



# City of Richmond

## Report to Committee Planning and Development Department *To PLN-F2517, 2015*

**To:** Planning Committee

**Date:** January 27, 2015

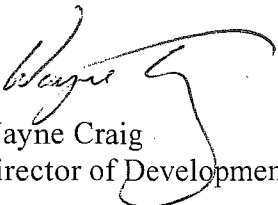
**From:** Wayne Craig  
Director of Development

**File:** RZ 14-671974

**Re:** Application by JM Architecture Inc. for a Zoning Text Amendment to Congregate Housing and Child Care - McLennan (ZR8) Zoning District at 10019 Granville Avenue

### Staff Recommendation

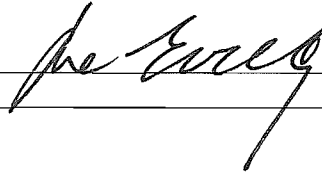
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9209, to amend the "Congregate Housing and Child Care - McLennan (ZR8)" zoning district to remove "congregate housing" from the permitted uses, reduce the maximum Floor Area Ratio (FAR) and increase the maximum number of children permitted in a licensed child care facility from 37 to 88, be introduced and given first reading.

  
Wayne Craig  
Director of Development

WC: mp  
Att.

### REPORT CONCURRENCE

#### CONCURRENCE OF GENERAL MANAGER



## Staff Report

### Origin

JM Architecture Inc. has applied to the City of Richmond for a zoning text amendment to the “Congregate Housing and Child Care - McLennan (ZR8)” zoning district to delete “congregate housing” from the permitted uses and increase the maximum number of children permitted in a licensed child care facility from 37 to 88 at 10019 Granville Avenue (Attachment 1). Preliminary development plans are contained in Attachment 2.

The subject site is contained in the Agricultural Land Reserve (ALR); however, it is exempt from the Agricultural Land Commission (ALC) regulations because the property was on separate certificate of title and less than 2 acres in size as of December 21, 1972. Therefore, no application or approval from the ALC is required.

### Previous Application

In 2012, the subject site was rezoned from “Local Commercial (CL)” to “Congregate Housing and Child Care - McLennan (ZR8)” to develop a 10-bed congregate housing care facility with full-time medical care, a child care facility for a maximum of 37 children and a residential security/operator’s unit. Subsequently, a Development Permit was issued on September 10, 2012 but the owner did not proceed with the proposal as he could not secure funding for the congregate housing facility and the permit has lapsed.

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

### Surrounding Development

To the North: A single detached dwelling on a small “Agriculture (AG1)” zoned parcel (less than 0.5 acres) contained in the ALR.

To the East: A single detached dwelling on a small “Agriculture (AG1)” zoned parcel (less than 0.5 acres) contained in the ALR.

To the South: single detached dwellings on small “Agriculture (AG1)” zoned parcels (less than 0.5 acres) contained in the ALR.

To the West: Across No. 4 Road, a duplex on a property zoned “Two-Unit Dwellings (RD1)” located outside of the ALR. The property is located in the City Centre Area McLennan North Sub-Area and the Sub-Area Plan designates the property for two family dwellings or 2 & 3 storey townhouses, up to a based density of 0.65 Floor Area Ratio.

None of the immediately neighbouring sites in the ALR are currently farmed.

**Related Policies & Studies**2041 Official Community Plan (OCP)

The OCP General Land Use Map designates the subject site for “Agriculture” and identifies the broad City-wide vision for agriculture and supporting land uses in the ALR. Although the subject site is contained in the ALR, it is exempt from the ALC regulations and was historically used for local commercial uses. The proposal is consistent with the current land use designation.

East Richmond McLennan Sub-Area Plan

The land use designation of the subject site in the McLennan Sub-Area Plan was amended in 2012 from “Agriculture” to “Agriculture, Institutional and Public” to allow the previously proposed congregate housing and child care uses. The “Agriculture, Institutional and Public” land use designation is defined as “those areas of the City where the principal use is agriculture, religious facilities, assembly use, community use, public administration, utilities and works, health and safety measures”. The Sub-Area Plan encourages the establishment of additional childcare facilities and other community services as required. The proposal is consistent with the Sub-Area Plan.

Floodplain Management Implementation Strategy

The proposed development is required to comply with the requirements of Richmond Flood Plain Designation and Protection Bylaw 8204. A Flood Plain Covenant was registered on title identifying this requirement as part of the previous application.

Public Input

Two public notification signs were posted on the site. Staff have not received any concerns or comments.

OCP Aircraft Noise Sensitive Development Policy

The subject site is located within the Aircraft Noise Sensitive Development (ANSD) Policy Area within a designation that permits all aircraft noise sensitive land uses. Through the previous rezoning application process, an Aircraft Noise Covenant was registered on title identifying that the site and land use is affected by aircraft noise as per the Airport Noise Contours in the OCP.

**Consultation**Agricultural Advisory Committee

Although the site is exempt from the ALC regulations, the application was referred to the AAC for review and comment. The AAC noted that there would be no impact on the agricultural lands and passed the following motion at its November 20, 2014 meeting (refer to Attachment 4 for an excerpt of the meeting minutes).

*“That the rezoning application for 10019 Granville Avenue be supported.”*

### Vancouver Coastal Health (VCH)

The applicant has indicated that the current proposal was discussed with the Vancouver Coastal Health staff at length and their comments have been incorporated into the current design. The attached floor plans and site plan, which shows the size and location of the children's outdoor play areas, have been referred to the VCH staff for review and comment and the VCH staff have confirmed in writing that they have no comments or concerns.

### **Analysis**

#### Current Proposal

The current proposal includes a child care facility for a maximum of 88 children with a residential security/operator's unit. The existing "Congregate Housing and Child Care - McLennan (ZR8)" zone already permits a residential security/operator's unit.

The proposed child care facility is designed to accommodate 20 infants, 20 toddlers and 48 children from 30 months to school age. It will occupy the entire main floor and a portion of the second floor, and the residential security/operator's unit will occupy the remaining portion of the second floor. The proposed total floor area is 1,145 m<sup>2</sup> (12,325 ft<sup>2</sup>). Compared to the previous proposal, the total floor area has been reduced by 322 m<sup>2</sup> (3,466 ft<sup>2</sup>) and the proposed Floor Area Ratio has been reduced from 0.59 to 0.47.

The proposed two-storey building will be located at the southwest corner to minimize potential impacts to the single family houses to the north and east and a parking area is proposed at the northeast.

A garbage and recycling enclosure is proposed at the northeast corner where it can be easily accessed by a collection vehicle. Also, a pedestrian pathway is provided on the west side of the enclosure for convenient access by occupants.

The children's outdoor play area is proposed along No.4 Road and Granville Avenue. The developer has indicated that careful consideration was given to the location of the required outdoor play area to ensure direct connection from the indoor classrooms and take advantage of southern exposure for direct sunlight.

#### Built Form and Character and Landscaping

The overall form and character of the development remains similar to the previous proposal. Highlights are:

- Street presence is maximized by the location of the building on the site and a prominent corner feature at the southwest corner.
- The landscaping and open space design focuses along the public road frontage.
- The proposed roof form respects the existing single family character of the immediate area.
- High quality cladding materials (including cultured stone and HardiPlank siding) are proposed.

- A 1m landscape buffer with hedge and wooden fence will be provided along the north and east property lines for screening.

A Development Permit is required for the proposed development. A review of the Development Permit application will focus on the following specific issues:

- Composition of the landscape buffer to the existing single family dwellings in the immediate area
- Streetscape along No.4 Road and Granville Avenue
- Refinement of the proposed building form and massing
- Landscape and open space design details
- Refinement of the children's outdoor play area design including the choice of play equipment

Additional issues may be identified as part of the Development Permit application review process.

#### Site Access

The main vehicular access will be provided from Granville Avenue and a right-out only exit is proposed along No. 4 Road. A legal agreement to restrict the No. 4 Road vehicle exit to right-out only has been secured and registered on title as part of the previous rezoning approval process.

#### Parking

A total of 24 parking stalls and one loading space are provided. The proposal complies with the parking and loading requirements in Section 7 of the Zoning Bylaw.

#### Site Servicing and Frontage Improvements

For the previous application, a Servicing Agreement was required prior to Building Permit issuance; as the owner did not proceed with the previous proposal, the required works were not completed.

Prior to final adoption of the rezoning bylaw, the developer is required to enter into a Servicing Agreement for the design and construction of required frontage improvements on No.4 Road and Granville Avenue and any utility relocation or upgrades (Attachment 5). The required frontage improvements include:

- New 1.5 m concrete sidewalk and treed/grassed boulevard along No.4 Road
- Widening on the north side of Granville Avenue and new sidewalk and treed/grassed boulevard along Granville Avenue
- Upgrade the existing traffic signal at the No.4 and Granville Avenue intersection to accommodate the road widening

On-Site Sanitary Sewer System

The subject site is located outside of a City sanitary sewer area boundary and no connection to a City sanitary sewer system is permitted.

Confirmation of VCH's final approval of the on-site sewage treatment system application was provided as part of the previous rezoning application process. The consulting engineer has provided a revised report to confirm that the on-site sewage treatment system is designed to accommodate the proposed 88 space child care facility.

The Sanitary Sewer Covenant that is currently registered on title should be replaced with a new covenant to accurately reflect the current proposal. The applicant has agreed to provide confirmation of the on-site sewage system design approval for the current proposal by the VCH as a condition of the rezoning approval.

**Financial Impact**

None.

**Conclusion**

The proposed 88 space child care facility is consistent with the Official Community Plan and East Richmond McLennan Sub-Area Plan and provides additional community services in this area of East Richmond.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9209, be introduced and given first reading.



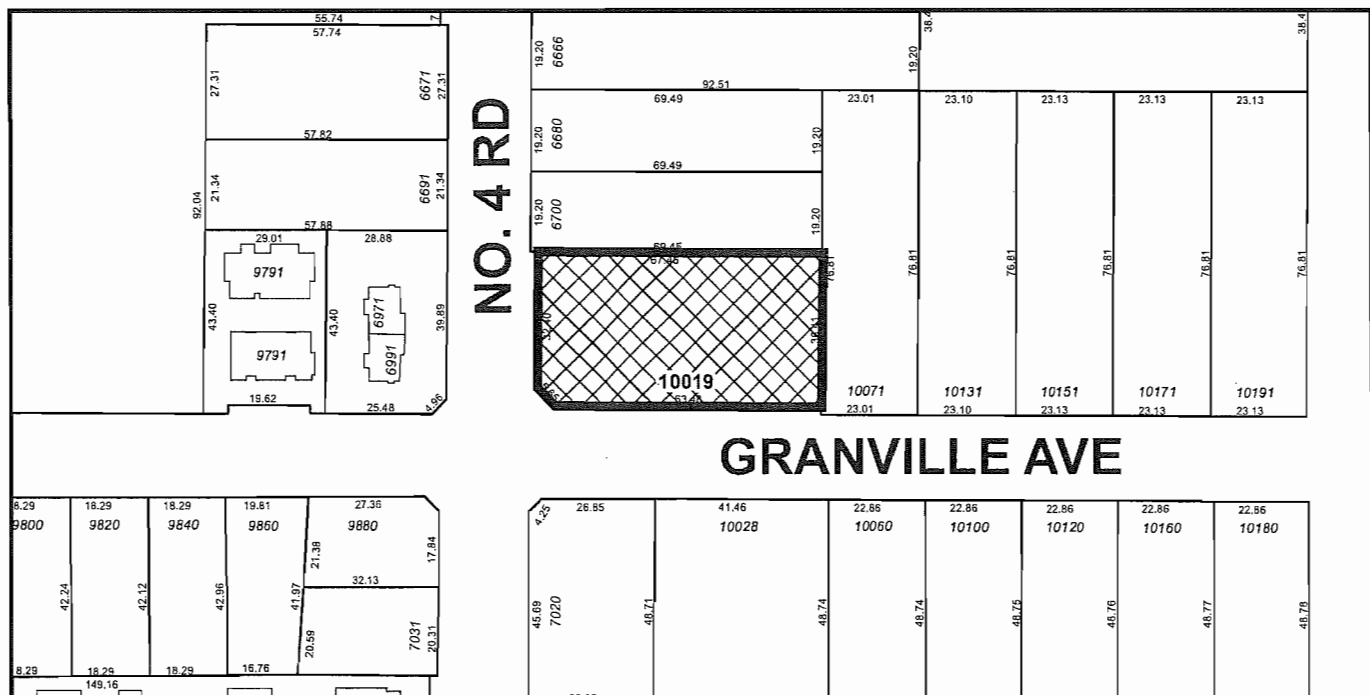
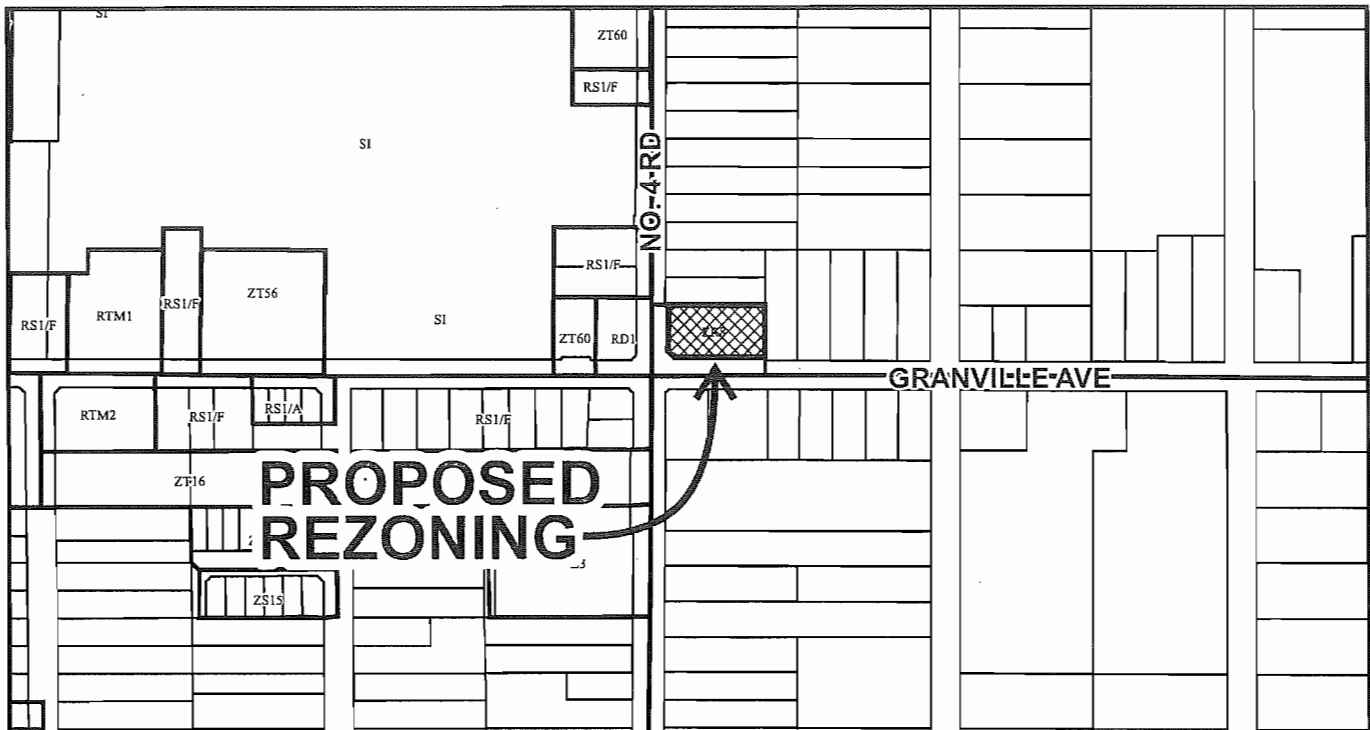
Minhee Park  
Planner 1

MP:cas

- Attachment 1: Location Map
- Attachment 2: Preliminary Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Excerpt of November 20, 2014 Agricultural Advisory Committee Meeting Minutes
- Attachment 5: Rezoning Considerations



City of  
Richmond



RZ 14-671974

Original Date: 09/17/14

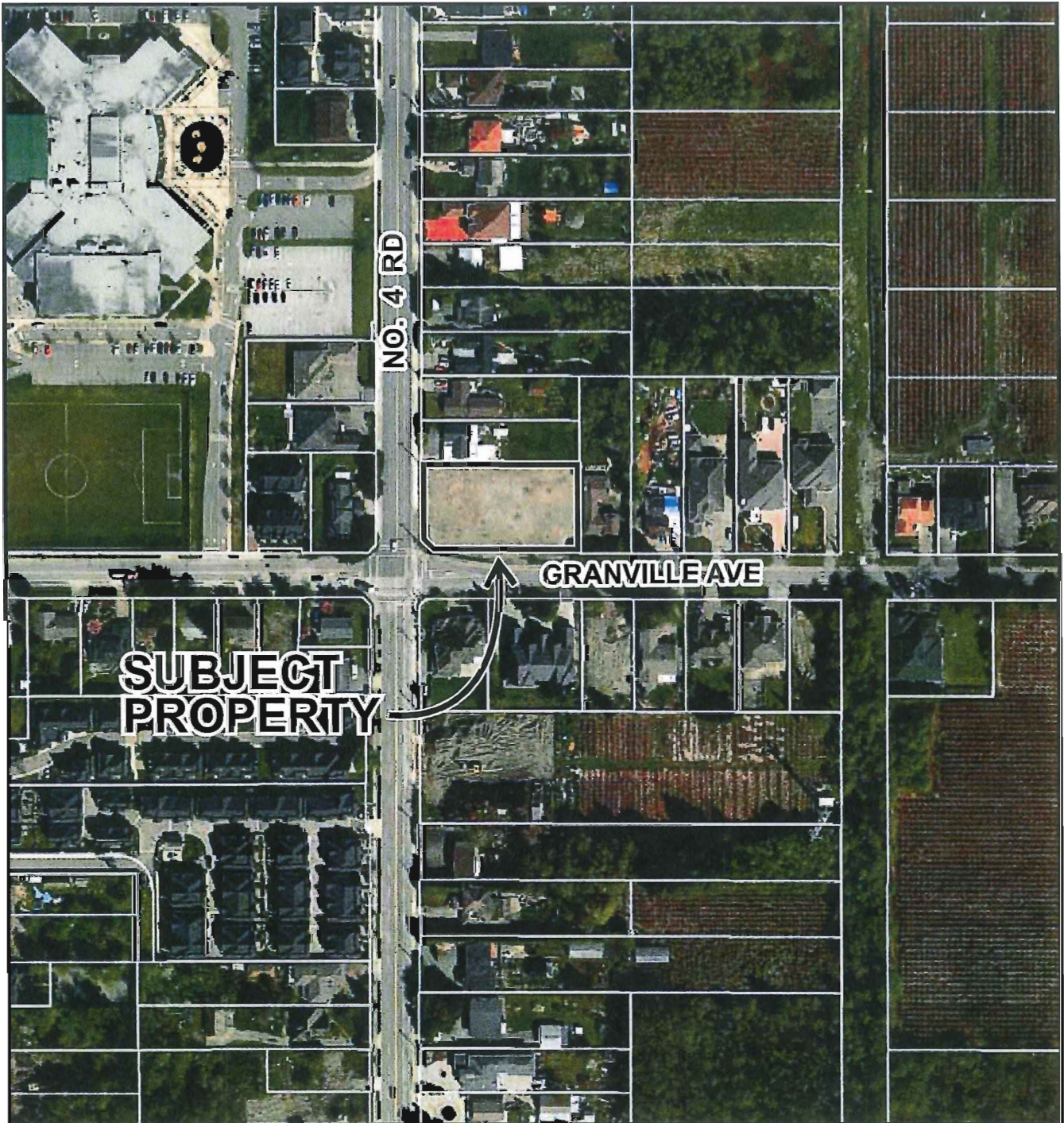
Revision Date: 02/01/15

Note: Dimensions are in METRES





City of  
Richmond



RZ 14-671974

Original Date: 09/1814

Revision Date:

Note: Dimensions are in METRES





SITE CONTEXT PLAN  
SCALE 1:10,000





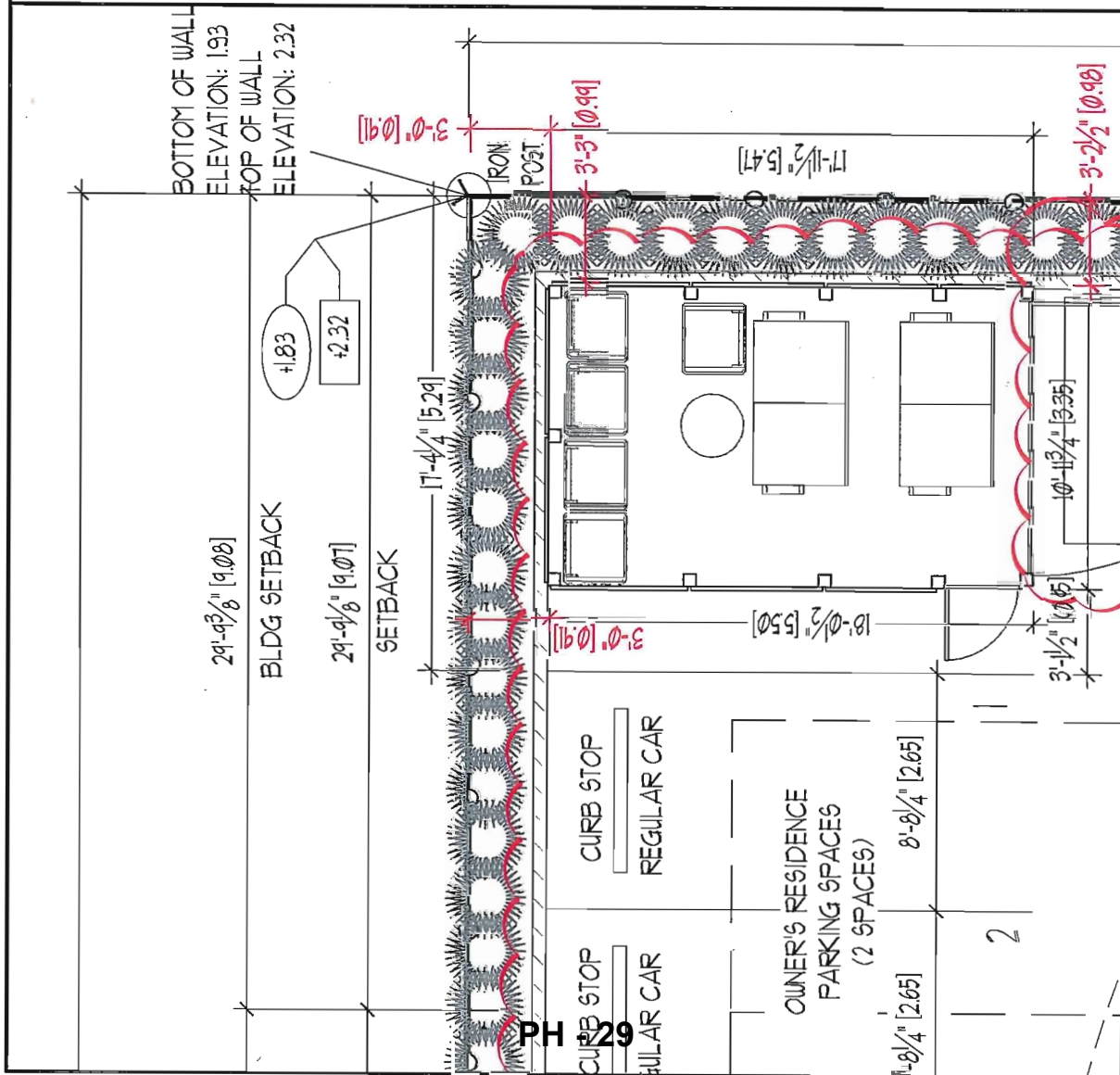
## COPYRIGHT & USE OF DOCUMENTS

This plan and design are considered a 'Consultant's instrument of service' and shall be considered the exclusive property of the Consultant, JM **Architecture Inc.** and may not be used or reproduced without the consent of Mr. Joe M. Minten, architect a/b/c, a/a/a, m/a/a/c. This instrument of service shall only be used once and solely for this project; no further use shall be deemed a right by anyone without the written consent of the Consultant. No project renovations, additions or alterations shall stem from the use of this document, in any possible form of reproduction, without the written consent of the Consultant. This document may not be sold or transferred without written agreement from the Consultant. Only the client may retain copies of this document, and only for the purpose of information and reference as it was initially intended.

Any change or manipulation of this document is expressly forbidden; this document must remain completely intact at all times. The Consultant will not be responsible for changes to this document by others.



architecture  
interior design  
planning









This play just didn't get as consistent a response as we had hoped for. I think the combination of the involvement of 'locals' and the consideration that the property was 'old' combined to make it difficult to get the word out. We had a lot of people who had been involved in the development of the site, but they were not used to being asked to help in this project, so they were not sure if we had a right to help by anyone without the owners' consent. At the time, the project was very much in the hands of the Council, so we were *extending, adding or changing* what they had done. The use of this document, in any possible form of *extension, addition or change*, was not the *owners' consent*. This document says not to build on the site, and we were not building on the site. We were *extending* without *owners' agreement* from the *owners' consent*. Only the third may make sense of this document, and only for the purpose of regulation.

**JM Architecture Inc.**



Anderson, Jack H. *Pharmaceutical Economics*  
 Building 4 • 2000 E. Ave.  
 L1701 • Salt Lake  
 Valley, B.C. 84103-8078  
 804 • 382 1022 • F  
 804 • 349 1024 • F

DO NOT SCALE DRAWING

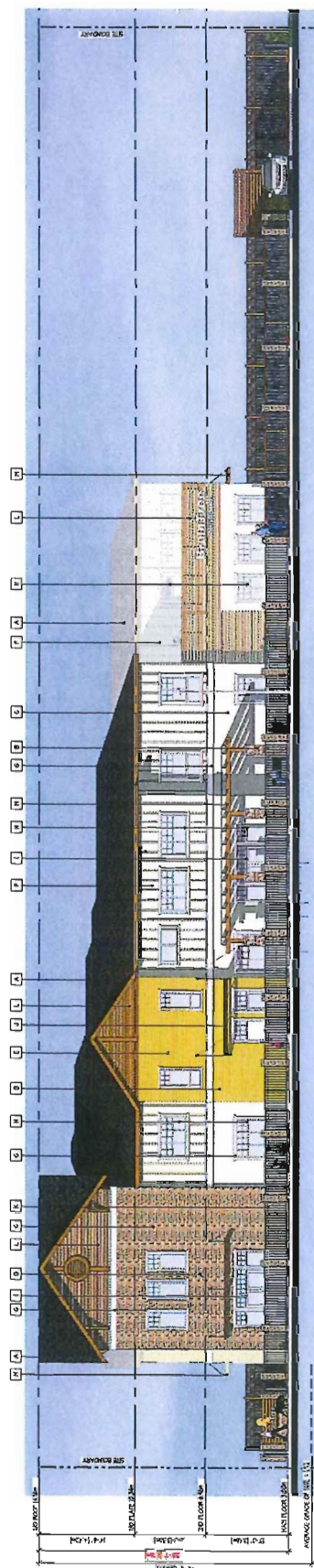


BRAINTREE E.L.C.

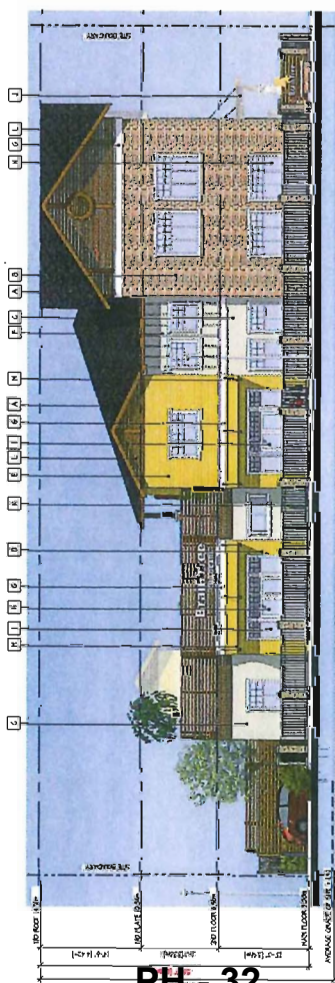
2019 GRANVILLE AVENUE  
CHRONID, BC

ELEVATIONS

Project No.	Δ-1031
-------------	--------



SOUTH ELEVATION (GRANVILLE AVENUE)

**BEST ELEVATION (NO. 4 ROAD) - COMPLEX CARE FACILITY**

BUILDING MATERIALS		MATERIAL/COLOR SELECTION		COLOR		SUPPLIER	
		FINISH					
WOOD	1. DUNAL PANELS	STAINLESS	2. NATAL BROS. - AMERICAN B&C				
WALLS	3. BELLARDI H&H	THICKENED	4. HARTMAN PAINTS - FORMER				
GLASS	5. TACCO	SPACED	6. COHEN PAT. - 227H				
CEILING	7. B&B	WOOD	8. J&B H&WET				
ROOF	9. H&WET	WALLS	10. W&O L&C&N				
INTERIOR	11. H&WET	WALLS	12. W&O L&C&N				
WALLS	13. H&WET	WALLS	14. W&O L&C&N				
WALLS	15. H&WET	WALLS	16. W&O L&C&N				
WALLS	17. H&WET	WALLS	18. W&O L&C&N				
WALLS	19. H&WET	WALLS	20. W&O L&C&N				
WALLS	21. H&WET	WALLS	22. W&O L&C&N				
WALLS	23. H&WET	WALLS	24. W&O L&C&N				
WALLS	25. H&WET	WALLS	26. W&O L&C&N				
WALLS	27. H&WET	WALLS	28. W&O L&C&N				
WALLS	29. H&WET	WALLS	29. H&WET				
WALLS	30. H&WET	WALLS	30. H&WET				
WALLS	31. H&WET	WALLS	31. H&WET				
WALLS	32. H&WET	WALLS	32. H&WET				
WALLS	33. H&WET	WALLS	33. H&WET				
WALLS	34. H&WET	WALLS	34. H&WET				
WALLS	35. H&WET	WALLS	35. H&WET				
WALLS	36. H&WET	WALLS	36. H&WET				
WALLS	37. H&WET	WALLS	37. H&WET				
WALLS	38. H&WET	WALLS	38. H&WET				
WALLS	39. H&WET	WALLS	39. H&WET				
WALLS	40. H&WET	WALLS	40. H&WET				
WALLS	41. H&WET	WALLS	41. H&WET				
WALLS	42. H&WET	WALLS	42. H&WET				
WALLS	43. H&WET	WALLS	43. H&WET				
WALLS	44. H&WET	WALLS	44. H&WET				
WALLS	45. H&WET	WALLS	45. H&WET				
WALLS	46. H&WET	WALLS	46. H&WET				
WALLS	47. H&WET	WALLS	47. H&WET				
WALLS	48. H&WET	WALLS	48. H&WET				
WALLS	49. H&WET	WALLS	49. H&WET				
WALLS	50. H&WET	WALLS	50. H&WET				
WALLS	51. H&WET	WALLS	51. H&WET				
WALLS	52. H&WET	WALLS	52. H&WET				
WALLS	53. H&WET	WALLS	53. H&WET				
WALLS	54. H&WET	WALLS	54. H&WET				
WALLS	55. H&WET	WALLS	55. H&WET				
WALLS	56. H&WET	WALLS	56. H&WET				
WALLS	57. H&WET	WALLS	57. H&WET				
WALLS	58. H&WET	WALLS	58. H&WET				
WALLS	59. H&WET	WALLS	59. H&WET				
WALLS	60. H&WET	WALLS	60. H&WET				
WALLS	61. H&WET	WALLS	61. H&WET				
WALLS	62. H&WET	WALLS	62. H&WET				
WALLS	63. H&WET	WALLS	63. H&WET				
WALLS	64. H&WET	WALLS	64. H&WET				
WALLS	65. H&WET	WALLS	65. H&WET				
WALLS	66. H&WET	WALLS	66. H&WET				
WALLS	67. H&WET	WALLS	67. H&WET				
WALLS	68. H&WET	WALLS	68. H&WET				
WALLS	69. H&WET	WALLS	69. H&WET				
WALLS	70. H&WET	WALLS	70. H&WET				
WALLS	71. H&WET	WALLS	71. H&WET				
WALLS	72. H&WET	WALLS	72. H&WET				
WALLS	73. H&WET	WALLS	73. H&WET				
WALLS	74. H&WET	WALLS	74. H&WET				
WALLS	75. H&WET	WALLS	75. H&WET				
WALLS	76. H&WET	WALLS	76. H&WET				
WALLS	77. H&WET	WALLS	77. H&WET				
WALLS	78. H&WET	WALLS	78. H&WET				
WALLS	79. H&WET	WALLS	79. H&WET				
WALLS	80. H&WET	WALLS	80. H&WET				
WALLS	81. H&WET	WALLS	81. H&WET				
WALLS	82. H&WET	WALLS	82. H&WET				
WALLS	83. H&WET	WALLS	83. H&WET				
WALLS	84. H&WET	WALLS	84. H&WET				
WALLS	85. H&WET	WALLS	85. H&WET				
WALLS	86. H&WET	WALLS	86. H&WET				
WALLS	87. H&WET	WALLS	87. H&WET				
WALLS	88. H&WET	WALLS	88. H&WET				
WALLS	89. H&WET	WALLS	89. H&WET				
WALLS	90. H&WET	WALLS	90. H&WET				
WALLS	91. H&WET	WALLS	91. H&WET				
WALLS	92. H&WET	WALLS	92. H&WET				
WALLS	93. H&WET	WALLS	93. H&WET				
WALLS	94. H&WET	WALLS	94. H&WET				
WALLS	95. H&WET	WALLS	95. H&WET				
WALLS	96. H&WET	WALLS	96. H&WET				
WALLS	97. H&WET	WALLS	97. H&WET				
WALLS	98. H&WET	WALLS	98. H&WET				
WALLS	99. H&WET	WALLS	99. H&WET				
WALLS	100. H&WET	WALLS	100. H&WET				
WALLS	101. H&WET	WALLS	101. H&WET				
WALLS	102. H&WET	WALLS	102. H&WET				
WALLS	103. H&WET	WALLS	103. H&WET				
WALLS	104. H&WET	WALLS	104. H&WET				
WALLS	105. H&WET	WALLS	105. H&WET				
WALLS	106. H&WET	WALLS	106. H&WET				
WALLS	107. H&WET	WALLS	107. H&WET				
WALLS	108. H&WET	WALLS	108. H&WET				
WALLS	109. H&WET	WALLS	109. H&WET				
WALLS	110. H&WET	WALLS	110. H&WET				
WALLS	111. H&WET	WALLS	111. H&WET				
WALLS	112. H&WET	WALLS	112. H&WET				
WALLS	113. H&WET	WALLS	113. H&WET				
WALLS	114. H&WET	WALLS	114. H&WET				
WALLS	115. H&WET	WALLS	115. H&WET				
WALLS	116. H&WET	WALLS	116. H&WET				
WALLS	117. H&WET	WALLS	117. H&WET				
WALLS	118. H&WET	WALLS	118. H&WET				
WALLS	119. H&WET	WALLS	119. H&WET				
WALLS	120. H&WET	WALLS	120. H&WET				
WALLS	121. H&WET	WALLS	121. H&WET				
WALLS	122. H&WET	WALLS	122. H&WET				
WALLS	123. H&WET	WALLS	123. H&WET				
WALLS	124. H&WET	WALLS	124. H&WET				
WALLS	125. H&WET	WALLS	125. H&WET				
WALLS	126. H&WET	WALLS	126. H&WET				
WALLS	127. H&WET	WALLS	127. H&WET				
WALLS	128. H&WET	WALLS	128. H&WET				
WALLS	129. H&WET	WALLS	129. H&WET				
WALLS	130. H&WET	WALLS	130. H&WET				
WALLS	131. H&WET	WALLS	131. H&WET				
WALLS	132. H&WET	WALLS	132. H&WET				
WALLS	133. H&WET	WALLS	133. H&WET				
WALLS	134. H&WET	WALLS	134. H&WET				
WALLS	135. H&WET	WALLS	135. H&WET				
WALLS	136. H&WET	WALLS	136. H&WET				
WALLS	137. H&WET	WALLS	137. H&WET				
WALLS	138. H&WET	WALLS	138. H&WET				
WALLS	139. H&WET	WALLS	139. H&WET				
WALLS	140. H&WET	WALLS	140. H&WET				
WALLS	141. H&WET	WALLS	141. H&WET				
WALLS	142. H&WET	WALLS	142. H&WET				
WALLS	143. H&WET	WALLS	143. H&WET				
WALLS	144. H&WET	WALLS	144. H&WET				
WALLS	145. H&WET	WALLS	145. H&WET				
WALLS	146. H&WET	WALLS	146. H&WET				
WALLS	147. H&WET	WALLS	147. H&WET				
WALLS	148. H&WET	WALLS	148. H&WET				
WALLS	149. H&WET	WALLS	149. H&WET				
WALLS	150. H&WET	WALLS	150. H&WET				
WALLS	151. H&WET	WALLS	151. H&WET				
WALLS	152. H&WET	WALLS	152. H&WET				
WALLS	153. H&WET	WALLS	153. H&WET				
WALLS	154. H&WET	WALLS	154. H&WET				
WALLS	155. H&WET	WALLS	155. H&WET				
WALLS	156. H&WET	WALLS	156. H&WET				
WALLS	157. H&WET	WALLS	157. H&WET				
WALLS	158. H&WET	WALLS	158. H&WET				
WALLS	159. H&WET	WALLS	159. H&WET				
WALLS	160. H&WET	WALLS	160. H&WET				
WALLS	161. H&WET	WALLS	161. H&WET				
WALLS	162. H&WET	WALLS	162. H&WET				
WALLS	163. H&WET	WALLS	163. H&WET				
WALLS	164. H&WET	WALLS	164. H&WET				
WALLS	165. H&WET	WALLS	165. H&WET				
WALLS	166. H&WET	WALLS	166. H&WET				
WALLS	167. H&WET	WALLS	167. H&WET				
WALLS	168. H&WET	WALLS	168. H&WET				
WALLS	169. H&WET	WALLS	169. H&WET				
WALLS	170. H&WET	WALLS	170. H&WET				
WALLS	171. H&WET	WALLS	171. H&WET				
WALLS	172. H&WET	WALLS	172. H&WET				
WALLS	173. H&WET	WALLS	173. H&WET				
WALLS	174. H&WET	WALLS	174. H&WET				
WALLS	175. H&WET	WALLS	175. H&WET				
WALLS	176. H&WET	WALLS	176. H&WET				
WALLS	177. H&WET	WALLS	177. H&WET				
WALLS	178. H&WET	WALLS	178. H&WET				
WALLS	179. H&WET	WALLS	179. H&WET				
WALLS	180. H&WET	WALLS	180. H&WET				
WALLS	181. H&WET	WALLS	181. H&WET				
WALLS	182. H&WET	WALLS	182. H&WET				
WALLS	183. H&WET	WALLS	183. H&WET				
WALLS	184. H&WET	WALLS	184. H&WET				
WALLS	185. H&WET	WALLS	185. H&WET				
WALLS	186. H&WET	WALLS	186. H&WET				
WALLS	187. H&WET	WALLS	187. H&WET				
WALLS	188. H&WET	WALLS	188. H&WET				
WALLS	189. H&WET	WALLS	189. H&WET				
WALLS	190. H&WET	WALLS	190. H&WET				
WALLS	191. H&WET	WALLS	191. H&WET				
WALLS	192. H&WET	WALLS	192. H&WET				
WALLS	193. H&WET	WALLS	193. H&WET				
WALLS	194. H&WET	WALLS	194. H&WET				
WALLS	195. H&WET	WALLS	195. H&WET				
WALLS	196. H&WET	WALLS	196. H&WET				
WALLS	197. H&WET	WALLS	197. H&WET				
WALLS	198. H&WET	WALLS	198. H&WET				
WALLS	199. H&WET	WALLS	199. H&WET				
WALLS	200. H&WET	WALLS	200. H&WET				
WALLS	201. H&WET	WALLS	201. H&WET				
WALLS	202. H&WET	WALLS	202. H&WET				
WALLS	203. H&WET	WALLS	203. H&WET				
WALLS	204. H&WET	WALLS	204. H&WET				
WALLS	205. H&WET	WALLS	205. H&WET				
WALLS	206. H&WET	WALLS	206. H&WET				
WALLS	207. H&WET	WALLS	207. H&WET				
WALLS	208. H&WET	WALLS	208. H&WET	</			

[illegible]



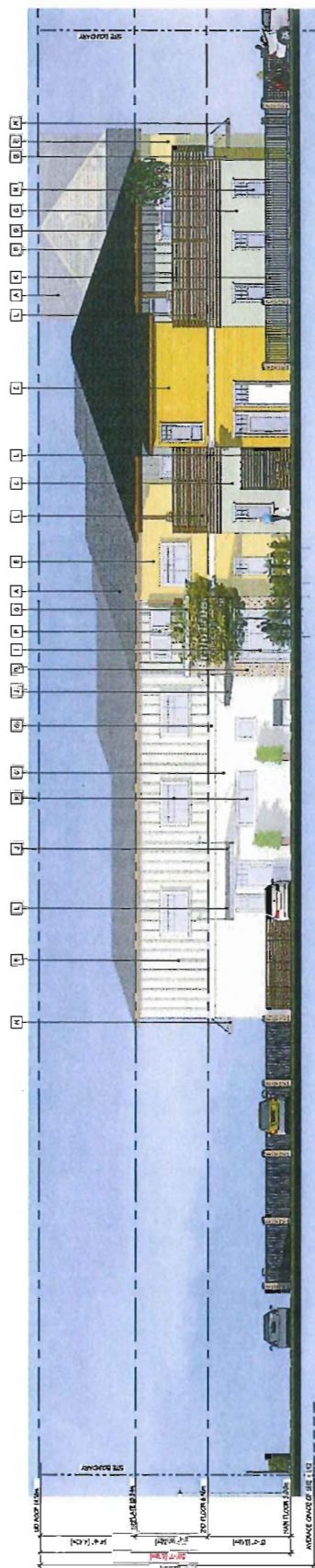
little plan and design are considered a "technology" and that the design of the technology is the instrument of control and shall be considered the technology. The design of the technology is the instrument of control and shall be considered the technology. The design of the technology is the instrument of control and shall be considered the technology.



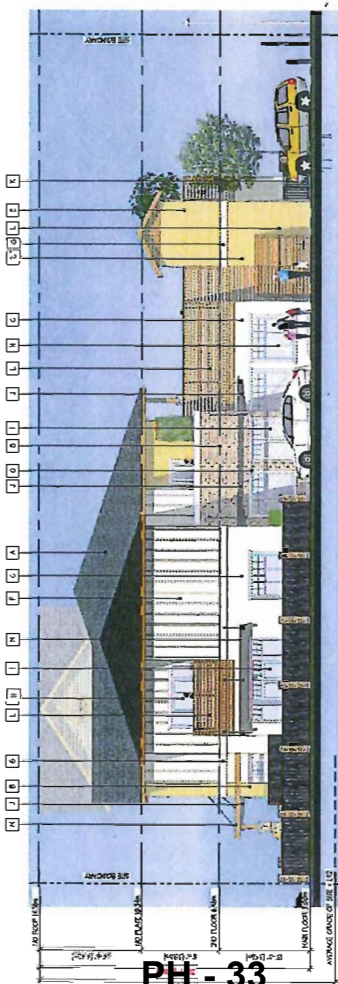
**JMA Architecturo Inc.**  
architecture  
interior design  
planning

[illegible]

**DO NOT SCALE DRAWING**



NORTH ELEVATION



FAST ELEVATION - CHILD CARE CENTRE  
CALZADO = 1-3"



BUILDING MATERIALS		FINISH		MATERIAL / COLOUR SECTION		SUPPLIER	
1	PAVING STONES	DECKING	WOOD	WHITE GUM	WALSH CO	70	
2	CLIPPING SHIR	PAVING	PAVING	MARBLE/SLATE PAV. / PAVER		BLANDHO STONE	
3	SLAB			DECKING PAIR / 1225		PAVING	
4	INTERLOCKING CONG. / INTERLOCK	INTERLOCK	WOOD	WHITE GUM		ANDERSON	
5	INTERLOCKING CONG. / BAYNET	INTERLOCK	WOOD	WHITE GUM		ANDERSON	
6	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
7	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
8	ALUMINIUM/CHORDING	INTERLOCK	WOOD	WHITE GUM		ANDERSON	
9	INTERLOCKING CONG. / BAYNET	INTERLOCK	WOOD	WHITE GUM		ANDERSON	
10	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
11	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
12	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
13	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
14	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
15	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
16	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
17	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
18	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
19	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
20	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
21	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
22	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
23	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
24	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
25	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
26	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
27	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
28	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
29	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
30	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
31	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
32	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
33	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
34	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
35	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
36	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
37	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
38	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
39	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
40	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
41	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
42	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
43	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
44	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
45	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
46	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
47	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
48	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
49	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
50	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
51	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
52	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
53	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
54	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
55	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
56	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
57	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
58	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
59	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
60	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
61	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
62	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
63	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
64	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
65	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
66	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
67	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
68	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
69	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
70	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
71	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
72	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
73	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
74	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
75	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
76	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
77	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
78	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
79	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
80	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
81	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
82	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
83	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
84	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
85	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
86	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
87	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
88	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
89	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
90	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
91	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
92	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
93	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
94	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
95	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
96	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
97	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
98	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
99	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	
100	PAVING	PAVING	PAVING	DECK PAVER / 1225		ANDERSON	

[illegible]

START DATE:	06/1/2025
PROJECT No.	110722
It	A*
DI	J41
SCALE	AS SHOWN



**BRAINTREE E.L.C.**  
2019 GRANVILLE AVENUE

Dr. Anil K. Choudhary  
Dr. A. K. Choudhary

## CONCLUSION

Product Name	A-103.2
1.0	

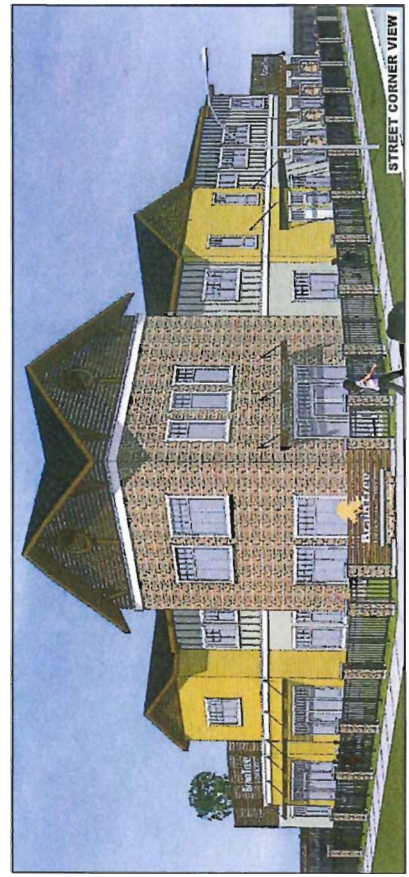


This plan and design are submitted to the client for their use only. The client agrees to indemnify and hold the architect harmless from all claims, damages, costs and expenses, including reasonable attorney's fees, arising from the use of the plan and design for any purpose other than that for which they were prepared. The architect does not warrant the accuracy or completeness of the plan and design, and the client agrees to accept the plan and design as is. The architect's liability is limited to the fee paid for the plan and design. The architect's office is located at 1000 North Main Street, Suite 100, Raleigh, NC 27601. The architect's phone number is 919.233.1000. The architect's fax number is 919.233.1001. The architect's email address is info@braintreeelc.com. The architect's website is www.braintreeelc.com. The architect's social media pages are Facebook: Braintree E.L.C., Twitter: BraintreeELC, and LinkedIn: Braintree E.L.C. The architect's professional seal is located on the right side of this page.



**Braintree E.L.C. Architecture Inc.**  
 Architecture  
 Planning  
 1000 North Main Street, Suite 100  
 Raleigh, NC 27601  
 919.233.1000  
 919.233.1001  
 info@braintreeelc.com  
 www.braintreeelc.com

DO NOT SCALE DRAWING



STREET CORNER VIEW



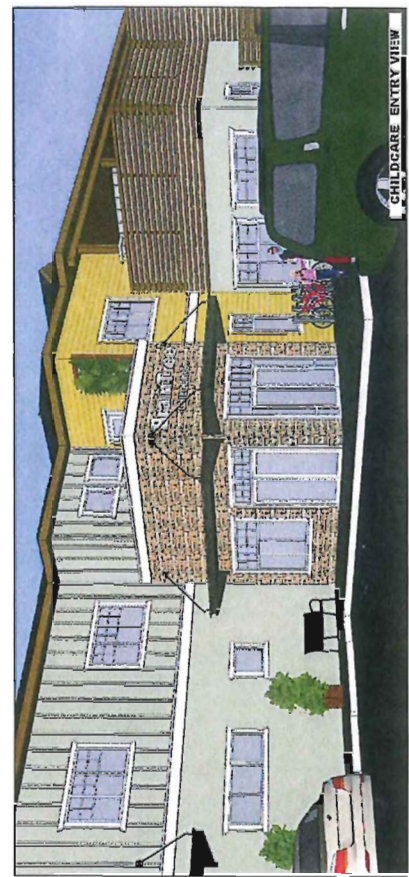
NO.4 ROAD STREET VIEW



SITE ENTRY VIEW



GRANVILLE AVENUE STREET VIEW



CHILDCARE ENTRY VIEW



CHILDCARE AND PARKING LOT VIEW

NO.	DATE	DESCRIPTION	BY
1	10/10/2019	PRELIMINARY	BT
2	10/10/2019	REVISED	BT
3	10/10/2019	REVISED	BT
4	10/10/2019	REVISED	BT
5	10/10/2019	REVISED	BT
6	10/10/2019	REVISED	BT
7	10/10/2019	REVISED	BT
8	10/10/2019	REVISED	BT
9	10/10/2019	REVISED	BT
10	10/10/2019	REVISED	BT

START DATE: 10/10/2019  
 PROJECT NO: 2019-09  
 DR: BT  
 SR: BT  
 SCALE: AS SHOWN  
 ADDRESS: 5018



Project Name  
**BRAINTREE E.L.C.**  
 5018 Centre Avenue  
 Raleigh, NC 27601  
 919.233.1000  
 919.233.1001  
 info@braintreeelc.com  
 www.braintreeelc.com

PERSPECTIVES

Sheet No. 10 of 10  
 Project No. 2019-09  
 A-1003



**RZ 14-671974**

**Attachment 3**

Address: 10019 Granville Avenue

Applicant: JM Architecture Inc.

Planning Area(s): East Richmond McLennan Sub Area

	<b>Existing</b>	<b>Proposed</b>
<b>Owner:</b>	Haraka Enterprises Inc	No Change
<b>Site Size (m<sup>2</sup>):</b>	2,448 m <sup>2</sup> (26,350 ft <sup>2</sup> )	No Change
<b>Land Uses:</b>	Vacant	88 Space Child Care Facility + Residential Security/Operator Unit
<b>OCP Designation:</b>	Agriculture	No Change
<b>Area Plan Designation:</b>	Agriculture, Institutional and Public	No Change
<b>Zoning:</b>	Congregate Housing and Child Care (ZR8)	Text amendment to ZR8 to delete congregate housing and increase the maximum number of children from 37 to 88 in a licensed child care facility
<b>Other Designations:</b>	The subject site is contained in the ALR.	The subject site is exempt from ALR provisions but will remain in the ALR.

	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio:	Max. 0.5 FAR	0.47 FAR	none permitted
Lot Coverage – Building:	Max. 40%	28.7 %	none
Setback – Public Road (m):	Min. 3 m	Min. 4 m (Granville Ave) Min. 5 m (No.4 Rd)	none
Setback – North (m):	Min. 5 m Min. 0.9 m to garbage and recycling enclosure	Min. 5.7 m (to building) Min. 0.9 m to garbage and recycling enclosure	none
Setback – East (m):	Min. 9 m Min. 0.9 m to garbage and recycling enclosure	Min. 21.2 m (to building) Min. 0.9 m to garbage and recycling enclosure	none
Height (m):	Max. 12.5 m	Max. 12.5 m	none
Off-street Parking Spaces – Total:	24	24	none
Loading Spaces:	1	1	none





City of Richmond

Minutes

## AGRICULTURAL ADVISORY COMMITTEE (AAC)

Held Thursday, November 20, 2014 (7:00 pm)

Anderson Room  
Richmond City Hall

### In Attendance:

Todd May(Chair); Bill Zylmans; Doug Wright; Steve Easterbrook; Amil Alidina; Scott May; Janet Langelaan; Dieter Geesing; Councillor Harold Steves; Kevin Eng (Policy Planning); Minhee Park (Policy Planning)

### Regrets:

Colin Dring; Kyle May; Tony Pellett (Agricultural Land Commission); Orlando Schmidt (Ministry of Agriculture)

### Guests:

Amin Alidina; Tom Land; Kirk Miller

### 1. Adoption of the Agenda

It was agreed to consider item 3 prior to item 2.

The November 2014 AAC Agenda was adopted as amended.

### 2. Development Proposal – Rezoning Application 10019 Granville Avenue

Amil Alidina self-declared and recused himself from the discussion.

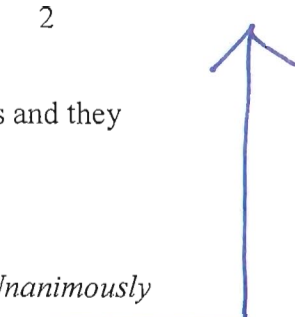
Staff (Minhee Park) provided an overview of the rezoning application to develop an 88 space child care facility and the owner's residence at the corner of No.4 Road and Granville Avenue. Staff noted the site was not subject to the ALC requirements as the site was by separate certificate of title on December 21, 1972 and less than 2 acres in area. Also, it was noted that the site had been previously zoned to allow for local commercial uses and had been rezoned in 2012 to allow for 10-bed congregate housing and a 37 space child care facility with the director's residence. The current proposal is to amend the previously approved proposal by removing the congregate housing component and increasing the number of children from 37 to 88.

Committee members asked what the definition of congregate housing was and staff (Kevin Eng) provided further information on the use included in the previous proposal. Clarification was requested regarding the ALC exemption criteria and staff provided further details of the provision in the ALC Act.

Committee members noted that there would be no impact on the agricultural lands and they have no concerns regarding the proposal.

*That the rezoning application for 10019 Granville Avenue be supported.*

*Carried Unanimously*



**3. Development Proposal – ALR Non-Farm Use land bounded by Blundell, Savage, Granville and No.7 (Ecowaste Industries)**

Tom Land from Ecowaste Industries Ltd. provided a PowerPoint presentation that included background information about the company, information on three other ALR properties owned by the company and a brief overview of the two non-farm use applications before the AAC. The applications are: 1) to extend the time period (20 years) for the existing landfill operation and increase the elevation of the fill to 18 m and 2) to locate soil processing activities related to the land fill operation on the site. Mr. Land noted that the AAC previously reviewed both applications and recommended that they proceed to Council. However, after further review by staff and the proponent, it was identified that the proposal also involved a request to increase the ultimate elevation of the landfill site from 8m (previously approved by the Agricultural Land Commission) to 18m and the proposal with updated information was being forwarded to the AAC for review and comment.

Ecowaste has been operating under an operational certificate issued by the Ministry of Environment (MOE), which identifies in the approved design, operations and closure plan an 18 m elevation. The proponent worked on the assumption that the 18m elevation was also approved by the ALC, but it was never ratified by the ALC. The originally approved elevation by the ALC in 1993 was 8 m. The proponent noted that the current elevation of the site varies but the highest point was already approximately 16m and the discrepancy was due to administrative oversight. The 18 m elevation is what is required based on the current design, operation and closure plan. The proponent indicated that the increased elevation would not have any impact on the ALC requirement to remediate the site and agricultural capabilities.

AAC members had the following questions and comments:

- Committee members requested clarification on how the discrepancy was not identified for such a long time and why the ALC approval specified 8m instead of 18m.
- The proponent's consultant clarified that the approval letter from the ALC did not specify the 8 m elevation but noted "as submitted" and the plans submitted to the ALC showed 8 m. The proponent noted that the existing elevation was already above the approved line (i.e., 8m).
- Committee members asked why filling was required. The proponent explained the filling was required because due to the proponents overall plans to fill the landfill in the ALR in accordance with the approved design, operations and closure plan and



City of  
Richmond

## Rezoning Considerations

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

**Address:** 10019 Granville Avenue

**File No.:** RZ 14-671974

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9209, the developer is required to complete the following:**

1. Processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
2. Discharge of the existing Sanitary Sewer Covenant (No. CA2713857) that is registered on title.
3. Registration of a replacement Sanitary Sewer Covenant identifying:
  - a) That the subject site is outside a City sanitary sewer area boundary and that no connection to a City sanitary sewer system is permitted; and
  - b) That the on-site sewage system is required to be regularly maintained by the owner of the site to ensure that the system operates as designed based on the recommendations of the consulting engineer.
4. Confirmation of final approval of the on-site sewerage design application for the proposed 88 space child care facility and residential security/operator's unit by Vancouver Coastal Health.
5. Completion and approval of a Servicing Agreement\* for the design and construction of public road frontage works and any necessary upgrades as a result of the required road widening. Works include, but may not be limited to the following:

No.4 Road Frontage Improvements:

- a) New 1.5 m concrete sidewalk at the property line.
- b) Remaining space between existing curb and gutter and new sidewalk to be treed/grassed boulevard.

Granville Avenue Frontage Improvements:

- a) Maintain the existing centre line.
- b) Widening on the north side of Granville Avenue to provide a total driving surface of (minimum) 7.6m wide for westbound traffic (3.3m for left-turn lane and 4.3m for shared through/right-turn lane for a distance of approximately 30m).
- c) New 0.15m wide curb and gutter.
- d) New 1.5m sidewalk at the property line with remaining space to the curb and gutter be treed/grassed boulevard.

No.4 Road and Granville Avenue Intersection:

- a) Upgrade the existing traffic signal at the No. 4 Road / Granville Avenue intersection to accommodate the road widening noted above to include, but not limited to: upgrade and/or replace signal pole, controller, base and hardware, pole base, detection, conduits (electrical & communications), signal indications, communications cable, electrical wiring, service conductors, as necessary.



Waterworks:

- a) Using the OCP Model, there is 526.4 L/s of water available at a 20 psi residual at the No.4 Rd frontage and 305.3 L/s at Granville Ave frontage. Based on the proposed development, the site requires a minimum fire flow of 250.0 L/s. Submission of fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) is required to confirm that there is adequate available flow for onsite fire protection.
- b) At Developers cost, the City is to:
  - Cut and cap the existing water service connection on No. 4 Road.
  - Install a new 25mm diameter water connection complete with meter and meter box along the No.4 Road frontage.

Storm Sewer Work:

- a) At Developers cost, the City is to:
  - Cut and cap the existing storm service connection at the properties northwest corner (the existing IC and service connection to property 6700 No. 4 Road shall remain).
  - Cut and cap the existing storm service connections located approx. 20m and 40m west of the east PL. along the Granville Ave frontage and remove the existing IC's and connections.
  - Upgrade the existing storm service connection and IC at the properties southeast corner to meet City's engineering standards.

Sanitary Sewer Works:

- a) No connection to the City's sanitary sewer system is permitted to properties within the Agricultural Land Reserve. An On-site Sanitary Disposal System is required as per City of Richmond Policy 7401.
- b) An On-site Sanitary Disposal System is required to be designed by a Professional Engineer.

Frontage Improvements:

- a) Developer to coordinate with BC Hydro, Telus and other private communication service providers:
  - To underground the service lines.
  - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
  - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
- b) Upgrades to the roadway lighting system will be required and shall be based on City of Richmond design standards.

General Items:

- a) Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- b) A sediment and control plan is required.

**Prior to Building Permit Issuance, the developer must complete the following requirements:**

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

**Note:**

\* This requires a separate application.

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

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

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

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

---

Signed

---

Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9209 (RZ14-671974)  
10019 Granville Avenue**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning Bylaw 8500 is amended by:
  - 1) deleting the title of Section 21.8 “Congregate Housing and Child Care (ZR8) – McLennan” and replacing it with “Child Care (ZR8) – McLennan”;
  - 2) deleting Section 21.8.1 and substituting the following:

**“21.8.1 Purpose**

The zone provides for **child care** with an accessory **residential security/operator unit**.”
  - 3) deleting “**congregate housing**” from Section 21.8.2 Permitted Uses;
  - 4) deleting Section 21.8.4.1 and substituting the following:

“1. The maximum **floor area ratio** is 0.50.”
  - 5) deleting Sections 21.8.6.2 and 21.8.6.3 and substituting the following:

“2. The minimum **setback** to the north **property line** is 5 m, except that the minimum **setback** for a garbage and recycling enclosure is 0.9 m.

3. The minimum **setback** to the east **property line** is 21 m, except that the minimum **setback** for a garbage and recycling enclosure is 0.9 m.”
  - 6) deleting Sections 21.8.11.1 to 21.8.11.3 and substituting the following:

“1. **Child care** is limited to a maximum of 88 children.

2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0, apply.”

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9209”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

FEB 23 2015

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER