



To: Development Permit Panel

Date: January 23, 2018

From: Wayne Craig
Director, Development

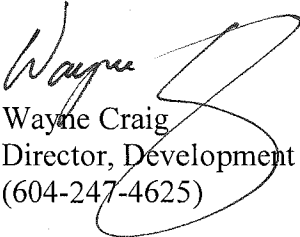
File: DP 15-718109

Re: **Application by Douglas L. Massie, Architect for a Development Permit at
6020 Steveston Highway**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of second floor and roof top additions at 6020 Steveston Highway on a site zoned "Neighbourhood Commercial (CN)" and "Agriculture (AG1)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Increase the maximum permitted building height from 9.0 m to 10.2 m.
 - b) Reduce the required 3.0 m minimum east side yard setback from 3.0 m to 2.3 m for a mechanical closet that is approximately 3.4 m in height and 3 m in width.
 - c) Reduce the minimum manoeuvring aisle width from 7.5 m to 6.7 m.


Wayne Craig
Director, Development
(604-247-4625)

WC:SB
Att. 3

Staff Report

Origin

Douglas L. Massie, Architect, has applied to the City of Richmond for permission to develop second floor and roof top additions to the existing building at 6020 Steveston Highway on the “Neighbourhood Commercial (CN)” zoned portion of a site zoned “Neighbourhood Commercial (CN)” and “Agriculture (AG1)” to expand the child care facility area and provide office area at the second floor level, and to provide required children’s outdoor play area on the roof top.

The applicant has proposed to develop the commercial portion of a split-zoned site in accordance with the site’s existing commercial zoning. The proposal does not include any changes to the agricultural portion of the site. A City Work Order is required prior to Building Permit issuance for the design and construction of bus stop improvements along the Steveston Highway frontage of the site. Granting of 1.5 m wide statutory right-of-way (SRW) is required along both the Steveston Highway and No. 2 Road frontages for future road widening as a consideration of the Development Permit.

Development Information

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

Background

The subject site is located at the corner of Steveston Highway and No. 2 Road in the Gilmore Planning Area and is located within the Agricultural Land Reserve (ALR). The site currently contains a two-storey mixed use building; originally constructed with two apartment units, outdoor amenity and roof area over ground-oriented commercial space. The building currently contains commercial units in two ground floor units and child care use in a third ground floor unit and the entirety of the second floor area.

Development surrounding the subject site is as follows:

- To the North: Across Steveston Highway, an existing 15-unit two-storey townhouse complex on property zoned “Low Density Townhouses (RTL1)”.
- To the West: Across No. 2 Road, the City’s Fire Hall No. 2 on a property zoned “School & Institutional Use (SI)”.
- To the East: Single detached homes located on smaller properties zoned “Agriculture (AG1)”, located within the Agricultural Land Reserve.
- To the South: Single detached homes located on smaller properties zoned “Agriculture (AG1)”, located within the Agricultural Land Reserve.

Advisory Design Panel Comments

The Advisory Design Panel (ADP) was supportive of the proposal, subject to the applicant giving consideration to comments provided by the Panel. An annotated excerpt of the Advisory Design Panel Minutes from July 19, 2017 is attached for reference (Attachment 2). The

applicant design response has been included immediately following the specific Design Panel comments and is identified in '**bold italics**'.

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 (OCP) and is generally in compliance with the "Neighbourhood Commercial (CN)" zone 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) Increase the maximum permitted building height from 9.0 m to 10.2 m.

(Staff supports the proposed variance, as it accommodates a roof top children's play area, is limited to two stair structures and elevator access. As a result of providing the majority of the required outdoor play area on the roof top, the existing outdoor play area at grade is reduced in size and parking and a landscape buffer are proposed to be added along the south property line. The proposed play area boundary fencing is located approximately 12 feet away from the east edge of the roof to mitigate any potential overlook issue.)

- 2) Reduce the required 3.0 m minimum east side yard setback from 3.0 m to 2.3 m for a mechanical closet that is approximately 3.4 m in height and 3 m in width.

(Staff supports the proposed variance, as it accommodates required mechanical servicing for the second floor, is limited in size and does not impact the existing business on the ground floor. The project mechanical engineer has confirmed that the proposed location, size and height of the mechanical closet are required.)

- 3) Reduce the minimum manoeuvring aisle width from 7.5 m to 6.7 m.

(Staff supports the proposed variance, as it accommodates additional parking, it accommodates required 1.5 m wide SRWs along both frontages for potential future road widening, and it is an improvement over the existing site conditions. The proposal includes a 6.9 m wide northerly drive aisle and 6.7 m wide westerly drive aisle. Both drive aisles have parking only on one side and the widths have been confirmed as adequate by technical analysis to Transportation staff.)

Analysis

Floodplain Management Implementation Strategy

- The proposed redevelopment meets the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood plain covenant on Title is required as a Development Permit consideration. The minimum habitable elevation is 2.9 m GSC for all new construction (existing ground floor exempted).

Conditions of Adjacency

- The proposed building massing is two-storey with roof top access structures and play area. This massing responds to the existing adjacent single-family home to the east of the site. The

design does not include any east facing windows at the second floor level and the rooftop play area is inset from the east edge of the roof by approximately 3.76 m (12.33 ft.). The applicant has submitted a letter of support from the neighbour to the east.

- As the site is adjacent to existing residential homes to the east and south and within 25 m of existing residential townhouses to the north, registration of a legal agreement on Title is required as a Development Permit consideration to ensure compatibility of the proposal with the existing residential uses. The legal agreement will indicate that any noise generated inside or outside the building by activity or mechanical equipment is required to be mitigated to comply with the City's Noise Bylaw. An acoustic report has been received for the proposed new roof top equipment, which confirms that the new equipment will comply with the City's noise Bylaw.
- The existing building is located along Steveston Highway, physically separated from the neighbouring small agricultural lot, with a single-family home to the east by a paved side yard, existing fencing and the existing hedges and trees on the neighbouring property. The fencing will be reviewed during construction and replaced as necessary.
- There is an existing surface parking area at the rear of the existing building, with paving that extends to the south property line, adjacent to the neighbouring small agricultural lot with a single-family home. A children's play area was recently constructed on a portion of the surface parking area adjacent to the building. The play area is proposed to be reduced in size and relocated to a larger play area on the building roof. The parking area will be reconfigured, improved, and will be physically separated from the neighbouring property to the south by a new proposed landscape bed with low planting and a new tree, as well as new 2 m height solid fencing.
- The garbage, recycling and organics storage area is adjacent to the loading space; at the southeast corner of the building, and will be located approximately 4.5 m away from the neighbouring property.
- No changes are proposed for the AG1 zoned portion of the property, which is not included in the subject Development Permit application. The agricultural zoned portion of the property currently includes an open gravel area, fenced septic tank area, septic field and perimeter chain link fencing. The septic field is landscaped with lawn and surrounded on three sides with fruit bearing trees and blueberry bushes. The applicant is aware that commercial and child care uses are not permitted to encroach into the agricultural zoned portion of the property, including parking and loading.

Urban Design and Site Planning

- The subject application proposes to improve streetscape landscaping, signage, accessibility and pedestrian circulation for an existing commercial development at a gateway location to the Steveston neighbourhood, across the street from the City's Fire Hall No.2.
- The subject application also proposes to improve the existing bus stop at Steveston Highway and accommodate future road widening along both frontages. The existing corner free standing sign will be relocated further away from the intersection to improve driver sight lines.
- The existing entry driveways along Steveston Highway and No. 2 Road will be narrowed, defined with new curb and low planting and improved with new paver treatment. The functionality of the Steveston Highway driveway will be improved by removing the existing free-standing sign.

- The reconfigured surface parking area will provide 35 parking spaces, including one accessible parking space, six Class 1 and six Class 2 bicycle storage spaces, and one medium sized loading space on-site, all in accordance with the Zoning Bylaw. Registration of legal agreements on Title are required as a Development Permit consideration to ensure that all parking spaces, the loading space, and secure bicycle storage area are provided for the shared use of all tenants/units, and are not permitted to be assigned to specific tenants/units.
- To allow for future bus shelter at the existing bus stop along Steveston Highway, granting of a Statutory Right-of-Way (SRW) and obtaining a City Work Order for the design and construction of the works are a Development Permit consideration.
- To allow for future road widening, granting of 1.5 m wide SRW along both frontages with corner cut is required as a Development Permit consideration.

Architectural Form and Character

- The proposed additions would expand the existing second floor to a full two-storey building with roof top access and play area structures. The proposal is of appropriate scale and massing in relationship to the existing zoning, gateway location and surrounding buildings.
- The existing building and proposed improvements provide a pedestrian scale with building projections and recesses, entry canopies, small scale brick, a variety of materials and landscape features.
- The existing building materials (painted vertical corrugated metal siding, painted vertical wood siding, brick, stucco and concrete block) and new added proposed building materials (coloured vertical metal siding and painted steel mesh guard rail) are generally consistent with the Official Community Plan (OCP) Development Permit Guidelines and contribute to the gateway location to the neighbourhood.
- The existing building materials will be retained and replaced as necessary in the portions of the building that will remain unchanged, except that existing stucco and wood siding will be replaced for improved performance and design continuity. The existing white coloured stucco at the second floor balcony facing Steveston Highway will be removed and replaced with new white coloured vertical metal siding. The existing grey painted vertical wood siding facing No. 2 Road will be removed and replaced with grey coloured vertical metal siding.
- The palette of colors, including white, dark red, medium and dark grey painted metal siding, dark red brick, metallic silver anodized mesh guardrail, and medium grey painted concrete block, enhance the building appearance. The existing palette of colours will be changed by adding the dark grey colour to increase visual interest for the relatively simple building massing.
- The mechanical equipment will be screened by painted steel mesh guardrail enclosures on the roof.

Landscape Design and Open Space Design

- The landscape design responds to the site conditions and architectural design and improves both the Steveston Highway and No. 2 Road streetscapes.
- Pavers are proposed in the two driveway areas.
- The soft landscaping proposed will feature a variety of tree and shrub plantings; which will provide a softening of the streetscapes, and enhance the parking area.

- Low height shrubs and groundcovers are planted along both street frontages to improve the streetscapes. Low- to mid-height shrubs and groundcovers are planted along the north edge of the roof deck; which will also improve the streetscape.
- At the intersection of Steveston Highway and No. 2 Road, as well as in the surface parking area visible from No. 2 Road, Katsura and flowering Serviceberry trees will be planted to provide visual interest. Tree planting is not proposed along the west and north edges of the parking areas, as it is not permitted within the SRW areas or within the immediate area of the hydro kiosk. Tree planting is also not proposed along the south edge of the site to provide adequate truck manoeuvring clearance to the loading space.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$ 116,250.20 in association with the Development Permit.

Tree Retention and Replacement

- The applicant has submitted a Certified Arborist's report; which identifies on-site tree species, assesses tree structure and condition, and provides tree removal recommendations relative to the proposed development. The report assesses one bylaw-sized existing tree on the subject site; specifically, a multi-stemmed Horse Chestnut tree (0.9 m DBH) located along the No. 2 Road property line. There are no street trees on City property adjacent to the subject site and no trees on neighbouring properties adjacent to proposed areas of excavation on the subject site.
- The City's Tree Preservation staff have reviewed the Arborist's report and support the Arborist's findings. The tree is in poor condition with crown dieback, mechanical damage at base of stem and low vigor. The top portion of the crown is also interfering with BC Hydro power lines. This tree is required to be removed and replaced.
- A tree management plan is included in the Development Permit plans.
- The landscape plan includes the planting of two new trees on the site.

Crime Prevention Through Environmental Design

- The site plan and landscape plan provide opportunities for passive surveillance through clear sight lines between the commercial and child care units, building entries, sidewalks, rear parking area and entry driveways.

Accessibility

- An accessible parking space is provided at a location close the building.
- The proposed development includes elevator and wheelchair access at both floor levels.
- The building is required to comply with all BC Building Code accessibility requirements.

Child Care Facility Requirements

The development was reviewed on a preliminary basis with Vancouver Coastal Health staff and no concerns were expressed about the proposed expansion of child care programming in the proposed development on the subject site.

Before an expanded child care program could operate on the subject site, the operator would be required to obtain Building Permit approval; demonstrating compliance with the BC Building Code, Vancouver Coastal Health child care program licensing requirements and Business License requirements.

The proposed parking on-site could accommodate the proposed expanded child care program.

Conclusions

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.



Sara Badyal
Planner 2
(604-276-4282)

SB:blg

Attachment 1: Development Application Data Sheet

Attachment 2: Annotated Excerpt from July 19, 2017 Advisory Design Panel Meeting Minutes

Attachment 3: Development Permit Considerations



DP 15-718109

Attachment 1

Address: 6020 Steveston Highway

Applicant: Douglas L. Massie, Architect AIBC, MRAIC

Owner: Richmond South Point Child Care Ltd

Planning Area(s): Gilmore

	Existing	Proposed
Site Area	2,759 m ² Zoned CN 940 m ² Zoned AG1 3,699 m ² Total	No change to site area
OCP Designation	Agriculture	No change to designation
Zoning	Neighbourhood Commercial (CN) Agriculture (AG1)	No change to zoning. Zoning variances as noted below.
Flood Construction Level	2.9 m GSC for new construction	Complies
Number of Units	2 apartment dwelling units 2 child care units 1 take out/delivery restaurant unit 1 general retail unit	1 office unit 5 child care units 1 take out/delivery restaurant unit 1 general retail unit

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio: In CN area In AG1 area	Max. 0.5 (1,379.6 m ²) Max. 0.5 (470 m ²)	0.31 (860.8 m ²) Existing 0.48 (1,326.7 m ²) Proposed	None permitted
Floor Area (CN): At main floor At 2 nd floor At roof level Total	Existing: 629 m ² 231.8 m ² 0 m ² 860.8 m ² (9,266.1 ft ²)	Proposed: 629 m ² 691.7 m ² 6.0 m ² 1,326.7 m ² (14,281.3 m ²)	None permitted
Lot Coverage (CN)	Max. 35%	22.8% Existing	None
Setbacks (CN): Steveston Hwy No 2 Rd Interior Side Yard (East) Rear Yard	Min. 3 m Min. 3 m Min. 3 m Min. 3 m	Existing: 14.6 m 14.5 m 2.3 m 10.5 m	0.7 m decrease for service closet
Building Height (CN)	Max. 9 m	10.2 m Max.	1.2 m increase
Parking Spaces: Child Care Child Care Staff General Retail & Office Total	10 12 11 33	10 12 12 34	None
Small Car Parking Spaces	Max. 50%	3% (1 space)	None
Accessible Parking Spaces	Min. 2%	3% (1 space)	None
Manoeuvring Drive Aisle	Min. 7.5 m Wide	6.7 m Min.	0.8 m decrease

**Annotated Excerpt from the Minutes from
Advisory Design Panel Meeting
Wednesday, July 19, 2017**

- | | | |
|----|--------------|---|
| 3. | DP 15-718109 | Three-storey commercial development (addition to two-storey building) |
| | ARCHITECT | Arcus Consulting Ltd. |
| | LOCATION | 6020 Steveston Highway |

Panel Discussion

Comments from the Panel were as follows:

- appreciate the use of the site for a daycare facility; the proposed addition to the existing facility is needed in the area – *Noted*
- building setback is good; no concern with the existing building pulled back from Steveston Highway and No. 2 Road – *Noted*
- appreciate the positive response of the neighboring single family dwelling to the east to the proposed addition which will result in additional height for the subject building – *Noted*
- there is significant improvement in the flow and functionality of ground level spaces on site, particularly in the parking arrangements at the back of the site – *Noted*
- relocating a portion of the ground level children’s outdoor play area has resulted in additional parking spaces for the building – *Noted*
- the proposed pedestrian walkway at the northwest corner of the site works well – *Noted*
- consider making the building entry at the south side of the building as the main entry to the daycare facility rather than at the west side entry due to the narrow width of the sidewalk adjacent to the west side of the building and its proximity to the drive aisle and parking spaces – *Both entries provide access.*
- consider installing a canopy over the main entry to the building to accentuate the main entry and provide weather protection – *Canopy added*
- architectural form and character works well; varying expressions of proposed windows and roof lines integrates well with the existing building – *Noted*
- proposed materials palette and colours are appropriate – *Noted*
- suggest that the applicant investigate whether existing corrugated metal siding needs replacement – *Will review during construction and replace as needed to ensure quality matches new construction.*
- appreciate the proposed treatment for the stair at the southwest corner of the building; also support the installation of windows adjacent to the stairs which provide day lighting; consider making the stairs more open within the constraints of the Building Code – *Considered.*
- support the reconfiguring of outdoor spaces at ground level; also support the use of rooftop spaces for a safe and secure children’s play area – *Noted*
- proposed rooftop play area is accessible; lay-out is logical; consider increasing the height of the fence which provide screening for the mechanical equipment to provide more separation to the play area – *1.8 m high fencing will be used.*
- consider installing a shade canopy or seasonal options at the southeast corner of the rooftop – *Additional shade cover will be added to both rooftop play spaces. On the west side a trellis will be constructed over the artificial turf lawn space and umbrellas at the tables. On the East side an umbrella will be added to the play space adjacent the chalk boards.*
- not certain whether LEED equivalency is applicable to the proposed building renovation and addition as the applicant has not provided a LEED scorecard – *LEED equivalency is not applicable for the proposed building renovation and addition*

- appreciate the applicant providing information regarding the project's proposed sustainability approach; however the applicant is advised to reference ASHRAE 90.1-2010, not ASHRAE 90.1-2007 – *Noted*
- proposed roof enclosure for mechanical units is small considering that four mechanical rooftop units (RTUs) are being proposed in addition to the existing RTUs for CRUs – *Area has been reviewed and is acceptable to project mechanical engineer.*
- the applicant is encouraged to incorporate public art into the project as it will enhance the pedestrian-oriented character of the site – *Considered. The applicant will not be participating in the public art program. However, this project does encourage creative play with the use of chalk boards in each of the outdoor daycare play spaces.*
- consider increasing the prominence of the daycare and office entrance at the west side of the building, e.g. through installing a canopy and signage, to enhance way finding – *Canopy and signage added to increase prominence.*
- applicant is advised to ensure the accessibility of the elevator – *Wheelchair access is provided to all floors.*
- appreciate the building setbacks – *Noted*
- commend the applicant for the proposed reuse of the building which will improve its appearance – *Noted*
- consider enhancing the landscaping along the Steveston Highway frontage; also consider incorporating landscaping at the south property line – *Landscaping enhanced on both the Steveston Highway and No. 2 Road frontages. The planting choices have been adjusted to complement the opposite Fire Hall plantings to provide a more cohesive landscape gateway feeling along Steveston Highway. The south property line is also planted with lavender and ornamental grasses. Design includes drought tolerant plantings with interesting scent and textures, such as ornamental grasses and lavender.*
- support the form and character, materiality of the building, and site functionality and planning – *Noted*
- agree with the Panel comment regarding the proposed building reuse and the flexible solution to improve the appearance of the existing building – *Noted*
- agree with the Panel comment regarding the improvement of the west elevation; the proposed window adjacent to the stair echoes the verticality of the Fire Hall across No. 2 Road – *Addressed above.*
- consider repainting or replacing the existing red metal cladding at the north façade of the building due to the prominence of the northwest corner of the site – *Addressed above.*
- Consider improving any free standing signage – *One free standing sign will be removed and other sign has been improved and will be relocated.*
- appreciate the proposed location of the daycare outdoor play area on the rooftop; will provide good views to the south arm of the Fraser River and North Shore Mountains – *Noted*
- review the proposed planting at the prominent northwest corner of the site; reconsider the use of rocks which are not part of the river delta site context; look at the landscaping at the corner of the Fire Hall site across No. 2 Road for precedent to provide a gateway feel to the corner; also consider replacing daylily and bergenia planting with all-season planting – *Addressed above.*
- support the programming and landscaping of the rooftop children's play area – *Noted*
- support the proposed lay-out of the two playground slides; consider two different slides to provide different slide experiences for children – *Each playground has a double slide, with one convex and one concave slope to provide a variety of experiences in each play space.*
- consider an opaque material for the fencing through the middle of the slides if it is permanent – *Considered. Visually permeable vertical picket fencing between play spaces is preferred by daycare operator to allow views and interaction between the spaces.*
- review the proposed planting on the rooftop as it is not indicative of a daycare; consider a more interesting planting for children but still low maintenance, e.g. blueberry planting – *Rooftop planting has been revised to provide edible plants such as Alaskan Blueberry, scented plants such as Rosemary and Lavender, and interesting textures such as Mexican Feather Grass.*
- appreciate the proposed stump table – *Noted*

- consider installing a tree, e.g. Japanese maple, in a small-sized planter on the rooftop to enhance the playground experience of children and provide visual interest to the rooftop – *Four small ornamental Japanese maples will be located in pots on the rooftop play spaces.*
- consider expanding the size of the trellis feature on the rooftop and locating the posts outside the elliptical figure – *Considered. The trellis posts are located within the Fibar and artificial Turf areas for safety purposes, as the rubber area is for running and tricycling. A trellis has been added to the artificial turf lawn space on the east side, and the width of the trellises has been extended to follow the oval shape for better shade coverage.*
- proposed putting green appears like an odd feature – *Artificial turf area provides all-season lawn space intended as a flexible playspace for a variety of games.*
- consider a lighter coloured recycled rubber tile for the rooftop playground surface to mitigate heat absorption and enhance the play experience of children – *Alternate colours and availability will be considered during construction.*

Panel Decision

It was moved and seconded

That DP 15-718109 move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

CARRIED



Development Permit Considerations

Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 6020 Steveston Highway

File No.: DP 15-718109

Prior to the Development Permit being forwarded to Council for approval, the developer is required to complete the following:

1. Granting of public-rights-of-passage and utilities statutory rights-of-way 1.5 m wide along the entire Steveston Highway and No. 2 Road frontages and 4 m x 4 m corner cut for the purposes of bus stop transit shelter, future sidewalk, future multi-purpose path and utilities. The City is responsible for maintenance and liability of any works essential for public access within the required statutory right-of-way (SRW). The design must be prepared in accordance with City specifications & standards and the construction of any works will be inspected by the City. Bus stop transit shelter concrete pad with conduits to be secured via City Work Order* prior to Building Permit* issuance as noted below.
2. Registration of a flood plain covenant on Title identifying a minimum habitable elevation of 2.9 m GSC for all new construction (existing ground floor exempted).
3. Registration of a legal agreement on Title for commercial development within 30 m of any residential use indicating that they are required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw and noise generated from rooftop HUAC units will comply with the City's Noise Bylaw.
4. Registration of a legal agreement on Title ensuring that all parking spaces are provided for the shared use of all tenants/units and are not permitted to be assigned to specific tenants/units.
5. Registration of a legal agreement on Title ensuring the loading space is provided for the shared use of all tenants/units.
6. Registration of a legal agreement on Title ensuring that Class 1 secure bicycle storage facilities are provided for the shared use of all tenants/units and are not permitted to be used for habitable space (e.g., other storage uses).
7. Submission of a Landscape Security to the City in the amount of \$116,250.20 (based on signed and sealed cost estimate prepared by project Landscape Architect including materials, labour and 10% contingency).

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

1. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Development Permit process.
2. Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).
3. Submission of payment for a City Work Order* for the design and construction of Steveston Highway bus stop improvements which include, but may not be limited to, a new 3 m x 9 m concrete pad (measured west of bus id pole) in the City boulevard and a 1.2 m x 6 m concrete pad within the new 1.5 m SRW PROP with conduits for accessibility requirements and future bus shelter.
4. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial Wildlife Act and Federal Migratory Birds Convention Act, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[Signed copy on file]

Signed

Date



City of Richmond

Development Permit

No. DP 15-718109

To the Holder: DOUGLAS L. MASSIE, ARCHITECT

Property Address: 6020 STEVESTON HIGHWAY

Address: C/O CHERCOVER MASSIE & ASSOCIATES LTD.
120 - 1200 WEST 73RD 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) Increase the maximum permitted building height from 9.0 m to 10.2 m.
 - b) Reduce the required 3.0 m minimum east side yard setback from 3.0 m to 2.3 m for a mechanical closet that is approximately 3.4 m in height and 3 m in width.
 - c) Reduce the minimum manoeuvring aisle width from 7.5 m to 6.7 m.
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 #10 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 \$116,250.20 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 15-718109

To the Holder: DOUGLAS L. MASSIE, ARCHITECT
Property Address: 6020 STEVESTON HIGHWAY
Address: C/O CHERCOVER MASSIE & ASSOCIATES LTD.
120 - 1200 WEST 73RD AVENUE
VANCOUVER, BC V6P 6G5

8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

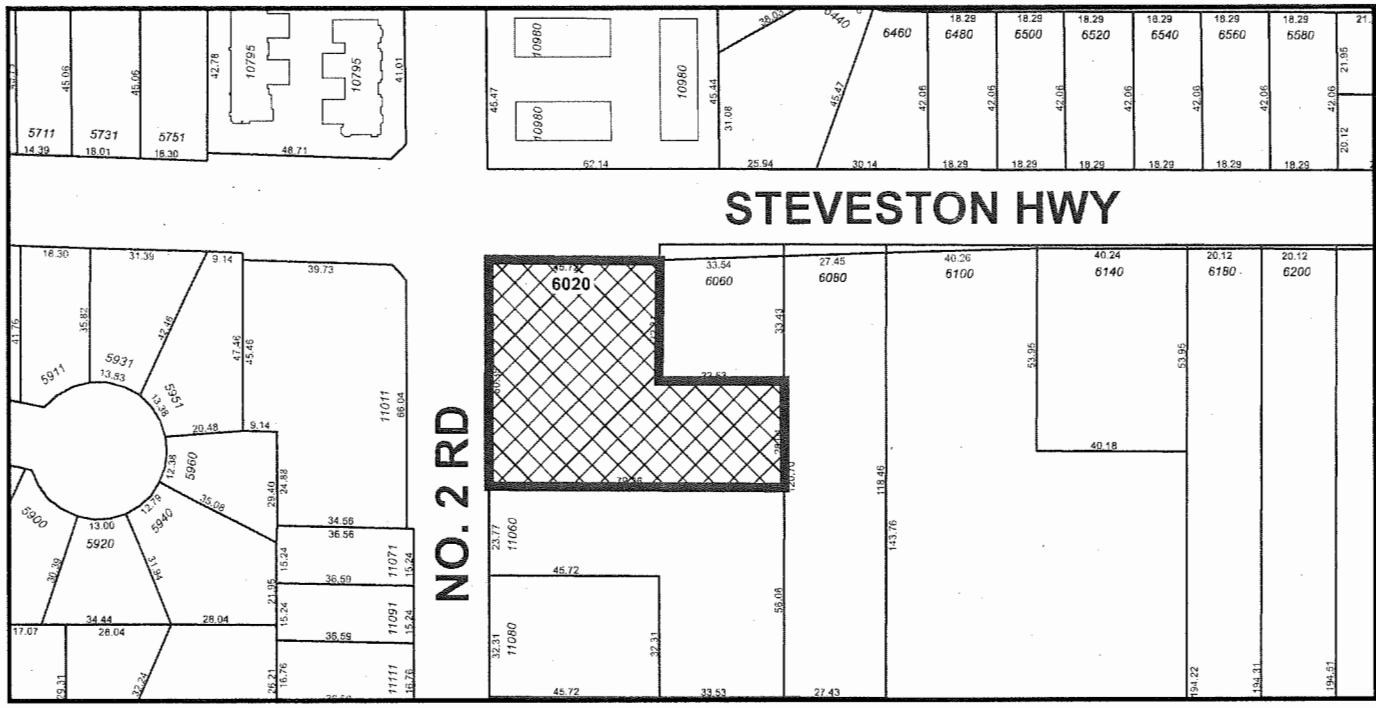
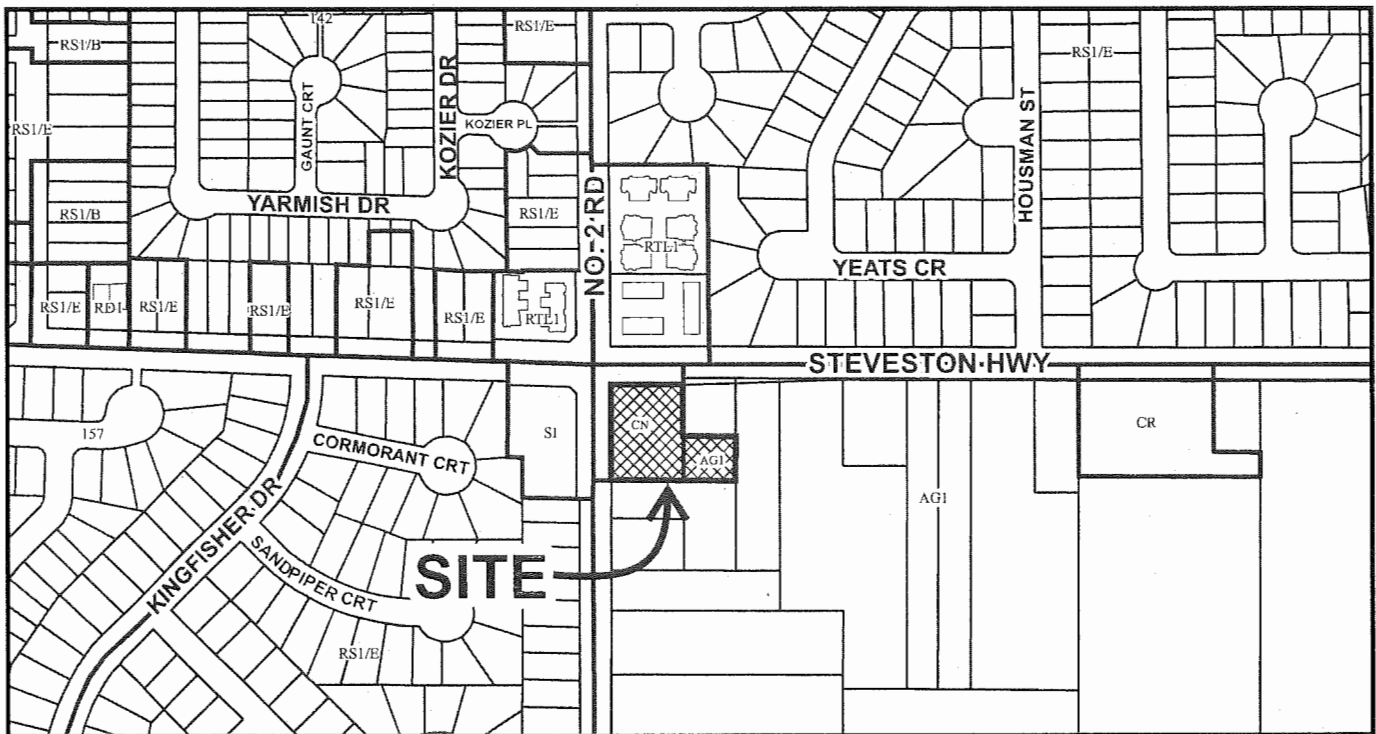
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



DP 15-718109 SCHEDULE "A"

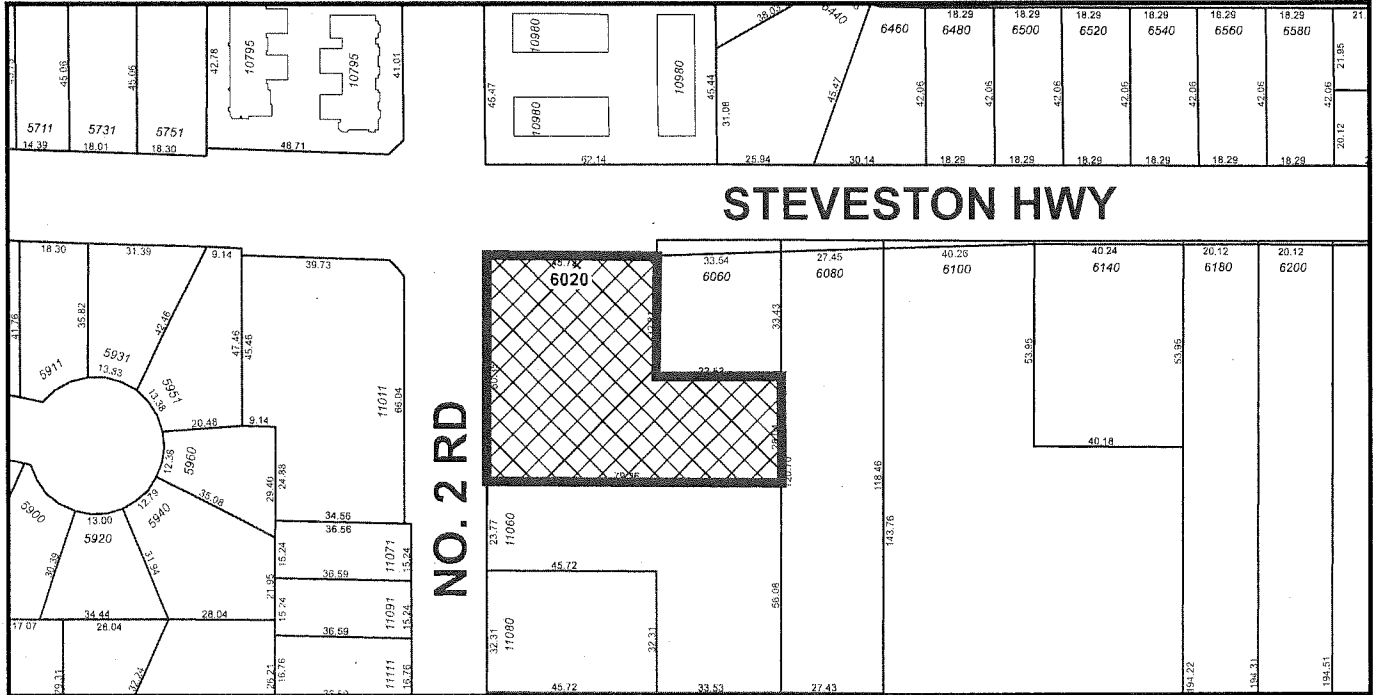
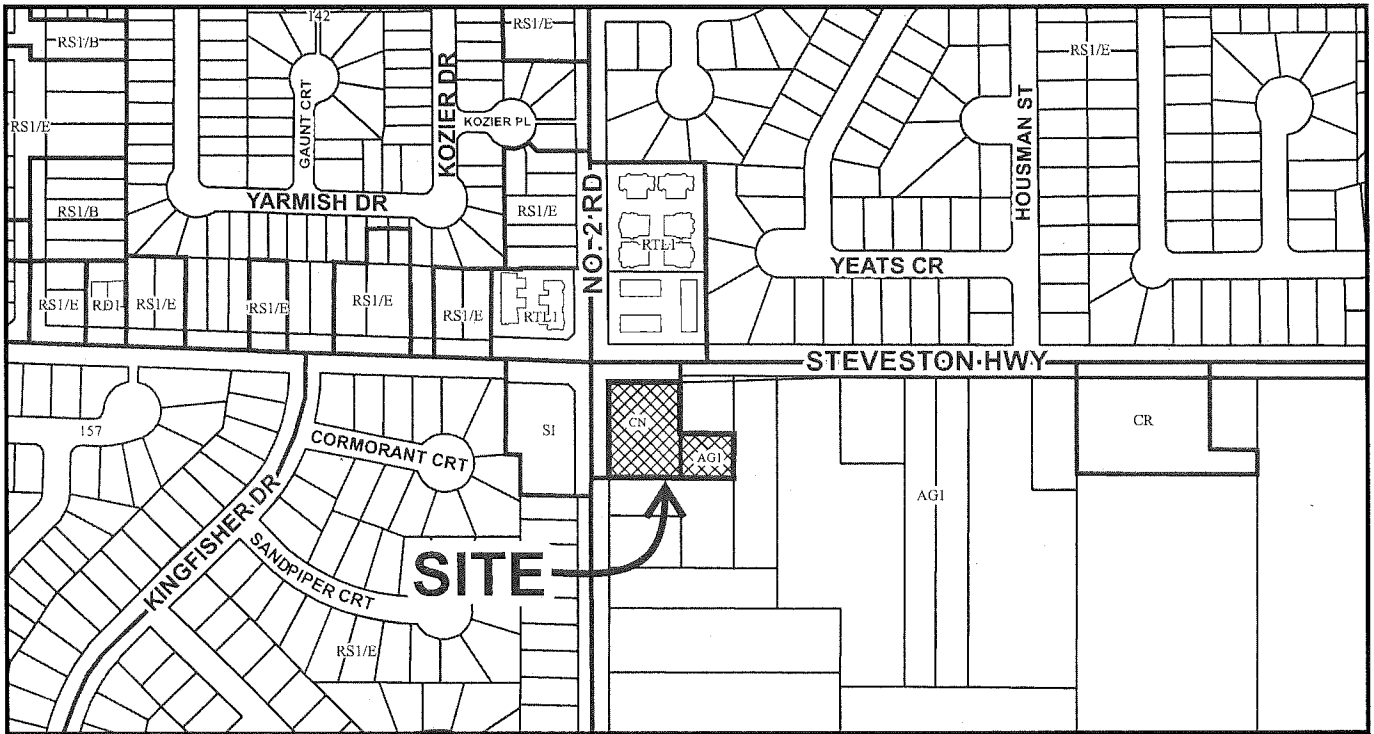
Original Date: 01/22/16

Revision Date: 01/26/16

Note: Dimensions are in METRES



City of Richmond



DP 15-718109

Original Date: 01/22/16

Revision Date: 01/26/16

Note: Dimensions are in METRES

Notes:

- The property is split-zoned CN and AG1. DP 15-718109 is limited to the CN zoned portion of the property only and does not affect the AG1 portion of the property.
- Variances are included to:
 - Increase the maximum permitted building height from 9 m to 10.2 m
 - Permit a mechanical closet 0.7 m projection into the required 3 m (east) interior side yard.
 - Reduce the minimum drive aisle width from 7.5 m to 6.7 m Min.
- 35 shared commercial parking spaces, including 1 accessible parking space provided onsite.
- 6 shared secure class 1 bicycle storage spaces and 6 shared outdoor class 2 bicycle spaces provided onsite.
- Wheelchair access to all floors and roof top play area.
- Retaining walls, structures and/or tree planting are not permitted in right-of-way areas without prior written approval from the City (e.g., 1.5 m wide SRW along north and west property lines).
- Off-site works via separate required Work Order for frontage improvements.
- All new, relocated and revised signage requires separate Sign Permit application submission, review and approval. All signage required to comply with the Richmond Sign Regulation Bylaw No. 9700.



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REVISION	SUBJECT	DATE
1	DP REVISION	16 11 15

ISSUED	DATE
DP	
BP	
FC	

CONSULTANT

PROJECT SUMMARY:
LEGAL DESCRIPTION:
 LOT 35, SECTION 6, BLOCK 3N, RANGE 8W, PLAN 0226
QINC ADDRESS:
 6020 STEVESTON HIGHWAY, RICHMOND, BC
ZONES: CN & AG1
SITE AREA: 39,820 SF, (2699.4 SOLV)
BREAKDOWN OF SITE AREA:
 CN = 28,700 SF
 AG1 = 10,120 SF
BUILDING AREA: 7866.0 SF
EXISTING FLOOR AREAS:
 MAIN FLOOR = 6770.92 SF
 SECOND FLOOR = 2495.22 SF
 GROSS FLOOR AREA = 9266.12 SF
PROPOSED FLOOR AREAS IN PHASE 2:
 MAIN FLOOR = 6,770.9 SF
 SECOND FLOOR = 7,445.6 SF
 ROOF TOP LOBBY = 64.8 SF
 GROSS FLOOR AREA = 14,281.3 SF
BC BUILDING CODE REVIEW:
 3 MAJOR OCCUPANCIES:
 MAIN FLOOR-- GROUP E, UNIT 130 EXISTING PANAMDO PIZZA & UNIT 140 BENJAMIN MOORE PAINTS
 GROUP A2, UNIT 110 EXIST. GROUP DAYCARE FACILITY
 SECOND FLOOR- GROUP D: PROPOSED OFFICE
 DAYCARE FACILITY
 GROUP A2: PROPOSED GROUP DAYCARE FACILITY
 GROUP A DIVISION 2
 3.2.2.26. OF BEHC 2015 GROUP A, DIV. 2, UP TO 2 STOREYS, NOT SPRINKLERED
REQUIRED: COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION. FLOOR ASSEMBLIES SHALL BE FIRE SEPARATIONS. IF OF COMBUSTIBLE CONSTRUCTION, FLOOR ASSEMBLIES INCLUDING WALLS & ROOF ASSEMBLIES, COLUMNS & ARCHES SHALL HAVE 45 MIN. F.R.P. OR BE OF NON-COMBUSTIBLE CONSTRUCTION.
 3.1.3.1 SEPARATION OF MAJOR OCCUPANCY TABLE 3.1.3.1
 A2 & A2 = 0 HR. F.R.
 A2 & D = 1 HR. F.R.
 3.8.4.1 & 3.8.4.5
 BUILDING MUST BE ACCESSIBLE

PROJECT DATA
 NUMBER OF CHILDREN: 99
 DAYCARE 1 TO 3 YEARS 24 CHILDREN 6 TEACHERS
 DAYCARE 3 TO 5 YEARS 75 CHILDREN 9 TEACHERS
 REQUIRED TOTAL OUTDOOR PLAY AREA, 6 SQM X 99 = 594 SQM OR 6363.7 SF (BC CHILD CARE LICENSING REGULATION)
 PROPOSED TOTAL OUTDOOR PLAY AREA:
 OUTDOOR PLAY AREA 1 = 750 SF / 7/2 CHILDREN = 65 SF / CHILD
 OUTDOOR PLAY AREA 2 = 642.8 SF / 12 CHILDREN = 53.5 SF / CHILD
 OUTDOOR PLAY AREA 3 = 695.1 SF / 7/5 CHILDREN = 67.7 SF
 REQUIRED INDOOR AREA PER CHILD: 3.7 SQM OR 40 SF
 3.7 SQM X 99 = 366.3 SQM OR 3943.6 SF (BC CHILD CARE LICENSING REGULATION)
 PROPOSED TOTAL INDOOR AREA:
 ACTIVITY ROOM 1 = 697.0 SF / 12 CHILDREN = 58.0 SF / CHILD
 ACTIVITY ROOM 2 = 766.19 SF / 12 CHILDREN = 63.85 SF / CHILD
 ACTIVITY ROOM 3 = 1182.4 SF / 35 CHILDREN = 47.2 SF / CHILD
 ACTIVITY ROOM 4 = 1254.4 SF / 25 CHILDREN = 50.1 SF / CHILD
 ACTIVITY ROOM 5 = 1398.4 SF / 25 CHILDREN = 55.9 SF / CHILD
 TOILET/LAVATORY FOR EVERY 10 CHILDREN (BC CHILD CARE LICENSING REGULATION)
 1 TOILET/LAVATORY FOR EVERY 6 CHILDREN
 1 CHANGE STATION PER WASHROOM
 1 TOILET/LAVATORY FOR EVERY 9 CHILDREN
 AND 2 TOILETS/ 2 LAVATORY FOR TEACHERS (INCLUDING 1 HANDICAP WASHROOM) AND 1 HANDICAP WASHROOM FOR OFFICE

PARKING CALCULATIONS FOR THE ENTIRE BUILDING:
DAYCARE: PER TABLE 7.7.2.3
 REQUIRED PARKING: 1 PARKING SPACE FOR EVERY 10 CHILDREN
 0.75 PARKING SPACE FOR EVERY EMPLOYEE
REQUIRED PARKING:
 CHILD CARE FACILITIES 99 CHILDREN/ 10 = 9.9 SPACES
 15 TEACHERS 0.75 X 15 = 11.25 SPACES
 22 SPACES
GENERAL RETAIL AND OFFICE: PER TABLE 7.7.2.3
 REQUIRED PARKING: 3 SPACES PER 100 SQM (1076.4 SQ) OR GROSS LEASABLE FLOOR AREA UP TO 300 SQM (3217.4 SF) PLUS 4 SPACES FOR EACH ADDITIONAL 100 SQM (1076.4 SF) OF GROSS LEASABLE FLOOR AREA.
REQUIRED PARKING:
 PANAMDO PIZZA = 665.43 SF
 BENJAMIN MOORE PAINTS = 2219.46 SF
 OFFICE = 2026.6 SF
 TOTAL = 3880.51 SF
 3767.4 SF / 1076.4 SF = 3.5 X 3 = 10.5 SPACES
 3880.51 - 3767.4 = 113.11 SF = 10.4 SPACES
 TOTAL = 11 SPACES
TOTAL PARKING REQUIRED: 33 SPACES
TOTAL PARKING PROVIDED: 35 SPACES
TOTAL LOADING SPACE REQUIRED: 1 MEDIUM SIZE SPACE
TOTAL LOADING SPACE PROVIDED: 1 MEDIUM SIZE SPACE
TOTAL BICYCLE SPACE REQUIRED: CHILD CARE: CLASS-1 15/2 = 5 SPACES
 CLASS-2 15/2 = 5 SPACES
 RETAIL: CLASS-1 3065/10000/27 = 1 SPACE
 CLASS-2 9965/10000/4 = 1 SPACE
TOTAL BICYCLE SPACE PROVIDED: 6 CLASS-1 SPACES
 6 CLASS-2 SPACES



CHERCOVER MASSIE & ASSOCIATES LTD.
 ARCHITECTURE & ENGINEERING
 #100-1025 West 2nd Ave. Vancouver, B.C. Canada V6P 6G2
 Ph: 604-281-1400 Fax: 604-281-1542 Email: cm@chercover.com

PROJECT:
PROPOSED PHASE 2 RENOVATIONS TO 6020 STEVESTON HWY
 Richmond, B.C.

DRAWING TITLE:
PROJECT LOCATION PROJECT DATA AND BC BUILDING CODE ANALYSIS

DRAWN: JC	A1.2 OF -	REV. -
DATE: APRIL 2015		PROJECT No: 214-221
SCALE: AS NOTED		

Plan 1 Jan 23, 2018
DP 15-718109

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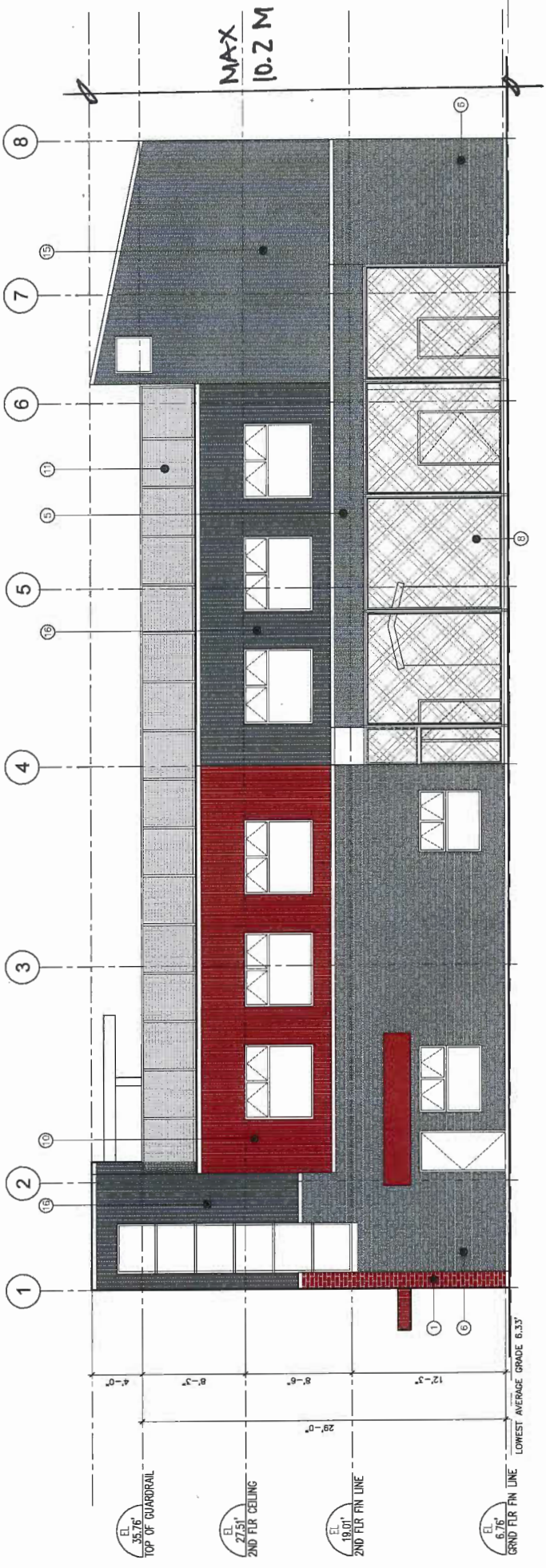
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REVISION	SUBJECT	DATE
1	DP REVISION	16 05 31
2	ISSUED FOR DP REVISION	17 11 23

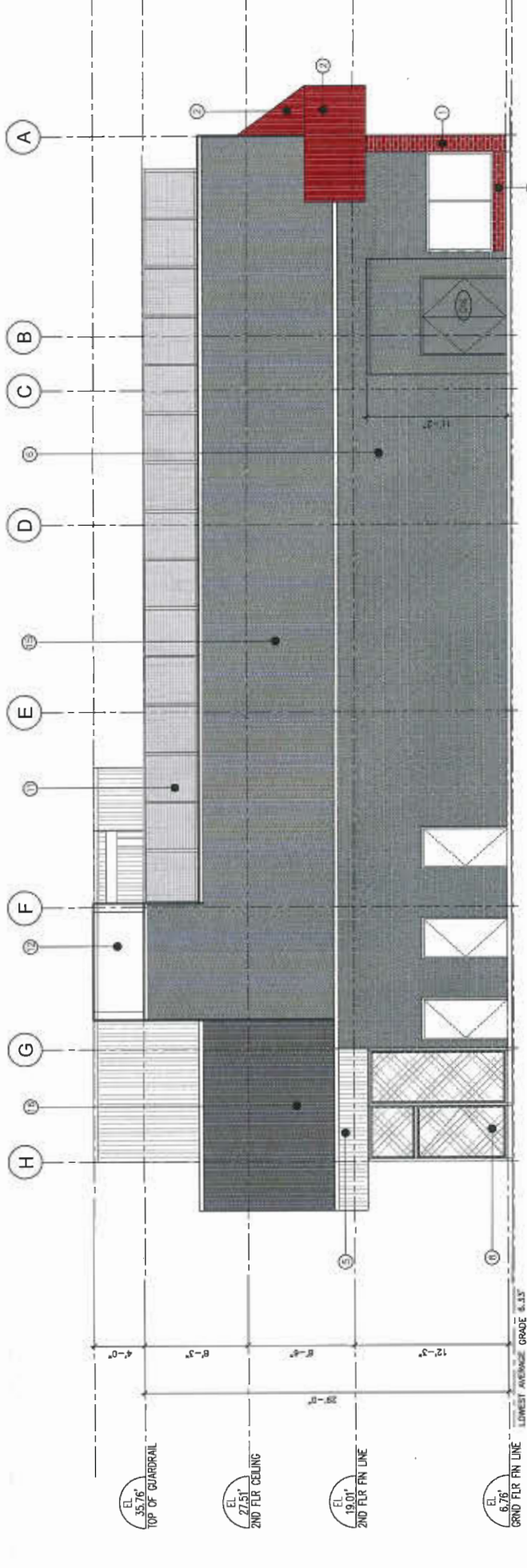
DP	ISSUED FOR DP APPLICATION	DATE
DP	ISSUED FOR DP APPLICATION	DEC 18, 15
BP		
IPC		

CONSULTANT

- MATERIAL AND COLOR
- 1 EXISTING BRICK VENEER
 - 2 EXISTING METAL CLADDING
 - 3 COLOR: DARK RED
 - 4 EXISTING STUCCO
 - 5 COLOR: WHITE
 - 6 EXISTING SHINGLE ROOFING
 - 7 COLOR: BROWN
 - 8 EXISTING VERTICAL WOOD SIDING
 - 9 COLOR: GREY
 - 10 EXISTING HORIZONTAL WOOD SIDING
 - 11 COLOR: WHITE
 - 12 EXISTING CHAIN LINK FENCE
 - 13 COLOR: GREY
 - 14 EXISTING HORIZONTAL WOOD SIDING
 - 15 COLOR: GREEN
 - 16 NEW METAL CLADDING TO MATCH EXISTING
 - 17 COLOR: DARK RED
 - 18 NEW METAL MESH GUARDRAIL
 - 19 COLOR: METALLIC ANODIZED SILVER
 - 20 NEW ROOFING
 - 21 COLOR: BROWN
 - 22 NEW BRICK VENEER TO MATCH EXISTING
 - 23 COLOR: DARK RED
 - 24 NEW VERTICAL METAL SIDING
 - 25 COLOR: WHITE
 - 26 NEW VERTICAL METAL SIDING
 - 27 COLOR: GREY
 - 28 NEW VERTICAL METAL SIDING
 - 29 COLOR: DARK GREY
 - 30 NEW SIGNAGE



1 - SOUTH ELEVATION
SCALE - 3/16"=1'-0"



2 - EAST ELEVATION
SCALE - 3/16"=1'-0"



CHERCOVER MASSIE & ASSOCIATES LTD.
ARCHITECTURE & ENGINEERING
8 100 West 2nd Ave., Vancouver, B.C. Canada V6P 6G6
Ph: 604-264-1650 Fax: 604-264-1462 Email: cmg@chermassie.ca

PROJECT:
PROPOSED RENOVATIONS TO 6020 STEVESTON HWY
6020 Steveston Hwy
Richmond, B.C.

DRAWING TITLE:
PROPOSED ELEVATIONS

DRAWN: JC	A4.3 OF -
DATE: FEB. 2014	
SCALE: AS NOTED	
PROJECT No: 214-221	
REV. 2	

Plan 4 Jan 23, 2018
DP 15-718109

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REVISION	SUBJECT	DATE
1	DP REVISION	16 05 37
2	ISSUED FOR DP REVISION	17 11 23

DATE	DESCRIPTION
DP	ISSUED FOR DP APPLICATION
BP	
FC	

CONSULTANT

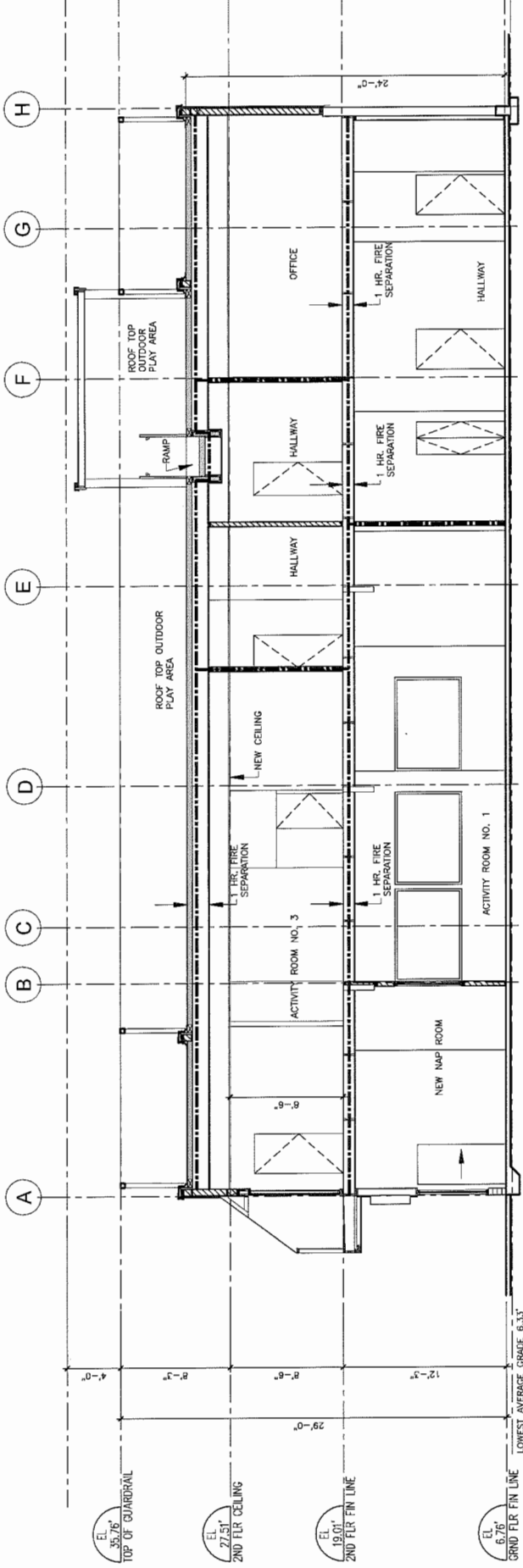


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ARCHITECTURE & ENGINEERING
 #100-1200 West 23rd Ave., Vancouver, B.C. Canada, V6P 6G5
 Ph: 604-261-1450 Fax: 604-261-1452 Email: cm@chercover.com

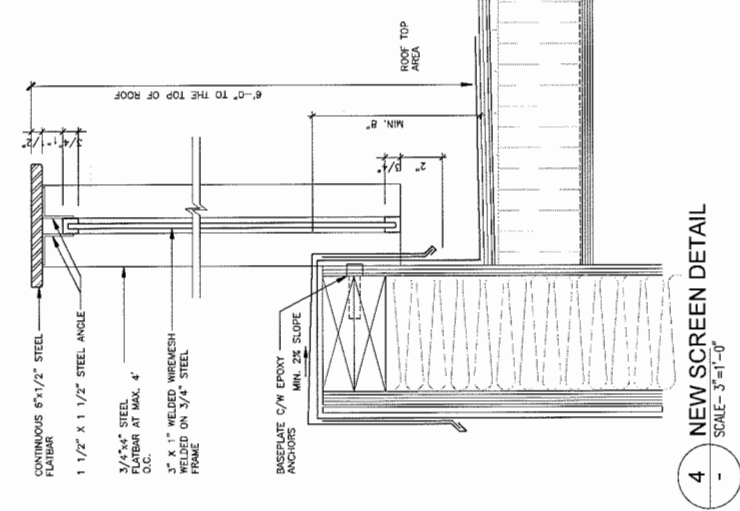
PROJECT:
PROPOSED RENOVATIONS TO 6020 STEVESTON HWY
 6020 Steveston Hwy
 Richmond, B.C.

DRAWING TITLE:
SECTIONS AND DETAILS

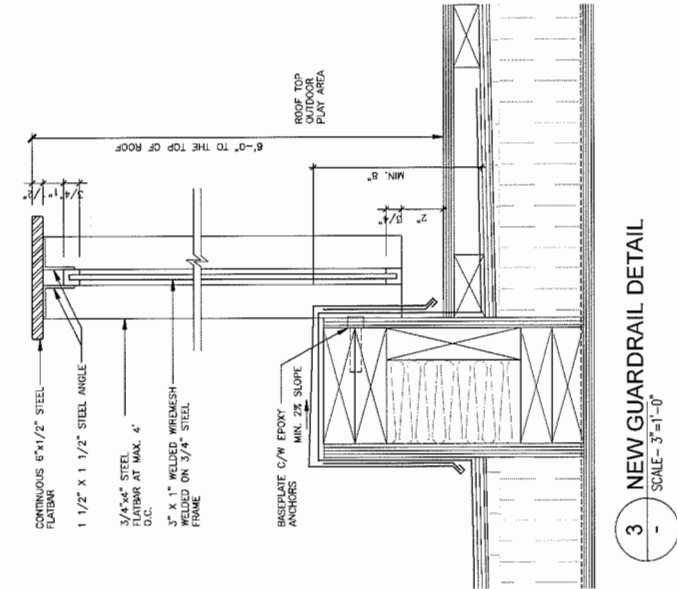
A5.1
 OF
-
 DRAWN: JC
 DATE: FEB. 2014
 SCALE: AS NOTED
 PROJECT NO: 214-221
 REV. 2



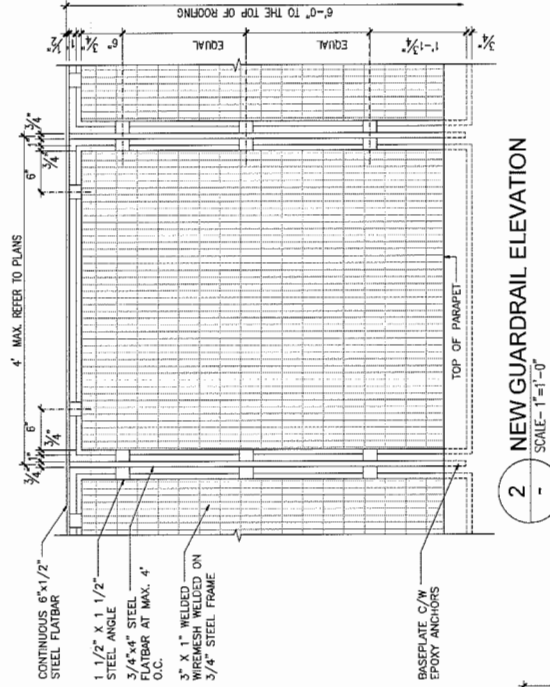
1 SECTION
 SCALE= 3/16"=1'-0"



4 NEW SCREEN DETAIL
 SCALE= 3/4"=1'-0"

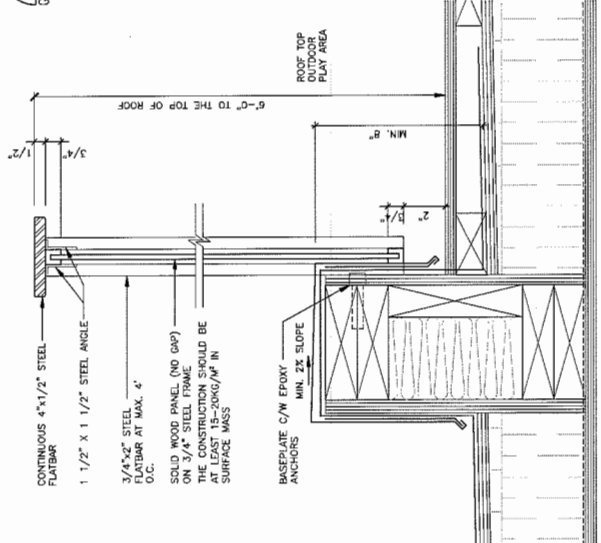


3 NEW GUARDRAIL DETAIL
 SCALE= 3/4"=1'-0"

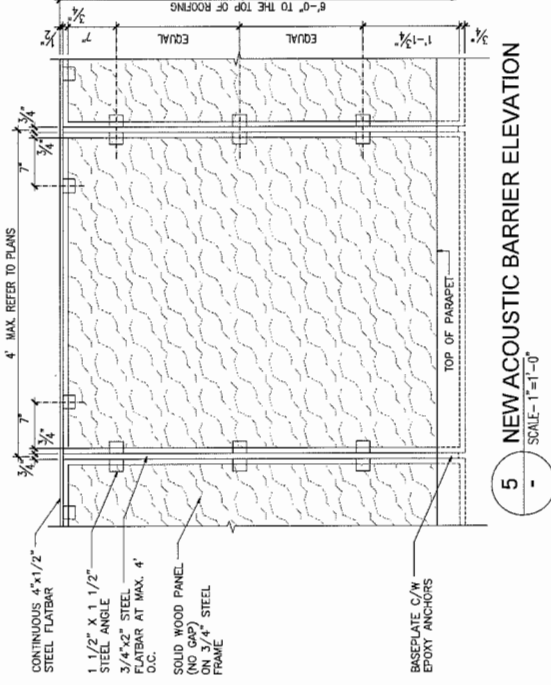


2 NEW GUARDRAIL ELEVATION
 SCALE= 1"=1'-0"

- LEGEND**
- - - - - EXISTING WALL TO BE REMOVED
 - ===== EXISTING WALL
 - ===== NEW WALL
 - 1HR FIRE RATED
 - 2HR FIRE RATED



6 NEW ACOUSTIC BARRIER DETAIL
 SCALE= 3/4"=1'-0"



5 NEW ACOUSTIC BARRIER ELEVATION
 SCALE= 1"=1'-0"

Plan 5 Jan 23, 2018
 DP 15-718109



PROPOSED SITE AND TREE PLAN

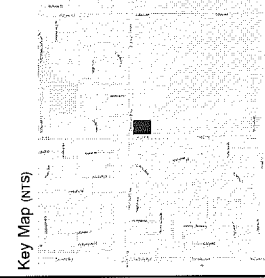


VDZ Project #: DP2016-10

Drawing #: L-02

LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
		EXISTING VEGETATION
	8 LD-01	PROPOSED TREE
	9 LD-01	PROPOSED SHRUBS
		CONCRETE SIDEWALK
		PROPOSED CONCRETE PAVERS Colour: Charcoal Manufacturer: Absolutland Concrete
		EXISTING 1.8M WOOD PRIVACY FENCE
		EXISTING 1.5M CHAIN-LINK FENCE
	5 LD-01	ENGINEERED WOOD FIBRE
	1 LD-01	SAND PLAY AREA
		TRELIS FEATURE
	3 LD-01	MOVEABLE PLANTER Size: 600mm x 900mm Supplier: Northwest Landscape Supply
	3 LD-01	PROPOSED RUBBER TILE Pattern: Checkered Pattern Colour: Orange and Turquoise Size: 200x200
	4 LD-01	PROPOSED DECKING Species: Cedar Colour: Natural
		EXISTING SOO Refer to Specifications



No.	Dt/	Description	Date
10	TM	DP PRECISION	Jan 30, 2019
9	FC	RE-ISSUED FOR DP	Nov 28, 2017
8	FC	RE-ISSUED FOR DP	Oct 12, 2017
7	TM	Progress Set	Sept 13, 2017
6	FC	RE-ISSUED FOR DP	August 04, 2017
5	FC	ISSUED FOR DP	June 20, 2017
4	FC	RE-ISSUED FOR DP	May 02, 2017
3	FC	RE-ISSUED FOR DP	Nov 14, 2016
2	MM	ISSUED FOR DP	April 04, 2016
1	MM	ISSUED FOR CLIENT REVIEW	March 22, 2016

Project: STEVESTON HWY DAYCARE

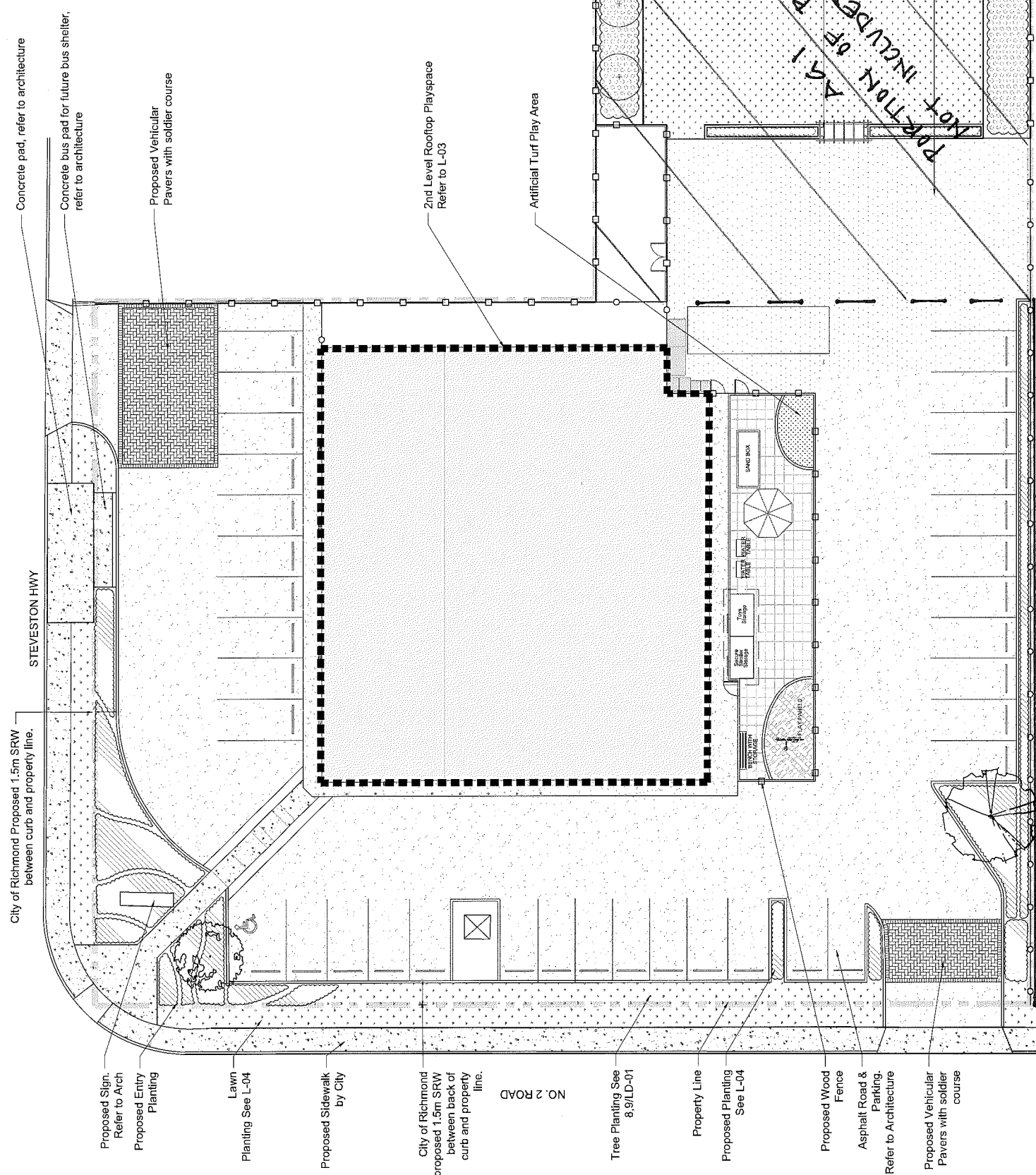
Location: 6020 STEVESTON HWY
RICHMOND, BC

Drawn: PC
 Checked: TM
 Approved: MYDZ
 Original Sheet Size: 24" x 36"

Plan 7 Jan 23, 2018
 DP 15-718109

TREE LEGEND

QUAN.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
1	see legend	<i>Cercidiphyllum japonicum</i>	Katsura Tree	B&B, 6cm caliper	As shown
1	see legend	<i>Annanacis - Spring Flurry</i>	Spring Flurry Serviceberry	B&B, 6cm caliper, 1.8m std	As shown



Scale: 1:150
 1 SITE AND TREE PLAN
 2M HT NEW WOOD FENCING AS PER ARCH PLANS

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

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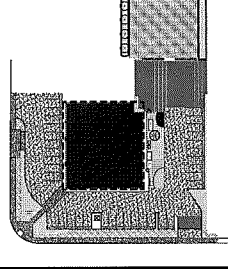
van der Zaim + associates inc.
 Parks & Recreation • Environmental Consulting
 Urban Design • Landscape Architecture
 Suite 1, 20177 67th Avenue
 Langley, British Columbia
 V1M 4G5
 P: 604.882.0204
 F: 604.882.0462
 info@vanderzaim.com

PROPOSED ROOFTOP PLAY SPACE

DP2016-10
 VZD Project #:

L-03
 Drawing #:

Key Map (NTS)



No.	By:	Description	Date
1	MM	ISSUED FOR CLIENT REVIEW	March 22, 2016
2	MM	ISSUED FOR DP	April 04, 2016
3	PC	REISSUED FOR DP	Nov 14, 2016
4	PC	REISSUED FOR DP	May 02, 2017
5	PC	ISSUED FOR BP	June 20, 2017
6	PC	REISSUED FOR DP	August 04, 2017
7	TM	Progress Set	Sept 19, 2017
8	PC	REISSUED FOR UP	Oct 12, 2017
9	PC	REISSUED FOR DP	Nov 28, 2017

REVISIONS TABLE FOR DRAWINGS

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Project:
 STEVESTON HWY DAYCARE

Location:
 6020 STEVESTON HWY
 RICHMOND, BC

Drawn:
 PC

Checked:
 TNI

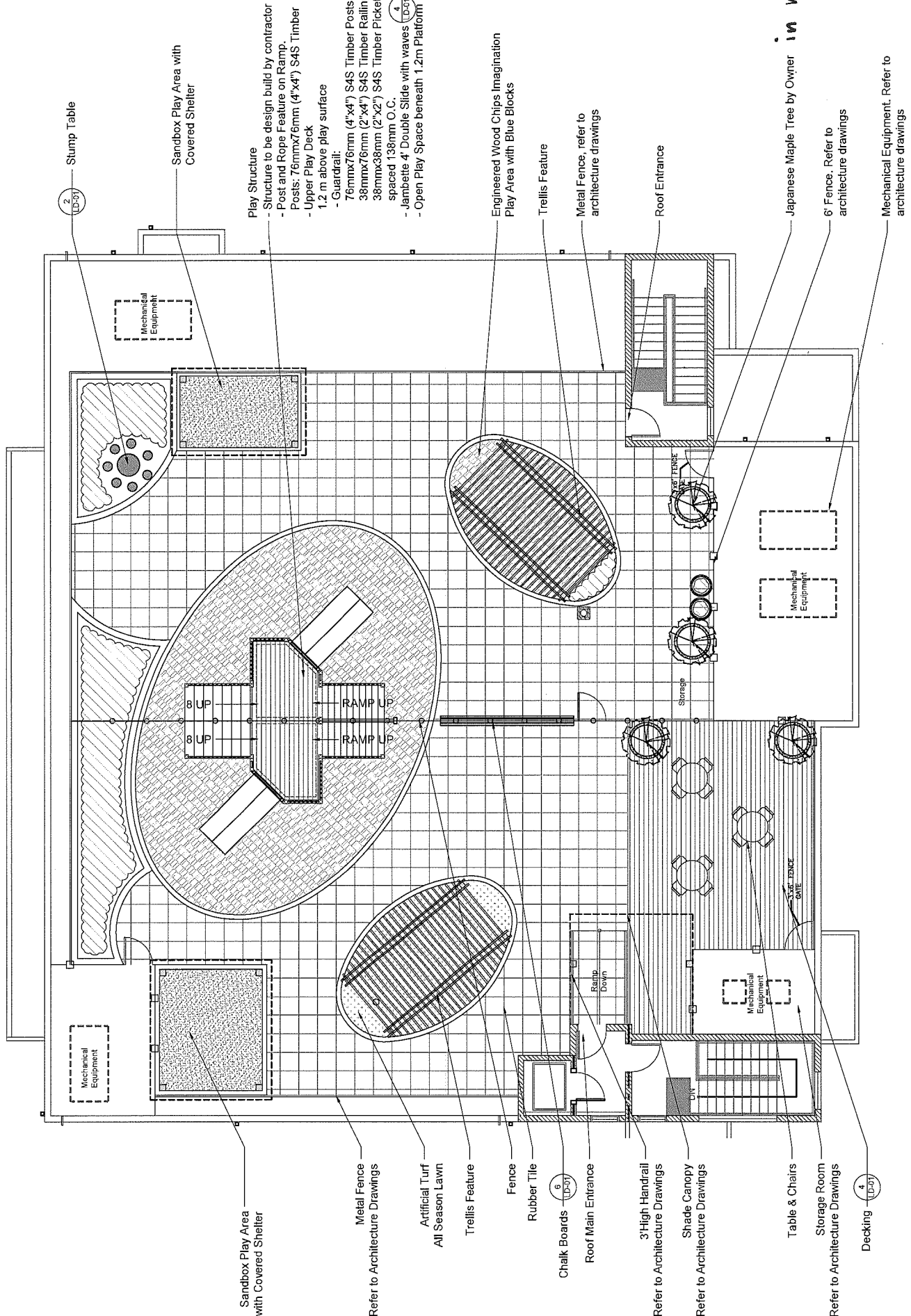
Stamp:

Original Sheet Size:
 24"x36"

Plan 8
 Jan 23, 2018
 DP 15-718109

1:75

KEY	REF.	DESCRIPTION
		EXISTING VEGETATION
	8 LD-01	PROPOSED TREE
	9 LD-01	PROPOSED SHRUBS
		CONCRETE SIDEWALK
		PROPOSED DECKING Pattern: Herringbone Pattern Colour: Natural Manufacturer: Absoluted Concrete
		EXISTING 1.8M WOOD PRIVACY FENCE
		EXISTING 1.2M CHAIN-LINK FENCE
	5 LD-01	ENGINEERED WOOD FIBRE
	1 LD-01	SAND PLAY AREA
		TRELLIS FEATURE
		MOVABLE PLANTER Supplier: Northwest Landscape Supply
	3 LD-01	PROPOSED RUBBER TILE Colour: Orange and Teal/Blue Size: 20x20x2
	4 LD-01	PROPOSED DECKING SikaSod Solid Re 2x4 S4S Cedar Colour: Natural See Critical Landscape Notes for Specifications

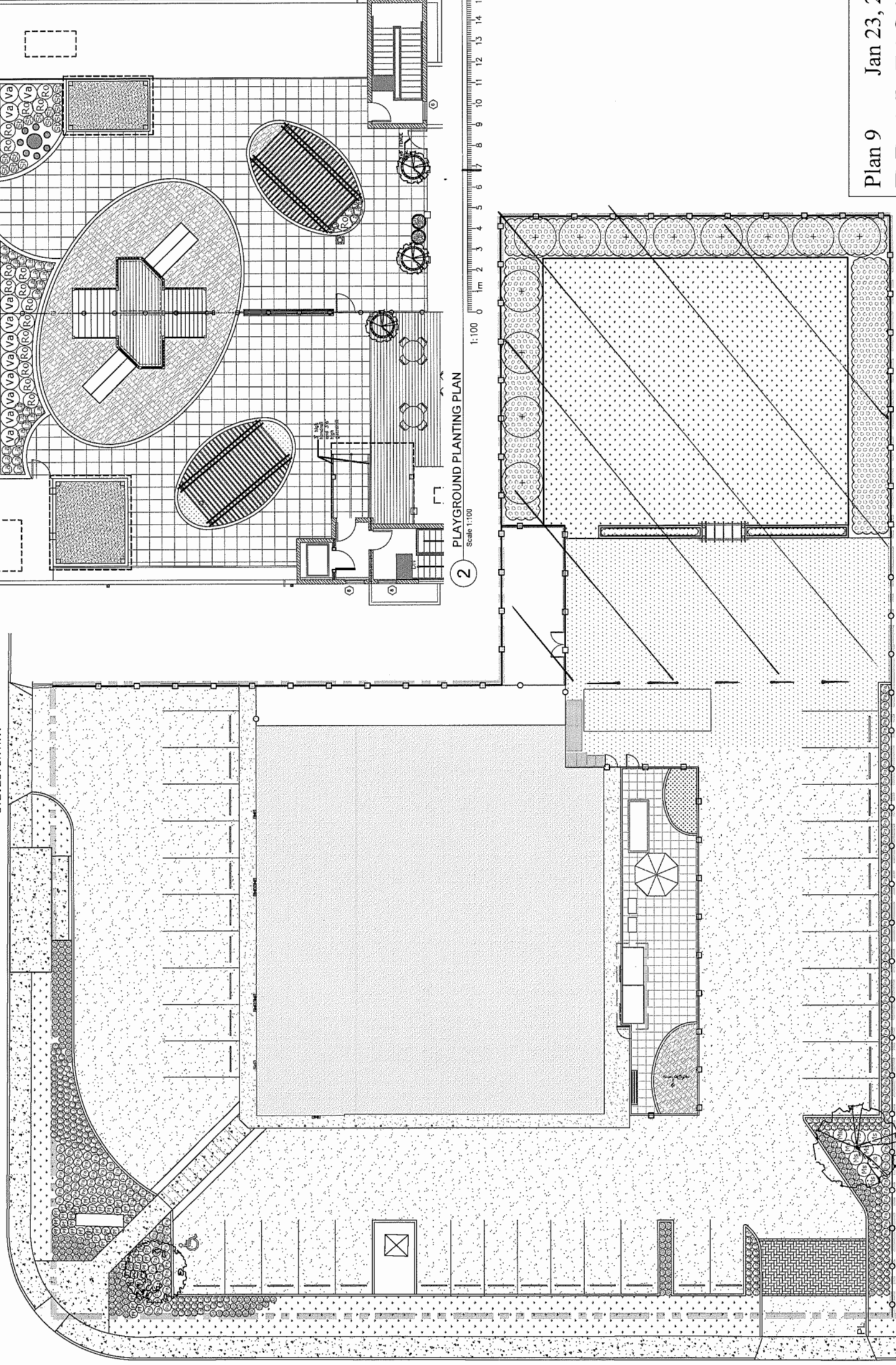


PLANT SCHEDULE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING
SHRUBS					
Pf	58	Potentilla fruticosa 'Abbotswood'	Abbotswood Potentilla	#2 Pot	600mm O.C.
Va	11	Vaccinium alaskaense	Alaskan Blueberry	#2 Pot	900mm O.C.
VINE					
V	4	Vitis 'Himrod'	Himrod Grapes	#1 Pot	As Shown
PERENNIALS & GROUNDCOVERS					
e	6	Echinacea 'Pow Wow Wild Berry'	Pow Wow Wild Berry Coneflower	#1 Pot	3 plants per planter
Ms	9	Miscanthus sinensis 'Milbertidee'	Silver Feather Grass	#1 Pot	1000mm O.C.
La	204	Lavandula angustifolia 'Hidcote'	English Lavender	#1 Pot	450mm O.C.
Pa	147	Pennisetum alopecuroides 'Little Bunny'	Fountain Grass	#1 Pot	600mm O.C.
St	220	Stipa tenuissima	Mexican Feather Grass	#1 Pot	450mm O.C.
Ro	17	Rosmarinus officinalis	Rosemary	#1 Pot	750mm O.C.

- PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS OF THE BC LANDSCAPE STANDARD, CURRENT EDITION.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCMA OR BCSLA GUIDELINES.
- TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
- AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
- TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
 - SHRUBS: 450MM
 - SOD: 150MM
 - TREE PITS: 1000MM WITH 300MM (BELOW ROOT BALL)
- 1" MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
- ALL LANDSCAPED AREAS TO BE IRRIGATED.

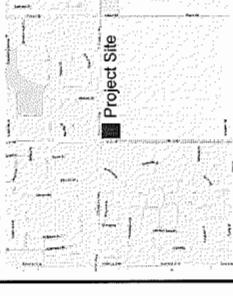
STEVESTON HWY



1 SITE PLANTING PLAN
Scale 1:150

2 PLAYGROUND PLANTING PLAN
Scale 1:100

Key Map (NTS)



van der Zalm + Associates Inc.
Parks & Recreation • Environmental Consulting
Urban Design • Landscape Architecture
Suite 1, 20177 87th Avenue
Langley, British Columbia
V3L 0S1
P: 604.882.0024
F: 604.882.0023
lang@vanzalm.com



PROPOSED SITE PLANTING PLAN

Drawing Title:



DP2016-10
VZ Project #:

L-04
Drawing #:

Project:
STEVESTON HWY DAYCARE

Location:
6020 STEVESTON HWY
RICHMOND, BC

Stamp:

Drawn:
PC

Checked:
TM

revised:

by:

drawn:

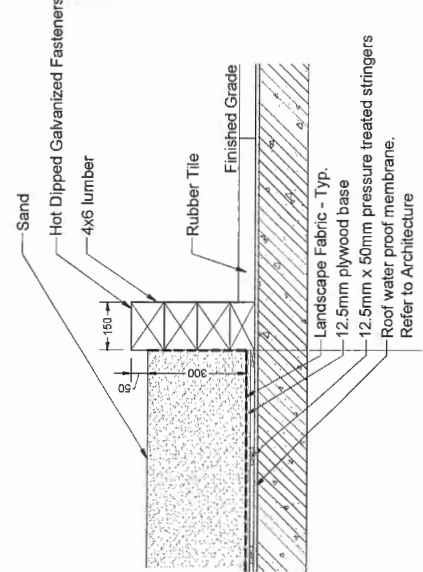
Original Sheet Size:
24"x36"

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE DESIGNER IMMEDIATELY. ALL DIMENSIONS AND SPECIFICATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE CONTRACT DOCUMENTS UNLESS SPECIFICALLY NOTED OTHERWISE.

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No.	By	Description	Date
1	MM	ISSUED FOR CLIENT REVIEW	March 22, 2016
2	MM	ISSUED FOR DP	April 04, 2016
3	PC	REISSUED FOR DP	Nov 14, 2016
4	PC	REISSUED FOR DP	May 02, 2017
5	PC	ISSUED FOR BP	June 20, 2017
6	PC	REISSUED FOR DP	August 04, 2017
7	TM	Progress Set	Sept 19, 2017
8	PC	REISSUED FOR DP	Oct 12, 2017
9	PC	REISSUED FOR DP	Nov 28, 2017



1 SAND PLAY BENEATH SHELTER
 Scale: NTS



2 STUMP TABLE
 Scale: NTS

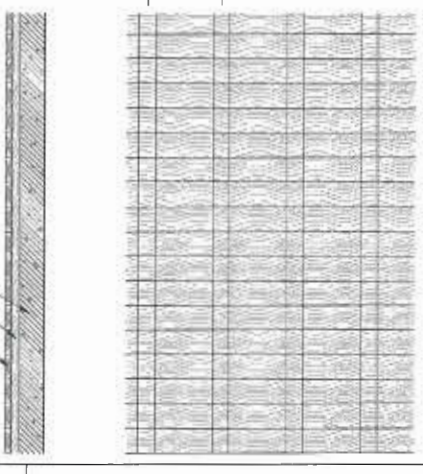


Dimensions: 20" x 20" x 2"

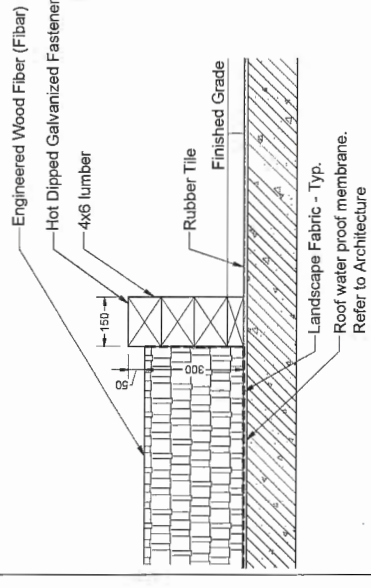
3 RUBBER TILE
 Scale: NTS



25mm x 150mm decking
 50mm x 100mm pressure treated stringers
 Roof water proof membrane. Refer to Architecture



4 S4S CEDAR DECKING
 Scale: 1:20



5 ENGINEERED WOOD FIBRE PLAY WITH TIMBER EDGE
 Scale: 1:10

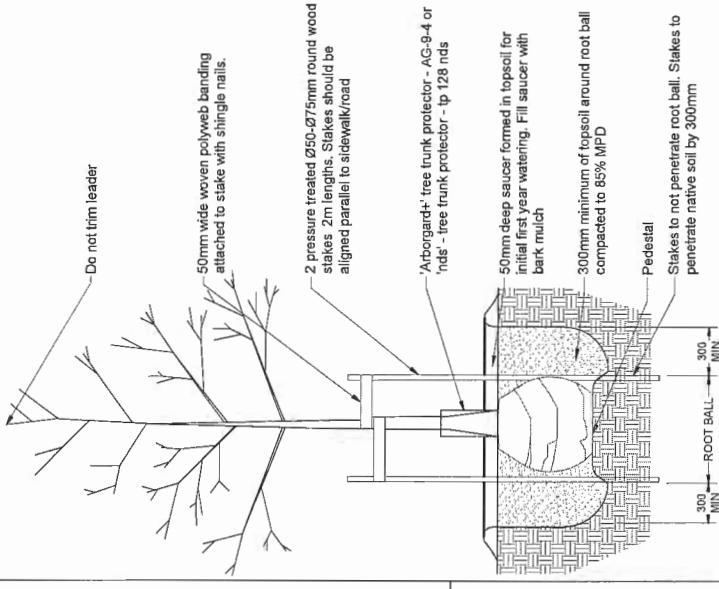


6 CHALK BOARD
 Scale: NTS



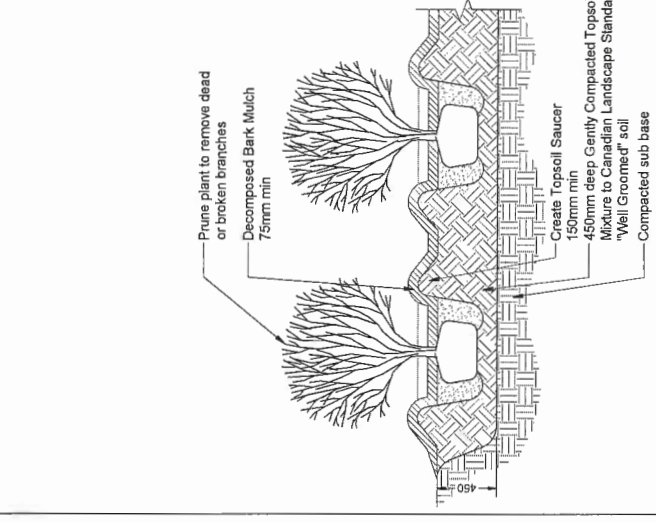
Product: Jambette
 Colour: Green
 Installation: To be connected to raised deck space as per CSA requirements.
 Supplier: Baldwin Site Elements
 Contact: Adrienne Castillon 604-424-4168

7 JAMBETTE 4" DOUBLE SLIDE WITH WAVES
 Scale: NTS



Notes:
 1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole, all string, twine, etc. to be removed.
 2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
 3. All trees shall be single stem

8 TREE PLANTING
 Scale: 1:20



NOTES:
 1. Remove all string, twine, rags from plant.
 2. All soil, mulch and plant material to meet latest Canadian Landscape Standard.
 3. Topsoil saucer diameter to be 1.5X diameter of plant container.
 4. O.C. spacing per planting plan.

9 SHRUB PLANTING
 Scale: 1:20

Plan 10 Jan 23, 2018
 DP 15-718109

No.	By	Description	Date
1	MM	ISSUED FOR CLIENT REVIEW	March 22, 2016
2	MM	ISSUED FOR DP	April 04, 2016
3	PC	RE-ISSUED FOR DP	Nov 14, 2016
4	PC	RE-ISSUED FOR DP	May 02, 2017
5	PC	ISSUED FOR BP	June 20, 2017
6	PC	RE-ISSUED FOR DP	August 04, 2017
7	TM	Progress Set	Sept 19, 2017
8	PC	RE-ISSUED FOR DP	Oct 12, 2017
9	PC	RE-ISSUED FOR DP	Nov 28, 2017

REVISIONS TABLE FOR DRAWINGS
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Project:
 STEVESTON HWY DAYCARE

Location:
 6020 STEVESTON HWY
 RICHMOND, BC

Drawn: PC	Stamp:
Checked: TM	Original Sheet Size: 24" x 36"
Approved: MVDZ	Scale: AS SHOWN

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REVISION	SUBJECT	DATE
1	DP REVISION	16 05 31
2	DP REVISION	16 11 18

ISSUED	DATE
DP	ISSUED FOR DP APPLICATION DEC18,15
BP	-
PC	-

CONSULTANT

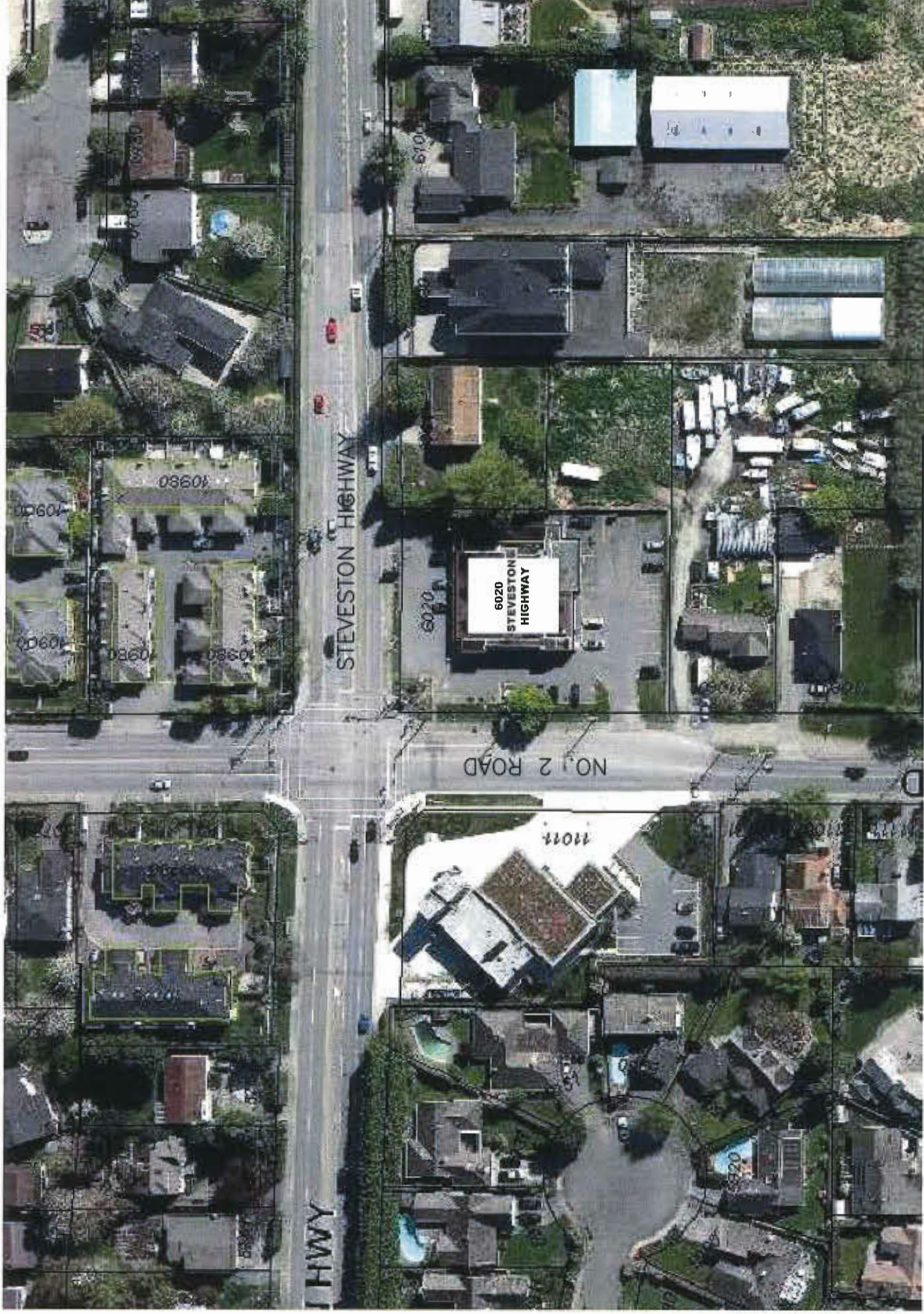


CHERCOVER MASSIE & ASSOCIATES LTD.
ARCHITECTURE & ENGINEERING
 #1205-1020 West 79th Ave. Vancouver, B.C. Canada V6P 6G5
 Ph: (604) 414-1155 Fax: (604) 414-1152 Email: info@cmad.ca

PROJECT:
**PROPOSED PHASE 2
 RENOVATIONS TO
 6020 STEVESTON HWY**
 6020 Steveston Hwy
 Richmond, B.C.

DRAWING TITLE:
CONTEXT PLAN

DRAWN: DFR/AN/JC	A1.4 OF -	REV. -
DATE: APRIL 2015		
SCALE: AS NOTED		
PROJECT No: 214-221		



1 CONTEXT PLAN
 - SCALE-NOT TO SCALE

Reference Plan Jan 23, 2018
DP 15-718109



1 PROJECT CONTEXT PLAN
SCALE-N.T.S.



2 EXISTING STREETSCAPE (FROM STEVESTON HWY LOOKING EAST)
SCALE-N.T.S.



3 EXISTING STREETSCAPE (FROM STEVESTON HWY LOOKING WEST)
SCALE-N.T.S.



4 FROM BACK LOOKING NORTH (BETWEEN 6020 AND 6060)
SCALE-N.T.S.

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REVISION	SUBJECT	DATE
1	DP REVISION	16 05 31
2	DP REVISION	16 11 18

ISSUED	DATE
DP	
BP	
PC	

CONSULTANT



CHERCOVER MASSIE & ASSOCIATES LTD.
ARCHITECTURE & ENGINEERING
2110 STEVESTON HWY. STE. 1000, STEVESTON, B.C. CANADA V8C 2R8
PH: 604-261-1660 FAX: 604-261-1452 EMAIL: info@cmassie.com

PROJECT:
**PROPOSED PHASE 2
RENOVATIONS TO
6020 STEVESTON HWY**
6020 Steveston Hwy
Richmond, B.C.

DRAWING TITLE:
**PROJECT CONTEXT PLAN
AND EXISTING
STREETSCAPES**

DRAWN: JC
DATE: APRIL 2015
SCALE: AS NOTED
PROJECT No: 214-221
A1.6
OF
-
REV: -

Reference Plan Jan 23, 2018
DP 15-718109

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REVISION	SUBJECT	DATE
1	ISSUED FOR DP REVISION	16 05 31
2	ISSUED FOR DP REVISION	16 11 15
3	ISSUED FOR DP REVISION	17 11 23

ISSUED	DATE
DP	ISSUED FOR DP APPLICATION DEC16/15
BP	
FC	

ISSUED	DATE
DP	ISSUED FOR DP APPLICATION DEC16/15
BP	
FC	

CONSULTANT

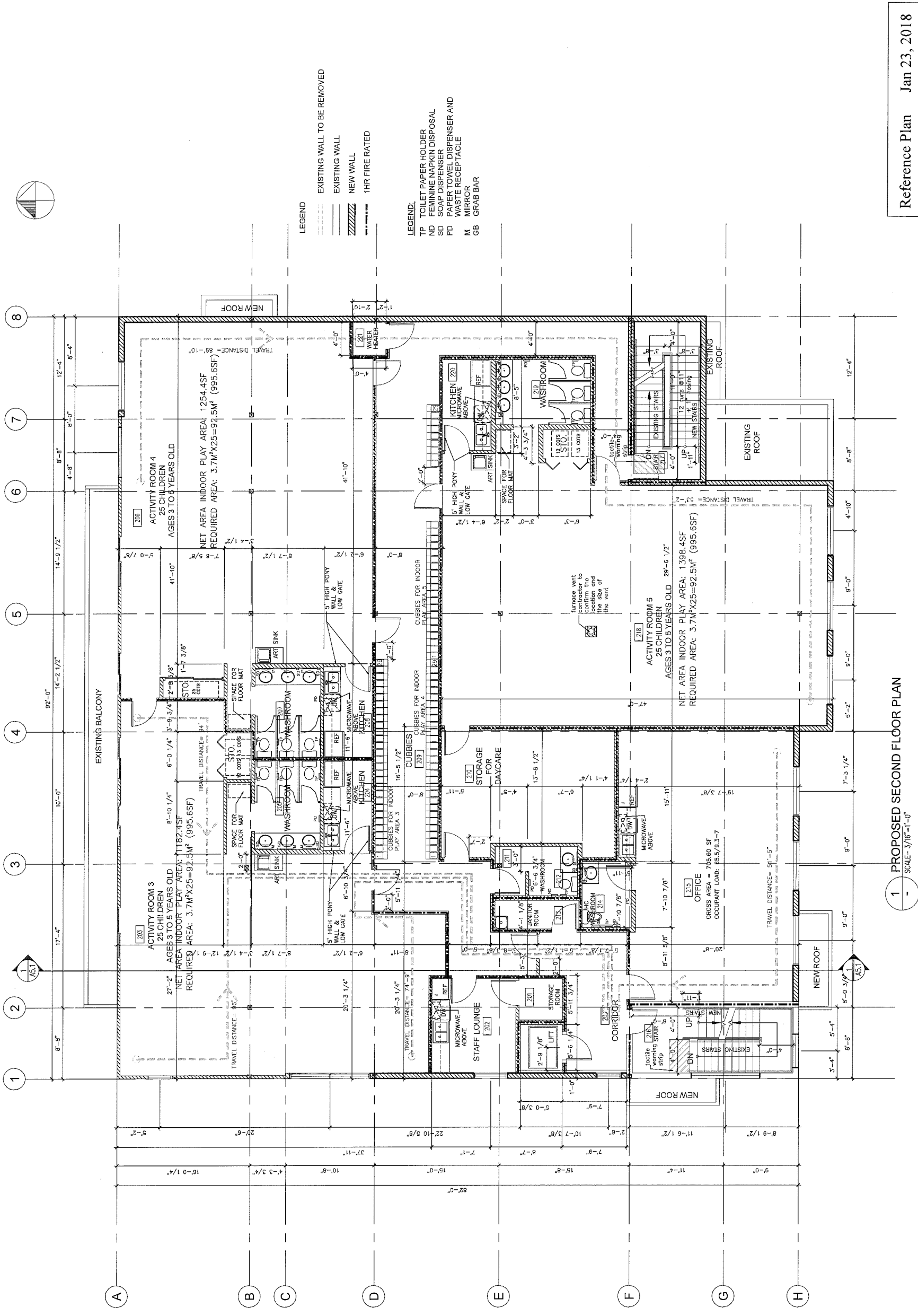


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ARCHITECTURE & ENGINEERING
 4175, 1025 West 234 Ave. Vancouver, B.C. Canada V6R 6G6
 Ph: 604-264-1657 Fax: 604-264-1652 Email: cm@cherokeemassie.com

PROJECT:
PROPOSED PHASE 2
RENOVATIONS TO
6020 STEVESTON HWY
 Richmond, B.C.

DRAWING TITLE:
PROPOSED
SECOND FLOOR PLAN

DRAWN: AN/JC	A3.2 OF -
DATE: APRIL 2015	
SCALE: AS NOTED	
PROJECT No: 214-221	REV. 3



- LEGEND:**
- EXISTING WALL TO BE REMOVED
 - EXISTING WALL
 - NEW WALL
 - 1HR FIRE RATED
- LEGEND:**
- TP TOILET PAPER HOLDER
 - ND FEMININE NAPKIN DISPOSAL
 - SD SCAP DISPENSER
 - PD PAPER TOWEL DISPENSER AND WASTE RECEPTACLE
 - M MIRROR
 - GB GRAB BAR

Reference Plan Jan 23, 2018
DP 15-718109

1 PROPOSED SECOND FLOOR PLAN
 SCALE= 3/16"=1'-0"