



Development Permit Panel

Council Chambers, City Hall
6911 No. 3 Road

Wednesday, March 14, 2018
3:30 p.m.

MINUTES

Motion to adopt the minutes of the Development Permit Panel meeting held on February 28, 2018.



1. **DEVELOPMENT PERMIT 15-718109**
(REDMS No. 5503317)

APPLICANT: Douglas L. Massie

PROPERTY LOCATION: 6020 Steveston Highway

Director's Recommendations

That a Development Permit be issued which would:

1. *permit the construction of second floor and roof top additions at 6020 Steveston Highway on a site zoned "Neighbourhood Commercial (CN)" and "Agriculture (AG1)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *increase the maximum permitted building height from 9.0 m to 10.2 m;*
 - (b) *reduce the required 3.0 m minimum east side yard setback from 3.0 m to 2.3 m for a mechanical closet that is approximately 3.4 m in height and 3 m in width; and*
 - (c) *reduce the minimum manoeuvring aisle width from 7.5 m to 6.7 m.*



ITEM

2. New Business

3. Date of Next Meeting: March 28, 2018

ADJOURNMENT



**Development Permit Panel
Wednesday, February 28, 2018**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Cecilia Achiam, Chair
Serena Lusk, General Manager, Community Services
John Irving, Director, Engineering

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

Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on January 31, 2018 be adopted.

CARRIED

1. Development Permit 16-721500
(REDMS No. 5724405)

APPLICANT: Western-Citimark River Front Townhouse Project Ltd.

PROPERTY LOCATION: 10311 River Drive

INTENT OF PERMIT:

1. Permit the construction of 86 townhouse units and a two-storey mixed-use building with amenity space and a child care facility at 10311 River Drive on a site zoned "Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the required West Side Yard from 6.0 m to 4.5 m.

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Applicant's Comments

Wayne Fougere, Fougere Architecture Inc., provided an overview of the proposed development and highlighted the following:

- the project is the third phase of the four-phase Parc Riviera development which includes townhouses and a two-storey mixed-use building with amenity space and a City-owned child care facility;
- the child care facility is sited at the southwest corner of the subject site to allow for maximum sunlight exposure and to facilitate easy access into the facility;
- pedestrian access to townhouse entries is provided from the street, the public pedestrian walkway along the east edge of the site, mews at the centre of the site, and the internal drive aisles;
- one public and two semi-private pedestrian walkways are provided from River Drive to the dike through the subject site;
- a one and a half-meter reduction of the required minimum setback for the west side yard for one building is requested; and
- the proposed setback variance is mitigated by grade changes in the adjacent park which reduces the apparent height of the three-storey building adjacent to the park to a two-storey building.

Mary Chan Yip, PMG Landscape Architects, briefed the Panel on the main landscaping features of the project and noted the following:

- street fronting townhouse units and front yards facing the internal mews provide a pedestrian-friendly character to the project;
- all townhouse units are provided with semi-private outdoor spaces at grade;
- the project has been designed to utilize the character of the dike edge along the waterfront to tie the neighbourhood together;
- the depression between the dike and townhouse units on the north edge creates a symbolic slough design along the dike frontage;
- the two proposed planting schemes consist of native planting along the river's edge and urban planting along River Drive to provide transition to the single-family neighbourhood across the street;
- proposed planting for the Environmentally Sensitive Area (ESA) modified enhancement area along the north edge of the site is pulled into the site, providing a transition from natural to urban landscape;
- primarily drought tolerant species are proposed for the project;
- while the project is located adjacent to a new Tait Park and in close proximity to the Tait Neighbourhood School Park across River Drive, smaller scale on-site indoor and outdoor amenity spaces will also be provided;

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- separate outdoor play areas are provided for the two age group program areas in the child care facility;
- pervious pavings are proposed in some areas on the site for groundwater recharge; and
- lighting will be provided for the mews and street edges.

Panel Discussion

In response to queries from the Panel, Mr. Fougere advised that (i) raising the finished grade of the site to meet the future height of the dike was not considered due to potential additional cost to the project and height transition to the dike, park and neighbourhood, (ii) all the townhouse units meet the required minimum floodplain elevation of 2.9 meters, and (iii) the living spaces of the four-storey townhouse units adjacent to the dike and the three-storey units adjacent to the park are proposed to match the grades.

In response to a query from the Panel, Wayne Craig, Director, Development, noted that the proposed child care facility will be transferred to the City as a strata lot as part of the zoning requirements, and the strata plan will include, among others, general guidelines for maintenance.

In response to further queries from the Panel, Mr. Fougere noted that (i) the common outdoor amenity area on the roof deck of the mixed-use building is adjacent to the indoor amenity room and can be accessed through an elevator on the ground floor, (ii) the ground floor stair and elevator access to the indoor and outdoor amenity spaces on the second floor is separate from the child care facility, (iii) seven parking spaces are provided for the exclusive use of the child care facility, and (iv) the child care facility will have separate metering and electrical and mechanical room.

In response to a further query from the Panel, Mr. Craig confirmed that the applicant will not build affordable housing units on-site as the entire site provided funding towards the City's capital Affordable Housing Reserve which was used to provide funding towards the Storeys project.

In response to a query from the Panel, Ms. Chan reviewed the extent of the ESA in the subject site, noting that townhouse decks along the north edge of the site will be contained with low rail fencing to provide separation between the semi-private outdoor amenity space and the ESA.

Staff Comments

Mr. Craig advised that (i) servicing agreements associated with the proposal include frontage works along River Drive, the construction of the public pedestrian walkway along the east edge of the site and dike improvements, (ii) the child care facility is a collaborative effort between City staff and the developer to fulfill zoning requirements, (iii) the ESA will be subject to a legal agreement to ensure maintenance by the future strata, (iv) five convertible units are proposed for the project, and (v) the project has been designed to achieve EnerGuide 82 rating standards and the City's aircraft noise mitigation standards.

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In addition, Mr. Craig noted that the proposed west side yard setback variance for the subject site is similar to the variance granted to Phase 2 development on the west side of the City park.

Gallery Comments

None.

Correspondence

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of 86 townhouse units and a two-storey mixed-use building with amenity space and a child care facility at 10311 River Drive on a site zoned "Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to reduce the required West Side Yard from 6.0 m to 4.5 m.*

CARRIED

2. Development Permit 16-741741

(REDMS No. 5677991 v. 2)

APPLICANT: Vancouver Airport Fuel Facilities Corporation (VAFFC)

PROPERTY LOCATION: 15040 Williams Road

INTENT OF PERMIT:

Permit the construction of a Marine Terminal Facility for aviation/jet fuel delivery at 15040 Williams Road on a site zoned "Industrial (I)" and partially designated as an Environmentally Sensitive Area (ESA).

Applicant's Comments

Mark McCaskill, FSM Management Group, briefed the Panel on the applicant's response to Panel's referral at the November 29, 2017 meeting of the Panel and highlighted the following:

- planting to the north triangle area of the property has been increased by 25 per cent after allowing for the minimum space required for operational and maintenance activities;

4.

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- proposed tree sizes and pot sizes for shrubs and groundcovers have been increased to the largest reasonable sizes without compromising survivability in the north triangle area and elsewhere in the site;
- the design of the viewing platform has been modified and the proposed voluntary cash-in-lieu payment has been increased to approximately \$204,000; and
- an intertidal bench planting area is proposed to be added in the intertidal Environmentally Sensitive Area (ESA).

In addition, Mr. McCaskill provided details on the proposed intertidal bench.

In reply to queries from the Panel, Mr. McCaskill acknowledged that (i) the intertidal bench has been raised to just below the high water mark to enhance the survivability of plant species, (ii) the bench cannot be expanded to the north as it will encroach into the dike structure, (iii) a few pre-engineered service structures are proposed on site, (iv) the marine terminal facility will be fully operational twice a month or weekly depending on the size of the vessel delivering the fuel, (v) the intertidal bench will be filled with substrate to mitigate the effects of strong current and wave action to bench planting, and (vi) the unplanted strip at the north triangle area will be used to provide a gravel access road and equipment storage area.

Staff Comments

Mr. Craig advised that (i) the new planting area at the north triangle area combined with the previously committed Riparian Management Area (RMA) and landscape planting will result in total planting area of 46 per cent of the entire triangle area, (ii) the viewing platform will be constructed by the City at a later date and that Parks Department has determined the platform location and design meets the City's open space and trail objectives for the area, (iii) part of the applicant's voluntary cash-in-lieu contribution will be used for enhancements to the existing city park trail to the west of the subject site, (iv) City staff solicited the opinion of third party experts regarding intertidal ESA planting in compliance with Panel's recommendation, (v) the City's third party review was conducted by PGL Environmental Consultants and Northwest Hydraulics and these consultants supported the provision of the proposed intertidal bench and have provided recommendations to improve the bench survivability which the applicant and City staff have reviewed and agreed to, (vi) the design of the intertidal bench planting will form part of the servicing agreement for the dike construction on the site, and (vii) there will be legal agreements to ensure maintenance of all ESA planting on the site.

In response to queries from the Panel, Mr. Craig confirmed that (i) ESA planting will be subject to a three-year monitoring period, (ii) the proposed intertidal bench planting will be monitored for five years, and (iii) the City will have monetary securities provided to ensure that these areas are installed and maintained accordingly.

Gallery Comments

None.

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Correspondence

None.

Panel Discussion

The Panel expressed support to the applicant's response to Panel's comments at the previous consideration of the proposal.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a Marine Terminal Facility for aviation/jet fuel delivery at 15040 Williams Road on a site zoned "Industrial (I)" and partially designated as an Environmentally Sensitive Area (ESA).

CARRIED

3. Date of Next Meeting: March 14, 2018

4. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:10 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, February 28, 2018.

Cecilia Achiam
Chair

Rustico Agawin
Auxiliary Committee Clerk



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: January 23, 2018

From: Wayne Craig
Director, Development

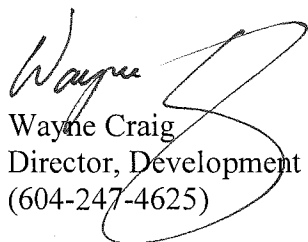
File: DP 15-718109

Re: Application by Douglas L. Massie, Architect for a Development Permit at
6020 Steveston Highway

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of second floor and roof top additions at 6020 Steveston Highway on a site zoned "Neighbourhood Commercial (CN)" and "Agriculture (AG1)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Increase the maximum permitted building height from 9.0 m to 10.2 m.
 - b) Reduce the required 3.0 m minimum east side yard setback from 3.0 m to 2.3 m for a mechanical closet that is approximately 3.4 m in height and 3 m in width.
 - c) Reduce the minimum manoeuvring aisle width from 7.5 m to 6.7 m.


Wayne Craig
Director, Development
(604-247-4625)

WC:SB
Att. 3

Staff Report

Origin

Douglas L. Massie, Architect, has applied to the City of Richmond for permission to develop second floor and roof top additions to the existing building at 6020 Steveston Highway on the “Neighbourhood Commercial (CN)” zoned portion of a site zoned “Neighbourhood Commercial (CN)” and “Agriculture (AG1)” to expand the child care facility area and provide office area at the second floor level, and to provide required children’s outdoor play area on the roof top.

The applicant has proposed to develop the commercial portion of a split-zoned site in accordance with the site’s existing commercial zoning. The proposal does not include any changes to the agricultural portion of the site. A City Work Order is required prior to Building Permit issuance for the design and construction of bus stop improvements along the Steveston Highway frontage of the site. Granting of 1.5 m wide statutory right-of-way (SRW) is required along both the Steveston Highway and No. 2 Road frontages for future road widening as a consideration of the Development Permit.

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.

Background

The subject site is located at the corner of Steveston Highway and No. 2 Road in the Gilmore Planning Area and is located within the Agricultural Land Reserve (ALR). The site currently contains a two-storey mixed use building; originally constructed with two apartment units, outdoor amenity and roof area over ground-oriented commercial space. The building currently contains commercial units in two ground floor units and child care use in a third ground floor unit and the entirety of the second floor area.

Development surrounding the subject site is as follows:

- To the North: Across Steveston Highway, an existing 15-unit two-storey townhouse complex on property zoned “Low Density Townhouses (RTL1)”.
- To the West: Across No. 2 Road, the City’s Fire Hall No. 2 on a property zoned “School & Institutional Use (SI)”.
- To the East: Single detached homes located on smaller properties zoned “Agriculture (AG1)”, located within the Agricultural Land Reserve.
- To the South: Single detached homes located on smaller properties zoned “Agriculture (AG1)”, located within the Agricultural Land Reserve.

Advisory Design Panel Comments

The Advisory Design Panel (ADP) was supportive of the proposal, subject to the applicant giving consideration to comments provided by the Panel. An annotated excerpt of the Advisory Design Panel Minutes from July 19, 2017 is attached for reference (Attachment 2). The

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

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 (OCP) and is generally in compliance with the "Neighbourhood Commercial (CN)" zone 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) Increase the maximum permitted building height from 9.0 m to 10.2 m.

(Staff supports the proposed variance, as it accommodates a roof top children's play area, is limited to two stair structures and elevator access. As a result of providing the majority of the required outdoor play area on the roof top, the existing outdoor play area at grade is reduced in size and parking and a landscape buffer are proposed to be added along the south property line. The proposed play area boundary fencing is located approximately 12 feet away from the east edge of the roof to mitigate any potential overlook issue.)

- 2) Reduce the required 3.0 m minimum east side yard setback from 3.0 m to 2.3 m for a mechanical closet that is approximately 3.4 m in height and 3 m in width.

(Staff supports the proposed variance, as it accommodates required mechanical servicing for the second floor, is limited in size and does not impact the existing business on the ground floor. The project mechanical engineer has confirmed that the proposed location, size and height of the mechanical closet are required.)

- 3) Reduce the minimum manoeuvring aisle width from 7.5 m to 6.7 m.

(Staff supports the proposed variance, as it accommodates additional parking, it accommodates required 1.5 m wide SRWs along both frontages for potential future road widening, and it is an improvement over the existing site conditions. The proposal includes a 6.9 m wide northerly drive aisle and 6.7 m wide westerly drive aisle. Both drive aisles have parking only on one side and the widths have been confirmed as adequate by technical analysis to Transportation staff.)

Analysis

Floodplain Management Implementation Strategy

- The proposed redevelopment meets the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood plain covenant on Title is required as a Development Permit consideration. The minimum habitable elevation is 2.9 m GSC for all new construction (existing ground floor exempted).

Conditions of Adjacency

- The proposed building massing is two-storey with roof top access structures and play area. This massing responds to the existing adjacent single-family home to the east of the site. The

design does not include any east facing windows at the second floor level and the rooftop play area is inset from the east edge of the roof by approximately 3.76 m (12.33 ft.). The applicant has submitted a letter of support from the neighbour to the east.

- As the site is adjacent to existing residential homes to the east and south and within 25 m of existing residential townhouses to the north, registration of a legal agreement on Title is required as a Development Permit consideration to ensure compatibility of the proposal with the existing residential uses. The legal agreement will indicate that any noise generated inside or outside the building by activity or mechanical equipment is required to be mitigated to comply with the City's Noise Bylaw. An acoustic report has been received for the proposed new roof top equipment, which confirms that the new equipment will comply with the City's noise Bylaw.
- The existing building is located along Steveston Highway, physically separated from the neighbouring small agricultural lot, with a single-family home to the east by a paved side yard, existing fencing and the existing hedges and trees on the neighbouring property. The fencing will be reviewed during construction and replaced as necessary.
- There is an existing surface parking area at the rear of the existing building, with paving that extends to the south property line, adjacent to the neighbouring small agricultural lot with a single-family home. A children's play area was recently constructed on a portion of the surface parking area adjacent to the building. The play area is proposed to be reduced in size and relocated to a larger play area on the building roof. The parking area will be reconfigured, improved, and will be physically separated from the neighbouring property to the south by a new proposed landscape bed with low planting and a new tree, as well as new 2 m height solid fencing.
- The garbage, recycling and organics storage area is adjacent to the loading space; at the southeast corner of the building, and will be located approximately 4.5 m away from the neighbouring property.
- No changes are proposed for the AG1 zoned portion of the property, which is not included in the subject Development Permit application. The agricultural zoned portion of the property currently includes an open gravel area, fenced septic tank area, septic field and perimeter chain link fencing. The septic field is landscaped with lawn and surrounded on three sides with fruit bearing trees and blueberry bushes. The applicant is aware that commercial and child care uses are not permitted to encroach into the agricultural zoned portion of the property, including parking and loading.

Urban Design and Site Planning

- The subject application proposes to improve streetscape landscaping, signage, accessibility and pedestrian circulation for an existing commercial development at a gateway location to the Steveston neighbourhood, across the street from the City's Fire Hall No.2.
- The subject application also proposes to improve the existing bus stop at Steveston Highway and accommodate future road widening along both frontages. The existing corner free standing sign will be relocated further away from the intersection to improve driver sight lines.
- The existing entry driveways along Steveston Highway and No. 2 Road will be narrowed, defined with new curb and low planting and improved with new paver treatment. The functionality of the Steveston Highway driveway will be improved by removing the existing free-standing sign.

- The reconfigured surface parking area will provide 35 parking spaces, including one accessible parking space, six Class 1 and six Class 2 bicycle storage spaces, and one medium sized loading space on-site, all in accordance with the Zoning Bylaw. Registration of legal agreements on Title are required as a Development Permit consideration to ensure that all parking spaces, the loading space, and secure bicycle storage area are provided for the shared use of all tenants/units, and are not permitted to be assigned to specific tenants/units.
- To allow for future bus shelter at the existing bus stop along Steveston Highway, granting of a Statutory Right-of-Way (SRW) and obtaining a City Work Order for the design and construction of the works are a Development Permit consideration.
- To allow for future road widening, granting of 1.5 m wide SRW along both frontages with corner cut is required as a Development Permit consideration.

Architectural Form and Character

- The proposed additions would expand the existing second floor to a full two-storey building with roof top access and play area structures. The proposal is of appropriate scale and massing in relationship to the existing zoning, gateway location and surrounding buildings.
- The existing building and proposed improvements provide a pedestrian scale with building projections and recesses, entry canopies, small scale brick, a variety of materials and landscape features.
- The existing building materials (painted vertical corrugated metal siding, painted vertical wood siding, brick, stucco and concrete block) and new added proposed building materials (coloured vertical metal siding and painted steel mesh guard rail) are generally consistent with the Official Community Plan (OCP) Development Permit Guidelines and contribute to the gateway location to the neighbourhood.
- The existing building materials will be retained and replaced as necessary in the portions of the building that will remain unchanged, except that existing stucco and wood siding will be replaced for improved performance and design continuity. The existing white coloured stucco at the second floor balcony facing Steveston Highway will be removed and replaced with new white coloured vertical metal siding. The existing grey painted vertical wood siding facing No. 2 Road will be removed and replaced with grey coloured vertical metal siding.
- The palette of colors, including white, dark red, medium and dark grey painted metal siding, dark red brick, metallic silver anodized mesh guardrail, and medium grey painted concrete block, enhance the building appearance. The existing palette of colours will be changed by adding the dark grey colour to increase visual interest for the relatively simple building massing.
- The mechanical equipment will be screened by painted steel mesh guardrail enclosures on the roof.

Landscape Design and Open Space Design

- The landscape design responds to the site conditions and architectural design and improves both the Steveston Highway and No. 2 Road streetscapes.
- Pavers are proposed in the two driveway areas.
- The soft landscaping proposed will feature a variety of tree and shrub plantings; which will provide a softening of the streetscapes, and enhance the parking area.

- Low height shrubs and groundcovers are planted along both street frontages to improve the streetscapes. Low- to mid-height shrubs and groundcovers are planted along the north edge of the roof deck; which will also improve the streetscape.
- At the intersection of Steveston Highway and No. 2 Road, as well as in the surface parking area visible from No. 2 Road, Katsura and flowering Serviceberry trees will be planted to provide visual interest. Tree planting is not proposed along the west and north edges of the parking areas, as it is not permitted within the SRW areas or within the immediate area of the hydro kiosk. Tree planting is also not proposed along the south edge of the site to provide adequate truck manoeuvring clearance to the loading space.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$ 116,250.20 in association with the Development Permit.

Tree Retention and Replacement

- The applicant has submitted a Certified Arborist's report; which identifies on-site tree species, assesses tree structure and condition, and provides tree removal recommendations relative to the proposed development. The report assesses one bylaw-sized existing tree on the subject site; specifically, a multi-stemmed Horse Chestnut tree (0.9 m DBH) located along the No. 2 Road property line. There are no street trees on City property adjacent to the subject site and no trees on neighbouring properties adjacent to proposed areas of excavation on the subject site.
- The City's Tree Preservation staff have reviewed the Arborist's report and support the Arborist's findings. The tree is in poor condition with crown dieback, mechanical damage at base of stem and low vigor. The top portion of the crown is also interfering with BC Hydro power lines. This tree is required to be removed and replaced.
- A tree management plan is included in the Development Permit plans.
- The landscape plan includes the planting of two new trees on the site.

Crime Prevention Through Environmental Design

- The site plan and landscape plan provide opportunities for passive surveillance through clear sight lines between the commercial and child care units, building entries, sidewalks, rear parking area and entry driveways.

Accessibility

- An accessible parking space is provided at a location close the building.
- The proposed development includes elevator and wheelchair access at both floor levels.
- The building is required to comply with all BC Building Code accessibility requirements.

Child Care Facility Requirements

The development was reviewed on a preliminary basis with Vancouver Coastal Health staff and no concerns were expressed about the proposed expansion of child care programming in the proposed development on the subject site.

Before an expanded child care program could operate on the subject site, the operator would be required to obtain Building Permit approval; demonstrating compliance with the BC Building Code, Vancouver Coastal Health child care program licensing requirements and Business License requirements.

The proposed parking on-site could accommodate the proposed expanded child care program.

Conclusions

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.

Sara Badyal.

Sara Badyal
Planner 2
(604-276-4282)

SB:blg

Attachment 1: Development Application Data Sheet

Attachment 2: Annotated Excerpt from July 19, 2017 Advisory Design Panel Meeting Minutes

Attachment 3: Development Permit Considerations



City of Richmond

Development Application Data Sheet

Development Applications Department

DP 15-718109

Attachment 1

Address: 6020 Steveston Highway

Applicant: Douglas L. Massie, Architect AIBC, MRAIC

Owner: Richmond South Point Child Care Ltd

Planning Area(s): Gilmore

	Existing	Proposed
Site Area	2,759 m ² Zoned CN 940 m ² Zoned AG1 3,699 m ² Total	No change to site area
OCP Designation	Agriculture	No change to designation
Zoning	Neighbourhood Commercial (CN) Agriculture (AG1)	No change to zoning. Zoning variances as noted below.
Flood Construction Level	2.9 m GSC for new construction	Complies
Number of Units	2 apartment dwelling units 2 child care units 1 take out/delivery restaurant unit 1 general retail unit	1 office unit 5 child care units 1 take out/delivery restaurant unit 1 general retail unit

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio: In CN area In AG1 area	Max. 0.5 (1,379.6 m ²) Max. 0.5 (470 m ²)	0.31 (860.8 m ²) Existing 0.48 (1,326.7 m ²) Proposed	None permitted
Floor Area (CN): At main floor At 2 nd floor At roof level Total	Existing: 629 m ² 231.8 m ² 0 m ² 860.8 m ² (9,266.1 ft ²)	Proposed: 629 m ² 691.7 m ² 6.0 m ² 1,326.7 m ² (14,281.3 m ²)	None permitted
Lot Coverage (CN)	Max. 35%	22.8% Existing	None
Setbacks (CN): Steveston Hwy No 2 Rd Interior Side Yard (East) Rear Yard	Min. 3 m Min. 3 m Min. 3 m Min. 3 m	Existing: 14.6 m 14.5 m 2.3 m 10.5 m	0.7 m decrease for service closet
Building Height (CN)	Max. 9 m	10.2 m Max.	1.2 m increase
Parking Spaces: Child Care Child Care Staff General Retail & Office Total	10 12 11 33	10 12 12 34	None
Small Car Parking Spaces	Max. 50%	3% (1 space)	None
Accessible Parking Spaces	Min. 2%	3% (1 space)	None
Manoeuvring Drive Aisle	Min. 7.5 m Wide	6.7 m Min.	0.8 m decrease

Annotated Excerpt from the Minutes from Advisory Design Panel Meeting

Wednesday, July 19, 2017

- | | | |
|----|--------------|---|
| 3. | DP 15-718109 | Three-storey commercial development (addition to two-storey building) |
| | ARCHITECT | Arcus Consulting Ltd. |
| | LOCATION | 6020 Steveston Highway |

Panel Discussion

Comments from the Panel were as follows:

- appreciate the use of the site for a daycare facility; the proposed addition to the existing facility is needed in the area – ***Noted***
- building setback is good; no concern with the existing building pulled back from Steveston Highway and No. 2 Road – ***Noted***
- appreciate the positive response of the neighboring single family dwelling to the east to the proposed addition which will result in additional height for the subject building – ***Noted***
- there is significant improvement in the flow and functionality of ground level spaces on site, particularly in the parking arrangements at the back of the site – ***Noted***
- relocating a portion of the ground level children's outdoor play area has resulted in additional parking spaces for the building – ***Noted***
- the proposed pedestrian walkway at the northwest corner of the site works well – ***Noted***
- consider making the building entry at the south side of the building as the main entry to the daycare facility rather than at the west side entry due to the narrow width of the sidewalk adjacent to the west side of the building and its proximity to the drive aisle and parking spaces – ***Both entries provide access.***
- consider installing a canopy over the main entry to the building to accentuate the main entry and provide weather protection – ***Canopy added***
- architectural form and character works well; varying expressions of proposed windows and roof lines integrates well with the existing building – ***Noted***
- proposed materials palette and colours are appropriate – ***Noted***
- suggest that the applicant investigate whether existing corrugated metal siding needs replacement – ***Will review during construction and replace as needed to ensure quality matches new construction.***
- appreciate the proposed treatment for the stair at the southwest corner of the building; also support the installation of windows adjacent to the stairs which provide day lighting; consider making the stairs more open within the constraints of the Building Code – ***Considered.***
- support the reconfiguring of outdoor spaces at ground level; also support the use of rooftop spaces for a safe and secure children's play area – ***Noted***
- proposed rooftop play area is accessible; lay-out is logical; consider increasing the height of the fence which provide screening for the mechanical equipment to provide more separation to the play area – ***1.8 m high fencing will be used.***
- consider installing a shade canopy or seasonal options at the southeast corner of the rooftop – ***Additional shade cover will be added to both rooftop play spaces. On the west side a trellis will be constructed over the artificial turf lawn space and umbrellas at the tables. On the East side an umbrella will be added to the play space adjacent the chalk boards.***
- not certain whether LEED equivalency is applicable to the proposed building renovation and addition as the applicant has not provided a LEED scorecard – ***LEED equivalency is not applicable for the proposed building renovation and addition***

- appreciate the applicant providing information regarding the project's proposed sustainability approach; however the applicant is advised to reference ASHRAE 90.1-2010, not ASHRAE 90.1-2007 – *Noted*
- proposed roof enclosure for mechanical units is small considering that four mechanical rooftop units (RTUs) are being proposed in addition to the existing RTUs for CRUs – *Area has been reviewed and is acceptable to project mechanical engineer.*
- the applicant is encouraged to incorporate public art into the project at it will enhance the pedestrian-oriented character of the site – *Considered. The applicant will not be participating in the public art program. However, this project does encourage creative play with the use of chalk boards in each of the outdoor daycare play spaces.*
- consider increasing the prominence of the daycare and office entrance at the west side of the building, e.g. through installing a canopy and signage, to enhance way finding – *Canopy and signage added to increase prominence.*
- applicant is advised to ensure the accessibility of the elevator – *Wheelchair access is provided to all floors.*
- appreciate the building setbacks – *Noted*
- commend the applicant for the proposed reuse of the building which will improve its appearance – *Noted*
- consider enhancing the landscaping along the Steveston Highway frontage; also consider incorporating landscaping at the south property line – *Landscaping enhanced on both the Steveston Highway and No. 2 Road frontages. The planting choices have been adjusted to complement the opposite Fire Hall plantings to provide a more cohesive landscape gateway feeling along Steveston Highway. The south property line is also planted with lavender and ornamental grasses. Design includes drought tolerant plantings with interesting scent and textures, such as ornamental grasses and lavender.*
- support the form and character, materiality of the building, and site functionality and planning – *Noted*
- agree with the Panel comment regarding the proposed building reuse and the flexible solution to improve the appearance of the existing building – *Noted*
- agree with the Panel comment regarding the improvement of the west elevation; the proposed window adjacent to the stair echoes the verticality of the Fire Hall across No. 2 Road – *Addressed above.*
- consider repainting or replacing the existing red metal cladding at the north façade of the building due to the prominence of the northwest corner of the site – *Addressed above.*
- Consider improving any free standing signage – *One free standing sign will be removed and other sign has been improved and will be relocated.*
- appreciate the proposed location of the daycare outdoor play area on the rooftop; will provide good views to the south arm of the Fraser River and North Shore Mountains – *Noted*
- review the proposed planting at the prominent northwest corner of the site; reconsider the use of rocks which are not part of the river delta site context; look at the landscaping at the corner of the Fire Hall site across No. 2 Road for precedent to provide a gateway feel to the corner; also consider replacing daylily and bergenia planting with all-season planting – *Addressed above.*
- support the programming and landscaping of the rooftop children's play area – *Noted*
- support the proposed lay-out of the two playground slides; consider two different slides to provide different slide experiences for children – *Each playground has a double slide, with one convex and one concave slope to provide a variety of experiences in each play space.*
- consider an opaque material for the fencing through the middle of the slides if it is permanent – *Considered. Visually permeable vertical picket fencing between play spaces is preferred by daycare operator to allow views and interaction between the spaces.*
- review the proposed planting on the rooftop as it is not indicative of a daycare; consider a more interesting planting for children but still low maintenance, e.g. blueberry planting – *Rooftop planting has been revised to provide edible plants such as Alaskan Blueberry, scented plants such as Rosemary and Lavender, and interesting textures such as Mexican Feather Grass.*
- appreciate the proposed stump table – *Noted*

- consider installing a tree, e.g. Japanese maple, in a small-sized planter on the rooftop to enhance the playground experience of children and provide visual interest to the rooftop – *Four small ornamental Japanese maples will be located in pots on the rooftop play spaces.*
- consider expanding the size of the trellis feature on the rooftop and locating the posts outside the elliptical figure – *Considered. The trellis posts are located within the Fibar and artificial Turf areas for safety purposes, as the rubber area is for running and tricycling. A trellis has been added to the artificial turf lawn space on the east side, and the width of the trellises has been extended to follow the oval shape for better shade coverage.*
- proposed putting green appears like an odd feature – *Artificial turf area provides all-season lawn space intended as a flexible playspace for a variety of games.*
- consider a lighter coloured recycled rubber tile for the rooftop playground surface to mitigate heat absorption and enhance the play experience of children – *Alternate colours and availability will be considered during construction.*

Panel Decision

It was moved and seconded

That DP 15-718109 move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

CARRIED



Development Permit Considerations

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

Address: 6020 Steveston Highway

File No.: DP 15-718109

Prior to the Development Permit being forwarded to Council for approval, the developer is required to complete the following:

1. Granting of public-rights-of-passage and utilities statutory rights-of-way 1.5 m wide along the entire Steveston Highway and No. 2 Road frontages and 4 m x 4 m corner cut for the purposes of bus stop transit shelter, future sidewalk, future multi-purpose path and utilities. The City is responsible for maintenance and liability of any works essential for public access within the required statutory right-of-way (SRW). The design must be prepared in accordance with City specifications & standards and the construction of any works will be inspected by the City. Bus stop transit shelter concrete pad with conduits to be secured via City Work Order* prior to Building Permit* issuance as noted below.
2. Registration of a flood plain covenant on Title identifying a minimum habitable elevation of 2.9 m GSC for all new construction (existing ground floor exempted).
3. Registration of a legal agreement on Title for commercial development within 30 m of any residential use indicating that they are required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw and noise generated from rooftop HUAC units will comply with the City's Noise Bylaw.
4. Registration of a legal agreement on Title ensuring that all parking spaces are provided for the shared use of all tenants/units and are not permitted to be assigned to specific tenants/units.
5. Registration of a legal agreement on Title ensuring the loading space is provided for the shared use of all tenants/units.
6. Registration of a legal agreement on Title ensuring that Class 1 secure bicycle storage facilities are provided for the shared use of all tenants/units and are not permitted to be used for habitable space (e.g., other storage uses).
7. Submission of a Landscape Security to the City in the amount of \$116,250.20 (based on signed and sealed cost estimate prepared by project Landscape Architect including materials, labour and 10% contingency).

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

1. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Development Permit process.
2. Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).
3. Submission of payment for a City Work Order* for the design and construction of Steveston Highway bus stop improvements which include, but may not be limited to, a new 3 m x 9 m concrete pad (measured west of bus id pole) in the City boulevard and a 1.2 m x 6 m concrete pad within the new 1.5 m SRW PROP with conduits for accessibility requirements and future bus shelter.
4. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

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

[Signed copy on file]

Signed

Date



City of Richmond

Development Permit

No. DP 15-718109

To the Holder: DOUGLAS L. MASSIE, ARCHITECT

Property Address: 6020 STEVESTON HIGHWAY

Address: C/O CHERCOVER MASSIE & ASSOCIATES LTD.
120 - 1200 WEST 73RD 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) Increase the maximum permitted building height from 9.0 m to 10.2 m.
 - b) Reduce the required 3.0 m minimum east side yard setback from 3.0 m to 2.3 m for a mechanical closet that is approximately 3.4 m in height and 3 m in width.
 - c) Reduce the minimum manoeuvring aisle width from 7.5 m to 6.7 m.
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 #10 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 \$116,250.20 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.

Development Permit

No. DP 15-718109

To the Holder: DOUGLAS L. MASSIE, ARCHITECT
Property Address: 6020 STEVESTON HIGHWAY
Address: C/O CHERCOVER MASSIE & ASSOCIATES LTD.
120 - 1200 WEST 73RD 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 , .

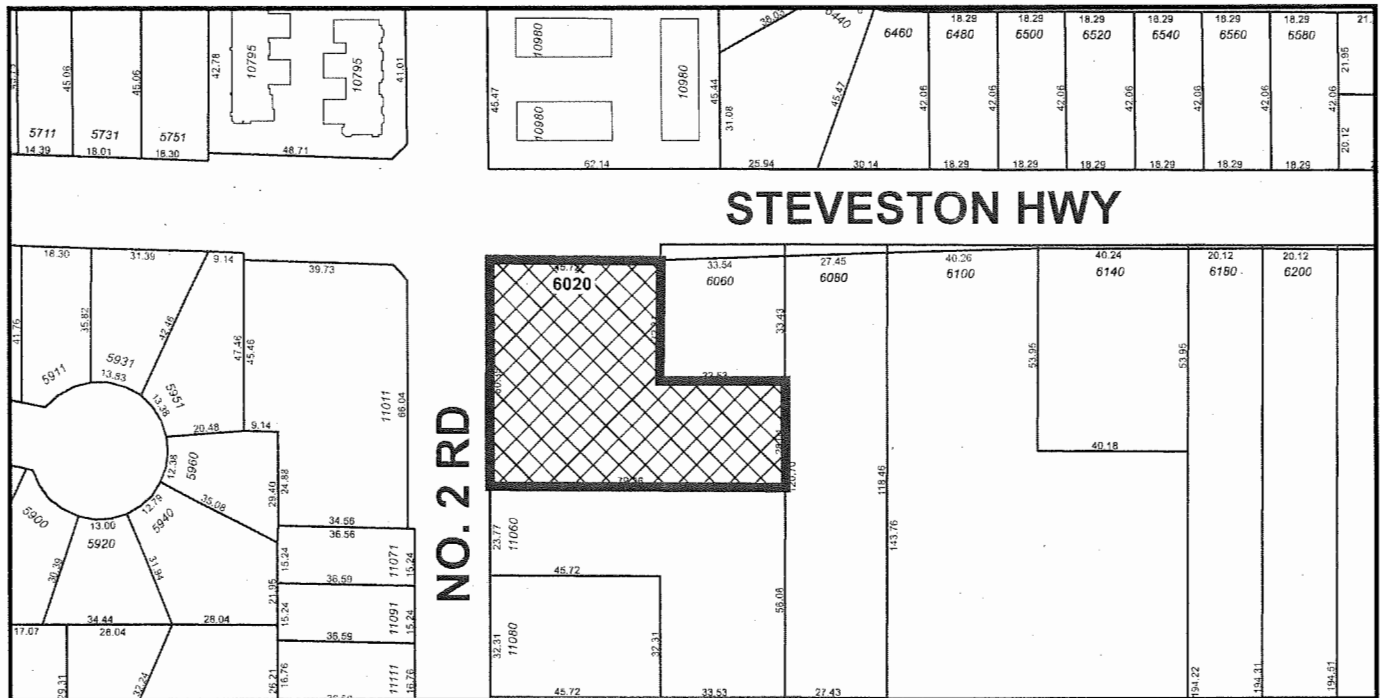
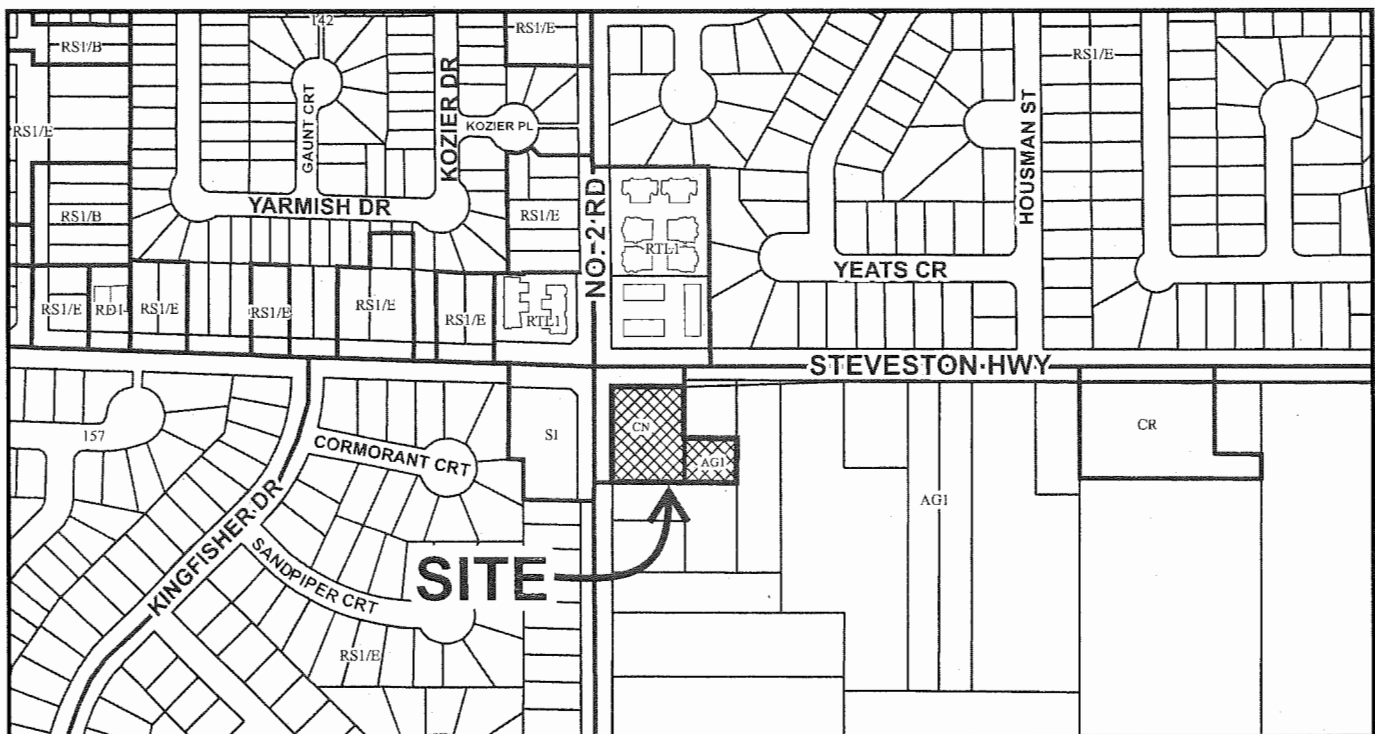
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 15-718109
SCHEDULE "A"

Original Date: 01/22/16

Revision Date: 01/26/16

Note: Dimensions are in METRES

Notes:

- The property is split-zoned CN and AG1. DP 15-718109 is limited to the CN zoned portion of the property only and does not affect the AG1 portion of the property.
- Variances are included to:
 - Increase the maximum permitted building height from 9 m to 10.2 m
 - Permit a mechanical closet 0.7 m projection into the required 3 m (east) interior side yard.
 - Reduce the minimum drive aisle width from 7.5 m to 6.7 m Min.
- 35 shared commercial parking spaces, including 1 accessible parking space provided onsite.
- 6 shared secure class 1 bicycle storage spaces and 6 shared outdoor class 2 bicycle spaces provided onsite.
- Wheelchair access to all floors and roof top play area.
- Retaining walls, structures and/or tree planting are not permitted in right-of-way areas without prior written approval from the City (e.g., 1.5 m wide SRW along north and west property lines).
- Off-site works via separate required Work Order for frontage improvements.
- All new, relocated and revised signage requires separate Sign Permit application submission, review and approval. All signage required to comply with the Richmond Sign Regulation Bylaw No. 9700.



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REVISION	SUBJECT	DATE
1	DP REVISION	16 11 15

	ISSUED	DATE
DP		
BP		
FC		

CONSULTANT

PROJECT SUMMARY:

LEGAL DESCRIPTION:
LOT 35, SECTION 6,BLOCK 3N,
RANGE 6W, PL05026

CINC ADDRESS:

6020 STEVESTON HIGHWAY, RICHMOND, BC

ZONES: CN & AG1

SITE AREA: 39,820 SF, (3699.4 SQ.M)

BREAKDOWN OF SITE AREA:

CN = 28,700 SF

AG1 = 10,120 SF

BUILDING AREA: 7866.0 SF

EXISTING FLOOR AREAS:

MAIN FLOOR = 6770.9 SF

SECOND FLOOR = 2493.22 SF

GROSS FLOOR AREA = 9266.12 SF

PROPOSED FLOOR AREAS IN PHASE 2:

MAIN FLOOR = 6,770.9 SF

SECOND FLOOR = 7,445.6 SF

ROOF TOP LOBBY = 64.8 SF

GROSS FLOOR AREA = 14261.3 SF

BC BUILDING CODE REVIEW:

3 MAJOR OCCUPANCIES:

MAIN FLOOR-- GROUP E: UNIT 130 EXISTING

PANACO PIZZA & UNIT 140 BENJAMIN MOORE

PAINTS GROUP A2: UNIT 110 EXIST.

GROUP DAYCARE FACILITY

SECOND FLOOR-GROUP D: PROPOSED OFFICE

DAYCARE FACILITY

GROUP A2: PROPOSED GROUP

PROPOSED GROUP DAYCARE FACILITY

GROUP A DIVISION 2

2 STOREY'S FACING 2 STREETS

3,2,2,2S OF BCBC 2015 GROUP A, DIV. 2, UP TO

2 STOREY'S, NOT SPRINKLERED

REQUIRED: COMBUSTIBLE OR NON-COMBUSTIBLE

CONSTRUCTION FLOOR ASSEMBLIES SHALL BE

FIRE SEPARATIONS. IF OF COMBUSTIBLE

CONSTRUCTION, ALL WALLS, PARTITIONS, FLOORING

WALLS & ROOF ASSEMBLIES, COLUMNS & ARCHES SHALL HAVE 45 MIN. F.R.P. OR BE OF

NON-COMBUSTIBLE CONSTRUCTION.

3.1.3.1 SEPARATION OF MAJOR OCCUPANCY

TABLE 3.1.3.1 2 HR. F.R.P.

A2 & A3 = 0 HR. F.R.P.

A2 & D = 1 HR. F.R.P.

3.8.4.1 & 3.8.4.5

BUILDING MUST BE ACCESSIBLE

PROJECT DATA

NUMBER OF CHILDREN: 98

DAYCARE 1 TO 3 YEARS 24 CHILDREN 6 TEACHERS

DAYCARE 3 TO 5 YEARS 75 CHILDREN 9 TEACHERS

REQUIRED TOTAL OUTDOOR PLAY AREA: 6 SQM X 99 = 594 SQM OR 6383.7 SF

(B/C CHILD CARE LICENSING REGULATION)

PROPOSED TOTAL OUTDOOR PLAY AREA:

OUTDOOR PLAY AREA 1

= 780 SF /12 CHILDREN

= 65 SF/ CHILD

OUTDOOR PLAY AREA 2

= 842.8 SF/13 CHILDREN

= 53.5 SF/CHILD

OUTDOOR PLAY AREA 3

= 8751.4 SF/75 CHILDREN

= 87.7 SF

REQUIRED INDOOR AREA PER CHILD: 3.7 SQM OR 40 SF

3.7 SQM X 99 = 366.3 SQM OR 3942.6 SF

(B/C CHILD CARE LICENSING REGULATION)

PROPOSED TOTAL INDOOR AREA:

ACTIVITY ROOM 1

= 697.0 SF/ 13 CHILDREN

= 50.6 SF/ CHILD

ACTIVITY ROOM 2

= 786.19 SF/ 12 CHILDREN

= 63.85 SF/ CHILD

ACTIVITY ROOM 3

= 1182.4 SF/ 25 CHILDREN

= 47.2 SF/ CHILD

ACTIVITY ROOM 4

= 1254.4 SF/ 25 CHILDREN

= 50.1 SF/ CHILD

ACTIVITY ROOM 5

= 1398.4 SF/ 25 CHILDREN

= 55.9 SF/ CHILD

REQUIRED WASHROOM: 1 TOILET/LAVATORY FOR EVERY 10 CHILDREN

(B/C CHILD CARE LICENSING REGULATION)

PROPOSED WASHROOM:

DAYCARE 1 TO 3 YEARS 1 TOILET/1 LAVATORY FOR EVERY 6 CHILDREN

1 CHANGE STATION PER WASHROOM

DAYCARE 3 TO 5 YEARS 1 TOILET/1 LAVATORY FOR EVERY 9 CHILDREN

AND 2 TOILETS/ 2 LAVATORY FOR TEACHERS (INCLUDING 1 HANDICAP WASHROOM)

AND 1 HANDICAP WASHROOM FOR OFFICE

PARKING CALCULATIONS FOR THE ENTIRE BUILDING:

DAYCARE: PER TABLE 7.7.2.3

REQUIRED PARKING: 1 PARKING SPACE FOR EVERY 10 CHILDREN

0.75 PARKING SPACE FOR EVERY EMPLOYEE

REQUIRED PARKING:

CHILD CARE FACILITIES 98 CHILDREN/ 10 = 9.8 SPACES

15 TEACHERS 0.75 X 15 =11.25 SPACES

22 SPACES

GENERAL RETAIL AND OFFICE : PER TABLE 7.7.2.3

REQUIRED PARKING: 3 SPACES PER 100 SQM (1076.4 SQ) OR

GROSS LEASABLE FLOOR AREA UP TO 300 SQM (3267.4 SF)

PLUS 4 SPACES FOR EACH ADDITIONAL 100 SQM (1076.4 SF) OF

GROSS LEASABLE FLOOR AREA.

REQUIRED PARKING:

PANACO PIZZA = 6654.3 SF

BENJAMIN MOORE PAINTS = 2213.46 SF

OFFICE = 7026.6 SF

TOTAL = 3880.51 SF

3767.4 SF/ 1076.4 SF = 3.5 X 3 =10.5 SPACES

3880.51=3767.4/1076.4=0.1 X 4 = 0.4 SPACES

TOTAL = 11 SPACES

TOTAL PARKING REQUIRED: 33 SPACES

TOTAL PARKING PROVIDED: 35 SPACES

TOTAL LOADING SPACE REQUIRED: 1 MEDIUM SIZE SPACE

TOTAL LOADING SPACE PROVIDED: 1 MEDIUM SIZE SPACE

TOTAL BICYCLE SPACE REQUIRED: CHILD CARE: CLASS-1 15/3= 5 SPACES

CLASS-2 15/3= 5 SPACES

RETAIL: CLASS-1 3603/1000.27= 3 SPACES

CLASS-2 3603/1000.4= 1 SPACE

TOTAL BICYCLE SPACE PROVIDED: 6 CLASS-1 SPACES

6 CLASS-2 SPACES



CHERCOVER MASSIE & ASSOCIATES LTD.

ARCHITECTURE & ENGINEERING

#100-1200 West 73rd Ave., Vancouver, B.C. Canada V6P 8G9

Ph: 604-284-1800 Fax: 604-284-1542 Email: cm@chercover.ca

PROJECT:

PROPOSED PHASE 2

RENOVATIONS TO

6020 STEVESTON HWY

Richmond, B.C.

DRAWING TITLE:

PROJECT LOCATION

PROJECT DATA AND BC

BUILDING CODE ANALYSIS

DRAWN: JC

DATE: APRIL 2015

SCALE: AS NOTED

PROJECT No: 214-221

A1.2

OF

-

REV.-

Plan 1 Jan 23, 2018
DP 15-718109

STEVESTON HIGHWAY

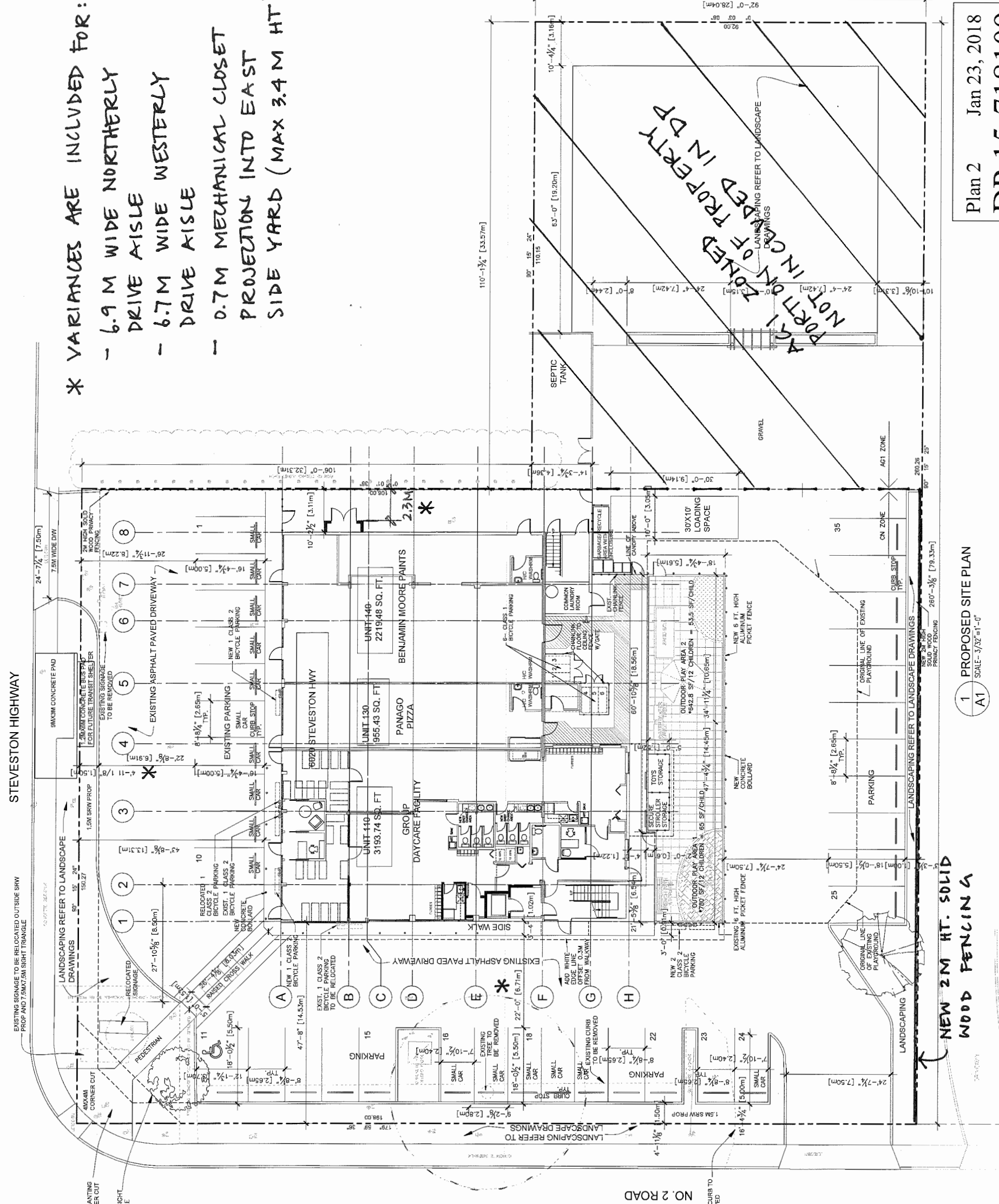
EXISTING SIGNAGE TO BE RELOCATED OUTSIDE SRW PROP AND 7.5M X 7.5M SIGHT TRIANGLE

NO. 2 ROAD



NO ONSITE PLANTING AT CORNER CUT AREA
7.5M X 7.5M SIGHT LINE TRIANGLE

- * VARIANCES ARE INCLUDED FOR:
- 6.9 M WIDE NORTHERLY DRIVE AISLE
 - 6.7 M WIDE WESTERLY DRIVE AISLE
 - 0.7 M MECHANICAL CLOSET PROJECTION INTO EAST SIDE YARD (MAX 3.4 M HT)



NEW 2 M HT. SOLID WOOD FENCING

1 PROPOSED SITE PLAN
A1 SCALE - 3/32" = 1'-0"

Plan 2 Jan 23, 2018
DP 15-718109

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REVISION	SUBJECT	DATE
1	DP REVISION	16 05 31
2	DP REVISION	16 11 15
3	ISSUED FOR DP REVISION	17 11 23

ISSUED	DATE
DP	ISSUED FOR DP APPLICATION DEC18.15
SP	-
PC	-

CONSULTANT



CHERCOVER MASSIE & ASSOCIATES LTD.
ARCHITECTURE & ENGINEERING
4105-1000 West 104 Ave. Vancouver, B.C. Canada V6P 4G5
P: 604.264.1400 F: 604.264.1402 Email: info@chercovermassie.com

PROJECT:
PROPOSED PHASE 2
RENOVATIONS TO
6020 STEVESTON HWY
Richmond, B.C.

DRAWING TITLE:
PROPOSED SITE PLAN

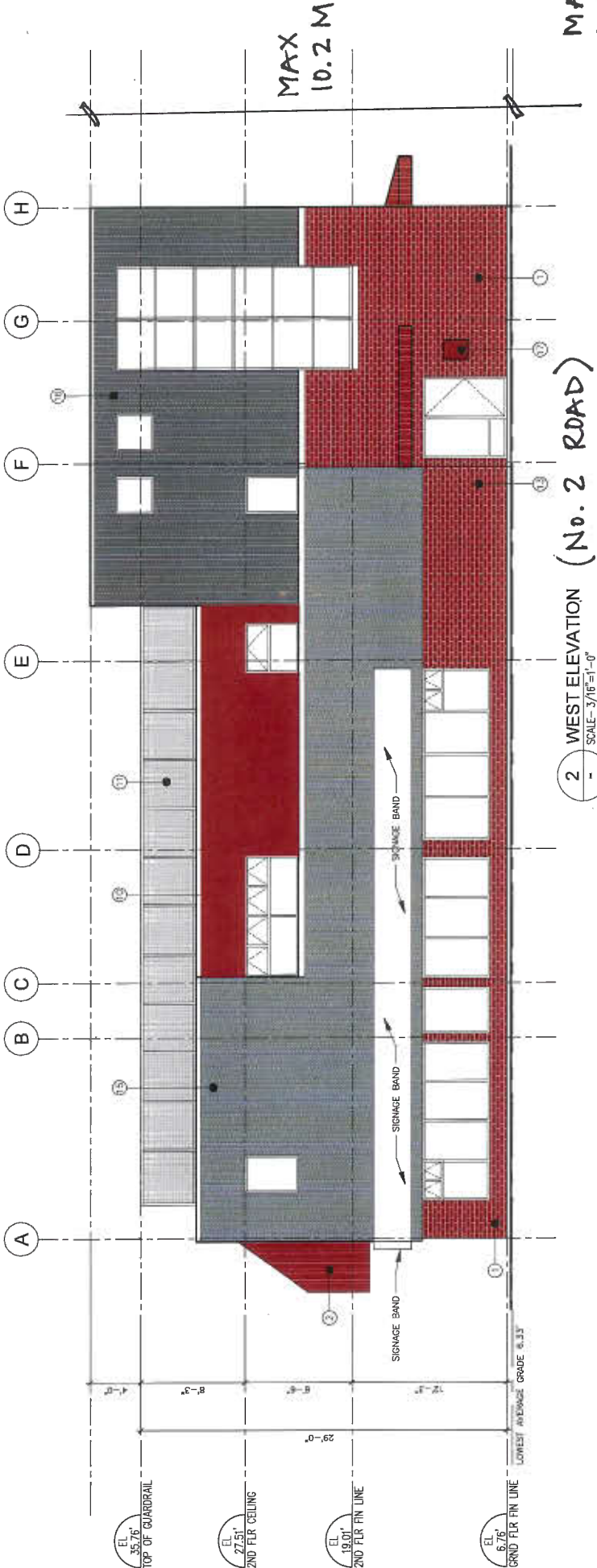
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DATE: APRIL 2015	OF
SCALE: AS NOTED	-
PROJECT No: 214-221	REV. 3

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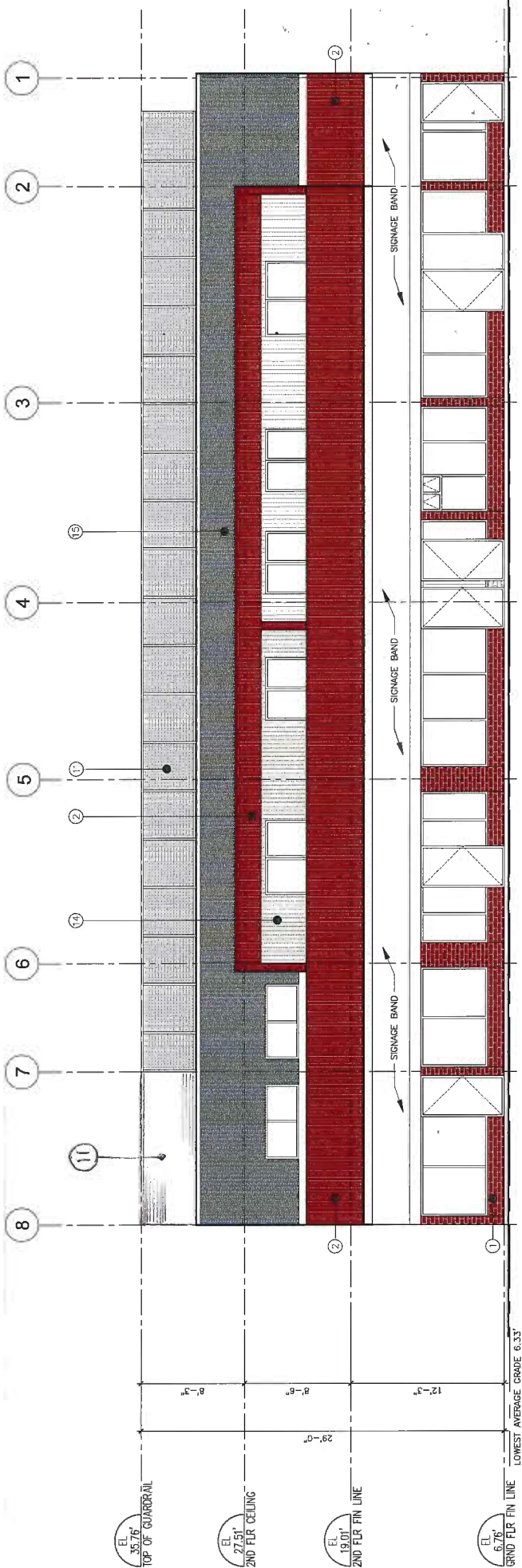
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MATERIAL AND COLOR

- 1 EXISTING BRICK VENEER
- 2 COLOR- DARK RED
- 3 EXISTING METAL CLADDING
- 4 EXISTING METAL CLADDING
- 5 EXISTING STUCCO
- 6 COLOR- WHITE
- 7 EXISTING SHINGLE ROOFING
- 8 COLOR- BROWN
- 9 EXISTING VERTICAL WOOD SIDING
- 10 COLOR- GREY
- 11 EXISTING CONCRETE BLOCK
- 12 EXISTING VERTICAL WOOD SIDING
- 13 COLOR- GREEN
- 14 EXISTING CHAIN LINK FENCE
- 15 COLOR- GREY
- 16 EXISTING HORIZONTAL WOOD SIDING
- 17 COLOR- GREEN
- 18 NEW METAL CLADDING TO MATCH EXISTING
- 19 COLOR- DARK RED
- 20 NEW METAL MESH GUARDRAIL
- 21 COLOR- METALLIC ANODIZED SILVER
- 22 NEW ROOFING
- 23 COLOR- BROWN
- 24 NEW BRICK VENEER TO MATCH EXISTING
- 25 COLOR- DARK RED
- 26 NEW VERTICAL METAL SIDING
- 27 NEW VERTICAL METAL SIDING
- 28 COLOR- GREY
- 29 NEW VERTICAL METAL SIDING
- 30 COLOR- DARK GREY
- 31 NEW SIGNAGE



MAX 10.2 M
BUILDING HEIGHT
BY VARIANCE



1 NORTH ELEVATION (STEVESTON HIGHWAY)
SCALE- 3/16"=1'-0"



CHERCOVER MASSIE & ASSOCIATES LTD.
ARCHITECTURE & ENGINEERING
#120-1200 West 73rd Ave. Vancouver, B.C. Canada V6P 6G5
Ph: 604-284-1660 Fax: 604-284-1662 Email: cm@chercover.ca

PROJECT:
PROPOSED
RENOVATIONS TO
6020 STEVESTON HWY
6020 Steveston Hwy
Richmond, B.C.

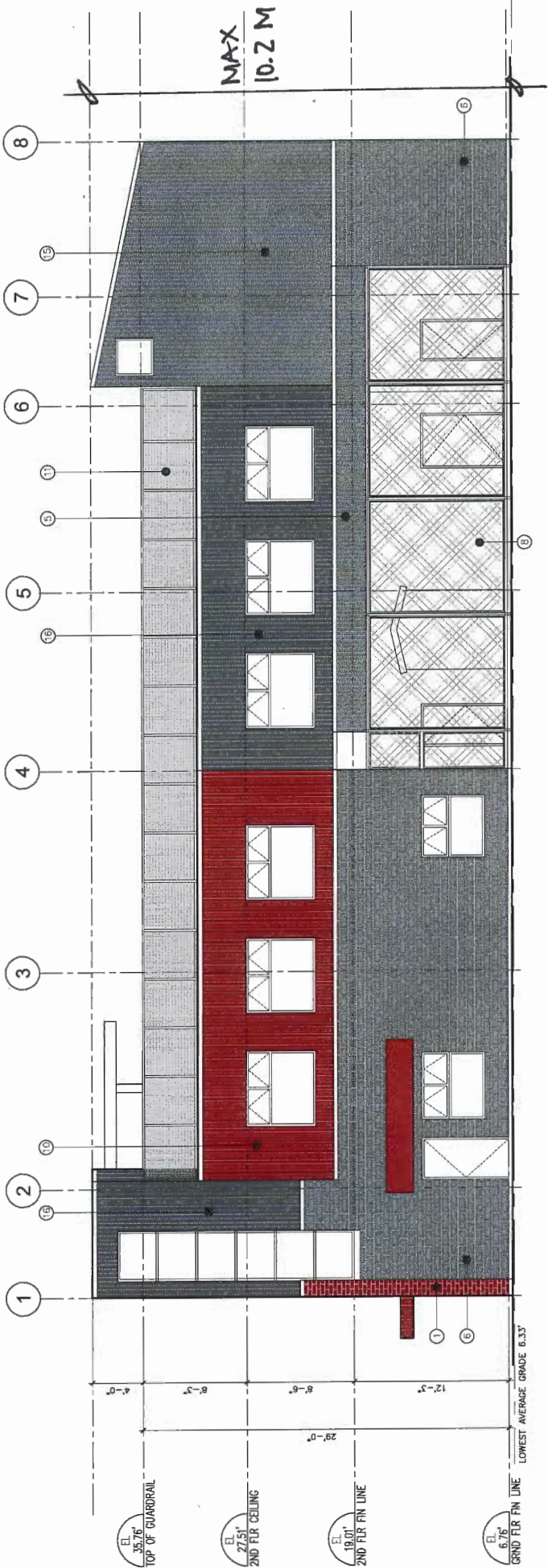
DRAWING TITLE:
PROPOSED ELEVATIONS

DRAWN: JC
DATE: FEB. 2014
SCALE: AS NOTED
PROJECT No: 214-221
REV. 2
A4.2
OF
-

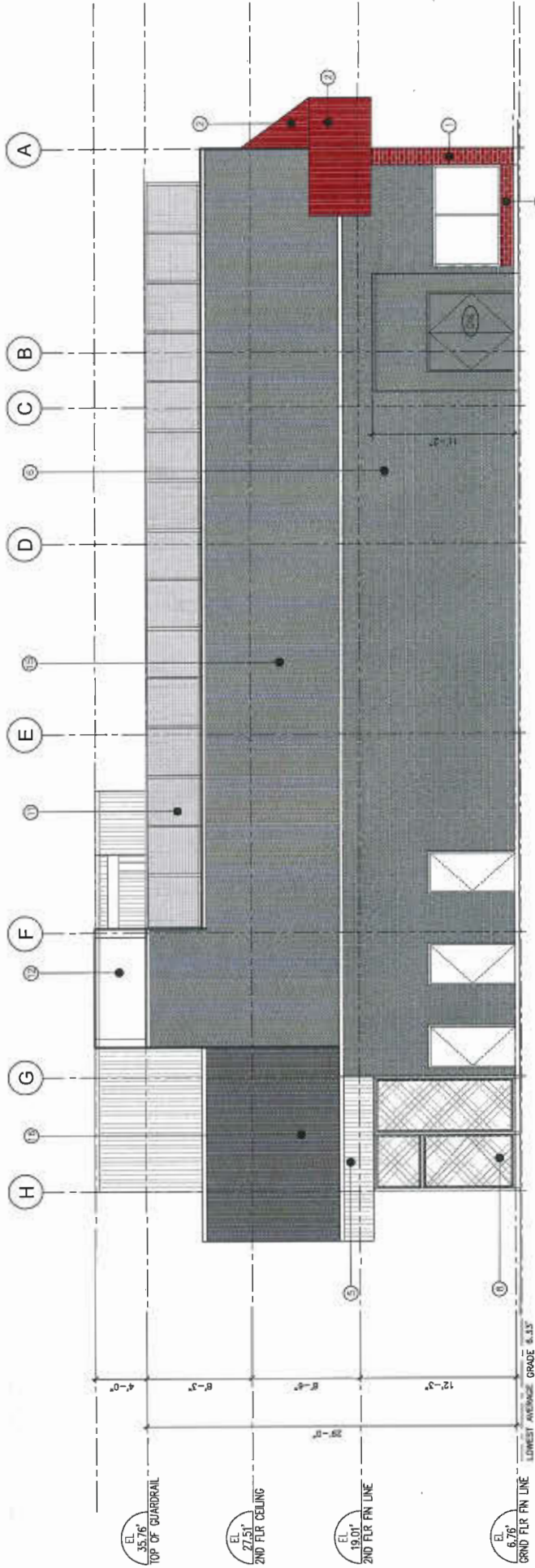
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- MATERIAL AND COLOR
- 1 EXISTING BRICK VENEER
 - 2 EXISTING METAL CLADDING
 - 3 EXISTING DARK RED
 - 4 EXISTING STUCCO
 - 5 EXISTING SHINGLE ROOFING
 - 6 EXISTING VERTICAL WOOD SIDING
 - 7 EXISTING HORIZONTAL WOOD SIDING
 - 8 EXISTING CHAIN LINK FENCE
 - 9 EXISTING DARK GREY
 - 10 EXISTING HORIZONTAL WOOD SIDING
 - 11 NEW METAL CLADDING TO MATCH EXISTING
 - 12 NEW METAL MESH GUARDRAIL
 - 13 NEW METAL CLADDING TO MATCH EXISTING
 - 14 NEW METAL MESH GUARDRAIL
 - 15 NEW METAL CLADDING TO MATCH EXISTING
 - 16 NEW METAL MESH GUARDRAIL
 - 17 NEW METAL CLADDING TO MATCH EXISTING



1 - SOUTH ELEVATION
SCALE - 3/16" = 1'-0"



2 - EAST ELEVATION
SCALE - 3/16" = 1'-0"

Plan 4 Jan 23, 2018
DP 15-718109

REVISION	SUBJECT	DATE
1	DP REVISION	16 05 31
2	ISSUED FOR DP REVISION	17 11 23

DP	ISSUED FOR DP APPLICATION	DATE
BP	-	DEC 18, 15
IFC	-	-

CONSULTANT



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ARCHITECTURE & ENGINEERING
8130-1200 West 73rd Ave. Vancouver, B.C. Canada V6P 6G9
Ph: 604-264-1600 Fax: 604-264-1602 Email: cma@chercover.ca

PROJECT:
PROPOSED
RENOVATIONS TO
6020 STEVESTON HWY
6020 Steveston Hwy
Richmond, B.C.

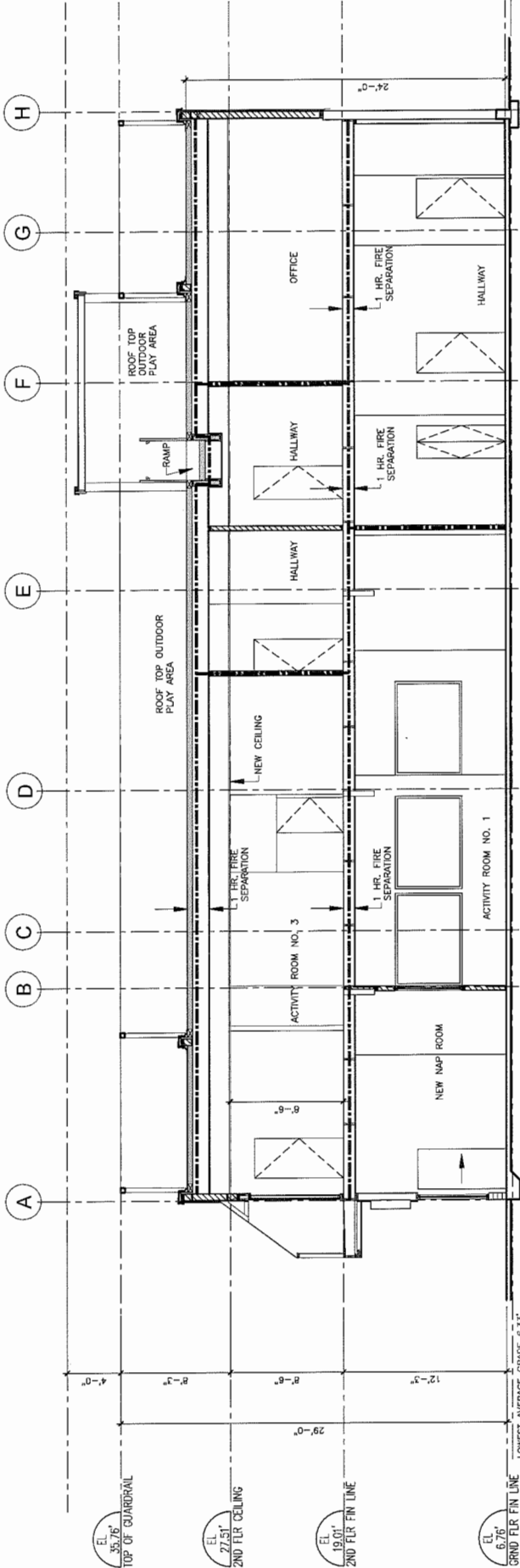
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PROPOSED ELEVATIONS

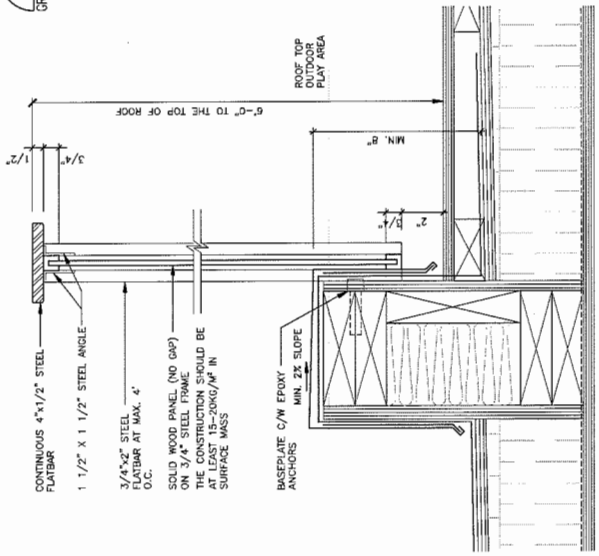
DRAWN: JC	A4.3 OF -	REV. 2
DATE: FEB. 2014		
SCALE: AS NOTED		
PROJECT No: 214-221		

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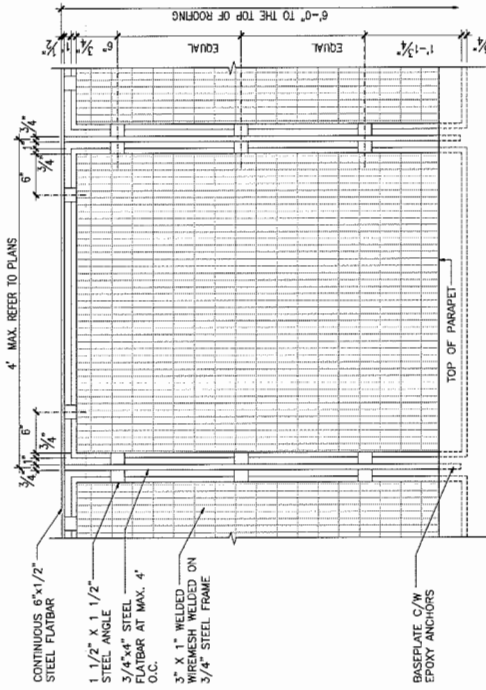
- LEGEND
- EXISTING WALL TO BE REMOVED
 - EXISTING WALL
 - NEW WALL
 - 1HR FIRE RATED
 - 2HR FIRE RATED



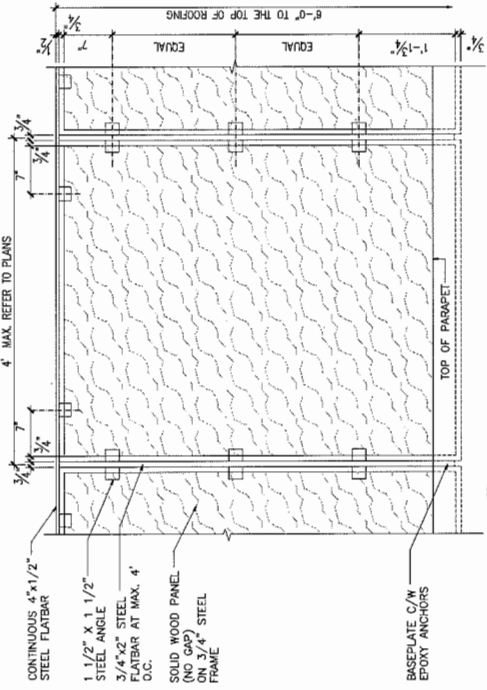
1 SECTION
SCALE- 3/16"=1'-0"



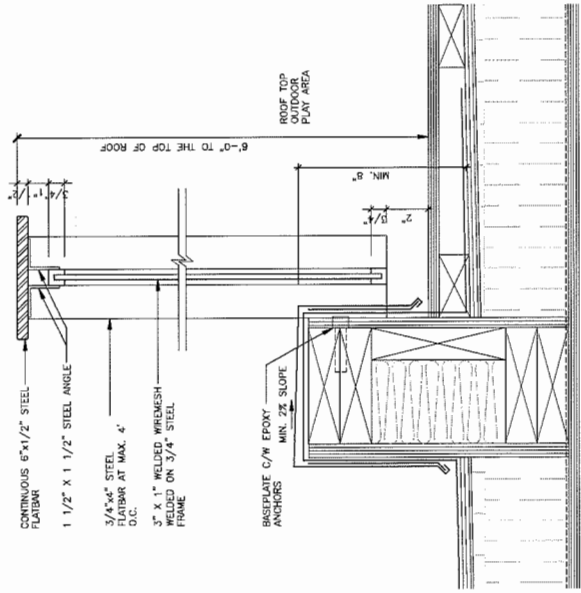
6 NEW ACOUSTIC BARRIER DETAIL
SCALE- 3/8"=1'-0"



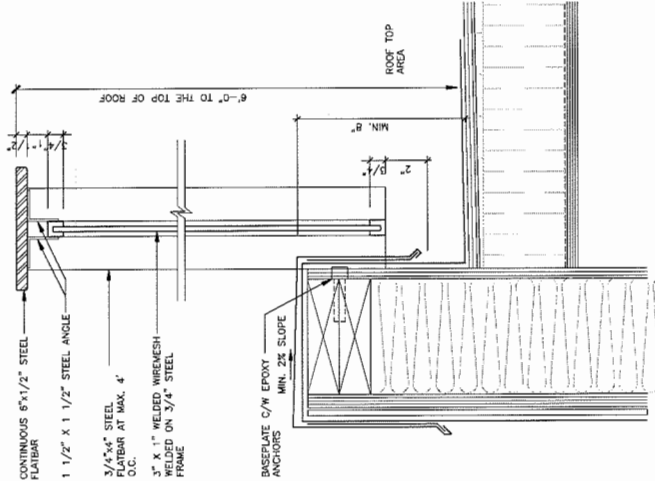
2 NEW GUARDRAIL ELEVATION
SCALE- 1"=1'-0"



5 NEW ACOUSTIC BARRIER ELEVATION
SCALE- 1"=1'-0"



3 NEW GUARDRAIL DETAIL
SCALE- 3/8"=1'-0"



4 NEW SCREEN DETAIL
SCALE- 3/8"=1'-0"



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PROJECT:
PROPOSED RENOVATIONS TO 6020 STEVESTON HWY
6020 Steveston Hwy
Richmond, B.C.

DRAWING TITLE:
SECTIONS AND DETAILS

DRAWN: JC
DATE: FEB. 2014
SCALE: AS NOTED
PROJECT No: 214-221
REV. 2

Plan 5 Jan 23, 2018
DP 15-718109

	ISSUED	DATE
DP	ISSUED FOR DP APPLICATION	DEC 18, 1951
BP		
IFC		

LEGEND

EXISTING WALL TO BE REMOVED

EXISTING WALL

NEW WALL

1HR FIRE RATED

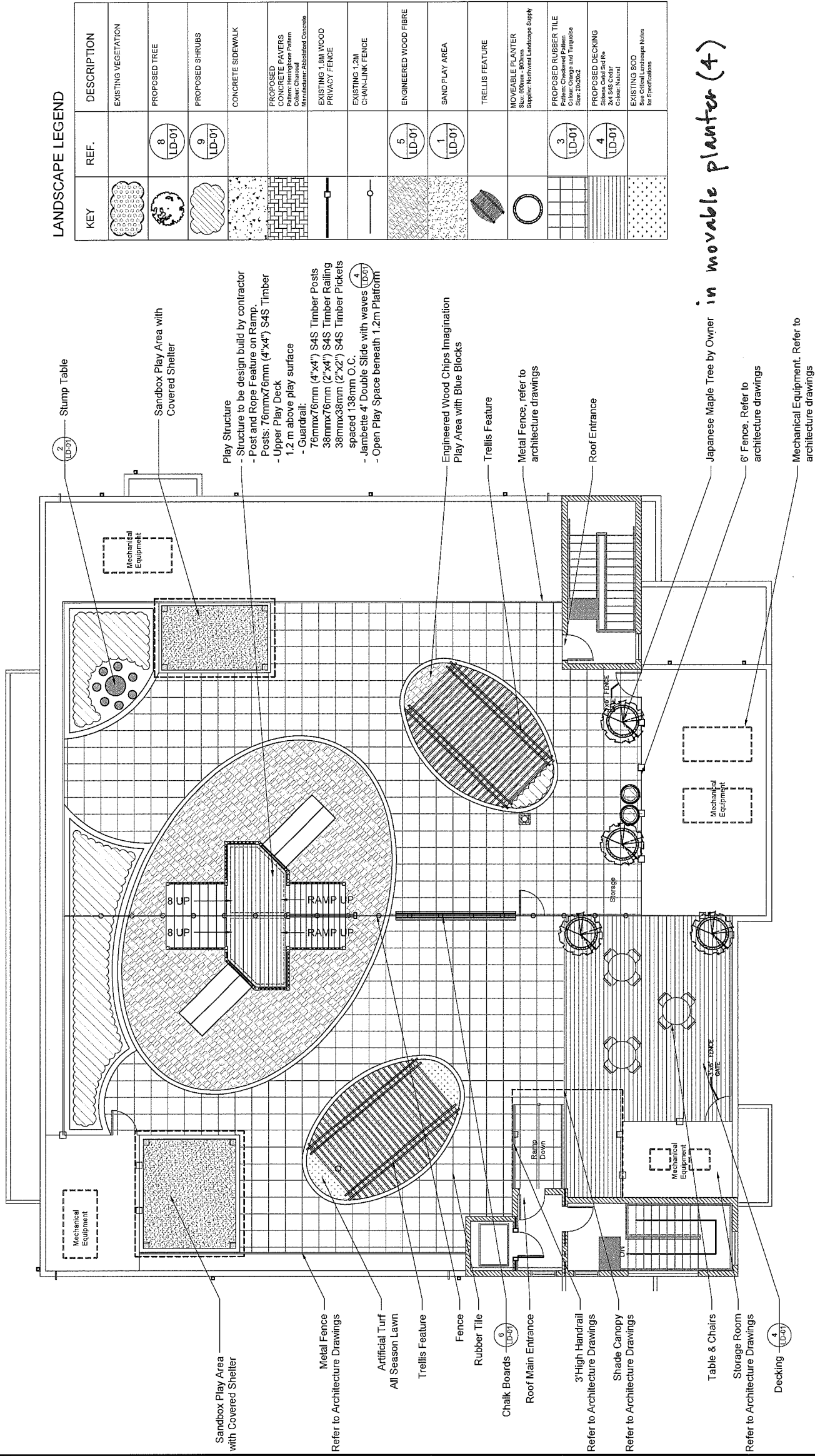


DRAWING TITLE:
**PROPOSED
ROOF PLAN**















Plan 6 Jan 23, 2018
DP 15-718109



Plan 6 Jan 23, 2018
DP 15-718109



1 PLAYGROUND SITE AND TREE PLAN

LANDSCAPE LEGEND		
KEY	REF.	DESCRIPTION
		EXISTING VEGETATION
	8 LD-01	PROPOSED TREE
	9 LD-01	PROPOSED SHRUBS
		CONCRETE SIDEWALK
		PROPOSED CONCRETE PAVERS Pattern: Herringbone Pattern Color: Charcoal Manufacturer: Chesford Concrete
		EXISTING 1.8M WOOD PRIVACY FENCE
		EXISTING 1.2M CHAIN-LINK FENCE
	5 LD-01	ENGINEERED WOOD FIBRE
	1 LD-01	SAND PLAY AREA
		TRELLIS FEATURE
		MOVEABLE PLANTER Supplier: Northern Landscape Supply
	3 LD-01	PROPOSED RUBBER TILE Color: Orange and Turquoise Size: 30x30x2
	4 LD-01	PROPOSED DECKING Species: Cedar Red Pine 2x4 S4S Code: 66 Color: Natural
		EXISTING SOD See Critical Landscaping Notes for Specifications

9	PC	RE-ISSUED FOR DP	Nov 28, 2017
8	PC	RE-ISSUED FOR DP	Oct 12, 2017
7	TM	Progress Set	Sept 19, 2017
6	PC	ISSUED FOR DP	August 04, 2017
5	PC	ISSUED FOR BP	June 29, 2017
4	PC	RE-ISSUED FOR DP	May 02, 2017
3	PC	RE-ISSUED FOR DP	Nov 14, 2016
2	MM	ISSUED FOR DP	April 04, 2016
1	MM	ISSUED FOR CLIENT REVIEW	March 22, 2016
No.	Rev.	Description	Date

REVISIONS TABLE FOR DRAWINGS

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Project: STEVESTON HWY DAYCARE

Location:
6020 STEVESTON HWY
RICHMOND, BC

Stamp:

Draw

Check

Answered:

Original Sheet Size:
24"x36"

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KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING
SHRUBS					
Pf	58	Potentilla fruticosa 'Abbotswood'	Abbotswood Potentilla	#2 Pot	600mm O.C.
Va	11	Vaccinium alaskaense	Alaskan Blueberry	#2 Pot	900mm O.C.
VINE					
V	4	Vitis 'Himrod'	Himrod Grapes	#1 Pot	As Shown
PERENNIALS & GROUNDCOVERS					
e	6	Echinacea 'Pow Wow Wild Berry'	Pow Wow Wild Berry Coneflower	#1 Pot	3 plants per planter
Ms	9	Miscanthus sinensis 'Wilderfeder'	Silver Feather Grass	#1 Pot	1000mm O.C.
La	204	Lavandula angustifolia 'Hidcole'	English Lavender	#1 Pot	450mm O.C.
Pa	147	Pennisetum alopecuroides 'Little Bunny'	Fountain Grass	#1 Pot	600mm O.C.
St	220	Stipa tenuissima	Mexican Feather Grass	#1 Pot	450mm O.C.
Ro	17	Rosmarinus officinalis	Rosemary	#1 Pot	750mm O.C.

- A. SHRUBS: 450MM
- B. SOD: 150MM
- C. TREE PITS: 1000MM WITH 300MM (BELOW ROOT BALL)

1. MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
7. ALL LANDSCAPED AREAS TO BE IRRIGATED.

This site plan illustrates a building complex with a central hall and surrounding parking areas. The central hall is a large, rectangular structure with a grid pattern, featuring a central circular area with a star-like design. To the left of the hall is a large parking lot with numerous spaces. To the right is another parking lot, also with many spaces. A road or driveway runs along the bottom of the plan, with a small building or structure marked with an 'X' symbol. The plan includes various outdoor features such as trees, shrubs, and a curved path. The overall layout is organized and functional, with clear delineations between the building, parking, and outdoor areas.

Scale 1:150

Scale 1:100



1:150

van der Zalm + associates inc
Parks & Recreation + Environmental Consulting
Urban Design + Landscape Architecture
Suite 1, 20177 97th Avenue
Langley, British Columbia
V1M 4B9
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F 604.852.0042
info@vzdm.com, vzdm.ca

Drawing Title:

Drawing #: L-04

Location:
6020 STEVESTON HWY
RICHMOND, BC

Drawn:

proved

6

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A cross-section diagram of a roof assembly. The layers from top to bottom are: Sand, Hot Dipped Galvanized Fasteners, 4x6 lumber (with a height of 150 and a width of 300), Rubber Tile, Finished Grade, Landscape Fabric - Typ., 12.5mm plywood base, and 12.5mm x 50mm pressure treated stringers. A Roof water proof membrane is shown at the bottom, with a note 'Refer to Architecture'.

1 SAND PLAY BENEATH SHELTER



CHALK BOARD



Product: Jambette
Colour: Green
Installation: To be connected to raised deck space as per CSA requirements.
Supplier: Baldwin Site Elements
Contact: Adrienne Castellon 604-424-4168

7 JAMBETTE 4' DOUBLE SLIDE WITH WAVES

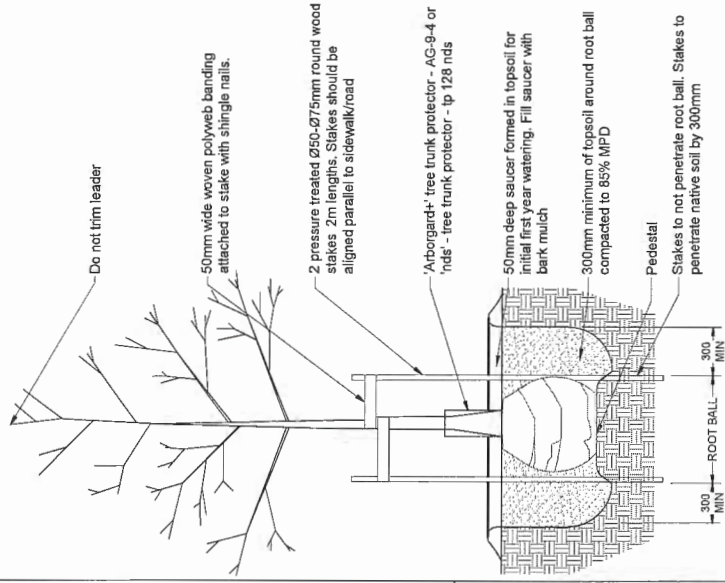


STUMP TABLE



Dimensions: 20" x 20" x 2"

RUBBER TILE



Notes:

1. Sacking/Burlap to be loosened and dropped to the bottom of the planting hole, all string, twine, etc to be removed.
2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.

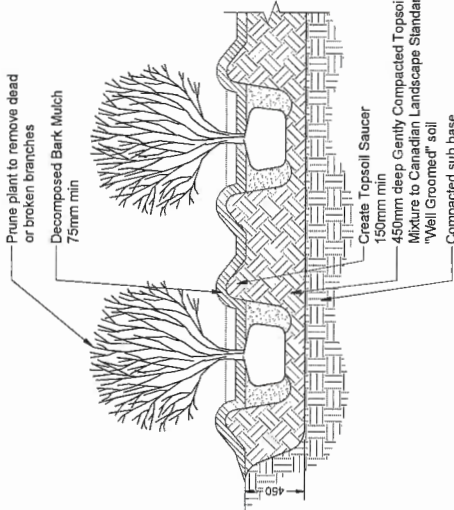
① TREE PLANTING



25mm x 150mm decking
50mm x 100mm pressure treated stringers
Roof water proof membrane. Refer to Architecture



S4S CEDAR DECKING



NOTES:

1. Remove all string, twine, pots, tags from plant.
2. All soil, mulch and plant material to meet latest Canadian Landscape Standard.
3. Topsoil saucers diameter to be 1.5X diameter of plant container.
4. O.C. spacing per planting plan.

SHRUB PLANTING



Technical cross-section diagram of a roof assembly. The diagram shows the following layers from top to bottom:

- Engineered Wood Fiber (Fibar):** The topmost layer, indicated by a leader line.
- Hot Dipped Galvanized Fasteners:** Screws passing through the Fibar into the lumber below.
- 4x6 lumber:** The structural deck, indicated by a leader line.
- Rubber Tile:** A tile with a cross-hatched pattern, shown with a height dimension of 150.
- Finished Grade:** The level of the ground surface, indicated by a leader line.
- Landscaping Fabric - Typ.:** A layer below the rubber tile, indicated by a leader line.
- Roof water proof membrane:** A layer below the landscaping fabric, indicated by a leader line.
- Refer to Architecture:** A note pointing to the membrane layer.

Additional dimensions and details include:

- A vertical dimension of 150 for the rubber tile.
- A horizontal dimension of 05 for the fastener spacing.
- A horizontal dimension of 006 for the fastener diameter.
- A vertical dimension of 150 for the total height of the rubber tile and landscaping fabric assembly.

ENGINEERED WOOD FIBRE PLAY WITH TIMBER EDGE

No.	By:	Description	Date
9	PC	RE-ISSUED FOR DP	Nov 28, 2017
8	PC	RE-ISSUED FOR DP	Oct 1, 2017
7	TM	Progress Set	Sept 19, 2017
6	PC	RE-ISSUED FOR DP	August 04, 2017
5	PC	ISSUED FOR BP	June 20, 2017
4	PC	RE-ISSUED FOR DP	May 02, 2017
3	MM	RE-ISSUED FOR DP	Nov 14, 2016
2	MM	ISSUED FOR DP	April 04, 2016
1	MM	ISSUED FOR CLIENT REVIEW	March 22, 2016

REVISIONS TABLE FOR DRAWINGS

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Project: STEVESTON HWY DAYCARE

Location:
6020 STEVESTON HWY
RICHMOND, BC

Stamp:

checked:

Improved: DZ	Original Sheet Size: 24"x36"
-----------------	---------------------------------

male: SHOWN

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Plan 10 Jan 23, 2018
DP 15-718109

Drawing Title: DETAILS

VDZ Project #:
DP2016-10

Drawing #: LD-01



van der Zalm + associates inc.
Parks & Recreation + Environmental Consulting
Urban Design + Landscape Architecture

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REVISION	SUBJECT	DATE
1	DP REVISION	16 05 31
2	DP REVISION	16 11 15

ISSUED	DATE
DP	ISSUED FOR DP APPLICATION DEC18,15
BP	-
RC	-

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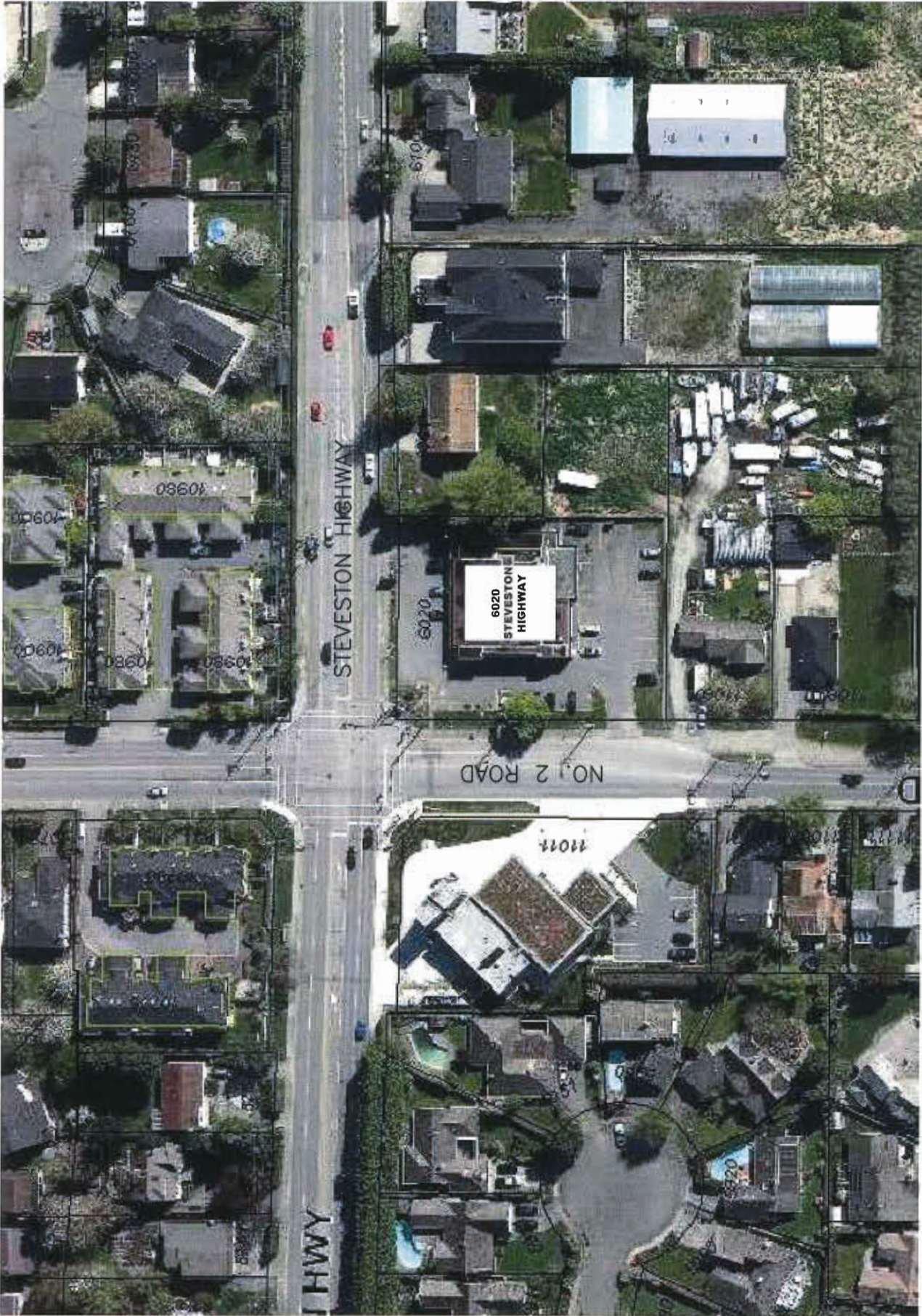


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PROJECT:
PROPOSED PHASE 2
RENOVATIONS TO
6020 STEVESTON HWY
6020 Steveston Hwy
Richmond, B.C.

DRAWING TITLE:
CONTEXT PLAN

DRAWN: DFR/AN/JC	A1.4
DATE: APRIL 2015	OF
SCALE: AS NOTED	-
PROJECT No: 214-221	REV. -



1 CONTEXT PLAN
SCALE- NOT TO SCALE

Reference Plan Jan 23, 2018
DP 15-718109



1 PROJECT CONTEXT PLAN
SCALE- N.T.S.



2 EXISTING STREETScape (FROM STEVESTON HWY LOOKING EAST)
SCALE- N.T.S.



3 EXISTING STREETScape (FROM STEVESTON HWY LOOKING WEST)
SCALE- N.T.S.



4 FROM BACK LOOKING NORTH (BETWEEN 6020 AND 6060)
SCALE- N.T.S.

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REVISION	SUBJECT	DATE
1	DP REVISION	16 05 31
2	DP REVISION	16 11 16

	ISSUED	DATE
DP		
BP		
PC		

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8150 Steveston Hwy, Richmond, B.C. V6X 2R9
TEL: 604-271-1600 FAX: 604-271-1602 EMAIL: info@cmassie.ca

PROJECT:
PROPOSED PHASE 2 RENOVATIONS TO 6020 STEVESTON HWY 6020 Steveston Hwy Richmond, B.C.

DRAWING TITLE:
PROJECT CONTEXT PLAN AND EXISTING STREETSCAPES

DRAWN: JC	A1.6 OF -	REV -
DATE: APRIL 2015		
SCALE: AS NOTED		
PROJECT No: 214-221		

Reference Plan Jan 23, 2018
DP 15-718109

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	ISSUED	DATE
DP	ISSUED FOR OP	16 04 0
BP		
IFC		

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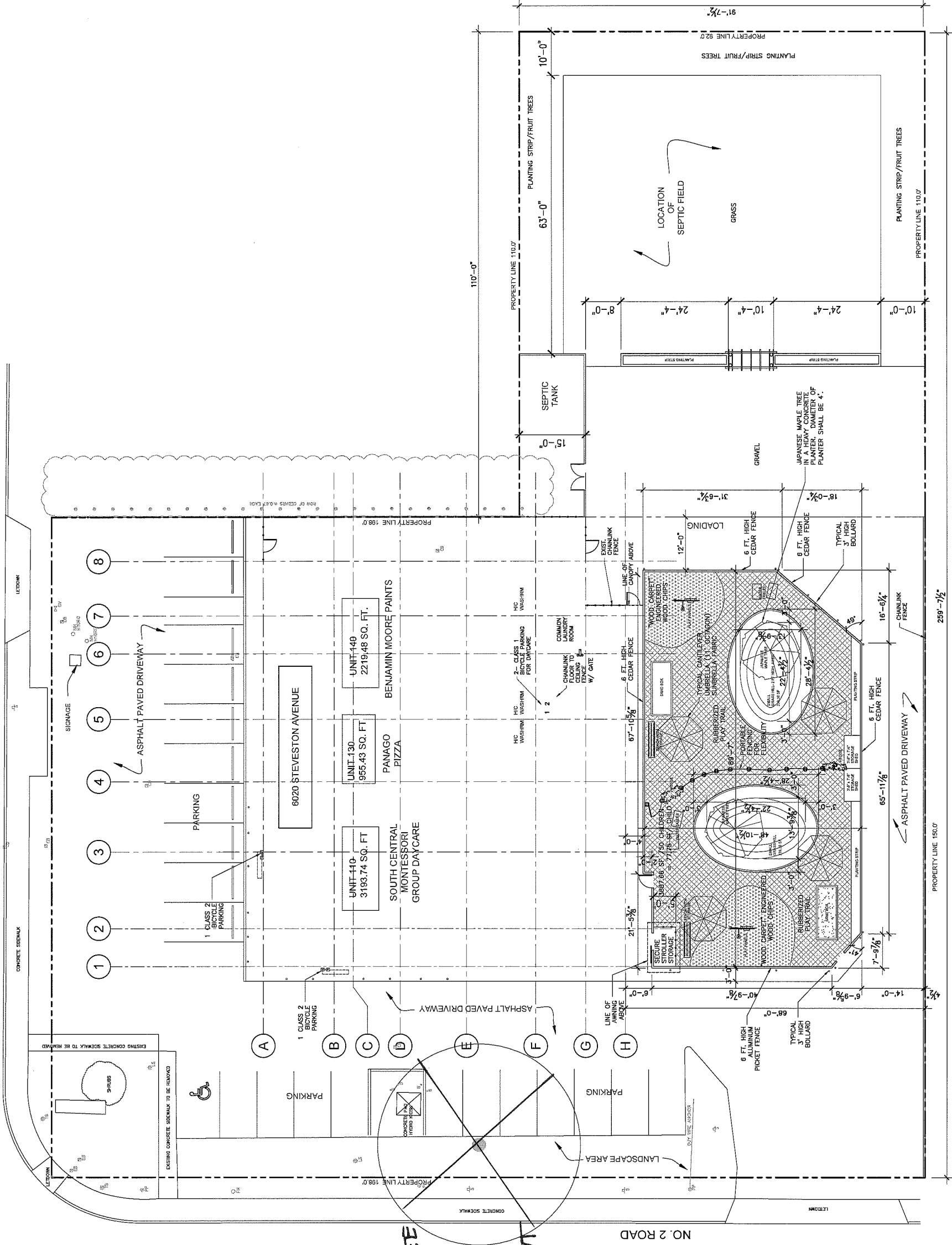


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PROJECT: PROPOSED
RENOVATIONS TO
6020 STEVESTON HWY
6020 Steveston Hwy
Richmond, B.C.

DRAWING TITLE:
EXISTING SITE PLAN
TREE
MANAGEMENT
PLAN

DRAWN: DFR	<div style="display: flex; flex-direction: column; align-items: center;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">A2.1</div> <div>OF</div> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">REV. -</div> </div>
DATE: FEB. 2014	
SCALE: AS NOTED	
PROJECT No: 214-221	



Reference Plan Jan 23, 2018
DP 15-718109

1 EXISTING SITE PLAN/OUTDOOR PLAY AREA
A1 SCALE- 3/32"=1'-0"

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REVISION	SUBJECT	DATE
1	DP REVISION	16 05 31

DP	ISSUED	DATE
DP	ISSUED FOR DP APPLICATION	DEC18,15
BP	-	-
PC	-	-

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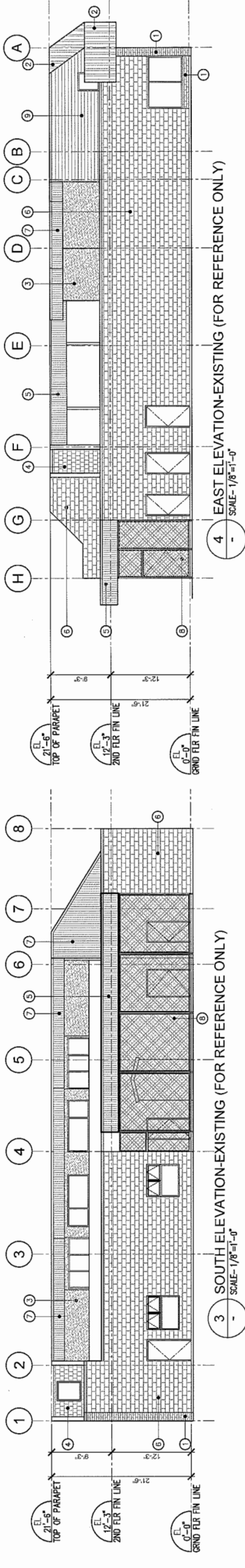
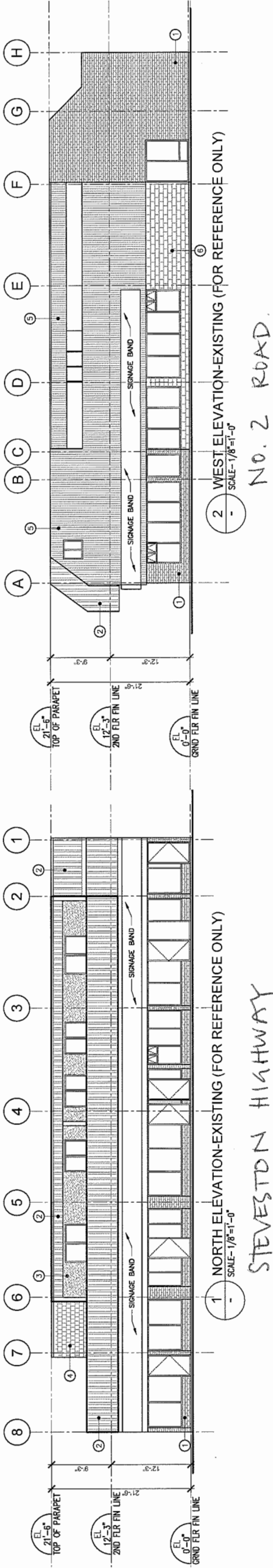


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PH: 604-684-1667 FAX: 604-684-1662 EMAIL: info@chercovermassie.com

PROJECT:
PROPOSED
RENOVATIONS TO
6020 STEVESTON HWY
6020 Steveston Hwy
Richmond, B.C.

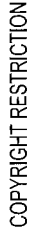
DRAWING TITLE:
EXISTING ELEVATIONS

DRAWN: JC	A4.1
DATE: FEB. 2014	OF
SCALE: AS NOTED	-
PROJECT No: 214-221	REV.



- MATERIAL AND COLOR
- 1 EXISTING BRICK VENEER
COLOR: DARK RED
 - 2 EXISTING METAL CLADDING
COLOR: DARK RED
 - 3 EXISTING STUCCO
COLOR: WHITE
 - 4 EXISTING SHINGLE ROOFING
COLOR: BROWN
 - 5 EXISTING VERTICAL WOOD SIDING
COLOR: GREY
 - 6 EXISTING CONCRETE BLOCK
COLOR: GREY
 - 7 EXISTING VERTICAL WOOD SIDING
COLOR: GREY
 - 8 EXISTING SHINGLE ROOFING
COLOR: BROWN
 - 9 EXISTING HORIZONTAL WOOD SIDING
COLOR: GREEN

Reference Plan Jan 23, 2018
DP 15-718109

[illegible]

	ISSUED	DATE
DP	ISSUED FOR DP	16 04 00
BP	ISSUED FOR BP	
IFC		

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PROJECT:

**PROPOSED
RENOVATIONS TO
6020 STEVESTON HWY**
6020 Steveston Hwy
Richmond, B.C.

DRAWING TITLE:

EXISTING MAIN
FLOOR PLAN

DRAWN: DFR/AN/JC

DATE: FEB. 2014

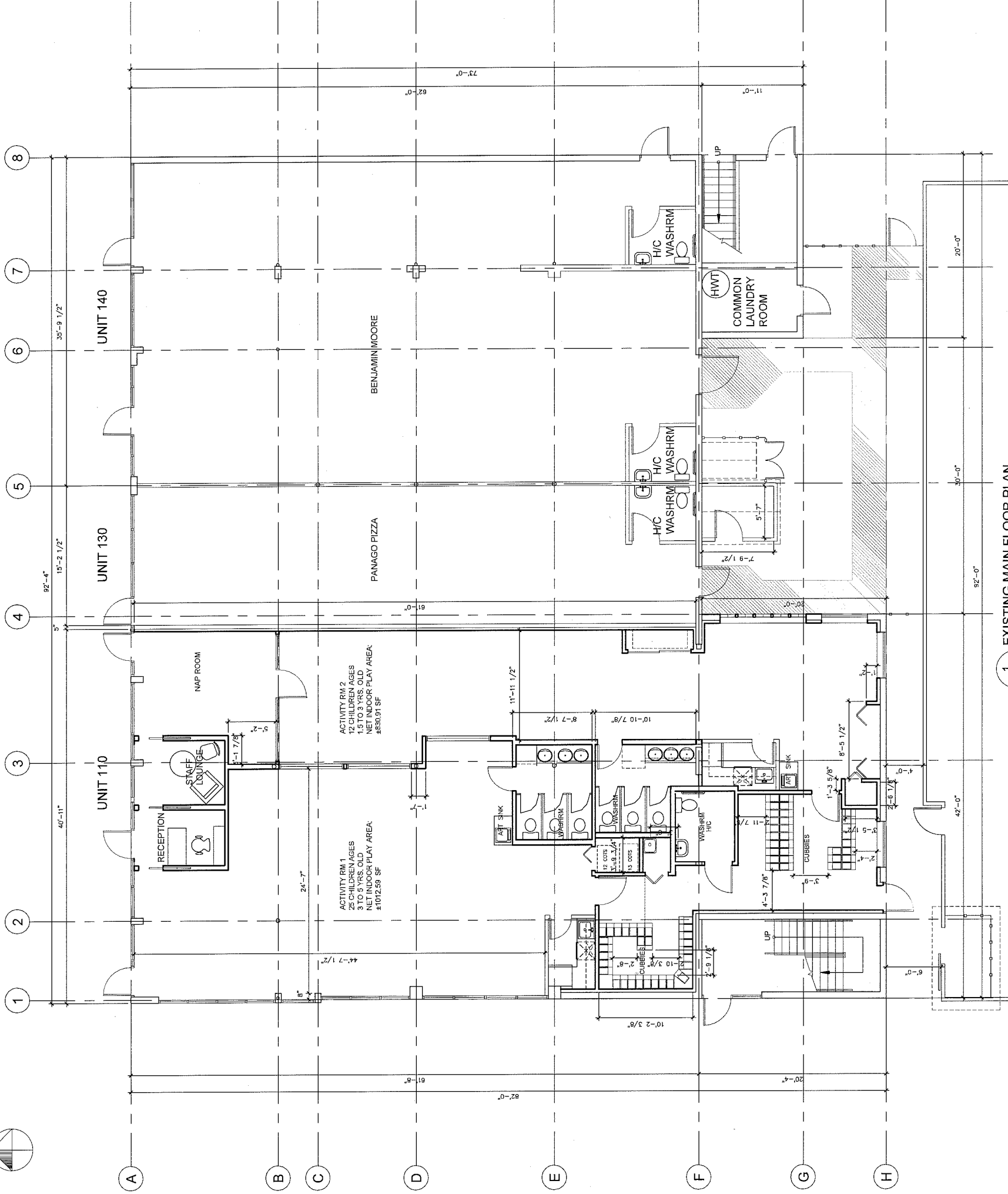
SCALE: AS NOTED

PROJECT No: 214-221

REV. -

Reference Plan Jan 23, 2018

DP 15-718109



1 EXISTING MAIN FLOOR PLAN

SCALE- 3/16"=1'-0"

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REVISION	SUBJECT	DATE
1	DP REVISION	16 05 31
2	DP REVISION	16 11 18

ISSUED	DATE
DP ISSUED FOR DP	16 04 01
BP ISSUED FOR BP	
FC	

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Ph: 604-284-1450 Fax: 604-284-1452 Email: cm@chercover.ca

PROJECT:

PROPOSED
RENOVATIONS TO
6020 STEVESTON HWY
6020 Steveston Hwy
Richmond, B.C.

DRAWING TITLE:

EXISTING SECOND PLAN
FLOOR & PARTIAL ROOF
PLAN

DRAWN: DFR/JC

DATE: FEB. 2014

SCALE: AS NOTED

PROJECT No: 214-033

A2.3

OF

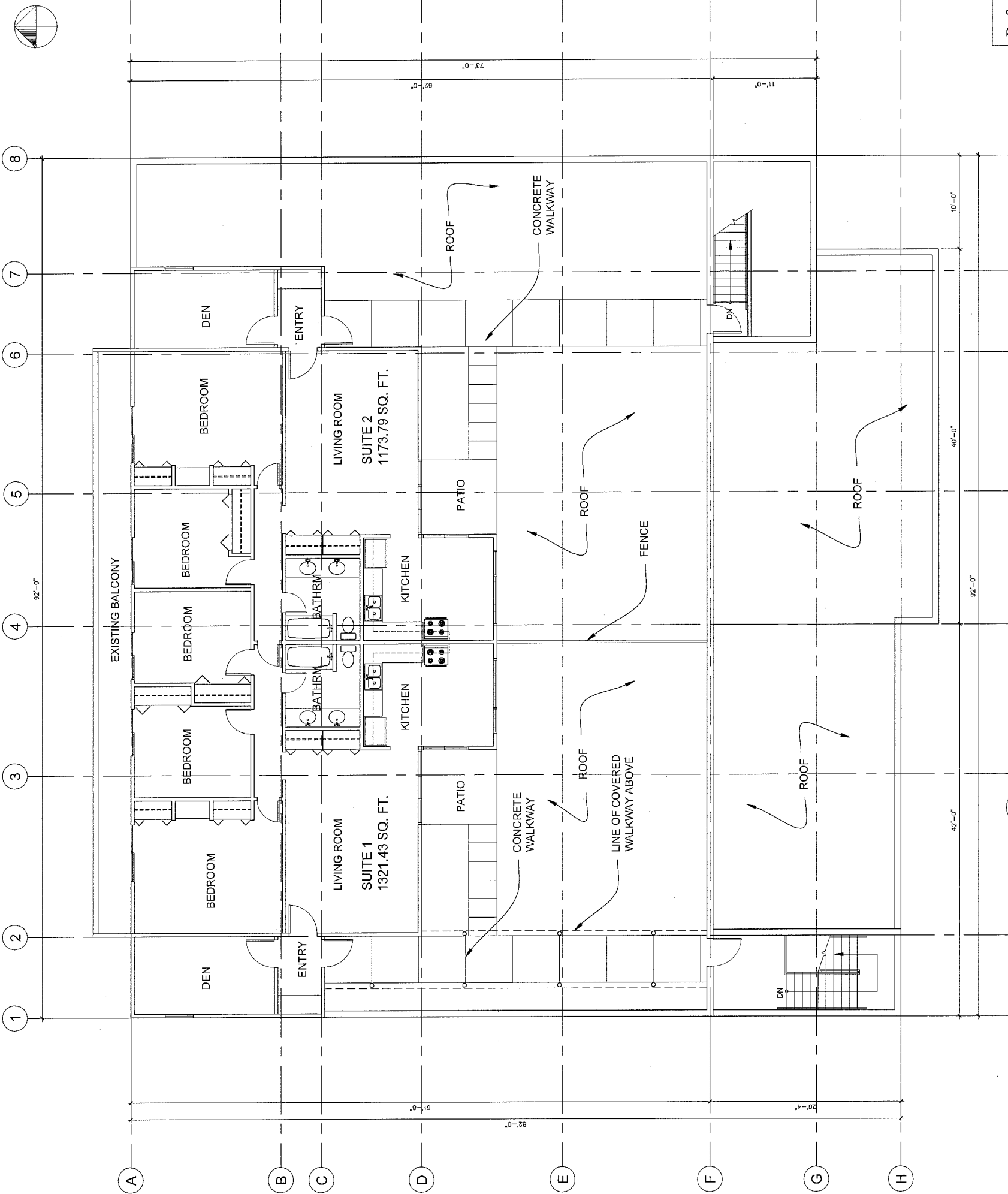
REV.

Reference Plan Jan 23, 2018

DP 15-718109

1 EXISTING SECOND FLOOR / PARTIAL ROOF PLAN

SCALE- 3/16"=1'-0"



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LEGEND

- EXISTING WALL TO BE REMOVED
- EXISTING WALL
- NEW WALL
- 1HR FIRE RATED

REVISION	SUBJECT	DATE
1	DP REVISION	16 05 31
2	DP REVISION	16 11 16
3	ISSUED FOR DP REVISION	17 11 23

DP	ISSUED FOR DP APPLICATION	DATE
DP	ISSUED FOR DP APPLICATION	DEC18,15
BP		
FC		

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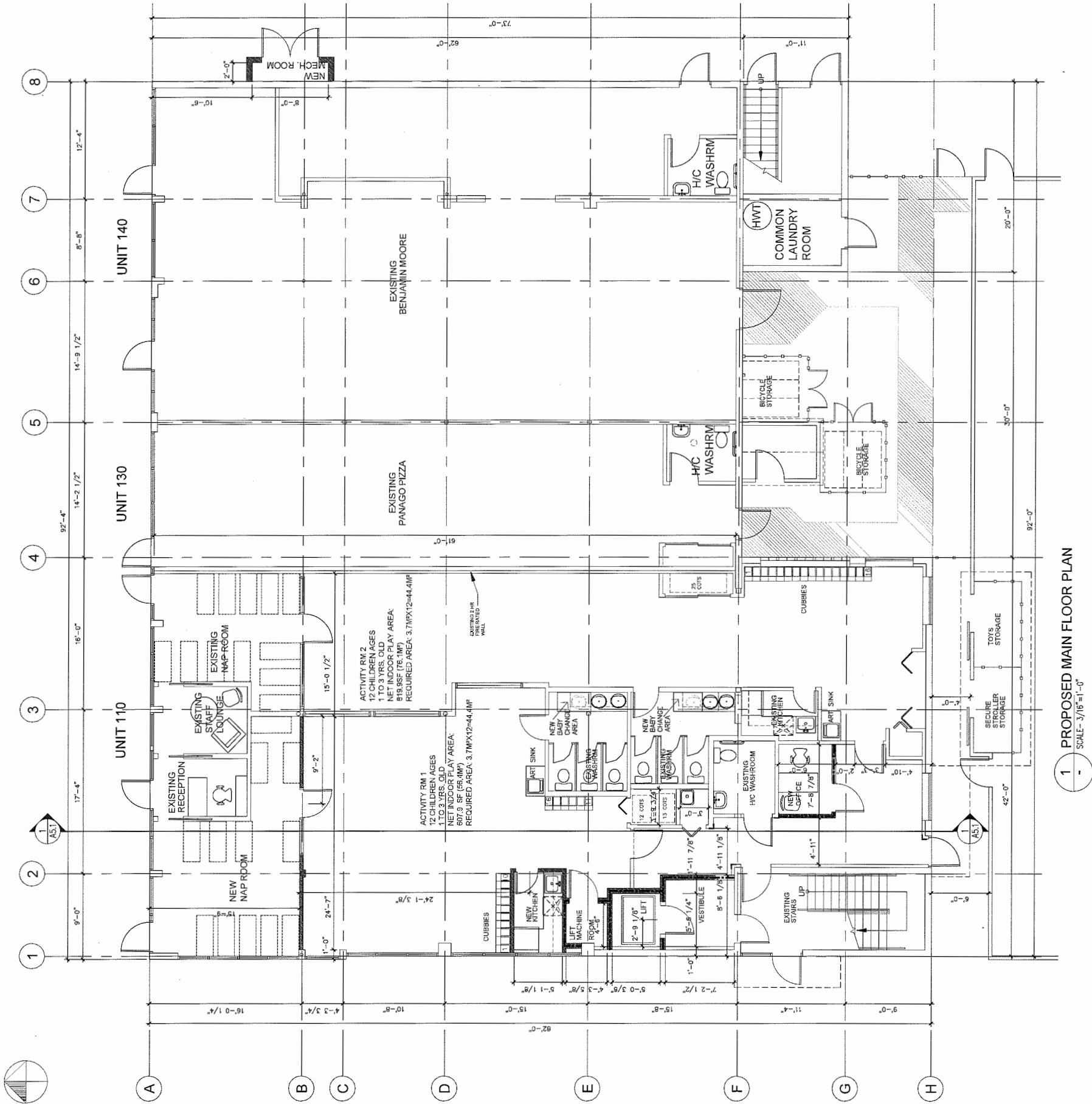
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ARCHITECTURE & ENGINEERING
#100-1000 West 73rd Ave. Vancouver, B.C. Canada V6P 6D5
Ph: 604-264-1450 Fax: 604-264-1452 Email: info@chm.ca

PROJECT:
PROPOSED PHASE 2
RENOVATIONS TO
6020 STEVESTON HWY
6020 Steveston Hwy
Richmond, B.C.

DRAWING TITLE:
PROPOSED MAIN
FLOOR PLAN

DRAWN: AN/AC	A3.1
DATE: APRIL 2015	OF
SCALE: AS NOTED	-
PROJECT No: 214-221	REV.3

Reference Plan Jan 23, 2018
DP 15-718109



1 - PROPOSED MAIN FLOOR PLAN
SCALE: 3/16"=1'-0"

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REVISION	SUBJECT	DATE
1	ISSUED FOR DP REVISION	16 05 31
2	ISSUED FOR DP REVISION	16 11 15
3	ISSUED FOR DP REVISION	17 11 23

ISSUED	DATE
DP	ISSUED FOR DP APPLICATION DEC16/15
BP	
EC	

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CHERCOVER MASSIE & ASSOCIATES LTD.
ARCHITECTURE & ENGINEERING
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PROJECT:
PROPOSED PHASE 2
RENOVATIONS TO
6020 STEVESTON HWY
6020 Steveston Hwy
Richmond, B.C.

DRAWING TITLE:
PROPOSED
SECOND FLOOR PLAN

DRAWN: AN/JC	A3.2
DATE: APRIL 2015	OF
SCALE: AS NOTED	-
PROJECT No: 214-221	REV. 3

Reference Plan Jan 23, 2018
DP 15-718109

1 PROPOSED SECOND FLOOR PLAN
SCALE- 3/16"=1'-0"

