



City of Richmond

Report to Committee

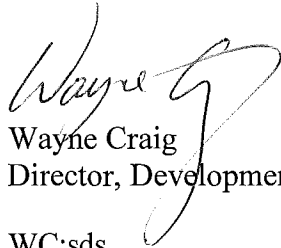
To: Planning Committee
From: Wayne Craig
Director, Development

Date: February 26, 2019
File: ZT 18-822841

Re: Application by Rajwant Khaira for a Zoning Text Amendment to the "Agriculture (AG1)" Zone to Permit a Child Care Facility at 7291 No. 5 Road

Staff Recommendation


That the application for a Zoning Text Amendment to the "Agriculture (AG1)" Zone to allow "child care" as a site-specific secondary use, in order to permit a child care facility within a detached residential accessory building at 7291 No. 5 Road, be denied.



Wayne Craig
Director, Development

WC:sds

Att. 8

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Community Social Development	<input checked="" type="checkbox"/>	

Staff Report

Origin

Rajwant Khaira has applied to the City of Richmond for permission to amend the “Agriculture (AG1)” zone to allow “child care” as a site-specific secondary use, in order to permit a child care facility for up to 25 children in the existing detached accessory building at 7291 No. 5 Road. A location map and aerial photograph are provided in Attachment 1.

The subject site is currently occupied by a single-family dwelling and a detached accessory building (three car garage), in the final stages of construction (Attachment 2). The proposal includes retaining both buildings and accommodating the proposed child care facility in the detached accessory building by converting the existing three car garage, which is approximately 136.6 m² (1,470 ft²) in area. There is also an existing two car garage inside the principal dwelling, which would accommodate the required vehicle parking for the single-family dwelling. The applicant proposes to locate the outdoor play area for the child care facility above the septic field for the single-family dwelling, between the single-family dwelling and the detached accessory building.

Although the subject site is located within the Agricultural Land Reserve (ALR), the property is exempt from the Agricultural Land Commission’s (ALC) restrictions on the use of agricultural land due to the property being less than two acres in area on December 21, 1972, as per the *Agricultural Land Commission Act* (ALCA). The applicant has provided correspondence from the ALC confirming the exception provisions outlined in the ALCA apply to this property, but remains in the ALR (Attachment 3).

Findings of Fact

Existing Development

The subject site is currently occupied by a single-family dwelling in the eastern portion of the property and a detached accessory building in the western portion of the property, in the final stages of construction (B7 16-721073 & B7 16-721075). The floor area of the single-family dwelling is approximately 856.8 m² (9,223 ft²) and the detached accessory building, which is constructed as a three car garage, is approximately 136.6 m² (1,470 ft²), for a total floor area of 993.4 m² (10,693 ft²). The buildings are legal non-conforming, as the Building Permits were submitted and issued in 2017, prior to the changes to the “Agriculture (AG1)” zone adopted in May 2017 and December 2018 (summarized below).

Changes made to the AG1 zone on May 17, 2017, which the subject site no longer complies:

- a maximum residential accessory building size of 70 m² (754 ft²);
- a maximum farm home plate of 50% of the lot area for lots less than 0.2 ha;
- a maximum farm home plate setback of 75 m; and
- a minimum interior side yard setback of 1.2 m on one side and 4.0 m on the other side for lots less than 0.8 ha.

Changes made to the AG1 zone on December 17, 2018, which the subject site no longer complies:

- a maximum total floor area of 400 m² (4,306 ft²); and
- a maximum two storey building height.

A Development Application Data Sheet providing a comparison of the existing development with the current “Agriculture (AG1)” zone is attached (Attachment 4). Based on the current AG1 zone, the subject site is legal non-conforming in regards to a number of provisions, including total floor area, floor area of the detached accessory building, farm home plate size and setback, interior side yard setback and height.

Surrounding Development

- To the North & South: Single-family dwellings on approximately half acre lots zoned “Agriculture (AG1)” fronting No. 5 Road, located within the ALR.
- To the East: Across No. 5 Road, single-family dwellings on large lots zoned “Agriculture (AG1)” fronting No. 5 Road, located within the ALR.
- To the West: Across a 20 m wide City Road Right-of-Way, an agricultural operation on an approximately six and a half acre lot zoned “Agriculture (AG1)” with a single-family dwelling fronting Granville Avenue, located within the ALR.

Related Policies & Studies

Official Community Plan/East Richmond Area McLennan Sub-Area Plan

The Official Community Plan (OCP) land use designation for the subject site is “Agriculture (AGR)”. The site is also located within the East Richmond Area McLennan Sub-Area Plan, which designates the subject site “Agriculture” (Attachment 5). The “Agriculture” designation is comprised of those areas of the City where the principal use is agriculture and food production, but may include other land uses as permitted under the *Agricultural Land Commission Act* (ALCA) (i.e. farm uses). The proposed child care facility is inconsistent with these land use designations and is not consistent with applicable policies in the OCP:

OCP Policy (Section 7.0)	Proposal
Collaborate with the Agricultural Land Commission to ensure that all land uses within the ALR to conform to the policies and regulations of the ALCA.	<ul style="list-style-type: none"> • The subject property is located within the ALR. • Child care is not a permitted farm use under the ALCA ALR Use, Subdivision and Procedure Regulation. • The property is exempt from the requirements of the ALCA due to being less than two acres on December 21, 1972. However, the property is designated “Agriculture” in the City’s OCP and subject to applicable policies contained in the OCP related to agricultural land.
Support the 2040 Metro Vancouver Regional Growth Strategy which includes agricultural	<ul style="list-style-type: none"> • The subject property is designated “Agricultural” in the 2040 Metro Vancouver

<p>designations and policies for protection of agricultural land.</p>	<p>Regional Growth Strategy.</p> <ul style="list-style-type: none"> • The proposal is not consistent with the regional land use designation. • The proposal does not support agricultural viability and is not an agricultural use.
<p>Continue to encourage the use of the ALR land for farming and discourage non-farm uses.</p>	<ul style="list-style-type: none"> • No agriculture is proposed on the subject property. • Child care facility for up to 25 children is not a permitted use in the "Agriculture (AG1)" zone. • The AG1 zone does allow child care as a home business, but limited to 8 children and must be within the principal dwelling (see "Analysis" section for more information).

The OCP does allow for child care uses in urban areas of the City (i.e. residential and commercial), where the proposed use would be more compatible.

Agricultural Viability Strategy

The Agricultural Viability Strategy (AVS) establishes a long-range strategy for improving viability of farmland within the City. The objectives of the AVS include discouraging non-farm uses in the ALR, unless there is a net benefit to enhance agriculture, and directing proposed non-farm uses to non-ALR land whenever possible. The AVS is currently under review by staff, but the principle of minimizing non-agricultural uses in the ALR is a long-standing City policy.

The proposal for a child care facility on the subject property is a non-farm use, with no active farming components, and can be accommodated in other areas of the City (i.e. urban/non-agricultural land).

Agricultural Advisory Committee

The proposal was reviewed by the City’s Agricultural Advisory Committee (AAC) at the meeting on November 15, 2018. The Committee expressed concern regarding the precedent this proposal could set for other small agricultural parcels, but decided not to make a formal motion until Council had considered the application and any technical issues had been resolved. An excerpt from the November 15, 2018 AAC meeting minutes is provided in Attachment 6.

Child Care Needs Assessment and Strategy

The 2017 – 2022 Richmond Child Care Needs Assessment and Strategy provides a comprehensive review and analysis of Richmond’s child care environment in order to forecast future child care needs. Child Care staff have reviewed the proposal and determined that the East Richmond area is considered a low priority for group child care (ages 30 months to school age) based on existing number child care spaces of this type, the current population and the projected child population within the East Richmond area. This data is based on the 2017-2022 Richmond Child Care Needs Assessment and Strategy, and the recent updates to the Child Care Profile completed in December 2018 using 2016 Census Data. Staff generally support the relocation of child care facilities, however, operators are strongly encouraged to find locations where child care is a permitted use.

Vancouver Coastal Health

The proposal was referred to Vancouver Coastal Health (VCH), which administers child care facility licensing programs, and reviews applications to ensure health, safety and care requirements. VCH Child Care Facility Licensing staff commented that although the location of the outdoor play area above the septic field is not ideal, the applicant has provided a report from a Professional Engineer indicating the septic field does not pose a health hazard. VCH Child Care Facility Licensing staff noted that from a licensing perspective, there are no concerns with the proposal.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Analysis

Proposed Land Use/Zoning Bylaw 8500

The proposal is for a Zoning Text Amendment to the “Agriculture (AG1)” zone to allow “child care” as a site-specific secondary use, in order to permit a child care facility for up to 25 children, aged 30 months to 5 years old, with three full time employees, in the existing detached accessory building. The detached accessory building was constructed as a three car garage and would require upgrades to facilitate a conversion to the proposed child care facility, as per the assembly occupancy requirements of the BC Building Code. The proposed site plan and elevations are provided in Attachment 7.

The proposed operator of the child care facility is a Montessori school, which was previously located at 10111 Bird Road in the East Cambie area. The previous location was in an urban area of the City and allowed child care as a permitted use under the existing zoning (“Assembly (ASY)”). Based on Business Licensing records, the operator was located at this property since 1997. The lease on the property ended in 2018, due to redevelopment of the property. A letter from the proposed operator describing the programs offered is provided in Attachment 8.

The subject site is currently zoned “Agriculture (AG1)”, which provides for a wide range of farming and compatible uses, but does not permit the proposed use on the subject property. The AG1 zone currently permits a “minor community care facility”, which includes day care, limited to a maximum of 8 people. The AG1 zone also permits a child care program under “home business”, which is limited to a maximum 8 children, a maximum floor area of 100 m² (1,076 ft²) and must be located and carried out wholly within the dwelling unit and not an accessory building. The proposal requires a Zoning Text Amendment because of the number of children proposed, the location of the child care facility in the detached accessory building, and the proposed floor area.

All child care programs that are home businesses are not required to obtain a business license from the City as per Section 5.2.8 of Zoning Bylaw 8500. Home businesses are defined as a secondary use of a dwelling unit by a resident of the dwelling unit. The proposal would not

classify as a home business because it is not located within the principal dwelling unit, and would be leased by the owner to the proposed child care operator. The proposed use would require a Business License as an assembly use, as per Business License Regulation Bylaw No. 7360.

Transportation and Site Access

The proposal includes vehicle access from No. 5 Road via the existing driveway letdown. Four vehicle parking spaces in parallel arrangement are proposed for the child care facility located at the rear of the property. Vehicle access to the parking spaces is proposed through the existing single-family interior side yard.

Transportation staff reviewed the proposal and identified the following transportation-related issues:

- The drive-aisle width to the proposed child care facility does not meet the standard for two-way traffic (6.0 m for this type of use), which is a concern as only one direction of traffic can be accommodated at any given time, resulting in on-site circulation issues, particularly during high volume pick-up and drop off periods. The drive-aisle, which is along the existing interior side yard of the single-family dwelling, is 3.6 m wide.
- The proposed number of vehicle parking spaces (four spaces for child care) does not comply with Zoning Bylaw 8500 (five spaces for child care required). Transportation staff do not support the proposed variance (i.e. 20% reduction from the Bylaw requirement) for vehicle parking spaces.
- There are on-site vehicle manoeuvring concerns, including inadequate turnaround area for vehicles in the proposed vehicle parking area and one-way alternating drive-aisle to/from proposed child care parking, requiring vehicles to back out through the drive-aisle that would conflict with traffic in the opposing direction.
- Fire staff reviewed the proposal and also have concerns regarding the width of the proposed drive-aisle, which would limit access for emergency vehicles. However, Fire staff have identified sprinklering of the building as a potential alternative solution.


The technical issues noted above have not been fully resolved due to staff's recommendation to deny the application from a land use perspective. Should Council wish to move the application forward, staff will conduct further work in order to address these items as needed.

Conclusion

Rajwant Khaira has applied to the City of Richmond for permission to amend the "Agriculture (AG1)" zone to allow "child care" as a site-specific secondary use, in order to permit a child care facility for up to 25 children in the existing detached residential accessory building at 7291 No. 5 Road.

The application does not comply with the land use designation or applicable policies contained within the OCP and Area Plan for the subject site. The proposal also includes variances that are not supported by staff.

On this basis, it is recommended that the application be denied.

A handwritten signature in black ink, appearing to read 'Steven De Sousa', with a long horizontal line extending to the right.

Steven De Sousa
Planner 1

SDS:cas

Attachment 1: Location Map and Aerial Photo

Attachment 2: Survey Plan

Attachment 3: Letter from the Agricultural Land Commission (ALC)

Attachment 4: Development Application Data Sheet

Attachment 5: East Richmond Area McLennan Sub-Area Plan Land Use Map

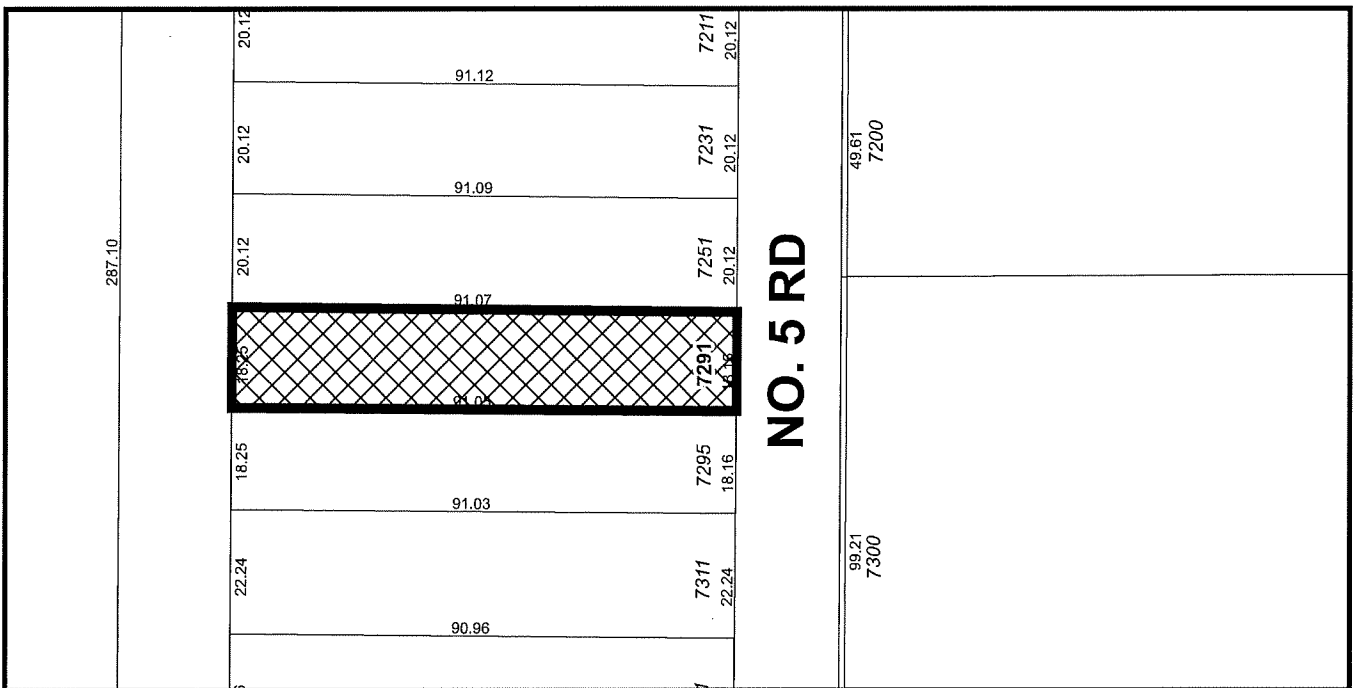
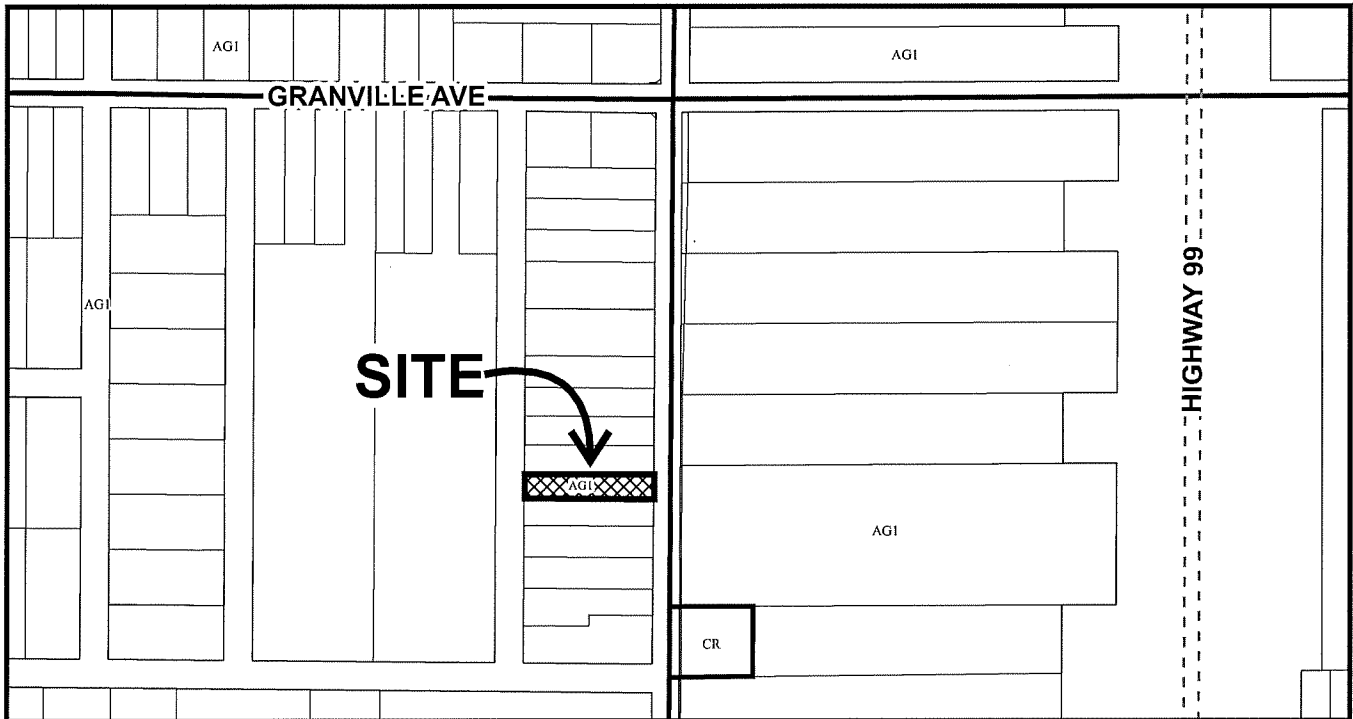
Attachment 6: Excerpt from the November 15, 2018 Agricultural Advisory Committee Meeting
Minutes

Attachment 7: Conceptual Development Plans

Attachment 8: Letter from the Proposed Child Care Operator



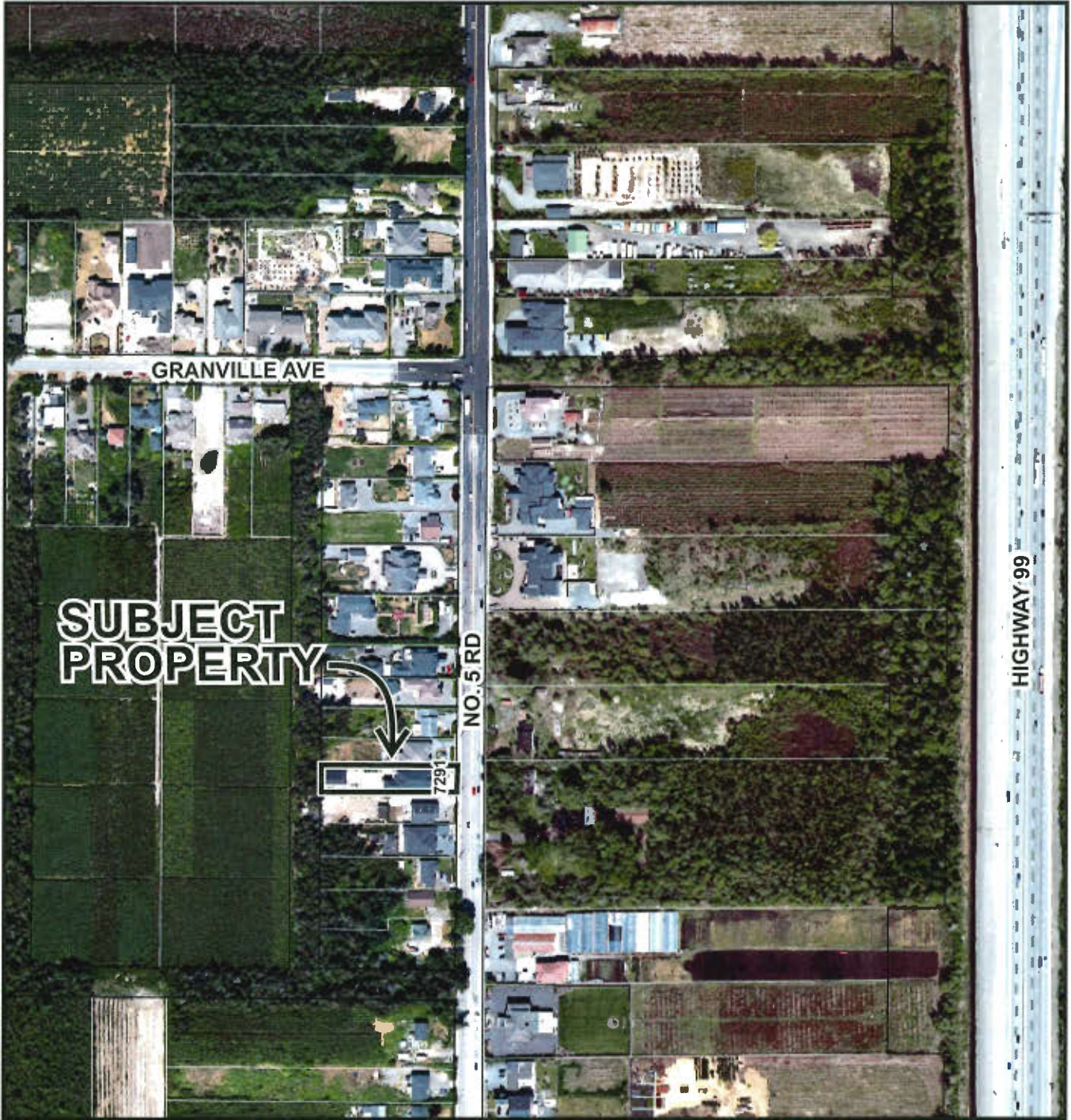
City of
Richmond



	<h1>ZT 18-822841</h1>	<p>Original Date: 06/08/18</p>
		<p>Revision Date: 02/05/19</p>
		<p>Note: Dimensions are in METRES</p>



City of
Richmond



ZT 18-822841

Original Date: 06/08/18

Revision Date: 02/05/19

Note: Dimensions are in METRES

PLN - 53

**PLAN SHOWING LOCATION OF FOUNDATION AS CONSTRUCTED ON
THE NORTHERLY PORTION OF LOT 1 SECTION 13 BLOCK 4 NORTH
RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 13853**

#7291 No. 5 ROAD,
RICHMOND, B.C.
P.I.D. 003-870-430

**Proposed
Childcare Facility
Location**

SCALE = 1:300



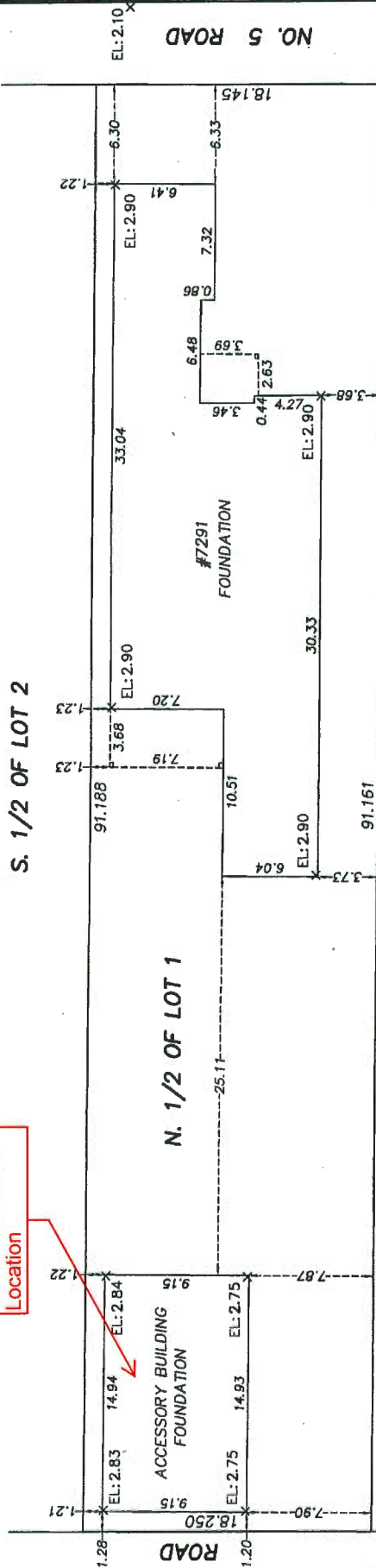
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



S. 1/2 OF LOT 2

N. 1/2 OF LOT 1

S. 1/2 OF LOT 1



© Copyright

J. C. Tam and Associates
Canada and B.C. Land Surveyor

115 - 8833 Odlin Crescent

Richmond, B.C. V6X 3Z7

Telephone: 214-8928

Fax: 214-8929

E-mail: office@jctam.com

Website: www.jctam.com

Job No. 6683

FB-342 P39

Drawn By: MY

DWG No. 6683-NEC-01

NOTE:

Elevations shown are based on
City of Richmond HPN
Benchmark network.
Benchmark: HPN #190
Control Monument 94H1624
Elevation: 2.353m

Note: This plan is not to be
used for the purpose of
establishing property lines.

This document is not valid unless
originally signed and sealed.

CERTIFIED CORRECT FOR

INSPECTION PURPOSES ONLY:

Johnson Tam

U814B9

JOHNSON C. TAM, B.C.L.S., C.L.S.

September 21st, 2017.



Agricultural Land Commission
 133-4940 Canada Way
 Burnaby, British Columbia V5G 4K6
 Tel: 604 660-7000
 Fax: 604 660-7033
 www.alc.gov.bc.ca

November 16, 2017

Reply to the attention of Kamelli Mark
 ALC Inquiry: 50893

SENT VIA ELECTRONIC MAIL

Attn: Raj Khaira,

RE: 7291 No. 5 Road (PID 003-870-430)

This letter is further to your correspondence, received by electronic mail on November 11, 2017. The purpose of your correspondence was to confirm that the property is not subject to either the *Agricultural Land Commission Act* or BC Regulation 171/2002 (*Agricultural Land Reserve Use, Subdivision and Procedure Regulation*) as per s.23(1) of the *Agricultural Land Commission Act* which reads:

Exceptions

23(1) Restrictions on the use of agricultural land do not apply to land that, on December 21, 1972, was, by separate certificate of title issued under the *Land Registry Act*, R.S.B.C. 1960, c. 208, less than 2 acres in area.

Based on the information provided, the Agricultural Land Commission (the "ALC") has ascertained the following facts:

1. The property is legally described as:
PID: 003-870-430
 The Northerly Portion Lot 1, Section 13, Block 4, North Range 6 West, New Westminster District, Plan 13853;
2. The subdivision plan (Plan 13853) which created the property was deposited at the New Westminster Land Registry Office on September 14, 1953;
3. Certificate of Title No. 519839E existed from August 13, 1963 until cancelled on June 19, 1973. During this period of time the property was the only property identified on said Certificate of Title No. 519839E; and
4. The property is approximately 0.820 acres in size.

Given the above, the ALC confirms that the restrictions on the use of agricultural land contained in the *Agricultural Land Commission Act* and BC Regulation 171/2002 (*Agricultural Land Reserve Use, Subdivision and Procedure Regulation*) do not apply to the property; however, the property remains in the Agricultural Land Reserve.

Further correspondence with respect to this letter is to be directed to Kamelli Mark at (Kamelli.Mark@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Kim Grout, Chief Executive Officer

cc: City of Richmond

50893m1



RZ 18-822841

Attachment 4

Address: 7291 No. 5 Road

Applicant: Rajwant Khaira

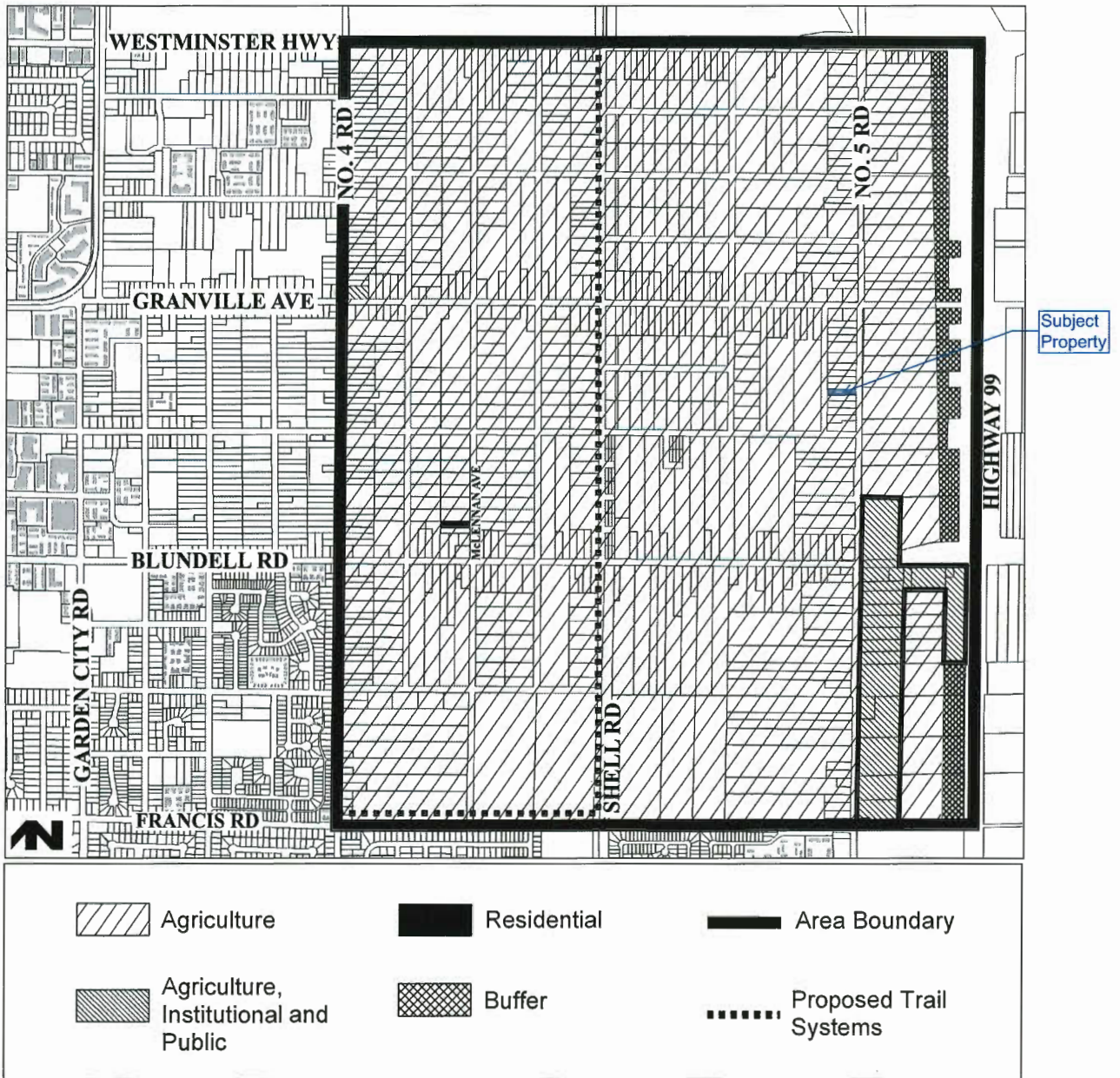
Planning Area(s): East Richmond

	Existing	Proposed
Owner:	K. & R. Khaira	No change
Site Size:	1,656 m ² (17,825 ft ²)	No change
Land Uses:	Single-family residential	Single-family residential and child care
OCP Designation:	Agriculture (AGR)	No change
Area Plan Designation:	Agriculture	No change
Zoning:	Agriculture (AG1)	Agriculture (AG1) with an amendment to allow "child care" as a site-specific permitted use.

	Bylaw Requirement	Existing	Variance
Floor Area – Total	Max. 400 m ² (4,306 ft ²) for principal dwelling unit and all accessory buildings or structures	Principal dwelling unit: 856.8 m ² (9,223 ft ²) Detached accessory building: 136.6 m ² (1,470 ft ²) Total: 993.4 m ² (10,693 ft ²) (legal non-conforming)	None permitted
Floor Area – Residential Accessory Building	Max. 70 m ² (754 ft ²)	136.6 m ² (1,470 ft ²) (legal non-conforming)	None permitted
Farm Home Plate	Max. 50% of the lot area = 828 m ² (8,913 ft ²)	100% of the lot area = 1,656 m ² (17,826 ft ²) (legal non-conforming)	None
Farm Home Plate – Setback	Max. 75 m	91 m (legal non-conforming)	None
Single Detached Building – Setback	Max. 50.0 m	50 m	None
Front Yard – Setback	Min. 6.0 m	6 m	None
Interior Side Yard – Setback	Min. 1.2 m on one side and 4.0 m on the other side	1.2 m on one side and 3.6 m on the other side (legal non-conforming)	None
Rear Yard – Setback	Min. 10.0 m	41 m	None
Height – Single Detached Housing	Max. 2 storeys, but shall not exceed 9.0 m	2 ½ storeys (9.5 m) (legal non-conforming)	None
Height – Accessory Building	Max. 5.0 m or 1 ½ storeys	5.0 m	None
Off-street Vehicle Parking Spaces	Required: 2 for residential 0.75 space/employee; plus 1 space/10 children = 5	Proposed: 2 for residential 4 for child care	Variance

City of Richmond

Land Use Map *Bylaw 8791
2012/09/10*



**Excerpt from the Minutes of the
Agricultural Advisory Committee Meeting**

**Thursday, November 15, 2018 (7:00 pm).
Rm. M.2.002
Richmond City Hall**

Zoning Text Amendment at 7291 No. 5 Road

Steven De Sousa, Planner 1, introduced the Zoning Text Amendment application at 7291 No. 5 Road and provided the following comments:

- The property is zoned AG1 and located in the ALR, however is exempt from ALR Regulations due to the size of the property.
- The purpose of the application is to amend the AG1 zone to permit a child care facility of 25 children in the detached accessory building.
- There are a number of concerns, including the proposal does not comply with OCP policy, technical issues regarding drive-aisle width, parking and turn-around provisions, and the precedent the proposal could set for other small agricultural parcels.

Doug Massie, Arcus Consulting Ltd., noted the proposal serves a neighbourhood need, includes agricultural components, and he believes the technical issues regarding traffic and parking can be resolved.

The Committee had the following questions and comments:

- The Committee expressed concern regarding the precedent this proposal could set for other small agricultural parcels.
- The Committee expressed the need for a covenant to be registered on title notifying the property owner of potential agricultural impacts on site (i.e. noise and odour).
- The Committee requested clarification in regards to the process the application would proceed with and decided not to make a motion until the outstanding issues are addressed.

PROJECT STATISTICS

LEGAL DESCRIPTION
 1 SEC. 13 BUCKINGHAM PL. NFP13683 PART N 1/2

LOCAL ADDRESS:
 7291 NO. 5 ROAD,
 RICHMOND, B.C.

EXISTING ZONING:
 R-100

PROPOSED ZONING:
 ACT TO INCLUDE CHILD DAYCARE FACILITY UP TO 30 KIDS

FLOOR AREA:
 MAIN = 1,435 S.F.

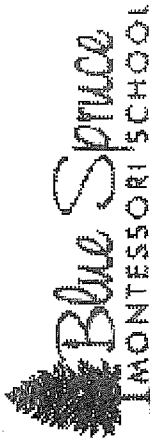
DATA:
 LOT SIZE: 59.88 X 258.09 = 15,502.33 S.F.
 EXISTING ACCESSORY BUILDING AREA: 1,470 S.F.
 PLAYGROUND AREA: 1,934 S.F.

REMARKS:
 AS PER RICHMOND PARKING AND LOADING TABLE 7.7.2.3 GENERAL PARKING REQUIREMENTS FOR CHILD DAYCARE:
 MIN. REQUIREMENT:
 30 MONTHS TO SCHOOL AGE (25 CHILDREN)
 REQUIRED: 1 EDUCATOR & 2 ASSISTANTS = 3 EMPLOYEES
 0.75 PER 1 STAFF 3 X 0.75 = 2.25
 1.0 PER 10 CHILDREN 25/10 = 2.50
 TOTAL = 4.75 = 5

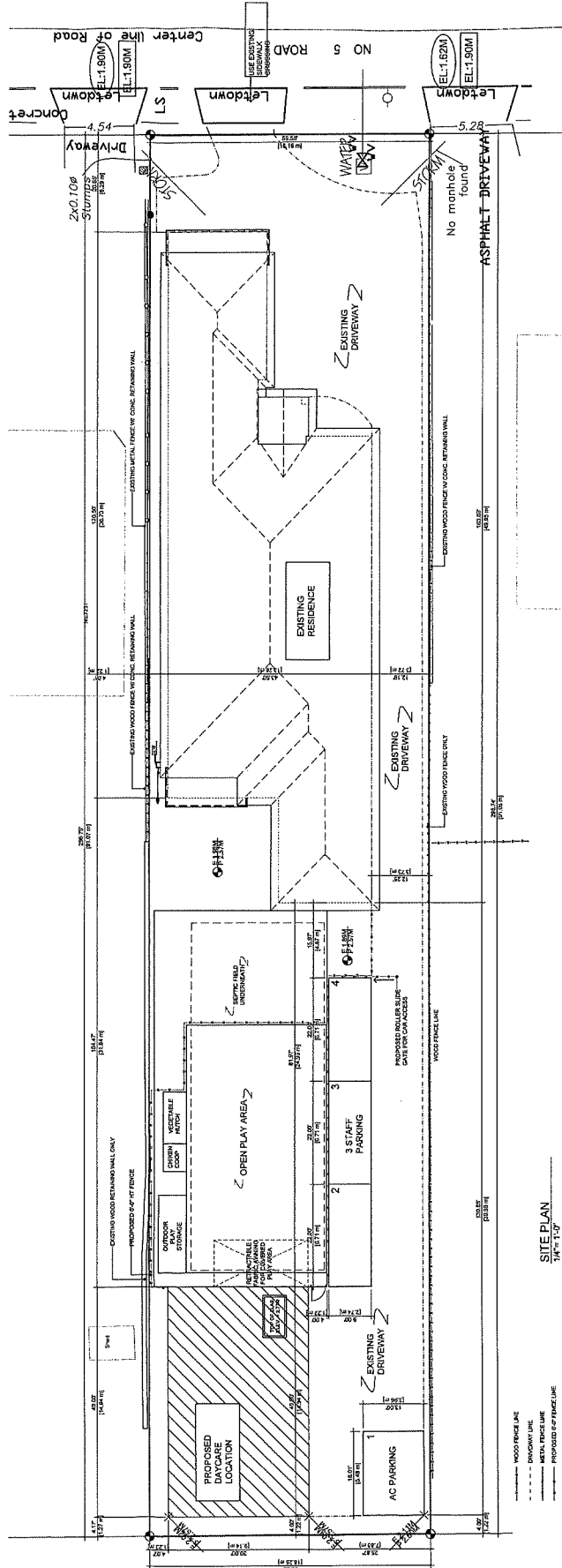
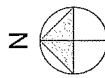
REQUIRED = 5
 PROVIDED = 4



SITE LOCATION PLAN
 N.T.S.



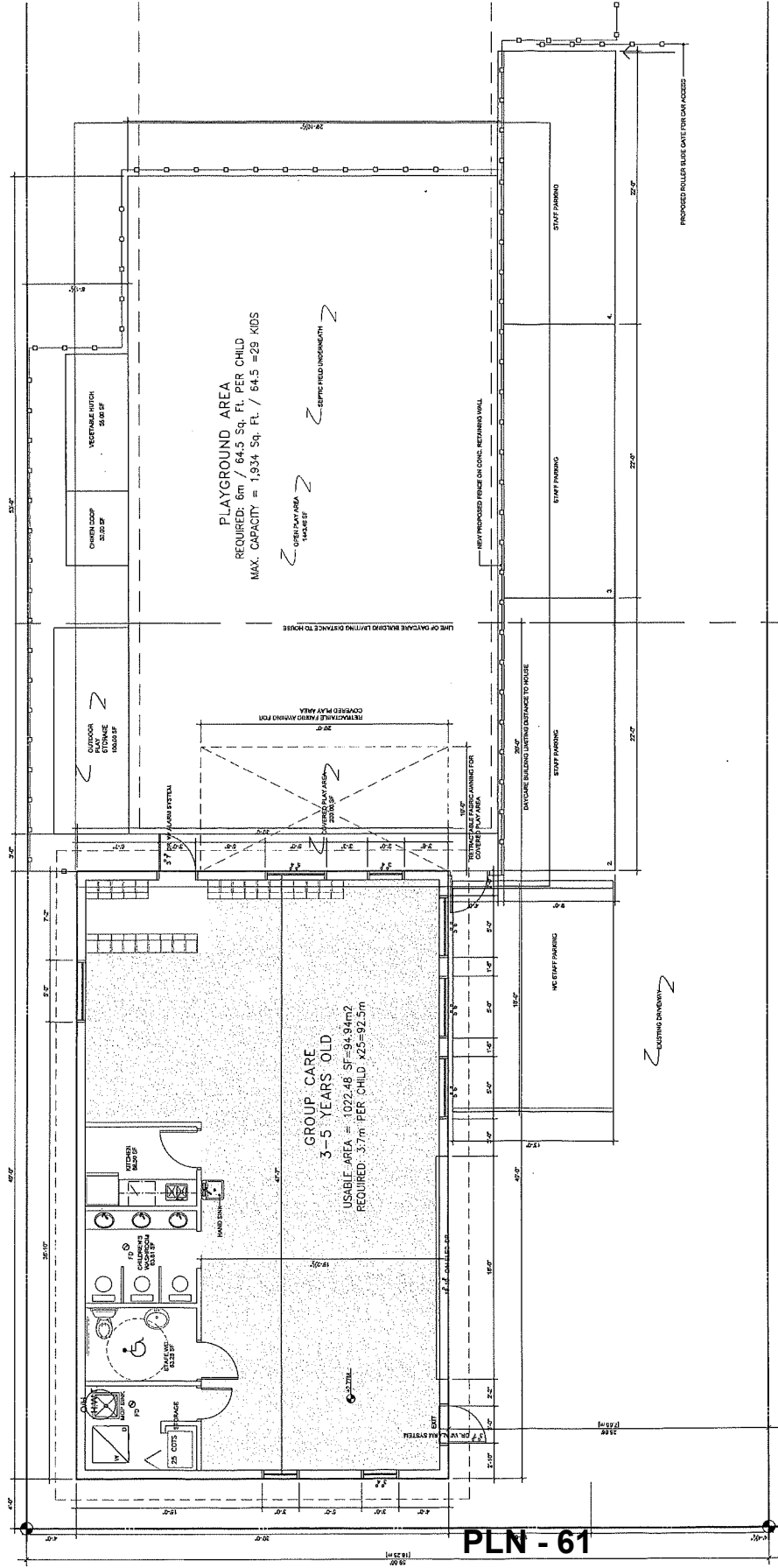
7291 No. 5 Rd.
 RICHMOND, B.C.
 DAYCARE



SITE PLAN
 1/4" = 1'-0"

DRAWING NO. A1 OF		COVER SHEET SITE PLAN, CONTEXT PLAN	
PROJECT: DAYCARE 7291 No. 5 Rd. RICHMOND BC		DRAWN BY: VC CHECKED BY:	
CONSULTANT: DATE: APRIL 2018 PROJECT NO: 218500		REVISION 0	
ARCTICUTE & ENGINEERING #120 - 1000 West 72nd Ave. Vancouver, B.C. Canada V6P 6G5 Ph. 604-264-1450 Fax. 604-264-1462 Email: info@arcus.ca			
REV	DATE	BY	SUBJECT
1			PRELIMINARY REVIEW WITH PLANNING DEPARTMENT
2			
3	20191023		REVISED
4	20180503		
5			

COPYRIGHT RESTRICTION:
 THE EXCLUSIVE PROPERTY
 OF ARCTICUTE & ENGINEERING
 AND ASSOCIATES LTD. AND
 WITHOUT THE CONSENT
 OF ARCTICUTE &
 ASSOCIATES LTD.



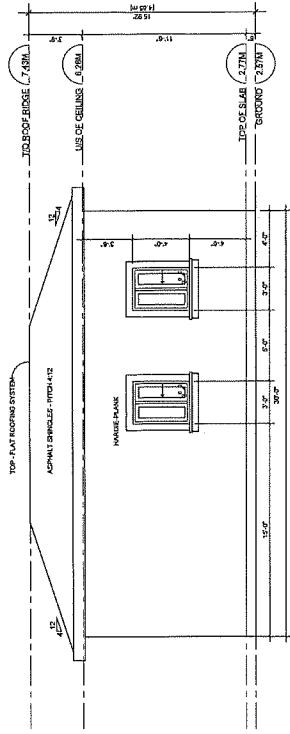
PLN - 61

- LEGEND:**
- RECEPTION
 - CHILD 3 TO 5 GROUPS
 - KIDS PLAYGROUND

FLOOR PLAN A
1/4" = 1'-0"

REVISION A2 or 0		DRAWING TITLE GROUND PLAN			
PROJECT DAYCARE 7251 NO. 5 RD. RICHMOND BC		SCALE 1/8" = 1'-0"		DRAWN VC	
CONSULTANT ARCUS CONSULTING LTD		DATE APRIL 2018		PROJECT No. 210401	
REVISION 0		CHECKED CHECKED		CHECKED CHECKED	
REG. ARCHITECT ARCUS CONSULTING LTD REG. ARCHITECT ARCUS CONSULTING LTD		ARCHITECTURE & ENGINEERING 8100-1525 West 2nd Ave. Vancouver, B.C. Canada V6P 6G5 Tel: (604) 281-7458 Fax: (604) 281-1152 Email: info@arcus.ca MAY 13 2018			
SUBJECT PRELIMINARY REVIEW WITH PLANNING DEPARTMENT		DATE	REV	BY	DATE
1 2 3 4 5					2018/10/26 2018/10/26 2018/10/26

THIS DRAWING IS THE PROPERTY OF ARCUS CONSULTING LTD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE PRIOR WRITTEN PERMISSION OF ARCUS CONSULTING LTD.



WEST ELEVATION
1/4-1/4

BUILDING FACE AREA
(INCLUDING WIND DRYS)
345.00 sf (32.05 sm)
UNPROTECTED OPENING AREA
24.00 sf (2.23 sm)
345.00 sf (32.05 sm)

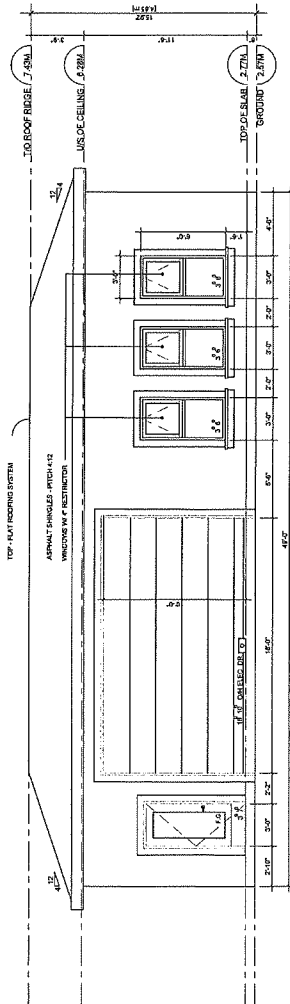
SPATIAL SEPARATION CALCULATION
AS PER CBC TABLE 3.2.3.0 SPRINKLERED THROUGHOUT

BUILDING FACE AREA: 345.00 sf (32.05 sm)
UNPROTECTED OPENING DISTANCE: 14% (SPRINKLERED)
% OF UO:

ALLOWABLE UO: 345.00 sf (32.05 sm) X14%
= 48.30 sf (4.51 sm)
PROPOSED UO: < 48.30 sf (4.51 sm) OK

UNPROTECTED OPENING AREA
24.00 sf (2.23 sm)
345.00 sf (32.05 sm)

ALLOWABLE UO: 345.00 sf (32.05 sm) X14%
= 48.30 sf (4.51 sm)
PROPOSED UO: < 48.30 sf (4.51 sm) OK



SOUTH ELEVATION
1/4-1/4

BUILDING FACE AREA
(INCLUDING WIND DRYS)
563.50 sf (52.35 sm)
UNPROTECTED OPENING AREA
20.00 sf (1.86 sm)
563.50 sf (52.35 sm)

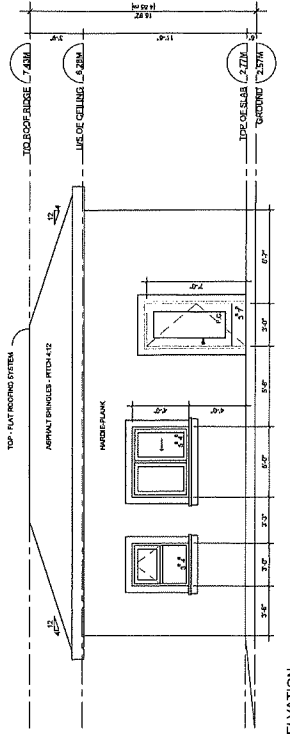
SPATIAL SEPARATION CALCULATION
AS PER CBC TABLE 3.2.3.0 SPRINKLERED THROUGHOUT

BUILDING FACE AREA: 563.50 sf (52.35 sm)
UNPROTECTED OPENING DISTANCE: 100% (SPRINKLERED)
% OF UO:

ALLOWABLE UO: 563.50 sf (52.35 sm) X100%
= 563.50 sf (52.35 sm)
PROPOSED UO: < 563.50 sf (52.35 sm) OK

UNPROTECTED OPENING AREA
20.00 sf (1.86 sm)
563.50 sf (52.35 sm)

ALLOWABLE UO: 563.50 sf (52.35 sm) X100%
= 563.50 sf (52.35 sm)
PROPOSED UO: < 563.50 sf (52.35 sm) OK



EAST ELEVATION
1/4-1/4

BUILDING FACE AREA
(INCLUDING WIND DRYS)
345.00 sf (32.05 sm)
UNPROTECTED OPENING AREA
21.00 sf (1.95 sm)
345.00 sf (32.05 sm)

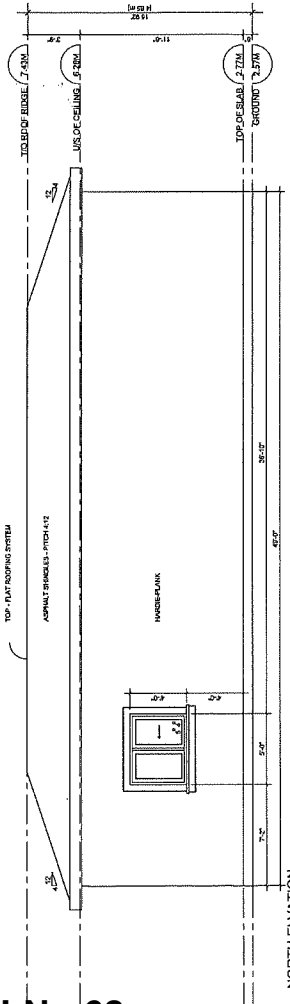
SPATIAL SEPARATION CALCULATION
AS PER CBC TABLE 3.2.3.0 SPRINKLERED THROUGHOUT

BUILDING FACE AREA: 345.00 sf (32.05 sm)
UNPROTECTED OPENING DISTANCE: 100% (SPRINKLERED)
% OF UO:

ALLOWABLE UO: 345.00 sf (32.05 sm) X100%
= 345.00 sf (32.05 sm)
PROPOSED UO: < 345.00 sf (32.05 sm) OK

UNPROTECTED OPENING AREA
21.00 sf (1.95 sm)
345.00 sf (32.05 sm)

ALLOWABLE UO: 345.00 sf (32.05 sm) X100%
= 345.00 sf (32.05 sm)
PROPOSED UO: < 345.00 sf (32.05 sm) OK



NORTH ELEVATION
1/4-1/4

BUILDING FACE AREA
(INCLUDING WIND DRYS)
563.50 sf (52.35 sm)
UNPROTECTED OPENING AREA
20.00 sf (1.86 sm)
563.50 sf (52.35 sm)

SPATIAL SEPARATION CALCULATION
AS PER CBC TABLE 3.2.3.0 SPRINKLERED THROUGHOUT

BUILDING FACE AREA: 563.50 sf (52.35 sm)
UNPROTECTED OPENING DISTANCE: 4.00 ft (1.22 m)
% OF UO:

ALLOWABLE UO: 563.50 sf (52.35 sm) X14%
= 78.89 sf (7.33 sm)
PROPOSED UO: < 78.89 sf (7.33 sm) OK

UNPROTECTED OPENING AREA
20.00 sf (1.86 sm)
563.50 sf (52.35 sm)

ALLOWABLE UO: 563.50 sf (52.35 sm) X14%
= 78.89 sf (7.33 sm)
PROPOSED UO: < 78.89 sf (7.33 sm) OK

<p>ARCUS CONSULTING LTD ARCHITECTURE & ENGINEERING 1206-1009 West 79th Ave. Vancouver, B.C. Canada V6P 6S5 P.O. BOX 2541-1055 TEL: 604-254-1422 FAX: 604-254-1055</p>			<p>DATE: _____ DATE: _____ DATE: _____ DATE: _____</p>	<p>DATE: _____ DATE: _____ DATE: _____ DATE: _____</p>																	
<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td></td> </tr> <tr> <td>2</td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> </tr> <tr> <td>5</td> <td></td> <td></td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION	1			2			3			4			5			<p>DATE: _____ DATE: _____ DATE: _____ DATE: _____</p>	<p>DATE: _____ DATE: _____ DATE: _____ DATE: _____</p>
NO.	DATE	DESCRIPTION																			
1																					
2																					
3																					
4																					
5																					
<p>PROJECT: DAYCARE 7291 No. 5 Rd. RICHMOND BC</p>		<p>SCALE: 1/8"=1'-0"</p>	<p>PROJECT NO: 219-037</p>	<p>REVISION: 0</p>																	
<p>DRAWING TITLE: ELEVATIONS</p>		<p>DRAWN: VC DATE: APRIL 2016</p>	<p>CHECKED: _____</p>	<p>DATE: _____</p>																	
<p>CONTRACTOR: _____</p>		<p>DATE: _____</p>	<p>CHECKED: _____</p>	<p>DATE: _____</p>																	

CONTRACTOR'S RESPONSIBILITY
THIS DESIGN DRAWING IS
FOR INFORMATION ONLY AND
IS NOT TO BE USED FOR
CONSTRUCTION. THE
DESIGNER'S LIABILITY
CANNOT BE USED FOR
CONSTRUCTION. THE
DESIGNER'S LIABILITY
CANNOT BE USED FOR
CONSTRUCTION.



January 21, 2018

To Whom it may concern:

Blue Spruce Montessori School currently operates out of what was St. Edwards Anglican Church @ 10111 Bird Road Richmond BC. We need to relocate, after 20 years of providing the Richmond community with a quality Montessori program, as of July 1st, 2018, due to the sale of the Church to a foreign buyer. The building will be knocked down and replaced by a new and different business.

I currently operate under a group child care license allowing me 25 students aged 30 months to school age. Three staff are required, a ratio of 1-8, 2 to 16 and 3 to 25. Staff are required to have a valid ECE (Early Childhood) license, First Aid certificate, immunizations up to date, reference letters and a current criminal record check. Two of the staff are required to hold their AMI 3-5 primary certificates.

For the past 20 year I have ran a Montessori primary program which closely adheres to the Montessori philosophy as set by the Association Montessori International (A.M.I.). Dr. Maria Montessori and her son Mario M. Montessori founded this association in 1929 to safeguard her original contribution on behalf of the child. The composition of the class, as per the AMI Montessori guidelines, consists of children from 2.5 years to 5 The Montessori primary program is a 3-4 year program based on the child's date of birth The first two year of the program children either attend a morning or afternoon session that lasts for just over three hours. Children in their third/forth year spend a full day and complete the three-year curriculum.

Children arrive @ around 8:40 a.m. and those attending only a half-day session begin with outdoor play (weather permitting) Outdoor play is a combination of self-directed play and teacher directed games to promote healthy exercise. Full day children or the Extended Day Children as we call them enter the environment, proceed to their cubby area, hang up their jacket, place outdoor shoes in a basket neat and tidy put on indoor shoes then drop their lunch bags on a trolley beside the kitchen. They then proceed to carry out their morning job which contributes to the set up of the classroom. Jobs like filling up jugs with water, restocking paper, wetting sponges, changing the calendar, dusting shelves, folding the laundry and composting. Extended day children then begin working on their Language and Math projects and teaching and mentoring the younger children.

Children attending just the morning class will enter the classroom and proceed to their cubbies hang up their jackets place outdoor shoes in a basket neat and tidy and change into indoor shoes. They will enter the classroom and chose from a plethora of activities that are age and developmentally appropriate. Activities that have been presented to them by trained Montessori teachers based on their readiness. Within the environment we have a Practical Life area: The Practical Life area of the classroom provides a link to the child's home environment and thus is an extension of the child's developmental process. The exercises or activities found here are familiar to the children as many of them have been observed at home. Pouring, polishing, dusting and sweeping provide the child with a link to home.

The Practical life materials also fulfill specific purposes in the real world for children. They learn to button their shirts, tie or buckle their shoes, wash their hands all free from adult help. The child also learns to

care for the beauty in the environment, polishing silver, arranging flowers and caring for the plants.

Completing exercises in Practical Life will ensure the child a sense of accomplishment and independence. A child gains dignity and a sense of his/her own worth.

The sensorial area: Children live in a world of senses. Through the senses the child gains knowledge, becomes more aware of his environment and grows in consciousness. The aims of the sensorial materials, which are scientific, and exact, are to refine rather than develop the senses.

The child can bring order and system to the impressions he/she has already gathered. Materials refine the child's motor coordination, help visual discrimination, refine the senses, and deepen concentration. Children compare dimensions, classify shapes and discriminate between size, and colour. All these are an indirect preparation for reading, writing and math.

The Language Area: In the Montessori environment the child "meets" the alphabet through the **Sandpaper Letters**. The child traces the letter and learns the sound, giving a muscular impression, through recital and repetition the child fixes the path of the letters in his memory. At the same time the child learns pencil control by working with the **Metal Insets**, tracing a shape and then coloring it, is the equivalent of writing many words. When a child can recognize all the Sandpaper Letters the movable alphabet is introduced, allowing the child to think of the sounds in a word and then make that word. Soon the child can make phonetic words and when he/she begins to read back the words then phonetic cards are introduced.

Once the child is very comfortable with phonetic words phonograms are presented, e.g. sh, oo, th. The tools for reading and writing are provided to the child and his/her own interest and progress determines the next stage.

The Math Area: The child's first introduction to numbers is made with a set of red and blue rods representing the quantities one through ten. The **Sandpaper Numbers** are then presented at the same time and when both are known well the association between the two is made. Various materials help the child to internalize the concept of one to ten. Next the decimal system is presented to the child using the **Golden Beads**: units, tens, hundreds and thousands. Soon the student begins to learn the four mathematical operations: addition, subtraction, multiplication and division. Mathematical facts are learned by the children performing the operations with concrete materials.

Culture, Geography/Botany/Zoology: The Montessori classroom offers many opportunities for young children to expand their knowledge during the years when they are motivated by spontaneous interest. **The Large Wooden Puzzle Maps** are most popular with the children; the introductory map of the world has a separate puzzle piece for each continent. The remaining maps have pieces representing countries, provinces or states. Names of countries are learned along with climate, size, customs, and languages.

Flags of countries are studied. Nature cards, illustrating animals from each continent and plant life are introduced. Land and Water forms are concretely represented, and the children have fun pouring water into each form and learning the names of them. Puzzles help children clearly see the various parts of plants and animals. Children's own curiosity of the flora and fauna that surrounds them compels them to want to explore further. Montessori provides these opportunities with many beautiful cards showing animals of the seven continents, classification of vertebrates, different kinds of flowers both wild and found in the garden. Children enjoy making posters and booklets and even composing their own stories and poetry about their favorite things.

Art & Music: Art and Music are integrated into the day and are introduced into the environment with relative ease. We link the stages of the child's development with the Arts in the same way as Practical life, Sensorial, Language and Math. Various media are available for the children such as crayons, water paints, oil pastels, paints, coloured chalk, pasting, etc. The more experience children have in art, the more they can express themselves.

Music is the same, the bells offer widened avenues for musical exploration: sameness and differences in tone. Rhythm is explored through movement on the line, hopping, skipping, and marching. Classical music played in the classroom brings to the child's awareness various sounds of instruments and composers.

We introduce a composer of the month, look at his life and listen to various pieces he composed, and we also introduce an artist of the month looking at the artist's biography and beautiful pieces of art work. Children are mesmerized by their lives and works and are left wanting more.

During the session the children can have snack at the snack table when they feel hungry. We have an open snack all morning with healthy options such as fruits, vegetables, crackers, cheese. Children first wash hands, take their own food, sit at a designated table, take a drink of water and a napkin which they place on their lap. When they finish snack, they clean their tables with a crumb brush, wash their dishes and sweep the floor.

At 11:25 a.m. morning students head to their cubby to put on their jackets and outdoor shoes and they sit together and listen to the calendar and a story and learn a new song. 11:45 a.m. children are dismissed 1 at a time.

Extended Day students head outdoors for their outdoor play. Self-directed play, teacher directed games, nature walks scavenger hunts.

12:25 p.m. students head inside for lunch. Jackets are hung, shoes are changed, and hands are washed. Children bring their own lunches and we have the facilities to heat up lunches for them. After washing hands, the children set their tables with a placemat, fork and knife and spoon and cloth napkin and a cup of water and then eat their lunch.

At 12:50 p.m. a small group of afternoon children arrive. They will begin with outdoor time. Self-directed play and teacher directed.

1:00 p.m. Extended day children clean up dishes, clean tables and have group story time of chapter books being read to them.

1:10 p.m. the afternoon children enter the classroom from outdoor play, head to their cubbies and hang up their jackets, place on their indoor shoes and enter the classroom for an afternoon of presentations from the teacher and self-chosen work.

1:20 p.m. Extended Day children finish their chapter book and then have group time. Mondays is Geography lessons, looking more in depth at each continent's flora and fauna, culture, flags, and then completing projects in small groups like making flags into a booklet, coloring and labelling large maps. Tuesdays is botany looking more depth into the parts of a tree, leaf, root and flower. Looking at different kinds of trees making poems about trees, learning uses of trees. Wednesdays is Zoology, looking at the five classifications of vertebrates, kinds of each, making posters booklets and poetry. Thursdays is learning about art and artists, Fridays is music looking at composers and learning about tempo and dynamics of music.

3:25 p.m. all children head to the cubicles to get ready for home. Outdoor clothes are placed on, jackets Extended day children get their lunch bags. Children have transition time before going home, calendar, Story and a song.

3:45 p.m. children are picked up to go home.

Due to the unique characteristics of the Montessori program only the older children stay full day and therefore do not require an afternoon nap. We do not need a sleep area.

Currently we have ample parking for drop off and pick up. If there is a situation where there is not ample parking, then my solution would be to stagger the drop off and pick up of students. Morning students could be split into three groups of 8 students having 10-minute slots. 8: 30/8:40/8:50 this would give parents ample time to park and drop off children. The afternoon only would have a smaller number of students and may only require one drop off time.

Pick up in the morning could be 12:40 and 12: 55 only around 18 children would leave in the morning so two groups of 9 children.

Pick up at the end of the day would be split into two groups 8 @ 3:40 and 8 @ 3:50.

Please do not hesitate to contact me for any clarity on the above information.

kind regards,

Debbie G. Marette

Owner/Administrator

A.M.I. Montessori Directress, Early Childhood Educator