



**City of Richmond**  
Planning and Development Department

**Report to Committee**

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**To:** Planning Committee  
**From:** Jean Lamontagne  
Director of Development  
**Date:** April 23, 2007  
**File:** RZ 05-318567  
**Re:** **Application by Judy Smith for Rezoning at 10940 Mortfield Road from Single-Family Housing District, Subdivision Area E (R1/E) to Residential Child Care District (R6)**

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**Staff Recommendation**

That Bylaw No. 8020, for the rezoning of 10940 Mortfield Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Residential Child Care District (R6)", be introduced and given first reading.

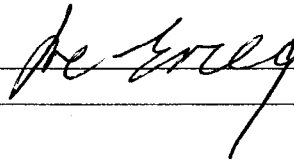


Jean Lamontagne  
*Director of Development*

SB:blg  
Att.

**FOR ORIGINATING DEPARTMENT USE ONLY**

**CONCURRENCE OF GENERAL MANAGER**



## Staff Report

### Origin

Judy Smith has applied to the City of Richmond for permission to rezone 10940 Mortfield Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Residential Child Care District (R6) in order to expand an existing Day Care Centre from 10 children to a maximum of 16 children.

The day care is located in an existing split-level single-family house. The applicant is proposing to accommodate 16 children in two separate programs: 8 children in a toddler program for children aged 18 months to 3 years old; and 8 children in a 3 to 5 year old program. The two programs will be located on the lower two levels. The top level is proposed to contain ancillary office, storage and a staff washroom.

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 2**).

### Surrounding Development

- To the north, across Mortfield Road is a large strata-titled multi-family development with over 215 units in six (6) three-storey buildings on a large property zoned "Medium-Density Residential District (R7)". Between the subject site and South Arm Park are a number of strata-titled multi-family properties; and
- To the east, west and south, the subject property is surrounded by single-family homes on properties zoned "Single-Family Housing District, Subdivision Area E (R1/E)".

### Related Policies & Studies

#### Child Care Needs Assessment

The 2001 – 2006 Richmond Childcare Needs Assessment presents an analysis of the demand for childcare based on Richmond's five (5) health areas. Superkidz Academy Child Centre, 10940 Mortfield Road, is located in Health Area 3, which is bounded by No. 3 Road and No. 6 Road, south of Francis Road.

While in 2001, Health Area 3 had the highest childcare capacity relative to population due to a relatively high proportion of regulated family caregivers, at the time of the Needs Assessment the area had no group care for children under three (3) years old. The development of group care for infant/toddlers in this area was identified as a priority. Since the Needs Assessment was conducted, Superkidz Academy Child Centre was established and is now the only group day care centre in Health Area 3 for children under three (3) years old.

The applicant currently provides childcare to eight (8) infant/toddlers. Due to the high staff to infant/toddler ratio, it is very difficult to financially sustain a centre catering exclusively to this age group. The proposed expansion of services would add eight (8) more spaces to her centre for 3 to 5 year olds. These additional spaces would help to ensure the continuation of the eight (8) infant/toddler spaces by enhancing the financial viability of her centre, thus preventing a loss of much-needed childcare spaces.

### **Staff Comments**

#### Building Code Compliance

The applicant has been working with staff and a consultant to address the issue of Building Code compliance, which is an endeavour for a small day care operator. Day Care use is considered to be an assembly use under the British Columbia Building Code, which requires the highest level of fire and life safety protection. The existing split-level wood frame single-family house does not meet those requirements for a day care for 16 children. The Building Code does however permit a registered professional with expertise in life safety issues to propose an “alternative solution” to ensure that the existing single family dwelling can be safely used for assembly purposes, and not compromise the life safety, fire protection or health requirements of the BC building code. On behalf of the applicant, a Fire Protection Engineer has proposed an alternative solution which is under review by the City through a separate Building Approvals application (EQ 07-366040). The alternate solution proposes upgrades including restricting the day care use to the two (2) ground levels (at grade and on a crawl space), installation of exit signage, emergency lighting, fire alarm and smoke detectors, exit doors from each area to the exterior, and general repairs of the existing walls and ceiling. The general approach appears to be acceptable to Building Approvals Division. The Building Code alternative solution and associated Building Permit to implement the required building renovations must be complete prior to the day care being permitted to increase it's capacity.

#### Licensing

The Child Care Licensing Officer with Richmond Health Services has confirmed that when the operator provides documentation demonstrating that City requirements have been met (zoning approved, alternative solution and building permit), they will be able to obtain licensing for the proposed programs with a maximum of 16 children. The facility meets the licensing requirements for outdoor play space.

#### Off-Street Parking

Revisions were made to the Zoning and Development Bylaw after the subject application was submitted to the City which requires that off-street parking provided for Day Care use increase based on the number of staff required and the number of children in care. Five (5) parking spaces are required: two (2) for parents and three (3) for staff. The applicant will accommodate the required parking on-site in the driveway and adjacent to the driveway with driving strips in the lawn area. Signage will be provided for the staff parking spaces in the lawn area.

#### Flood Management

In accordance with the Interim Flood Protection Management Strategy, registration of a Flood Indemnity Covenant on title is required prior to final adoption of the rezoning bylaw.

**Analysis**

The proposal to rezone the subject property is consistent with the Official Community Plan (OCP) Neighbourhood Residential Land Use designation which permits childcare facilities. The proposal is a step in addressing the need for toddler childcare identified in the 2001 – 2006 Richmond Child Care Needs Assessment. Staff support the proposal.

**Financial Impact or Economic Impact**

None.

**Conclusion**

The rezoning application complies with all policies and land use designations contained within the Official Community Plan (OCP) and addresses the need for toddler childcare identified in the 2001 – 2006 Richmond Child Care Needs Assessment for the local area. On this basis, staff support the application.



Sara Badyal, M.Arch.  
Planner 1  
(Local 4282)

SB:blg

Attachment 1: Location Map  
Attachment 2: Development Application Data Sheet  
Attachment 3: Rezoning Considerations Concurrence





**SUBJECT  
PROPERTY**



RZ 05-318997

Original Date: 04/24/07

Amended Date:

Note: Dimensions are in METRES



**City of Richmond**

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

**Development Application  
 Data Sheet**

**RZ 05-318567** **Attachment 2**

Address: 10940 Mortfield Road

Applicant: Judy Smith

Planning Area(s): Broadmoor

	Existing	Proposed
<b>Owner:</b>	Judith Smith	No change
<b>Site Size (m<sup>2</sup>):</b>	723 m <sup>2</sup>	No change
<b>Land Uses:</b>	Single-Family Residential	Childcare (Max. 16 children)
<b>OCP Designation:</b>	Neighbourhood Residential	None
<b>Zoning:</b>	Single-Family Housing District (R1/E)	Residential Child Care District (R6)
<b>Number of Units:</b>	1	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.50	0.19 existing	None permitted
Lot Coverage – Building:	Max. 40%	14% existing	None
Lot Size (min. dimensions):	540 m <sup>2</sup>	723 m <sup>2</sup> existing	None
Setback – Front Yard (m):	Min. 6 m	Min. 6.2 m existing	None
Setback – Side Yards (m):	Min. 1.2 m	Min. 1.2 m existing	None
Setback – Rear Yard (m):	Min. 6 m	Min. 20.7 m existing	None
Height (m):	2 ½ storeys	2 storeys existing	None
Off-street Parking Spaces – Family and Staff:	1.6 and 2.25	2 and 3	None
Off-street Parking Spaces – Total:	5	5	None

**Rezoning Considerations**  
**10940 Mortfield Road ("the lands")**  
**RZ 05-318567**

Prior to final adoption of Zoning Amendment Bylaw 8020, the developer is required to complete the following:

1. Registration of a floodplain indemnity covenant on title to the lands (Minimum 0.9 m geodetic)

[Signed original on file]

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Signed

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Date





**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 8020 (RZ 05-318567)  
10940 MORTFIELD ROAD**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **“RESIDENTIAL CHILD CARE DISTRICT (R6)”**.

P.I.D. 003-514-862

Lot 134 Section 34 Block 4 North Range 6 West New Westminster District Plan 36731

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8020”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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CITY OF RICHMOND
APPROVED by <i>il</i>
APPROVED by Director or Solicitor <i>il</i>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER