



City of Richmond

Report to Committee

To: Planning Committee **Date:** April 4, 2016
From: Cathryn Volkering Carlile **File:** 07-3070-01/2016-Vol 01
 General Manager, Community Services
Re: Kingsley Estates Child Care Facility Design - 10380 No. 2 Road



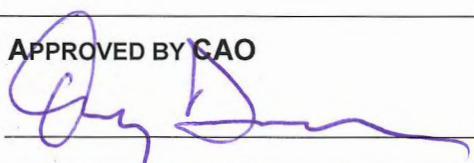
Staff Recommendation

1. That the Kingsley Estates child care facility design as outlined in the staff report dated April 4, 2016, from the General Manager of Community Services, be endorsed; and
2. That the Operating Budget Impact of \$35,000 for maintenance of the Kingsley Estates Child Care Facility be considered in the 5 Year Financial Plan for commencement in 2017.



Cathryn Volkering Carlile
 General Manager, Community Services

Att. 10

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Project Development	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
Parks	<input checked="" type="checkbox"/>	
Finance	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO 

Staff Report

Origin

The purpose of this report is to present the Kingsley Estates child care facility design for Council's endorsement and to seek approval of minor changes to the registered Child Care Facility agreement. The facility is being provided by Polygon Kingsley Estates Ltd. (Polygon) as a community amenity contribution in fulfillment of a rezoning condition related to RZ 13-649524 for a portion of lands to facilitate a 133-unit townhouse development at 10440/10460 No. 2 Road (Attachment 1).

The former Steveston High School site is comprised of 5.26 hectares (13.0 acres) of land which was purchased by Polygon from the Richmond School District. On June 22, 2015, Council adopted Zoning Bylaw 8500, Amendment Bylaw 9155 permitting 3.04 hectares (7.51 acres) of the site at 10440 and 10460 No. 2 Road to be rezoned from "School & Institutional Use (SI)" to "Town Housing (ZT72) – London/Steveston (No. 2 Road)".

The remaining 2.17 hectares (5.36 acres) retained the "School & Institutional Use (SI) zoning and were transferred to the City in June 2015. Within the portion of lands to become City property, 0.332 hectares (0.82 acre) was identified for a child care facility and a public entry plaza. Polygon will be constructing the child care facility estimated to cost \$3.3 million.

This report supports Council's 2014-2018 Term Goal #2. A Vibrant, Active and Connected City:

Continue the development and implementation of an excellent and accessible system of programs, services, and public spaces that reflect Richmond's demographics, rich heritage, diverse needs, and unique opportunities, and that facilitate active, caring, and connected communities.

2.1. Strong neighbourhoods; and

2.2. Effective social service networks.

The report also supports Council's 2014-2018 Term Goal #3. A Well-Planned Community:

Adhere to effective planning and growth management practices to maintain and enhance the livability, sustainability and desirability of our City and its neighbourhoods, and to ensure the results match the intentions of our policies and bylaws.

3.1. Growth and development that reflects the OCP, and related policies and bylaws.

The report also supports Social Development Strategy Action 10:

Support the establishment of high quality, safe child care services in Richmond through such means as:

10.3 Securing City-owned child care facilities from private developers through the rezoning process for lease at nominal rates to non-profit providers; and

10.4 Encouraging the establishment of child care facilities near schools, parks and community centres.

Background

Polygon has provided the City with a site of 0.332 hectares (0.82 acre) for a child care facility and a public entry plaza. The developer is also constructing the amenity.

The rezoning terms of reference stipulated that the child care amenity be provided as a fully finished and fitted facility with all appliances (Attachment 2). It outlined that the child care facility will:

- Accommodate a minimum of 37 children of various ages (e.g. infant to school age);
- Include indoor activity space with a floor area of at least 511m² (5,500 ft²);
- Include outdoor activity space with a minimum area of 464.5m² (5,000 ft²);
- Be designed to be Net Zero (with no net energy use) or to be LEED Silver equivalent. The approach to be confirmed through the design process and within the available project budget; and
- Include parking as per the City's requirements.

The Registered Child Care Agreement and Polygon's Requested Modifications

The Kingsley Estates child care amenity is secured by a restrictive covenant registered on the townhouse development parcel (Parcel 1) under numbers CA4468793 to CA4468794 (the "Child Care Agreement"). The Child Care Agreement was developed based on rezoning considerations and on a staff report attached to the memorandum to Mayor and Council entitled "Polygon Development's Rezoning Application for Steveston School Site: Revised OCP and Zoning Amendment Bylaws and Site Plan", dated January 14, 2015.

RZ Consideration #19 provided that a legal agreement be registered on the title of Parcel 1 (the development parcel) that required the construction of a child care facility on Parcel 2. The child care facility was to be completed on Parcel 2 prior to the earlier of:

1. issuance of a permit granting occupancy for any of the final 40 dwelling units of the proposed total 133 units on Parcel 1;
2. registration of the final phase within a Phased Strata Plan for the development on Parcel 1; and
3. June 30, 2017.

The Child Care Agreement provided that Polygon was required to submit a full set of building permit drawings regarding the Child Care Facility on or before the earlier of:

1. The Developer obtaining final building inspection granting occupancy for Phase 2; and
2. May 1, 2016.

Polygon has asked that the date of May 1, 2016 be extended to September 1, 2016. Staff support this change as Polygon has worked for a longer than anticipated time to address the diverse requirements of several City departments and Vancouver Coastal Health in preparing plans for the child care facility.

The Child Care Agreement provided that Polygon must complete the construction of the Child Care Facility and provide a Certificate of Substantial Completion to the City on or before the earlier of:

1. The Developer obtaining final building permit inspection granting occupancy for Phase 3;
2. The Developer making an application to register Phase 3 within a phased strata plan for the Development; and
3. June 30, 2017.

Given the anticipated construction schedule for the childcare facility, Polygon has requested a modification to the Child Care Agreement that would enable Polygon to make application to register the Phase 3 strata plan prior to the completion of the Child Care Facility. Polygon would still be required to complete the child care facility and provide a Certificate of Substantial Completion to the City on or before the earlier of:

1. The Developer obtaining final building permit inspection granting occupancy of the final five (5) dwelling units of Phase 3; and
2. June 30, 2017.

Staff support this request as issuance of a building permit will be later than originally anticipated and this may affect the facility's completion date in relation to the townhouse units currently under construction. The occupancy restrictions are in addition to the substantial security that the City holds to guarantee the provision of the Child Care Facility (\$3,300,000.00). Staff will continue to work with Polygon to deliver the Child Care Facility as soon as possible but in the event this is not possible, staff see no issue with agreeing to the amended occupancy date restrictions as the \$3.3M security the City holds ensures delivery of the Child Care Facility to the City's satisfaction prior to the originally agreed upon outside delivery date of June 30, 2017.

Development Context Information

Development surrounding the subject site is as follows:

- To the West: Single-family dwellings fronting No. 2 Road;
- To the South: The proposed public entry plaza;
- To the East: The Kingsley Estates townhouse development; and
- To the North: A new greenway providing a link between No. 2 Road and London-Steveston Park.

Child Care Facility Design

Building Design

The proposed child care facility will be a one-storey building with a rectangular shape to optimize the best sunlight conditions for the outdoor play areas. The form and character of the building utilizes the concept of children's building blocks. The finish materials include brick, cementitious panels and stained cedar as shown in the elevations and exterior materials samples (Attachment 3).

The indoor floor area of the building has been designed to provide programming space for two (2) types of licensed child care programs. The facility will include twelve (12) spaces of Group Care (Under 36 Months) on the south side of the building. There will also be twenty-five (25) spaces of Group Care (30 Months to School Age) on the north side. The building has been designed to offer spaces for children, child care staff and parents.

Entry Foyer

The central spine of the building will be a secured entry foyer with front and rear entrances. One entrance is proposed on the west side to ensure child care users walking, biking or taking transit will be able to easily access the child care facility from No. 2 Road. The second, east entrance at the rear of the building will allow convenient entry for those using the parking area. The central entry foyer will also provide access to shared spaces such as: a parent stroller storage area, a staff break room, a staff washroom, an accessible washroom, a parent meeting room, and the janitor's room. Both child care programs will be accessed from the entry foyer. An illustration of the interior floor plan is attached (Attachment 4).

Landscape Plan

The children's outdoor play areas have been placed on the eastern side of the site. This location will allow the building to act as a buffer to reduce traffic noise generated by vehicles using No. 2 Road. The outdoor play areas have been designed to be contiguous with the building to allow children to move easily from the interior to the exterior. Sunlight conditions were considered to ensure the best access to sun even in the winter months. There are separate, age appropriate areas for each of the child care program groups. A large overhang from the building provides weather protected play spaces. The design incorporates natural materials and native plant species. There are a number of permeable surface treatments to reduce and manage the quantity of surface rain water runoff and replenish the groundwater supply. Similar to the building design the landscape plan also utilizes the concept of children's building blocks in the varied shapes and types of play cubes (Attachment 5).

Parking and Loading

The on-site parking area will include ten (10) spaces for pickup/drop and staff parking which is accessed from the Kingsley townhouse development common driveway and was secured for public access through a statutory right of way. A loading bay will be provided in the parking area to accommodate medium sized SU-9 trucks for off-loading supplies and collecting garbage and recycling from the facility. There are curbs and sidewalks around the parking area to ensure a safe passage zone is provided for pedestrians to access the building's rear entry. Bicycle parking will be located in front of the building facing No. 2 Road as well as adjacent to the rear, east

entry with bike lockers for staff. An end-of-trip shower for staff who cycle to work is being provided within the building. Attention has been paid to ensure that there is a landscape buffer between the child care facility's parking area and the townhouses to the east.

Summary Table of Child Care Program Areas

A summary table provides the space dimensions for the interior floor areas and outdoor play areas to demonstrate that the child care space requirements are met (Attachment 6). The net indoor area inclusive of the children's activity areas, support spaces, shared support spaces and building service spaces is 484m² (5,205 ft²). The gross building area is 566m² (6,095 ft²). The total outdoor play areas including covered area, uncovered area, and outdoor storage amount to 625m² (6,727 ft²).

Facility Relationship to No. 2 Road, the Public Entry Plaza and North Greenway

The City has entered into a Servicing Agreement with Polygon that includes servicing works for the townhouse project and the design of the No. 2 Road frontage works, the public entry plaza and the north greenway adjacent to the child care building. During the design development of the child care building some aspects of the public entry plaza and No. 2 Road frontage were adjusted to enhance the relationship between the facility and its surroundings.

Public Entry Plaza

The public entry plaza is located to the south of the child care facility. The Servicing Agreement has been completed with a provision that the entry plaza and No. 2 Road multi-use pathway will be refined with the completion of the child care design. As part of this process, the proposed plaza design has been refined to include features that reference the child care building. The square shapes in the paving patterns, planting layouts and seating benches use the same building block form applied to the child care facility's design. A green mound passes through the child care fence from the child care facility's outdoor play area into the plaza. The perimeter fence enclosing the children's outdoor play area has a transparent section allowing children and the plaza users to observe each other. A plan highlighting features of the public entry plaza is attached (Attachment 7).

No. 2 Road Frontage

The No. 2 Road frontage design documented within the Servicing Agreement provides for a sidewalk adjacent to the road aligning with existing ones to the north and south. Adjacent and to the east of sidewalk, a multi-use path is also provided along the two blocks fronting the Kingsley Estates townhouse development. It is intended to be a shared path for pedestrians and cyclists offering a clear route from Wallace Road to access both the south and north greenways leading into London-Steveston Park (Attachments 5 and 7). To ensure potential conflicts between cyclists and pedestrians are minimized, staff is examining the No. 2 Road frontage work design for revisions to refine the interface between the child care facility and the proposed frontage works prior to issuance of the child care building permit. Further design refinement would ensure paving patterns; painted surface treatments, signage and the multi-use path alignment create the safest conditions for both pedestrians and cyclists.

North Greenway

Creating a visual connection between the north greenway and the child care facility was a factor in the design of the building and landscape plan. There are windows at varying heights on the building's north elevation that allow for views into and out of building to the north greenway. The perimeter fencing material on the northern side of the outdoor play area is transparent to allow children to observe the activity occurring on this connecting path to London-Steveston Park. A view looking from the north greenway into the children's outdoor play area illustrates what a person travelling on the north greenway will see as they pass by the child care facility (Attachment 8).

Energy and Sustainability

The rezoning terms of reference for the child care facility stipulated that the building be constructed to meet Net Zero or LEED Silver equivalent guidelines if Net Zero was not feasible within the project budget. During the design process, it was decided that Polygon should proceed with a design for a LEED Silver equivalent building to stay within the available budget. A copy of the draft LEED Silver Canada project checklist is attached to demonstrate how the building design will be meeting various required certification targets. The overall score for the project is fifty-three (53) points which is within the range of fifty to fifty-nine (50 to 59) points for a LEED Silver building designation (Attachment 9).

Advisory Design Panel Review

Polygon along with their consultants *Public: Architecture + Communication* and *space2place Landscape Architects* presented the proposed child care facility design to the City of Richmond's Advisory Design Panel on March 9, 2016. The Panel was supportive of the design saying that the project fit well with the neighbourhood in terms of density and height. They also appreciated the shape and form of the building, and the sustainability features to reduce energy consumption, (e.g. low glass-to-wall ratio and overhangs to provide sunlight screening). Copies of the Advisory Design Panel minutes and the developer's response are attached for reference (Attachment 10).

Staff Comments

The proposed child care facility design has satisfactorily addressed the requirements for a licensable child care facility. The building's scale will blend well into the neighbourhood and yet communicate that it is an institutional facility. It complies with the existing zoning "School & Institutional Use" zone. The Social Development Strategy's action related to "supporting the establishment of high quality, safe child care services in Richmond" is being realized. The child care facility is being provided by a developer as a community amenity related to a rezoning. It is also located close to a park and when completed it will be leased to a non-profit society for a nominal lease rate.

Financial Impact

As noted above, there is no capital cost to the City with Polygon's construction of child care. There will be a related financial impact for ongoing maintenance costs. These are estimated to be

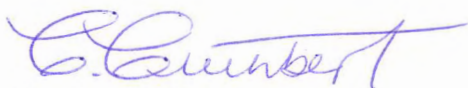
approximately \$30,000 to \$35,000 per year. An Operating Budget Impact submission for ongoing operating costs will be submitted during the 2017 Budget process with more detailed cost information.

Conclusion

Staff recommend that Council endorse the Kingsley Estates child care facility design as outlined in this report from the General Manager of Community Services. The proposed design provides a high quality child care environment for young children in a facility designed to meet Provincial licensing requirements. Council's approval of the design will allow Polygon to proceed with the next step of applying for a building permit.

To ensure once the facility is operational that there are sufficient funds to maintain it, staff also recommends that an Operating Budget Impact of \$35,000 for maintenance be considered in the 5 Year Financial Plan for commencement in 2017.

Regarding modifications to the Registered Child Care Agreement, staff support these changes given the City will continue to hold occupancy restrictions along with the substantial security of \$3.3 million to guarantee the provision of the child care facility.

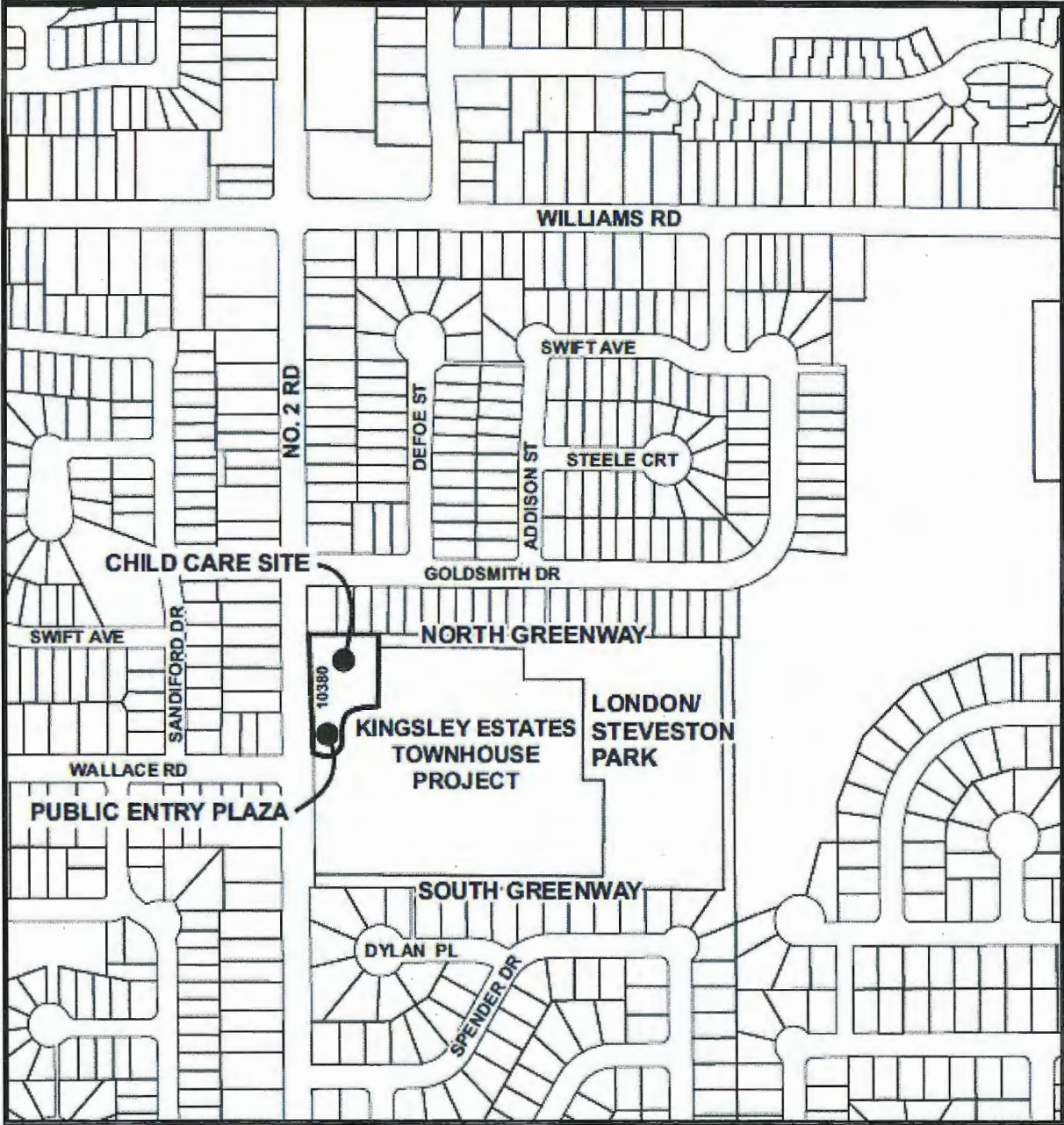



Coralys Cuthbert
Child Care Coordinator
(604-204-8621)

- Att. 1: Site Context Map
- 2: Child Care Facility Terms of Reference
- 3: Kingsley Estates Child Care Facility Exterior Elevations & Materials
- 4: Kingsley Estates Child Care Facility Interior Floor Plan
- 5: Kingsley Estates Child Care Facility Landscape Plan
- 6: Kingsley Estates Child Care Facility Summary Table of Areas
- 7: Public Entry Plaza Design
- 8: North Greenway View to the Children's Outdoor Play Area
- 9: LEED Silver Draft Project Checklist
- 10: Advisory Design Panel Minutes - March 9, 2016



City of Richmond



	<h2 style="text-align: center;">Kingsley Estates Child Care Facility</h2>	<p>Original Date: 03/31/16 Revision Date: 04/04/16 Note: Dimensions are in METRES</p>
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Child Care Facility Design-Build –Terms of Reference

FOR 10440/60 No. 2 Road – Polygon - Prepared by City of Richmond, September 25, 2014

1. Intent

The child care facility must:

- a) Have a total indoor floor area of 5,500 sq. ft., and a 5000 sq. ft. outdoor area, to the satisfaction of the General Managers of Community Services and Engineering and Public Works;
- b) Provide a program for children between the ages of birth and 6 years (Note that the age range may be adjusted as determined through consultation with the City and operator);
- c) Satisfy the Vancouver Coastal Health Office, *Design Resource for Child Care Facilities* and any applicable City policy, child care design guidelines or technical specifications in effect at the time the facility is to be constructed;
- d) Be capable of being licensed by Community Care Facilities and/or other relevant licensing policies and/or bodies at the time of the facility's construction and in accordance with applicable Provincial *Child Care Regulations*; and
- e) Be designed, developed and operated within the City's Child Care Development Policy #4017 which states that:
 - The City of Richmond acknowledges that quality and affordable child care is an essential service in the community for residents, employers, and employees.
 - To address child care needs, the City will plan, partner and, as resources and budgets become available, support a range of quality, affordable child care facilities, spaces, programming, equipment, and support resources.
 - To develop City child care policies and guidelines, and use Council's powers and negotiations in the development approval process, to achieve child care targets and objectives.

2. Development Processes/Considerations

- a) Operator involvement:
 - The indoor floor plan and the landscape plan for the outdoor play area would benefit from the involvement of the Council selected child care operator or its representative.
 - To ensure the facility is satisfactory for child care programming and related purposes and will be a viable operation, the operator should have input into:
 - Space needs and design;
 - Operation and functioning of the facility;
 - Maintenance;
 - Fittings and finishes;
 - Equipment;
 - Lighting; and
 - Related considerations.
 - If Council has not selected an operator prior to building permit application then City staff will provide this guidance.
- b) Child Care Licensing Officers Involvement – The application of the *Provincial Child Care Regulations* can vary based on the local Child Care Licensing Officer's interpretation of program needs; it is therefore essential that the Licensing Officer be involved with the design and development of the facility from the outset.
- c) Performance –To ensure the facility will, on an ongoing basis, be both functioning and operational to the satisfaction of the City, the developer will be required, in consultation with the City, operator, and other affected parties, to define a standard of performance and the measures necessary to safeguard that those standards will be achievable (e.g., responsibility for maintenance). This assurance will be provided at each design stage, including rezoning, building permit issuance, contractor construction plan and specifications preparation, and occupancy by the written confirmation of the City's

Development Applications Division, Capital Buildings and Project Management Division and Community Services Department. This assurance will be provided in part, by the City's engagement of independent professionals and quantity surveyors. The cost of these services will be paid from the Child Care Reserve Fund project budget for this Facility, consisting of contributions from developers of this and other projects.

3. Facility Description

- a) General Considerations - As noted above (see Intent), the facility must satisfy all City of Richmond, licensing, and other applicable policies, guidelines, and bylaws as they apply at the time of construction.

For reference purposes - *The minimum space required for a child care facility allowing for a minimum of 37 children of various ages (e.g., infant to school age), exclusive of space peripheral to the primary function of the facility, such as parking, elevators and stairs, etc.:*

- Indoor activity space – 511m² (5,500 ft²)
- Outdoor activity space - 464.5 m² (5,000 ft²)

It is important to note that the above sizes are subject to change based on a number of factors, including policy developments, changes in licensing requirements or the design guidelines, community needs, advice of the child care operator, and/or other considerations.

- b) Access - Safe, secure, and convenient access for children, staff, and parents is key to the viability of a child care facility. As the facility is contemplated to be a stand-alone structure and its design could result in either a one or two-storey building, the City may require that the facility to be equipped with but not limited to:
- An over-sized elevator and other handicapped access (e.g., ramps) capable of accommodating 3-child strollers and large groups of people;
 - Designated drop-off/pick-up parking spaces situated adjacent to the child care entrance; and
 - Secured entry from the parking area or fronting public street.
- c) Indoor Space – The indoor space will:
- Be accessible to persons with disabilities;
 - Include activity areas for each program with a table area for eating and art activities, art sink area, and a quiet area or separate quiet room;
 - Include two kitchens, with one being adjacent to the activity area for the for the infant/ toddler group and one being adjacent to the activity area for the 3 – 5 year group;
 - Provide rooms for sleeping with enclosed storage areas for mats or cots and linen (1 for nap room for infants, 1 nap room for toddlers, & 1 nap/gross motor room for 30 months to school age children);
 - Have support areas as follows: access controlled entry area with stroller and car seat storage, cubby areas for children's coats, kitchens, children's washrooms, staff washroom, a handicap accessible washroom with a shower, an administration office, staff room, laundry room, janitor room, service rooms for electrical and mechanical equipment, and storage areas for program strollers and seasonal supplies.
- d) Outdoor Space - The outdoor play space must be:
- Fully equipped with play structures and other apparatus that meet the requirements of Licensing authorities and are to the satisfaction of the operator and City of Richmond;
 - Landscaped with a combination of hard and soft play surfaces, together with appropriate fencing and access (taking into account the challenges of locating a facility on a rooftop) to provide for a wide variety of activities including, but not limited to, the use of wheeled toys, ball play, and gardening;
 - Located where it is protected from noise pollution (e.g., from traffic, transit, construction) and ensures good air quality (e.g., protect from vehicle exhaust, restaurant and other ventilation exhausts, noxious fumes);
 - Situated to permit sun access for at least 3 hours a day in all seasons;

- Situated where it is immediately adjacent to and directly accessible (visually and physically) to the indoor child care space;
 - Safe and secure from interference by strangers and others;
 - Situated to avoid conflict with nearby uses (e.g., residential);
 - If multiple age groups of children are to be accommodated within the space, demised with fencing and tailored to meet the various developmental needs of the ages of children being served.
- e) Noise Mitigation – Special measures should be incorporated to minimize ambient noise levels both indoors and outdoors (e.g., incorporating a roof over part of the outdoor play space to help create an area of reduced aircraft noise, etc.).
- f) Parking (including bicycles) and loading - As per applicable zoning and related bylaws, unless determined otherwise by the City
- g) Natural light & ventilation – The facility’s indoor spaces (with the exception of washrooms, storage, and service areas) must have operable, exterior windows offering attractive views (near or far) and reasonable privacy/overlook, as determined through Richmond’s standard development review process. Shadow diagrams for the equinox and solstices must be provided for review.
- h) Mechanical and ventilation equipment to be approved by the City of Richmond.
- i) Environmental and Energy Efficiency - The space must be constructed to meet Net Zero, or LEED Silver equivalent if Net Zero is not feasible within the project budget, and the City’s High Performance Building Policy existing at the time of construction.

4. Level of Finish

- a) The child care must be turnkey and ready for immediate occupancy upon completion (with the exception of loose furnishings and related items). This includes, but is not limited to, the following requirements:
- Finished floors installed (vinyl and/or carpet);
 - Walls and ceiling painted;
 - Window coverings installed (curtains or blinds);
 - Two kitchens fully fitted out, including major appliances (e.g., stove/oven, refrigerator, microwave) and cabinets;
 - Washrooms fully fitted out, including sink, toilet, cabinets, and floor drains;
 - Wired for cablevision, internet, phone, and security;
 - Equipped with access control and fire monitoring systems;
 - Light fixtures installed;
 - A fully operating HVAC System with separate DDC Controls;
 - Non-movable indoor cabinets, including cubbies;
 - All outdoor landscaping, including all permanently mounted play equipment and furnishings;
 - Operable, exterior windows; and
 - Noise attenuation to the satisfaction of the City.
- b) The operator will provide all loose equipment and furnishings necessary to operate the facility (e.g., toys, kitchen wares)
- c) Outdoor play areas must be finished to permit the potential future installation of additional equipment and furnishings by the operator (i.e. in addition to that provided by the developer).

5. Guarantees & Warranties

Industry standard guarantees and warranty provisions will be required for all building systems including and not limited to the following requirements:

- construction - 1 year
- building envelope - 10 years
- roof - minimum 5 years
- mechanical - 2 years for HVAC, 20 years for boilers/heat exchangers
- landscape - 1 year
- fire system - 1 year

- windows - 5 years
- doors & hardware - 5 years
- millwork – 2 years
- flooring - 1 year
- paint - 2 years
- insulation – 1 year
- washroom accessories – 3 years
- appliances – 1 year
- elevator (if required) – 5 years major components, lifetime structural components

This is not a full list of all items that will require warranties and guarantees. All materials, mechanical/ventilation equipment and building systems will need to be approved by the City.





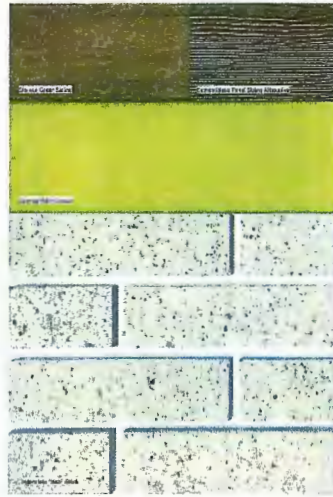
1 - New 100' public gateway around 24' high sign wall



6 - New front facade with public walkway 24' high sign wall



2 - New parking area with 24' high sign wall



3 - Material palette for building



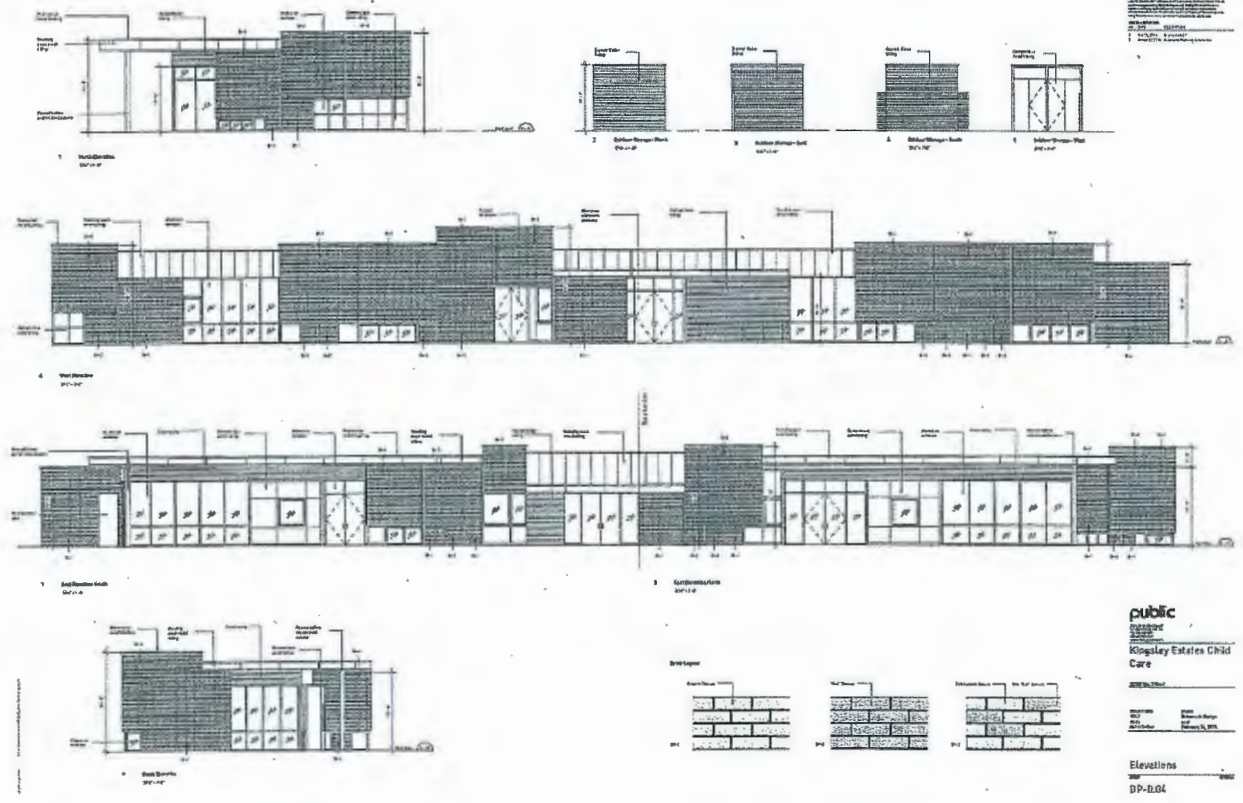
4 - Kingsley Estates Child Care



4 - New front facade with public walkway 24' high sign wall

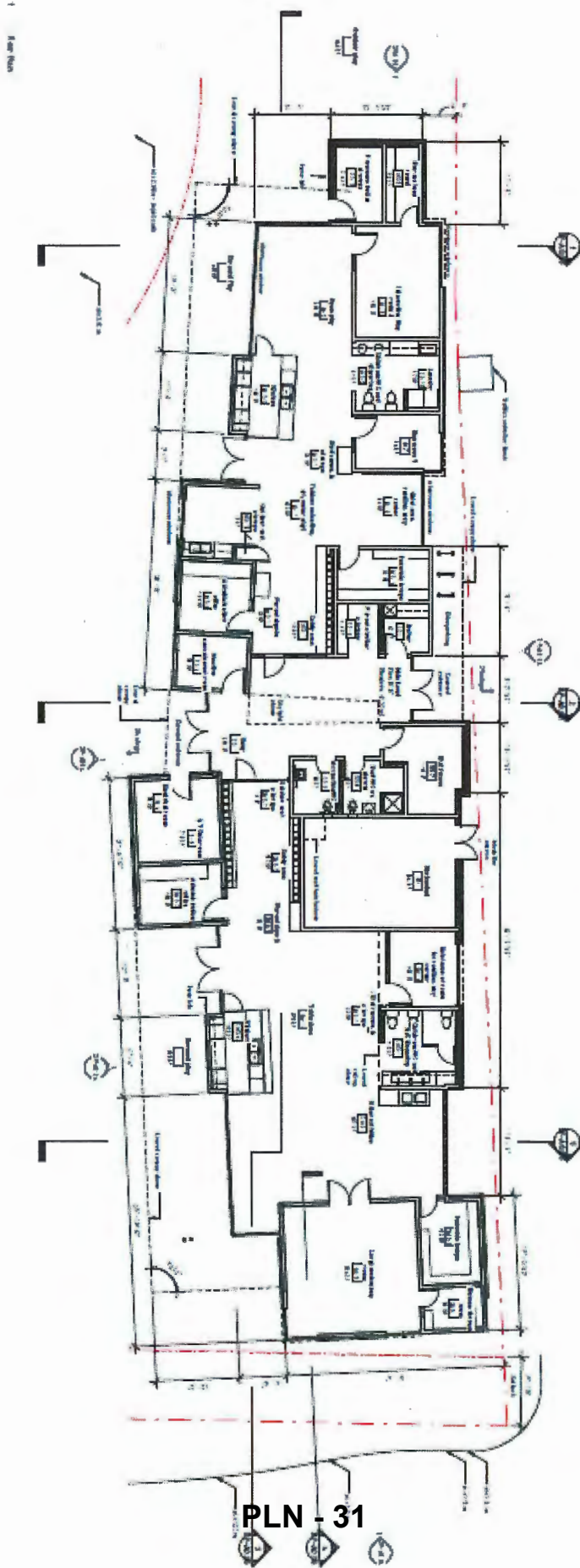
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 Kingsley Estates Child Care
 3000 S. 10th St.
 Denver, CO 80202
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 Building Character
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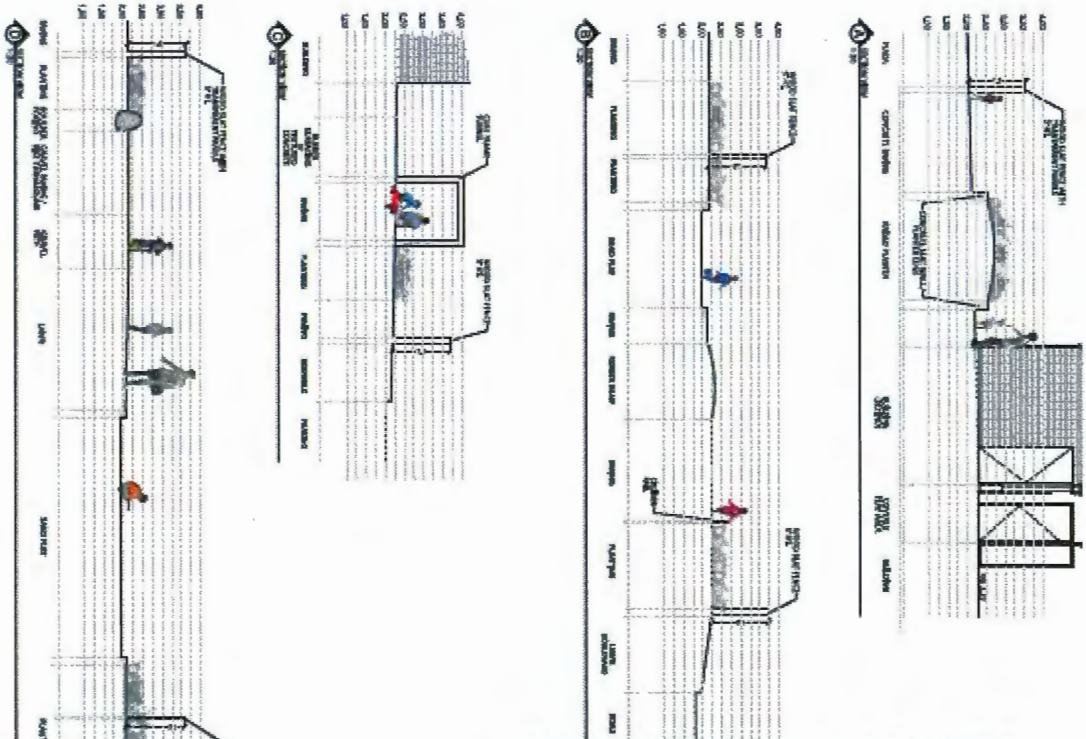
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 Elevations
 DP-8.66

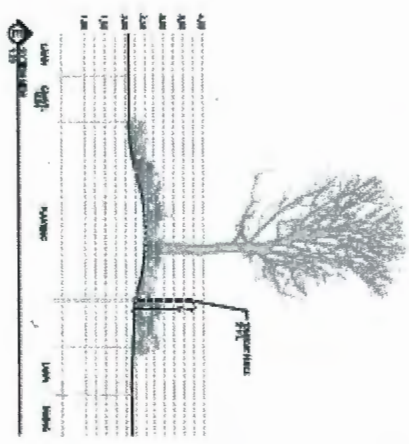
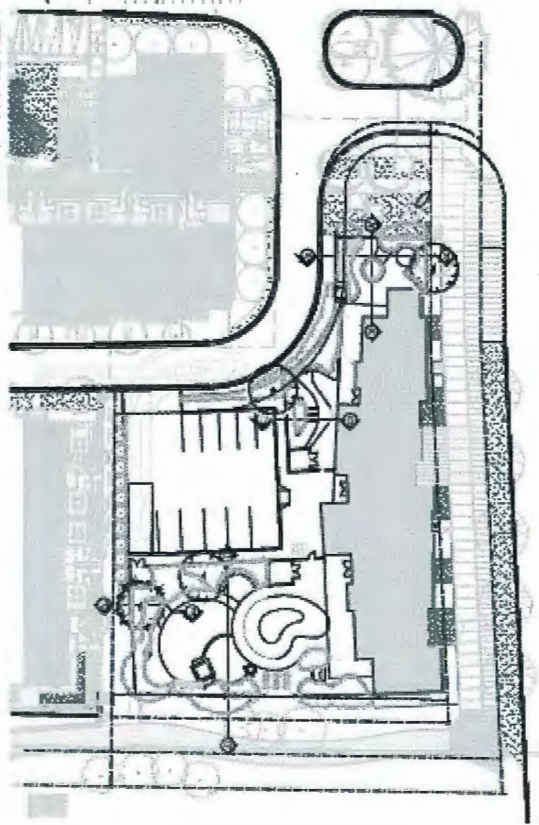




Public
Kingsley Estates
Childcare
Waterford, NJ
LANDSCAPE PLAN
SCALE: 1/4" = 1'-0"
DATE: 11/11/11



KEY PLAN 1:250



Public

Kingsley Estates
Childcare
Richmond, NC

SCHWABT
SECTIONS

L-2

DATE: _____

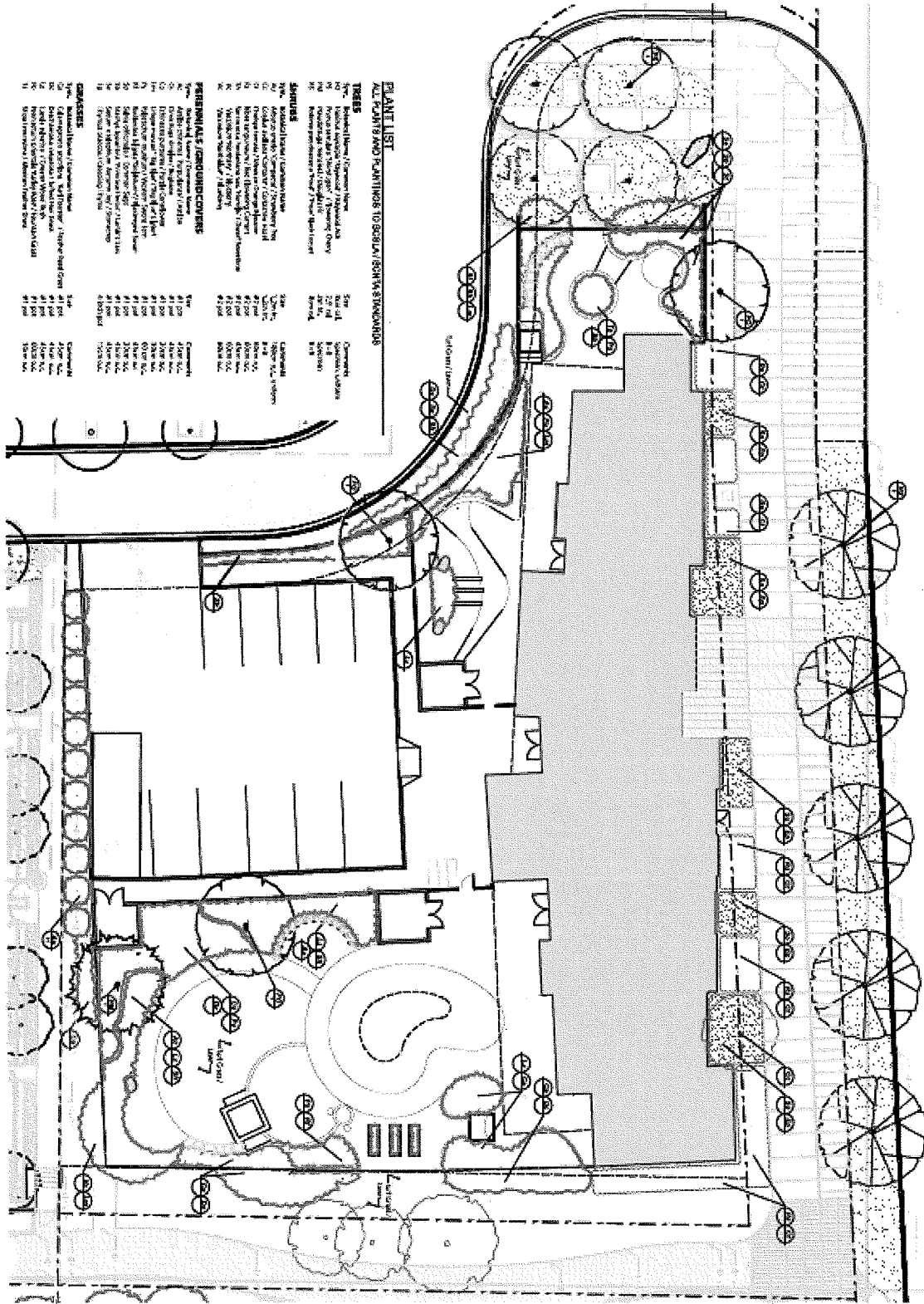
SCALE: _____

PROJECT: _____

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ARCHITECT: _____

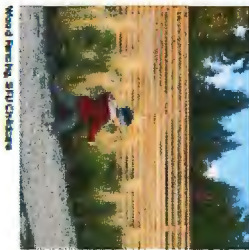
LANDSCAPE ARCHITECT: _____



PLANT LIST
 ALL PLANTS AND PLANTINGS TO BE PLANTED IN SCHEDULED AREAS

NO.	PLANT NAME	SIZE	QUANTITY	REMARKS
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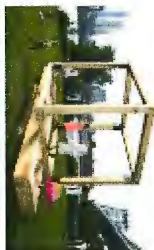
Public
 Kingstley Estates
 Chalkvale
 Richmond, BC
 Planning P-241
 L-3



Wood Working SPUChesters



'Change' Forward'



Play Date



DATE: 10/15/14
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]



public
 Kingsley Estates
 Childcare
 Richmond, BC

PLAY ZONES 1
 CHARACTER PARADES
 L-4

Indoor Area Schedule							
Room Number	Name	Provided Area		Recommended Area		VCH Required Area	
		Imperial	Metric	Imperial	Metric	Imperial	Metric

Infant Toddler Activity Area

IA-1	Table area (eating, art, water play)	433 SF	40 m ²	215 SF	20 m ²	0 SF	0 m ²
IA-2	Open play	269 SF	25 m ²	215 SF	20 m ²	161 SF	15 m ²
IA-4	Quiet area, reading, cozy corner	86 SF	8 m ²	101 SF	9 m ²	101 SF	9.4 m ²
IA-7	Nap room 1	94 SF	9 m ²	140 SF	13 m ²	140 SF	13 m ²
IA-8	Interactive/Nap room 2	192 SF	18 m ²	140 SF	13 m ²	140 SF	13 m ²
		1075 SF	100 m ²	811 SF	75 m ²	542 SF	50.4 m ²

Infant Toddler Support Areas

IAS-1	Cubby area	130 SF	12 m ²	130 SF	12 m ²	86 SF	8 m ²
IAS-2	Kitchen	100 SF	9 m ²	100 SF	9 m ²		
IAS-3	Childrens WC and diapering	81 SF	7 m ²	80 SF	7 m ²	97 SF	9 m ²
IAS-4	General storage	92 SF	9 m ²	86 SF	8 m ²	81 SF	7.5 m ²
IAS-5	Storage (nap room)	50 SF	5 m ²	50 SF	5 m ²		
IAS-6	Administration office	100 SF	9 m ²	100 SF	9 m ²	91 SF	8.5 m ²
IAS-10	Parent sign-in	22 SF	2 m ²	22 SF	2 m ²		
IAS-11	Staff comm. & storage	32 SF	3 m ²	32 SF	3 m ²		
IAS-12	Outdoor coat storage	5 SF	0 m ²	6 SF	1 m ²		
SS-10	Laundry	37 SF	3 m ²	43 SF	4 m ²	43 SF	4 m ²
		649 SF	60 m ²	649 SF	60 m ²	398 SF	37 m ²

3 - 5 Group Activity Area

GA-1	Table Area	378 SF	35 m ²	360 SF	33 m ²	215 SF	20 m ²
GA-3	Other activities	607 SF	56 m ²	549 SF	51 m ²	436 SF	40.5 m ²
GA-4	Quiet area or room for reading, cozy corner	103 SF	10 m ²	100 SF	9 m ²	151 SF	14 m ²
GA-5	Large motor/nap room	354 SF	33 m ²	360 SF	33 m ²	194 SF	18 m ²
		1442 SF	134 m ²	1368 SF	127 m ²	996 SF	92.5 m ²

3-5 Group Group Activity Support Area

GAS-1	Childrens WC and H/C Diapering	115 SF	11 m ²	118 SF	11 m ²	118 SF	11 m ²
GAS-3	Cubby area	157 SF	15 m ²	150 SF	14 m ²	129 SF	12 m ²
GAS-4	Kitchen	100 SF	9 m ²	100 SF	9 m ²		
GAS-5	General storage	102 SF	9 m ²	100 SF	9 m ²	91 SF	8.5 m ²
GAS-6	Storage for nap room	50 SF	5 m ²	50 SF	5 m ²	43 SF	4 m ²
GAS-7	Administration office	100 SF	9 m ²	100 SF	9 m ²	91 SF	8.5 m ²
GAS-9	Parent sign-in	22 SF	2 m ²	22 SF	2 m ²		
GAS-10	Staff comm. & storage	32 SF	3 m ²	32 SF	3 m ²		
GAS-11	Outdoor coat storage	6 SF	1 m ²	6 SF	1 m ²		
		684 SF	64 m ²	678 SF	63 m ²	472 SF	43.9 m ²

Shared Child Care Program Support Spaces

SS-1	Entry	399 SF	37 m ²	200 SF	19 m ²		
SS-4	Parent stroller storage	46 SF	4 m ²	43 SF	4 m ²		
SS-5	Program stroller storage	74 SF	7 m ²	75 SF	7 m ²		
SS-6	Meeting space/parent room	75 SF	7 m ²	75 SF	7 m ²		
SS-7	Staff room	116 SF	11 m ²	108 SF	10 m ²		
SS-8	Staff WC w/ shower	63 SF	6 m ²	50 SF	5 m ²	48 SF	4.5 m ²
SS-9	Accessible WC	50 SF	5 m ²	75 SF	7 m ²		
SS-11	Janitor	47 SF	4 m ²	43 SF	4 m ²	43 SF	4 m ²
		870 SF	81 m ²	670 SF	62 m ²	91 SF	8.5 m ²

Building Support Spaces

B-	Mechanical	344 SF	32 m ²	344 SF	32 m ²	0 SF	0 m ²
B-4	Electrical room	70 SF	7 m ²	70 SF	7 m ²		
B-9	IT Data room	70 SF	6 m ²	70 SF	7 m ²		
		484 SF	45 m ²	484 SF	45 m ²	0 SF	0 m ²
Total Net Area		5205 SF	484 m²	4660 SF	433 m²	2499 SF	232.2 m²

Outdoor Area Schedule

Infant Toddler Outdoor Activity Area

	Covered Play	407 SF	38 m ²	323 SF	30 m ²		
	Outdoor play	1636 SF	152 m ²	646 SF	60 m ²		
	Outdoor storage	86 SF	8 m ²	86 SF	8 m ²	86 SF	8 m ²
		2129 SF	198 m ²	1055 SF	98 m ²	86 SF	8 m ²

3-5 Group Activity Outdoor Area

	Covered play	584 SF	54 m ²	624 SF	58 m ²		
	Outdoor play	3919 SF	364 m ²	1259 SF	117 m ²	484 SF	45 m ²
	Outdoor storage	95 SF	9 m ²	100 SF	9 m ²	86 SF	8 m ²
		4597 SF	427 m ²	1983 SF	184 m ²	570 SF	53 m ²

Shared Child Care Program Support Spaces

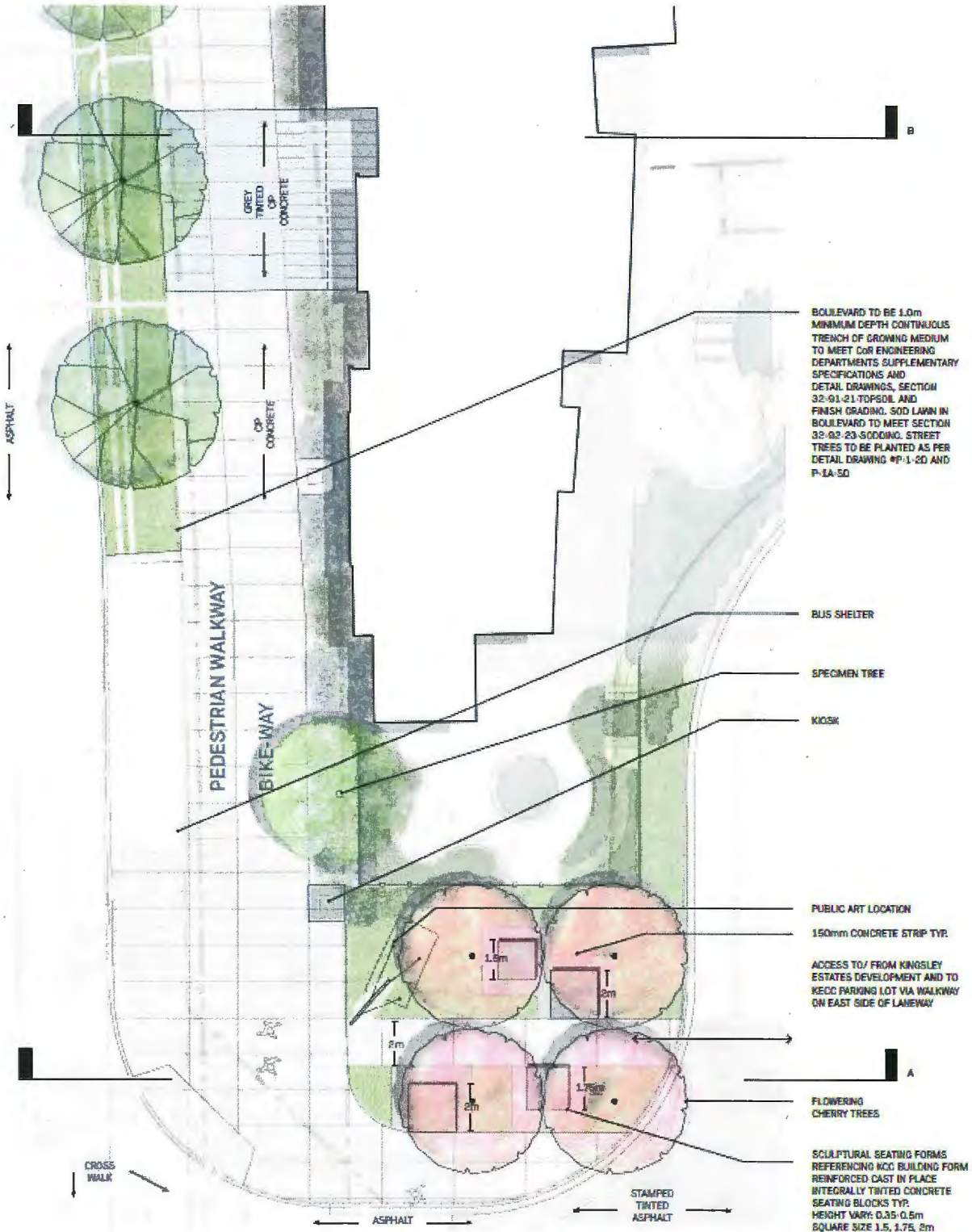
	Garbage Enclosure	83 SF	8 m ²	110 SF	10 m ²		
		83 SF	8 m ²	110 SF	10 m ²	0 SF	0 m ²
Total Outdoor Area		6810 SF	633 m²	3148 SF	292 m²	656 SF	61 m²

Gross Building Area		
Name	Gross Area	
	Metric	Imperial

Infant/Toddler Group	178 m ²	1920 SF
3-5 Group	217 m ²	2333 SF
Shared Services	9 m ²	97 SF
Shared Services	83 m ²	896 SF
Building Support	35 m ²	377 SF
Building Support	16 m ²	170 SF
Outdoor Storage	9 m ²	96 SF
Outdoor Storage	11 m ²	116 SF
Garbage	8 m ²	90 SF

Total Gross Building Area	566 m ²	6095 SF
Paved Site Area	1203 m ²	13240 SF

Total Impervious Area (Gross Building Area + Paved Area)	1769 m ²	19041 SF
Parcel Area	3287 m ²	35381 SF



BOULEVARD TO BE 1.0m MINIMUM DEPTH CONTINUOUS TRENCH OF GROWING MEDIUM TO MEET COR ENGINEERING DEPARTMENTS SUPPLEMENTARY SPECIFICATIONS AND DETAIL DRAWINGS, SECTION 32-01-21-TOPSOIL AND FINISH GRADING, SOG LAWN IN BOULEVARD TO MEET SECTION 32-02-23-SODDING. STREET TREES TO BE PLANTED AS PER DETAIL DRAWING *P-1-20 AND P-1A-50

BUS SHELTER

SPECIMEN TREE

KIOSK

PUBLIC ART LOCATION

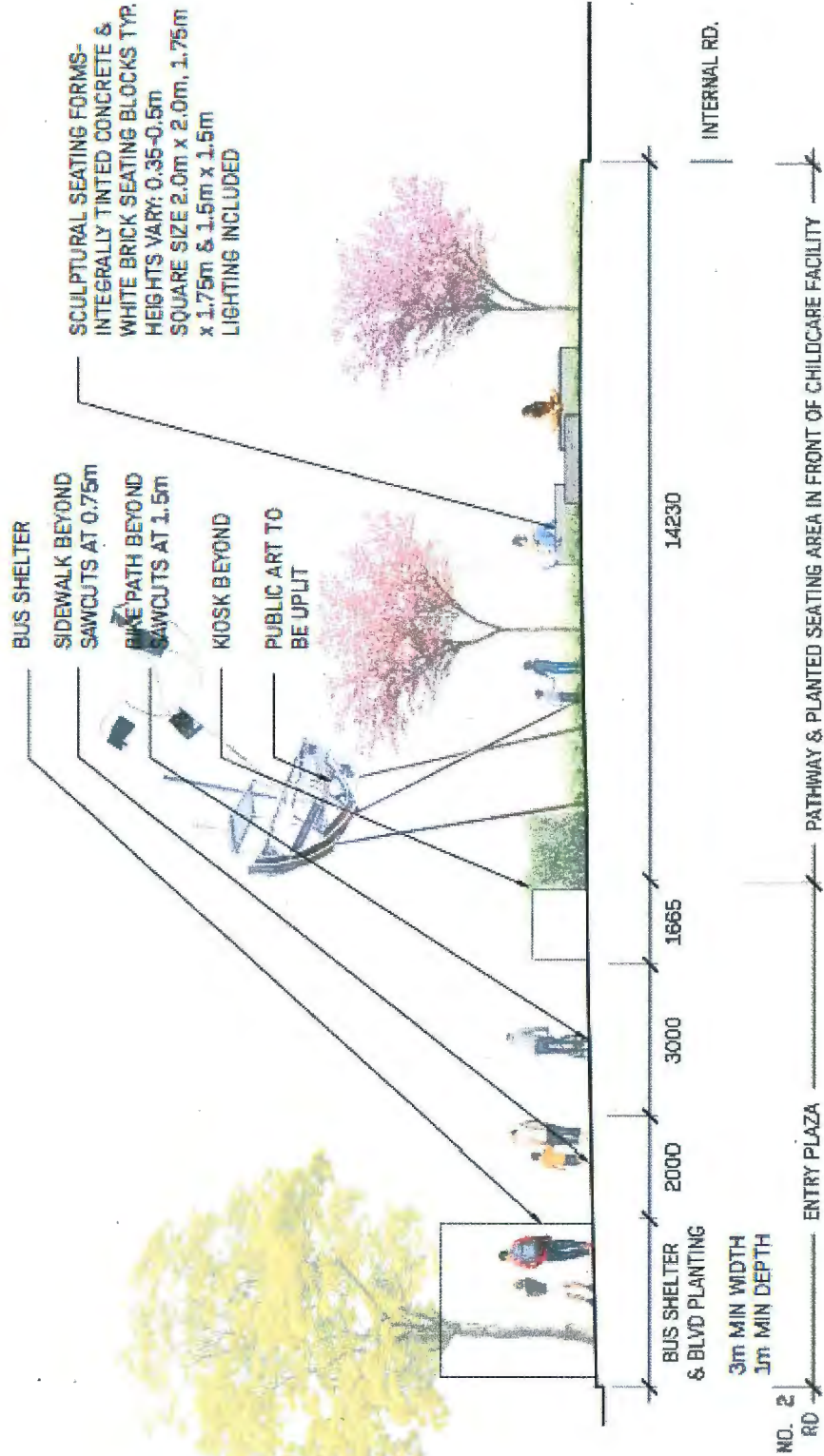
150mm CONCRETE STRIP TYP.

ACCESS TO/ FROM KINGSLEY ESTATES DEVELOPMENT AND TO KECC PARKING LOT VIA WALKWAY ON EAST SIDE OF LANEWAY

FLOWERING CHERRY TREES

SCULPTURAL SEATING FORMS REFERENCING KCC BUILDING FORM REINFORCED CAST IN PLACE INTEGRALLY TINTED CONCRETE SEATING BLOCKS TYP. HEIGHT VARY: 0.35-0.5m SQUARE SIZE 1.5, 1.75, 2m

1/16 ENTRY PLAZA PLAN



SECTION THROUGH ENTRY PLAZA

B L-5



A
L-5 SECTION THROUGH CHILDCARE ENTRANCE



1 - View from public greenway toward 3-5 group play area

LEED Canada-NC 2009 Project Checklist						
Kingsley Childcare - Polygon						Responsibility
Yes	?	No				
53	9	1	Project Totals (pre-certification estimates)		110 Possible Points	
Certified 40-49 points Silver 50-59 points Gold 60-79 points Platinum 80 points and above						
Yes	?	No				
17	4	0	Sustainable Sites		26 Points	
✓			Prereq 1	Construction Activity Pollution Prevention	Required	Owner
1			Credit 1	Site Selection	1	Owner
		0	Credit 2	Development Density and Community Connectivity	3, 5	Architect
		0	Credit 3	Brownfield Redevelopment	1	Owner
6			Credit 4.1	Alternative Transportation: Public Transportation Access	3, 6	Sustainability
2			Credit 4.2	Alternative Transportation: Bicycle Storage & Changing Rooms	1	Architect
3			Credit 4.3	Alternative Transportation: Low-Emitting & Fuel-Efficient Vehicles	3	Owner
2			Credit 4.4	Alternative Transportation: Parking Capacity	2	Owner
	1		Credit 5.1	Site Development: Protect and Restore habitat	1	Landscape
1			Credit 5.2	Site Development: Maximize Open Space	1	Landscape
	1		Credit 6.1	Stormwater Design: Quantity Control	1	Civil
	1		Credit 6.2	Stormwater Design: Quality Control	1	Civil
	1		Credit 7.1	Heat Island Effect: Non-Roof	1	Landscape
1			Credit 7.2	Heat Island Effect: Roof	1	Owner / Architect
1			Credit 8	Light Pollution Reduction	1	Electrical
Yes	?	No				
6	0	0	Water Efficiency		10 Points	
✓			Prereq 1	Water Use Reduction	Required	Mechanical
2			Credit 1	Water Efficient Landscaping	2, 4	Landscape
2			Credit 2	Innovative Wastewater Technologies	2	Mechanical
2			Credit 3	Water Use Reduction	2 - 4	
Yes	?	No				
5	1	0	Energy & Atmosphere		35 Points	
✓			Prereq 1	Fundamental Commissioning of Building Energy Systems	Required	Owner
✓			Prereq 2	Minimum Energy Performance	Required	Mechanical
✓			Prereq 3	Fundamental Refrigerant Management	Required	Mechanical
1			Credit 1	Optimize Energy Performance	1 - 19	Mechanical
	1		Credit 2	On-Site Renewable Energy	1 - 7	Owner
			Credit 3	Enhanced Commissioning	2	
2			Credit 4	Enhanced Refrigerant Management	2	Mechanical
			Credit 5	Measurement and Verification	3	
2			Credit 6	Green Power	2	Owner
Yes	?	No				
6	0	1	Materials & Resources		14 Points	
✓			Prereq 1	Storage and Collection of Recyclables	Required	Architect
			Credit 1.1	Building Reuse: Maintain Existing Walls, Floors, and Roof	1 - 3	
			Credit 1.2	Building Reuse: Maintain Interior Non-Structural Elements	1	
2			Credit 2	Construction Waste Management	1 - 2	Owner
			Credit 3	Materials Reuse	1 - 2	

2			Credit 4	Recycled Content	1-2	Owner	
2			Credit 5	Regional Materials	1-2	Owner	
			Credit 6	Rapidly Renewable Materials	1		
		1	Credit 7	Certified Wood	1		
Yes	?	No					
9	4	0	Indoor Environmental Quality			15 Points	
✓			Prereq 1	Minimum Indoor Air Quality Performance	Required	Mechanical	
✓			Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required	Owner	
1			Credit 1	Outdoor Air Delivery Monitoring	1	Mechanical	
1			Credit 2	Increased Ventilation	1	Mechanical	
1			Credit 3.1	Construction IAQ Management Plan: During Construction	1	Owner / Sustainability	
1			Credit 3.2	Construction IAQ Management Plan: Before Occupancy	1	Owner / Sustainability	
1			Credit 4.1	Low-Emitting Materials: Adhesives and Sealants	1	Owner / Sustainability	
1			Credit 4.2	Low-Emitting Materials: Paints and Coatings	1	Owner / Sustainability	
1			Credit 4.3	Low-Emitting Materials: Flooring Systems	1	Owner / Sustainability	
1			Credit 4.4	Low-Emitting Materials: Composite Wood and Agrifibre Products	1	Owner / Sustainability	
1			Credit 5	Indoor Chemical and Pollutant Source Control	1	Owner / Sustainability	
	1		Credit 6.1	Controllability of System: Lighting	1	Electrical	
	1		Credit 6.2	Controllability of System: Thermal Comfort	1	Mechanical	
			Credit 7.1	Thermal Comfort: Design	1		
			Credit 7.2	Thermal Comfort: Verification	1		
	1		Credit 8.1	Daylight and Views: Daylight	1	Architect	
	1		Credit 8.2	Daylight and Views: Views	1	Architect	
Yes	?	No					
6	0	0	Innovation in Design			6 Points	
1			Credit 1.1	Innovation in Design	1	Sustainability	
1			Credit 1.2	Innovation in Design	1	Sustainability	
1			Credit 1.3	Innovation in Design	1	Sustainability	
1			Credit 1.4	Innovation in Design	1	Sustainability	
1			Credit 1.5	Innovation in Design	1	Sustainability	
1			Credit 2	LEED® Accredited Professional	1	Sustainability	
Yes	?	No					
4	0	0	Regional Priority			4 Points	
1			Credit 1	Durable Building	1	Bldg Envelope	
1			Credit 2.1	Regional Priority Credit	1	Mechanical	
1			Credit 2.2	Regional Priority Credit	1	Owner	
1			Credit 2.3	Regional Priority Credit	1	Mechanical	

Advisory Design Panel

Wednesday, March 9, 2016

Time: 4:00 p.m.

Place: Rm. M.1.003
City of Richmond

Present: Doug Shearer, Chair
Jane Vorbrodt, Vice-Chair (*Acting Chair for Item Nos. 2 and 4*)
Grant Brumpton
Tom Parker
Steve Jedreicich
Jubin Jalili (*arrived at 4:11 p.m.*)
Winston Chong
Harley Grusko
Sheng Zhao

Also Present: Sara Badyal, Planner 2
Mark McMullen, Senior Coordinator, Major Projects
Diana Nikolic, Senior Planner, Urban Design
Janet Digby, Planner 3, Urban Design
Coralys Cuthbert, Child Care Coordinator
Rustico Agawin, Auxiliary Committee Clerk

Absent: Cst. Barry Edwards

The meeting was called to order at 4:10 p.m.

1. ADOPTION OF THE MINUTES

It was moved and seconded
*That the minutes of the meeting of the Advisory Design Panel held on Wednesday,
January 6, 2016, be adopted.*

CARRIED

*(Prior to consideration of Item No. 2, Doug Shearer and Sheng Zhao removed themselves
from the Panel due to conflict of interest. Jane Vorbrodt was Acting Chair for the
consideration of Item No. 2)*

4953102

1.

Advisory Design Panel

Wednesday, March 9, 2016

2. ASSOCIATED WITH DP 15-629659 – 541 SQ.M. CITY CHILD CARE FACILITY

ARCHITECT: Public Architecture + Communications

PROPERTY LOCATION: 10380 No. 2 Road

Applicant's Presentation

Architect Brian Wakelin, Public Architecture + Communication, and Landscape Architect Jeff Cutter, Landscape Architect, Space2Place Design Inc., presented the project and answered queries from the Panel.

Panel Discussion

Comments from the Panel were as follows:

- the project fits well with the neighbourhood in terms of density and height;
- it would have been helpful if the applicant included the immediate context of the proposed day care project, i.e. the Kingsley Estates townhouse development, to enable the Panel to have a better appreciation of the overall context of the proposal;
- good design for a daycare project; will attract residents in the surrounding area;
- consider adding bollards between the building entry and parking to provide better protection to pedestrians and bicycle parking;
- consider introducing shrub planting or appropriate fencing to provide screening to the portion of the parking area fronting a townhouse building;
- appreciate the “play block” structure of the building in contrast with the fluid and natural spaces outside of the building; consider incorporating some playfulness in the block structure;
- support the scale and contemporary character of the project;
- reveal nature of the placement of blocks is critical to the success of the block elements; applicant needs to provide details, e.g. more information on choice of materials and colour;
- incorporate landscaping into the proposed omega fencing, e.g. ivy vine planting;
- support the separation of the two play areas; works well with the project’s programming and natural lighting;
- applicant needs to provide interior and exterior day and night-time lighting details to address CPTED issues;
- applicant is targeting LEED Silver equivalency; could aim for a higher rating, e.g. LEED Gold to help educate children on energy sustainability at an early age;

2.

4953102

Advisory Design Panel

Wednesday, March 9, 2016

- appreciate the shape and form of the building with sustainability features to reduce energy consumption, e.g. low glass-to-wall ratio and overhangs to provide sunlight screening;
- targeting LEED Silver equivalency is in the right direction; however, applicant should have provided a checklist showing the targeted LEED credits;
- appreciate the building architecture and variety of facades;
- support the use of masonry in the exterior of the building; consider using masonry also in the interior of the building to create a stronger “block” expression;
- consider introducing more skylights in the building to enhance sustainability; could be located in the north and south wings of the building and in the two covered outdoor play areas;
- appreciate the architecture of the building;
- applicant needs to address potential vehicle drop-off of children issues;
- agree with comments to provide screening through shrub planting along the parking area fronting a townhouse building;
- integrate the architecture and landscaping to add playfulness to the character of the building;
- investigate safety issues associated with the combination of rubber and aggregate paving in the children’s outdoor play areas;
- aggregate paving loop has potential maintenance issues; consider using other materials;
- consider bigger blueberry shrubs to enhance their survivability in the children’s outdoor play areas;
- appreciate the project concept which combines small and big scales;
- vehicle drop-off issues are a potential problem that needs to be addressed by the applicant; and
- fencing between the parking area and the older children’s outdoor play area appears harsh; could be softened through additional landscaping.



POLYGON

April 4, 2016

City of Richmond
Planning Department
6911 No. 3 Road
Richmond, B.C., V6Y 2C1

Attention: Coralys Cuthbert

Re: Response to ADP Comments
Kingsley Estates Child Care

Further to the ADP Comments dated March 9, 2016 we can comment as follows on each of the items noted;

1. Bollards: Bollards can be added at the rear entrance to the facility; however, these have not been requested by Staff.
2. Screening: Additional fencing and planting has been introduced to screen the parking lot from the townhomes to the south.
3. Blocks: In conjunction with staff, additional detailing on the nature of the reveals between the "building blocks" will evolve during the building permit drawing process. Large material samples with clarification have been provided.
4. Omega fencing: Climbing plants have been introduced to the perimeter Omega fencing where possible/permitted.
5. Lighting: In conjunction with staff, interior and exterior lighting will be provided.
6. LEED: A draft LEED Silver scorecard has been provided. Cost-effectiveness, efficiency and serviceability are all important considerations as we work with staff to design and construct this facility.
7. Daylight: Consideration has been given to daylighting of the interior. Due to the long and narrow building form of the building, the areas of tall glazing will introduce daylight deep into the building interior. A central skylight will daylight the lobby.
8. Drop-off/Parking: In conjunction with staff we have created a parking lot accessible from the townhome strata road. Further, a bus stop is to be located immediately to the south of the main entry to the facility for convenience.

9. Landscape integration: The playful cubic nature of the building form has been extended into the landscape with the use of play cubes and storage cubes within the outdoor play areas; and, sitting cubes located within the public plaza.

10. Play safety: In conjunction with staff the materials of the children's outdoor play area have been modified.

If you have any questions, please contact me at 604-871-4135.

Yours truly,
POLYGON KINGSLEY ESTATES LTD.



Robin Glover
Vice President Development

RG/rg
Encl.