



Development Permit Panel

Council Chambers

Wednesday, January 11, 2012

3:30 p.m.

1. Minutes

Motion to adopt the minutes of the meeting of the Development Permit Panel held on Wednesday, December 14, 2011.



2. Development Permit 10-545704

(File Ref. No.: DP10-545704) (REDMS No. 3420906)

TO VIEW ePLANS CLICK HERE

APPLICANT: Chen Design Studio

PROPERTY LOCATION: 7900 Bennett Road

INTENT OF PERMIT:

1. Permit the construction of two (2) back-to-back duplexes at 7900 Bennett Road on a site zoned "Infill Residential (RI2)"; and
2. Vary the provisions of the Richmond Zoning Bylaw No. 8500 to permit a 0.5 m building projection beyond the vertical height envelope.

Manager's Recommendations

That a Development Permit be issued which would:

1. *Permit the construction of two (2) back-to-back duplexes at 7900 Bennett Road on a site zoned "Infill Residential (RI2)"; and*
2. *Vary the provisions of the Richmond Zoning Bylaw No. 8500 to permit a 0.5 m building projection beyond the vertical height envelope.*



3. Development Permit DP 10-538908

(File Ref. No.: DP 10-538908) (REDMS No. 3435263)

TO VIEW ePLANS CLICK HERE

APPLICANT: Doug Massie, Architect of Chercover Massie & Associates Ltd.

PROPERTY LOCATION: 8851 Heather Street

INTENT OF PERMIT:

1. Permit the construction of a two-storey building for a licensed child care facility for approximately 60 children at 8851 Heather Street on a site zoned Assembly (ASY); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) Reduce the minimum interior side yard from 7.5 m to 1.2 m;
 - (b) Reduce the minimum public road parking setback from 3 m to 1.5 m; and
 - (c) Permit 54% small car parking spaces on a site with less than 31 parking spaces (8 small car parking spaces of total 15 spaces).

Manager's Recommendations

That a Development Permit be issued which would:

1. *Permit the construction of a two-storey building for a licensed child care facility for approximately 60 children at 8851 Heather Street on a site zoned Assembly (ASY); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) Reduce the minimum interior side yard from 7.5 m to 1.2 m;*
 - (b) Reduce the minimum public road parking setback from 3 m to 1.5 m; and*
 - (c) Permit 54% small car parking spaces on a site with less than 31 parking spaces (8 small car parking spaces of total 15 spaces).*



4. New Business

5. Date Of Next Meeting: Wednesday, January 25, 2012

6. Adjournment



Development Permit Panel

Wednesday, December 14, 2011

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Dave Semple, General Manager, Parks and Recreation
Terry Crowe, Manager, Policy Planning

The meeting was called to order at 3:30 p.m.

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, November 30, 2011, be adopted.

CARRIED

2. Development Permit 11-584010

(File Ref. No.: DP 11-584010) (REDMS No. 3353542)

APPLICANT: Fairborne Homes Ltd.

PROPERTY LOCATION: 6180, 6280 and 6300 No. 3 Road

INTENT OF PERMIT:

1. Permit the construction of a mixed-use commercial and residential development with a net floor area of 30,208 m² (325,156 ft²) including 2,178 m² (23,444 ft²) of commercial floor space and 28,030 m² (301,712 ft²) of residential floor space at 6180, 6280 and 6300 No. 3 Road on a site zoned Downtown Commercial (CDT1).
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) permit the residential vehicle parking requirement to be 1.0 parking stall per dwelling unit as per the City Centre Zone 1 Bylaw Parking intended to support Transit-Oriented Development (TOD) in close proximity to a rapid transit station.

Applicant's Comments

Alan Whitchelo, Development Manager, Fairborne Homes Limited, Vancouver, introduced Martin Bruckner, Architect, IBI/HP Architects, Vancouver, and advised that Mr. Bruckner, along with Peter Kreuk, Landscape Architect, of Durante Kreuk Ltd., of Vancouver, would describe the project.

Mr. Bruckner provided the following details:

- the site on No. 3 Road, near Saba Road in the City Centre, includes two east/west oriented lots, with separation of the north residential tower from the south residential tower achieved by a centre courtyard;
- the southwest corner of the south tower overhangs the future sidewalk of the future bus mall, just south of the subject site;
- when the proposed development was presented to the City's Advisory Design Panel, the north and south towers were strictly parallel to one another, but since that presentation the design team has worked to ameliorate the parallel nature by slightly splaying the south tower outward;
- façade articulation has been improved by taking the balconies facing west onto the courtyard, and angling them slightly west, rather than focusing them directly facing the units across the courtyard, thereby giving the balconies some architectural drama;
- the elements that comprise the massing on the site respect the buildings that already surround the site, including the residential buildings to the east of the subject site; those occupants are able to enjoy views across the proposed development's courtyard element, in the gap between the proposed residential towers;
- the design gives the proposed buildings a distinctive image, in an interesting arrangement;
- blue glass is paired with clear glass to accentuate the various parts of the proposed development, with spandrel glass utilized at random;
- elements of the north tower have been cantilevered over the Canada Line station to provide visual drama;
- the angular pieces of the proposed development may appear to be different, but their relationship to one another provides a theme, and this relationship is used to break down the massing into seemingly smaller pieces;
- high-quality building material has been chosen, and includes fritted glass on the bank building at the base of the south tower, and transparent spandrel glass;
- spandrel glass colours are green and white silver;
- there is less exposed concrete than is featured in other developments, and instead, metal cladding is predominant on the structures' exterior, with some painted concrete;

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- the concrete in the location of the elevator at the core of the proposed development is a distinctive colour;
- the Canada Line station rises four storeys;
- public art will be featured on the west wall of the parkade, as well as at the end of the Canada Line elevated guideway.

Mr. Kreuk provided the following information regarding the landscaping scheme:

- the landscaping scheme can be divided between what happens on the ground plane, and what happens on the roof deck of the courtyard;
- the ground plane is oriented toward public transportation elements, including the Canada Line station plaza with decorative pedestrian paving, plus high quality landscaping as two components of the improvements planned for the No. 3 Road frontage;
- in addition, more pedestrian friendly grades will be developed, and these grade improvements will stretch across to the future bus mall;
- the lobby entrance to the north tower is located under the No. 3 Road Canada Line guideway and its design includes a water feature;
- the other lobby entrance is located off the mews, a wide walkway that is located at the north-south lane connecting with Saba Road;
- the interface with the future bus mall features benches and a variety of planted materials; these features are continued around the footprint of the proposed development, creating a feel of urban fabric;
- on the fourth and ninth floors are common roof decks for residents, and an urban agriculture space is proposed for the ninth level of the north tower, a space that captures morning and afternoon sun;
- these common areas create opportunities for social gatherings, for children to play, and for gardening activities; and
- the planting materials are low-water demanding plants that provide seasonal interest.

Mr. Bruckner added the following two details:

- the applicant's preliminary Public Art Plan includes over \$200,000 for a public art contribution; and
- each residential unit has a balcony, except those units on the south side, overlooking the future bus mall. Residents in south facing units can open their patio door, to achieve a feeling of 'outside', though they do not have a balcony.

Panel Discussion

Discussion ensued between the architect and landscape architect and the Panel, with the following information provided in response to queries:

- an acoustic report will provide advice regarding appropriate glazing and patio doors, to ensure that CMHC standards for sound proofing are achieved, for noise attenuation;
- residential units start at the fourth storey, and the distance from the street, as well as the type of glazing, provides protection from street sounds;
- bearing in mind the City's no pesticide policy, clean plant material has been chosen, manufactured soil is used, and proper air circulation and flow has been designed;
- raised planting beds are a feature of the ninth storey roof, with terraced areas, a trellis, benches and other elements;
- a liveable interface with the adjacent residential properties is achieved with the required separation;
- the chosen building form of two separate residential blocks with a lower connecting element provides the least disruption and the least impact for those who already live in surrounding towers; and
- it is inevitable that as the City Centre is built out, there will be some impact on the views of City Centre residents.

Staff Comments

Brian J. Jackson, Director of Development, acknowledged the teamwork of City staff and the architectural design team that resulted in a project with a unique design. He noted that the applicant had to balance the City's objectives for the public transit terminus station, with the needs of the Fairborne Homes, the Scotiabank and TransLink.

Mr. Jackson stated that the ground plane improvements would provide enhanced amenities to the general public, and especially in front of the Canada Line station, by changing from concrete to decorative pedestrian paving material, thereby improving the public realm.

Connectivity between the Canada Line station and the bus mall will be enhanced, and pedestrian flow improved. There is at present strong physical separation between the station and the bus stops, but this will be addressed in a significant way.

With regard to the requested variance, Mr. Jackson advised that by reducing the parking requirement to one parking stall per dwelling unit, this proposed development is equal to the City Centre Zone 1 parking rate, which is applied to most sites in close proximity to Canada Line stations.

The application was considered favourably by the City's Director of Transportation especially in light of such positive benefits as electrical outlets for cars, 10 bike lockers and 20 bike racks for Canada Line riders.

Mr. Jackson stated that, given the transportation measures proposed by the applicant, staff was in support of the application, and the requested parking variance.

Panel Discussion

In response to a query from the Chair, Victor Wei, Director of Transportation confirmed that the requested parking variance falls within the scope of the City Centre Area Plan.

In response to a second query from the Chair, Mr. Wei advised that “Class 1” bike parking spots are located indoors and are secure, and “Class 2” bike parking spaces are located outdoors and are unsecured.

Gallery Comments

Thomas Tam, 8100 Saba Road, expressed concern regarding the alley that is beside the entrance to HSBC Bank on Saba Road, and the bottleneck that is created when drivers wait in their cars at the entrance to the alley. He noted that his residential tower has 248 units, with occupants owning at least 200 cars, and that this number of cars, plus the cars of banking customers, lead to problems in the alley.

Mr. Wei advised that planned improvements to the lane include widening it, and the addition of a walkway for pedestrians. He noted that the traffic consultant hired by the applicant had studied the situation, and that the City had reviewed the consultant’s results, and that it was determined that the proposed development would have a minimal impact on the alley, and that, with the planned improvements, it was capable of handling future traffic.

Mr. Wei added that, as part of the proposed development, traffic signalization would create a gap between No. 3 Road and Buswell Street that will enhance flow in and out of the lane.

Correspondence

None.

Panel Discussion

The Panel acknowledged (i) the appeal of the landscaped areas, (ii) as well as the overall attention to detail, and (iii) the positive way in which the applicant handled the density on the site.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

- 1. Permit the construction of a mixed-use commercial and residential development with a net floor area of 30,208 m² (325,156 ft²) including 2,178 m² (23,444 ft²) of commercial floor space and 28,030 m² (301,712 ft²) of residential floor space at 6180, 6280 and 6300 No. 3 Road on a site zoned Downtown Commercial (CDT1).***
- 2. Vary the provisions of Richmond Zoning Bylaw 8500 to:***

Development Permit Panel
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- a) *permit the residential vehicle parking requirement to be 1.0 parking stall per dwelling unit as per the City Centre Zone 1 Bylaw Parking intended to support Transit-Oriented Development (TOD) in close proximity to a rapid transit station.*

CARRIED

3. New Business

4. Date Of Next Meeting: Wednesday, January 11, 2012

5. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:01 p.m.

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, December 14, 2011.

Joe Erceg
Chair

Sheila Johnston
Committee Clerk



City of Richmond
Planning and Development Department

**Report to
Development Permit Panel**

To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: December 14, 2011
File: DP 10-545704
Re: **Revised Application in Response to DPP Referral by Chen Design Studio for a
Development Permit at 7900 Bennett Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of two (2) back-to-back duplexes at 7900 Bennett Road on a site zoned "Infill Residential (RI2)"; and
2. Vary the provisions of the Richmond Zoning Bylaw No. 8500 to permit a 0.5 m building projection beyond the vertical height envelope.

Brian J. Jackson, MCIP
Director of Development

BJJ:tcb
Att. 4

Staff Report

Origin

Chen Design Studio has applied to the City of Richmond for permission to develop two (2) back-to-back duplexes at 7900 Bennett Road on a site currently zoned "Single Detached (RS1/E)". The site currently contains a single-family dwelling.

The site is being rezoned from "Single Detached (RS1/E)" to "Infill Residential (RI2)" for this project under Bylaw 8699 (RZ 10-521539).

A Servicing Agreement for the design and construction of Storm Sewer Upgrades, Frontage Improvements, and Lane Improvements is required to be entered into prior to adoption of the Rezoning Bylaw (Bylaw 8699).

The application was presented to the Development Permit Panel on July 27, 2011. At the meeting, the Panel moved and seconded:

That Development Permit 10-545704 be referred back to staff for further examination of:

- (i) the landscaping scheme;*
- (ii) presentation to the lane;*
- (iii) access to the site;*
- (iv) on-site parking; and*
- (v) provision of useable outdoor space for each unit.*

CARRIED

This staff report addresses the Panel referral. The report considered by the Panel on July 27, 2011 is attached for reference (**Attachment A**).

Development Information

Please refer to the Development Application Data Sheet (**Attachment B**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Zoning Compliance/Variations

The proposed Infill Residential (RI2) Zone does not contain provisions to enable projections beyond the vertical height envelope. A variance will be required to enable a minor projection to maintain the desired form and character encouraged by the *OCP-Acheson Bennett Sub-Area Plan*. The applicant requests to vary the provisions of the Richmond Zoning Bylaw No. 8500 to:

- Permit a 0.5 m building projection beyond the vertical height envelope to accommodate a gable ridge projection.
(Staff recommends support for this variance as the façade articulation and massing provide an improved streetscape and are consistent with other similar projects in the same zone.)

Staff Comments

Please note the following changes, that the designer has made in response to the Panel's Comments as provided to the Applicant in the attached Minutes (**Attachment C**):

- Reducing the Front Yard Setback from approximately 6.5m to 5.5m (4.5m required), detaching the garages, and shifting them to the south to address the panel's comments. This arrangement is in keeping with the Acheson-Bennett Typology and provides 3.0m Lane Dedication, 1.5m Temporary Right of Way and additional setbacks for the Garages (see note below).

Note: The garages have been shifted and stepped in plan to improve access, increase available open space to the common rear yard, and enhance architectural presentation to the lane. Transportation supports the 3.0m Lane Dedication, 1.5m Temporary Right of Way, with additional setbacks for the Garages to address the panel's comments (e.g., an additional 1.5m setback for the interior Garages, and 2.5m setback for the east/west Garages to the exterior property lines).

- Developing a lattice fence with a pergola trellis/grape arbor between the yard and outdoor parking to define and enhance common outdoor/play space.
- Shifting the Garbage and Recycling Enclosure to the south to screen from sight of the yard and lane.
- Designing the rear yard as common outdoor space with pergola trellis, shrubs and benches.
- Shifting the front fence back approximately 0.5m from the Bennett Road property line to increase the landscaped area to the street frontage and provide more private outdoor space for Unit A.
- Relocating the kitchens/powder room in Units A to enable back door and overlook to the internal outdoor entry court and to create useable/secure common outdoor space that could be used as a play area for small children.
- Enlarging the outdoor patio space for Units B by removing the through walkway/pavers, and providing a fence and landscaping as currently shown.

Analysis

The Analysis will explain how the changes described above have responded to the Panel's concerns itemized in the meeting minutes.

Access To The Site: Site access, circulation, and general pedestrian permeability have been improved.

- To address the panel's comments, the garages have been shifted and stepped in plan to improve access, increase available open space to the common rear yard, and enhance architectural presentation to the lane.
- The secondary access for Units A has been relocated from the exterior side yard to the interior entry court. This revision is discussed in greater detail below in the provision of useable outdoor space.
- Parking access is off the lane dedication from Acheson Road. As noted above, Transportation supports the 3.0m Lane Dedication, 1.5m Temporary Right of Way, with additional setbacks for the Garages to address the panel's comments (e.g., an additional 1.5m setback for the interior Garages, and 2.5m setback for the east/west Garages to the exterior property lines).
- Parking access will be enhanced on redevelopment of the parcel fronting Acheson Road to the south of the subject site, when a 3.0m Lane Dedication will be required to complete the lane being developed with 7900 Bennett Road.

Landscaping Scheme: Revisions to the Site Plan (e.g., reducing the Front Yard Setback slightly, shifting the garages, re-orienting the side doors and side-yard access) have enhanced the external aspect of the proposal by making more planting area available.

- Elimination of exterior side yard access has permitted planting the yards with a range of small shrubs and groundcovers to enhance the green aspect of the site.
- These revisions also facilitated greater useable outdoor space for each unit, and greater common outdoor space for secure play areas and common amenity areas (e.g., entry court with decorative pavers; rear yard with benches, possible play feature and pergola with grape vines).
- The front fence is set back approximately 0.5m from the Bennett Road property line to increase the landscaped area to the street frontage and provide more private outdoor space for Unit A.
- A good selection of deciduous, broad-leaved evergreens and flowering species have been included in the landscape plan.
- Permeable paving has been used for the outdoor access driveways and parking to the rear, with unit paving (exposed aggregate finish) for patios and entry walks.

Presentation To The Lane: To address the panel's comments, the garages have been shifted and stepped in plan to improve access, increase available open space to the common rear yard, and enhance architectural presentation to the lane.

- The setbacks and driving surfaces to the rear yard onsite have been enhanced with the addition of permeable paving and banded patterning.
- Divided fenestration has been provided to the garage doors to enhance their visual appeal and reinforce the domestic nature of the proposal.
- A pergola trellis to be used as a grape arbour, with a lattice fence, has been developed between the outdoor parking and the common rear yard, to enhance the rear yard and the presentation to the lane.

Onsite Parking: Onsite parking has been provided as required by the *Richmond Zoning Bylaw*.

- Parking is accessed from the lane dedication originating at Acheson Road. As noted above, Transportation supports the 3.0m Lane Dedication, 1.5m Temporary Right of Way, with additional setbacks for the Garages to address the panel's comments (e.g., an additional 1.5m setback for the interior Garages, and 2.5m setback for the east/west Garages to the exterior property lines).
- As the adjacent sites to the south and west redevelop, the efficiency of the lane will improve with subsequent additional 3.0m lane dedications.
- The setbacks and driving surfaces to the rear yard onsite have been enhanced with the addition of permeable paving and banded patterning.

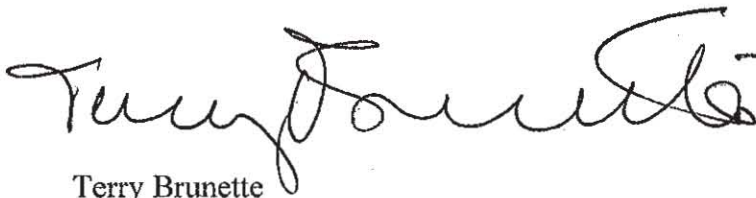
Useable Outdoor Space: Elimination of side yard access has facilitated greater useable outdoor space for each unit (particularly Units B), and greater common outdoor space for a secure play area and common amenity area (e.g., entry court with decorative pavers; rear yard with benches, shrubs and trellis).

- These revisions have also permitted planting the side yards with a range of small shrubs and groundcovers to enhance the green aspect of the site.

- The front fence is set back approximately 0.5m from the Bennett Road property line to increase the landscaped area to the street frontage and provide more private outdoor space for Unit A.
- Unit paving with an exposed aggregate finish has been used throughout the patios and walkways of the duplexes' common and limited common property.
- Permeable paving with banded patterning has been used for the paved approaches to the garages and the outdoor parking stalls.

Conclusion

The applicant has satisfactorily addressed design issues that were identified by the Development Permit Panel. The applicant has presented an enhanced development proposal that increases the amenity and liveability of the Acheson-Bennett design typology. Staff recommends support for this revised Development Permit Application.



Terry Brunette
Planner 2

TCB:rg

Prior to issuance of a Demolition Permit for the existing dwelling, the following is required:

- Installation of Tree Protection Fencing as noted on the Landscape Plan, to City standards, prior to the issuance of a Permit for the existing dwelling on-site. This fencing is to remain in place until construction of the future dwellings on the site is complete.

Prior to Issuance of a Building Permit, the following is required:

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).



City of Richmond
Planning and Development Department

**Report to
Development Permit Panel**

To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: July 6, 2011
File: DP 10-545704
Re: Application by Chen Design Studio for a Development Permit at 7900 Bennett Road

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of two (2) back-to-back duplexes at 7900 Bennett Road on a site zoned "Infill Residential (RI2)"; and
2. Vary the provisions of the Richmond Zoning Bylaw No. 8500 to permit a 0.5m building projection beyond the vertical height envelope.

A handwritten signature in black ink, appearing to read 'Brian Jackson'.

Brian J. Jackson, MCIP
Director of Development

BJJ:tc
Att. 3

Staff Report

Origin

Chen Design Studio has applied to the City of Richmond for permission to develop two (2) back-to-back duplexes at 7900 Bennett Road on a site currently zoned "Single Detached (RS1/E)". The site currently contains a single family dwelling.

The site is being rezoned from "Single Detached (RS1/E)" to "Infill Residential (RI2)" for this project under Bylaw 8699 (RZ 10-521539).

No upgrades are required to either water or the sanitary sewer. The storm analysis has identified that the ditch fronting this development does not meet current engineering standards. Storm Sewer Upgrades, Frontage Improvements, and Lane Improvements will be provided under Servicing Agreement prior to adoption of the rezoning bylaw.

The applicant is required to pay School Site Assignment Charges, Address Assignment Fees, Greater Vancouver Sewage & Drainage District Development Cost Charges, and servicing costs.

Development Information

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

Surrounding Development

To the North: Single Detached (RS1/E)	Existing Development - Single-Family Dwelling
To the East: Infill Residential (RI1)	Existing Development - Back-to-Back Duplexes
To the South: Town Housing (ZT45)	Existing Development - Townhouse (2-storeys)
Single Detached (RS1/E)	Existing Development - Single-Family Dwelling
To the West: Infill Residential (RI1)	Existing Development - Single-Family Dwelling

Rezoning and Public Hearing Results

During the rezoning process, minor issues were identified. Staff worked with the Applicant to ensure that:

- The Design Guidelines were fulfilled through varied building mass and elevations (bay windows, hipped roofs and columned entry porches), varied fenestration (subtle mullion variations), upgraded cladding (hardi-plank throughout), and a subtle natural colour palette.
- The requested variance, based on drawings submitted at rezoning and development permit application, was reviewed to:
 - Permit a 0.5m building projections beyond the vertical height envelope to accommodate a gable ridge projection.

A Public Hearing for the rezoning of this site was held on March 21, 2011. One (1) letter was received which expressed concern over a possible increase in traffic flow on Bennett Road if density is increased with no rear lane access. Rear lane access is provided to this site from Acheson Road which should re-direct some traffic flow from Bennett Road and alleviate increased traffic to Bennett Road.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the Infill Residential (RI2) Zone except for the zoning variance noted below.

Zoning Compliance/Variations (staff comments in **bold**)

The proposed Infill Residential (RI2) Zone does not contain provisions to enable projections beyond the vertical height envelope. A variance will be required to enable a minor projection to maintain the desired form and character encouraged by the *OCP-Acheson Bennett Sub-Area Plan*. The applicant requests to vary the provisions of the Richmond Zoning Bylaw No. 8500 to:

- Permit a 0.5m building projection beyond the vertical height envelope to accommodate a gable ridge projection.
(Staff recommends support for this variance as the façade articulation and massing provide an improved streetscape and are consistent with other similar projects in the same zone.)

Advisory Design Panel Comments

Due to the small scale of the proposed development, the application was not presented to the Advisory Design Panel.

Analysis

Policy

Broad criteria and policies for the issuance of Development Permits appear in Bylaw 7100, the Official Community Plan (OCP):

- | | | |
|-------------|-------|--|
| Schedule 1: | 9.2 | General Guidelines |
| | 9.3 | Multiple-Family Residential Development Permit Guidelines (Townhouses) |
| Schedule 2: | 2.10 | City Centre Area Planning Committee |
| | 2.10B | Acheson-Bennett Sub-Area Plan |

Conditions of Adjacency

- The proposed height, siting and orientation of the buildings respect the finer grain of the character evolving in the surrounding residential development.

Urban Design and Site Planning

- The subdivision of the subject site into two (2) lots requires a separate application. The subdivision must be approved prior to issuance of a building permit.
- Parking will be provided at a rate the greater of 1.0 resident parking spaces per dwelling unit or 0.5 parking spaces per bedroom (3 spaces per lot) as required by the Infill Residential (RI2) Zone. No visitor parking is required in Infill Residential (RI2) Zone if there are less than four (4) dwelling units per lot; and
- Passive surveillance opportunities are presented through the siting of the building and the relationship between the indoor spaces and the outdoor areas to meet safety and crime prevention objectives.

Architectural Form and Character

- The form of development is similar to new townhouses previously approved on Acheson Road.
- The proposed site layout provides for an attractive pedestrian oriented townhouse elevation fronting Bennett Road, which is consistent with the guidelines for the Acheson Bennett Sub-Area.
- Design Guidelines are fulfilled through the varied building mass and elevations (bay windows, hipped roofs columned entry porches), varied fenestration (subtle mullion variations) and muted, natural colour palette. The massing and style of the building forms are compatible and contribute to a consistent streetscape image and presence.
- The proposed building materials (stucco, hardi-plank siding, painted wood trim and asphalt shingle roofing) are generally consistent with the Official Community Plan (OCP) Guidelines and Sub-Area Plan.

Landscape Design and Open Space Design

A Landscape Plan, Tree Survey and a Landscape Architect/Arborist's report have been submitted by the applicant:

- Twenty-six (26) existing bylaw-sized trees are on site.
- The condition of these trees is generally poor, as almost all suffer from neglect, over crowding and competitive shading with poor pruning and/or damage. They would not survive once the grade is raised.
- Two (2) bylaw-sized trees could be viable for retention as their condition and size are good.
- Only one (1) of these viable, bylaw-sized tree can be retained, as the second viable tree is located within the lane dedication.
- Twenty-five (25) existing bylaw-sized trees are recommended for removal.
 - Three (3) trees fall within the required lane dedication.
 - Seven (7) trees comprise a hedgerow to the west property line.
- Fifteen (15) trees are required to be replaced at a 2:1 ratio:
 - Three (3) trees are located within the driveways for parking access.
 - Ten (10) trees are located as perimeter plantings (similar to a hedgerow).
 - Two (2) trees are located within the envelope.
 - All trees have been compromised by neglect, over crowding and poor pruning or damage.

A landscape plan has been prepared which proposes retention of one (1) viable existing tree, and planting a total of nine (9) specimen trees. Additional small and medium-size shrubs, predominantly broad-leaved evergreens, will also be planted.

- The Landscape plan proposes to provide nine (9) replacement trees.
- The remaining 21 replacement trees will be addressed by the "cash-in-lieu" option. Cash-in-lieu to be: 21 replacement trees @ \$500/tree equals \$10,500.
- The Landscape Plan will integrate well with the existing streetscape.
- Given the size of the project overall, the small number of bedrooms in each unit, the provision of private yard space for each unit and the proximity to Brighthouse Park, outdoor amenity space is not provided.
- The landscape plan has been further assessed with the review of the Development Permit. In order to ensure that this work is undertaken, the applicant is required to provide a landscape security (approximately \$25,509.20) with the Development Permit.
- The replacement boulevard street trees are secured through the frontage improvements required as a condition of the rezoning.

Note: Two (2) trees on City-owned property along Bennett Road are recommended for removal by the Arborist. These trees have been severely pruned by hydro crews.

Crime Prevention Through Environmental Design

- Passive surveillance opportunities are presented through the siting of the building and the relationship between the indoor spaces and the outdoor areas to meet safety and crime prevention objectives.
- Effective lighting of buildings, open spaces, parking areas, and along the drive aisles will be provided.

Flood Management

In accordance with the *Flood Protection Management Strategy*, registration of a Flood Indemnity Covenant will be required prior to Rezoning adoption.

Affordable Housing

- The applicant will be making a voluntary cash contribution to the affordable housing reserve fund in accordance with the City's Affordable Housing Strategy.
- For Infill Residential (RI2) townhouse developments, the *Richmond Zoning Bylaw (Section 5.15)* specifies a voluntary cash contribution of \$2.00 per buildable square foot directed to the Affordable Housing Reserve Fund to achieve an increase in density from 0.4 to 0.55 FAR.
- A cash contribution of \$2.00 per buildable square foot (e.g., approximately \$9,047.66) towards the City's Affordable Housing Reserve will be made.

Accessibility/Aging In Place

- The applicant has proposed units that include substantial living areas at the ground floor.
- "Aging-In-Place" features will be provided to all units (e.g., inclusion of blocking to bathrooms for installation of grab-bars, and provision of lever door handles.)
- In addition, the rear units (Unit B) of each duplex will be convertible and have the base level of accessible features described above, and also, widened doors, stairs and corridors throughout, and framing/ electrical installed for a future stair lift or lift, and a Living Room convertible to a Bedroom with an accessible washroom and lift.
- Accessible features are fully noted on the attached Development Permit Drawings and will be fully detailed on the Building Permit Drawings.

Indoor/Outdoor Amenity

No common shared Indoor/Outdoor Amenity Space is required for this development, but each unit will have access to private outdoor space.

Sustainability

Sustainability features (listed below) have been included in the Rezoning Considerations will be specified and detailed in the Building Permit:

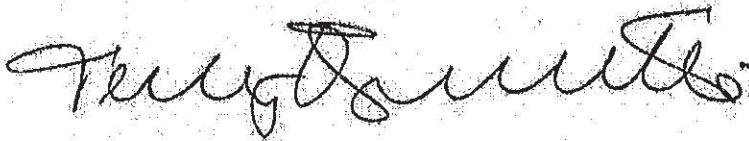
- Landscaping and permeable paving that may assist in diverting storm water run-off from the storm sewer system and reducing the urban heat island effect;
- Reduction of fresh water use by specifying low flow fixtures and water efficient appliances, dual-flush toilets, and low-flow faucets;
- Motion sensors and timers in public areas to reduce electricity consumption; efficient fixed lights, fans and heating equipment, as well as, increased occupant control (heating zones within the unit) to decrease energy consumption;
- Low e-glazing to reduce heat gain; demolition/construction to divert waste from landfills; products made out of recycled material or with recycled content used where applicable and

concrete with fly ash content specified where possible; locally/regionally harvested and manufactured products used where possible throughout the project;

- Low emitting materials sealants, adhesives, paints, carpets and composite wood used where applicable; and
- Operable windows specified to contribute to the quality of the indoor environment.

Conclusions

The applicant has satisfactorily addressed design issues that were identified through the rezoning process, as well as staff comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the existing context. Therefore, staff recommends support of this Development Permit application.



Terry Brunette
Planner 2

TCB:cas

Prior to forwarding this application to Council for approval, the following is required:

- Receipt of a Letter-of-Credit for landscaping in the amount of \$25,509.20.
- Receipt of a contribution of \$10,500 to the City's Tree Compensation Fund.

Prior to issuance of a Demolition Permit for the existing dwelling, the following is required:

- Installation of Tree Protection Fencing as noted on the Landscape Plan, to City standards, prior to the issuance of a Permit for the existing dwelling on-site. This fencing is to remain in place until construction of the future dwellings on the site is complete.

Prior to Issuance of a Building Permit, the following is required:

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/tp/special.htm>).



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

Development Application Data Sheet

DP 10- 545704

Attachment 1

Address: 7900 Bennett Road – Table for Proposed East & West Subdivided Parcels

Applicant: Chen Design Studio

Planning Area(s): City Centre Area – Acheson Bennett Sub-Area

	Existing	Proposed
Owner:	Pujun Ren	Pujun Ren
Site Size (m ²):	826.4 m ²	2 lots @ 381.6 m ² each
Land Uses:	Single Family Dwelling	Duplex on Each Parcel
OCP Designation:	Neighbourhood Residential	Neighbourhood Residential
Area Plan Designation:	Mixed Single-family & Small-scale Multi-family	Mixed Single-family & Small-scale Multi-family
702 Policy Designation:	N/A	N/A
Zoning:	RS1/E	R12
Number of Units:	1 unit	4 units (Duplex on Each Parcel)
Other Designations:	N/A	N/A

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	N/A	none
Floor Area Ratio:	Max. 0.55	0.55	none
Lot Coverage – Building:	Min. 45% m	44.3% m	none
Lot Size (min. dimensions):	Min. 312 m ² to Max. 1560 m ²	2 lots @ 381.6 m ²	none
Setback – Front Yard (m):	Min. 4.5 m	4.5 m	none
Setback – Interior Side Yards (m)	Min. 1.2 m Min 0.6 (Garage)	Min. 1.2 m Min 0.6 (Garage)	none
Setback – Rear Yards (m)	Min. 6.0 m Min. 1.2 m (Garage)	6.0 m	none
Height (m):	Max. 9 m	Max. 8.8 m (7.65m to roof mid-point)	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Regular (R) / Visitor (V):	Greater of 1 (per DU) or 0.5 (per Bedroom) and 0 (V) per unit	Greater of 1 (per DU) or 0.5 (per Bedroom) and 0 (V) per unit	none
Off-street Parking Spaces – Total:	3 per lot	3 per lot	none
Tandem Parking Spaces:	Not permitted	0	none
Amenity Space – Indoor:	N/A	N/A	none
Amenity Space – Outdoor:	N/A	Private Yards	none

Other: Tree replacement compensation for loss of significant trees provided @ 2:1 ratio and/or cash-in-lieu.



City of Richmond
Planning and Development Department

Development Permit

No. DP 10-545704

To the Holder: CHEN DESIGN STUDIO

Property Address: 7900 Bennett Road

Address: 3228 - 8700 McKim Way, Richmond, BC V6X 4A5

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw No. 8500" is hereby varied to:
 - a) Permit a 0.5m building projection beyond the vertical height envelope to accommodate a gable ridge projection.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #6 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$25,509.20 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

No. DP 10-545704

To the Holder: CHEN DESIGN STUDIO

Property Address: 7900 Bennett Road

Address: 3228 - 8700 McKim Way, Richmond, BC V6X 4A5

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

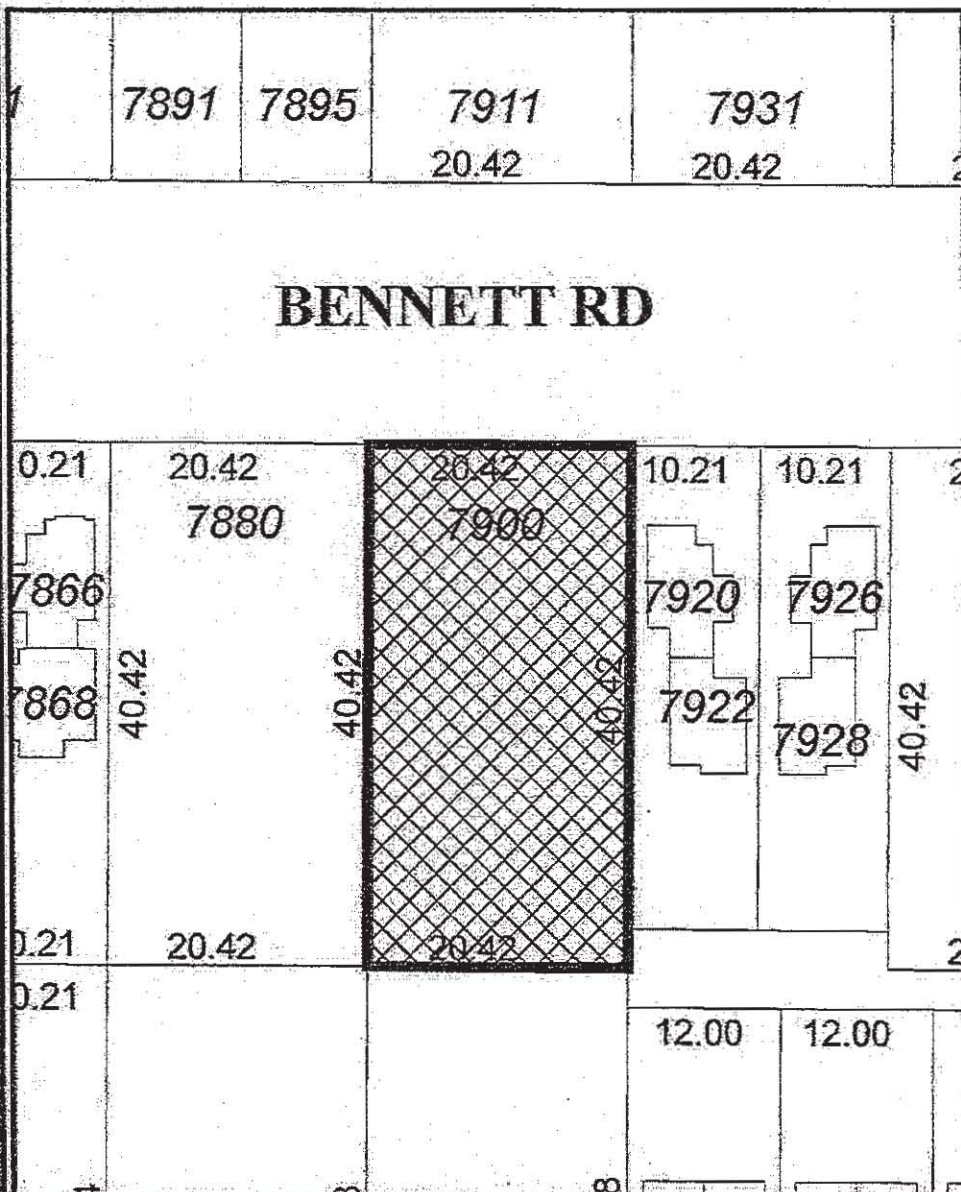
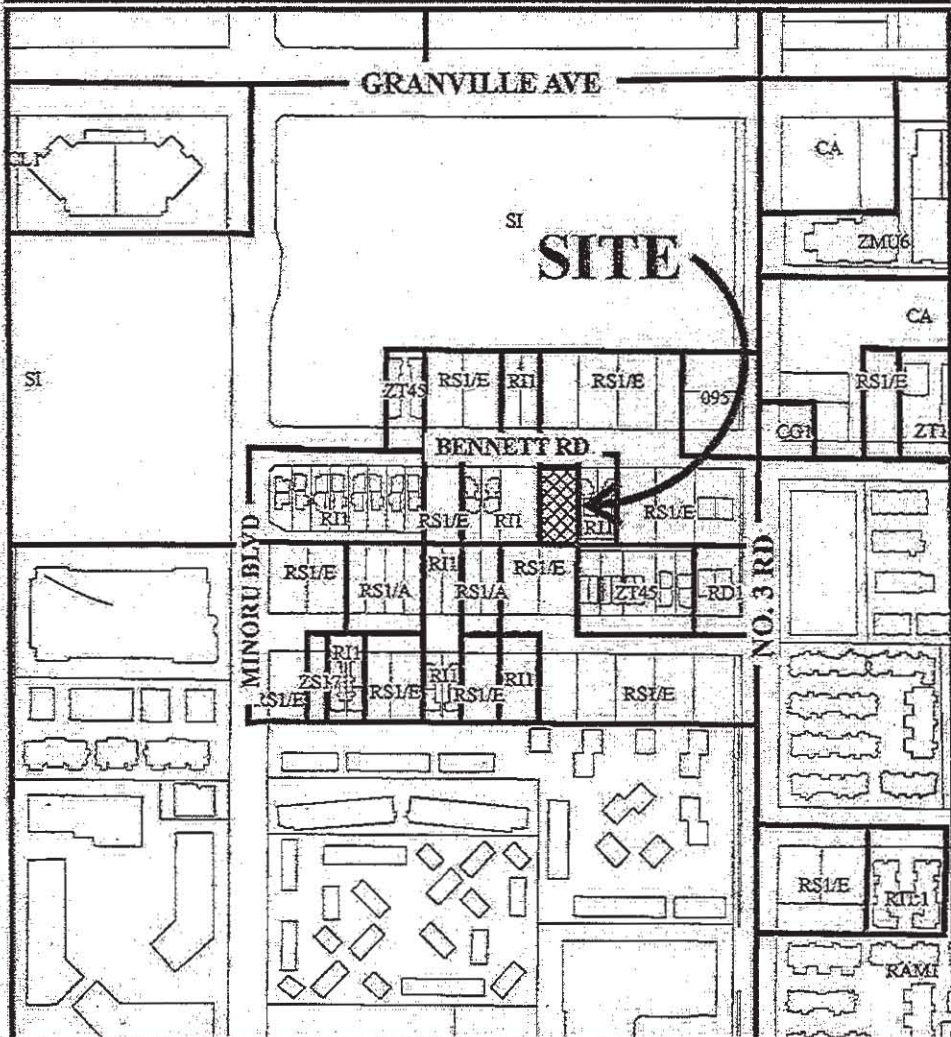
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



DP 10-545704
SCHEDULE "A"

Original Date: 09/29/10

Revision Date:

Note: Dimensions are in METRES

PLAN 1

DP 10-545704

JULY 6, 2011

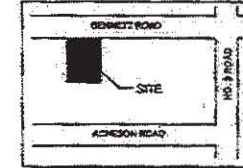
7900 BENNETT ROAD
RICHMOND, BC

ISSUED FOR DP APPLICATION

- AUG. 27, 2010

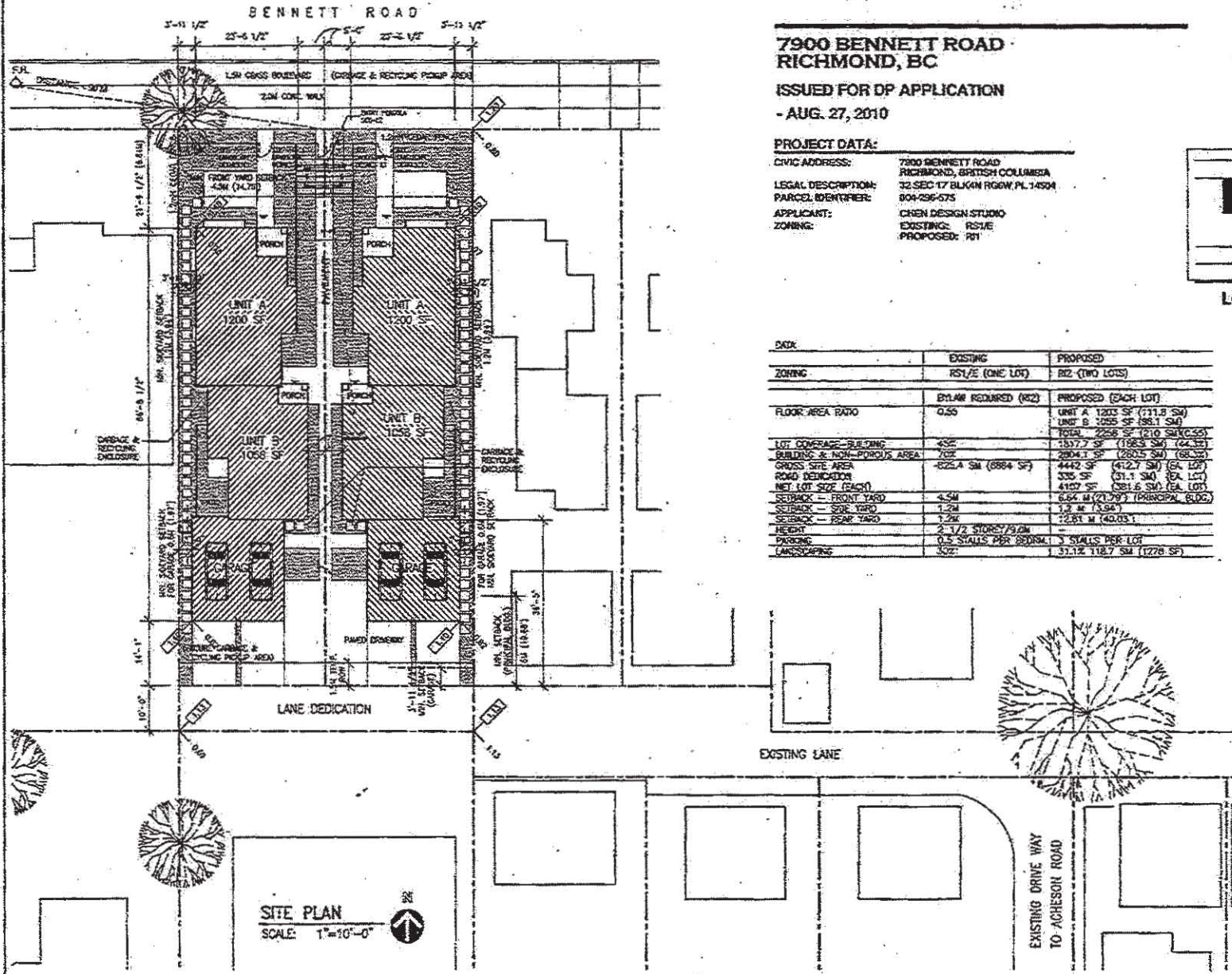
PROJECT DATA:

CIVIC ADDRESS: 7900 BENNETT ROAD
RICHMOND, BRITISH COLUMBIA
LEGAL DESCRIPTION: 32 SEC 17 BLK 1N RGOW PL 14504
PARCEL IDENTIFIER: 804-296-575
APPLICANT: CHEN DESIGN STUDIO
ZONING: EXISTING: RS1E
PROPOSED: R21



LOCATION PLAN

DATA	EXISTING	PROPOSED
ZONING	RS1E (ONE LOT)	R21 (TWO LOTS)
FLOOR AREA RATIO	0.55	BY LAW REQUIRED (R21)
LOT COMPARE - BUILDING	452	PROPOSED (EACH LOT)
BUILDING & NON-POROUS AREA	702	UNIT A 1200 SF (111.9 SM)
GROSS SITE AREA	422.4 SM (884 SF)	UNIT B 1200 SF (111.9 SM)
NET LOT SIZE (24'x100')	4102 SF	TOTAL 2400 SF (223.8 SM)
SETBACK - FRONT YARD	4.5M	2004.7 SF (186.3 SM) (68.3%)
SETBACK - SIDE YARD	1.2M	4442 SF (412.7 SM) (EX LOT)
SETBACK - REAR YARD	1.2M	335 SF (31.1 SM) (EX LOT)
HEIGHT	2 1/2 STOREY/9.0M	4102 SF (381.5 SM) (EX LOT)
PARKING	0.5 STALLS PER BEDRM.	3 STALLS PER LOT
LANDSCAPING	30%	31.1% 118.7 SM (1228 SF)



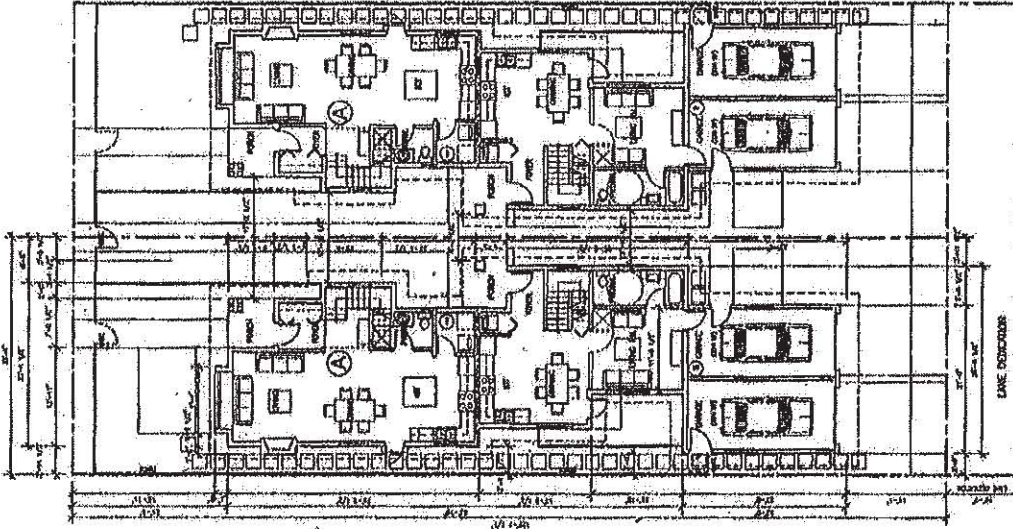
SITE PLAN

SCALE: 1"=10'-0"

CHEN
DESIGN
STUDIO

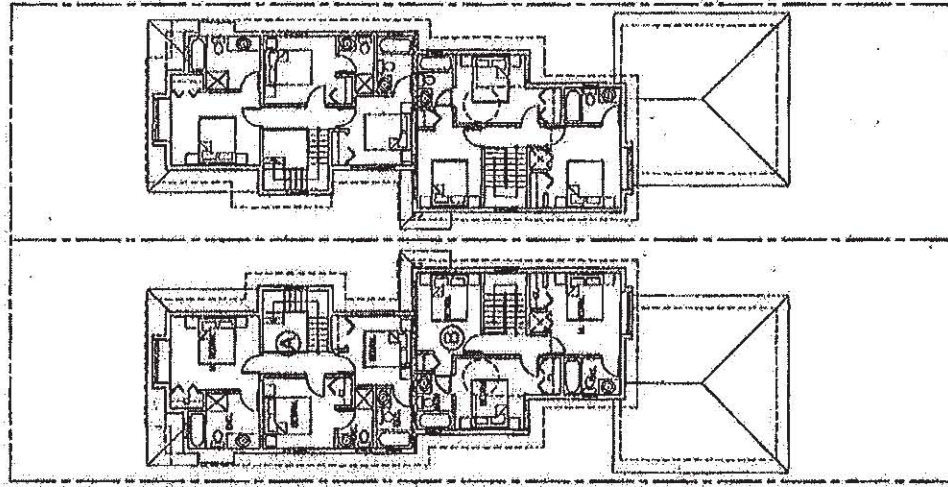
2228-4200 Main St.
Richmond, BC V6X 4G5
Tel: (604) 273-8932
Fax: (604) 800-1226

DATE: 08/01/11
BY: [Signature]
CHECKED BY: [Signature]
PROJECT: RESIDENTIAL BUILDINGS (DUPLEX)
7900 BENNETT ROAD
RICHMOND, BC
DRAWING DATE: [Date]
SITE PLAN & DATA
DATE: 08/01/11
SCALE: 1"=10'-0"
DRAWN BY: [Signature]
CHECKED BY: [Signature]
PROJECT NO: 081014
DRAWING NO: A-1

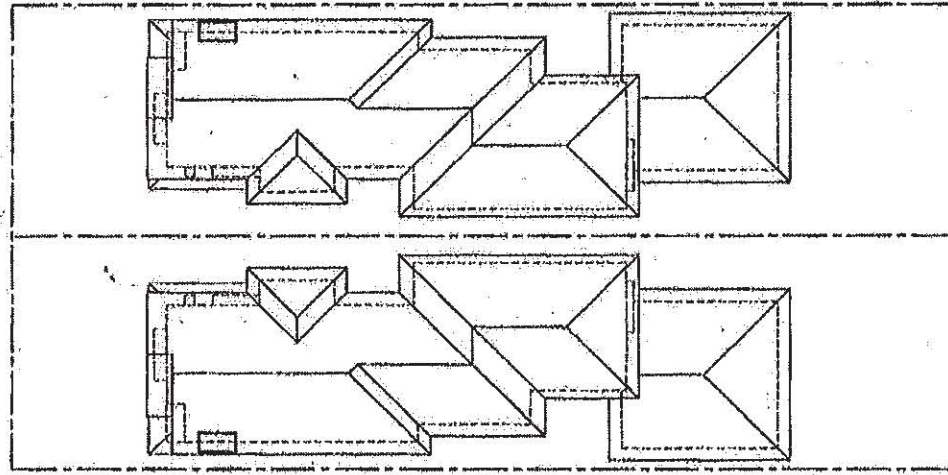


GROUND FLOOR PLAN
 SCALE: 1/8"=1'-0"
 SHEET A 1200 SF
 SHEET B 1200 SF

Appl. in Place and Constructible Features Indicated Below to be Further Detailed on the Building System Drawings:
 - Staircases being incorporated on the ground floor Units A & B.
 - Appl. in Place: measures provided to all units (e.g., inclusion of kitchen to bathroom for accessibility).
 - Unit B of each wing is to be a two-bedroom unit with a full bathroom, kitchen, and living area.
 - Unit A of each wing is to be a one-bedroom unit with a full bathroom, kitchen, and living area.
 - Unit C of each wing is to be a one-bedroom unit with a full bathroom, kitchen, and living area.
 - Unit D of each wing is to be a one-bedroom unit with a full bathroom, kitchen, and living area.
 - Unit E of each wing is to be a one-bedroom unit with a full bathroom, kitchen, and living area.
 - Unit F of each wing is to be a one-bedroom unit with a full bathroom, kitchen, and living area.
 - Unit G of each wing is to be a one-bedroom unit with a full bathroom, kitchen, and living area.
 - Unit H of each wing is to be a one-bedroom unit with a full bathroom, kitchen, and living area.
 - Unit I of each wing is to be a one-bedroom unit with a full bathroom, kitchen, and living area.
 - Unit J of each wing is to be a one-bedroom unit with a full bathroom, kitchen, and living area.
 - Unit K of each wing is to be a one-bedroom unit with a full bathroom, kitchen, and living area.
 - Unit L of each wing is to be a one-bedroom unit with a full bathroom, kitchen, and living area.
 - Unit M of each wing is to be a one-bedroom unit with a full bathroom, kitchen, and living area.
 - Unit N of each wing is to be a one-bedroom unit with a full bathroom, kitchen, and living area.
 - Unit O of each wing is to be a one-bedroom unit with a full bathroom, kitchen, and living area.
 - Unit P of each wing is to be a one-bedroom unit with a full bathroom, kitchen, and living area.
 - Unit Q of each wing is to be a one-bedroom unit with a full bathroom, kitchen, and living area.
 - Unit R of each wing is to be a one-bedroom unit with a full bathroom, kitchen, and living area.
 - Unit S of each wing is to be a one-bedroom unit with a full bathroom, kitchen, and living area.
 - Unit T of each wing is to be a one-bedroom unit with a full bathroom, kitchen, and living area.
 - Unit U of each wing is to be a one-bedroom unit with a full bathroom, kitchen, and living area.
 - Unit V of each wing is to be a one-bedroom unit with a full bathroom, kitchen, and living area.
 - Unit W of each wing is to be a one-bedroom unit with a full bathroom, kitchen, and living area.
 - Unit X of each wing is to be a one-bedroom unit with a full bathroom, kitchen, and living area.
 - Unit Y of each wing is to be a one-bedroom unit with a full bathroom, kitchen, and living area.
 - Unit Z of each wing is to be a one-bedroom unit with a full bathroom, kitchen, and living area.



SECOND FLOOR PLAN
 SCALE: 1/8"=1'-0"
 SHEET A 1200 SF
 SHEET B 1200 SF



ROOF PLAN
 SCALE: 1/8"=1'-0"

PLAN 2

DP 10-545704

JULY 6, 2011

CHEN
 DESIGN
 STUDIO

2000-2005-2010
 2000-2005-2010
 2000-2005-2010
 2000-2005-2010

DATE	10/10/10
BY	CHEN
REVISION	
DATE	10/10/10
BY	CHEN
REVISION	
DATE	10/10/10
BY	CHEN
REVISION	

DATE	10/10/10
BY	CHEN
REVISION	
DATE	10/10/10
BY	CHEN
REVISION	
DATE	10/10/10
BY	CHEN
REVISION	

RESIDENTIAL
 BUILDINGS
 (DUPLEX)

2000-2005-2010
 2000-2005-2010
 2000-2005-2010
 2000-2005-2010

FLOOR PLANS

DATE	10/10/10
BY	CHEN
REVISION	
DATE	10/10/10
BY	CHEN
REVISION	
DATE	10/10/10
BY	CHEN
REVISION	

A-2

CHEN
DESIGN
STUDIO

DATE: JULY 6, 2011
BY: CHEN DESIGN STUDIO
FOR: DP 10-545704

PROJECT	RESIDENTIAL BUILDING (DUPLEX)
OWNER	MR. & MRS. CHEN
DESIGNER	CHEN DESIGN STUDIO
DATE	JULY 6, 2011
SCALE	1/8" = 1'-0"
PROJECT NO.	DP 10-545704
DATE	JULY 6, 2011
BY	CHEN DESIGN STUDIO
FOR	DP 10-545704

RESIDENTIAL BUILDING (DUPLEX)

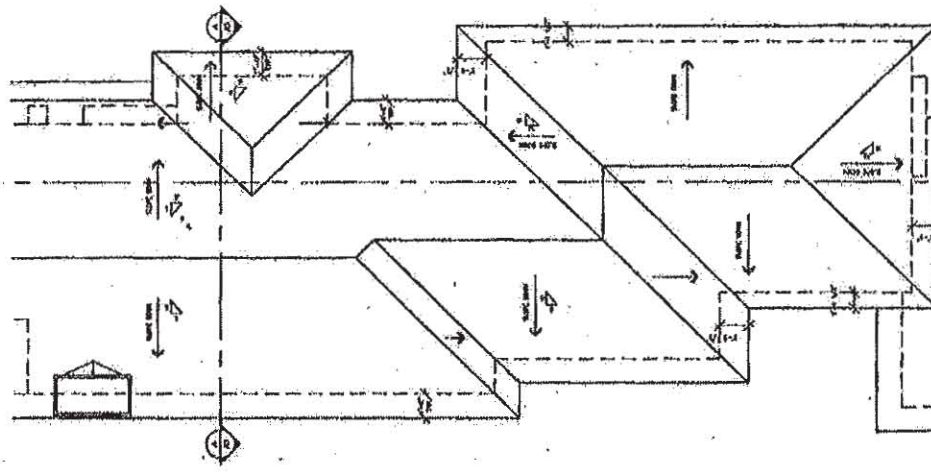
7000 BENNETT ROAD
DOWNTOWN, DC

ENLARGED FLOOR PLANS

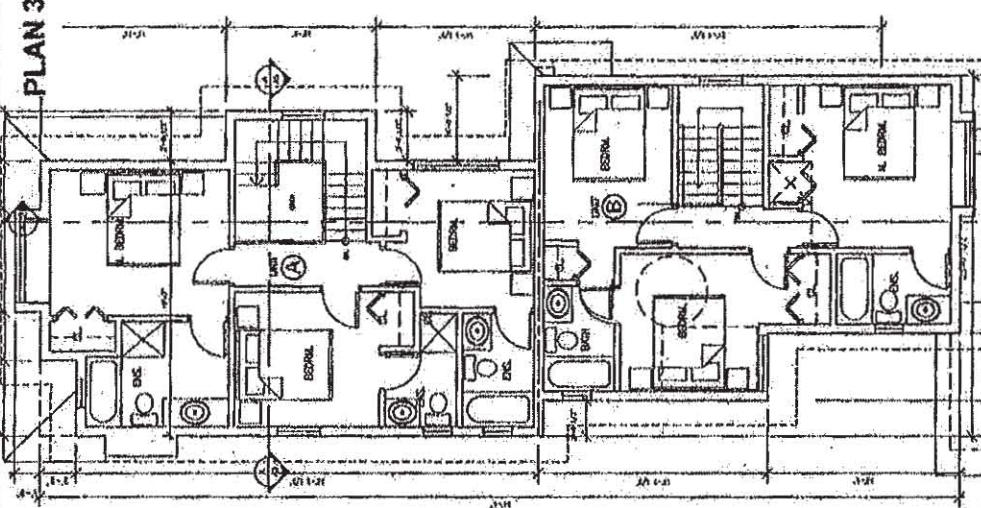
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SCALE	1/8" = 1'-0"
PROJECT NO.	DP 10-545704
DATE	JULY 6, 2011
BY	CHEN DESIGN STUDIO
FOR	DP 10-545704

A-3

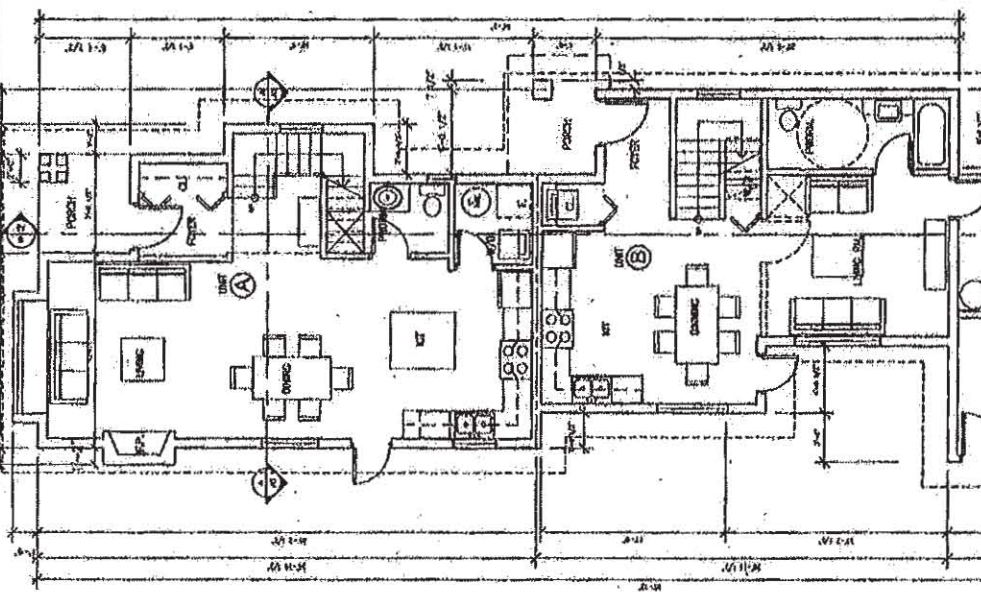
PLAN 3
DP 10-545704
JULY 6, 2011



ENLARGED ROOF PLAN
SCALE: 1/8" = 1'-0"



ENLARGED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



ENLARGED GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

Notes:
1. All dimensions are given in feet and inches.
2. All rooms are to be finished with drywall and paint.
3. All rooms are to be finished with tile or stone.
4. All rooms are to be finished with wood or laminate.
5. All rooms are to be finished with carpet or tile.
6. All rooms are to be finished with vinyl or stone.
7. All rooms are to be finished with brick or stone.
8. All rooms are to be finished with concrete or stone.
9. All rooms are to be finished with metal or stone.
10. All rooms are to be finished with glass or stone.

CHEN
DESIGN
STUDIO

2250 24th Street NW
Room 200
Seattle, WA 98107
Tel: (206) 275-0882
Fax: (206) 275-0883

PROJECT: DP 10-545704
SHEET: PLAN 4
DATE: JULY 6, 2011
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

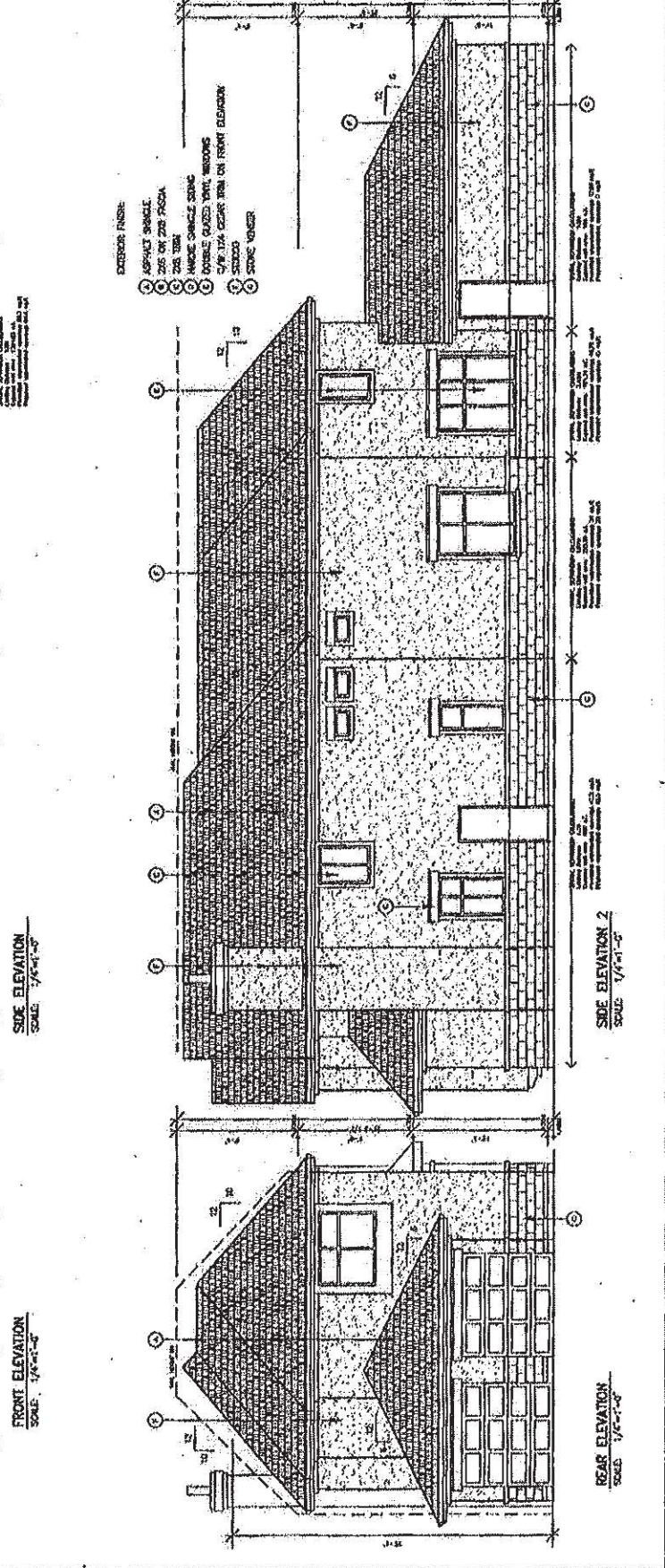
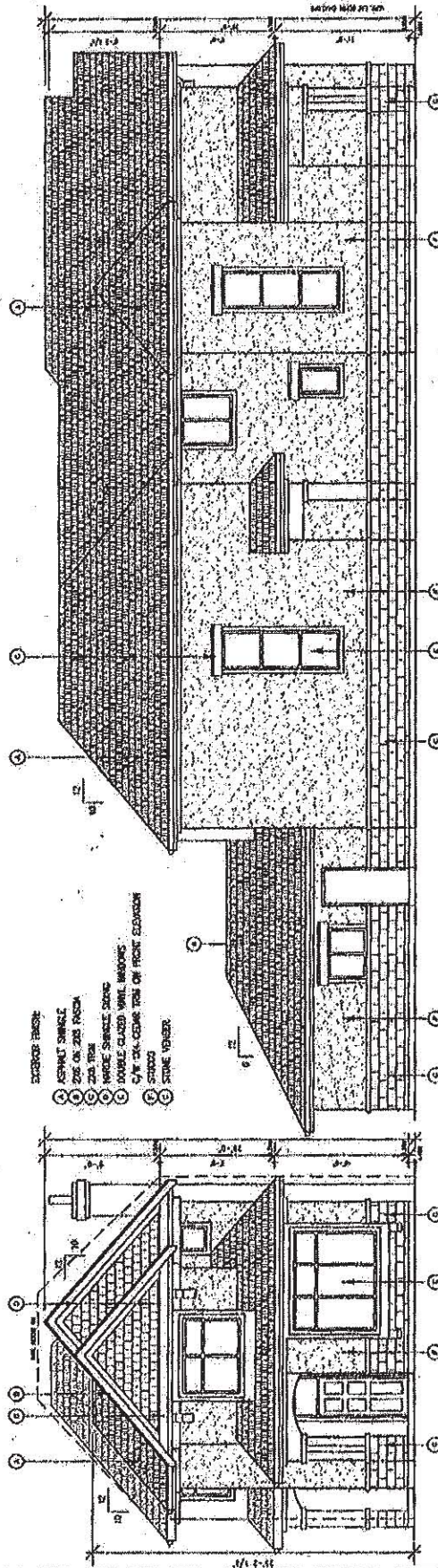
RESIDENTIAL
BUILDINGS
(DUPLEX)

PROJECT: DP 10-545704
SHEET: PLAN 4
DATE: JULY 6, 2011
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

ELEVATIONS

DATE: DEC. 2011
SCALE: 1/4"=1'-0"
PROJECT NO.: DP 10-545704
SHEET NO.: PLAN 4

A-4



PLAN 5

DP 10-545704

JULY 6, 2011

CHEN
DESIGN
STUDIO

2225-0700 Miller Rd.
Riverside, SC 29127-4145
Tel: (803) 270-9802
Fax: (803) 408-1728

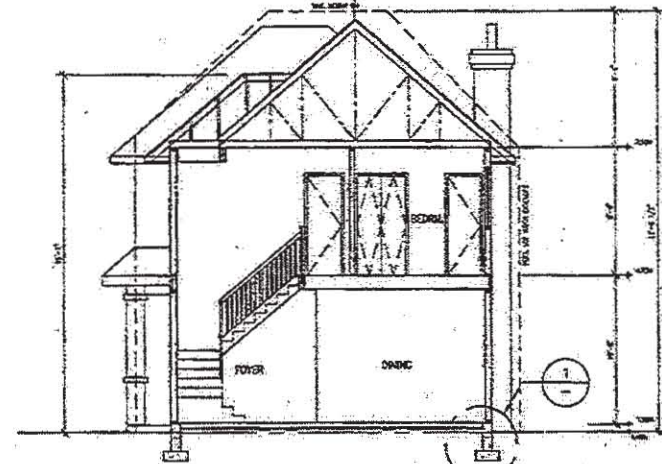


7860 BENNETT ROAD

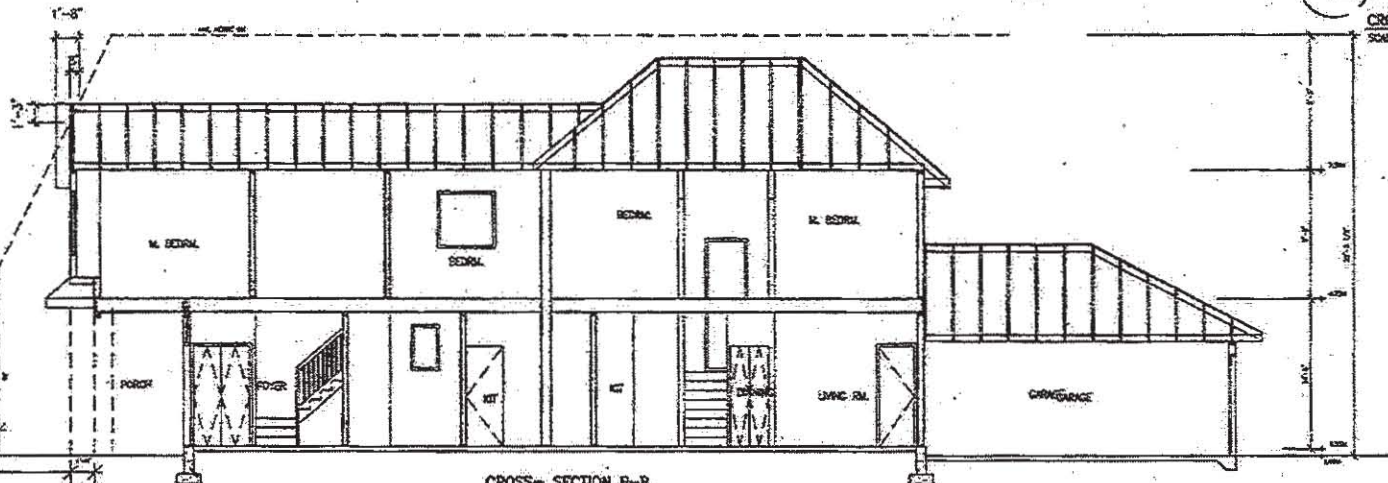
7900 BENNETT ROAD

7940 BENNETT ROAD

STREET SCAPE ELEVATION
SCALE: 1/8"=1'-0"



CROSS-SECTION A-A
SCALE: 1/4"=1'-0"



CROSS-SECTION B-B
SCALE: 1/4"=1'-0"

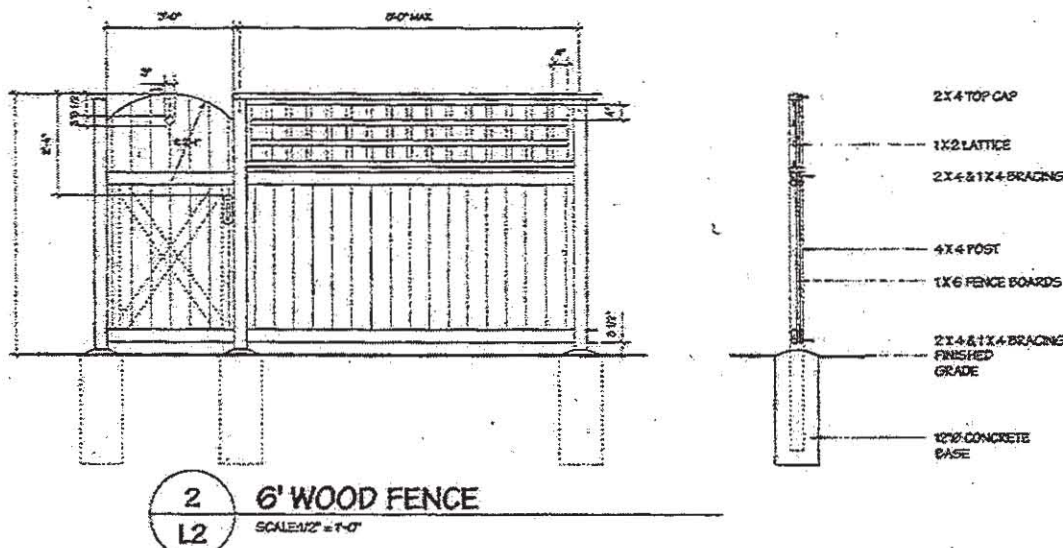
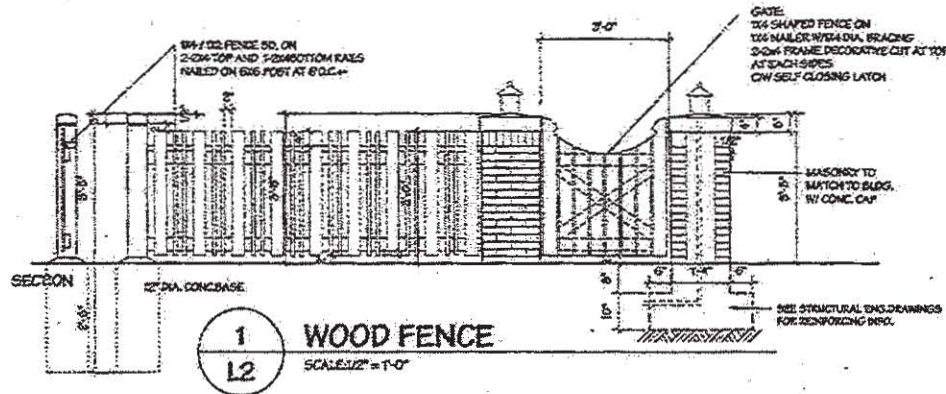
Project:
RESIDENTIAL
BUILDINGS
(DUPLEX)

7860 BENNETT ROAD
RIVERSIDE, SC

Drawing Title:
STREET ELEVATIONS
& SECTIONS

Date: DEC. 2009
Scale: AS SHOWN
Drawn By: SC
Checked By: SC
Project No.: 092014
Drawing No.:

A-5



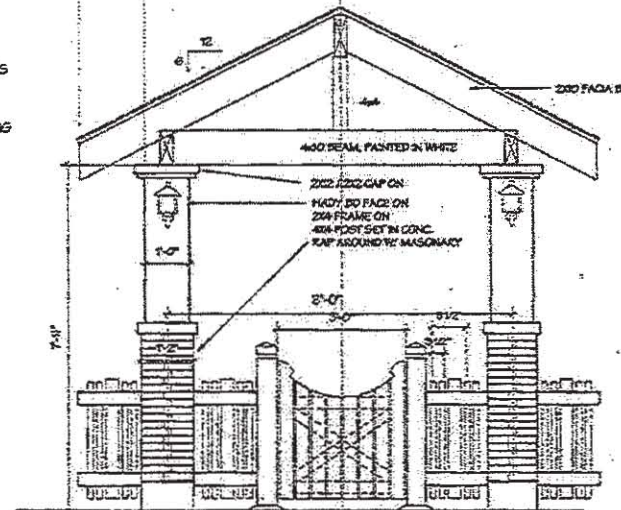
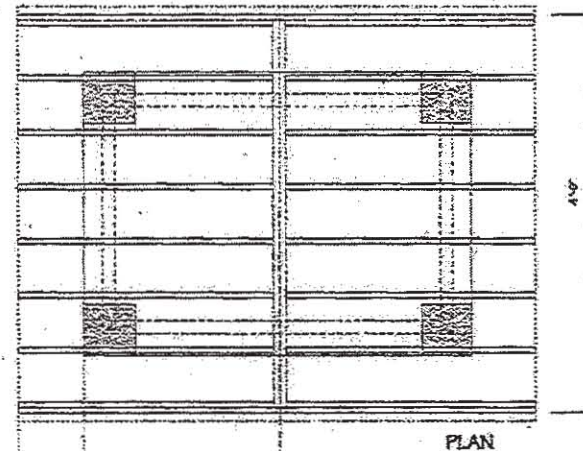
NOTE:

ALL WOOD SHALL BE PRESSURE TREATED FIR S.A.S.

ALL WOOD SHALL BE STAINED WITH 2 COATS SOLID STAIN COLOUR TO BE COORDINATED WITH THE BUILDING AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO APPLICATION.

ALL NAILS AND OTHER METAL COMPONENTS SHALL BE GALVANIZED.

ALL GATES SHALL BE PROVIDED WITH METAL LATCH ASSEMBLIES.



3
L3
OPEN ENTRY PERGOLA
SCALE 1/2" = 1'-0"

409-42202
Randy Brown

REDACTED/REDACTED

ITO

& ASSOCIATES

Landscape Architects

1141 E. 50 Avenue

Vancouver, BC V5H 0A2

TEL: (604) 255-5009

Email: info@ito.ca

Project:

7800 BENNETT ROAD
RICHMOND

Drawing Title:

LANDSCAPE PLAN

Author	ME + JAE
Drawn	ME
Checked	ME
Date	JULY 2011
App	WLD
Drawn	

L2 of 2



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

Development Application Data Sheet

DP 10- 545704

Attachment B

Address: 7900 Bennett Road – Table for Proposed East & West Subdivided Parcels

Applicant: Chen Design Studio

Planning Area(s): City Centre Area – Acheson Bennett Sub-Area

	Existing	Proposed
Owner:	Pujun Ren	Pujun Ren
Site Size (m²):	825.4 m ²	2 lots @ 381.6 m ² each
Land Uses:	Single Family Dwelling	Duplex on Each Parcel
OCP Designation:	Neighbourhood Residential	Neighbourhood Residential
Area Plan Designation:	Mixed Single-family & Small-scale Multi-family	Mixed Single-family & Small-scale Multi-family
702 Policy Designation:	N/A	N/A
Zoning:	RS1/E	RI2
Number of Units:	1 unit	4 units (Duplex on Each Parcel)
Other Designations:	N/A	N/A

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	N/A	none
Floor Area Ratio:	Max. 0.55	0.55	none
Lot Coverage – Building:	Min. 45% m	44.3% m	none
Lot Size (min. dimensions):	Min. 312 m ² to Max. 1560 m ²	2 lots @ 381.6 m ²	none
Setback – Front Yard (m):	Min. 4.5 m	4.5 m	none
Setback – Interior Side Yards (m)	Min. 1.2 m Min 0.6 (Garage)	Min. 1.2 m Min 0.6 (Garage)	none
Setback – Rear Yards (m)	Min. 6.0 m Min. 1.2 m (Garage)	6.0 m	none
Height (m):	Max. 9 m	Max. 8.8 m (7.65m to roof mid-point)	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Regular (R) / Visitor (V):	Greater of 1 (per DU) or 0.5 (per Bedroom) and 0 (V) per unit	Greater of 1 (per DU) or 0.5 (per Bedroom) and 0 (V) per unit	none
Off-street Parking Spaces – Total:	3 per lot	3 per lot	none
Tandem Parking Spaces:	Not permitted	0	none
Amenity Space – Indoor:	N/A	N/A	none
Amenity Space – Outdoor:	N/A	Private Yards	none

Other: Tree replacement compensation for loss of significant trees provided @ 2:1 ratio and/or cash-in-lieu.



City of
Richmond

Minutes

Development Permit Panel

Wednesday, July 27, 2011

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Robert Gonzalez, General Manager, Engineering and Public Works
Dave Semple, General Manager, Parks and Recreation

The meeting was called to order at 3:30 p.m.

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, July 13, 2011, be adopted.

CARRIED

2. Development Permit 10-545704

(File Ref. No.: DP 10-545704) (REDMS No. 3218163)

APPLICANT: Chen Design Studio

PROPERTY LOCATION: 7900 Bennett Road

INTENT OF PERMIT:

1. Permit the construction of two (2) back-to-back duplexes at 7900 Bennett Road on a site zoned "Infill Residential (RI2)"; and
2. Vary the provisions of the Richmond Zoning Bylaw No. 8500 to permit a 0.5m building projection beyond the vertical height envelope.

Applicant's Comments

Xi Chen, Designer, Chen Design Studio, provided the following details regarding the proposed two back-to-back duplexes at 7900 Bennett Road:

- the subject site was subdivided into two new lots, and a two-unit duplex building is proposed for each lot;

- the proposed design of the buildings are two-storey wood frame homes, approximately the same height as existing adjacent residences;
- the proposed front yard setback matches the front yard setback of existing adjacent homes;
- the proposed density is 0.55 floor area ratio;
- architectural form and character is similar to single-family, duplex, and two-storey townhouse residences on adjacent lots;
- Crime Prevention Through Environmental Design (CPTED) is applied to the proposed development, and safety and security is enhanced by: (i) a front fence that is less than 1 metre in height to allow casual observation of the street; (ii) well lit entrances to residences; and (iii) a shared tenant pathway for "B" units;
- accessibility features are in place throughout the design scheme, and aging-in-place features are provided in all units;
- the rear "B" units will be convertible, and have the base level of accessible features, such as widened doors, stairs and corridors throughout;
- framing and electrical elements are included for a future stair lift, and the living room is convertible into a bedroom, with an accessible washroom included;
- sustainability features on site include permeable pavers, low flow fixtures and faucets, water efficient appliances, and dual flush toilets;
- there are motion sensors and timers in the public area to reduce electricity consumption;
- low glazing is used, as are low emitting materials, where applicable; and
- operable windows will create a better indoor environment.

In response to the Chair's query regarding parking, Ms. Chen stated that the zoning bylaw requirement of greater than 1.0 resident parking spaces per dwelling unit, or 0.5 parking spaces per bedroom (3 spaces per lot), is achieved.

In response to the Chair's request for information regarding access to the site, garages, and landscaping, Masa Ito, Ito and Associates, Landscape Architects, advised that:

- rear lane access is provided to this site from Acheson Road, with parking garages at the rear of the site;
- the landscape scheme includes a patio space at the front of each unit, and boulevard street trees; and
- an open arbour denotes the main entrance to the site.

Panel Discussion

Discussion ensued between the Panel and Mr. Ito regarding:

- all parking is at the rear of the subject site, and a pathway in the centre of the site features some low landscaping to soften the edges;
- the proposed fence could be relocated further toward the north, to allow the addition of more landscaping elements;
- the access from the lane is a hard surface;
- no outdoor amenity space is provided on site, but the project is located close to the City's Brighthouse Park, an area that offers outdoor space; and
- fencing the perimeter is a questionable solution to adjacency issues.

Discussion continued with the Panel questioning the appropriateness of: (i) a lack of outdoor space; (ii) reliance on Brighthouse Park for outdoor activity for children; (iii) questionable safety for children leaving the subject site and going to Brighthouse Park for play; and (iv) the general lack of quiet outdoor space on the subject site.

Staff Comments

Brian J. Jackson, Director of Development, advised that the unique zone "Infill Residential" was created specifically for the Atchison Road/Bennett Road area, and that the zone has no requirement for a common outdoor amenity space, though the infill residential project to the east of the subject site features detached garages.

The design scheme includes a trade off between attached garages and having additional parking off the lane, and pushing the garages further south.

In response to a query from the Chair, Mr. Jackson advised that if the applicant moved the garages further north on the subject site without a dedication on the south side, vehicles might have a problem manoeuvring onto the half lane.

Gallery Comments

Bob Harrison, 9591 McBurney Drive, stated that a 3:30 p.m. start time for a Panel meeting was inconvenient for some residents.

Correspondence

None.

Panel Discussion

The Chair stated that the project's design could be more appropriate and more sensitively executed in terms of: (i) landscaping; (ii) presentation to the lane; (iii) whether there is a way to make access to the site, and parking, more workable; and (iv) the provision for usable outdoor space for each unit.

The Chair added that he had a concern regarding liveability for future residents of the rear, or, "B" units.

The Panel further commented that: (i) now was an opportune time to be creative; and (ii) replacing fences was an inadequate response to interface with adjacent properties.

Panel Decision

It was moved and seconded

That Development Permit 10-545704 be referred back to staff for further examination of:

- (i) the landscaping scheme;*
- (ii) presentation to the lane;*
- (iii) access to the site;*
- (iv) on-site parking; and*
- (v) provision of useable outdoor space for each unit.*

CARRIED

3. Development Permit DV 10-542375

(File Ref. No.: DV 10-542375) (REDMS No. 3227053)

APPLICANT: Provincial Rental Housing Corporation

PROPERTY LOCATION: 8180 Ash Street

INTENT OF PERMIT:

1. Vary the minimum lot width from 12 m to 8.3 m for proposed Lot 5; and
2. Vary the minimum lot frontage from 6 m to 0.38 m for proposed Lot 4, to 2.7 m for proposed Lot 5 and to 0.60 m for proposed Lot 6

To permit subdivision of 8180 Ash Street into six (6) lots zoned "Single Detached (RS1/B)" for the purpose of developing affordable single-family dwellings.

Applicant's Comments

Julio Gomberoff, Retired Architect, 455 Beach Crescent, Vancouver, spoke in general terms regarding: (i) the more than 6 feet of frontage; (ii) the recessed property line; (iii) the unique hammerhead driveway arrangement that allows for cars to go forward onto Dayton Court; (iv) the size of the six proposed lots exceeds the zoning bylaw requirement; (v) the 2 ½ storey height of the proposed homes; (vi) the finished site grade; (vii) the subject site's potential to add between 6 and 9 cars to the neighbourhood; and (viii) shrubs, grass, and the number of trees to be planted on site as part of the landscaping scheme.

Development Permit Panel
Wednesday, July 27, 2011

5. Date Of Next Meeting: Wednesday, August 24, 2011

6. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:55 p.m.

CARRIED

Certified a true and correct copy of the
Minutes of the meeting of the
Development Permit Panel of the Council
of the City of Richmond held on
Wednesday, July 27, 2011.

Joe Erceg
Chair

Sheila Johnston
Committee Clerk



City of Richmond
Planning and Development Department

Development Permit

No. DP 10-545704

To the Holder: CHEN DESIGN STUDIO

Property Address: 7900 Bennett Road

Address: 3228 - 8700 McKim Way, Richmond, BC V6X 4A5

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw No. 8500" is hereby varied to:
 - a) Permit a 0.5m building projection beyond the vertical height envelope to accommodate a gable ridge projection.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #6 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$25,509.20 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

No. DP 10-545704

To the Holder: CHEN DESIGN STUDIO
Property Address: 7900 Bennett Road
Address: 3228 - 8700 McKim Way, Richmond, BC V6X 4A5

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

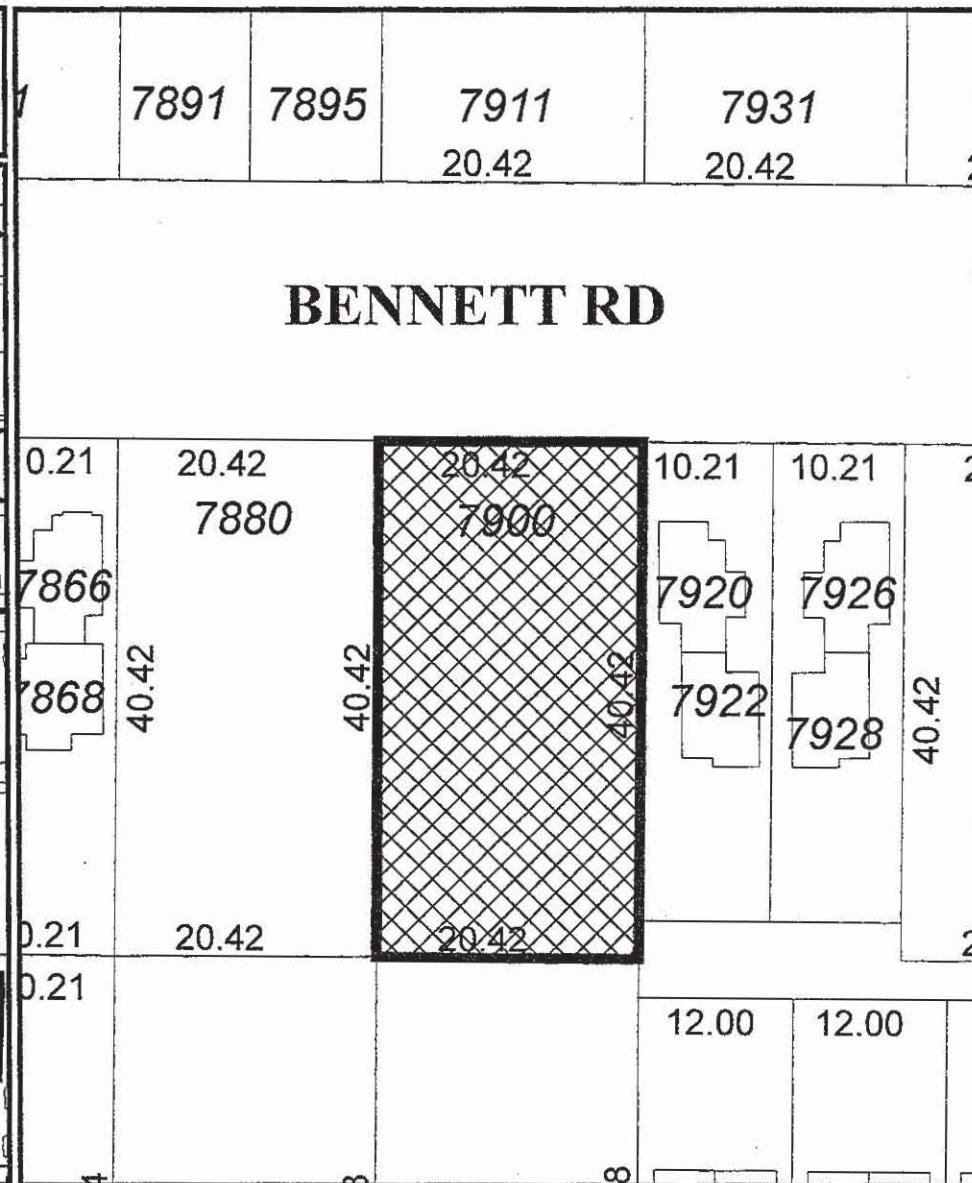
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 10-545704
SCHEDULE "A"

Original Date: 09/29/10

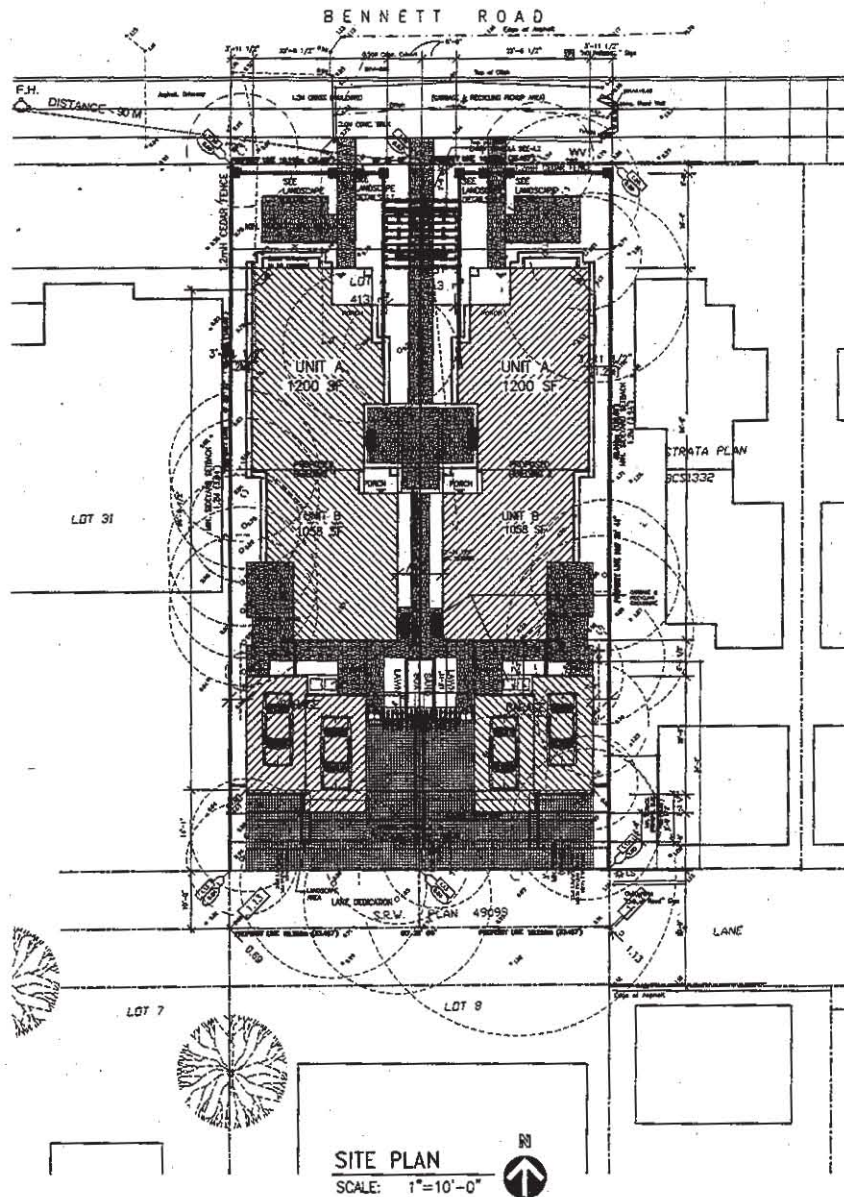
Revision Date:

Note: Dimensions are in METRES

DECEMBER 14, 2011

CHEN
DESIGN
STUDIO

3228-8700 Melvin Way,
Richmond, BC V7X 4A5
Tel. (604) 275-8882
Fax (604) 268-1738



SIZE PLAN NOTES:

- DRAIN ALL SEPTIC TANK SURFACE AND PUMP OUT SEWAGE;
- PUMP OUT SEWAGE FROM ALL SEPTIC TANKS (SEE REMOVAL OF P100-1 & P100-2);
- SEE JOB LOG AREA TO BE LANDSCAPED;

LEADS:

	FOUNDED OFFICE EL PASO
	EXISTING OFFICE EL PASO

PROJECT DATA:

CIVIC ADDRESS:	7900 BENNETT ROAD RICHMOND, BRITISH COLUMBIA
LEGAL DESCRIPTION:	32 SEC 17 BLK4N RG6W PL 14504
PARCEL IDENTIFIER:	004-296-575
ZONING:	R11

DATA		EXISTING	PROPOSED
ZONING		R21.7E (ONE LOT)	R12 (TWO LOTS)
		SPLAW REQUIRED (YES)	PROPOSED (TECH LOT)
FLOOR AREA RATIO	0.35	UNIT A 1203 SF (111.8 SM) UNIT B 1053 SF (98.1 SM) TOTAL 2256 SF (210.240/0.35)	UNIT A 1203 SF (111.8 SM) UNIT B 1053 SF (98.1 SM) TOTAL 2256 SF (210.240/0.35)
LOT COVERAGE-BUILDING	40%	1780 SF (164.3 SM)	1780 SF (164.3 SM) (40%)
(BUILDING & NON-POROUS AREA)	75%	2514 SF	2514 SF (233.56 SM) (67%)
GROSS SITE AREA	825.4 SM (2084.5F)	4442 SF	4442 SF (412.7 SM) (EA. LOT)
ROAD DEDICATION		335 SF	335 SF (31.1 SM) (EA. LOT)
NET LOT SIZE (EACH)		4767 SF	4767 SF (381.6 SM) (EA. LOT)
SETBACK - FRONT YARD	4.5M	3.5 M (115')	3.5 M (115') (PRINCIPAL, BLDG.)
SETBACK - SIDE YARD	1.5M	1.5 M (5.0')	1.5 M (5.0')
SETBACK - REAR YARD	1.5M	12.81 M (42.03')	12.81 M (42.03')
HEIGHT	2 1/2 STOREY/6.0M	--	--
PARKING	0.5 STALLS PER BEDROOM	3 STALLS PER LOT	3 STALLS PER LOT
LANDSCAPING	30%	30%	148 SM (1593.5F)

Project:

RESIDENTIAL
BUILDINGS
(DUPLEX)

7900 BENNETT ROAD
BIRMINGHAM, AL

Drawing Title:

SITE PLAN
& DATA

Date: DEC, 2009

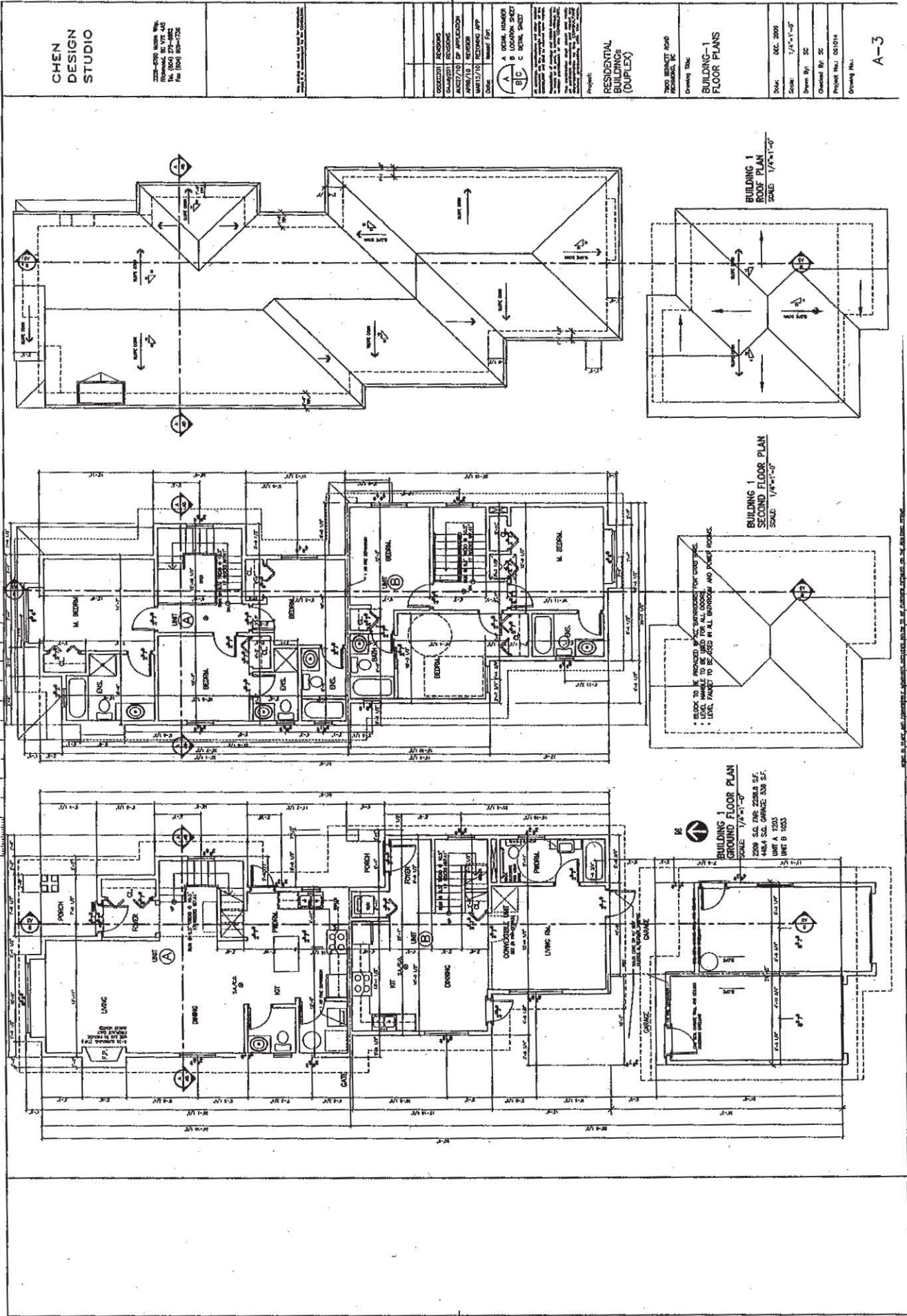
Scale: $1'' = 20' = 0''$

Drawn By: SC

Checked by: SC

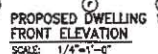
Project No.: 001014

Crawling No.:



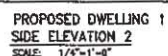
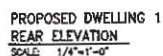
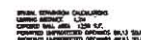
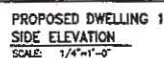
DECEMBER 14, 2011

3228-8700 McKim Way,
Richmond, BC V7E 4A5
Tel. (604) 275-0552
Fax (604) 980-1736



EXTERIOR FINISH

- ☐ A ASPHALT SHINGLE
- ☐ B 2X6 ON 2X8 FASCIA
- ☐ C 2X6 TRIM
- ☐ D HANGAR SHINGLE SIDING
- ☐ E DOUBLE GLAZED VINYL WINDOWS
- ☐ F 6/12 1X4 CEDAR TRIM ON FRONT ELEVATION
- ☐ G STUCCO
- ☐ H STONE VENEER



EXTERIOR FINISH:

- (A) ASPHALT SHINGLE
- (B) 2X8 OR 2X6 FASCIA
- (C) 2X8 TRIM
- (D) HARVEST SINGLE SIDING
- (E) DOUBLE GLAZED VINYL WINDOWS
- (F) C/P 1X4 CEDAR TRIM ON FRONT ELEVATION
- (G) STUCCO
- (H) STONE VENEER

PLAN 5

DP 10-545704

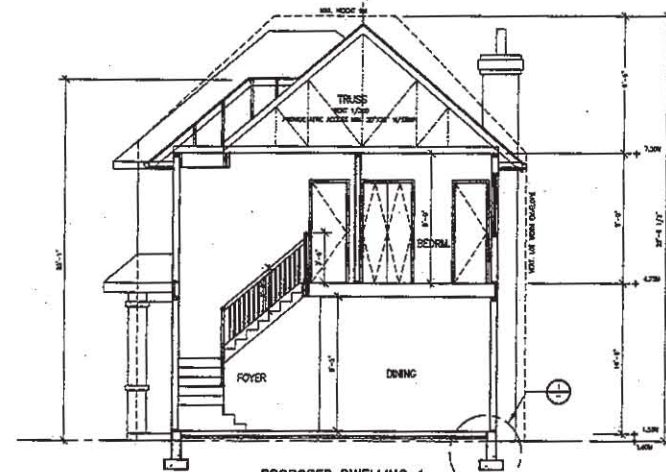
DECEMBER 14, 2011

CHEN
DESIGN
STUDIO

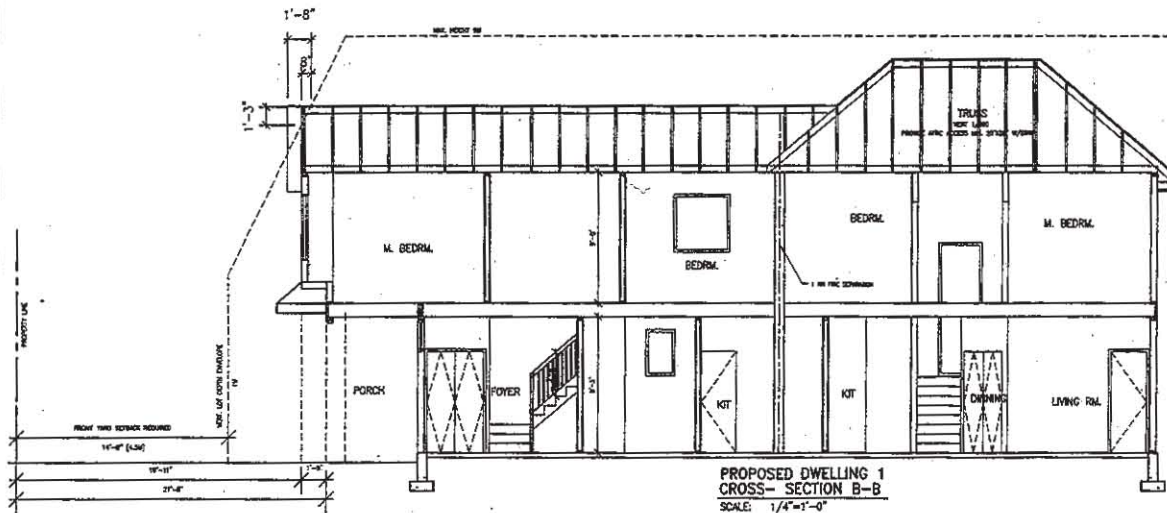
3028-6700 Modern Way,
Richmond, SC 29244
Tel. (804) 775-0802
Fax (804) 909-1708



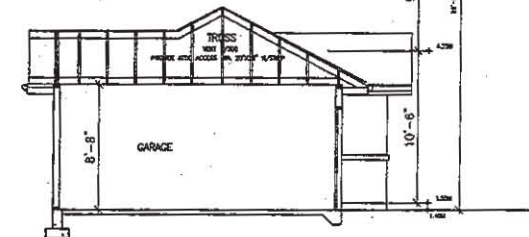
STREET SCAPE ELEVATION
SCALE: 1/8"=1'-0"



PROPOSED DWELLING 1
CROSS-SECTION A-A
SCALE: 1/4"=1'-0"



PROPOSED DWELLING 1
CROSS-SECTION B-B
SCALE: 1/4"=1'-0"



This drawing shall not be used for construction without the approval of the City of Richmond.

14JAN2011	BP
04MAR2011	REVISIONS
AUG27/10	DP APPLICATION
APRIL/10	REVISION
MAR13/10	REVISION APP
DATE	REVISION FOR
A	DETAIL NUMBER
B/C	LOCATION SHEET
	DETAIL SHEET

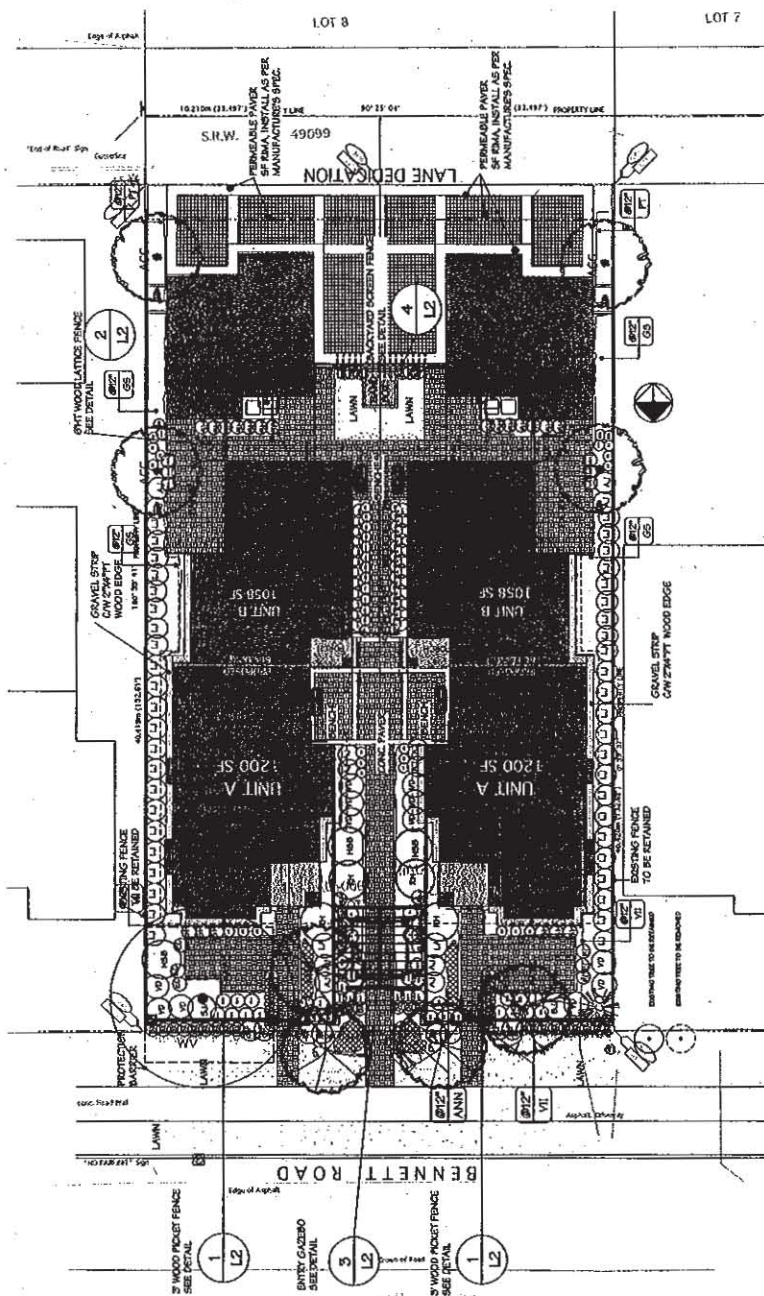
Permitting of building and related structures, for use in the City of Richmond, Virginia, is subject to the approval of the City of Richmond.

Project:
RESIDENTIAL
BUILDINGS
(DUPLEX)

7900 BENNETT ROAD
RICHMOND, SC

Drawing Title:
BUILDING 1
SECTIONS

Date: DEC. 2009
Scale: AS SHOWN
Drawn By: SC
Checked By: SC
Project No: 091014
Drawing No:

[illegible]

ITT & ASSOCIATES
Landscape Architects
1942 E 5th Avenue
Vancouver, BC V5N 1A2
T/F: (604) 255-5009
Email: itbvancouver@msc.com

7900 BENNETT ROAD
RICHMOND

LANDSCAPE PLAN

Model:	18" x 7'4"
Organic:	MS
Crystalline:	Ti
Date:	July 14, 2000
Ref.:	10013

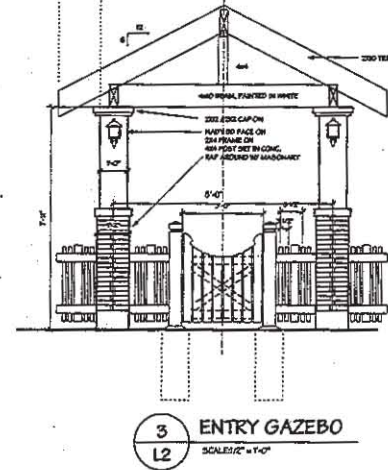
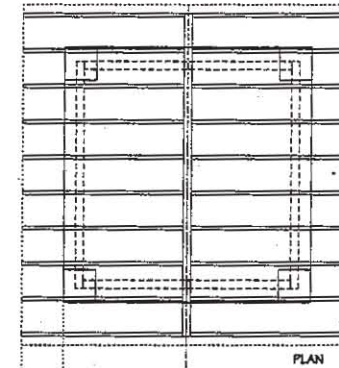
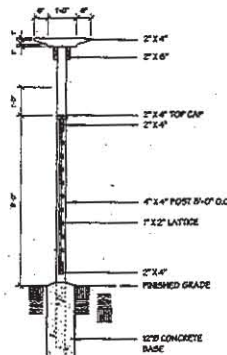
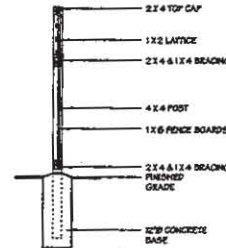
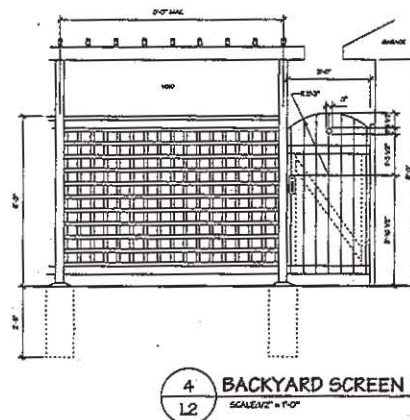
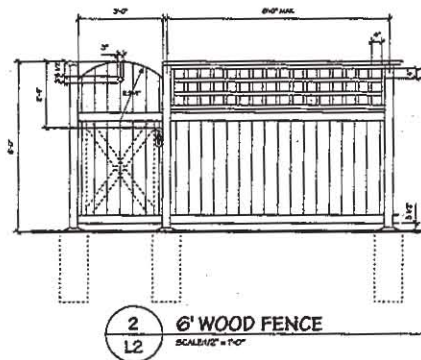
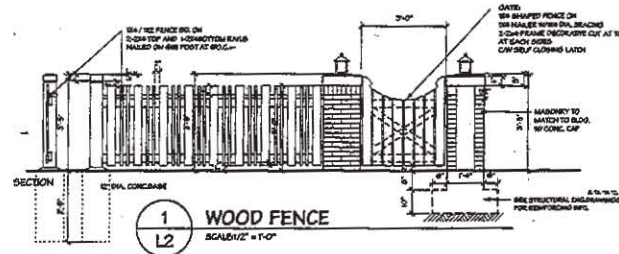
L1 of 2

PLANT LIST

[illegible]

EXTENDING TREE REPLACEMENT RATIONAL

[illegible]



NOTE:
ALL WOOD SHALL BE PRESSURE TREATED FIR S.A.S.
ALL WOOD SHALL BE STAINED WITH 2 COATS SOLID STAIN, COLOUR TO BE COORDINATED WITH THE BUILDING AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO APPLICATION.
ALL NAILS AND OTHER METAL COMPONENTS SHALL BE GALVANIZED.
ALL GATES SHALL BE PROVIDED WITH METAL LATCH ASSEMBLIES

Dec. 12, 2011:
Shop reviewed, groups revised, planning/field notes, adjusted. Released for DP
Dec. 7, 2011:
Shop, hard landscape modified, planning adjusted. Released for DP
Dec. 1, 2011:
Shop, hard landscape modified, planning adjusted. Released for DP
Sept. 24, 2010:
Shop, modified, new s/n indicated. Released for DP
July 14, 2010:
Issued for DP
INVISIONS/P&A

ITO
& ASSOCIATES
Landscape Architects
1942 E 5th Avenue
Vancouver, BC V5N 1M2
T/F: (604) 255 5000
Email: tover@ito.ca

Project:
7900 BENNETT ROAD
RICHMOND

Drawing Title:
LANDSCAPE PLAN

Scale: 1/8" = 1'-0"
Date: 10
Checked: TI
Date: July 14, 2010
JHL: MLI
Sheet:



City of Richmond

Report to Development Permit Panel Planning and Development Department

To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: December 21, 2011
File: DP 10-538908
Re: **Application by Doug Massie, Architect of Chercover Massie & Associates Ltd.
for a Development Permit at 8851 Heather Street**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a two-storey building for a licensed child care facility for approximately 60 children at 8851 Heather Street on a site zoned Assembly (ASY); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the minimum interior side yard from 7.5 m to 1.2 m;
 - b) Reduce the minimum public road parking setback from 3 m to 1.5 m; and
 - c) Permit 54% small car parking spaces on a site with less than 31 parking spaces (8 small car parking spaces of total 15 spaces).

Brian J. Jackson, MCIP
Director of Development

BJJ:sb
Att.

Staff Report

Origin

Doug Massie, Architect of Chercover Massie & Associates Ltd. has applied to the City of Richmond for permission to develop a two-storey building with a licensed child care facility for approximately 60 children at 8851 Heather Street on a site zoned Assembly (ASY). Variances are included in the proposal to: reduce the interior side yard, reduce the Heather Street public road parking setback, and permit small car parking spaces.

Development Permit Panel's recommendation that the subject Development Permit be issued was considered by Council on December 19, 2011. At the meeting, Council carried the resolution that the Development Permit be referred back to the Development Permit Panel.

This staff report addresses the Council referral and responds to the concerns expressed by residents. The report considered by the Development Permit Panel on November 30, 2011 is attached for reference (**Attachment AA**). Subsequent to the Development Permit Panel meeting on November 30, 2011, public correspondence was received and is attached (**Attachment BB**).

Staff Comments

At the Council meeting on December 19, 2011, there was a brief discussion about concerns expressed by residents on Heather Street related to the form and character of the proposal, traffic in the area, and consultation. Regarding to the items discussed:

- Neighbourhood resident concerns regarding the form and character of the proposed child care facility were considered and addressed;
- a traffic calming measures survey has recently been mailed to Heather Street residents; and
- in September, the applicant hosted an Open House Meeting with neighbourhood residents.

Analysis

Neighbourhood Resident Concerns

- Neighbourhood resident concerns regarding the form and character of the proposed child care facility were considered at the Development Permit Panel meetings held on July 13, 2011 and November 30, 2011.
- As noted in the staff reports, the applicant made revisions to their proposal to improve fit into the neighbourhood and the interfaces to the surrounding single-family lots. These changes were made both during the Development Permit process, and also a result of concerns expressed at the July 13, 2011 Development Permit Panel meeting.
- Public correspondence was submitted to the City after the November 30, 2011 Development Permit Panel meeting by Mr. Raj Johal, who also attended the November 30, 2011 meeting (**Attachment BB**). Many concerns were considered at the Development Permit Panel meetings held on July 13, 2011 and November 30, 2011, including the concerns expressed in the letter (reduced setbacks, traffic volume, Heather Street width, parking, sidewalks, open ditch and lighting). Some additional land use, density and operations concerns were expressed, but are outside the scope of a Development Permit. The petition attached to the letter was considered at the July 13, 2011 Development Permit Panel meeting.

Traffic Concerns

- The "Proposed Traffic Calming Measures on Heather Street Survey" dated December 20, 2011 was mailed to residents and owners of the properties in the 8700 to 8900 block of

Heather Street. The survey includes a request for responses by Friday, January 20, 2011. Transportation staff will compile and analyse the results of the survey and if there is support, the proposed speed humps will be installed as part of the City's 2012 paving season.

Community Consultation

- As a result of concerns expressed by neighbourhood residents at the July 13, 2011 Development Permit Panel meeting, and as noted in the staff report dated October 7, 2011, the applicant hosted an Open House Meeting on September 8, 2011 to consult with residents of the neighbourhood.
- As noted in the staff report dated October 7, 2011, in response to the resident concerns, the applicant made changes to the design to improve privacy for the adjacent neighbours.

Conclusions

Council's referral has been addressed. Throughout the application process the applicant has made changes that improve the neighbourhood fit and privacy for the neighbouring properties. Staff have examined pedestrian and vehicle traffic on Heather Street and are in the process of conducting a traffic calming survey regarding speed hump construction along Heather Street. This information should be available by the end of January 2012.

The proposal for a child care facility supports the community by helping to address the toddler and 3-5 year old child care needs for the Broadmoor and City Centre planning areas. The existing Assembly zoned lot is well situated for a child care facility with a neighbourhood park across the street. Staff recommends support of this Development Permit application.



Sara Badyal, M. Arch, MCIP
Planner 1
SB:rg

Attachment AA	Development Permit Panel Report considered on November 30, 2011 (with attachments, including report considered on July 13, 2011)
Attachment BB	Public Correspondence received from Mr. R Johal dated December 4, 2011

The following are to be met prior to forwarding this application to Council for approval:

- Registration of a flood plain indemnity covenant.
- Submission of a contract entered into between the applicant and a Certified Arborist for supervision on any on-site works conducted within the tree protection zone of the maple tree to be retained.
- Installation of appropriate tree protection fencing around the maple tree to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
- Receipt of a Letter-of-Credit for landscaping in the amount of \$42,822.00.

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

- Incorporation of accessibility features shown in Development Permit drawings.
- Driveway and boulevard restoration works to be done at the developer's sole cost via City Work Order.
- Obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required.
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).



City of Richmond
Planning and Development Department

**Report to
Development Permit Panel**

To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: October 7, 2011
File: DP 10-538908
Re: Application by Doug Massie, Architect of Chercover Massie & Associates Ltd.
for a Development Permit at 8851 Heather Street

Staff Recommendation

That a Development Permit be issued which would

1. Permit the construction of a two-storey building for a licensed child care facility for approximately 60 children at 8851 Heather Street on a site zoned Assembly (ASY); and
2. Vary the provisions of Zoning Bylaw 8500 to:
 - a) Reduce minimum interior side yard from 7.5 m to 1.2 m;
 - b) Reduce the minimum public road parking setback from 3 m to 1.5 m;
 - c) Permit 54% small car parking spaces on a site with less than 31 parking spaces (8 small car parking spaces of total 15 spaces).

A handwritten signature in cursive script, appearing to read 'Brian Jackson'.

Brian J. Jackson, MCIP
Director of Development

SB:blg
Att.

Staff Report

Origin

Doug Massie, Architect of Chercover Massie & Associates Ltd. has applied to the City of Richmond for permission to develop a two-storey building with a licensed child care facility for approximately 60 children at 8851 Heather Street on a site zoned Assembly (ASY). Variances are included in the proposal to: reduce the interior side yard, reduce the Heather Street public road parking setback, and permit small car parking spaces.

The application was presented to the Development Permit Panel on July 13, 2011. At the meeting, the Panel moved and seconded:

"That Development Permit 10-538908 be referred back to staff for further:

- (a) consultation with residents of the neighbourhood; and*
- (b) examination of on-site parking/manoeuvring and pedestrian and vehicle traffic on Heather Street."*

This staff report addresses the Panel referral and responds to the concerns expressed by residents. The report considered by the Panel on July 13, 2011 is attached for reference (**Attachment A**).

Staff Comments

In response to the Development Permit Panel referral:

- The applicant hosted an Open House Meeting to consult with residents of the neighbourhood;
- The applicant has made changes to the design to improve privacy for the adjacent neighbours;
- On-site parking/manoeuvring and pedestrian and vehicle traffic on Heather Street was examined; and
- Transportation staff will be conducting a traffic calming survey this fall, and if there is support from the residents, work will commence in the summer of 2012 on the construction of speed humps along Heather Street. Resident support would require at least 66% of survey respondents to be in favour and at least 30% of surveyed households to submit a response.

The proposed building footprint and parking layout remain the same and there are no changes to the variances proposed.

Analysis

Community Consultation

- The applicant hosted a neighbourhood Open House Meeting from 7:00 pm to 8:00 pm on Thursday September 8, 2011 at Family Place, which is located at 8660 Ash Street, a block away from the development site.
- On August 19, 2011, invitations were hand delivered to 53 homes in close proximity to the subject site, including homes along Heather Street from Francis Road to Dolphin Avenue, and the homes along Dolphin Court (**Attachment B**).

- At the Open House Meeting, approximately seven (7) neighbourhood residents attended and expressed concerns regarding:
 - Number of children;
 - Size of building;
 - Adequacy of on-site outdoor play area;
 - Privacy from overlook and noise potential for the adjacent neighbours;
 - Adequacy of on-site parking; and
 - Pedestrian and vehicle traffic on Heather Street – vehicle speeding, narrow street width, significant drainage ditch, street lighting, and lack of sidewalk.

Number of Children

- As noted in the Staff Report, Vancouver Coastal Health childcare facility licensing staff have reviewed the application and have confirmed that they have no concerns with the proposal.
- The proposal has been designed with appropriate indoor and outdoor area for 60 children to meet Provincial childcare licensing requirements and the operational needs of the applicant. The children will be accommodated in 4 classrooms; 3 rooms of 12 children under 3 years old, and 1 room of 24 children aged 3 to 5 years old.
- The applicant advises that the proposed number of children is needed to enable the construction of a new building and to accommodate the mix of childcare spaces for both older and younger children.

Size of Building

- The size of the building complies with the 0.5 floor area ratio (FAR) density permitted under the existing Assembly (ASY) zoning.
- The applicant has reviewed opportunities to reduce the size of the building. The proposed building size is needed to accommodate 60 children, and 60 day care spaces are needed for the daycare to be economically viable.

Adequacy of On-site Outdoor Play Area

- As noted in the Staff Report, the licensing authority, Vancouver Coastal Health, has reviewed the size, location, and proposed scheduled use of the play area. Vancouver Coastal Health childcare licensing staff has advised that they have no concerns with the proposal.
- The outdoor children's play area has been designed for active children's play, with durable materials, a small lawn hill and lawn areas, raised wooden deck stage element, rubber paved tricycle track, rubber paved open areas, sand boxes, outdoor sink, and portable water and sand boxes.
- The outdoor amenity space in the backyard has been designed to accommodate 24 children. The applicant will set up a schedule for use of the backyard outdoor play area, with no more than one (1) classroom outside at a time (12 to 24 children). The goal of the applicant is for each child to have access to the play area for 60 minutes every day, weather permitting. This exceeds the licensing requirement of 30 minutes per day.

Privacy From Overlook & Noise Potential for the Adjacent Neighbours

- Privacy was provided for the adjacent single-family home under construction to the north at 8831 Heather Street with: 1.8 m height solid wood privacy fencing under construction along the shared property line at grade, and retention of the existing hedge along the north edge of the back yard. In addition, a second floor staircase window has been deleted as it was found to be roughly aligned with a second floor bedroom window.

- Privacy was provided for the adjacent single-family home to the south at 8871 Heather Street with: existing 1.8 m height solid wood privacy fencing along the shared property line at grade, and an increased 4.2 m setback at the second floor level. In addition, the applicant has increased the amount of existing hedge that will be retained along the south edge of the back yard and has added solid frosted glass panels to the 1.5 m height guardrail along the south edge of the second floor balcony.
- Privacy was provided for the adjacent single-family homes to the rear at 8680 and 8700 Dolphin Crescent with: existing 1.8 m height solid wood privacy fencing along the shared property line at grade, and a 7.5 m setback. In addition, the applicant has increased the amount of hedge that will be retained, to include all of the existing hedge along the west edge of the back yard and the addition of screening to fill in open areas above the fence line.
- The landscaping design has been revised to increase the amount of retained existing hedging, with additional shade tolerant planting underneath the hedging.
- As noted above, although the daycare is designed for 60 children, the outdoor amenity area is designed for 24 children. Children will be fully supervised in the outdoor amenity area, with a schedule of no more than one (1) class outside at a time (12 to 24 children).

Adequacy of Onsite Parking

- As noted in the Staff Report, the number of off-street parking spaces for parents and staff (15 spaces) complies with the Zoning Bylaw requirements. Variances are requested to permit eight (8) small car parking spaces and to provide a 1.5 m parking setback from Heather Street when the zoning bylaw requires 3 m.
- Staff have further investigated the parking accumulation during the morning drop-off and afternoon pick-up periods based on typical arrival and duration patterns of daycares and found that the 6 parking spaces assigned for the parents will be adequate to meet the parking demand during the drop-off and pick-up times. Typically, drop-off and pick-up occur over a 2½-hour window. The proposed provision of parent parking minimizes the potential for vehicles backing out from the site onto Heather Street or parking to spill over onto Heather Street.

Pedestrian and Vehicle Traffic on Heather Street

- **Vehicle speeding** - A speed study conducted in April, 2010 indicated average speeds on Heather Street exceeded the 30km/hr posted speed. Therefore, traffic calming measures in the form of speed humps will be installed on Heather Street, subject to consultation with local residents. As noted above, Transportation staff will be conducting a traffic calming survey this fall.
- **Street width** - Heather Street is a local road and is designed accordingly for low traffic volume. There is sidewalk, curb and gutter only on the west side of the roadway from Dolphin Avenue to 8875 Heather Street. The remaining southern portion of the Street to Francis Road does not have curb and gutter or sidewalk. Staff have verified the cross section of Heather Street as having a 7.0m pavement width adjacent to the subject site in addition to the City boulevard and sidewalk, which is adequate for two-way traffic. Currently, parking is limited along the east side of the street adjacent to the park because of the ditch. Therefore, "No Stopping" signs will be added along the east side of Heather Street adjacent to the park to restrict parking and maintain the full width of the roadway. A traffic study undertaken in April, 2010 on Heather Street observed current vehicle volumes as 450 vehicles per day, which is much less than the typical daily volume of 1,000 vehicles that local streets are designed to accommodate. Staff have also reviewed the size of the proposed

development and the additional traffic volume generated. This review found the traffic volumes from the proposed daycare is limited in duration and can be accommodated by the roadway geometry.

- **Significant drainage ditch** – there is a significant drainage ditch along Heather Street, adjacent to the neighbourhood park and directly across the street from the subject site. Parks and Engineering staff have confirmed that the City has no plans to cover the existing ditch. As noted above, parking is currently constrained alongside the ditch due to the narrow shoulder. To address the impact of the ditch, “No Stopping” signs will be added along the east side of Heather Street adjacent to the park to restrict parking and maintain the full width of the roadway. When daycare staff takes their class for a fieldtrip to the neighbourhood park, they would walk as a supervised group along the existing sidewalk in front of the subject site northward to Dolphin Avenue, cross Heather Street at the intersection, and enter the park from the existing Dolphin Avenue sidewalk.
- **Street lighting** – There are six (6) street lights along Heather Street between Dolphin Avenue and Francis Road: four (4) lights installed on BC Hydro wood poles and two (2) City-owned street lights, including a City-owned street light recently installed in front of the subject site. The City has placed a light on every available BC Hydro power pole within that section of roadway. Any future roadway lighting would be installed through property redevelopment where frontage improvements are required. The residents could also initiate a Local Area Service Program (LASP) to install roadway lights. This program would be funded by the property owners making the request.
- **Lack of sidewalk** – There is existing sidewalk north of the subject site to Dolphin Avenue, out to the Garden City bus stops and in to Debeck Elementary School. Residents in the neighbourhood are concerned that there is no sidewalk south of the subject site from 8875 Heather Street out to Francis Road. The sidewalk construction on the west side of Heather Street from Dolphin Avenue to 8875 Heather Street was secured as part of single-family redevelopment. A walkway extension to Francis Road on either the west or east side of Heather Street will be considered in the 2012 annual Neighbourhood Traffic Safety program. Actual timing of implementation will be based on staff's review of priorities of other competing traffic safety projects in early 2012.

On-site Parking/Manoeuvring

- Transportation staff is supportive of the proposal. Transportation staff have reviewed the layout of the proposed surface parking area and are satisfied that there is sufficient space for staff and parent vehicles to manoeuvre onsite.
- The parking spaces adjacent to the front property line will be reserved with signage for staff. Staff are expected to be familiar with the parking area layout and manoeuvring associated with these parking spaces, which are less easy to manoeuvre into and out of than the other parking spaces.
- The applicant has advised that private on-site garbage and recycling collection will be scheduled for Saturday, when the daycare is closed and within the hours permitted through the City's Noise Bylaw. Scheduling the collection for Saturday ensures that there will be no conflict between collection and parking. The surface parking area is large enough to accommodate on-site manoeuvring of the collection truck.

Conclusions

The Development Permit Panel's referral has been addressed. The applicant hosted an Open House Meeting to consult with residents in of the neighbourhood and satisfactorily addressed concerns raised. The applicant has made changes that improve privacy for the neighbouring properties. Staff have examined pedestrian and vehicle traffic on Heather Street and will be conducting a traffic calming survey this fall regarding speed hump construction along Heather Street.

The proposal for a childcare facility supports the community by helping to address the toddler and 3-5 year old childcare needs for the Broadmoor and City Centre planning areas. The existing Assembly zoned lot is well situated for a childcare facility with a neighbourhood park across the street. Staff recommends support of this Development Permit Application.

Sara Badyal

Sara Badyal, M. Arch, MCIP
Planner 2 (Urban Design)
(604-276-4282)

SB:blg

Attachment A: Development Permit Panel Report considered on July 13, 2011 (including attachments)

Attachment B: Neighbourhood Meeting Invitation Distribution Area Map

The following are to be met prior to forwarding this application to Council for approval:

- Registration of a flood plain indemnity covenant;
- Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the maple tree to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
- Installation of appropriate tree protection fencing around the maple tree to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
- Receipt of a Letter-of-Credit for landscaping in the amount of \$42,822.00.

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

- Incorporation of accessibility features shown in Development Permit drawings.
- Driveway relocation and boulevard restoration works to be done at the developer's sole cost via City Work Order.
- Obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).



City of Richmond
Planning and Development Department

Attachment A

Report to Development Permit Panel

To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: June 16, 2011
File: DP 10-538908
Re: Application by Doug Massie Architect of Chercover Massie & Associates Ltd.
for a Development Permit at 8851 Heather Street

Staff Recommendation

That a Development Permit be issued which would

1. Permit the construction of a two-storey building for a licensed child care facility for approximately 60 children at 8851 Heather Street on a site zoned Assembly (ASY); and
2. Vary the provisions of Zoning Bylaw 8500 to:
 - a) Reduce minimum interior side yard from 7.5 m to 1.2 m
 - b) Reduce the minimum public road parking setback from 3 m to 1.5 m
 - c) Permit 54% small car parking spaces on a site with less than 31 parking spaces (8 small car parking spaces of total 15 spaces).

Brian J. Jackson, MCIP
Director of Development

BJJ:sb
Att.

Staff Report

Origin

Doug Massie Architect of Chercover Massie & Associates Ltd. has applied to the City of Richmond for permission to develop a two-storey building with a licensed child care facility for approximately 60 children at 8851 Heather Street on a site zoned Assembly (ASY). Variances are included in the proposal to: reduce the interior side yard, reduce the Heather Street public road parking setback, and permit small car parking spaces.

There is no associated rezoning application. The site currently contains a small vacant one-storey church building.

A Servicing Agreement is not required as no upgrades have been identified and the subject property frontage was recently improved through the rezoning and subdivision of the adjacent lands to the south at 8871 and 8875 Heather Street (RZ 07-374314 & SA 08-425332). The limited driveway relocation and boulevard restoration works for the subject development will be completed at the owners cost by work order through the future Building Permit process.

Development Information

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

Background

Development surrounding the subject Ash Street Sub-Area (Broadmoor Area) site is as follows:

- to the north and south sides of the subject site, fronting onto Heather Street, are recently rezoned and subdivided single-family lots (RZ 07-380065 and RZ 07-374314) zoned "Single Detached (RS1/K)";
- to the west, the subject site backs onto single-family lots fronting onto Dolphin Court zoned "Single Detached (RS1/B)"; and
- to the east, across Heather Street, is the city-owned Heather neighbourhood park, which contains a children's playground, zoned "School & Institutional Use (SI)".

Public Input

No public input has been received regarding the subject application.

Vancouver Coastal Health

Child Care facilities operate under the jurisdiction of the Provincial Government. In Richmond, child care licensing is the responsibility of Vancouver Coastal Health. Accordingly, the application was referred to Vancouver Coastal Health child care facility licensing for review.

The proposal includes 67% of the outdoor play area requirement for 60 children, or enough for 40 children as per the BC Child Care licensing regulations (7 m² per child). Outdoor children's play area is provided in the rear yard (212.9 m²) and on the second floor deck (69.25 m²). The applicant is proposing to schedule the use of the outdoor play area to meet the daily outdoor play needs of each of the four (4) child care rooms.

Vancouver Coastal Health child care facility licensing staff review applications on a case by case basis and have confirmed that they have no concerns with the subject proposal which would accommodate half of the children in the outdoor play area at any given time.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with Zoning Bylaw 8500 except for the zoning variances noted below.

Zoning Compliance/Variances (staff comments in bold)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) Reduce the minimum interior side yard from 7.5 m to 1.2 m

(Staff supports the proposed variance as this provides for an appropriately sized building for child care use and matches the minimum interior side yard setback requirement of the adjacent single family lots to the north and south. To comply with the minimum 7.5 m side yard setback to the south and to the north of this small lot would result in a 7.3 m wide building, which is not usable for the proposed child care use. The existing small church building is also not usable for the proposed child care use, due to BC Building Code requirements, Vancouver Coastal Health licensing requirements, and City parking requirements. It is worth noting that the small existing church building on the site was originally constructed as a single family dwelling and does not comply with the current Assembly zoning setback requirements.)

- 2) Reduce the minimum public road parking setback from 3 m to 1.5 m

(Staff supports the proposed variance as it results in a site plan layout that accommodates the required parking onsite and a landscape buffer to screen the parking area from Heather Street. Although the 1.5 m landscape buffer along Heather Street is narrower than the required 3 m, it is wide enough to accommodate the proposed hedge and tree planting. The variance does not negatively impact the adjacent neighbours.)

- 3) Permit 54% small car parking spaces on a site with less than 31 parking spaces (8 small car parking spaces of total 15 spaces).

(Staff supports the proposed variance as it results in a site plan layout that accommodates the required parking onsite with an appropriate drive aisle width and wider landscape buffer to the adjacent single-family lots to the north and south. The provision of small car spaces is acceptable to staff as the users are expected to be familiar with the parking area layout and manoeuvring associated with the small car spaces. The variance does not negatively impact the adjacent neighbours.)

Advisory Design Panel Comments

The Advisory Design Panel was supportive of the project conditional to the applicant taking their comments into consideration, and design development to the column expression and use of pavers in the driveway. In response, the streetscape elevation and driveway have been improved. An annotated copy of the relevant excerpt from the Advisory Design Panel Minutes from January 19, 2011 is attached for reference (Attachment 2). The design response from the

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

Analysis

Conditions of Adjacency

- The proposed development includes an appropriate interface to Heather Street, enhanced with a pedestrian-oriented front entry, pedestrian walkway, landscape buffer to screen the front parking area, and permeable pavers across the vehicle entry driveway to mark the edge of the public pedestrian realm and to define the edge of the onsite surface parking area.
- The proposed development includes an appropriate interface to the surrounding single-family lots with existing solid wood privacy fencing, areas of landscaping and areas of cedar hedging where possible, and in particular along the sides of the parking area and at the corners of the outdoor play area.

Urban Design and Site Planning

- The proposed child care facility is well situated on the subject existing Assembly zoned lot across the street from the Heather neighbourhood park.
- The proposed site layout includes a two-storey building designed with residential character, set back behind a front surface parking area, and protecting a secure outdoor children's play area in the rear yard.
- A pedestrian walkway is provided, connecting to the Heather Street sidewalk and separated from the vehicle access driveway, also connecting to Heather Street.
- The Heather streetscape has been improved with recently constructed frontage improvements including a new grass boulevard with street trees behind a curb and gutter and a new sidewalk at the property line. The Heather streetscape edge is further defined with proposed landscape buffers with hedge and flowering tree planting, a line of permeable pavers at the driveway entry, and a pedestrian walkway connecting with the sidewalk.
- The number of off-street parking spaces for parents and staff (15 spaces) complies with the Zoning Bylaw requirements including accessible parking (1 space). Variances are requested to permit 8 small car parking spaces and to provide a 1.5 m parking setback from Heather Street.
- Bicycle storage complies with the Zoning Bylaw requirements and is located in the south side yard. Bicycle storage includes 4 class 1 vertical storage lockers and a rack for four (4) bicycles, both located in the covered area under the deck.
- A covered garbage and recycling enclosure is provided on the south side of the building. Garbage and recycling will be collected by a private contractor. To avoid conflict with parking, the applicant has advised that onsite collection will be scheduled for Saturday, when the daycare is closed and within the hours permitted through the City's noise bylaw.

Architectural Form and Character

- The proposed two-storey building has been designed with a residential character to better fit the approved institutional use into the predominantly single-family neighbourhood. The residential character is expressed with a single pedestrian oriented covered front entry, building articulation to break up the streetscape façade, the incorporation of uncovered second floor decks, durable brick base, stucco siding, smaller areas of glazing, and roof massing with pitched roofs, gable ends and asphalt shingles.
- The simple colour palette includes sand coloured stucco, grey brick, white windows, white trim, dark brown aluminium guard railing, and two-tone brown asphalt shingles.

- The project's accessibility features include: interior floor plans that accommodate wheelchair manoeuvring throughout, wider interior doors, an accessible washroom, and a vertical lift.

Tree Management

- There are three (3) existing trees on the lot and there were previously two (2) existing trees on the adjacent property to the north with canopies and root zones entering into the subject property. The two (2) neighbouring trees were recently removed as a part of the redevelopment of the neighbouring property with a new single-family home.
- One (1) existing Japanese maple tree will be transplanted and retained in the southeast corner of the property, adjacent to the Heather Street sidewalk. To protect the health and retention viability of the existing maple tree, the owner's arborist has recommended transplanting the tree to the higher proposed elevation in close to the same location. In the current location and lower grade, the existing tree is impacted by the new retaining wall of the adjacent raised neighbouring lot, the neighbour's storm sewer connection, and new City sidewalk. A contract with an arborist to ensure successful transplanting and retention of the maple tree is a requirement of the Development Permit.
- Two (2) existing fruit trees are proposed for removal. The centrally located trees are considered to be in poor condition by the City's Tree Preservation Official.
- Four (4) new trees will be planted, providing a 2:1 replacement ratio for the removal of existing trees.

Landscape Design and Open Space Design

- Outdoor children's play area is provided at the rear of the property with visual surveillance and access from the interior child care spaces. The play area is secured with lockable gates and existing perimeter solid wood privacy fencing. As noted above, the size and location of the play area have been reviewed as part of the application review and are acceptable to Vancouver Coastal Health child care licensing staff.
- The outdoor children's play area has been designed for active children's play, with durable materials, a small lawn hill and lawn areas, raised wooden deck stage element, rubber paved tricycle track, rubber paved open areas, sand boxes, outdoor sink, and portable water and sand boxes.
- Soft landscaping is provided in the rear yard, including existing perimeter coniferous hedging, tree planting, lawn areas, flowering low hedging and vines, and an edible garden area with blueberry and strawberry plants.
- The streetscape landscape buffer includes a retained transplanted existing Japanese maple tree, two (2) new flowering cherry trees, flowering shrubs, perennials, and groundcover.
- The landscape plan for the front of the property includes an open surface parking area, landscape buffer along the Heather Street edge providing screening of the surface parking area, a paved pedestrian walkway connecting to the Heather sidewalk, and continuous cedar hedging along the north and south edges of the surface parking area to provide screening to the adjacent neighbours.
- The surface parking area includes special treatment with areas of permeable pavers to improve the visual impact and also to increase the permeability of the parking area. The variety of surface materials breaks down the visual impact of the large paved surface and the pattern provides a visual containment or boundary for the parking area. A wide band of permeable pavers is proposed around the perimeter of the surface parking area: across the driveway at the entry to the site, in front of the main entry and in the parking spaces on the north and south sides. Asphalt is proposed in the central turning area of the parking area.

- In addition to the existing 1.8 m height solid wood privacy fencing along the north, south and west edges of the site, lockable access gates will be provided in the side yards.

Crime Prevention Through Environmental Design

The proposed design does not present CPTED concerns. The proposal includes:

- secured outdoor children's play areas with natural surveillance from the child care facility;
- clearly defined boundaries between the property, public and private spaces; and
- a front parking area with a high degree of natural surveillance both from the child care facility and also the public road.

Sustainability

The proposed infill redevelopment proposal will include the following sustainability measures:

- Location within 220 m of transit service provided along Garden City Road
- Bicycle storage lockers and racks
- Increased site permeability. Existing church asphalt parking area will be removed and the site will be redeveloped with a site design with 45% permeability through permeable pavers in the new front surface parking area, gravel cover in the passive north side yard, and live landscaping area.
- EnergyStar windows and appliances
- Increased insulation thermal resistance performance (the insulation rating will be increased from commercial to higher performance residential rating)
- Energy efficient heating and hot water systems
- Water efficient plumbing fixtures and fittings

Floodplain Management

- The proposal complies with Flood Plain Designation and Protection Bylaw No. 8204. The Bylaw requires a minimum flood construction level at 0.3 m above the highest crown of the adjacent public road.
- Registration of a flood indemnity covenant is a requirement of the Development Permit.

Servicing Capacity

- The applicant has submitted an engineering capacity analysis for the water, sanitary, and storm infrastructure. No upgrades are required.

Community Benefits

- The proposal addresses the child care needs for toddler and 3-5 years in the Broadmoor planning area and also contributes toward the needs in the City Centre planning area as identified in the 2009-2016 Richmond Child Care Needs Assessment and Strategy. The report identifies the estimated additional child care spaces needed by December 1, 2016 broken down by planning area and the different categories of child care needed. Toddler and 3-5 year child care proposed and needs in the Broadmoor and City Centre planning areas are summarized in the table below:

Estimated Child Care Space

	Proposed	Broadmoor Need	City Centre Need
Group (18 months - 2 years)	36	23	63
Group (3-5 years)	24	9	99

- Located in the northeast corner of the Broadmoor planning area, within 650 m of the City Centre planning area, the subject site is well positioned to meet the child care needs of both the Broadmoor and City Centre planning areas. For this reason, by providing more than the needed toddler and 3-5 child care spaces for the Broadmoor planning area, this facility will help address the larger need in the City Centre planning area.

Conclusions

The applicant has satisfactorily addressed staff and the Advisory Design Panel's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design during the Development Permit review process. The proposal for a child care facility supports the community by helping to address the toddler and 3-5 years child care needs for the Broadmoor and City Centre planning areas. The existing Assembly zoned lot is well situated for a child care facility with a neighbourhood park across the street. Staff recommends support of this Development Permit Application.

Sara Badyal

Sara Badyal, M. Arch, MCIP
Planner 2 (Urban Design)

SB:rg

The following are to be met prior to forwarding this application to Council for approval:

- Registration of a flood plain indemnity covenant;
- Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the maple tree to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
- Installation of appropriate tree protection fencing around the maple tree to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
- Receipt of a Letter-of-Credit for landscaping in the amount of \$42,822.00.

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

- Incorporation of accessibility features shown in Development Permit drawings.
- Driveway relocation and boulevard restoration works to be done at the developer's sole cost via City Work Order.
- Obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/tp/special.htm>).



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

Development Application Data Sheet Development Applications Division

DP 10-538908

Attachment 1

Address: 8851 Heather Street

Applicant: Doug Massie Architect of Chercover Massie & Associates Ltd.

Owner: Vancouver Star Education Ltd.

Planning Area(s): Ash Street Sub-Area (Broadmoor Area)

	Existing	Proposed
Site Area:	1,013 m ²	No change
Land Uses:	Religious Assembly	Child Care
OCP Designation:	Community Institutional	Complies - Child Care
Area Plan Designation:	Public, Institutional & Open Space	Complies - Child Care
Zoning:	Assembly (ASY)	No change
Number of Units:	1	1

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.5	0.40 (492.84 m ²)	None permitted
Lot Coverage:	Max. 35%	27%	None
Setback – Front Yard:	Min. 6 m	21.5 m	None
Setback – Interior Side Yard:	Min. 7.5 m	1.2 m	6.3 m setback reduction
Setback – Rear Yard:	Min. 7.5 m	7.5 m	None
Parking Setback:			
Public Road	Min. 3 m	1.5 m	1.5 m reduction to Heather Street parking setback
General	Min. 1.5 m	1.5 m to 2.8 m	
Height (m):	Max. 12 m	10.7 m	None
Off-street Parking Spaces:			
Staff	9	9	None
Parent	6	6	
Accessible	(1)	(1)	
Total	15	15	
Small Car Parking Spaces	Not permitted	64% (8 spaces)	8 small car parking spaces

**Annotated Excerpt from the Minutes from
The Design Panel Meeting**

Wednesday, January 19, 2011 – 4:00 p.m.

[applicant design response is identified in '*bold italics*']

3. DP 10-538908 – CHILD CARE FACILITY
ARCHITECT: Douglas Massie, Cheroover Massie & Associates Ltd.
PROPERTY LOCATION: 8851 Heather Street

Panel Discussion

Comments from the Panel were as follows:

- substantial changes have been made to the project in response to Panel's comments; wider space at the back of the building; richer treatment of surfaces both at the front and back of the building; appreciate decorative and permeable pavers at the parking stalls; playful attitude towards the lane is a great idea; bollards are a nice idea;
- decorative approach for screens that are proposed in front of the building might be more appropriate at the back where the children go out more often; move would be less intrusive to the architectural elevation – *Screens removed*;
- rubberized curb would be a more appropriate approach than timber edge along the curve – *Vertical timber rounds are proposed to address curves*;
- consider carrying the unit paving across the entrance area to provide a sense of entry – *Incorporated*;
- consider planting a row of trees along both side yards of the parking area; trees will provide cooling to the parking area during summer – *Tree planting incorporated on both sides*;
- playful area at the back of the building; concern on the smallness of the sandbox and lawn areas; consider larger and more useful areas such as planting or exploring area – *Outdoor activity areas sized and designed in consultation with licensing*;
- consider opportunities for infiltration in the gravel side yards; consider introducing swales – *Gravel bed is permeable*;
- provision for planting at the second level deck is a good idea; consider providing more opportunities for children activities – *Open deck design allows for flexible use*;
- ensure that scale of seating in the play area is appropriate for children – *Seating will be specified by daycare operator*;
- appreciate the design solution provided by the applicant;
- consider introducing elements to identify the building as a day care facility; signage at the entry roof portico can provide identification – *Signage will be provided through separate sign permit*;
- consider redesigning the two windows above the main entry portico to add a daycare character to the building; use of colour and/or introduction of play elements will introduce a sense of whimsy appropriate for a day care;
- consider child safety in determining height of guard rails – *Confirmed*;

- consider vertical posts on the side of the building to provide opportunity for a tent/covered space to create more play opportunities for children during the rainy season – *Not incorporated due to guard rail post structural limits and building envelope concerns;*
- building more improved than when it was last presented to the Panel;
- project has been vastly improved with the addition of sloped roof forms and gable ended design;
- wraparound deck helps reduce the bulk of the building when viewed from the street;
- entry is more identifiable; removal of heavy horizontal banding has made the building look more residential in character which is a better fit;
- columns holding the deck are extremely thin and fragile; columns need to be more robust and should match the thickness of the deck – *Columns in side yard removed to improve view from streetscape and to increase pedestrian and bicycle manoeuvring area;*
- commend the applicant for responses to comments in the previous meeting;
- appreciate the changes and efforts made by the applicant to make the facility fit into the neighbourhood; building is much more friendly to the neighbourhood;
- relocating deck from the back of the building to the south is a good gesture; gracious interface with the neighbour at the south side;
- front of the building is still a bit harsh as it is a wholly paved parking lot – *Parking area appearance improved with permeable pavers and tree planting at edge;*
- location of the deck on the south side of the building is good; however, might give rise to noise issues with the neighbour to the south; consider railing (or other) treatment to mitigate noise concern;
- concern on shape of the toddler rooms; narrow and deep; not ideal;
- appreciate the changes made by the applicant; a big improvement compared to the previous presentation; and
- consider introducing something at the street level to help identify the project as a daycare facility, e.g., signage, fencing, or other types of identifiers – *As noted above, signage will be incorporated through separate sign permit.*

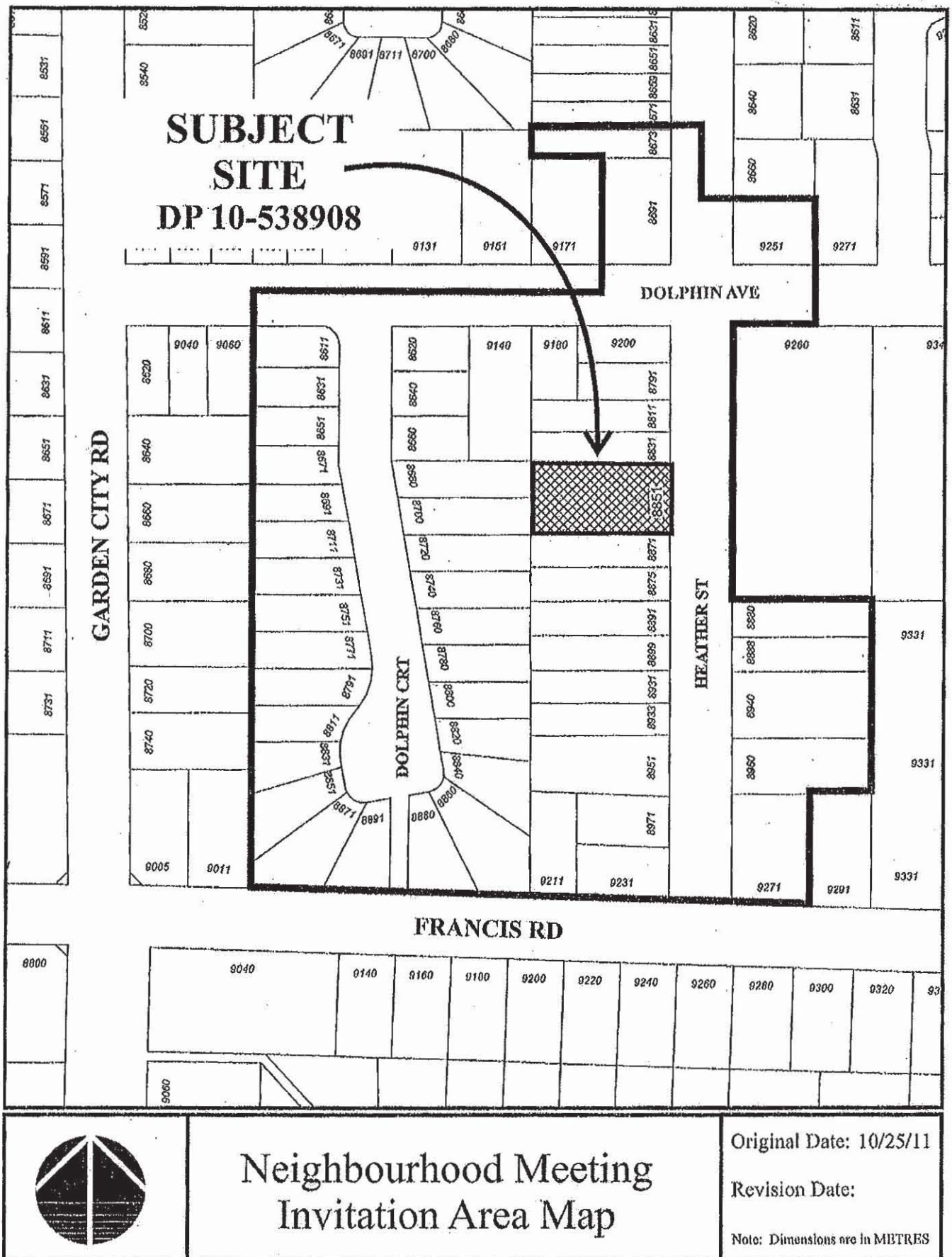
Panel Decision

It was moved and seconded

That DP 10-538908 move forward to the Development Permit Panel subject to the applicant taking into consideration the Panel's discussion points and making the following improvements to the project design:

1. design development to the columns under the decks to make them more robust and substantial – *Columns removed from front and south side elevations. Columns in rear yard are maintained, but not visible from streetscape;* and
2. design development to carry the unit paving across the driveway to define the entry – *Incorporated.*

CARRIED



Neighbourhood Meeting Invitation Area Map

Original Date: 10/25/11

Revision Date:

Note: Dimensions are in METRES

December 4th, 2011

To: Cllr. McNulty and all members of the City Council

From: Raj S. Johal, CFE

www.acfe.com

8888 Heather Street, Richmond, BC V6Y2R8

Email: Microwash@msn.com

Reference: Development Permit 10-538908 (REDMS NO. 3360997) – Child care (60 students) @ 8851 Heather Street, Richmond, BC

Dear Councillors- We the members of the Heather Street community oppose the size of the proposed Child Care facility. We believe the applicant has misrepresented their true intentions, when in fact that they are proposing an actual pre-school. The property is currently zoned Assembly and we realize that Assembly zoning allows for Child Care and Education as permitted uses. But, they are trying to put a large commercial building, next to a single family home, and reducing the side yard and frontage setbacks. The property currently has a single family house on it.

The property was a religious facility, where the congregation visited their facilities once a week. Under the proposed plan, the child care facility will be operating 5 days a week, where parents will be coming and going twice a day, an increase of 120 vehicle trips at a minimum, on a very narrow street, which barely allows two vehicles to maneuver currently. We ask you to visit Heather Street and see for yourselves.

Here are the issues:

Assembly zoning does not allow the reduction of the interior side yard to be reduced to 1.2 meters from 7.5 meters. Why- Section 13.3.6. Subsection 2- states: The minimum interior side yard is 1.2 m for single detached housing, and 7.5 m for all other buildings.

Analysis: Permit Commissioners have made an error, as this proposed facility is not a single detached housing, but a school, put in under the guise of a daycare, projected to be approximately 5000 square foot structure. They will be employing 3 teachers. This building would be adjacent to a single family home less than 3000 square feet, on the south side. Therefore, the minimum setback is 7.5 meters, not 1.2 meters. In addition, the frontage should be 6.0 meters at a minimum, not 1.5 meters from the public roadway. See attached photos.

Issue 2- If it were zoned a School zone- the interior side yard setback is a minimum of 3.0 meters, section 13.2.6., and subsection 2. In addition, Section 13.2.6., subsection 3 states- Education and university education buildings shall not be closer than 7.5 meters to a property in a residential zone.

Conclusion- We the citizens of Heather Street, look towards your leadership and vision. We want neighborhood livability to your priority and revisit density in neighborhoods. The City is allowing more housing to be built, without roadway improvements, sidewalks, or traffic calming. At least it sometimes

appears that way. Most of us are pro-business, but this is just really too large a structure for our neighborhood. If you disagree in whole or in part, we asked that the ditch be filled in across the street from the facility, in front of the park, its way too dangerous. Place conditions on the applicant- Operating hours, days of operation, no operation on weekends, except for office work, cleaning, etc., no vehicle cueing outside the facility on the public road, this is a very narrow road, place signs in front the facility, no parking or stopping at any time. No one is allowed to live in the facility, and that the applicant cannot exceed 60 students. In addition, all exterior lighting is shielded, so that there is no glare permitted on surrounding single family homes. The city will monitor these conditions through their By Law Department.

Sincerely,

A handwritten signature in black ink, appearing to read 'Raj S. Johal', written over the word 'Sincerely,'.

Raj S. Johal, CFE

Attachments- City Codes, Photos, Petition

13.3 Assembly (ASY)

13.3.1 Purpose

The zone provides for **religious assembly, education** and other limited community uses.

13.3.2 Permitted Uses

- **child care**
- **education**
- **private club**
- **religious assembly**

13.3.3 Secondary Uses

- **interment facility**
- **dormitory**
- **housing, single detached**
- **residential security/operator unit**

13.3.4 Permitted Density

1. The maximum **density** is one **single detached housing dwelling unit** per lot.
2. The maximum **floor area ratio** is 0.50.

13.3.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 35% for **buildings**.

13.3.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 6.0 m.
2. The minimum **interior side yard** is 1.2 m for **single detached housing** and 7.5 m for all other **buildings**.
3. The minimum **rear yard** is 6.0 m for **single detached housing** and 7.5 m for all other **buildings**.

13.3.7 Permitted Heights

1. The maximum **height** for **buildings** and **accessory structures** is 12.0 m.

13.3.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width, lot depth** or **lot area** requirements.

13.3.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.
2. The location of landscape elements shall provide **site** lines from windows and doors to **walkways** and parking areas on the property.
3. **Screening** for loading, storage, refuse and recycling shall avoid creating areas on the **site** with no natural surveillance.

13.3.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

13.3.11 Other Regulations

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

13.2 School & Institutional Use (SI)

13.2.1 Purpose

This zone provides for a range of educational, recreational, park and community oriented uses.

13.2.2 Permitted Uses

- child care
- education
- education, university
- emergency service
- entertainment, spectator
- exhibition & convention facilities
- government service
- library and exhibit
- park
- recreation, indoor
- recreation, outdoor
- stadium
- utility, major
- utility, minor

13.2.3 Secondary Uses

- religious assembly
- residential security/operator unit

13.2.4 Permitted Density

1. There is no maximum floor area ratio.

13.2.5 Permitted Lot Coverage

1. There is no maximum lot coverage.

13.2.6 Yards & Setbacks

1. The minimum front yard and exterior side yard is 6.0 m.
2. The minimum interior side yard and rear yard is 3.0 m.
3. Education and university education buildings shall not be closer than 7.5 m to a property in a residential zone.

13.2.7 Permitted Heights

1. The maximum height is 12.0 m within 10.0 m of a residential zone.
2. There is no other maximum height.

13.2.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum lot width, lot depth or lot area requirements.

13.2.9 Landscaping & Screening


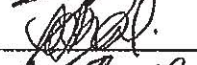


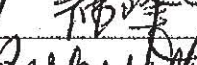
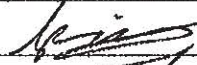
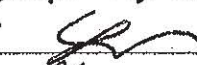
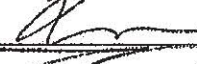






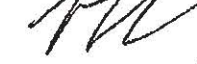
1. **Landscaping and screening** shall be provided according to the provisions in Section 6.0.
2. The location of landscape elements shall provide **site** lines from windows and doors to **walkways** and parking areas on the property.
3. **Screening** for loading, storage, refuse and recycling shall avoid creating areas on the **site** with no natural surveillance.

13.2.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

13.2.11 Other Regulations

1. **Religious assembly** is limited to:
 - a) only one **religious assembly** on one property; and
 - b) 300 seats and a **gross floor area** of 700.0 m².
2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.

Name	Address	Signature
Amar Johal	8880 Heather St.	
Selina Johal	8880 Heather St.	
Wibalsma	5040 Blundell Rd	
Ray + Nina Johal	8888 Heather St	RSK/P/N Johal
Alice Chan	8871 Heather St	Chan
DAVE & LILY HAY	8691 HEATHER ST	Dave Hay + Lily Hay
Qi Jun Wang	9180 DOLPHIN	Qi Jun Wang
Kwok FAI PENG	8660 Dolphin Court	
Feng Qi	8660 Dolphin Crt	
Barbara Thomas-Bruze	8700 Dolphin Crt	Barbara Thomas-Bruze
Jim Bruze	8700 Dolphin Court	Jim Bruze
Goodwin Chan	8740 Dolphin Court	
Celine Lee	8780 Dolphin Ct.	Lee
LEI NIAO	8933 Heather St.	Niao Lin
CHINCHUAN CHEN	8931 HEATHER ST	
Vivian Sagar	9251 Fennel Rd	
Takashi Saito	8940 Heather St	
WAI SHAN CHUK	8971 Heather St	Shan
CHARLIE GIN	8951 Heather St.	
Tony Tu	8891 Heather St.	
Chen Cindy	8891 Heather St.	Chen
NEI-PENG MAO	9251 Dolphin Ave.	Nei-peng
JUDY LAM	8820 Dolphin Crt.	Judy Lam
JACK POON	8720 Dolphin Crt	
Rytha Kwong	8751 Dolphin Crt	
DANIEL LO	8860 Dolphin Court	
JEFFERY WONG	8673 Heather St	



City of Richmond

November 1

10:00 AM - 11:00 AM - 12:00 PM

10:00 AM - 11:00 AM - 12:00 PM

10:00 AM - 11:00 AM - 12:00 PM
11:00 AM - 12:00 PM

1. Minutes

Motion to adopt the minutes of the meeting of the Board of Directors held on November 1, 1991.

2. 10:00 AM - 11:00 AM - 12:00 PM
(11:00 AM - 12:00 PM - 1:00 PM)

10:00 AM - 11:00 AM - 12:00 PM

10:00 AM - 11:00 AM

10:00 AM - 11:00 AM - 12:00 PM - 1:00 PM - 2:00 PM - 3:00 PM - 4:00 PM - 5:00 PM - 6:00 PM - 7:00 PM - 8:00 PM - 9:00 PM - 10:00 PM - 11:00 PM - 12:00 PM

10:00 AM - 11:00 AM - 12:00 PM

10:00 AM - 11:00 AM - 12:00 PM

10:00 AM - 11:00 AM - 12:00 PM

1. To receive the report of the Board of Directors for the year ended December 31, 1990, and to approve the same.

2. To receive the report of the Board of Directors for the year ended December 31, 1990, and to approve the same.

(a) To receive the report of the Board of Directors for the year ended December 31, 1990, and to approve the same.

(b) To receive the report of the Board of Directors for the year ended December 31, 1990, and to approve the same.

(c) To receive the report of the Board of Directors for the year ended December 31, 1990, and to approve the same.

10:00 AM - 11:00 AM - 12:00 PM

10:00 AM - 11:00 AM - 12:00 PM

July 7, 2011

City of Richmond
Planning Department
DP 10-538908

We received the Notice of Application for a development permit (DP 10-538908) at 8851 Heather Street. After reviewing the notice, we the undersigned are opposed to this Development Permit for the following reasons:

- **Increased traffic through this portion of Heather Street.** Currently traffic races through the park zone and combined with morning/after school traffic from Debeck Elementary there are already safety concerns. The potential of an additional 120 car trips daily will significantly add to the congestion and safety concerns for children, pets and the residents of Heather Street.
- **Traffic flow.** With the additional 120 car trips per day, what is the proposed traffic flow? Will the cars be forced to back into Heather Street to exit the child care facility? Will there be a drop off lane? Will traffic along Heather Street be blocked? These all pose safety concerns for the residents of Heather Street.
- **Ditches.** Currently Dolphin Park has a deep ditch along Heather Street. This results in a limited ability to have two- way traffic along that stretch. The increased traffic significantly increases the chance of a car or child falling into the ditch. What plans does the Developer, City or Parks Board have to mitigate this serious safety concern?
- **Lighting & sidewalks.** Currently the west side of Heather Street has sidewalks for less than ½ of the block, with no sidewalks on the east side of Heather. Given that there will be potential line-ups during drop off/pick up times; there is a risk that cars will park at a distance forcing children to walk onto the road. During the winter months, the issue is further exasperated due to the limited street lighting.
- **Business vs. Residential.** Our neighbourhood is a quiet single family residential neighbourhood. Adding a business in the middle of the neighbourhood would severely impact the make up and "feel" of our neighbourhood.

Given the above reason, we believe that this proposal seriously impacts the safety, well being and cohesiveness of our neighbourhood. Therefore we the residents of Heather Street are adamantly opposed to this development.



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
Phone 604-276-4007 Fax 604-278-5139

Notice of Application For a Development Permit DP 10-538908

Applicant: Doug Massie Architect of Chercover Massie & Associates Ltd.

Property Location: 8851 Heather Street

Intent of Permit:

1. To permit the construction of a two-storey building for a licensed child care facility for approximately 60 children at 8851 Heather Street on a site zoned Assembly (ASY); and
2. To vary the provisions of Zoning Bylaw 8500 to:
 - a) Reduce minimum interior side yard from 7.5 m to 1.2 m
 - b) Reduce the minimum public road parking setback from 3 m to 1.5 m
 - c) Permit 54% small car parking spaces on a site with less than 31 parking spaces (8 small car parking spaces of total 15 spaces).

The Richmond Development Permit Panel will meet to consider oral and written submissions on the proposed development noted above, on:

Date: July 13, 2011
Time: 3:30 p.m.
Place: Council Chambers, Richmond City Hall

If you are unable to attend the Development Permit Panel meeting, you may mail or otherwise deliver to the **Director, City Clerk's Office**, at the above address, a written submission, which will be entered into the meeting record if it is received **prior to or at the meeting on the above date**.

How to obtain information:

- **By Phone:** To review supporting staff reports, please contact the Planning & Development Department at (604-276-4395)
- **On the City Website:** Staff reports on the matter(s) identified above are available on the City website at <http://www.richmond.ca/cityhall/council/agendas/dpp/2009.htm>
- **At City Hall:** Staff reports are available for inspection at the first floor, City hall, between 8:15 a.m. and 5:00 p.m., Monday through Friday, except statutory holidays, between June 30, 2011 and the date of the Development Permit Panel Meeting.

David Weber
Director, City Clerk's Office

DW: rms



**City of
Richmond**

**Notice of Application
For a Development Permit
DP 10-538908**

6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone 604-276-4007 Fax 604-278-5139

Applicant: Doug Massie, Architect of Chercover Massie & Associates Ltd.

Property Location: 8851 Heather Street

Intent of Permit:

To permit the construction of a two-storey building for a licensed child care facility for approximately 60 children on a site zoned Assembly (ASY); and

To vary the provisions of Zoning Bylaw 8500 to:

- a) Reduce minimum interior side yard from 7.5 m to 1.2 m;
- b) Reduce the minimum public road parking setback from 3 m to 1.5 m;
- c) Permit 54% small car parking spaces on a site with less than 31 parking spaces (8 small car parking spaces of total 15 spaces).

The Richmond Development Permit Panel will meet to consider oral and written submissions on the proposed development noted above, on:

Date: November 30, 2011
Time: 3:30 p.m.
Place: Council Chambers, Richmond City Hall

If you are unable to attend the Development Permit Panel meeting, you may mail or otherwise deliver to the **Director, City Clerk's Office**, at the above address, a written submission, which will be entered into the meeting record if it is received **prior to or at the meeting on the above date**.

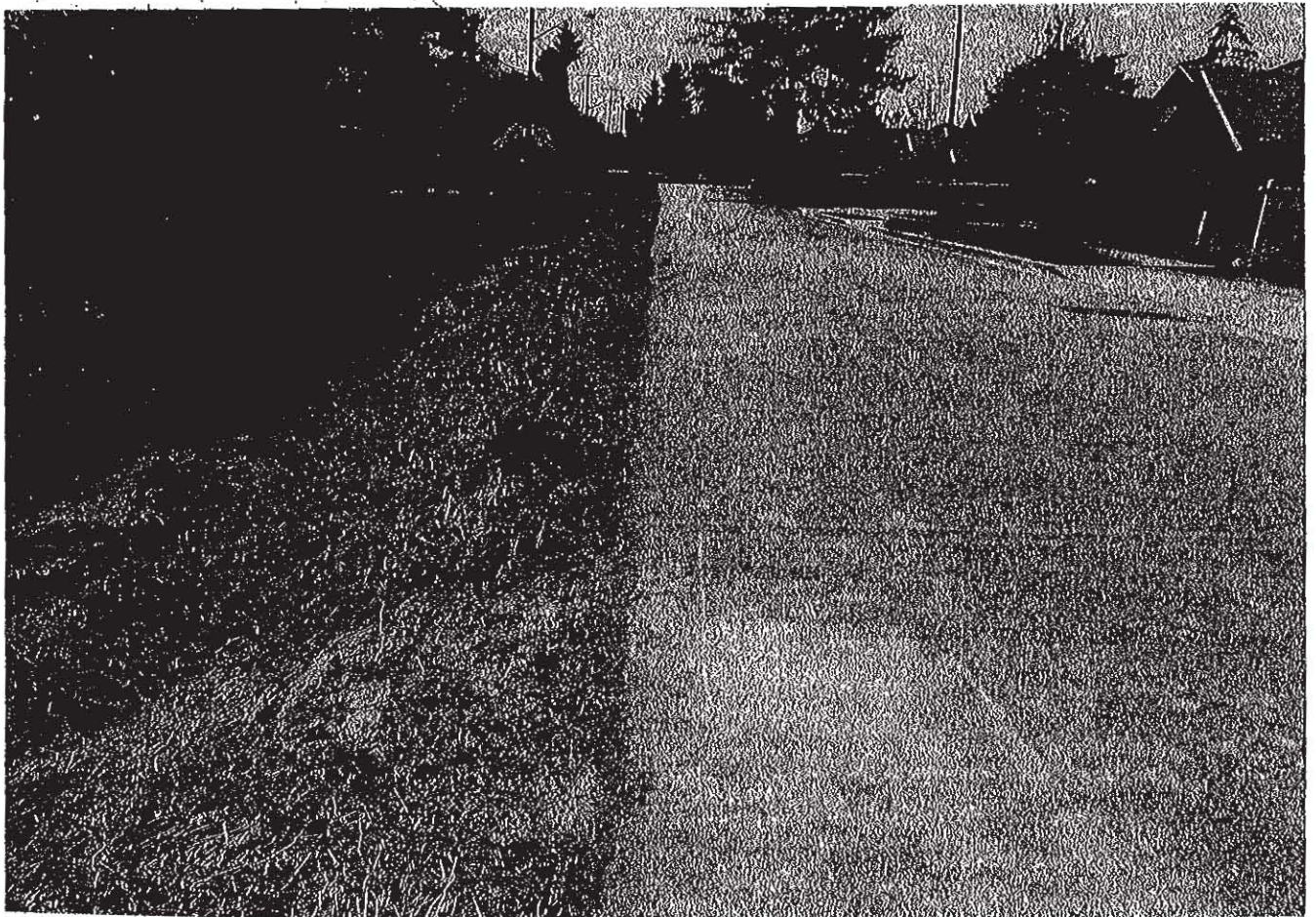
How to obtain information:

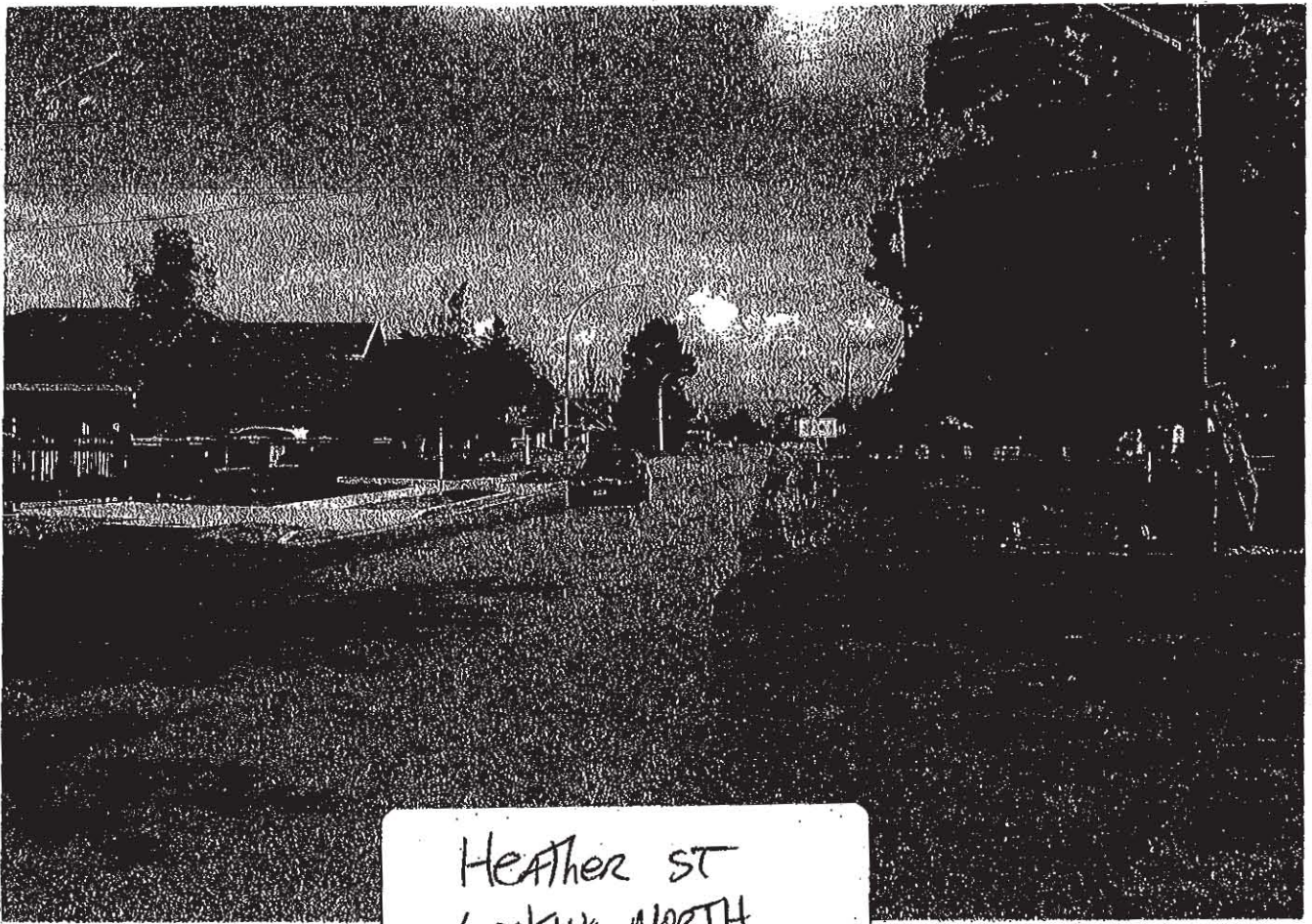
- **By Phone:** To review supporting staff reports, please contact **Sara Badyal, Planning & Development Department** at (604-276-4282)
- **On the City Website:** Staff reports on the matter(s) identified above are available on the City website at <http://www.richmond.ca/cityhall/council/agendas/dpp/2011.htm>
- **At City Hall:** Staff reports are available for inspection at the first floor, City hall, between 8:15 a.m. and 5:00 p.m., Monday through Friday, except statutory holidays, between November 18, 2011 and the date of the Development Permit Panel Meeting.

David Weber
Director, City Clerk's Office

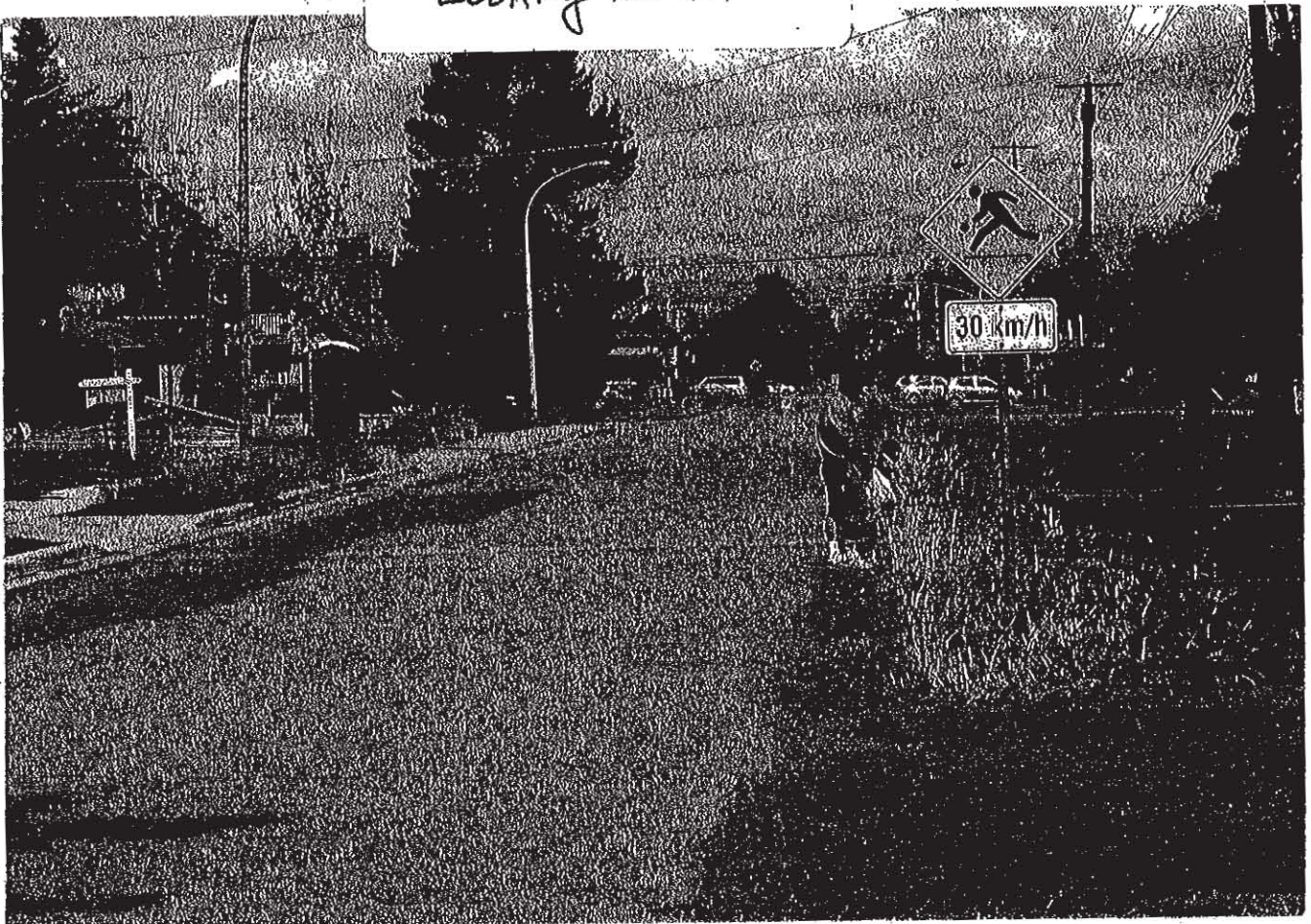


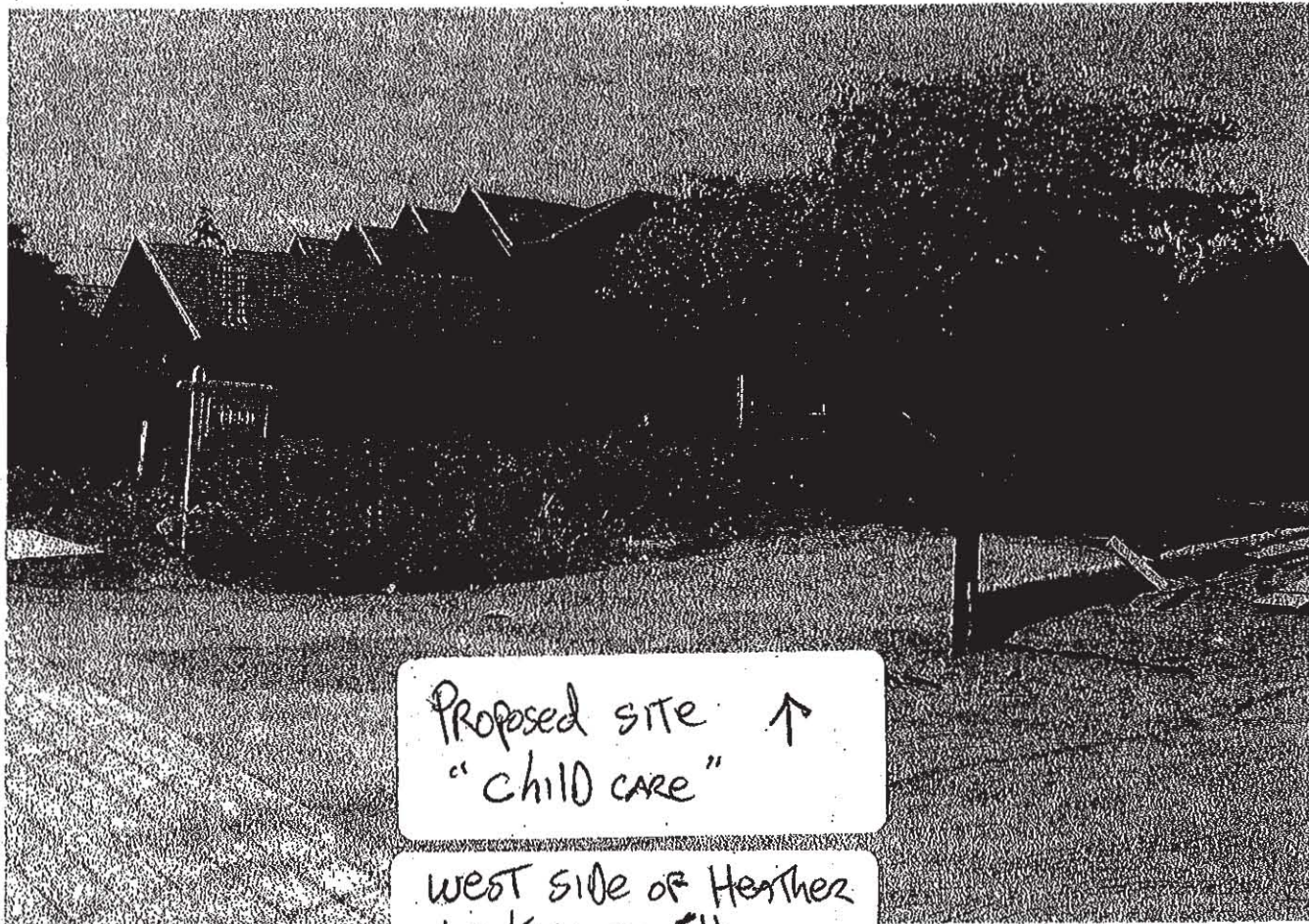
Looking South
on Heather Towards
Francis





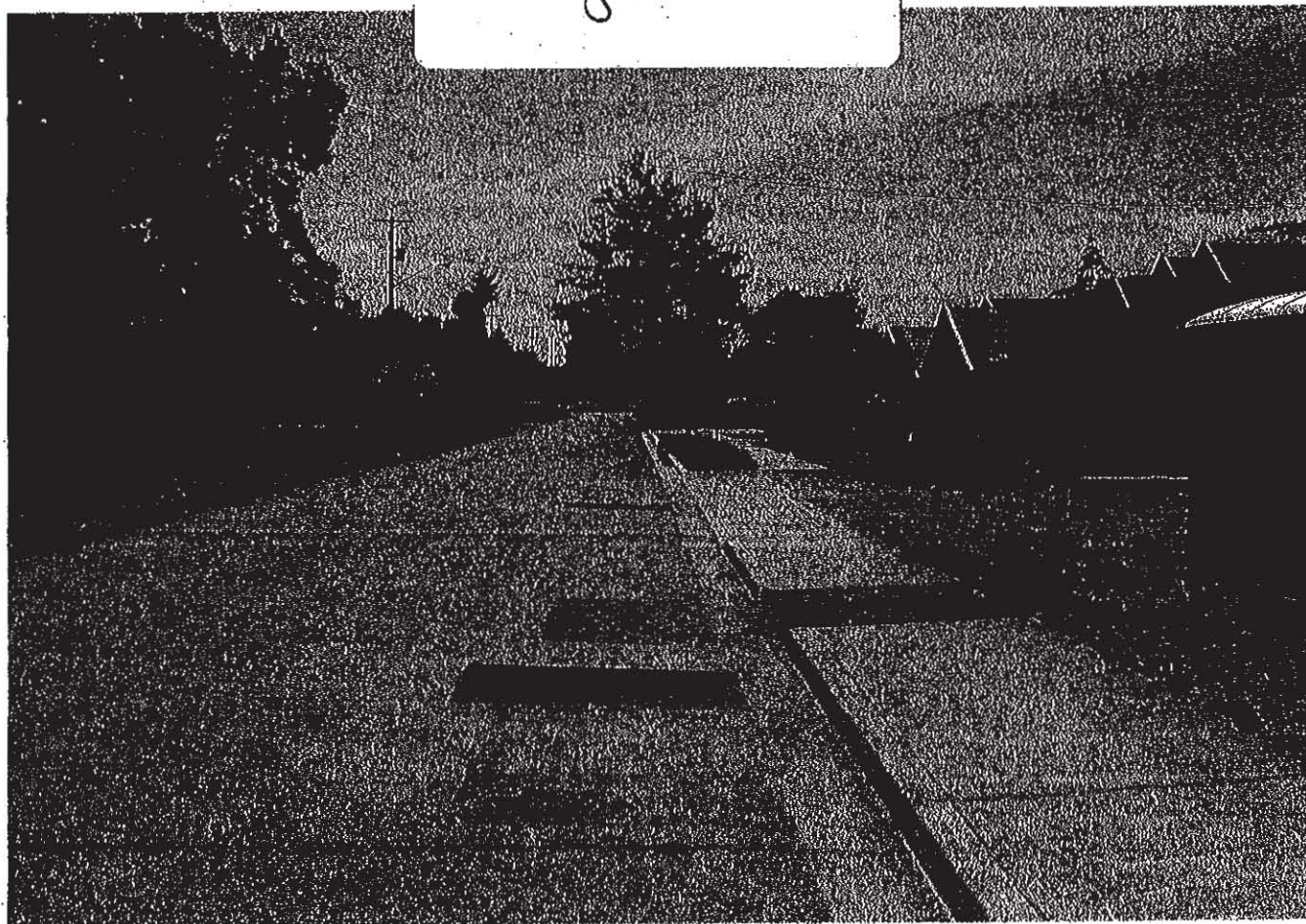
Heather St
Looking North





Proposed site ↑
"child care"

West side of Heather
Looking south





City of Richmond

Development Permit

No. DP 10-538908

To the Holder: DOUG MASSIE

Property Address: 8851 HEATHER STREET

Address: C/O MASSIE CHERCOVER & ASSOCIATES LTD.
603 - 1200 WEST 73 AVENUE
VANCOUVER, BC V6P 6G5

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) Reduce the minimum interior side yard setback from 7.5 m to 1.2 m;
 - b) Reduce the minimum public road parking setback from 3 m to 1.5 m; and
 - c) Permit 54% small car parking spaces on a site with less than 31 parking spaces (8 small car parking spaces of total 15 spaces).
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #8 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$42,822. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 10-538908

To the Holder: DOUG MASSIE
Property Address: 8851 HEATHER STREET
Address: C/O MASSIE CHERCOVER & ASSOCIATES LTD.
603 - 1200 WEST 73 AVENUE
VANCOUVER, BC V6P 6G5

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

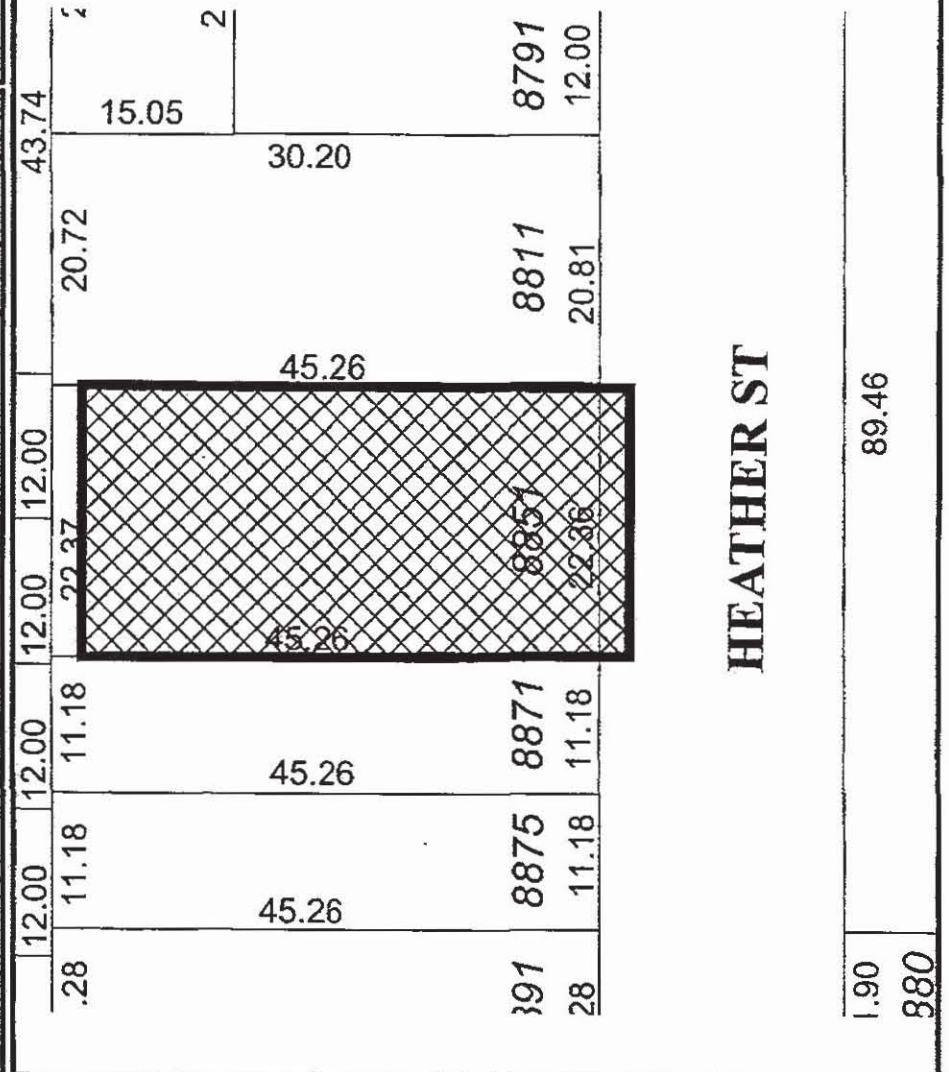
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 10-538908
SCHEDULE "A"

Original Date: 07/27/10

Revision Date:

Note: Dimensions are in METRES

THIS DESIGN & DRAWING IS AND IS ALL RIGHTS REMAIN THE EXCLUSIVE PROPERTY OF CHRYSLER MOPAR & ASSOCIATES LTD. AND CANNOT BE USED WITHOUT THE CONSENT OF CHRYSLER MOPAR & ASSOCIATES LTD.

[illegible]

2009	2008	2007

CONCULTANT



HERCOVER MASSIE & ASSOCIATES LTD
ARCHITECTURE & ENGINEERING
950-1120 West 73rd Ave. Vancouver, B.C. Canada V6P 4Z2
804-784-1450 Fax 804-784-1452 Email omc@hercover.ca

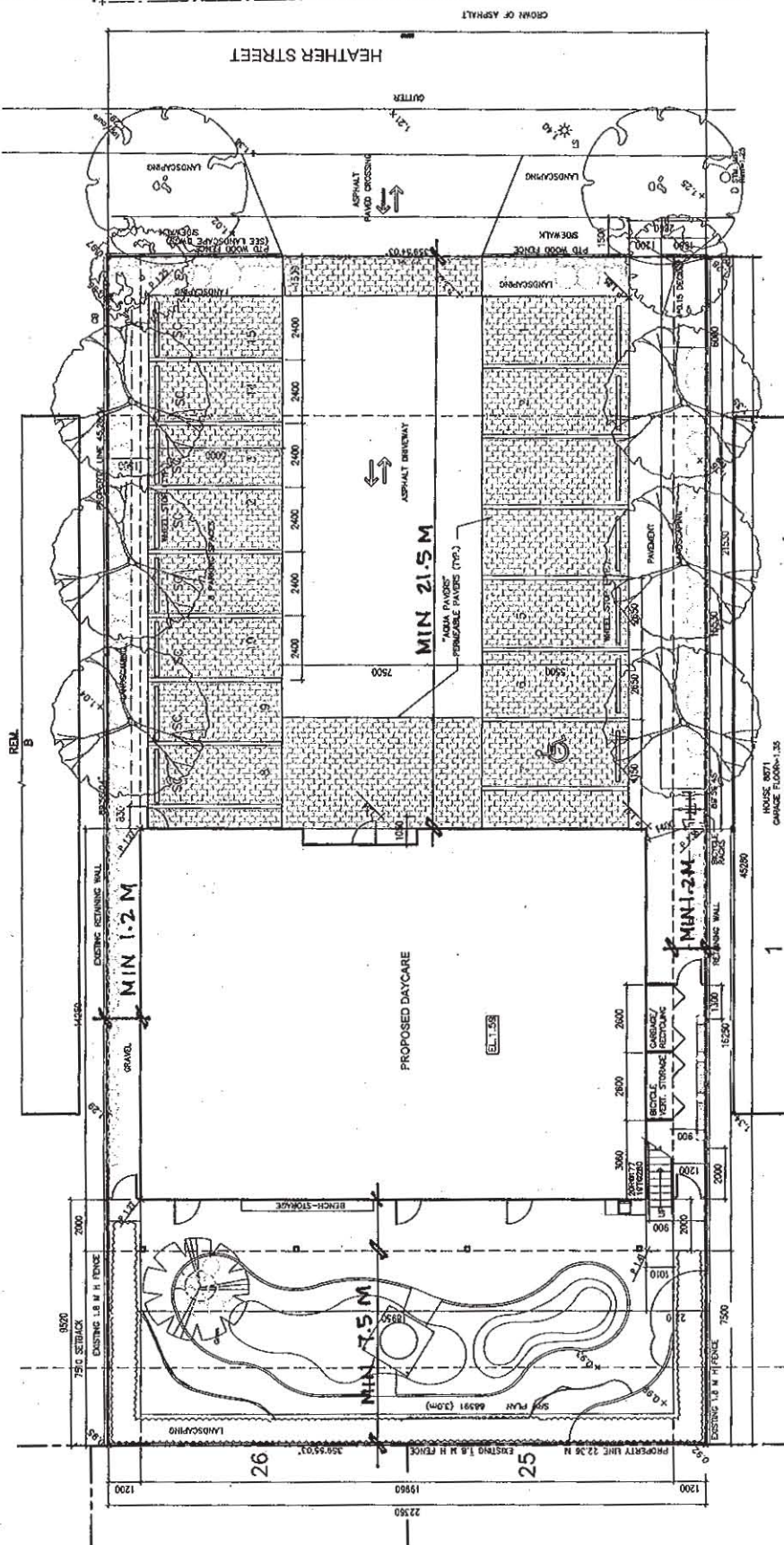
PROJECT

DAYCARE

8851 HEATHER STREET,
RICHMOND, BC

DRAWING TITLE SITE PLAN	A1 OF 1	
	DRAWING NO.	
	DATE	FEB. 2011
	SCALE	1"=5'
	PROJECT NO.	200-058

Plan 2 Dec 12 2011
DP 10-538908



REQUIRED PARKING	1 PARKING SPACE FOR EVERY 10 CHILDREN
0.75 PARKING SPACE PER CHILD/ADULT	
REQUIRED PARKING	
CHILD CARE FACILITIES 80 CHILDREN/ 10 ~ 6 SPACES	
17 TEACHERS 0.75X 12 = 8 SPACES	
TOTAL	15 SPACES
PROPOSED PARKING	46 SPACES

15 SPACES
* INCLUDING 8 SMALL CAR
SPACES BY VARIANCE

REQUIRED OUTDOOR PLAY AREA FOR CHILD: 7 SQM OR 75.30 SF
 REQUIRED TOTAL OUTDOOR PLAY AREA: 7 SQM X 80 = 420 SQM OR 4525.62 SF
 (SEE CHILD CARE LICENSING REGULATIONS)
 PROPOSED TOTAL OUTDOOR PLAY AREA: REAR YARD = 211.8 SQM OR 2282 SF
 711.0 SQM / 7 SQM = 10 CHILDREN
 804.0 SQM = 862.5 SQM / 7 SQM = 10 CHILDREN
 TOTAL: 10 CHILDREN

REQUIRED MOOR AREA PER CHILD: 3.7 SQ. M @ 40 SF
REQUIRED TOTAL MOOR AREA: 3.7 SQ. M @ 40 = 223 SQ. M @ 334,506 SF
(NO OLD CMC MOORAGE REMAINING)

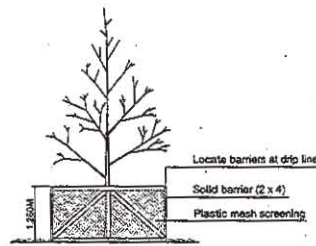
PROPOSED TOTAL MOOR AREA: 22.43 SQ. M @ 2897 SF
REQUIRED MOORAGE: 1 TON/T/TONNAGE FOR EVERY 10 CHILDREN
(NO OLD CMC MOORAGE REMAINING)

NO CHILDREN / NO OLD TON/T/TONNAGES

ANALYZED IN: 10 TOLUENE LANTANES

CHALKY SAND
 CRIMING - 40% - NORMALLY -
 NUMBER OF CHALKS - 20
 TOTAL WT. AERIAL 1000 Gm
 NATIONAL MFG. INCLUDING SITE COVERAGE
 (25% OF TOTAL WT. AERIAL) 250.00 Gm
 REMAINING FOR LOSS 750.00 Gm
 40% x 100 = 400.00 Gm
 SECOND LOSS 350.00 Gm
 PROPOSED TOTAL AERIAL 400.00 Gm
 SITE COVERED WITH LIVE PLANT MATERIAL
 10% OF TOTAL AERIAL 40.00 Gm
 REMAINING FOR LOSS 360.00 Gm
 10% OF REMAINING 36.00 Gm
 THIRD LOSS 324.00 Gm
 SAME AND GRAVE, COVER
 REQUIRED OUTSIDE PLANT AREA PER LOSS 750.00 Gm OF LOSS 75
 TOTAL - AERIAL LOSS (USE OF TOTAL SITE AERIAL)
 - 400.00 Gm
 - 324.00 Gm

PLAN #3



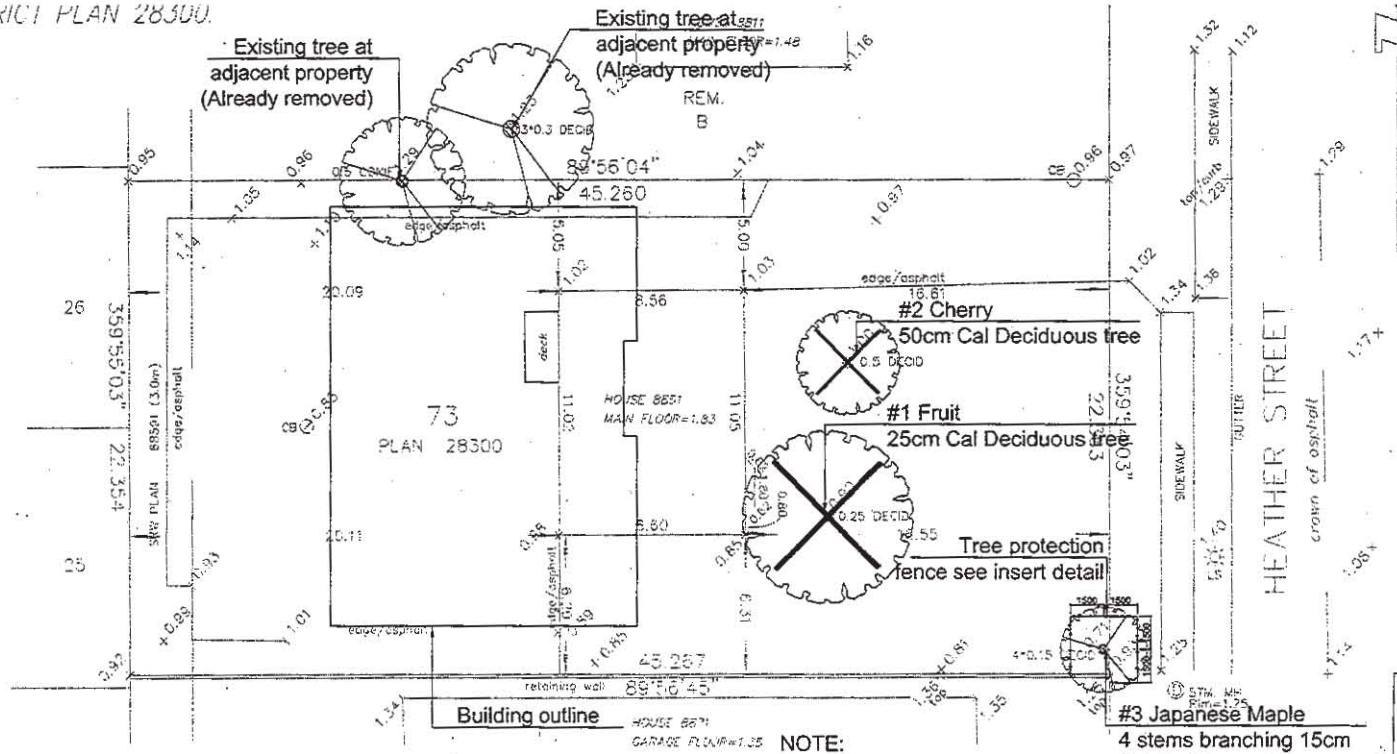
NOTE: No storage of building materials within or against protection barrier

TREE LEGEND

Existing Tree to be Removed	Existing Tree to be Retained

1 Tree Protection Fence
SCALE: NTS

RIOT PLAN 28300



NOTE:
Existing tree to be monitored by arborist on site during transplanting.

2 Tree Retention Plan
SCALE: 1/100



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NOTES

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NO.	REVISION	DATE
1	For DP Submission	Dec 6, 2011
2	For DP Submission	Dec 26, 2011
3	For DP Submission	Jan 31, 2012
4	For DP Submission	Jan 16, 2012
5	For DP Submission	Mar 16, 2012
6	For DP Submission	Feb 28, 12
7	Issued for DP	Jan 10, 12
8	Revisions	Jan 10, 12

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PROJECT:
PROPOSED DAYCARE
DP 10-538908

LOCATION:
8851 Heather Street

Plan 3B Dec 12 2011
DP 10-538908

APPROVED	CAD FILE
NVDZ	PAOLO TRENTINO/REDC
SCALE	DWG
1/100	Jan. 10, 2012


TREE RETENTION PLAN

DRAWING TITLE



PROJECT NO.
DP2011-03

PLAN #3A


von der Zelle & Associates Inc.
 10000 Highway 100, Suite 100
 Richmond, BC V6V 1K6
 Tel: 604.273.1234
 Fax: 604.273.1235
 Email: info@vonzelle.com

NOTES

1. All grading shall be in accordance with the British Columbia Grading Code.
 2. All grading shall be in accordance with the City of Richmond Grading Code.
 3. All grading shall be in accordance with the City of Vancouver Grading Code.
 4. All grading shall be in accordance with the City of Burnaby Grading Code.
 5. All grading shall be in accordance with the City of Coquitlam Grading Code.
 6. All grading shall be in accordance with the City of Delta Grading Code.
 7. All grading shall be in accordance with the City of Langley Grading Code.
 8. All grading shall be in accordance with the City of Surrey Grading Code.
 9. All grading shall be in accordance with the City of White Rock Grading Code.
 10. All grading shall be in accordance with the City of West Vancouver Grading Code.

NO.	DESCRIPTION	DATE
1	Proposed Daycare	Dec 12, 2011
2	Proposed Daycare	Dec 12, 2011
3	Proposed Daycare	Dec 12, 2011
4	Proposed Daycare	Dec 12, 2011
5	Proposed Daycare	Dec 12, 2011
6	Proposed Daycare	Dec 12, 2011
7	Proposed Daycare	Dec 12, 2011
8	Proposed Daycare	Dec 12, 2011
9	Proposed Daycare	Dec 12, 2011
10	Proposed Daycare	Dec 12, 2011

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 8. All grading shall be in accordance with the City of Surrey Grading Code.
 9. All grading shall be in accordance with the City of White Rock Grading Code.
 10. All grading shall be in accordance with the City of West Vancouver Grading Code.

PROJECT:
PROPOSED DAYCARE
DP 10-538908
 LOCATION:
 8851 Heather Street
 Richmond, BC

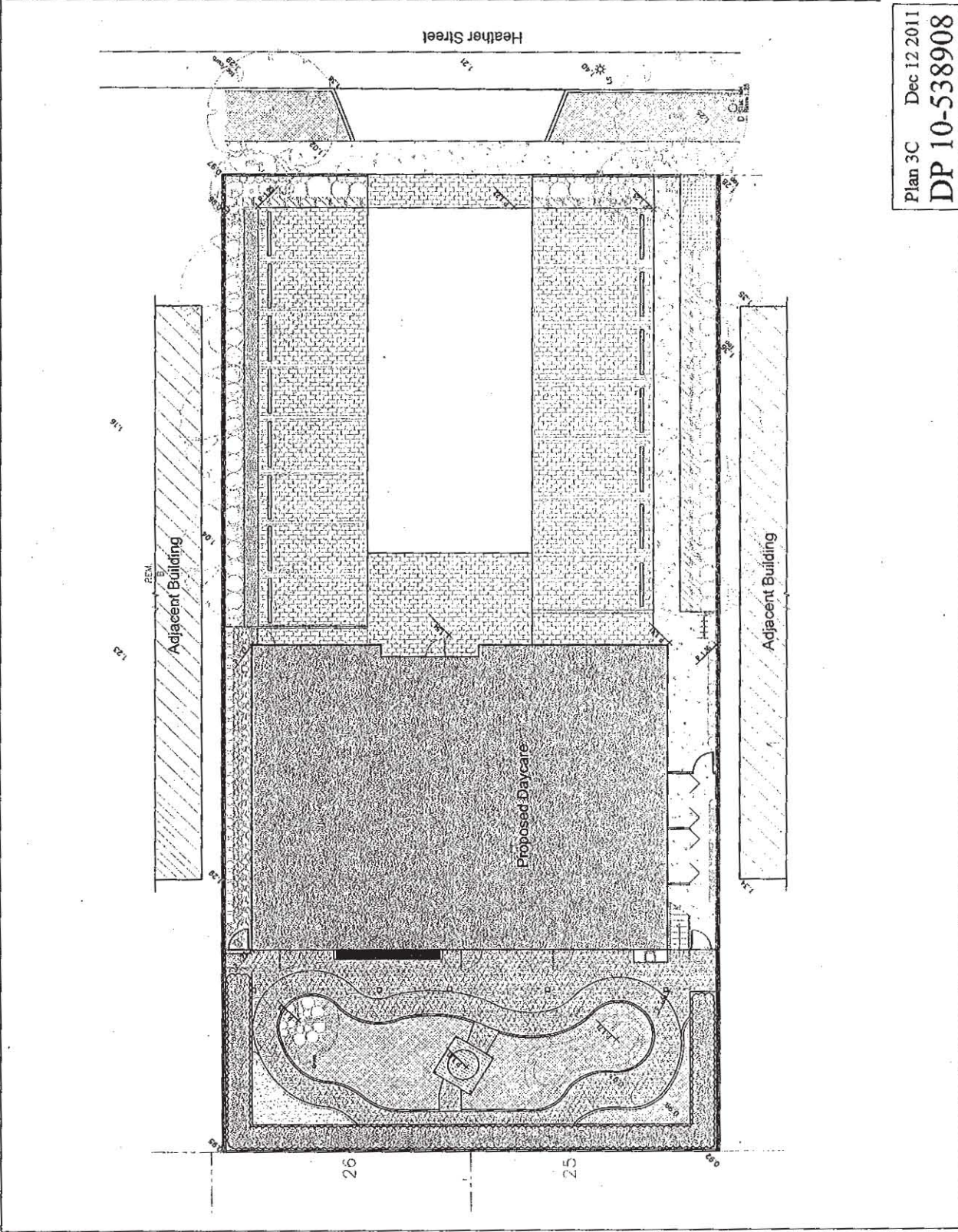
NAME	DATE
DESIGNED	DATE
CHECKED	DATE
APPROVED	DATE
SCALE	1:75
DATE	Jan. 10, 2010

PLAN #3B

PROJECT NO.
DP2011-03



GRADING PLAN

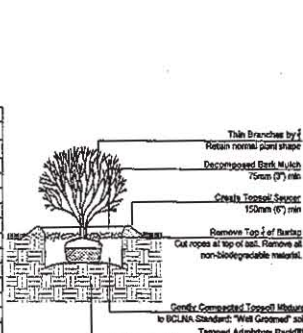


Plan 3C Dec 12 2011
DP 10-538908

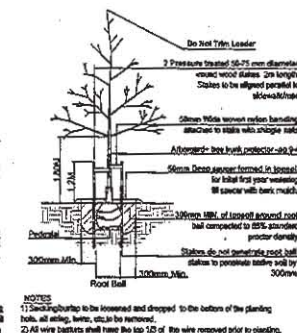
PROPOSED PLANT SCHEDULE

CB	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	COMMENT	SPACING
PA	<i>Carpinus betulus 'Fastigiata'</i>	Pyramidal European Hornbeam	6cm cal/1.5m Std.	6	Flowering tree	
MG	<i>Prunus 'Acolade'</i>	Acolade Flowering Cherry	5cm cal/1.2m Std.	2	Flowering tree	
E	<i>Magnolia grandiflora 'D.D. Blanchard'</i>	D.D. Blanchard Southern Magnolia	5cm cal/1.2m Std.	1	Shade tree	
E	<i>Eupatorium dubium 'Little Joe'</i>	Dwarf Joe-Pye Weed	#3 Pot	5	Flower Shrub	
AZ	<i>Rhododendron japonicum</i>	Japanese Azaleas	#2 Pot	10	Flower Shrub	
Hy	<i>Hydrangea macrophylla 'All Summer Beauty'</i>	Hydrangeas	#3 Pot	2	Flower Shrub	
Cv	<i>Erica carleyensis 'Mediterranean Pink'</i>	Winter Hebe	#1 Pot	45	Perennial	
To	<i>Thuja occidentalis 'Smaragd'</i>	Emerald Cedar	B&B / 1.0 m Ht.	45	Hedge	
To	<i>Thuja occidentalis 'Smaragd'</i>	Emerald Cedar	#3 Pot	38	Hedge	
Lc	<i>Lonicera ciliosa</i>	Witcham Heartstring	#2 Pot	7	Vine	
NS	<i>Aurelia 'Blue Carpet'</i>	Blue Carpet	#1 Pot	6 sqm	Groundcover	300mm O.C.
NS	<i>Sedum 'Twilight Purple'</i>	Twilight Purple Stonecrop	#1 Pot	20 sqm	Groundcover	300mm O.C.
NS	<i>Androsace 'Blue Star'</i>	Blue Star	#1 Pot	55 sqm	Swale	500mm O.C.
Lawn	Sod	Lawn		55 sqm	Lawn	

* MIXED SEASON, MEDIUM GROW (Azalea japonica 'Grands Fuchs'; Azalea japonica 'Grands Purple'; Azalea japonica 'Hino Crimson')
ALL PLANTING MUST BE COMPLETED TO BCNA STANDARDS - LATEST EDITION



A Shrub Planting Detail
SCALE: 1:25



B Tree Planting Detail
SCALE: 1:50

DETAIL MATCH LEGEND - HARDSCAPE	
	Concrete Walkway See Detail 2/Plan 3D
	Wood Deck Level 2
	100mm/4 inch Plaster See Detail 2/Plan 3D
	100mm/4 inch Plaster See Detail 2/Plan 3D
	Sand Fill
	Green/Grey
	Rubble Tile See Detail 2/Plan 3D
	Bush Level 2
	Moveable Planter Level 2
	Porcelain Sand and Water Table Level 2

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NOTES

- 1) Shrub/Tree to be removed and dropped to the bottom of the planting hole, all staking, forms, etc. to be removed.
- 2) All wire barriers shall have the top 100 of the wire removed prior to planting.
- 3) All trees shall be single stem.

* Landscape architect, the designer and the contractor shall be responsible for the proper installation and maintenance of the landscape plan.

REVISIONS-DRAWING ISSUE

No.	Description	Date
1	For DP Reproduction	Dec 4, 2011
2	For DP Reproduction	Dec 26, 2011
3	For DP Reproduction	Dec 26, 2011
4	For DP Reproduction	Dec 26, 2011
5	For DP Reproduction	Dec 26, 2011
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100	For DP Reproduction	Dec 26, 2011

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PROJECT:
PROPOSED DAYCARE
DP 10-538908

LOCATION:
8851 Heather Street
Richmond, BC

DRAWN	RS
CHECKED	MVDZ
APPROVED	MVDZ
SCALE	1:100
DATE	JAN. 10, 2010

PLANTING PLAN

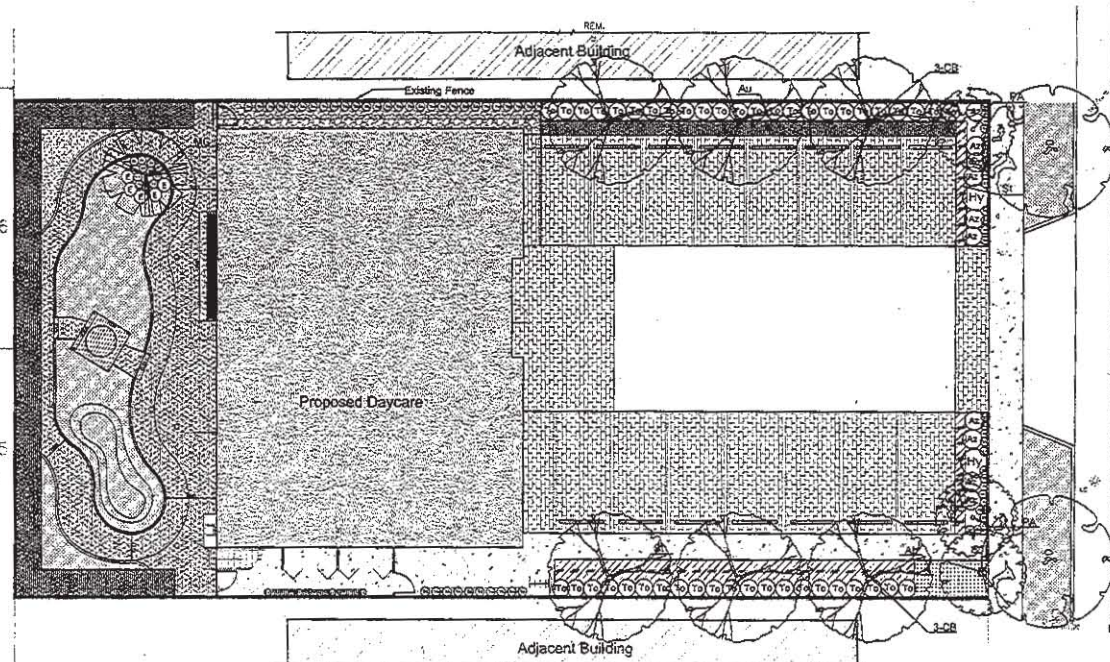
DRAWING TITLE



PROJECT NO.
DP2011-03

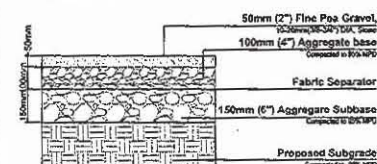
PLAN #3C

Plan 3D Dec 12 2011
DP 10-538908

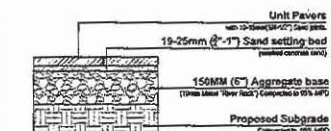


1 Site and Planting Plan
SCALE: 1:100

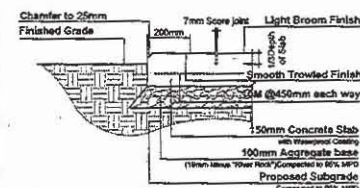
2 Layout for Level 2 Playground
SCALE: 1:100



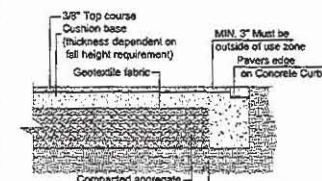
1 Pea Gravel Detail
SCALE: 1:10



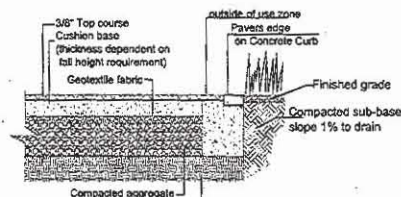
2 Unit Pavers Detail
SCALE: 1:10



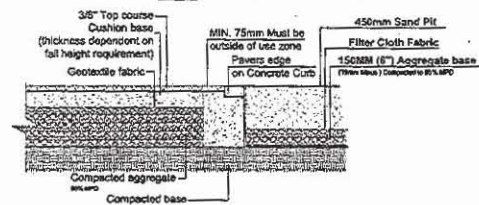
3 Concrete Detail
SCALE: 1:10



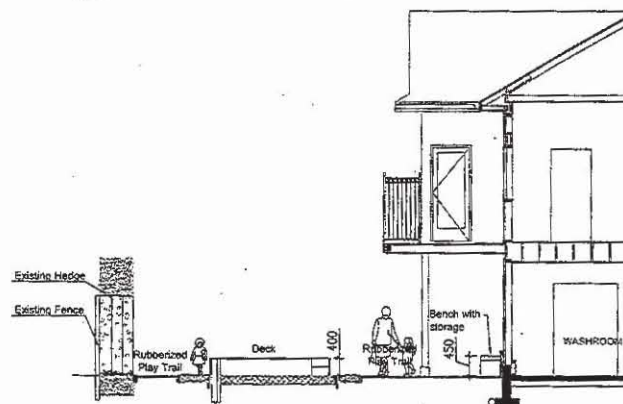
4 Rubber Tile Detail
SCALE: 1:10



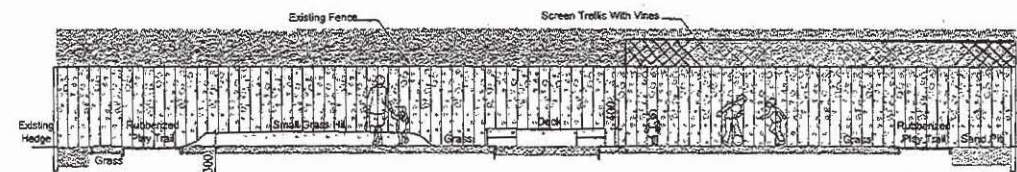
5 Rubber Tile with Grass Detail
SCALE: 1:10



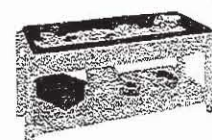
6 Sand Pit with Unit Pavers Edge Detail
SCALE: 1:10



10 Section 1-1
SCALE: 1:50



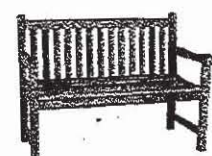
11 Section 2-2
SCALE: 1:50



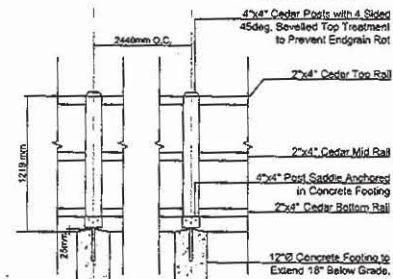
7 Sand and Water Table Image
SCALE: NTS
Note: or approve equal



8 Moveable Planter Image
SCALE: NTS
Note: or approve equal

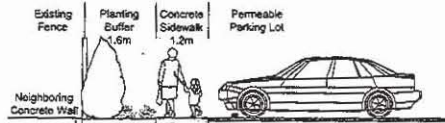


9 Wood Bench Image
SCALE: NTS
Note: or approve equal



Note:
1. Ensure all fasteners exposed to weather are hot-dipped galvanized to prevent staining.

12 1.2m Cedar Fence Detail
SCALE: 1:20



13 Section 3-3
SCALE: 1:50

Plan 3E Dec 12 2011
DP 10-538908

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 Landscape Architects • Interior Designers • Planners & Researchers
 Suite 1, 1000 102 Street, Burnaby, British Columbia V5C 5S8
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 F: 604.662.2044
 info@vza.ca

NOTES:

REVISIONS:

NO.	DESCRIPTION	DATE
1	Issued for DP	Jan. 10, 10
2	For DP Submission	Feb. 2011
3	For DP Submission	Mar. 6, 2011
4	For DP Submission	Jan. 16, 2011
5	For DP Submission	Jan. 22, 2011
6	For DP Submission	Feb. 24, 2011
7	For DP Submission	Dec. 6, 2011

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PROJECT:
PROPOSED DAYCARE
DP 10-538908

LOCATION:
8851 Heather Street
Richmond, BC

DRAWN:
RS

CHECKED:
MVDZ

APPROVED:
MVDZ

SCALE:
AS NOTED

DATE:
Jan. 10, 2010

PROJECT NO.
DP2011-03

PLAN #3D

[illegible]

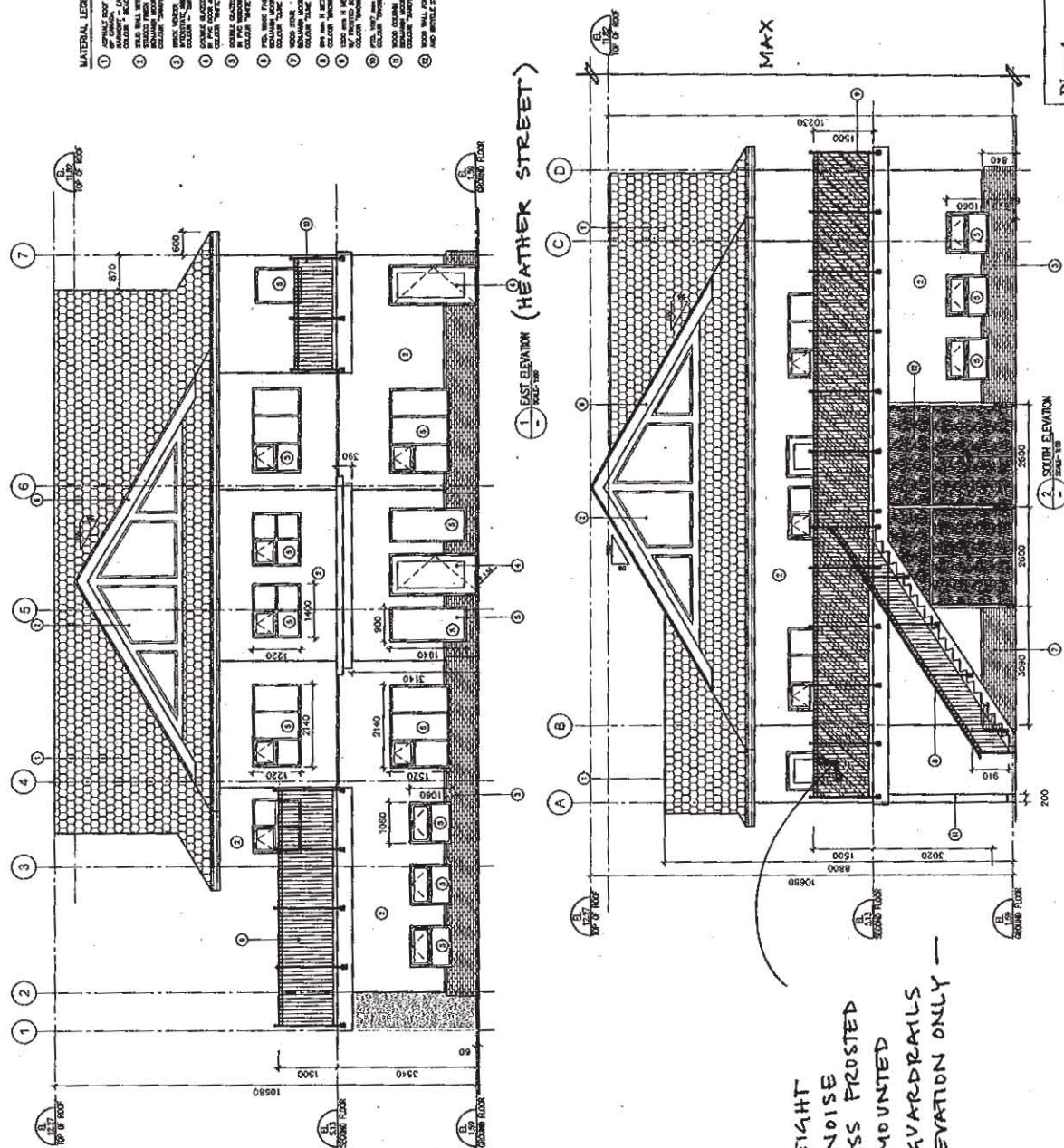
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CHERCOVER MASSIE & ASSOCIATES LTD.
ARCHITECTURE & ENGINEERING
2402-1302 Ross Road, Scarborough, E.C. Canada M1P 1K3
(416) 291-1000, (416) 291-1001

DRAWING TITLE
BUILDING ELEVATIONS

<div style="display: flex; justify-content: space-between;"> <div> <p>DATE: FEB 2011</p> <p>SCALE: 1:20</p> <p>PRODUCT NO: 210-048</p> </div> <div style="text-align: right;"> <p>REV: -</p> <p>OF 1</p> <p>A4</p> </div> </div>
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Plan 4 Oct 7 2011
DP 10-538908



1.5 M HEIGHT
PRIVACY / NOISE
SOLID GLASS Frosted
PANELS MOUNTED
BEHIND GUARDRAILS
— SOUTH ELEVATION ONLY —

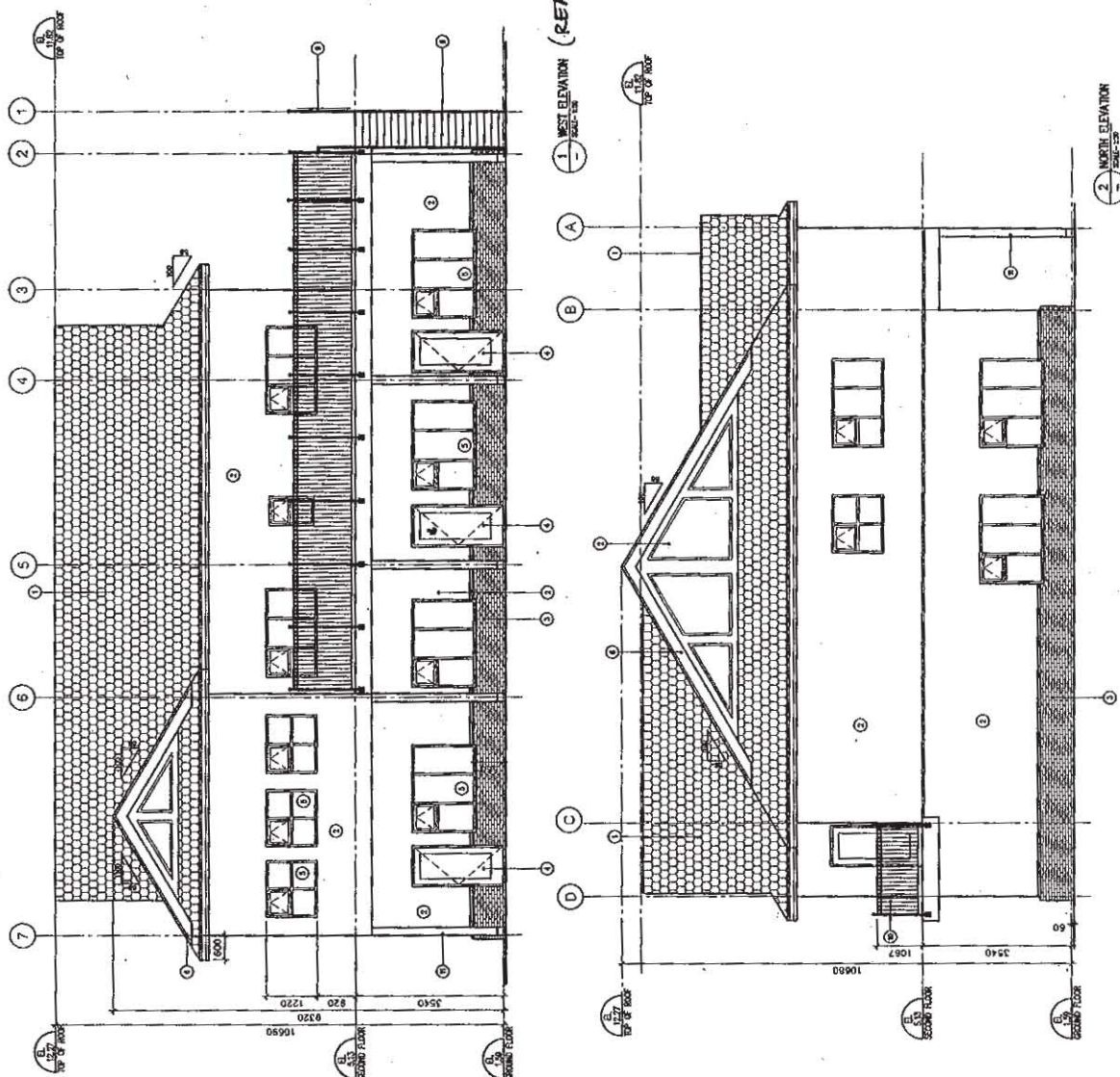
CONSULTANT

[illegible]

HERCOVER MASSIE & ASSOCIATES LTD.
ARCHITECTURE & ENGINEERING
450 - 1350 West 72nd Ave., Vancouver, B.C. Canada V6P 4Z6
Tel. 694-2641/6939 Fax. 694-2641/6400 Email: hmas@hercover.com

PROGRAM: REV	A5	REV
DATE: FEB-2011	OF	
SCALE: 1:50	-	
PROJECT No. Z10-016		

Plan 5 Oct 7 2011
DP 10-538908



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SHERCOVER MASSIE & ASSOCIATES
ARCHITECTURE & ENGINEERING
603 - Old Road 72nd Ave., Vancouver, B.C. Canada V6P
P. 604-264-1490 Fax. 604-264-1492 Email smc@shc.ca

15708

DAYCARE

8851 HEATHER STREET

— 1950 —

BUILDING SECTIONS

REV. 10/10

1402924 3

0621 37

JSTOR No. 210-016

REV.	

Plan 6 Jun 20 2011
DP 10-538908

2 BUILDING: 3044-130

100

• **FORBIDDEN** •
BY THE MAYOR OF
/ MAY 15th 1911



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SPORTS

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[illegible]

RECORD	DATE
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3	

CONCLUSIONS



CHERCOVER MASSIE & ASSOCIATES L
ARCHITECTURE & ENGINEERING
100-1230 River Road Ave. Vancouver, B.C. Canada V6P
K1A 6Z6-254 (V6P) Fax: (604-269-1167) Email: info@cmas.ca

10/27/07

DAYCARE

8851 HEATHER STREET,
RICHMOND, BC

RAWING TITLE:

GROUND FLOOR PLAN

TABLE 1

DATE: FEB 2014

DATE: 1-30

910-042 FOR LISTING

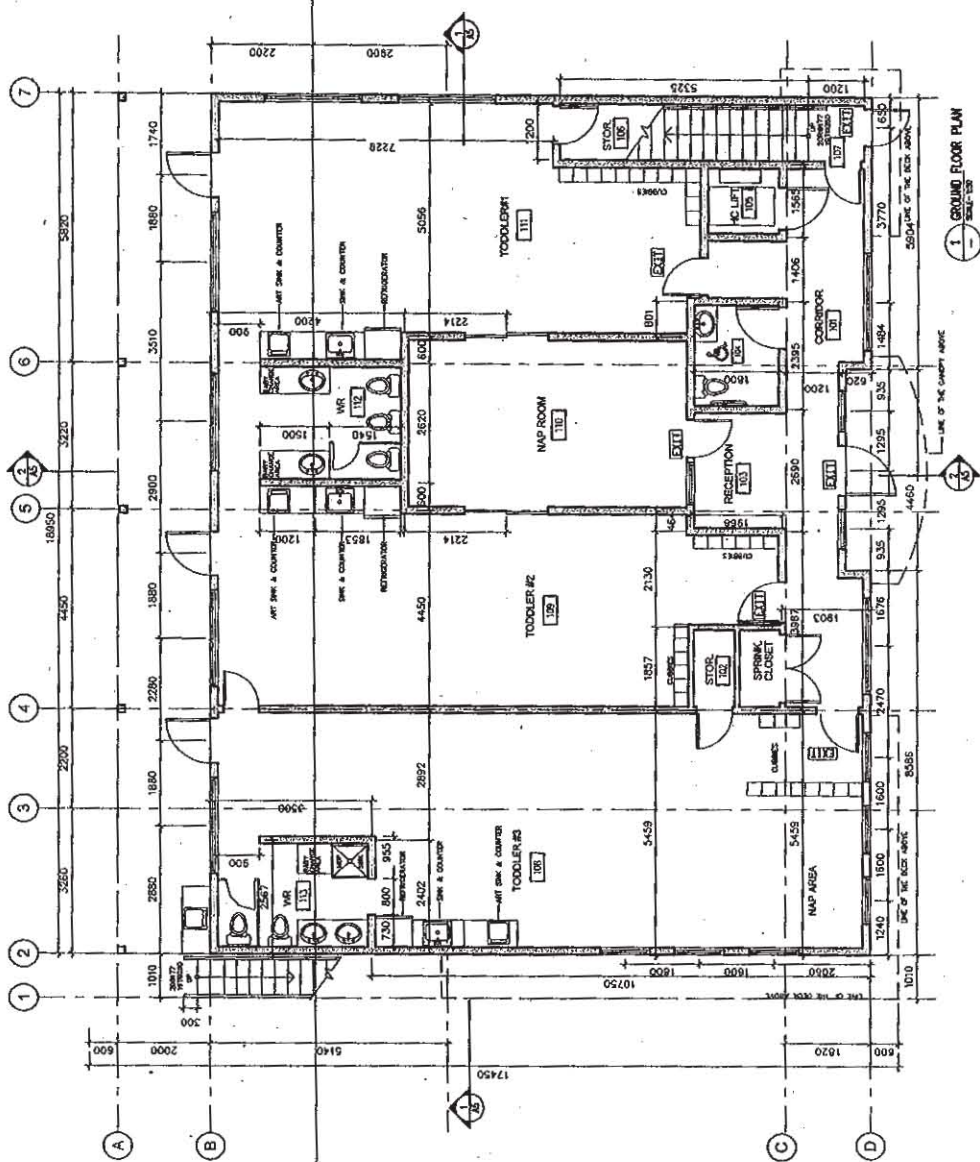
A2

DATE: FEB 2014

DATE: 1-30

PROJECT NO. 20

Plan 7 Jun 20 2011
DP 10-538908



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[illegible]

DATE	TIME	LOCATION	REMARKS
29			
30			
31			

CONSULTANT



PROJECT: DAYCARE
80051 HEATHER STREET,
RICHMOND, DC

DRAWING TITLE:
SECOND FLOOR PLAN

DATE: FEB-2012	A3 OF -	REV.
SCALE: 1:50		
PROJECT No: 210-016		
DRAWING REV		

Plan 8 Oct 7 2011
DP 10-538908

