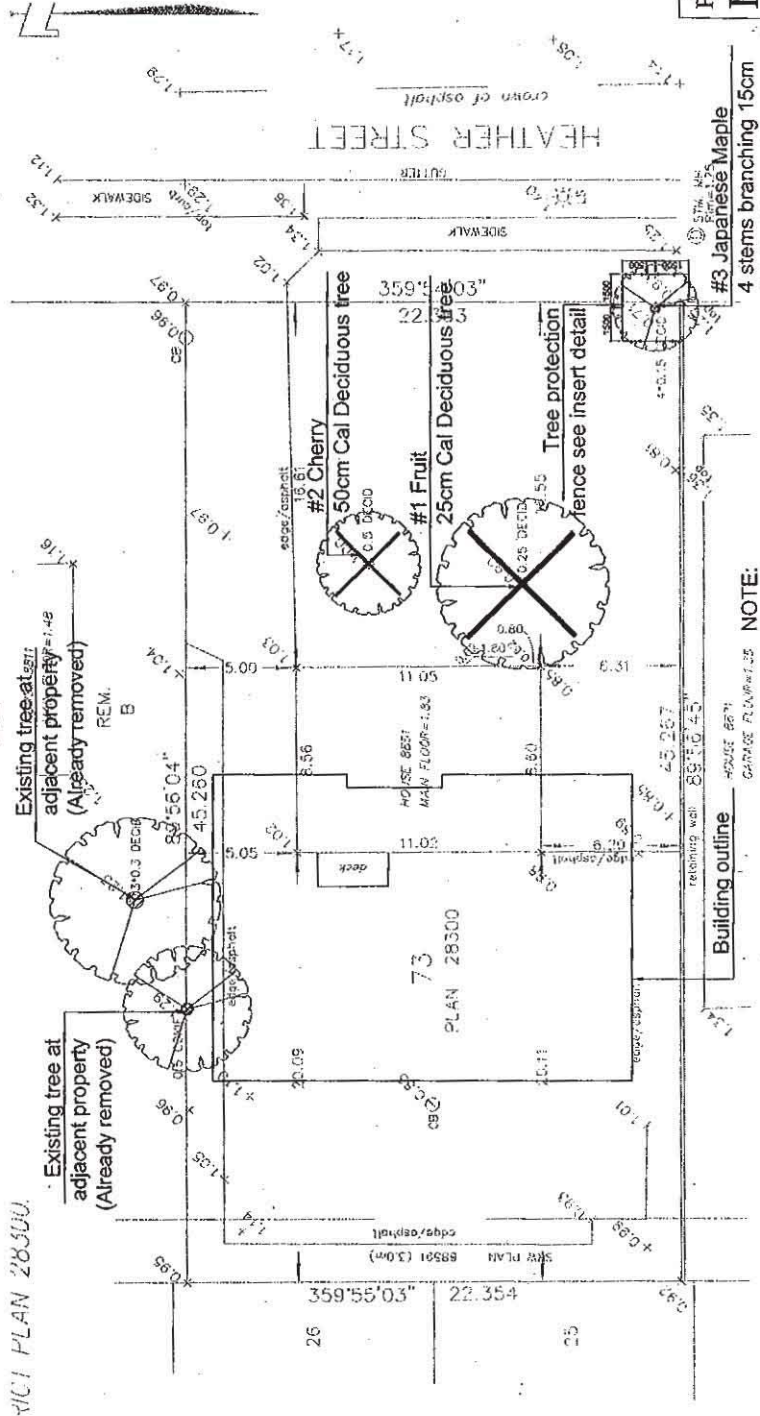
NO.	DATE	BY	REVISION
1	1/10		

TREE LEGEND

	Existing Tree to be Removed
	Existing Tree to be Retained



1 Tree Protection Fence
SCALE: NTS



NOTE:
Existing tree to be monitored by arborist on site during transplanting.

2 Tree Retention Plan
SCALE: 1/8"=1'-0"

GRADING PLAN



PROJECT NO. DP2011-03

PLAN #3B

von der Zahn + associates inc.
 1000 Lakeshore Blvd. West, Suite 100
 Richmond, BC V6V 1A6
 Tel: 604-273-8888
 Fax: 604-273-8889
 www.vdz.com

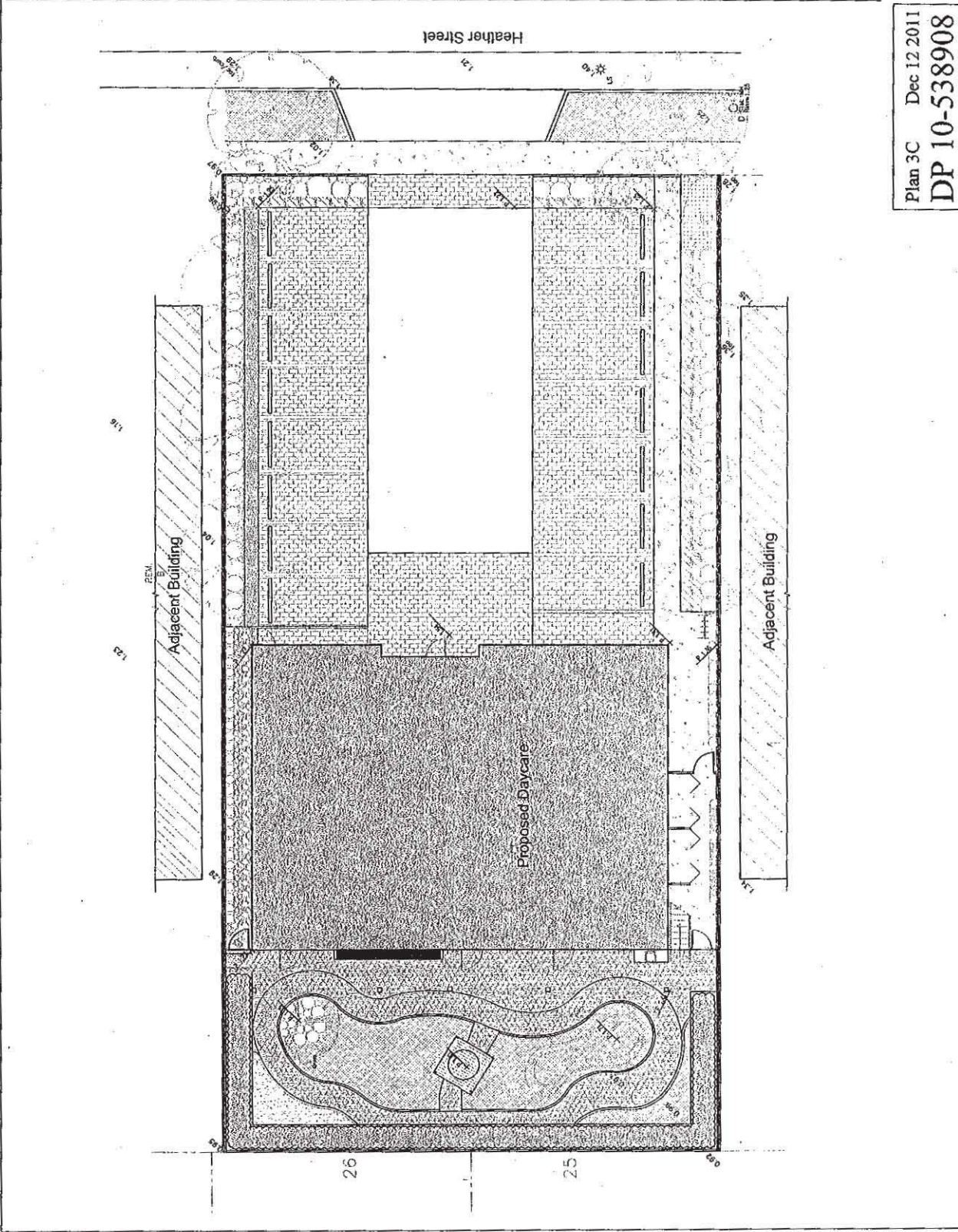
NOTES:
 1. ALL GRADING SHALL BE TO THE FINISHED GRADE SHOWN UNLESS OTHERWISE NOTED.
 2. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 3. ALL NEW UTILITIES SHALL BE INSTALLED AS SHOWN.
 4. ALL GRADING SHALL BE TO THE FINISHED GRADE SHOWN UNLESS OTHERWISE NOTED.
 5. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 6. ALL NEW UTILITIES SHALL BE INSTALLED AS SHOWN.

NO.	DESCRIPTION	DATE
1	PREPARED BY	Dec. 5, 2011
2	FOR THE CLIENT	Dec. 5, 2011
3	FOR THE CLIENT	Dec. 5, 2011
4	FOR THE CLIENT	Dec. 5, 2011
5	FOR THE CLIENT	Dec. 5, 2011
6	FOR THE CLIENT	Dec. 5, 2011
7	FOR THE CLIENT	Dec. 5, 2011
8	FOR THE CLIENT	Dec. 5, 2011
9	FOR THE CLIENT	Dec. 5, 2011
10	FOR THE CLIENT	Dec. 5, 2011

PROJECT: PROPOSED DAYCARE
 DP 10-538908

LOCATION:
 8851 Heather Street
 Richmond, BC

DATE	175	DATE	Jan. 10, 2010
SCALE	1:75	DATE	Jan. 10, 2010
APPROVED	MV02	DATE	Jan. 10, 2010
APPROVED	MV02	DATE	Jan. 10, 2010



Plan 3C Dec 12 2011
 DP 10-538908

PLANTING PLAN

PROJECT NO. DP2011-03

PLAN #3C

1888 East 21st St
Richmond, BC
V6X 2E4

DATE: 10/10/2010
DRAWN BY: J. D. HARRIS
CHECKED BY: J. D. HARRIS
SCALE: 1:100
PROJECT: PROPOSED DAYCARE DP-10-538908
LOCATION: 8851 Heather Street Richmond, BC
DATE: JAN. 10, 2010
SCALE: 1:100

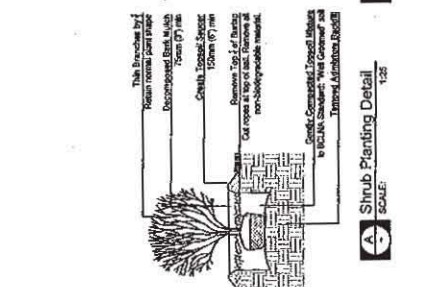
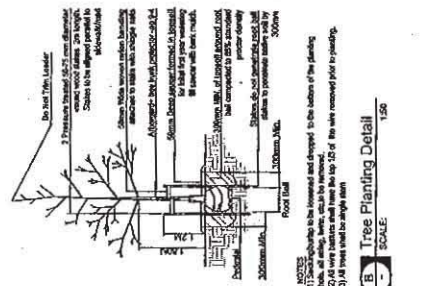
NO.	DESCRIPTION	DATE
1	REVISED PER COMMENTS	JAN. 10, 2010
2	REVISED PER COMMENTS	JAN. 10, 2010
3	REVISED PER COMMENTS	JAN. 10, 2010
4	REVISED PER COMMENTS	JAN. 10, 2010
5	REVISED PER COMMENTS	JAN. 10, 2010
6	REVISED PER COMMENTS	JAN. 10, 2010
7	REVISED PER COMMENTS	JAN. 10, 2010
8	REVISED PER COMMENTS	JAN. 10, 2010

PROPOSED DAYCARE
DP-10-538908

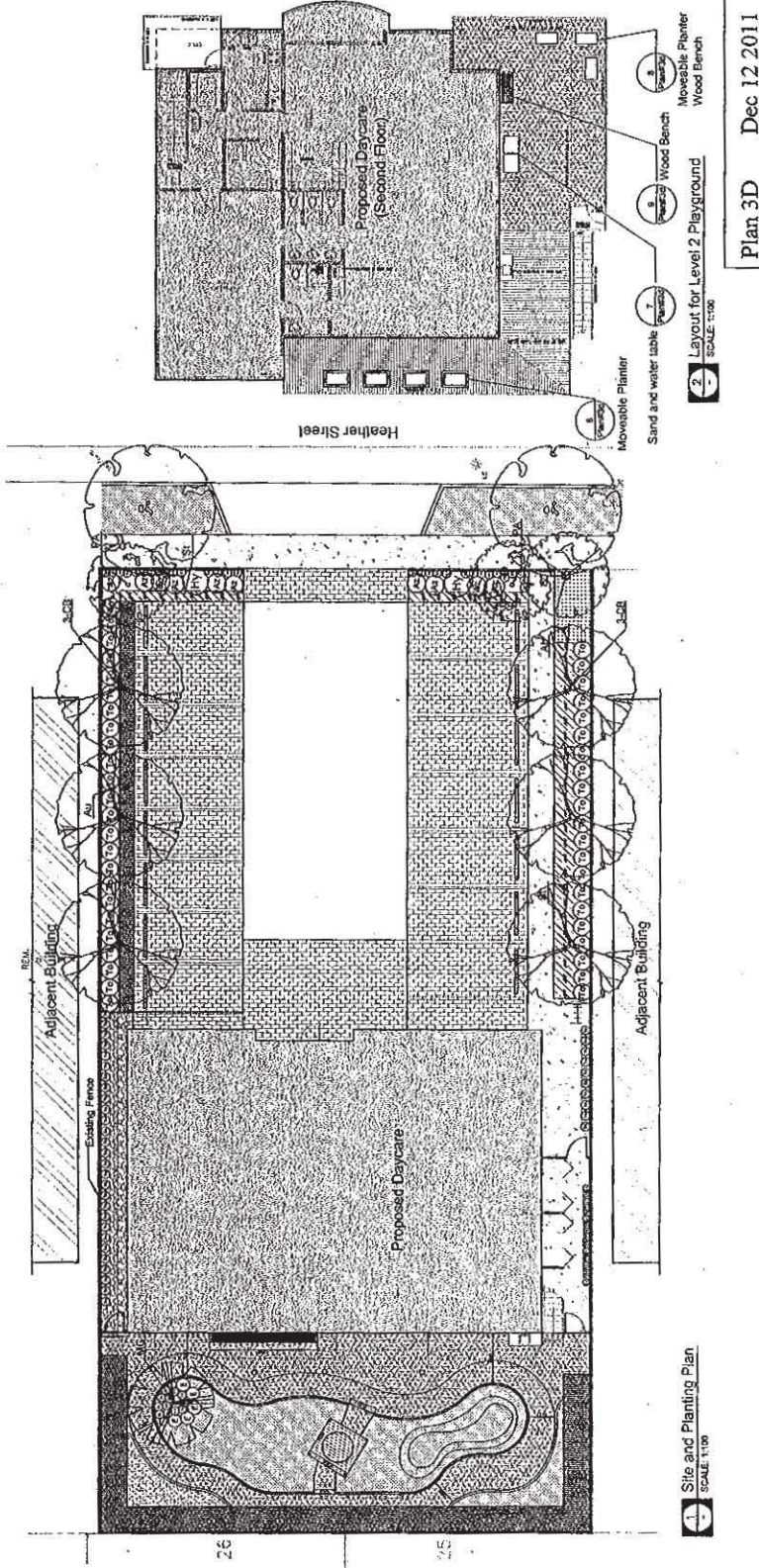
LOCATION:
8851 Heather Street
Richmond, BC

DATE: 10/10/2010
DRAWN BY: J. D. HARRIS
CHECKED BY: J. D. HARRIS
SCALE: 1:100
PROJECT: PROPOSED DAYCARE DP-10-538908
LOCATION: 8851 Heather Street Richmond, BC
DATE: JAN. 10, 2010
SCALE: 1:100

1	300mm x 300mm x 100mm	Concrete
2	300mm x 300mm x 100mm	Concrete
3	300mm x 300mm x 100mm	Concrete
4	300mm x 300mm x 100mm	Concrete
5	300mm x 300mm x 100mm	Concrete
6	300mm x 300mm x 100mm	Concrete
7	300mm x 300mm x 100mm	Concrete
8	300mm x 300mm x 100mm	Concrete
9	300mm x 300mm x 100mm	Concrete
10	300mm x 300mm x 100mm	Concrete



BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	COMMENT	SPACING
<i>Carpinus betulus</i>	European Hornbeam	50cm x 50cm x 1m	8	Flowering tree	2m x 2m
<i>Prunus 'Aococot'</i>	Accocot Flowering Cherry	50cm x 50cm x 1m	2	Flowering tree	2m x 2m
<i>D.D. Blanchardii</i>	Southern Magnolia	50cm x 50cm x 1m	1	Shade tree	2m x 2m
<i>David's Yellow Pines</i>	David's Yellow Pines	50cm x 50cm x 1m	5	Flowering shrub	2m x 2m
<i>Hydrangea 'Annabelle'</i>	Annabelle Hydrangea	50cm x 50cm x 1m	10	Flowering shrub	2m x 2m
<i>Hydrangea 'Endless Summer'</i>	Endless Summer Hydrangea	50cm x 50cm x 1m	2	Flowering shrub	2m x 2m
<i>Hydrangea 'Nikko Blue'</i>	Nikko Blue Hydrangea	50cm x 50cm x 1m	45	Flowering shrub	2m x 2m
<i>Hydrangea 'White Endless Summer'</i>	White Endless Summer Hydrangea	50cm x 50cm x 1m	35	Flowering shrub	2m x 2m
<i>Hydrangea 'Blue Bird'</i>	Blue Bird Hydrangea	50cm x 50cm x 1m	35	Flowering shrub	2m x 2m
<i>Hydrangea 'Forever Yours'</i>	Forever Yours Hydrangea	50cm x 50cm x 1m	7	Flowering shrub	2m x 2m
<i>Hydrangea 'Peachy Keen'</i>	Peachy Keen Hydrangea	50cm x 50cm x 1m	6	Flowering shrub	2m x 2m
<i>Hydrangea 'Santitas'</i>	Santitas Hydrangea	50cm x 50cm x 1m	20	Flowering shrub	2m x 2m
<i>Hydrangea 'Tara'</i>	Tara Hydrangea	50cm x 50cm x 1m	20	Flowering shrub	2m x 2m
<i>Hydrangea 'White Light'</i>	White Light Hydrangea	50cm x 50cm x 1m	50	Flowering shrub	2m x 2m
<i>Hydrangea 'White Light'</i>	White Light Hydrangea	50cm x 50cm x 1m	50	Flowering shrub	2m x 2m
<i>Hydrangea 'White Light'</i>	White Light Hydrangea	50cm x 50cm x 1m	50	Flowering shrub	2m x 2m
<i>Hydrangea 'White Light'</i>	White Light Hydrangea	50cm x 50cm x 1m	50	Flowering shrub	2m x 2m



Plan 3D Dec 12 2011
DP 10-538908

Layout for Level 2 Playground
SCALE: 1:100

Site and Planting Plan
SCALE: 1:100

SECTIONS AND DETAILS

1501 Gatz Zehn • Associate Inc.
 1501 Gatz Zehn • Associate Inc.
 1501 Gatz Zehn • Associate Inc.
 1501 Gatz Zehn • Associate Inc.

NOTES:
 Note or approve equal

PROJECT NO.
 DP2011-03

DRAWING TITLE
 SECTIONS AND DETAILS

PROJECT
 PROPOSED DAYCARE
 DP-10-538908

LOCATION
 8851 Heather Street
 Richmond, BC

DATE
 Jan. 10, 2010

AS NOTED

REVISED

DATE

BY

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

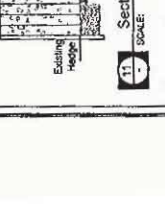
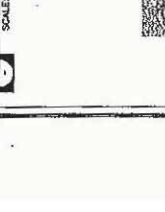
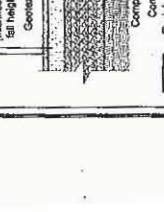
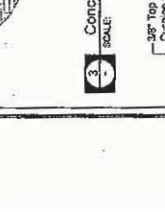
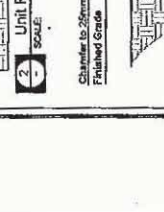
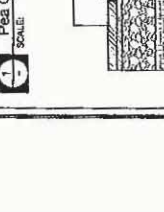
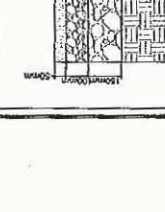
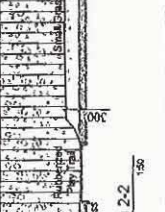
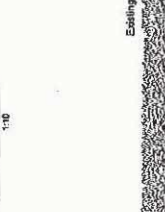
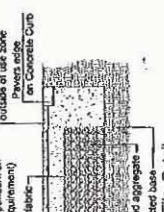
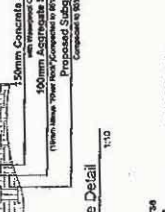
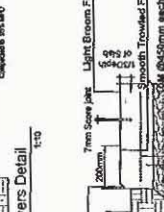
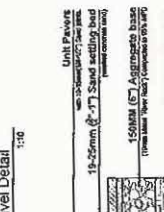
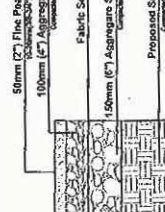
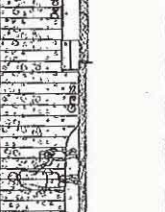
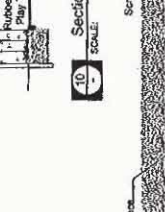
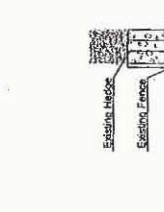
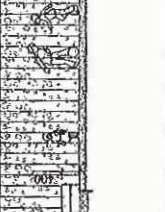
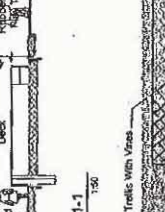
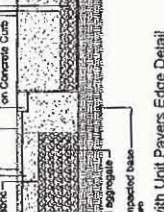
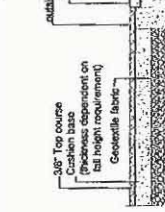
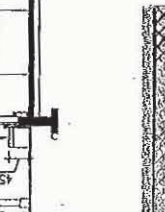
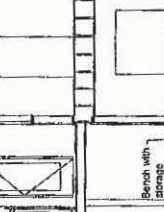
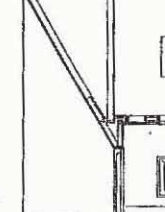
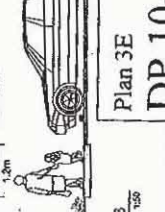
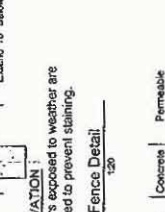
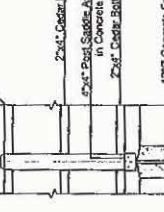
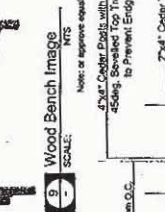
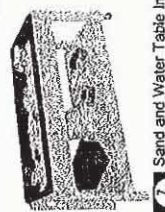
DATE

DATE

DATE

DATE

DATE



1501 Gatz Zehn • Associate Inc.
 1501 Gatz Zehn • Associate Inc.
 1501 Gatz Zehn • Associate Inc.
 1501 Gatz Zehn • Associate Inc.

NOTES:
 Note or approve equal

PROJECT NO.
 DP2011-03

DRAWING TITLE
 SECTIONS AND DETAILS

PROJECT
 PROPOSED DAYCARE
 DP-10-538908

LOCATION
 8851 Heather Street
 Richmond, BC

DATE
 Jan. 10, 2010

AS NOTED

REVISED

DATE

BY

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

Plan 3E Dec 12 2011
 DP 10-538908

Section 3-3
 SCALE: 1:50

Section 1-1
 SCALE: 1:50

Section 2-2
 SCALE: 1:50

Section 3-3
 SCALE: 1:50

Section 1-1
 SCALE: 1:50

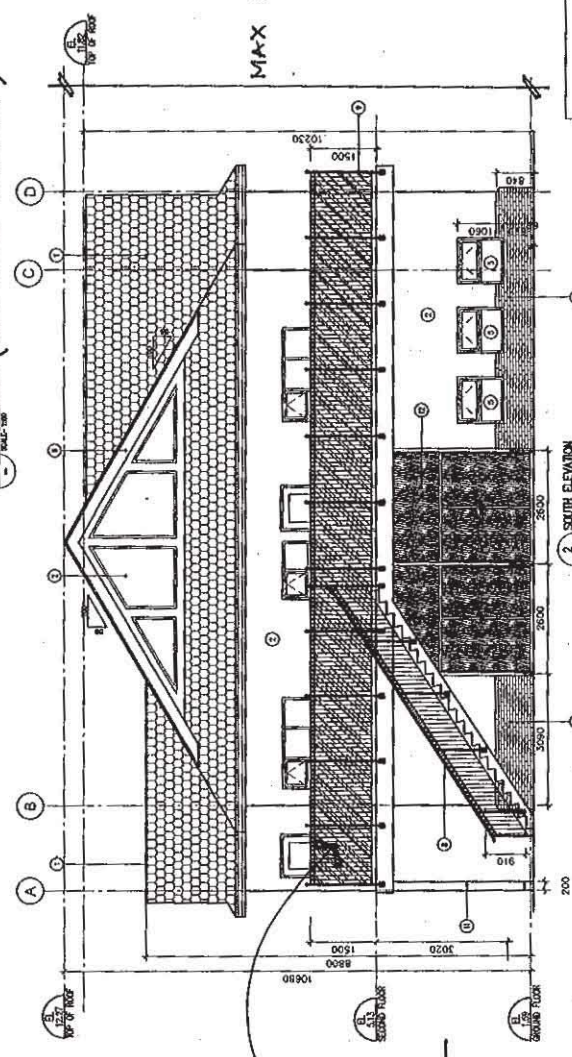
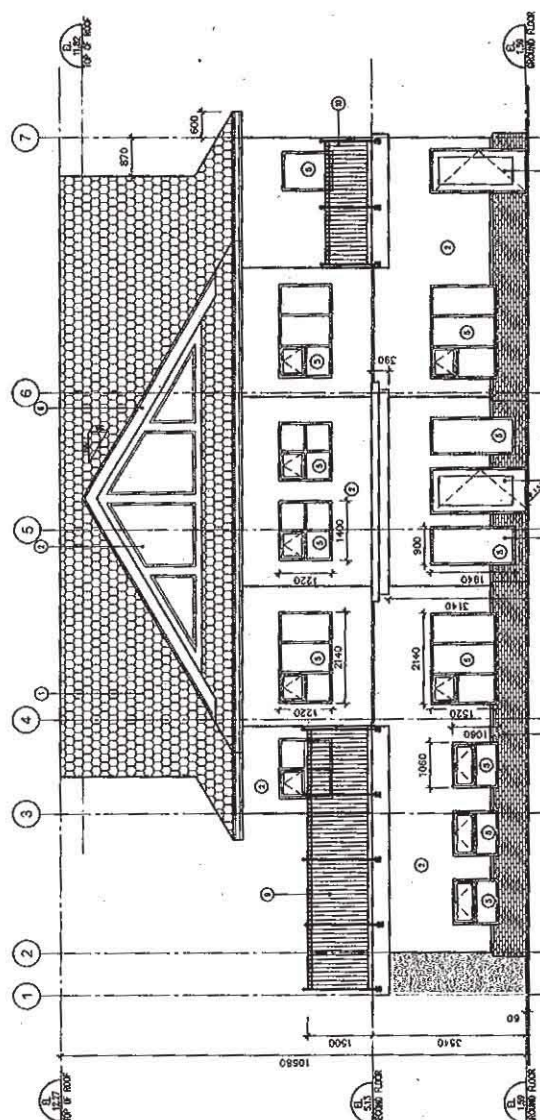
Section 2-2
 SCALE: 1:50

Section 3-3
 SCALE: 1:50

COPYRIGHT RESTRICTION
 THE DESIGN AND DRAWING IS AND ALL RIGHTS RESERVED. THE EXCLUSIVE PROPERTY OF CHEPINDER MAISE & ASSOCIATES LTD. NO PART OF THIS DOCUMENT OR ANY INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF CHEPINDER MAISE & ASSOCIATES LTD.

REVISION	DATE	BY	CHKD

- MATERIAL LEGEND**
- 1. SPINAL ROOF SHAPES
 - 2. SPINAL ROOF SHAPES - ALUMINUM CLADDING
 - 3. SPINAL ROOF SHAPES - ALUMINUM CLADDING
 - 4. SPINAL ROOF SHAPES - ALUMINUM CLADDING
 - 5. SPINAL ROOF SHAPES - ALUMINUM CLADDING
 - 6. SPINAL ROOF SHAPES - ALUMINUM CLADDING
 - 7. SPINAL ROOF SHAPES - ALUMINUM CLADDING
 - 8. SPINAL ROOF SHAPES - ALUMINUM CLADDING
 - 9. SPINAL ROOF SHAPES - ALUMINUM CLADDING
 - 10. SPINAL ROOF SHAPES - ALUMINUM CLADDING
 - 11. SPINAL ROOF SHAPES - ALUMINUM CLADDING
 - 12. SPINAL ROOF SHAPES - ALUMINUM CLADDING
 - 13. SPINAL ROOF SHAPES - ALUMINUM CLADDING
 - 14. SPINAL ROOF SHAPES - ALUMINUM CLADDING
 - 15. SPINAL ROOF SHAPES - ALUMINUM CLADDING
 - 16. SPINAL ROOF SHAPES - ALUMINUM CLADDING
 - 17. SPINAL ROOF SHAPES - ALUMINUM CLADDING
 - 18. SPINAL ROOF SHAPES - ALUMINUM CLADDING
 - 19. SPINAL ROOF SHAPES - ALUMINUM CLADDING
 - 20. SPINAL ROOF SHAPES - ALUMINUM CLADDING



1.5 M HEIGHT
 PRIVACY/NOISE
 SOLID GLASS FROSTED
 PANELS MOUNTED
 BEHIND GUARDRAILS
 — SOUTH ELEVATION ONLY —



CHEPINDER MAISE & ASSOCIATES LTD.
 ARCHITECTURE & ENGINEERING
 6155 HEATHER STREET,
 RICHMOND, BC

PROJECT:
DAYCARE
 6155 HEATHER STREET,
 RICHMOND, BC

DRAWING TITLE:
BUILDING ELEVATIONS

DRAWN: RCV
 DATE: FEBRUARY
 SCALE: 1:30
 PROJECT NO: 210-038

DATE	SCALE	PROJECT NO.
FEBRUARY	1:30	210-038

Plan 4 Oct 7 2011
 DP 10-538908

MAX 10.7 M

COPYRIGHT RESTRICTION
THIS DESIGN AND DRAWING IS AND IS TO REMAIN THE EXCLUSIVE PROPERTY OF CHEROKEE MASSIE & ASSOCIATES, INC. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF CHEROKEE MASSIE & ASSOCIATES, INC.

NO.	DATE	REVISIONS

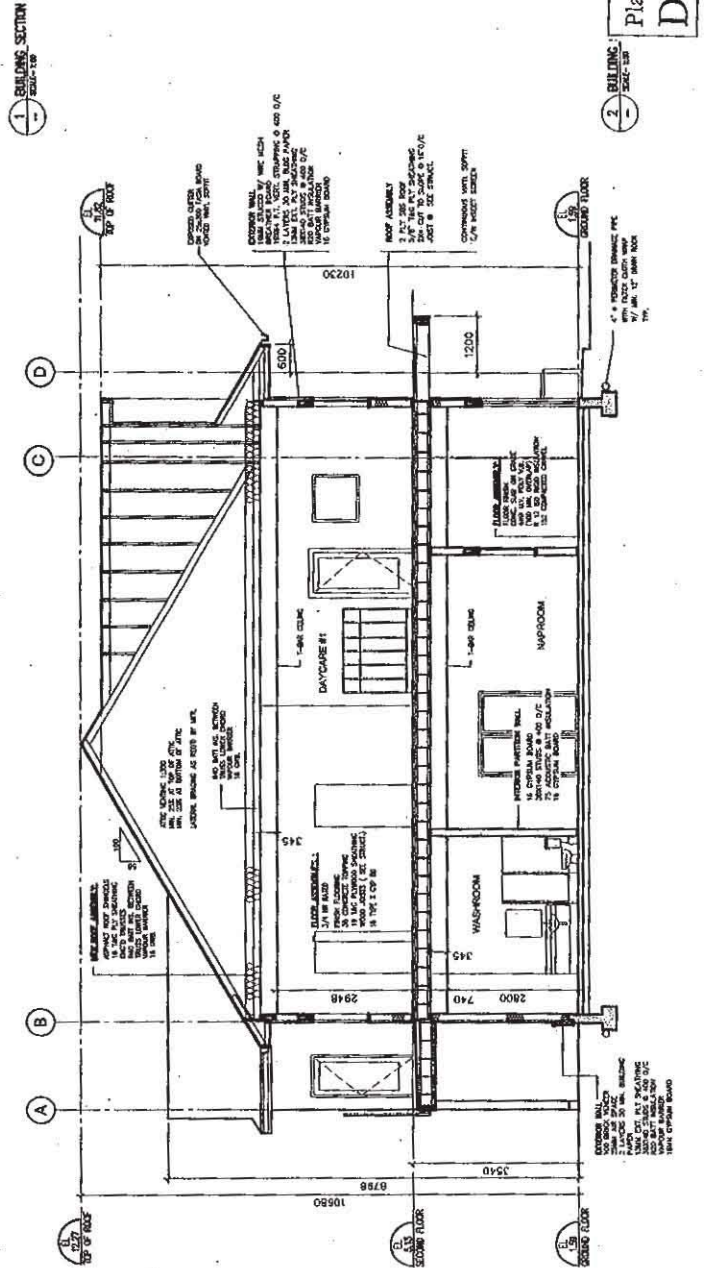
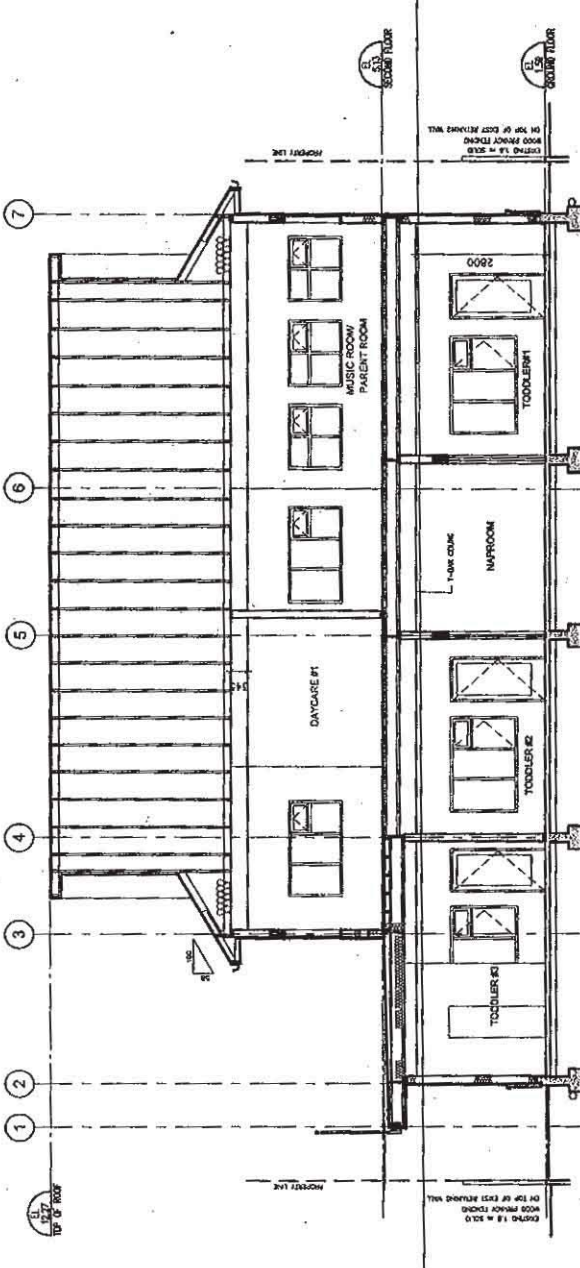


PROJECT: DAYCARE
8851 HEATHER STREET,
RICHMOND, BC

DRAWING TITLE: BUILDING SECTIONS

DATE REVISION: A6
SCALE: 1/8" = 1'-0"
PROJECT NO.: 210-D16

Plan 6 Jun 20 2011
DP 10-538908



1. BUILDING SECTION
SECTION 1-3

2. BUILDING SECTION
SECTION 2-3

COPYRIGHT RESTRICTION

THIS DESIGN IS THE PROPERTY OF CHESTER MASSIE & ASSOCIATES, INC. AND SHALL REMAIN THE PROPERTY OF CHESTER MASSIE & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED, COPIED, OR USED WITHOUT THE WRITTEN CONSENT OF CHESTER MASSIE & ASSOCIATES, INC.

REVISION	DATE	BY

REV	DATE

CONTRACTOR



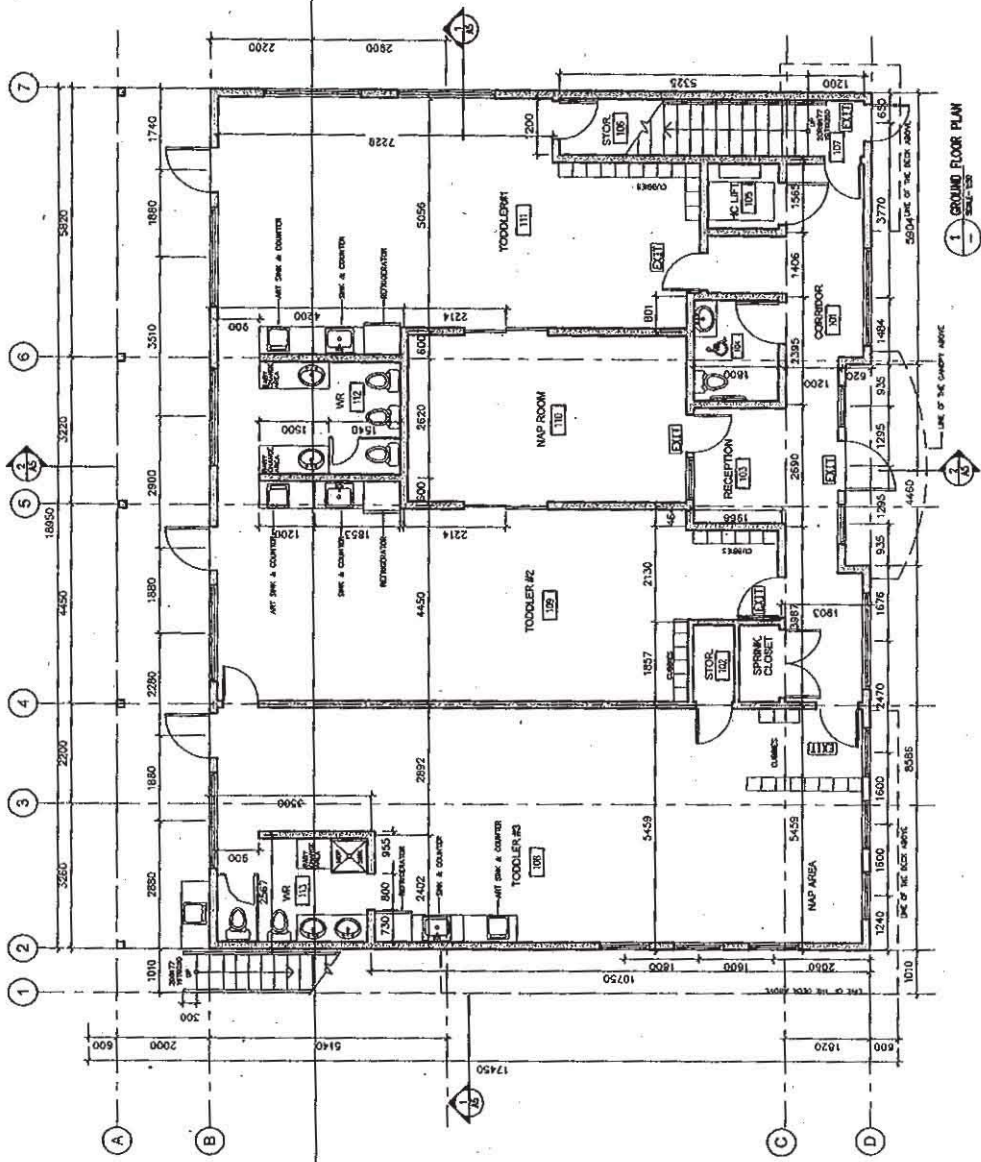
CHESTER MASSIE & ASSOCIATES, INC.
401 S. 17th Street, Richmond, VA 23131
Phone: 804.281.1900 Fax: 804.281.1901
www.chestermassie.com

PROJECT:
DAYCARE
8851 HEATHER STREET,
RICHMOND, VA

DRAWING TITLE:
GROUND FLOOR PLAN

DRAWN BY:	REV:
DATE PLOTTED:	A2
SCALE: 1/8" = 1'-0"	OF
PROJECT NO: 208-046	

Plan 7 Jun 20 2011
DP 10-538908



ELECTRICAL LEGEND
EXIT EXIT UNIT
PL Emergency Service

1 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

COPYRIGHT RESTRICTION
 THIS DESIGN & DRAWING IS AND IS ALL
 THE PROPERTY OF CHESTER MASSIE & ASSOCIATES LTD. AND
 CHESTER MASSIE & ASSOCIATES LTD. AND
 CHESTER MASSIE & ASSOCIATES LTD. AND
 CHESTER MASSIE & ASSOCIATES LTD.

ROOM	SUBMIT	DATE

DATE	DESCRIPTION

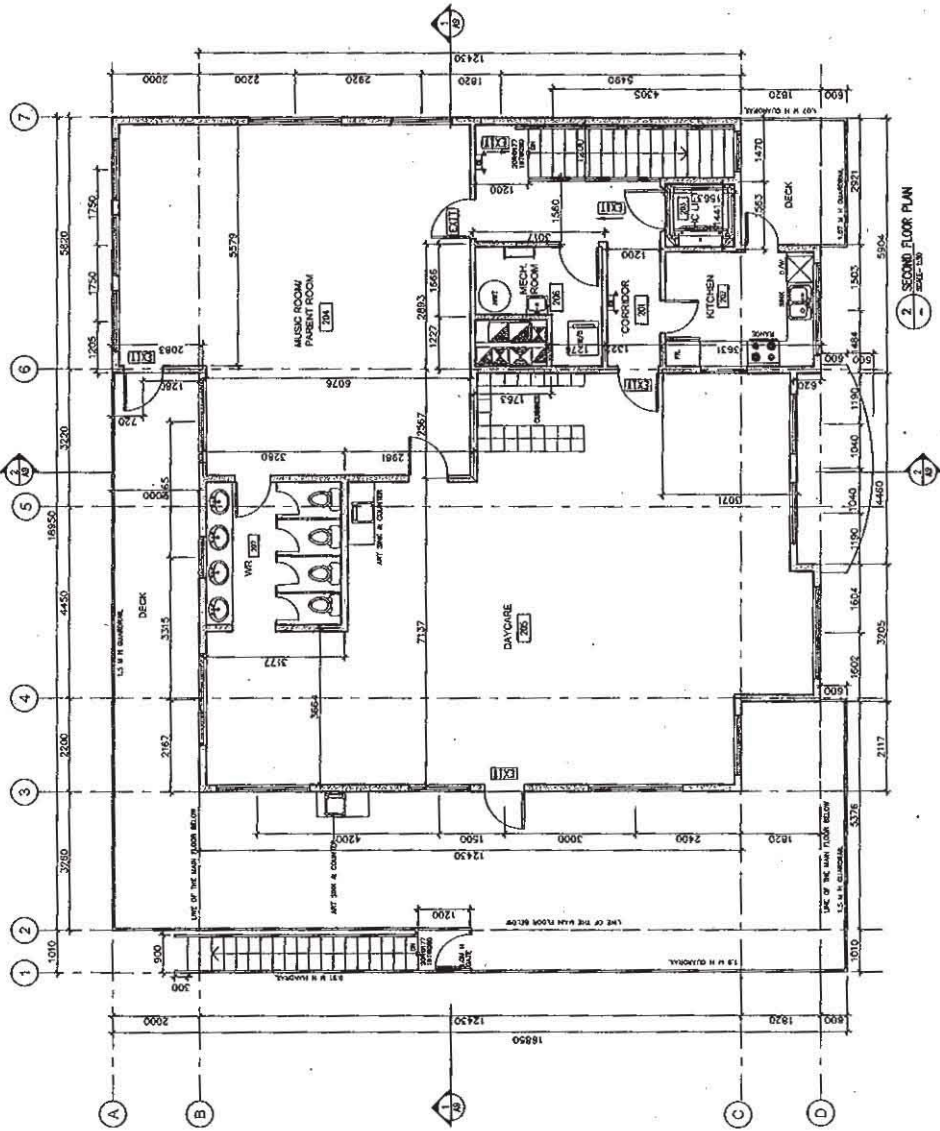


CHESTER MASSE & ASSOCIATES LTD.
 ARCHITECTURE & ENGINEERING
 8650 HEATHERS STREET,
 RICHMOND, BC
 V6X 4L1
 TEL: 604-275-9411
 FAX: 604-275-9412
 WWW.CHESTERMASSE.COM

PROJECT: **DAYCARE**
 8650 HEATHERS STREET,
 RICHMOND, BC

DRAWING TITLE:
SECOND FLOOR PLAN

DRAWN: MOY	A3	OF	-	REV
DATE: FEB/2011				
SCALE: 1/8" = 1'-0"				
PROJECT NO: 240-04				



Plan 8 Oct 7 2011
DP 10-538908