



**Development Permit Panel
Wednesday, March 13, 2019**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: John Irving, Chair
Laurie Bachynski, Director, Corporate Business Service Solutions
Peter Russell, Senior Manager, Sustainability and District Energy

The meeting was called to order at 3:30 p.m.

Minutes

It was moved and seconded
That the minutes of the meeting of the Development Permit Panel held on February 27, 2019 be adopted.

CARRIED

**1. DEVELOPMENT PERMIT 16-741329
(REDMS No. 5737467)**

APPLICANT: 0908206 BC Ltd.

PROPERTY LOCATION: 9560, 9580 and 9584 Granville Avenue

INTENT OF PERMIT:

1. Permit the construction of 16 two-storey townhouse units at 9560, 9580, and 9584 Granville Avenue on a site zoned “Medium Density Townhouses (RTM2)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum lot coverage for buildings from 40% to 45%.

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Applicant's Comments

Eric Law, Eric Law Architect, Inc., provided background information on the proposed development, noting that (i) the design of the proposed townhouse development is sensitive to its neighbouring two-storey townhouse developments and single-family homes, (ii) the requested increase in lot coverage will be mitigated by the proposed increases in lot coverage for porous surfaces and landscaping with live plants, (iii) two convertible units are proposed for the project, and (iv) the project has been designed to achieve an EnerGuide 82 rating for energy efficiency.

Donald Duncan, Donald V.S. Duncan Development Consultant, briefed the Panel on the main landscaping features for the project and highlighted the following:

- the proposed landscaping for the subject site is consistent with its single-family environment;
- the extensive use of permeable pavers in the project will enhance on-site stormwater management;
- coloured pavers are proposed for on-site pedestrian routes for better identification and to enhance safety to pedestrians;
- proposed interface with adjacent developments include, among others, wooden fencing with trellis elements on top in key locations;
- colourful trees and shrubs are proposed on the site to provide visual interest;
- the large tree at the northeast corner will be retained and protected; and
- the proposed children's play area provides a variety of play and learning opportunities.

Staff Comments

Wayne Craig, Director, Development noted that (i) a Servicing Agreement associated with the project which includes frontage works and site service connections will be entered into prior to Building Permit issuance, and (ii) the proposed building lot coverage variance was identified at rezoning stage and no concerns were noted at the public hearing for the rezoning of the subject site.

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Panel Discussion

In reply to queries from the Panel, the project's design team acknowledged that (i) an arbour will be mounted on top of the proposed fence at both ends of the east-west internal drive aisle, (ii) there is no cross-access connection to the adjacent existing townhouse development to the west, (iii) rollover curbs are not provided along the pedestrian walkways on the internal drive aisle; however, a different colour treatment is proposed for the permeable paving on pedestrian pathways to enhance pedestrian safety, (iv) the outdoor amenity area is gated to provide safety to children, and (v) wood fences will be installed on the east, west and south property lines.

In reply to further queries from the Panel, the design team noted that (i) the proposed height of the two-storey buildings in the subject site is slightly higher than the adjacent single-family homes to the east but below the maximum permitted height of 12 meters for townhouses, (ii) all parking stalls in the townhouse units are provided with Level 2 electric vehicle charging outlets, and (iii) garbage and recycling enclosures are located at the entry driveway to facilitate pick-ups.

Gallery Comments

Jenny Xu, Unit 8 7028 Ash Street, owner of the end unit of the existing two-storey townhouse development immediately adjacent to the west of the subject development, sought clarification regarding (i) the height of the proposed buildings on the subject site, (ii) the distance between the subject development and her property, and (iii) proposed measures by the applicant to address potential privacy and overlook concerns to the immediate neighbours to the west.

Rosa Liu, 9600 Granville Avenue, owner of the single-family home immediately adjacent to the east of the subject site, expressed concern regarding the damage to her property as a result of previous pre-construction activities undertaken in the subject site.

Ms. Liu noted that the concrete sidewalk and patio on her property and the wooden fence along her property's west property line adjacent to the subject site were damaged as these were observed to be sloping down toward the subject site. She expressed concern that her property's foundation could have been damaged as well.

In closing, Ms. Liu further noted that she had relayed her concerns to the project's developer and queried whether the developer's proposal to build a new retaining wall would impact the old retaining wall within her property.

With regard to the concerns raised by the neighbouring residents, the Chair advised that the Panel's mandate is to review the form and character of the proposed development and that construction impacts could be coordinated with City staff and should be addressed by the developer.

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With regard to the project's proposed interface with the adjacent townhouse development to the west to provide separation and privacy, the project's design team acknowledged that (i) a six-foot high wood fence and hedging materials will be installed along the site's west property line to provide a buffer between the subject site and the adjacent townhouse development to the west, (ii) the distance between the west side of the buildings on the subject site and the east side of the buildings on the adjacent townhouse development to the east is approximately six meters, and (iii) the site grade on the subject site will be raised to match the existing site grades on the adjacent properties.

In response to a query from the Panel, Mr. Craig confirmed that the building setback from the west property line of the subject site is slightly larger than the required minimum of three meters.

With regard to the project's interface with the adjacent single-family home to the east, the design team acknowledged that similar fencing and hedging materials proposed along the west property line would also be installed along the east property line.

In addition, Mr. Craig noted that (i) perimeter drainage will be installed along all property lines on the subject site, (ii) the applicant intends to match the site grade on the subject site to the existing site grade on the adjacent property to the east, and (iii) the applicant intends to retain the existing retaining wall to the east; however, the developer had indicated that he could replace the east retaining wall if necessary.

Khalid Hasan, developer for the project, confirmed that (i) the existing retaining wall to the east is within the neighbour's property, (ii) a new retaining wall along the east property line of the subject site could be installed if necessary, (iii) the site grade on the subject site will be raised to match the existing grade on the adjacent property to the east, and (iv) he has agreed to replace the damaged fence and three wooden gates in the neighbouring property.

Correspondence

Rosa Liu, 9600 Granville Avenue ([Schedule 1](#))

Mr. Craig noted that in her letter, Ms. Liu expressed concern regarding issues with respect to potential property damage resulting from site preparation works and previous demolition of existing single-family homes on the subject site, and requested that the developer fulfill his commitment to address these issues.

Panel Discussion

The Panel expressed support for the project, noting that (i) increasing the site grade to match the existing grades on adjacent developments will help address adjacency concerns, (ii) the form and character of the proposed development is appropriate, and (iii) the proposed development works well with its site context.

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Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of 16 two-storey townhouse units at 9560, 9580, and 9584 Granville Avenue on a site zoned “Medium Density Townhouses (RTM2)”;* and
2. *vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum lot coverage for buildings from 40% to 45%.*

CARRIED

2. DEVELOPMENT VARIANCE 18-825820
(REDMS No. 6107581)

APPLICANT: Urban Design Group Architects Ltd.

PROPERTY LOCATION: 12033 Riverside Way

INTENT OF DEVELOPMENT VARIANCE PERMIT:

Vary the provisions of Richmond Zoning Bylaw 8500 to:

1. reduce the number of required vehicle parking spaces from 92 to 89; and
2. reduce the minimum required standard vehicle parking spaces from 50% to 40%, to permit a childcare facility with a maximum 26 staff and 136 children to be located on a site at 12033 Riverside Way zoned “Industrial Business Park (IB1)”.

Applicant’s Comments

Fariba Gharaei, Urban Design Group, with the aid of a video presentation (attached to and forming part of these Minutes as Schedule 2) provided background information on the proposed development and highlighted the following:

- the proposed parking variances are requested to accommodate a new childcare facility on the ground floor of an existing three-storey office building;
- there are currently 92 parking spaces provided for the three-storey building;
- the total number of parking spaces required for the entire property as a result of the proposed addition of a childcare facility is 102 spaces; however, the Zoning Bylaw allows a 10 percent reduction to the minimum required parking spaces provided that Transportation Demand Management (TDM) measures are provided;
- 10 existing parking stalls are proposed to be removed to accommodate an outdoor play area for the proposed childcare facility;
- the remaining parking stalls will be re-striped to increase the number of small car parking spaces to provide 89 parking stalls, 14 of which will be restricted to short-term parking during peak demand hours for the childcare facility;

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- changes to existing landscaping to accommodate the proposed outdoor play area include the removal of a portion of an existing landscaped area, addition of a new lawn and installation of perimeter fencing to enclose the play area; and
- outdoor and indoor bicycle parking will be provided for the proposed childcare facility.

Julia Lim, the project's traffic consultant, with the aid of a video presentation (attached to and forming part of these Minutes as Schedule 2) reviewed the results of the parking study conducted for the project.

Ms. Lim referenced the observed site parking demand, parking demand for comparable properties with office and childcare uses, and projected peak individual parking demand for the childcare facility to support the provision of 89 parking spaces for the subject property.

In addition, Ms. Lim noted that the project's proposed TDM measures include cycling end-of-trip facilities and a two-year, two-zone employee public transit pass program for childcare staff.

Staff Comments

Mr. Craig advised that staff had consulted with Vancouver Coastal Health Authority during the review process and noted their support for the proposed childcare facility on the subject site.

In addition, Mr. Craig clarified that (i) the total number of required parking stalls for the subject property including the office uses and childcare facility as per the City's Zoning Bylaw is 102 parking stalls, (ii) the applicant's proposed TDM measures allow for a 10 percent reduction of the required parking stalls or a minimum of 92 parking stalls, and (iii) the applicant is only able to physically fit 89 parking stalls on the site, so a parking variance is requested.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Panel expressed support for the project, noting the applicant's thorough presentation of the project and clear rationale for the requested parking variances.

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Panel Decision

It was moved and seconded

That a Development Variance Permit be issued which would vary provisions of Richmond Zoning Bylaw 8500 to:

- 1. reduce the number of required vehicle parking spaces from 92 to 89; and*
- 2. reduce the minimum required standard vehicle parking spaces from 50% to 40%, to permit a childcare facility with a maximum 26 staff and 136 children to be located on a site at 12033 Riverside Way zoned "Industrial Business Park (IB1)".*

CARRIED

3. New Business

It was moved and seconded

That the Development Permit Panel meeting scheduled on Wednesday, March 27, 2019 be cancelled.

CARRIED

4. Date of Next Meeting: April 10, 2019

5. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:34 p.m.

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, March 13, 2019.

John Irving
Chair

Rustico Agawin
Committee Clerk

Schedule 1 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
March 13, 2019.

To Development Permit Panel
Date: <u>March 13, 2019</u>
Item # <u>1</u>
Re: <u>DP 16-741329</u>

From: Rosa Liu <rosacga678@gmail.com>
Sent: Tuesday, 12 March 2019 11:15 PM
To: Weber,David
Cc: Rosa Liu
Subject: DP 16-741329 Meeting Record Notification, on Wednesday March 13, 2019
Attachments: 9600 Granville Ave City Notice.pdf; 9600 Granville letter to Developer.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. David Weber:

Please find attached our communications on residential property damage issues as recorded in regards to the DP 16-741329. These should be addressed as part of the permit to construct meeting records.

Thank you,
Rosa Liu



9600 Granville Ave
Richmond BC V6Y 1R2

March 12, 2019

Attention: David Weber, Director, City Clerk's office

Dear Mr. David Weber:

Re: DP 16-741329, 16 two-storey townhouse

The Development Permit (DP 16-741329) panel meeting will be held tomorrow, March 13, 2019, and we have noted concerns that on the related impacts of this property development to our private residence.

Since September 2017, we have raised concerns on how development activities were causing private property damages from the development site, which may also have impacted the foundation to our house. As noted, our fence has fallen over, the sidewalk between our house and fence is shifting, and is together with a concrete pad, sloping downwards to the development site. In addition, the fence posts were ripped from the stucco house wall with the three fence gates rendered as unusable. Please see attached letter to the Developer dated March 4, 2019, including pictures.

The Developer did site inspections, and their proposed solution, as provided in the March 10th email (Appendix A), doesn't solve all of our stated concerns. This property damage is not from a long term settlement, as stated by the Developer. Besides the items the Developer's has agreed to resolve in his email dated March 10, 2019, we are requesting a professional assessment to the following:

- Inspection of the existing Retaining Wall to see if it needs to be professionally replaced, as recommended by the Developer.
- Repair/Replace the sloping concrete pad, and sidewalk, as noted.
- Examine the house foundation for damages from the property development (pre-loading soil, ground sloping/sinking, etc.).

The Developer (Mr. Khalid Hasan) has mentioned he would bring in a Professional Engineer to provide an assessment, but this has not happened yet. We encourage the City to be part of this assessment, so that city standards are maintained and considered fair and reasonable.

Any City of Richmond approved developments should not cause damage to existing properties in the neighbourhood, and if there are noted property damages this should be fully remedied by the Developer and supported by the City.

Thanks for your attention to this matter.

Sincerely,

Rosa Liu

Rosa Liu



Appendix A: Developer email, March 10, 2019

From: Team Khalid <info@khalidhasan.com>

Date: March 10, 2019 at 2:23:53 PM PDT

To: rosacqa678@gmail.com

Subject: 9600 Granville Ave

Hi Rosa,

As per our meeting onsite today I confirm that we will be replacing the old fence on the East property line of our development site with a new fence and retaining wall as per requirements of City of Richmond and our landscape proposal as part of development and it also includes a new perimeter drainage.

The current retaining wall between our property and your property is still seems like in good shape as per our visual inspection today and seems like it is installed on our property but We will confirm from the surveyor about the exact location of the old retaining wall. With your written permission we can remove the existing old fence(on your property) and dispose off at our costs and will install new fence and replace the wooden gates as discussed at our costs for you. We will install the new retaining wall as per the requirements of the city of Richmond at our cost also.

The concrete sidewalks which are sloping away from your building seems like a result of long term soil settlement as evident from the North West corner sidewalk of your home.

The installation work for the retaining wall and fence will start in first week of April 2019 and should be completed with in 3 weeks. You can keep this email as our agreement to do the above work as described.

If you have any further questions please let us know.

0908206 BC Ltd
Khalid Hasan
604-786-8960
Sent from my iPhone

9600 Granville Ave
Richmond BC V6Y 1R2

March 4, 2019

Dear Nauman:

Re: property damage caused by your development site at 9560/9580/9584 Granville Ave. Richmond BC

We are concerned on the discussed property damage (sidewalk, patio concrete pad, fence and three fence gates) that is occurring to our private residence on 9600 Granville St. Richmond BC V6Y 1R2. Our claim is that a retaining wall should have been considered when we first notified you in 2017, and now we have additional property damage, and would like to know when these will be resolved by you prior to the review of your Development Permit (DP 16-741329) on March 13, 2019.

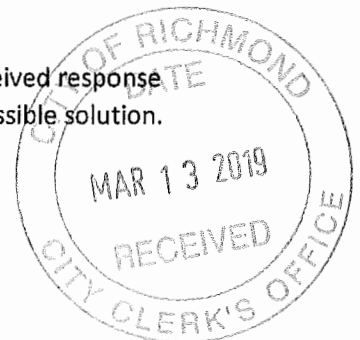
The actions we have taken with you, are summarized below, and show that if the retaining wall was supported correctly by you in September 2017, much of the subsequent property damage could have been avoided.

Record of Actions:

1. First contact notification: Sept 23, 2017, contacted KHALID (604.786.8960) indicating that fence was falling over, and was re-directed to contact you (604.500.9922). Sept 25 fence partially repaired with a piece of plywood nailed to fence post, and a one 2x4 cross beam as indicated in picture attached.
2. Texted you on Feb 10th, 2019 regarding more damage to fence and patio, and requested a site inspection (done on Feb 21, 2019) to the following new house damage:
 - 2 fence gates that were anchored to the house w/ metal spikes, were now ripped from the stucco wall - leaving holes in stucco wall, 2 side gates were now unusable, and gate spikes now exposed and considered dangerous;
 - Back door patio concrete slab was significantly cracked and separated into 2 slabs, where the one was slanting down to the fence area;
 - Side-walk between house and fence was inspected and noted to be gapping away from the house and sloping to the fence;
 - Back gate and fence between carport and house noted as unaligned and sloping to the Development site

Outcome of the Feb 21, 2019 site inspection concluded by you was that more soil was going to be added, and that the person who does this work would not be available until March 3, 2019. A request was made to get it done as early as possible to stop the continued effects on our private residence from this dangerous exposure.

Contacted you again on Feb 26th requesting an update on site inspection actions and received response that dirt would be backfilled and support to the retaining wall would be provided as a possible solution.

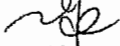


We would like to have this resolved amicably, but we feel that given our communications with you since September 2017 that we must now have immediate action, and a formal repair plan approved before further damage is done and continues to occur. We are grateful that you have recently agreed to have the retaining wall supported properly, but we must ensure that this is done in accordance with good engineering standards to prevent further property damage (house structural and/or foundation).

Please contact Rosa Liu at 778-388-8598 or Dean Featherling at 778-960-0324 regarding this matter.

Thank you for your immediate attention to this matter. We are looking forward to hearing from you.

Yours truly,

A handwritten signature in black ink, appearing to be 'Rosa Liu', written over a thin horizontal line.

Rosa Liu

Attachment: seventeen pictures

backyard



- Cracked
- Gap gets bigger

↔ Gap

Side walk
between your site and my house



- Fence fell over to your site
- Fence post ripped off from stucco wall
- damages on stucco wall

Gap

Side walk

9:52
◀ Mail
doc-08-40-docs.googleusercontent.c



Fence fell over
to your site
significantly.
please see gaps

< ↑ 📖 📄

Side walk



Side walk
- Concrete pad
Stop to your
Site away from
Ironie foundation
- please see Gap
in the picture



back yard

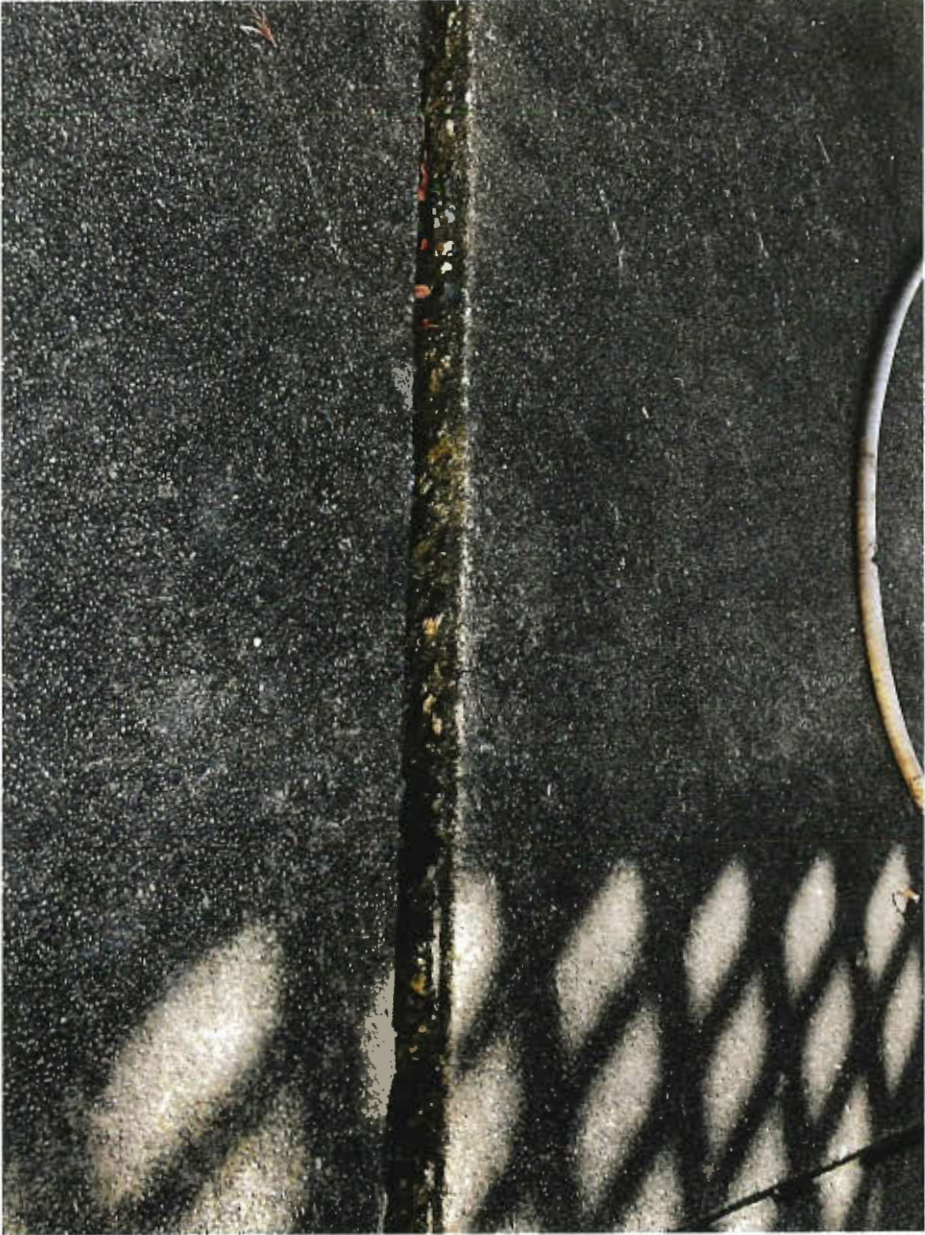


- cracked
- Gap gets bigger
- elevation created in between concrete pads.



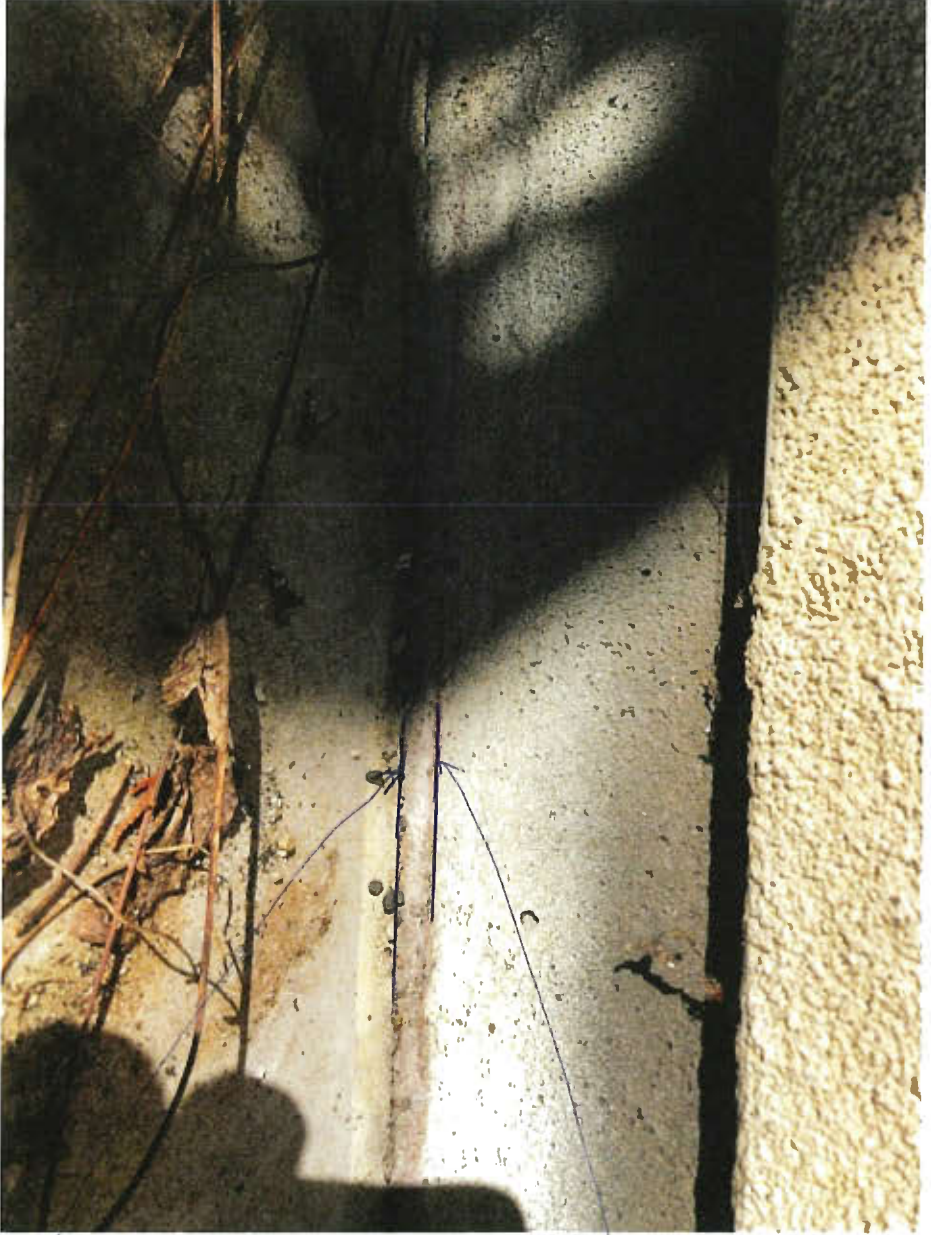
Front Yard

separation
Created
→ slopping
to your
site



back yard

elevation
created.



back yard

original
line

-back yard
has sunk
significantly

new
line

back Yard

gap
now



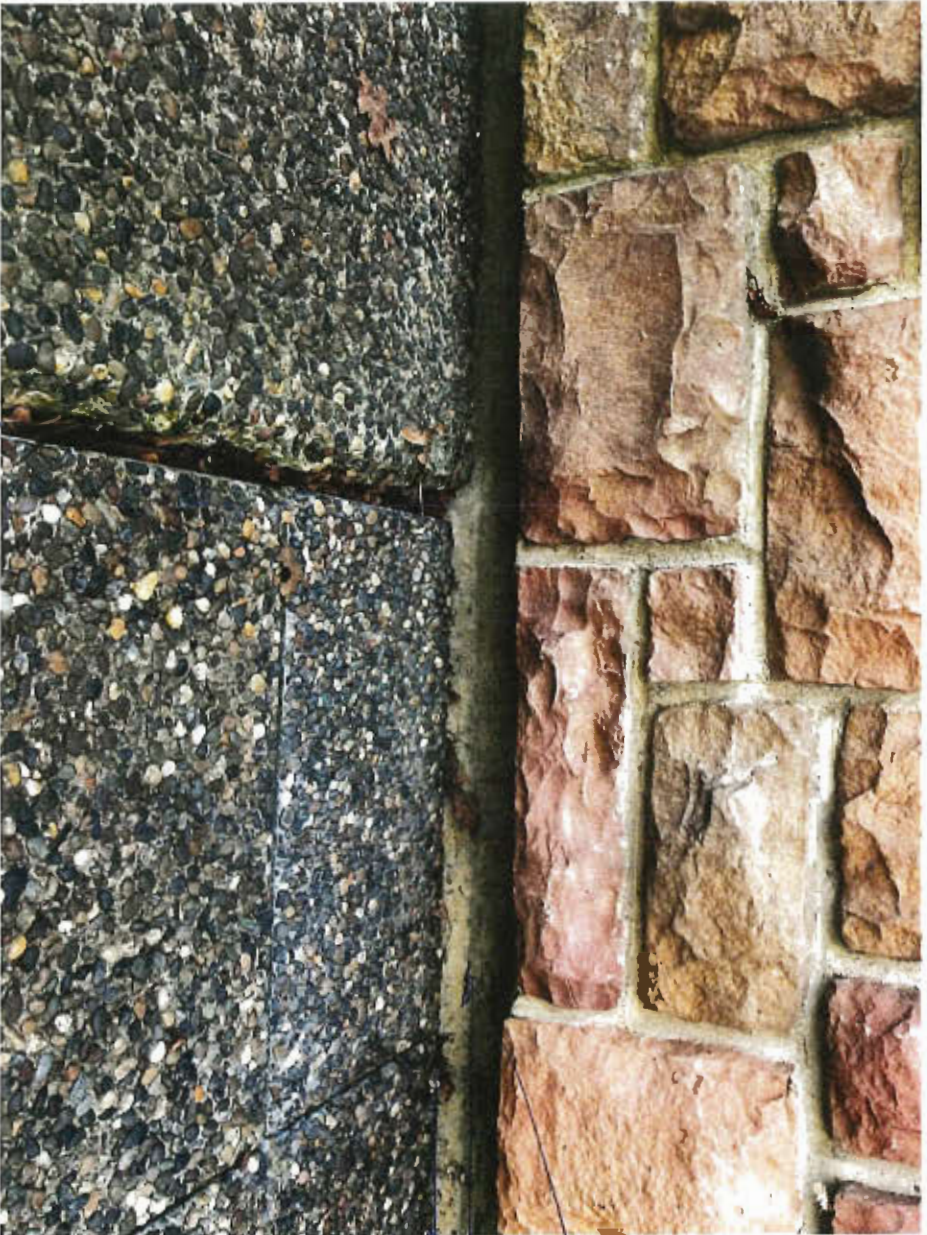
original
gap

- concrete pads
slopping to
your site.

- huge gap
has been
created

→ cracked
see highlighted
in green

Front Yard



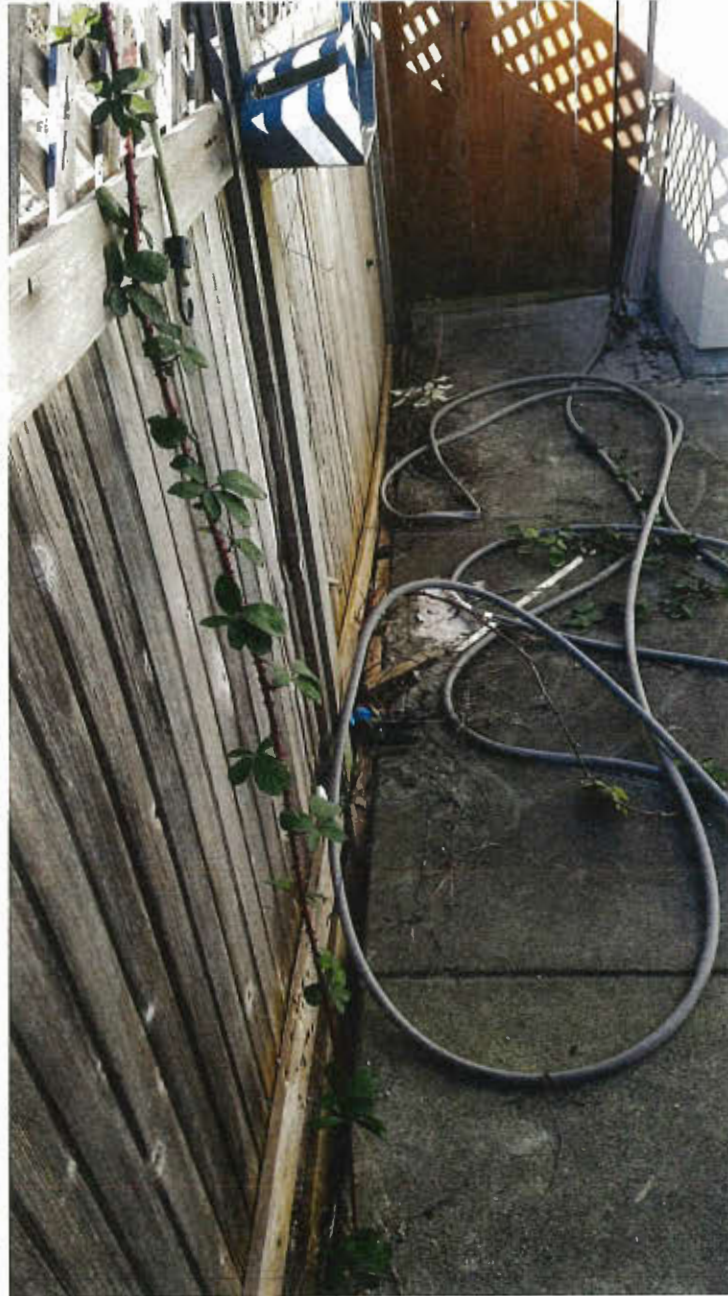
original line

new line

Front yard
has sunk
due to no
support
from your
site

A big Gap has been created. Due to slopping.

back yard



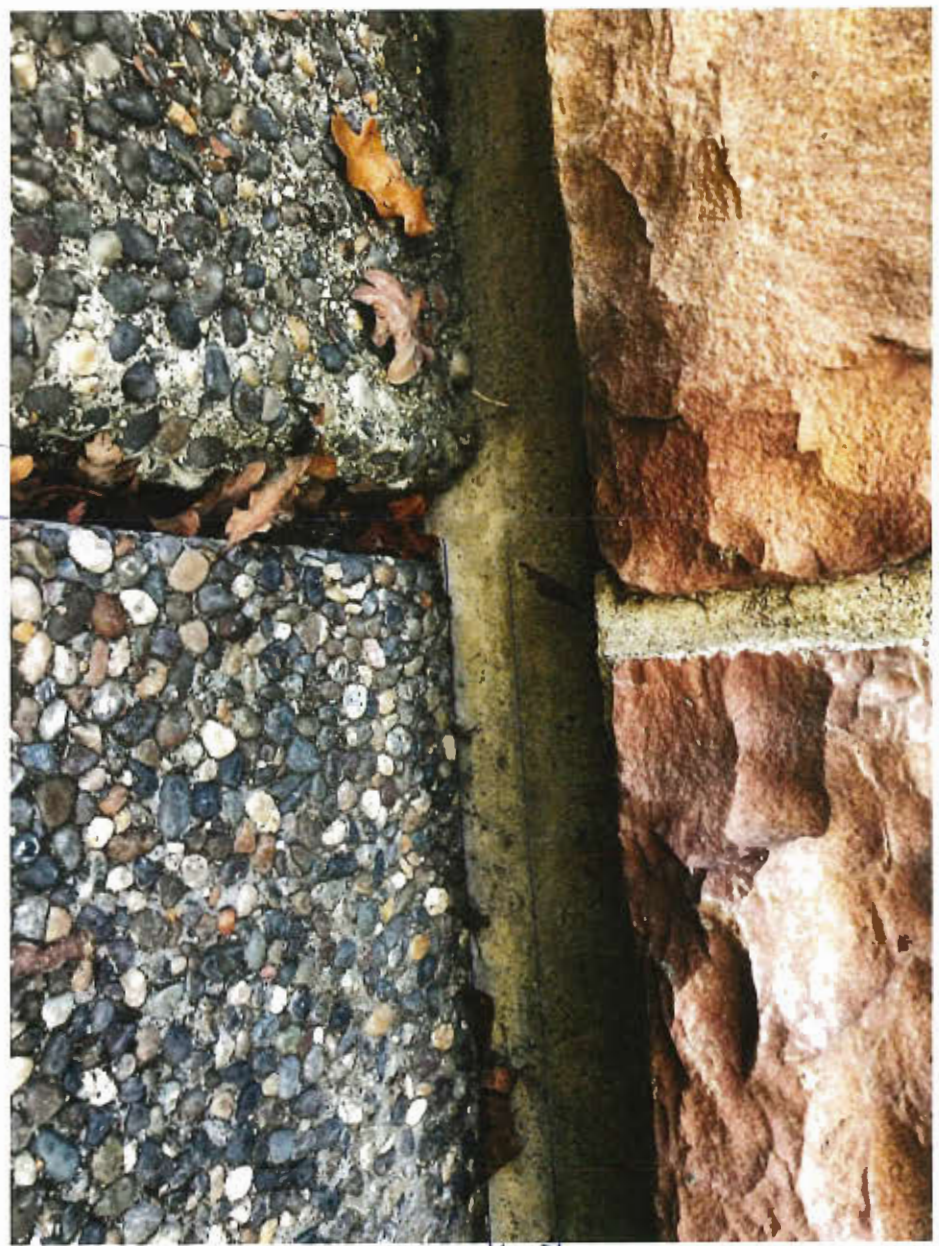
Huge Gap has been created
because fences fell over to
your site



- 2x4 cross
beam supporting
fence from falling
over

→ see the damage
on fence.

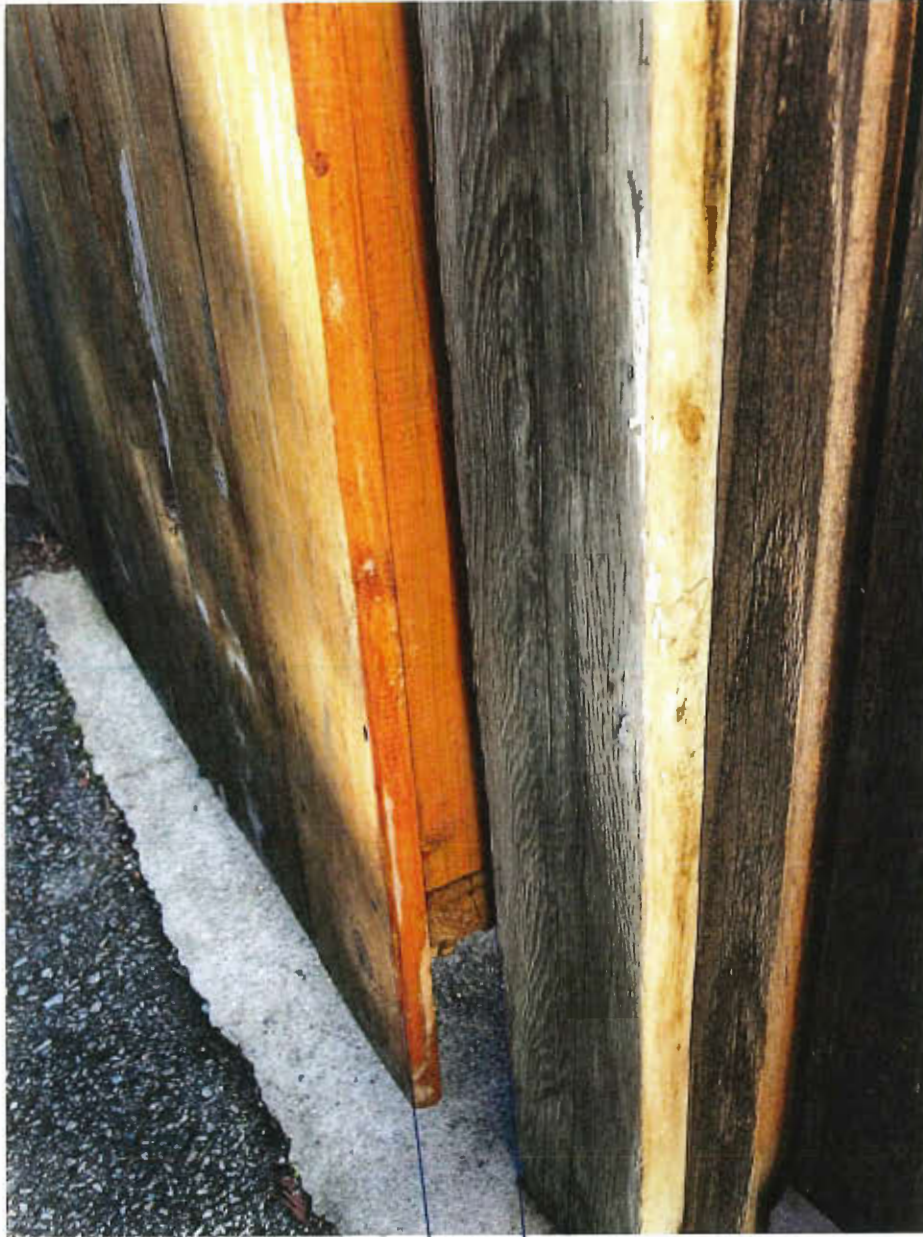
Front yard



←→
Gap

- Concrete pad at front yard has sunk.
- Big gap has sunk been created

Back Yard.



→ Gate has
been out
of alignment
→ See gap
in picture

← Gap

Fence



→ No retaining wall
→ No support.

back yard.

Angle for tipping over.



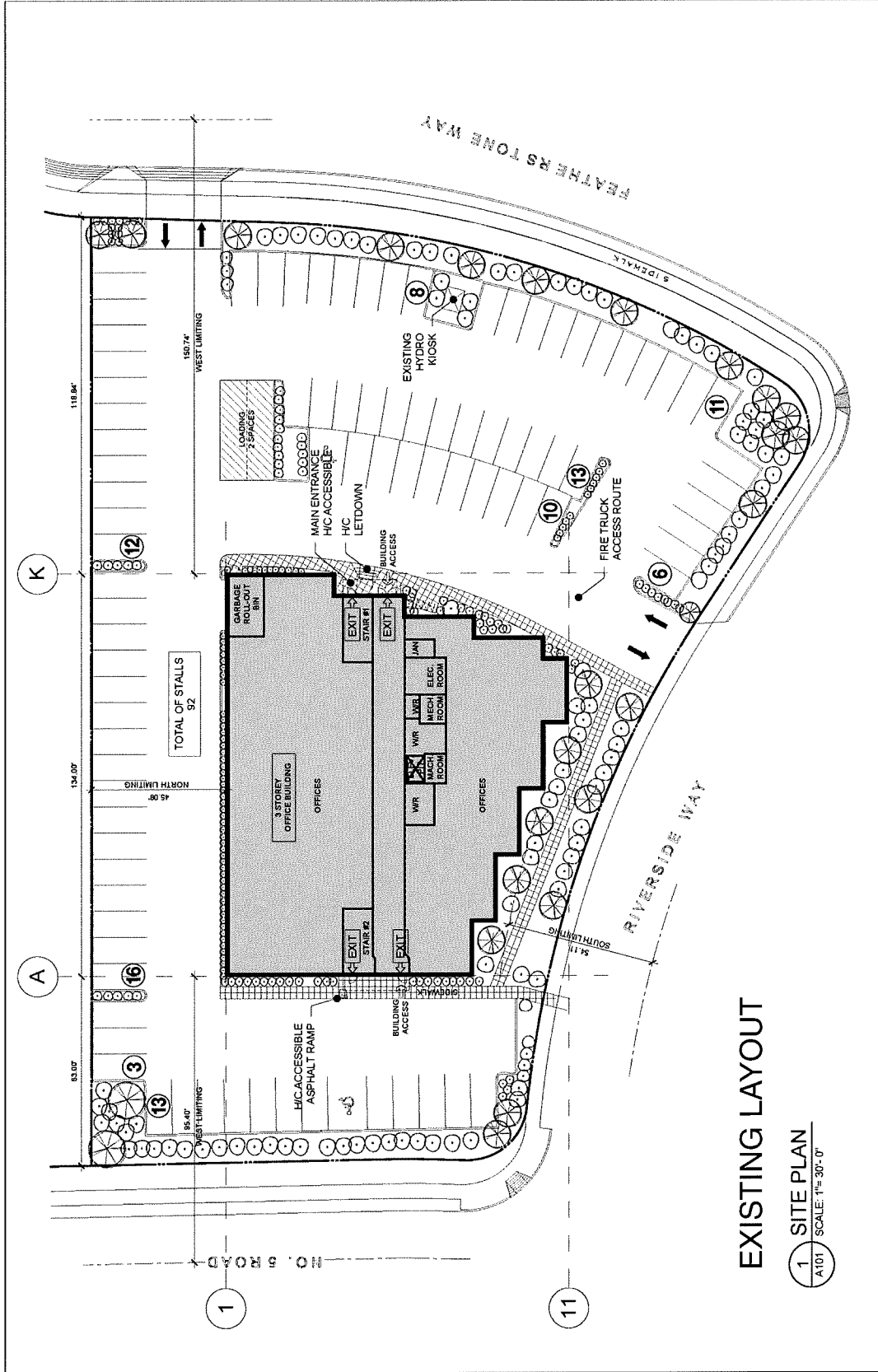
→ back yard tipped over to your site.
→ please see white cylinder object

Side walk
near front yard



Fence post
ripped off
from stucco
wall.

Schedule 2 to the Minutes of the
 Development Permit Panel
 meeting held on Wednesday,
 March 13, 2019.



EXISTING LAYOUT

1 SITE PLAN
 A101 SCALE: 1"=30'-0"

DATE	2018/01/07
PROJECT	NEW CHILD CARE CENTRE
CLIENT	WILLOWBRAE ACADEMY CORPORATE
DESIGNER	ARCHITECTURE
SCALE	AS SHOWN
PROJECT NO.	1800000000
DATE	2018/01/07
PROJECT	NEW CHILD CARE CENTRE
CLIENT	WILLOWBRAE ACADEMY CORPORATE
DESIGNER	ARCHITECTURE
SCALE	AS SHOWN
PROJECT NO.	1800000000



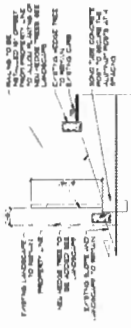
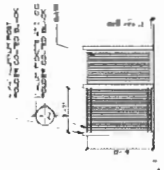
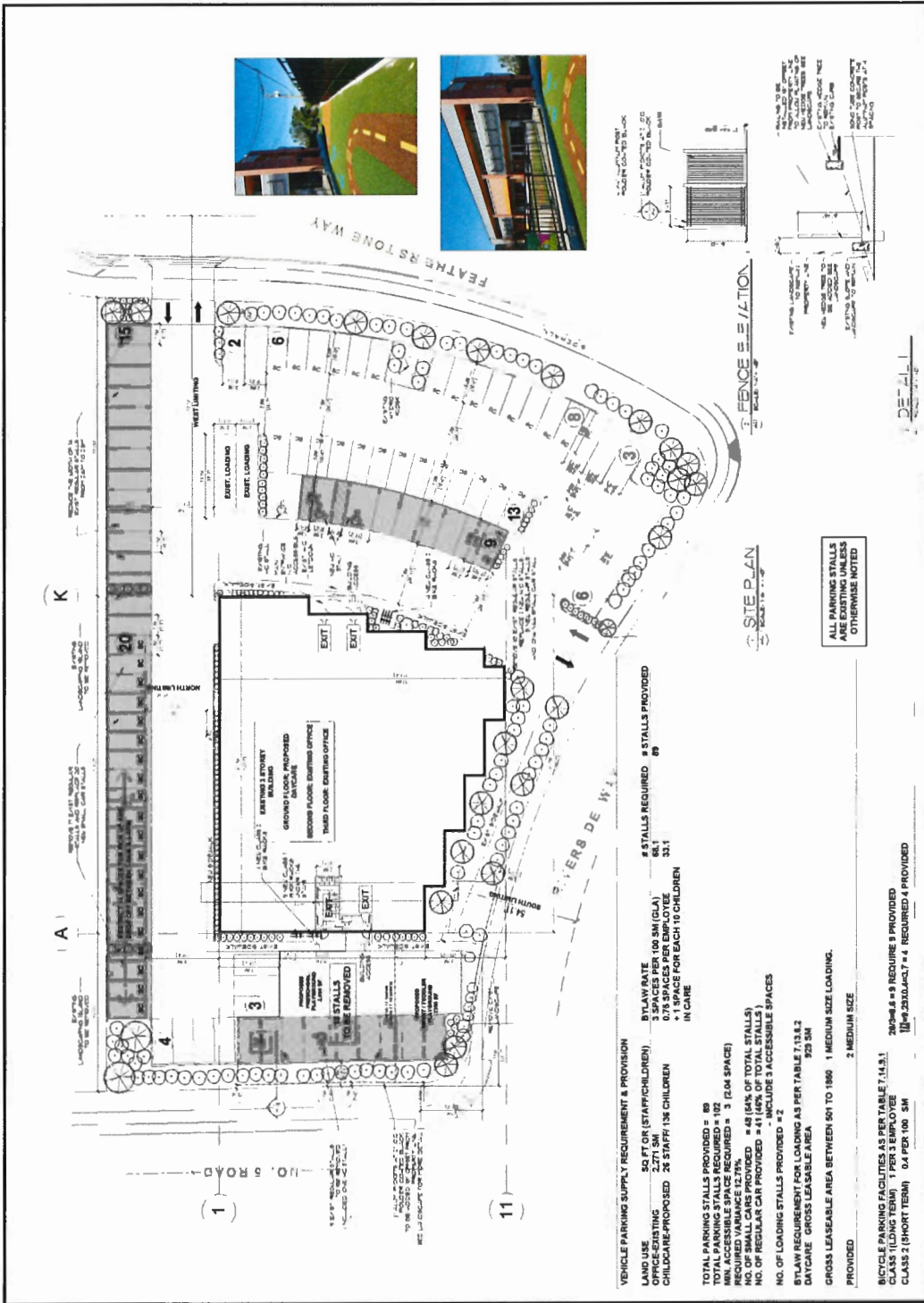
New Child Care Centre
 12033 Riverside Way Richmond BC
 FOR: WILLOWBRAE ACADEMY CORPORATE

12033 Riverside Way Richmond BC
New Child Care Centre
FOR: WILLOWBRAE ACADEMY CORPORATE



SITE PLAN
 2018/01/07
 ARCHITECTURE

DATE	2018/01/07
PROJECT	NEW CHILD CARE CENTRE
CLIENT	WILLOWBRAE ACADEMY CORPORATE
DESIGNER	ARCHITECTURE
SCALE	AS SHOWN
PROJECT NO.	1800000000



DETAIL
 1:10

ALL PARKING STALLS
 ARE EXISTING UNLESS
 OTHERWISE NOTED

VEHICLE PARKING SUPPLY REQUIREMENT & PROVISION

LAND USE	50 FT OR (STAFF/CHILDREN)	BYLAW RATE	3 SPACES PER 100 SM (G/LA)	# STALLS REQUIRED	# STALLS PROVIDED
OFFICE/EXISTING	2,271 SM	1	2.5	68.1	68.1
CHILD CARE PROPOSED	28 STAFF/ 136 CHILDREN	1	1 SPACE FOR EACH 10 CHILDREN IN CARE	31.1	31.1

TOTAL PARKING STALLS PROVIDED = 99
 TOTAL ACCESSIBLE SPACES REQUIRED = 192
 MIN. ACCESSIBLE SPACE REQUIRED = 3 (0.04 SPACE)
 NO. OF SMALL CARS PROVIDED = 48 (48% OF TOTAL STALLS)
 NO. OF REGULAR CARS PROVIDED = 41 (41% OF TOTAL STALLS)
 NO. OF LOADING STALLS PROVIDED = 2
 - INCLUDE 3 ACCESSIBLE SPACES

BYLAW REQUIREMENT FOR LOADING AS PER TABLE 7.13.6.2
 DAYCARE - GROSS LEASABLE AREA 703 SM
 1 MEDIUM SIZE LOADING
 2 MEDIUM SIZE PROVIDED

BYLAW REQUIREMENT FOR LOADING AS PER TABLE 7.13.6.1
 CLASS 1 (LONG TERM) 1 SUPPLY PROVIDED
 CLASS 2 (SHORT TERM) 0.4 PER 100 SM
 2803 SM x 0.9 REQUIRE 3 PROVIDED
 1190 x 2030/ACU/1 = 4.4 REQUIRED 4 PROVIDED

M2
LANDSCAPE ARCHITECTURE
 6220 - 26 Lane Views
 2005 Richmond Hwy
 Suite 100
 Richmond, VA 23133
 TEL: 604.553.0044
 FAX: 604.553.0044
 EMAIL: OFFICE@M2A.COM

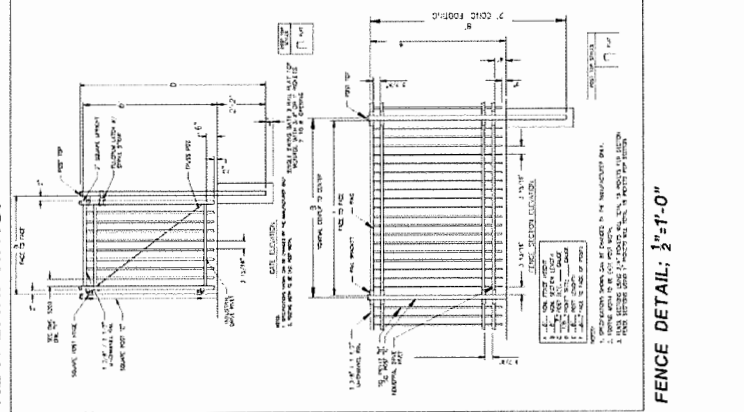
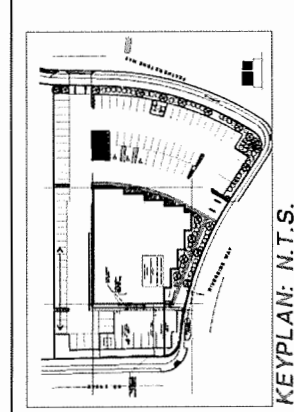
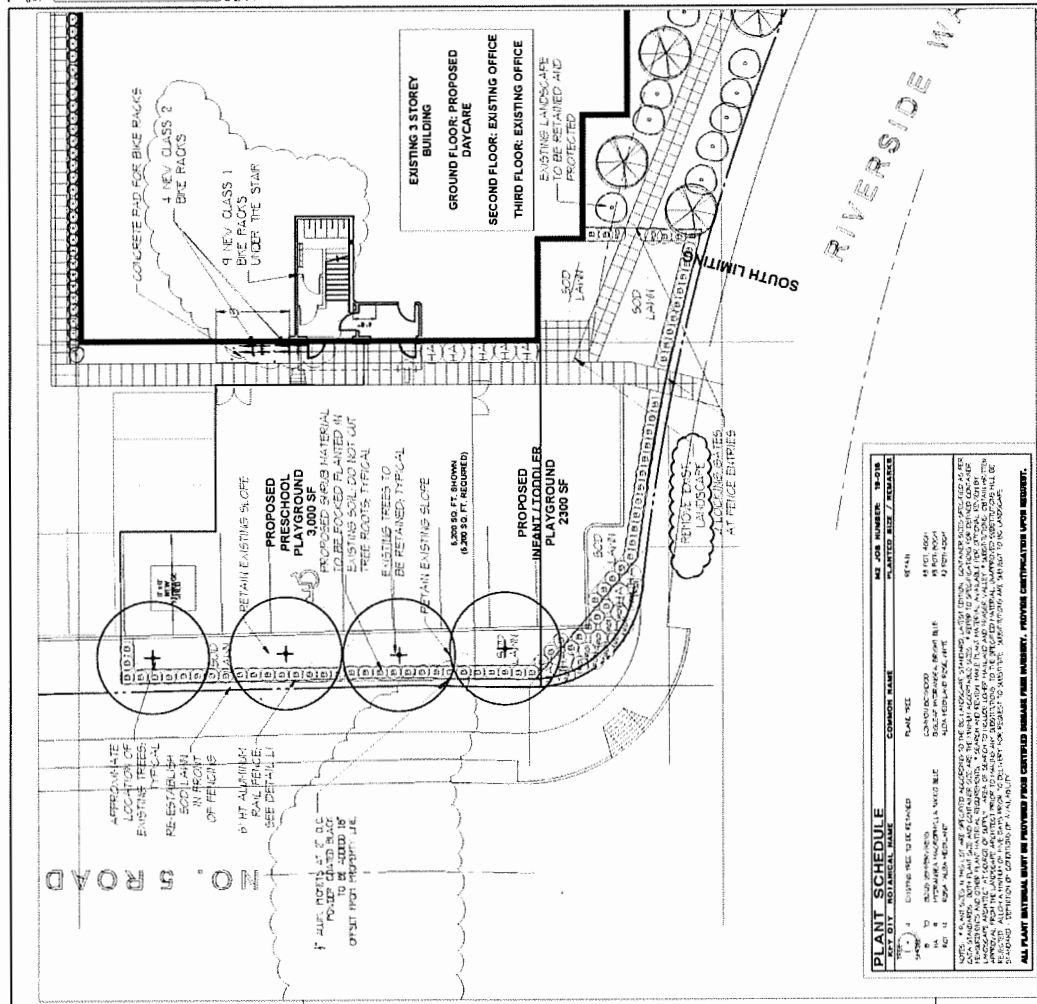
DAYCARE RENO
 6000 RIVERSE WAY
 RICHMOND BC

LANDSCAPE PLAN

DATE: 10/10/18
 SCALE: AS SHOWN
 DRAWN: JCH
 CHECKED: JCH
 PROJECT NO.: 18-001

DATE: 10/10/18
 SCALE: AS SHOWN
 DRAWN: JCH
 CHECKED: JCH
 PROJECT NO.: 18-001

DATE: 10/10/18
 SCALE: AS SHOWN
 DRAWN: JCH
 CHECKED: JCH
 PROJECT NO.: 18-001



PLANT SCHEDULE	COMMON NAME	PLANT NUMBER	DATE
1	SPYRAL ALBIFLORA	04-14	10/10/18
2	SPYRAL ALBIFLORA	04-14	10/10/18
3	SPYRAL ALBIFLORA	04-14	10/10/18
4	SPYRAL ALBIFLORA	04-14	10/10/18
5	SPYRAL ALBIFLORA	04-14	10/10/18
6	SPYRAL ALBIFLORA	04-14	10/10/18
7	SPYRAL ALBIFLORA	04-14	10/10/18
8	SPYRAL ALBIFLORA	04-14	10/10/18
9	SPYRAL ALBIFLORA	04-14	10/10/18
10	SPYRAL ALBIFLORA	04-14	10/10/18
11	SPYRAL ALBIFLORA	04-14	10/10/18
12	SPYRAL ALBIFLORA	04-14	10/10/18
13	SPYRAL ALBIFLORA	04-14	10/10/18
14	SPYRAL ALBIFLORA	04-14	10/10/18
15	SPYRAL ALBIFLORA	04-14	10/10/18
16	SPYRAL ALBIFLORA	04-14	10/10/18
17	SPYRAL ALBIFLORA	04-14	10/10/18
18	SPYRAL ALBIFLORA	04-14	10/10/18
19	SPYRAL ALBIFLORA	04-14	10/10/18
20	SPYRAL ALBIFLORA	04-14	10/10/18
21	SPYRAL ALBIFLORA	04-14	10/10/18
22	SPYRAL ALBIFLORA	04-14	10/10/18
23	SPYRAL ALBIFLORA	04-14	10/10/18
24	SPYRAL ALBIFLORA	04-14	10/10/18
25	SPYRAL ALBIFLORA	04-14	10/10/18
26	SPYRAL ALBIFLORA	04-14	10/10/18
27	SPYRAL ALBIFLORA	04-14	10/10/18
28	SPYRAL ALBIFLORA	04-14	10/10/18
29	SPYRAL ALBIFLORA	04-14	10/10/18
30	SPYRAL ALBIFLORA	04-14	10/10/18
31	SPYRAL ALBIFLORA	04-14	10/10/18
32	SPYRAL ALBIFLORA	04-14	10/10/18
33	SPYRAL ALBIFLORA	04-14	10/10/18
34	SPYRAL ALBIFLORA	04-14	10/10/18
35	SPYRAL ALBIFLORA	04-14	10/10/18
36	SPYRAL ALBIFLORA	04-14	10/10/18
37	SPYRAL ALBIFLORA	04-14	10/10/18
38	SPYRAL ALBIFLORA	04-14	10/10/18
39	SPYRAL ALBIFLORA	04-14	10/10/18
40	SPYRAL ALBIFLORA	04-14	10/10/18
41	SPYRAL ALBIFLORA	04-14	10/10/18
42	SPYRAL ALBIFLORA	04-14	10/10/18
43	SPYRAL ALBIFLORA	04-14	10/10/18
44	SPYRAL ALBIFLORA	04-14	10/10/18
45	SPYRAL ALBIFLORA	04-14	10/10/18
46	SPYRAL ALBIFLORA	04-14	10/10/18
47	SPYRAL ALBIFLORA	04-14	10/10/18
48	SPYRAL ALBIFLORA	04-14	10/10/18
49	SPYRAL ALBIFLORA	04-14	10/10/18
50	SPYRAL ALBIFLORA	04-14	10/10/18
51	SPYRAL ALBIFLORA	04-14	10/10/18
52	SPYRAL ALBIFLORA	04-14	10/10/18
53	SPYRAL ALBIFLORA	04-14	10/10/18
54	SPYRAL ALBIFLORA	04-14	10/10/18
55	SPYRAL ALBIFLORA	04-14	10/10/18
56	SPYRAL ALBIFLORA	04-14	10/10/18
57	SPYRAL ALBIFLORA	04-14	10/10/18
58	SPYRAL ALBIFLORA	04-14	10/10/18
59	SPYRAL ALBIFLORA	04-14	10/10/18
60	SPYRAL ALBIFLORA	04-14	10/10/18
61	SPYRAL ALBIFLORA	04-14	10/10/18
62	SPYRAL ALBIFLORA	04-14	10/10/18
63	SPYRAL ALBIFLORA	04-14	10/10/18
64	SPYRAL ALBIFLORA	04-14	10/10/18
65	SPYRAL ALBIFLORA	04-14	10/10/18
66	SPYRAL ALBIFLORA	04-14	10/10/18
67	SPYRAL ALBIFLORA	04-14	10/10/18
68	SPYRAL ALBIFLORA	04-14	10/10/18
69	SPYRAL ALBIFLORA	04-14	10/10/18
70	SPYRAL ALBIFLORA	04-14	10/10/18
71	SPYRAL ALBIFLORA	04-14	10/10/18
72	SPYRAL ALBIFLORA	04-14	10/10/18
73	SPYRAL ALBIFLORA	04-14	10/10/18
74	SPYRAL ALBIFLORA	04-14	10/10/18
75	SPYRAL ALBIFLORA	04-14	10/10/18
76	SPYRAL ALBIFLORA	04-14	10/10/18
77	SPYRAL ALBIFLORA	04-14	10/10/18
78	SPYRAL ALBIFLORA	04-14	10/10/18
79	SPYRAL ALBIFLORA	04-14	10/10/18
80	SPYRAL ALBIFLORA	04-14	10/10/18
81	SPYRAL ALBIFLORA	04-14	10/10/18
82	SPYRAL ALBIFLORA	04-14	10/10/18
83	SPYRAL ALBIFLORA	04-14	10/10/18
84	SPYRAL ALBIFLORA	04-14	10/10/18
85	SPYRAL ALBIFLORA	04-14	10/10/18
86	SPYRAL ALBIFLORA	04-14	10/10/18
87	SPYRAL ALBIFLORA	04-14	10/10/18
88	SPYRAL ALBIFLORA	04-14	10/10/18
89	SPYRAL ALBIFLORA	04-14	10/10/18
90	SPYRAL ALBIFLORA	04-14	10/10/18
91	SPYRAL ALBIFLORA	04-14	10/10/18
92	SPYRAL ALBIFLORA	04-14	10/10/18
93	SPYRAL ALBIFLORA	04-14	10/10/18
94	SPYRAL ALBIFLORA	04-14	10/10/18
95	SPYRAL ALBIFLORA	04-14	10/10/18
96	SPYRAL ALBIFLORA	04-14	10/10/18
97	SPYRAL ALBIFLORA	04-14	10/10/18
98	SPYRAL ALBIFLORA	04-14	10/10/18
99	SPYRAL ALBIFLORA	04-14	10/10/18
100	SPYRAL ALBIFLORA	04-14	10/10/18

ALL PLANT MATERIAL SHOWN IS PROVIDED FROM CERTIFIED NURSERY. PROVIDE CERTIFICATIONS UPON SUBMIT.



Southwest View



West View

Image from Google Street View

OBSERVED SITE PARKING DEMAND

Wednesday, April 25, 2018

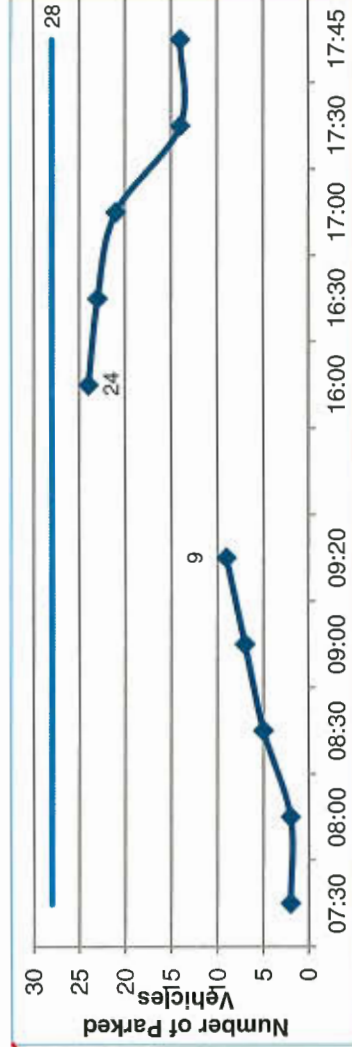
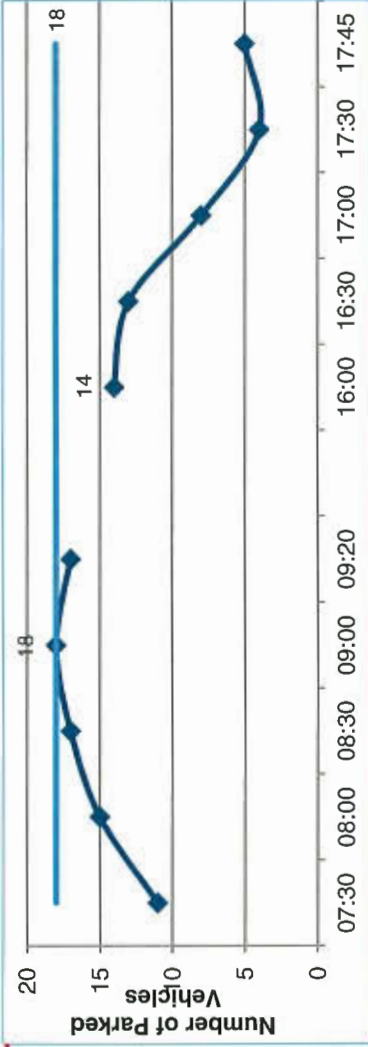
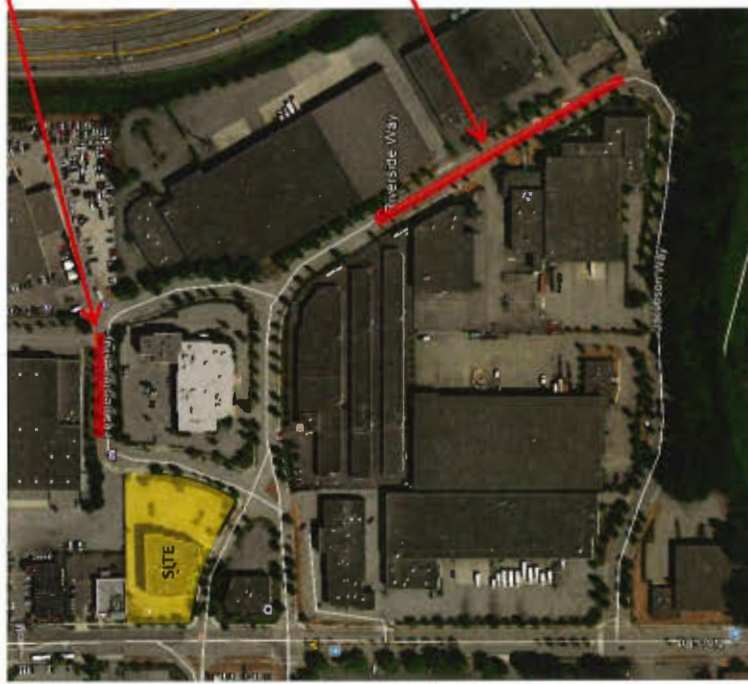


OBSERVED PARKING DEMAND at OTHER OFFICE LOCATIONS

OFFICE ADDRESS	LEASEABLE FLOOR AREA	SUPPLY RATE (/ 100 M ²)	SPACES SUPPLIED	PEAK DEMAND	OCCUPANCY	PEAK DEMAND RATE (/ 100 M ²)
Fleetwood Office 1	2,000 m ²	2.9	57	47	82 %	2.35
Fleetwood Office 2	1,950 m ²	2.7	53	23	43 %	1.18
Panorama Office	2,460 m ²	2.4	60	18	30 %	0.73
Cloverdale Office	3,600 m ²	1.3	47	24	51 %	0.67
Newton Office	6,847 m ²	3.1	214	119	56 %	1.74
Subject site: 12033 Riverside Way	2,271 m ²	4.1	92	32	35 %	1.41
WEIGHTED AVERAGE PEAK PARKING DEMAND RATE (PER 100 M²)						1.37
85%ILE PEAK DEMAND RATE (PER 100 M²)						1.89

ON-STREET PARKING DEMAND

Wednesday, September 5, 2018



OBSERVED CHILDCARE PARKING DEMAND

CHILDCARE ADDRESS	MAX # OF CHILDREN	# OF EMPLOYEES	ESTIMATED STAFF PARKING DEMAND (# PER STAFF)	PUDO MAX OCCUPANCY	PUDO SPACE PER CHILD
Fleetwood Childcare 1	20	2	1 (0.5)	6	0.30
Cloverdale Childcare	100	18	9 (0.5)	13	0.13
Fleetwood Childcare 2	30	9	N/A ⁽¹⁾	7	0.10
Newton Childcare	55	9	4 (0.4)	6	0.11
AVERAGE RATE			0.5		0.15

PROJECTED INDIVIDUAL PEAK PARKING DEMAND

Component	PEAK DEMAND RATE	SIZE	# STALLS
Office	1.41 per 100 m ²	2,271 m ²	32
Childcare staff	0.75 per staff	26 staff	20
Childcare pick-up/drop-off	0.1 per child	136 children	14
TOTAL			66

Office parking demand peaks after childcare drop-off activity and declines before childcare pick-up activity

PROPOSED TDM MEASURES

- **End of Trip Facilities**
 - Clothing lockers
 - Barrier free washroom with washbasin
 - Shower

- **Transit Pass for Childcare Staff**

Two zone monthly pass for 2-years