



**City of Richmond**  
Urban Development Division

## General Compliance Request

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**To:** Development Permit Panel

**Date:** April 3, 2006

**From:** Jean Lamontagne  
Director of Development

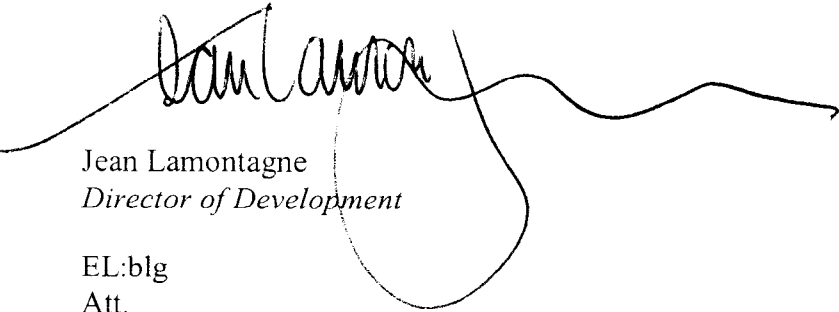
**File:** DP 04-272603

**Re:** **Application by Chandler Katsura Developments Inc. for a General Compliance at 6333 Katsura Street (formerly 6440 Garden City Road and 9071, 9111, 9131, 9151, 9171, 9191 and 9211 Alberta Road)**

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### Staff Recommendation

1. That the proposed changes to a portion of the outdoor space at the southwest corner of the site at 6333 Katsura Street (formerly 6440 Garden City Road and 9071, 9111, 9131, 9151, 9171, 9191 and 9211 Alberta Road) to accommodate a child care facility play area be deemed to be in General Compliance with the Development Permit (DP 04-272603).



Jean Lamontagne  
*Director of Development*

EL:blg  
Att.

## Staff Report

### Origin

Chandler Katsura Developments Inc. has requested a general compliance ruling on the project which is currently under construction in the McLennan North area (**Schedule A**) to accommodate a proposed Child Care Facility.

### Background

The current Development Permit (DP 04-272603) approved on March 14, 2005, allows for development of 191 apartment units on top of a two level parking structure, which includes parking, 20 work/live townhouses and some commercial retail space along Garden City Road. A mini plaza intended for the use of the adjoining commercial units was proposed at the southwest corner of the site. A copy of the approved Landscaping Plan with the area affected outlined with a bubble is attached (**Attachment 1**).

In order to accommodate a childcare facility in the entire approved commercial space along Garden City Road, the applicant is proposing to convert the adjacent mini plaza to an outdoor play area for the exclusive use of the daycare. Changes to the current Development Permit include:

- adding a 6 ft. high metal fence around the mini plaza along Garden City Road and Alberta Road frontages with a gate fronting Alberta Road; and
- revising the landscaping in this area to include both hard and soft landscaping that meet the childcare and safety standards.

A series of Public Art pieces are to be integrated into the landscaped areas of the site. Despite an art piece at the southwest corner of the site which is identified on the approved landscape plan, no installation of Public Art is currently planned for the outdoor play area. It has been negotiated that exact locations will be determined once the inventory of the art pieces is determined.

A revised site plan showing the location of the outdoor play area to be amended to accommodate a childcare facility is attached (**Attachment 2**).

### Staff Comments

The Space Programming Plan (**Attachment 3**) and Landscape Plan (**Attachment 4**) for the outdoor play area have been review by staff from the Vancouver Coastal Health (VCH) and all comments from the VCH (**Attachment 5**) have been addressed. The proposed fence along the road frontages is 6 ft. high metal fence to be painted to match the window sill of the project (**Attachment 6**). The proposed changes are minor in nature, do not detract from the quality, form and character of the development, and enable the site to provide needed child care spaces. Staff have no objections to the revised plan.

**Conclusions**

Chandler Katsura Developments Inc. has requested a general compliance ruling on the project which is currently under construction at 6333 Katsura Street. The proposed changes to convert the mini plaza to an outdoor play area and addition of a 6 ft. high fence around the play area are within the scope of General Compliance Guidelines as adopted by Council. Staff have no objections to the proposed changes.

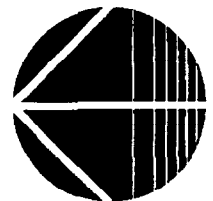
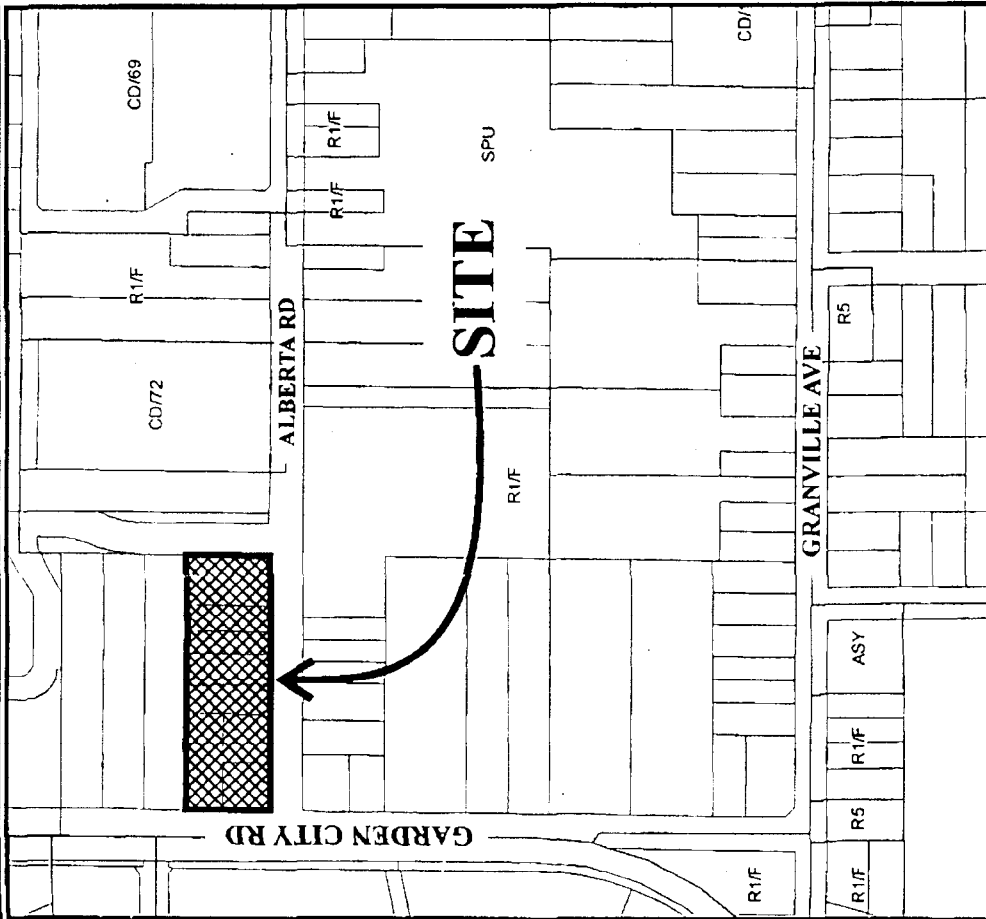


Edwin Lee  
*Planning Technician – Design*  
(Local 4121)  
EL:blg

- Attachment 1: Current Landscaping Plan
- Attachment 2: Revised Site Plan
- Attachment 3: Proposed Space Programming Plan
- Attachment 4: Proposed Landscape Plan
- Attachment 5: Comments from Vancouver Coastal Health (VCH)
- Attachment 6: Proposed Fence Details



# City of Richmond

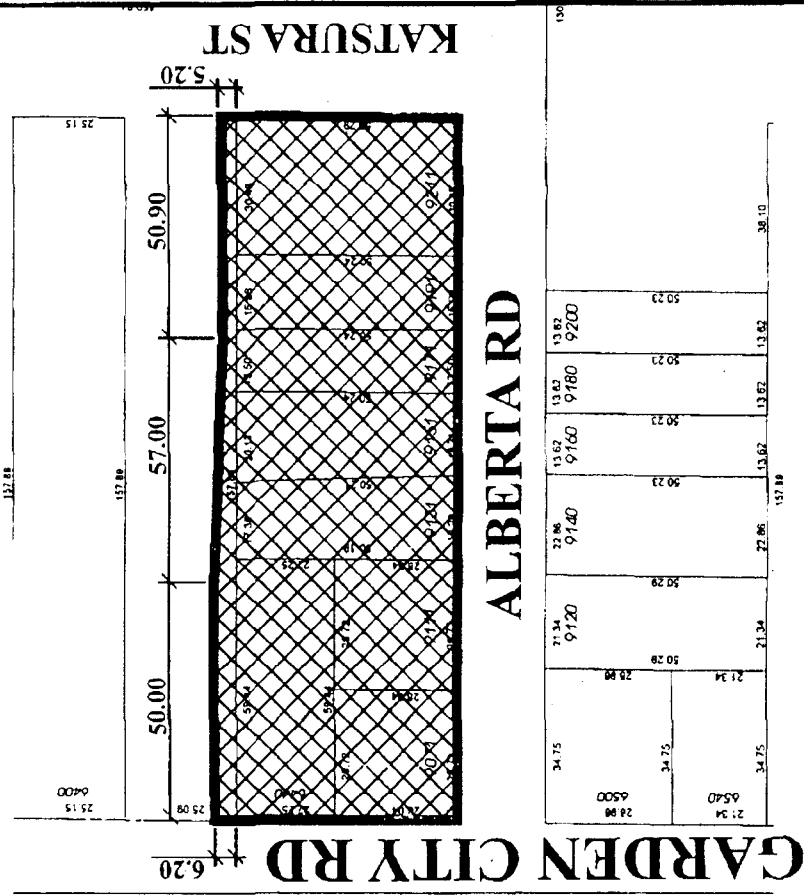


## DP 04-272603 SCHEDULE "A"

Original Date: 07/13/04

Revision Date: 12/20/04

Note: Dimensions are in METRES



### ALBERTA RD

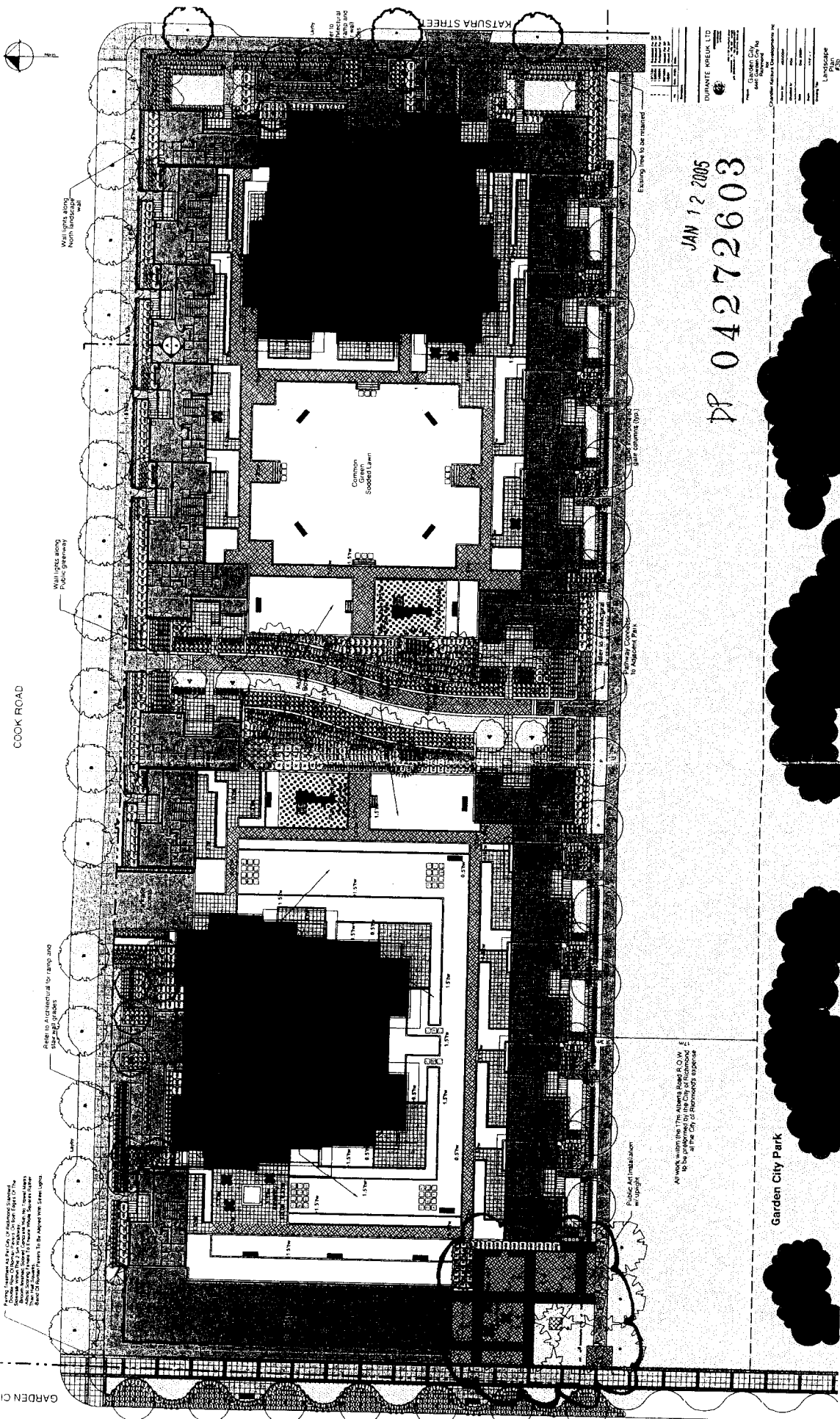
### GARDEN CITY RD

### KATSURA ST

APPROVED LANDSCAPE PLAN

ATTACHMENT 1

DP 04-272603



Garden City Park

JAN 12 2005

DP 04272603

DURANTE KREIM LTD  
Landscape Architect  
5000 Steeles Ave. E. Unit 209  
Markham, Ontario L3R 9V7  
Tel: 416-479-1100  
Fax: 416-479-1101  
E: dkr@durantekreim.com

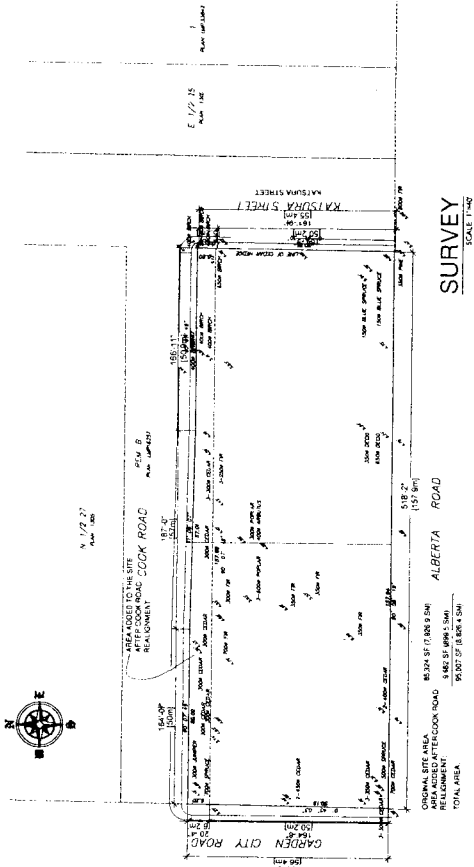
DATE: 12/15/04  
PROJECT: [Illegible]  
SCALE: 1/4" = 1'-0"

PLANT MATERIALS FOR CITY OF BIRMINGHAM...  
COUNTRY: U.S.A.  
HEIGHT: 1.5m  
DIA: 150mm  
SPACING: 1.5m

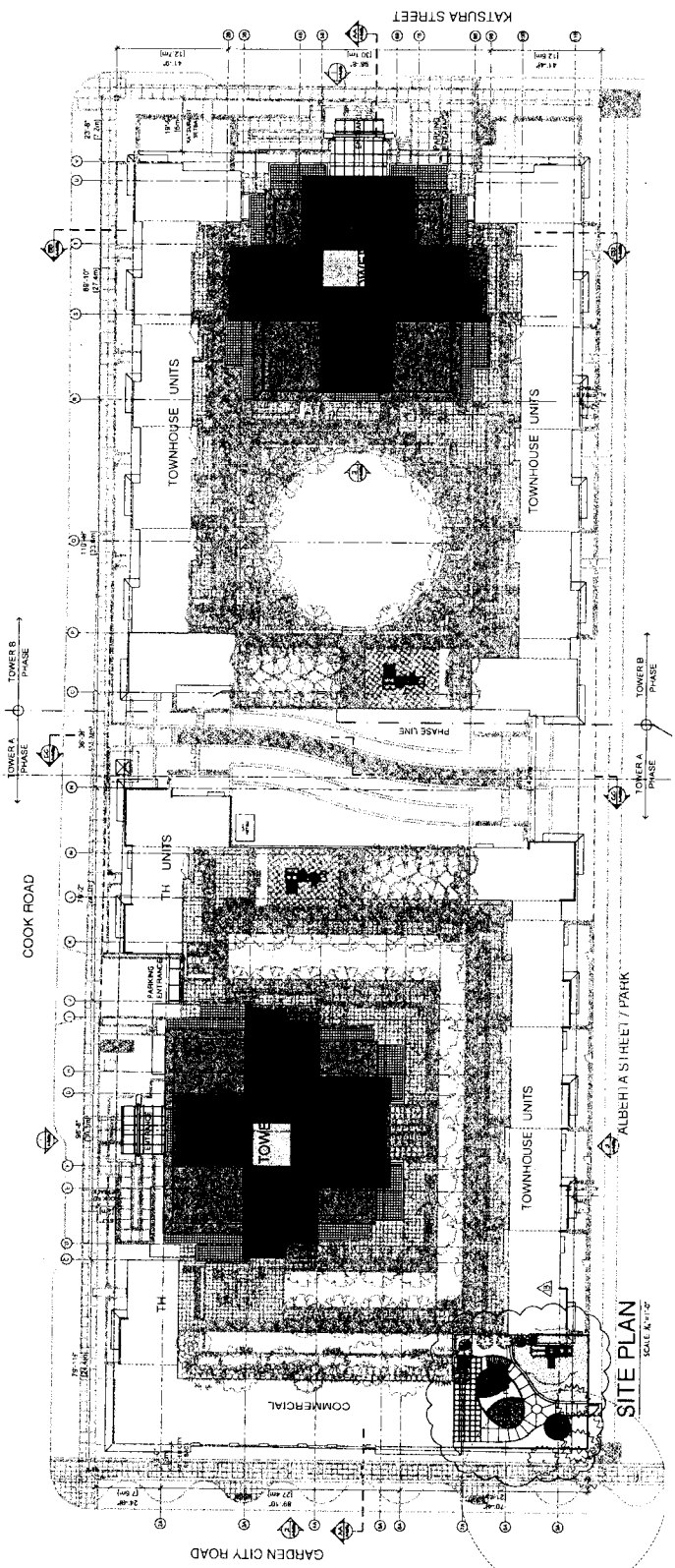
Public Art Installation  
Approved under the City of Birmingham  
to be performed by the City of Birmingham  
at the City of Birmingham's expense



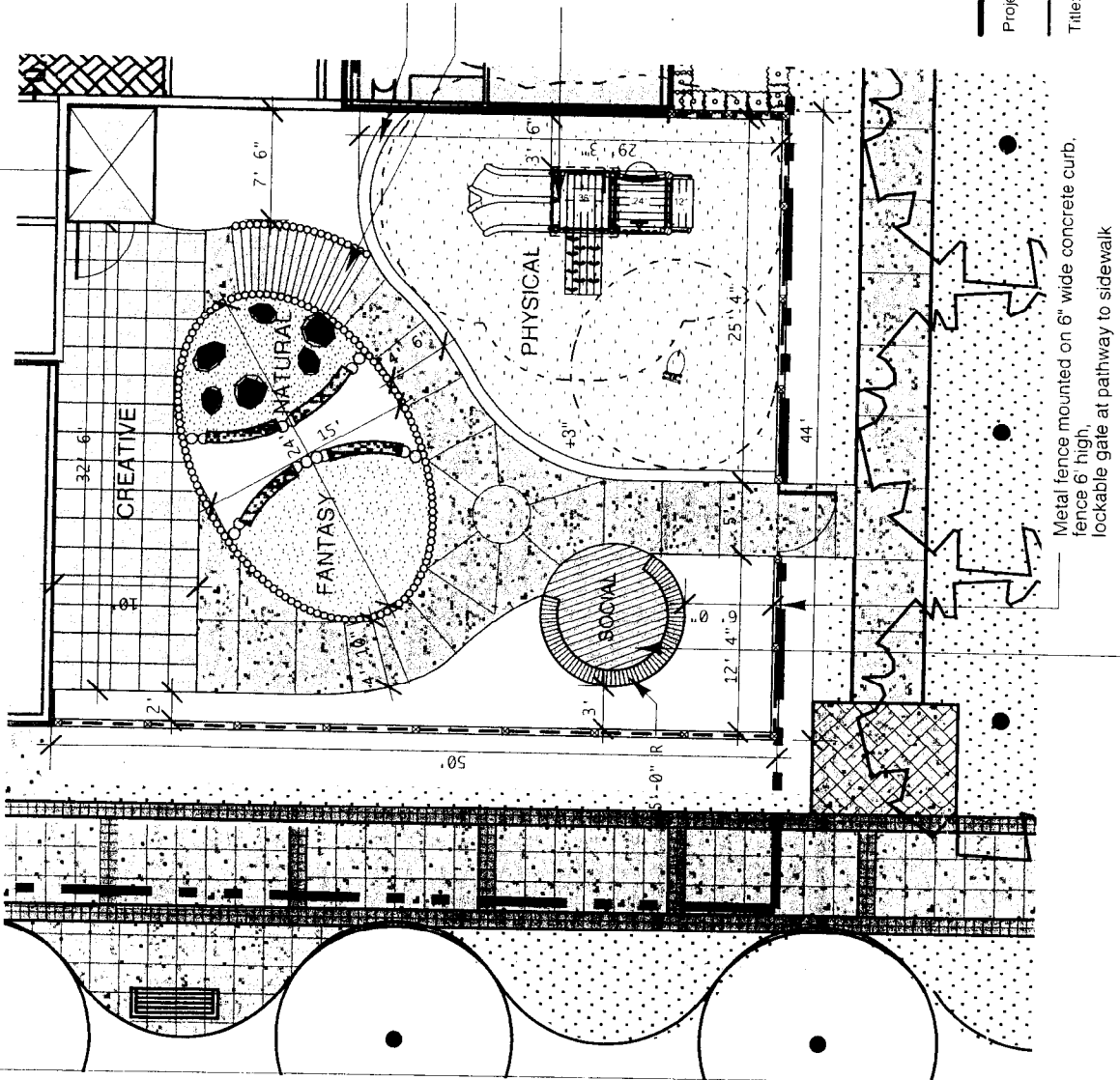
NOTES:  
1. GENERAL



DP 04272603



Wooden storage shed for toys and strollers  
6' by 8' to be provided by buyer

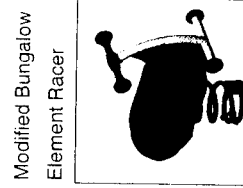
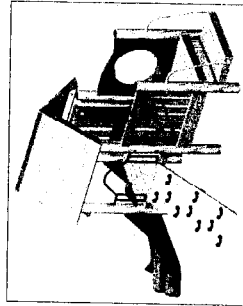


**Legend:**

- Type 1 hydra-pressed Slabs:**  
Texada Hydra-Pressed Slabs, 24" by 24", colour: natural  
manufactured by Abbotsford, contact 1-800-663-4091  
or as approved equal
- Type 2 C.I.P., colored concrete:**  
4" thick typ, with scoremarks, broomfinished
- Type 3 resilient surface:**  
Fibar wood chips, 8" buildup, typ.
- sand play area with cover
- boulders integrated into sand play area
- smooth-sanded salvaged timber log between upright timber, Ø 10"
- upright timber, Ø 6", height varies between 4" and 10"

concrete curb typ. 6" off paving, 10" wide  
timber bridge, flush with paving

Play Structure to be provided by buyer on  
Fibar resilient surface or approved as equal  
-Modified Bungalow, Q0810, distributed by RecTec Industries Inc., Delta,  
contact 604-940-0067  
-Element Racer, ELE 40002, distributed by RecTec Industries Inc., Delta,  
contact 604-940-0067



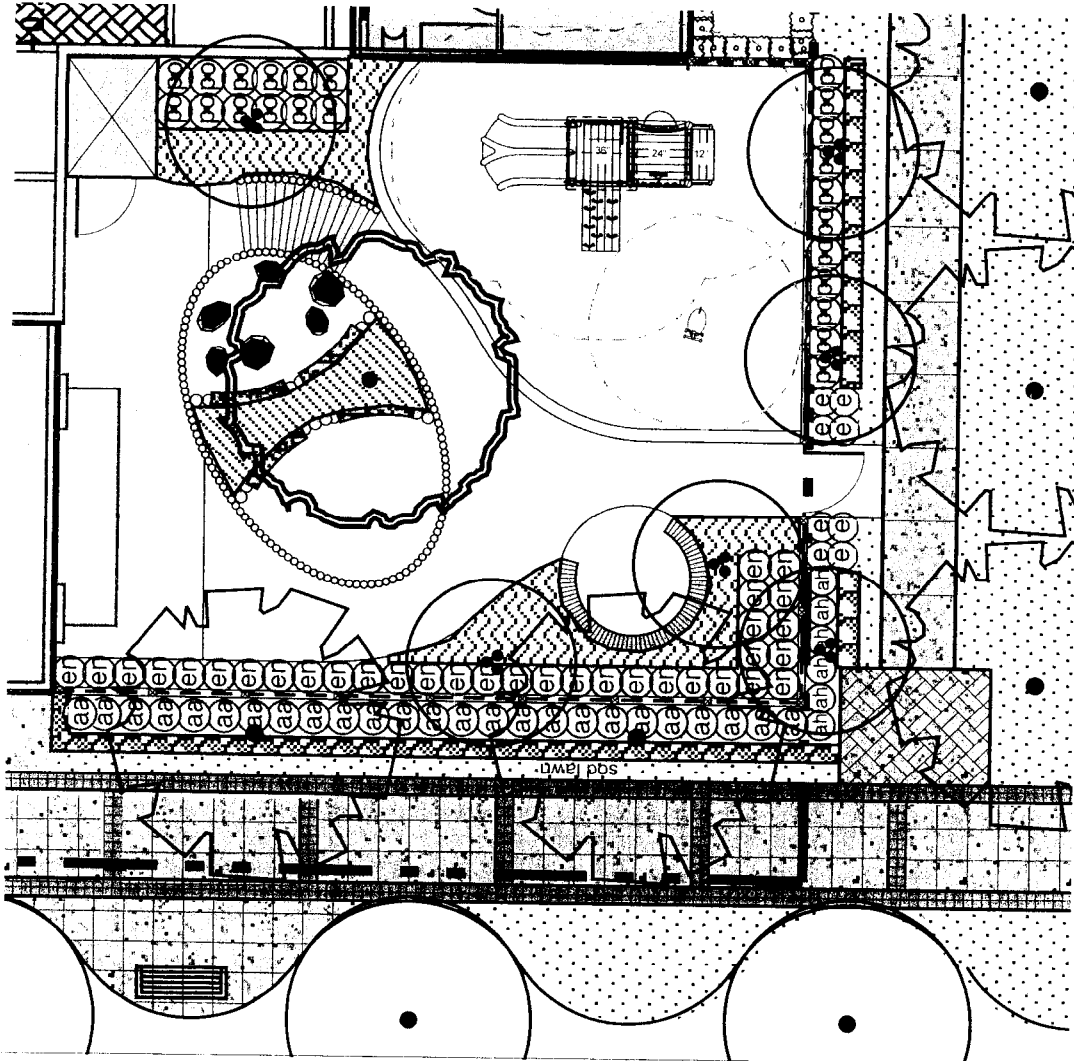
Modified Bungalow  
Element Racer

DP 012 1403

Project:	Garden City, Cook Road, Richmond	Project No.:	04023
Title:	Daycare Hard Landscape	Scale:	1/8" = 1' 0"
		Date:	March 27 2006
		Drawn:	FF
		Sheet:	Daycare L1
		No.:	

**DURANTE KREUK LTD**  
100-1152 mainland street  
vancouver-bc v6b 4k2 - canada  
tel: (604) 684-4611 - fax (604) 684-0577  
http://www.dkl.bc.ca

Metal fence mounted on 6" wide concrete curb,  
fence 6' high,  
lockable gate at pathway to sidewalk  
wooden deck with wooden bench on concrete base,  
top of bench +12", top of base +8", growing medium  
mound up to base of bench



Plantlist Sym./Qty	Botanical Name	Common Name	Size/Comments
6	<b>Trees</b>		
1	Acer palmatum	Japanese Maple	2m ht B&B
2	Cercidiphyllum japonicum	Katsura Tree	7cm cal B&B
	Davidia involucrata	Dove Tree	6cm cal B&B
6	<b>Shrubs</b>		
24	Azalea 'Hino White'	Azalea	#2 pot/24"o.c.
28	Azalea 'Marcantha'	Azalea	#2 pot/24"o.c.
8	Escallonia 'Newport Dwarf'	Escallonia	#2 pot/24"o.c.
23	Echinacea purpurea	Echinacea	4"pot/10"o.c.
	Potentilla 'Mount Everest'	White Potentilla	#2 pot/24"o.c.
	<b>Groundcover</b>		
340	Arctostaphylos u.-u. 'Van Jade'	Kinnikinnick	4"pot/8"o.c.
250	Gaultheria shallon	Salal	4"pot/8"o.c.
60	Liriope muscary	Lily Turf	4"pot/10"o.c.

DP 04272603

Project: Garden City, Richmond  
 Scale: 1/8" = 1' 0"  
 Date: March 27 2006  
 Project No.: 04023  
 Drawn: FF  
 Sheet No.: Daycare L2  
 Title: Daycare Planting Plan

DURANTE KREUK LTD  
 100-1152 mainland street  
 vancouver, bc v6b 4x2, canada  
 ph: (604)684-0577  
 fax: (604)684-4611  
 http://www.dkbc.ca



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From: Branscombe, Joyce [RH] [mailto:Joyce.Branscombe@vch.ca]  
Sent: Wednesday, March 08, 2006 11:43 AM  
To: Sheryl Lim  
Subject: RE: Daycare, Garden City

Hello Sheryl,

Thank you for the revised playground drawings. This appears to be a well thought out and child friendly area and with a few adjustments I am prepared to accept the drawings at this stage.

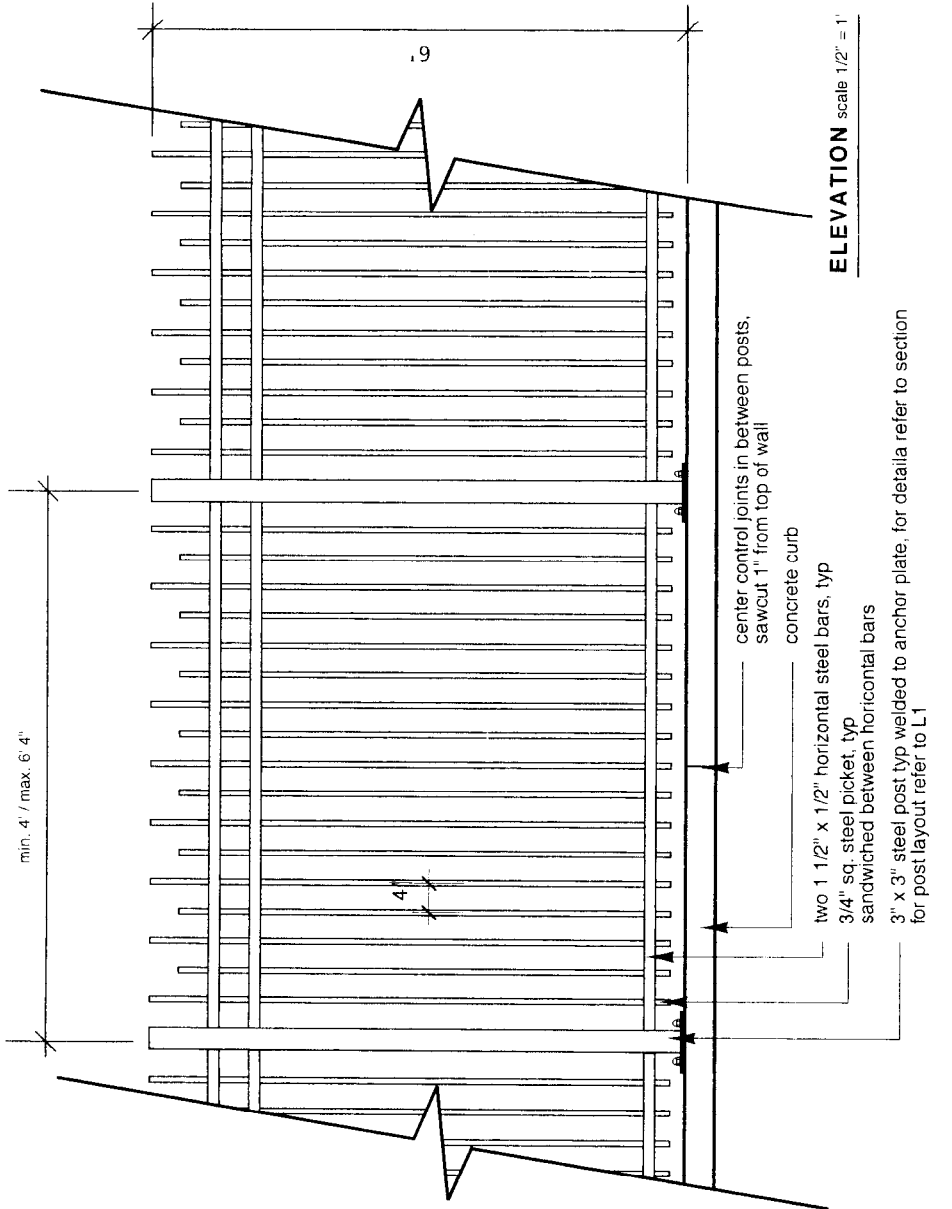
Here are my comments:

1. Please let me know what the ground cover is for the white area at the building side of the playground.
2. I recommend that the entrance to the "social" area be rotated to prevent clashes with small bike traffic.
3. Is there a back planned for the bench? This might need to be considered to prevent small children jumping and/or falling off.
4. An alternative could be to make the social area contiguous with the ground.
5. Will the river rocks be glued down? We need to think about rocks being picked up and either thrown or placed on the bike path.

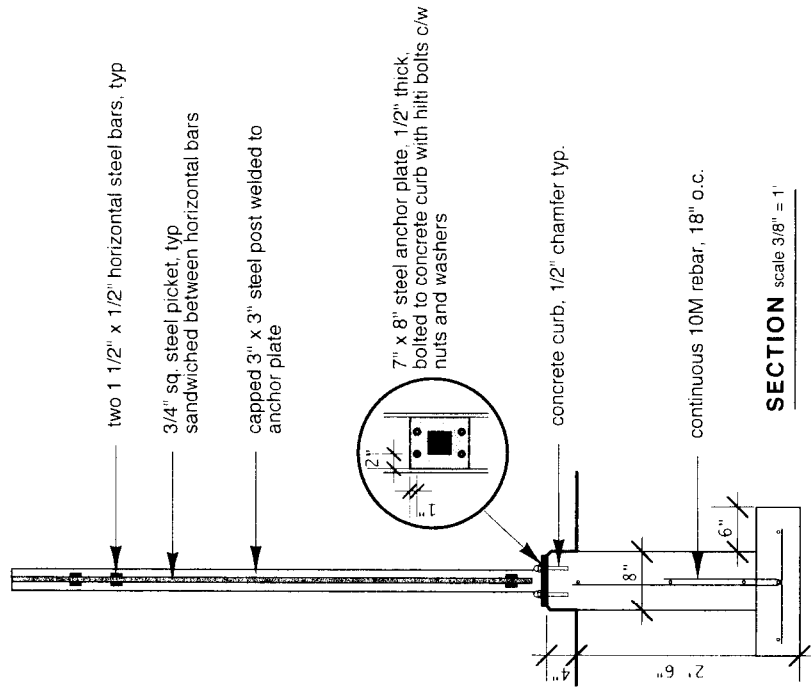
The playground allows for 25 children. However I will need to have from the licensee a plan as to how he intends to use the area between the two age groups that he is planning to enroll.

Thanks

Joyce



**ELEVATION** scale 1/2" = 1'



**SECTION** scale 3/8" = 1'

DP 04272603

**General Notes:**

1. Submit shop drawings for approval by Landscape Architect prior to fabrication.
2. Confirm all dimensions on site. Modify as required to maintain design intent.
3. Ensure all weld faces are ground smooth and primed prior of painting.
4. All metal work to be primed in shop and painted on site.
5. Paint to match arch. window sill.

Project: Garden City, Richmond  
 Cook Road, Richmond  
 Title: Daycare Metal Fence

Scale: as shown  
 Date: March 27 2006  
 Drawn: FF  
 Sheet: Daycare L3  
 No.:

DURANTE KREUK LTD  
 100-1152 mainland street  
 vancouver - bc - v6b 4k2 - canada  
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