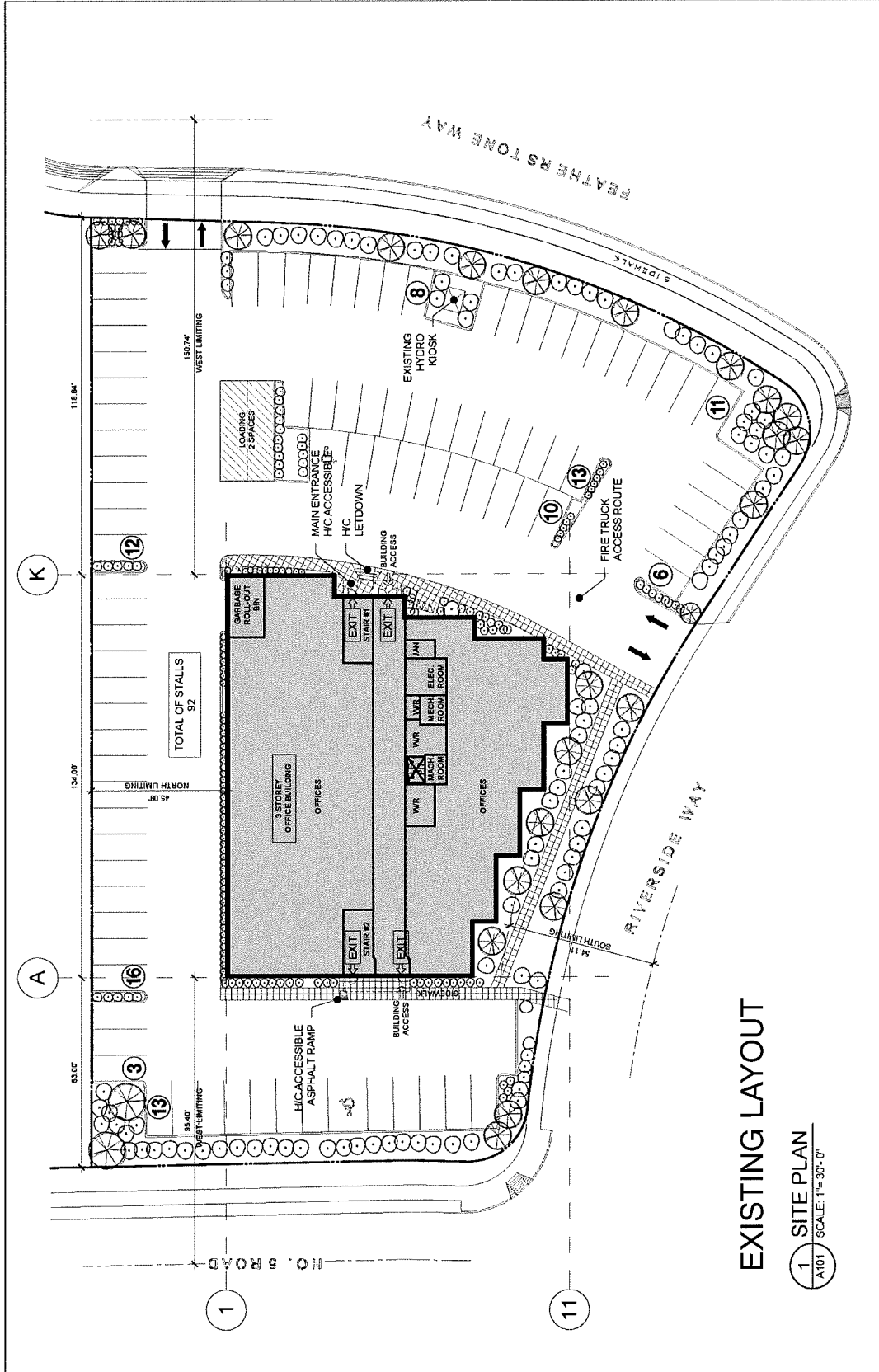


Schedule 2 to the Minutes of the  
 Development Permit Panel  
 meeting held on Wednesday,  
 March 13, 2019.



EXISTING LAYOUT

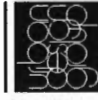
1 SITE PLAN  
 A101 SCALE: 1"=30'-0"

DATE	NOV 14 2018
PROJECT	NEW CHILD CARE CENTRE
CLIENT	FOR: WILLOWBRAE ACADEMY CORPORATE
LOCATION	12033 RIVERSIDE WAY, RICHMOND BC
SCALE	AS SHOWN
DRAWN BY	ARCHITECTURE
CHECKED BY	ARCHITECTURE
APPROVED BY	ARCHITECTURE
DATE	NOV 14 2018

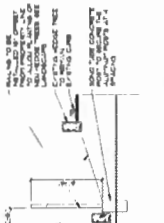
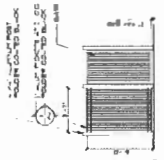
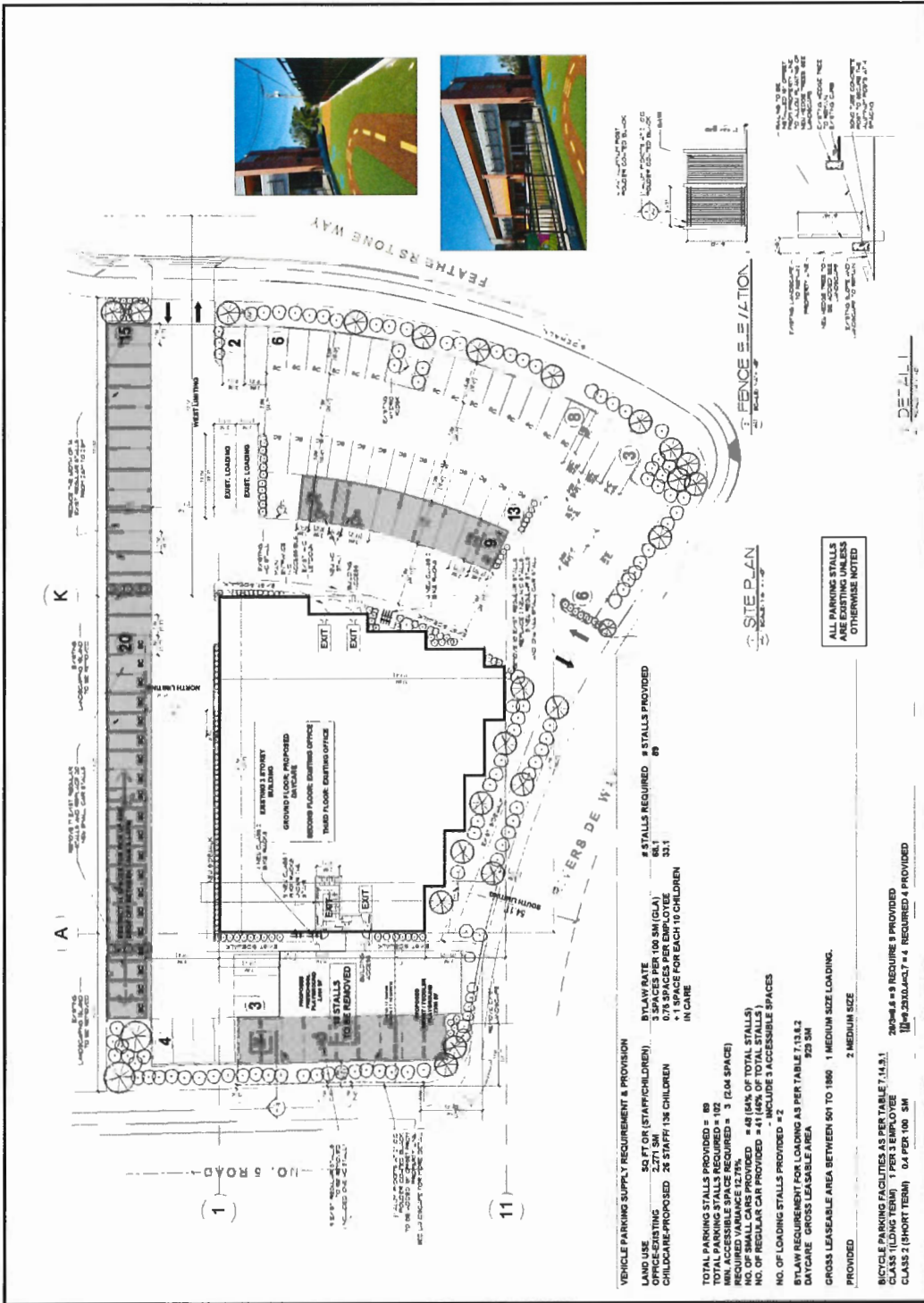


**New Child Care Centre**  
 12033 Riverside Way Richmond BC  
 FOR: WILLOWBRAE ACADEMY CORPORATE

**12033 Riverside Way Richmond BC**  
**FOR: WILLOWBRAE ACADEMY CORPORATE**



**SITE PLAN**  
 12033 RIVERSIDE WAY  
 RICHMOND BC  
 ARCHITECTURE



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	1	68.1	68.1
CHILD CARE PROPOSED	28 STAFF/ 126 CHILDREN	2	1 SPACE FOR EACH 10 CHILDREN IN CARE	31.1	31.1

TOTAL PARKING STALLS PROVIDED = 99  
 TOTAL ACCESSIBLE SPACES REQUIRED = 102  
 MIN. ACCESSIBLE SPACE PROVIDED = 3 (2.9% 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  
 GROSS LEASABLE AREA BETWEEN 501 TO 1890 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  
 CLASS 2 (SHORT TERM) 0.4 PER 100 SM  
 2803-4.6-9 REQUIRE 3 PROVIDED  
 1104-2010-4-0.7 = 4.4 REQUIRED 4 PROVIDED





**Southwest View**



**West View**

*Image from Google Street View*

# OBSERVED SITE PARKING DEMAND

Wednesday, April 25, 2018



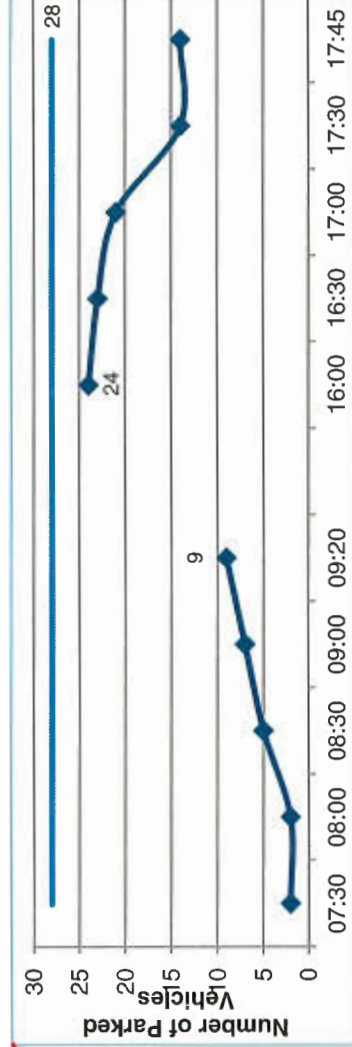
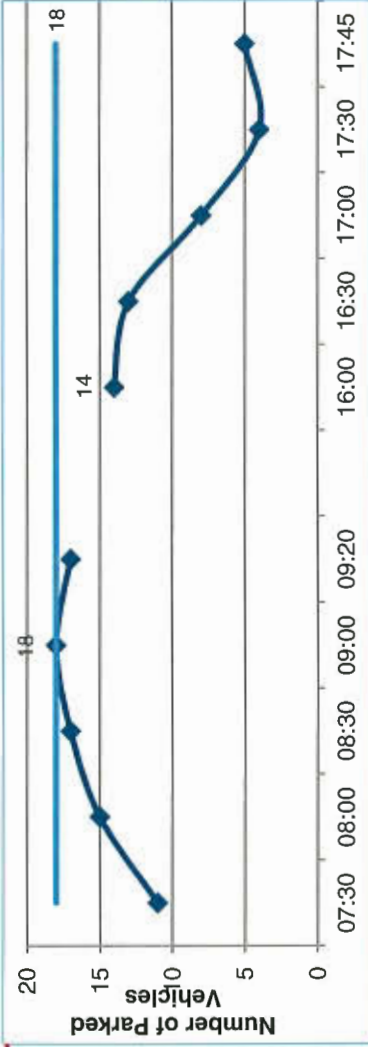
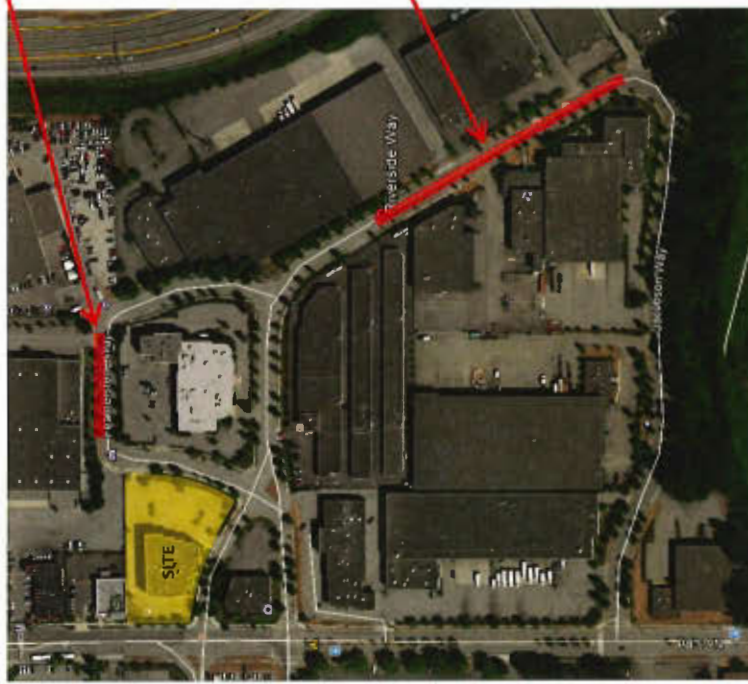


## OBSERVED PARKING DEMAND at OTHER OFFICE LOCATIONS

OFFICE ADDRESS	LEASEABLE FLOOR AREA	SUPPLY RATE (/ 100 M <sup>2</sup> )	SPACES SUPPLIED	PEAK DEMAND	OCCUPANCY	PEAK DEMAND RATE (/ 100 M <sup>2</sup> )
Fleetwood Office 1	2,000 m <sup>2</sup>	2.9	57	47	82 %	2.35
Fleetwood Office 2	1,950 m <sup>2</sup>	2.7	53	23	43 %	1.18
Panorama Office	2,460 m <sup>2</sup>	2.4	60	18	30 %	0.73
Cloverdale Office	3,600 m <sup>2</sup>	1.3	47	24	51 %	0.67
Newton Office	6,847 m <sup>2</sup>	3.1	214	119	56 %	1.74
Subject site: 12033 Riverside Way	2,271 m <sup>2</sup>	4.1	92	32	35 %	1.41
<b>WEIGHTED AVERAGE PEAK PARKING DEMAND RATE ( PER 100 M<sup>2</sup>)</b>						1.37
<b>85%ILE PEAK DEMAND RATE ( PER 100 M<sup>2</sup>)</b>						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 <sup>(1)</sup>	7	0.10
Newton Childcare	55	9	4 (0.4)	6	0.11
AVERAGE RATE			0.5		0.15

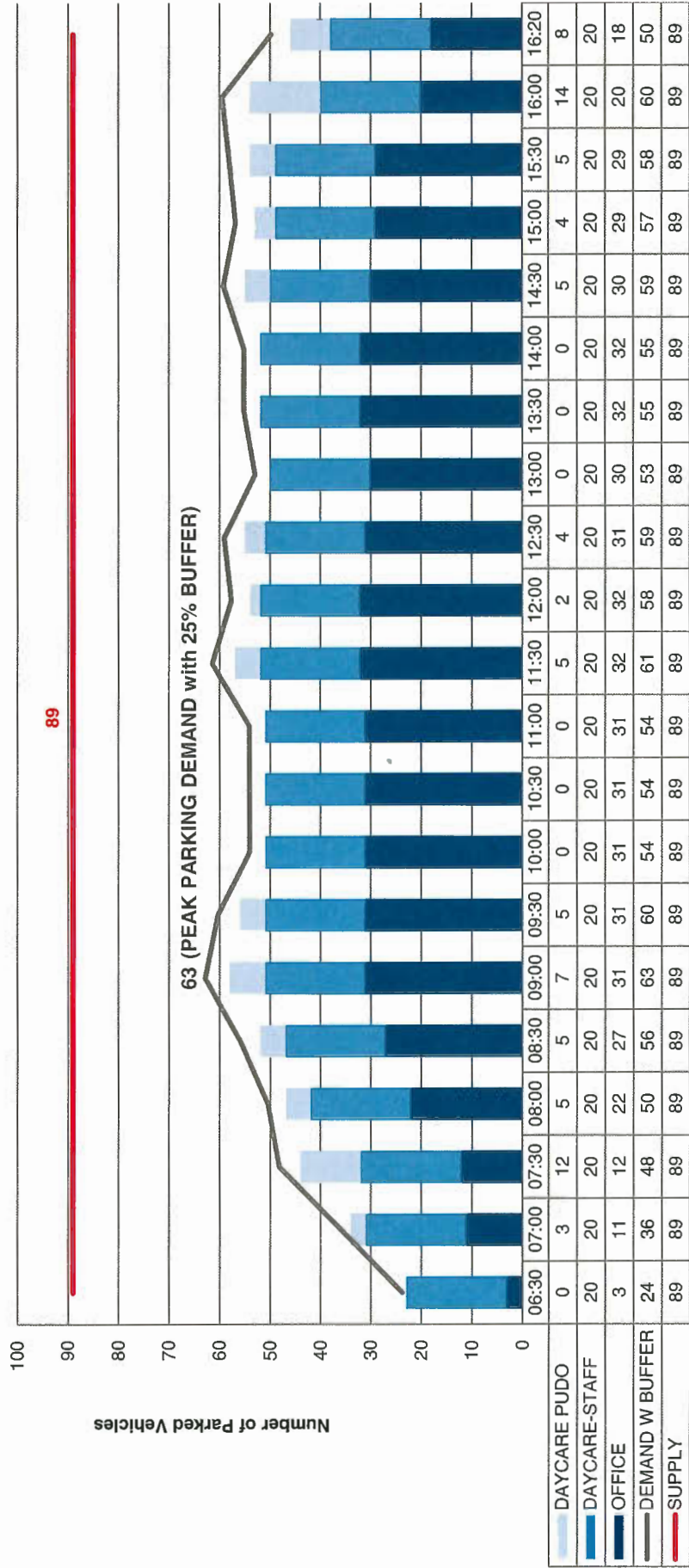


## PROJECTED INDIVIDUAL PEAK PARKING DEMAND

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

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

# PROJECTED PARKING DEMAND PROFILES



## **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