



Development Permit Panel

Council Chambers, City Hall
6911 No. 3 Road

Wednesday, May 14, 2014
3:30 p.m.

1. Minutes

Motion to adopt the minutes of the Development Permit Panel meeting held on Wednesday, April 30, 2014.



2. Development Permit 13-645579

(REDMS No. 4089087)

APPLICANT: NSDA Architects on behalf of the Pacific Autism Family Centre Foundation

PROPERTY LOCATION: 1001 Hudson Avenue (formerly part of 3600 Lysander Lane)

Director's Recommendations

That Development Permit be issued which would:

- 1. Permit the construction of a 5,553 m² building for treatment of, and education about, Autism Spectrum Disorder at 1001 Hudson Avenue on a site zoned "Auto-Oriented Commercial (ZC10) – Airport and Aberdeen Village"; and*
- 2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum commercial parking spaces setback (Zoning Bylaw s 7.5.17) from 1.5 metres to zero metres along the northern lot line.*



3. New Business

4. Date of Next Meeting: Wednesday, May 28, 2014

5. Adjournment



Development Permit Panel Wednesday, April 30, 2014

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Robert Gonzalez, General Manager, Engineering and Public Works
Cecilia Achiam, Director, Administration and Compliance

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

The Chair drew attention to a memorandum dated April 28, 2014 from the Director of Development (attached to and forming part of these minutes as **Schedule 1**), requesting that Item No. 4 – Development Variance 13-634940 be removed from the agenda.

As a result, the following **motion** was introduced:

It was moved and seconded

That Development Variance 13-634940 (5311 Cedarbridge Way and 7771 Alderbridge Way) be deleted from the agenda.

CARRIED

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, April 16, 2014, be adopted.

CARRIED

2. Development Permit 11-595890

(File Ref. No.: DP 11-595890) (REDMS No. 3855692)

APPLICANT: MQN Architects

PROPERTY LOCATION: 9140 and part of 9200 Bridgeport Road

Development Permit Panel

Wednesday, April 30, 2014

INTENT OF PERMIT:

1. Permit the construction of a new Car Dealership at 9140 Bridgeport Road and part of 9200 Bridgeport Road on a site zoned “Auto-Oriented Commercial (CA)”;
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) Reduce the west side yard setback from 3.0 metres to 0.0 metres;
 - (b) Reduce the south yard setback from 3.0 metres to 0.0 metres;
 - (c) Reduce the landscaping width of the front yard from 3.0 metres to 0.78 metres for a limited portion of the Bridgeport Road Frontage; and
 - (d) Reduce the north manoeuvring aisle width fronting the proposed building from 7.5 metres to 5.5 metres.

Applicant's Comments

Vicki Topping, MQN Architects, provided background information regarding the proposed development and highlighted the following:

- the existing two-storey wood building on the subject property is going to be removed as it is old and degraded;
- the existing building foundation will be re-used;
- on-site trees will either remain or be relocated within the site;
- the proposed building design is clean, crisp and European;
- display cars in the showroom are visible from Bridgeport Road;
- a vehicle display area facing Sea Island Way sits on an outdoor space above the proposed service bay;
- the wood screen at the rooftop level provides screening for the rooftop mechanical equipment and elevator shaft; and
- an exterior vehicle ramp will bring the vehicles into the building.

In addition, Ms. Topping reviewed the (i) building design and elevations, (ii) vehicle circulation and pedestrian route within the project, (iii) movement of vehicles inside the building, (iv) underground and outdoor parking scheme, (v) proposed materials for the new building, and (vi) location of garbage and recycling.

Also, Ms. Topping commented on (i) the proposed realignment of the north-south property line between the subject property and the adjacent property to the east, (ii) the provision for a frontage road to provide vehicle circulation throughout the site and access to the property to the west, and (iii) the elevation of the main floor of the building above the geodetic flood plain level.

Development Permit Panel

Wednesday, April 30, 2014

Wendy Armstrong-Taylor, Wendy Armstrong-Taylor Landscape Consulting and Design, gave an overview of the landscaping scheme and provided the following information:

- there are many mature trees on-site which are mostly Japanese Maples;
- all on-site trees will be retained; however, some will be relocated within the site;
- the proposed simple plant palette will complement the existing planting and is compatible with the building design;
- a paved walkway from the sidewalk runs directly into the building;
- additional planting is proposed along the west property line;
- a vehicle display area on grasscrete is located at the northwest corner of the site; and
- existing planters will be retained.

Panel Discussion

In response to a query from the Panel whether the applicant is proposing sustainability measures such as mechanical and geexchange systems seen in similar development applications, Ms. Topping and Ms. Armstrong advised that (i) the applicant has not yet initiated discussions on the matter with electrical and mechanical engineers, (ii) proposed sustainability measures include utilizing the existing building foundation which reduces construction waste materials, relocating existing trees within the site, using energy saving equipment in the building and utilizing drought tolerant plants.

Discussion ensued regarding the architectural and landscaping treatments being proposed by the applicant to mitigate the tightness of the site, the prominence of the existing building foundation and the proposed zero lot lines at the south and west property lines. In response to a query, Ms. Topping stated the following:

- the existing building foundation will need to comply with the Province's Energy Code and a stucco finishing system will likely be proposed for exterior insulation; and
- the project is currently in the design development stage and some of the details have yet to be developed.

In response to a further query from the Panel, Ms. Topping advised that (i) a portion of the rooftop will be utilized as an exterior space for employees of the future occupant of the building, and (ii) there are currently around four potential occupants.

Discussion ensued regarding the proposal for a zero lot line at the south property line and the need to (i) mitigate the visual appearance of the south side of the proposed development, and (ii) rehabilitate the space to the south of the property which was leased by the property owner from the Province.

Development Permit Panel

Wednesday, April 30, 2014

In response to a query from the Panel, Ms. Topping advised that (i) there is no proposed landscaping on the leased space to the south of the property because it is not part of the subject property, (ii) the vehicles previously parked on the leased space had been removed, (iii) there is some presence of asphalt on the leased space, and (iv) there is vegetation between the south property line and the road edge of Sea Island Way.

Discussion ensued regarding the proposed zero south yard setback and the lack of buffering and landscaping along the south side of the property and the need for the applicant to consult with the Ministry of Transportation and Infrastructure for possible improvements to be undertaken on the Sea Island Way frontage.

In reply to a query from the Panel regarding the visibility of the west elevation of the proposed building from the public realm, Ms. Topping advised that (i) the adjacent lot to the west of the subject property is vacant, (ii) the west elevation will be visible from the public realm although existing shrubs will provide some screening to the west façade of the building, (iii) the applicant will consider adding vegetation along the west side of the property, and (iv) composite aluminum panels are the primary materials proposed for the west façade of the building.

Staff Comments

Wayne Craig, Director of Development, advised that (i) there is a subdivision application associated with the subject site which includes a Servicing Agreement for frontage improvements along Bridgeport Road, (ii) due to the proximity of the site to the Kinder Morgan jet fuel line, the applicant is required to acquire permits from Kinder Morgan prior to any on- and off-site works, and (iii) one sustainability measure not mentioned in the discussion is the provision of two electric vehicle charging stations on-site.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed appreciation for some nice elements of the project, however, it was noted that more work needs to be done with regard to (i) providing details on the first level of the building and the underground parkade, (ii) consulting with the Ministry of Transportation and Infrastructure to rehabilitate and undertake landscaping improvements along the Sea Island Way frontages of the subject development and the adjacent property to the west, (iii) incorporating further sustainability measures, (iv) reviewing the suitability of the design and proposed materials for the proposed rooftop screen, and (v) further architectural and landscaping treatments on the west side of the development.

Development Permit Panel

Wednesday, April 30, 2014

Panel Decision

As a result of the discussion, the following **referral** was introduced:

It was moved and seconded

That Development Permit application 11-595890 be referred back to staff for the purpose of further discussions with the applicant regarding (i) providing details on the ground level and underground parkade of the building, (ii) rehabilitation and landscaping improvements along the Sea Island Way frontage, (iii) incorporating further sustainability measures, (iv) the suitability of the proposed design and materials for the rooftop screen, and (iv) further architectural and landscaping treatments on the west side of the proposed development.

CARRIED

3. Development Variance 14-654101

(File Ref. No.: DV 14-654101) (REDMS No. 4182523)

APPLICANT: Manjeet and Harman Biln

PROPERTY LOCATION: 5780 Bittern Court

INTENT OF PERMIT: Vary the maximum lot coverage in "Land Use Contract (006) Bylaw No. 2938" from 33% to 40% in order to permit construction of a new two-storey single detached dwelling at 5780 Bittern Court.

Applicant's Comments

Manjeet Biln, co-owner of the subject property, provided background information regarding the subject Development Variance permit application and highlighted the following:

- the Land Use Contract (006) approved under Bylaw No. 2983 permits the construction of a three-storey dwelling with a maximum lot coverage of 33% on the subject property ;
- the applicant is proposing to build a two-storey single-detached dwelling and is requesting to increase the lot coverage from 33% to 40%; and
- the requested increase in lot coverage will mainly be at the back end of the subject property.

Mr. Biln provided original copies of eight letters from neighbouring property owners expressing support for the proposed construction of the two-storey dwelling (attached to and forming part of these minutes as **Schedule 2**).

Development Permit Panel

Wednesday, April 30, 2014

Mr. Biln and Mr. Kam Dahia, Kam Dahia Design, reviewed the elevations and design of the proposed two-storey development, noting that the intention is to break up and minimize its vertical massing.

Keith Ross, K.R. Ross and Associates, provided a brief overview of the landscaping scheme of the proposed development and highlighted the following:

- a well landscaped boulevard is proposed in front of the house;
- existing trees at the northeast corner of the property will be retained;
- other on-site trees close to the existing house will be removed;
- replacement trees will be planted at the frontage and interior side yard;
- the existing six-foot fence along the interior side yard and along a portion of the west property line be retained; and
- the location of the existing driveway along Trumpeter Drive will be retained.

Panel Discussion

In response to queries from the Panel, Mr. Ross advised that (i) interlocking concrete unit pavers are being proposed as surface paving for the driveway, patio, and walkways, and (ii) there will be improvements on the existing six-foot fence should it be necessary.

Staff Comments

Mr. Craig commented that three existing trees will be retained and the applicant is required to submit (i) a security to the City to ensure the survival of trees, (ii) a contract with a Certified Arborist, and (iii) a Letter of Credit for landscaping.

In response to queries from the Panel, Mr. Craig advised the following:

- under Land Use Contract 006, the maximum built area for the subject property would cover approximately 5,600 square feet; and
- the development plan submitted by the applicant will form part of the Development Variance Permit, which will be registered on the land title of the subject property; also, should Council approve the Development Variance Permit, the future construction of the project will need to be in accordance with these plans.

Correspondence

None.

Gallery Comments

None.

Development Permit Panel
Wednesday, April 30, 2014

Panel Discussion

The Panel expressed appreciation for the amount of work and resources invested by the applicant with regard to the design and landscaping of the proposed development, noting that the proposal will fit well with the neighbourhood.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued that would vary the maximum lot coverage in "Land Use Contract (006) Bylaw No. 2938" from 33% to 40% in order to permit construction of a new two-storey single detached dwelling at 5780 Bittern Court.

CARRIED

4. Development Variance 13-634940

(File Ref. No.: DV 13-634940) (REDMS No. 4183696)

APPLICANT: Onni 7731 Alderbridge Holding Corp.

PROPERTY LOCATION: 5311 Cedarbridge Way and 7771 Alderbridge Way

INTENT OF PERMIT: Vary the provisions of Richmond Zoning Bylaw 8500 to further reduce the visitor parking requirement from 0.15 spaces/unit, as per Development Permit (DP 12-615424), to 0.10 spaces/unit for the development located at 5311 Cedarbridge Way and 7771 Alderbridge Way on a site zoned "High Density Low Rise Apartments (RAH2)".

Please see Page 1 for action on this matter.

5. New Business

None.

6. Date of Next Meeting: Wednesday, May 14, 2014

7. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:20 p.m.

CARRIED

Development Permit Panel
Wednesday, April 30, 2014

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, April 30, 2014.

Joe Erceg
Chair

Rustico Agawin
Auxiliary Committee Clerk



City of Richmond

Memorandum Planning and Development Department Development Applications

To: Development Permit Panel
From: Wayne Craig
Director of Development
Date: April 28, 2014
File: DV 13-634940
Re: **Application by Onni 7731 Alderbridge Holding Corp. for a Development Variance Permit for at 5311 Cedarbridge Way and 7771 Alderbridge Way**

This memorandum provides the Development Permit Panel with a follow-up to the April 16, 2014 meeting referral:

That Development Variance 13-634940, be referred back to staff to examine methods that would secure additional parking capacity for future demand in the proposed development and report back to the April 30, 2014 Development Permit Panel.

Onni has confirmed they require more time to examine options to address the above referral, and thus a Staff Report will be brought to a forthcoming Panel meeting.

Should you have any questions or concerns regarding this information, please do not hesitate to contact me directly.

A handwritten signature in black ink, appearing to read "Wayne Craig".

Wayne Craig
Director of Development

MM:blg

pc: Victor Wei, Director of Transportation
Gordon Chan, Special Advisor, Transportation Projects
Mark McMullen, Senior Coordinator / Major Projects

DV 14-654101 – 5780 Bittern Court - Development Variance Permit at 5780 Bittern Court

Summary

The subject site is in the “Westwind” neighborhood and is located on Trumpeter Drive and Bittern Court. The property is zoned Land Use Contract 006.

The applicants are requesting permission to increase the permitted site coverage in Land Use Contract 006 from 33% to 40% in order to vary the first floor coverage and build a two storey single-family home.

Why a Development Variance Permit

The purpose of the variance permit is to increase the coverage of the first floor by 340 SF to prevent adding a third storey to the house. Three- storey houses that have been built recently in Westwind have been negatively received by the neighborhood for size and the style of home it creates.

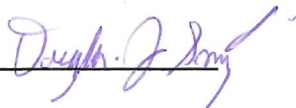
The proposed home has been designed by an architect to be compatible with the neighborhood. The applicants have approached their immediate neighbors about the proposed variance.

Neighbour Support for DV 14-654101 – 5780 Bittern Court

We are neighbors of the property 5780 Bittern Court, Richmond BC and we have reviewed the proposed variance as submitted to the City of Richmond. We understand the current zoning, Land Use Contract 006, would allow the owners to build a higher and larger home on three levels (1884 SF x 3 floors) but choose to build a smaller home on two floors. We have reviewed the proposed house and landscape plans and we support the decision by the owners for a development variance permit to increase the maximum lot coverage from 33 to 40% to enable a two- storey instead of a three-storey home as allowed in Land Use Contract 006.

Name DOUGLAS SMYTHE

Address 5711 BITTERN CT

Signature 

DV 14-654101 – 5780 Bittern Court - Development Variance Permit at 5780 Bittern Court

Summary

The subject site is in the “Westwind” neighborhood and is located on Trumpeter Drive and Bittern Court. The property is zoned Land Use Contract 006.

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Neighbour Support for DV 14-654101 – 5780 Bittern Court

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Name LING YUN, MENG

Address 5760 Bittern Court

Signature  778-926-2982

DV 14-654101 – 5780 Bittern Court - Development Variance Permit at 5780 Bittern Court

Summary

The subject site is in the “Westwind” neighborhood and is located on Trumpeter Drive and Bittern Court. The property is zoned Land Use Contract 006.

The applicants are requesting permission to increase the permitted site coverage in Land Use Contract 006 from 33% to 40% in order to vary the first floor coverage and build a two storey single-family home.

Why a Development Variance Permit

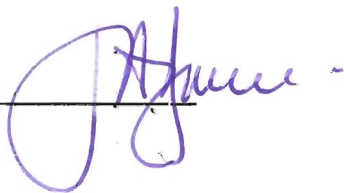
The purpose of the variance permit is to increase the coverage of the first floor by 340 SF to prevent adding a third storey to the house. Three- storey houses that have been built recently in Westwind have been negatively received by the neighborhood for size and the style of home it creates.

The proposed home has been designed by an architect to be compatible with the neighborhood. The applicants have approached their immediate neighbors about the proposed variance.

Neighbour Support for DV 14-654101 – 5780 Bittern Court

We are neighbors of the property 5780 Bittern Court, Richmond BC and we have reviewed the proposed variance as submitted to the City of Richmond. We understand the current zoning, Land Use Contract 006, would allow the owners to build a higher and larger home on three levels (1884 SF x 3 floors) but choose to build a smaller home on two floors. We have reviewed the proposed house and landscape plans and we support the decision by the owners for a development variance permit to increase the maximum lot coverage from 33 to 40% to enable a two- storey instead of a three-storey home as allowed in Land Use Contract 006.


Name



Address

11740 TRUMPETER DR

Signature



DV 14-654101 – 5780 Bittern Court - Development Variance Permit at 5780 Bittern Court

Summary

The subject site is in the “Westwind” neighborhood and is located on Trumpeter Drive and Bittern Court. The property is zoned Land Use Contract 006.

The applicants are requesting permission to increase the permitted site coverage in Land Use Contract 006 from 33% to 40% in order to vary the first floor coverage and build a two storey single-family home.

Why a Development Variance Permit

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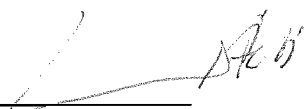
The proposed home has been designed by an architect to be compatible with the neighborhood. The applicants have approached their immediate neighbors about the proposed variance.

Neighbour Support for DV 14-654101 – 5780 Bittern Court

We are neighbors of the property 5780 Bittern Court, Richmond BC and we have reviewed the proposed variance as submitted to the City of Richmond. We understand the current zoning, Land Use Contract 006, would allow the owners to build a higher and larger home on three levels (1884 SF x 3 floors) but choose to build a smaller home on two floors. We have reviewed the proposed house and landscape plans and we support the decision by the owners for a development variance permit to increase the maximum lot coverage from 33 to 40% to enable a two- storey instead of a three-storey home as allowed in Land Use Contract 006.

Name PATRICK HILL

Address 5791 Bittern Ct

Signature 

DV 14-654101 – 5780 Bittern Court - Development Variance Permit at 5780 Bittern Court

Summary

The subject site is in the "Westwind" neighborhood and is located on Trumpeter Drive and Bittern Court. The property is zoned Land Use Contract 006.

The applicants are requesting permission to increase the permitted site coverage in Land Use Contract 006 from 33% to 40% in order to vary the first floor coverage and build a two storey single-family home.

Why a Development Variance Permit

The purpose of the variance permit is to increase the coverage of the first floor by 340 SF to prevent adding a third storey to the house. Three- storey houses that have been built recently in Westwind have been negatively received by the neighborhood for size and the style of home it creates.

The proposed home has been designed by an architect to be compatible with the neighborhood. The applicants have approached their immediate neighbors about the proposed variance.

Neighbour Support for DV 14-654101 – 5780 Bittern Court

We are neighbors of the property 5780 Bittern Court, Richmond BC and we have reviewed the proposed variance as submitted to the City of Richmond. We understand the current zoning, Land Use Contract 006, would allow the owners to build a higher and larger home on three levels (1884 SF x 3 floors) but choose to build a smaller home on two floors. We have reviewed the proposed house and landscape plans and we support the decision by the owners for a development variance permit to increase the maximum lot coverage from 33 to 40% to enable a two- storey instead of a three-storey home as allowed in Land Use Contract 006.

Name H. SCHROFF

Address 11671 TRUMPETER DR

Signature 

April 30th

DV 14-654101 – 5780 Bittern Court - Development Variance Permit at 5780 Bittern Court

Summary

The subject site is in the “Westwind” neighborhood and is located on Trumpeter Drive and Bittern Court. The property is zoned Land Use Contract 006.

The applicants are requesting permission to increase the permitted site coverage in Land Use Contract 006 from 33% to 40% in order to vary the first floor coverage and build a two storey single-family home.

Why a Development Variance Permit

The purpose of the variance permit is to increase the coverage of the first floor by 340 SF to prevent adding a third storey to the house. Three- storey houses that have been built recently in Westwind have been negatively received by the neighborhood for size and the style of home it creates.

The proposed home has been designed by an architect to be compatible with the neighborhood. The applicants have approached their immediate neighbors about the proposed variance.

Neighbour Support for DV 14-654101 – 5780 Bittern Court

We are neighbors of the property 5780 Bittern Court, Richmond BC and we have reviewed the proposed variance as submitted to the City of Richmond. We understand the current zoning, Land Use Contract 006, would allow the owners to build a higher and larger home on three levels (1884 SF x 3 floors) but choose to build a smaller home on two floors. We have reviewed the proposed house and landscape plans and we support the decision by the owners for a development variance permit to increase the maximum lot coverage from 33 to 40% to enable a two- storey instead of a three-storey home as allowed in Land Use Contract 006.

Name NASSER SHALEH
(604) 649 1400

Address 11600 TRUMPETER DR
RICHMOND, B.C. V7E 3V5

Signature 

DV 14-654101 – 5780 Bittern Court - Development Variance Permit at 5780 Bittern Court

Summary

The subject site is in the “Westwind” neighborhood and is located on Trumpeter Drive and Bittern Court. The property is zoned Land Use Contract 006.

The applicants are requesting permission to increase the permitted site coverage in Land Use Contract 006 from 33% to 40% in order to vary the first floor coverage and build a two storey single-family home.

Why a Development Variance Permit

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The proposed home has been designed by an architect to be compatible with the neighborhood. The applicants have approached their immediate neighbors about the proposed variance.

Neighbour Support for DV 14-654101 – 5780 Bittern Court

We are neighbors of the property 5780 Bittern Court, Richmond BC and we have reviewed the proposed variance as submitted to the City of Richmond. We understand the current zoning, Land Use Contract 006, would allow the owners to build a higher and larger home on three levels (1884 SF x 3 floors) but choose to build a smaller home on two floors. We have reviewed the proposed house and landscape plans and we support the decision by the owners for a development variance permit to increase the maximum lot coverage from 33 to 40% to enable a two- storey instead of a three-storey home as allowed in Land Use Contract 006.

Name AMARJEET JAHOL

Address 11580 TRUMPETER DRIVE

Signature Amarjeet

DV 14-654101 – 5780 Bittern Court - Development Variance Permit at 5780 Bittern Court

Summary

The subject site is in the “Westwind” neighborhood and is located on Trumpeter Drive and Bittern Court. The property is zoned Land Use Contract 006.

The applicants are requesting permission to increase the permitted site coverage in Land Use Contract 006 from 33% to 40% in order to vary the first floor coverage and build a two storey single-family home.

Why a Development Variance Permit

The purpose of the variance permit is to increase the coverage of the first floor by 340 SF to prevent adding a third storey to the house. ^{I am aware of two} Three- storey houses that have been built recently in Westwind have been negatively received by the neighborhood for size and the style of home it creates.

The proposed home has been designed by an architect to be compatible with the neighborhood. The applicants have approached their immediate neighbors about the proposed variance.

Neighbour Support for DV 14-654101 – 5780 Bittern Court

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Name J.M. Hardie-Town

Address 11620 Trumpeter Drive Richmond

Signature J.M. Hardie-Town



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: April 28, 2014

From: Wayne Craig
Director of Development

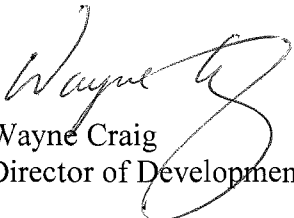
File: DP 13-645579

Re: **Application by NSDA Architects on behalf of the Pacific Autism Family Centre Foundation for a Development Permit at 1001 Hudson Avenue (formerly part of 3600 Lysander Lane)**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a 5,553m² building for treatment of, and education about, Autism Spectrum Disorder at 1001 Hudson Avenue on a site zoned "Auto-Oriented Commercial (ZC10)) – Airport and Aberdeen Village"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum commercial parking spaces setback (Zoning Bylaw s 7.5.17) from 1.5 metres to zero metres along the northern lot line.


Wayne Craig
Director of Development

WC:dcb

Staff Report

Origin

NSDA Architects, on behalf of The Pacific Autism Family Centre Foundation, has applied to the City of Richmond for permission to develop 1001 Hudson Avenue in order to construct a 5,553 m² building for treatment of and education about Autism Spectrum Disorder. The site is currently zoned “Auto-Oriented Commercial (ZC10) – Airport and Aberdeen Village”. The development site is currently vacant of any structures.

The proposed development will be a purpose built facility that seeks to address the significant needs of their clients.

“The Pacific Autism Family Centre (PAFC) is designed to respond to the challenge of Autism Spectrum Disorder (ASD) in British Columbia. Its core purpose is to be a provincial knowledge centre that incorporates state of the art resources for research, information, learning assessment, treatment and support in order to build capacity for addressing the lifespan needs of individuals with ASD and their families across British Columbia. The concept for this centre involves both a new building in Richmond and services in regions across the province through a ‘hub, spoke and satellite’ framework.” (NSDA, Advisory Design Panel Submission Oct 16, 2013).

The Richmond facility will include:

- Knowledge centre Training, meeting and counselling rooms, video conference facilities etc.;
- Information centre Counselor and advisor work spaces, education programs, information resources, etc.;
- Lifespace centre Skills classrooms, computer training lab for youths and adults, etc.;
- Recreation centre A half court gym, fitness area, changing facilities, etc.;
- Clinic & research centre Medical and psychological assessment, observation rooms, a laboratory and other research resources, family meeting rooms, etc.; and
- Treatment centre Space for 30 children ages 3 to 10 for assessment, motor training, music/art, observation, etc.

The facility will also contain a cafeteria, staff facilities, administration areas, partner agency rooms and a multipurpose room that will facilitate evening lectures or events.

The PAFC proponents have funding commitments totalling approximately \$28 million dollars from private and government sources for this project. The PAFC concept was presented by a delegation to General Purposes Committee on June 3, 2013.

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.

The 9,310 m² development site was recently subdivided (SD 13-634340) from the parent property (3600 Lysander Lane) and is located between Cessna Drive and the middle arm of the Fraser River and between Hudson Avenue to the north and Boeing Avenue to the south. The subject site is now owned by the Pacific Autism Family Centre (PAFC) Foundation- a non-profit organization. The development site had previously been used as a parking lot.

The site's existing grade varies from approximately 2.6 m GSC to 4.42 m GSC. As the minimum habitable floor elevation at the subject location is 4.35 m GSC the applicant proposes to raise the site's grade to bring the main floor of the new facility up to 4.7 m GSC. This will also create a better transition between the proposed building and the adjacent outdoor courtyards, play areas and a future dike that will be built along the foreshore area of the property.

The wood frame building will be oriented in a north-south direction and will have somewhat of a stepped massing appearance with the two ends of the structure more closely representing two storeys in height, while the central portion of the building will be a full three storeys in height. The building's appearance will be visually broken up through articulation and variations in the facade materials and glazing.

Secure vegetated court yards and play areas will be located only on the eastern side of the building to reduce traffic and aircraft noise to these areas.

The proposed 5,553 m² building is being designed to LEED silver equivalency and incorporates numerous sustainability features to maximize heating and water use efficiencies, conserve electrical energy, provide a high quality interior air supply and ensure a good indoor environmental quality.

Two primary pedestrian entrances to the building are proposed;

- One oriented toward Hudson Avenue closest to temporary parking and a covered drop off area provided by a second floor building projection; and
- One off the main parking area between the building and Cessna Drive that provides more direct access to treatment and education areas.

Two vehicle access entrances are provided to the site, both connecting to Hudson Avenue. A large loading space, shared with two medium loading spaces, is located at the north-eastern corner of the building.

The first two floors of the building will be oriented to the needs of the autism clients while the third floor will be designed for administration and staff facility uses. Interior spaces will be child-friendly with features such as reduced risers on steps and lower height handrails, soft rounded corners on furnishings in play areas, etc. Extensive use of various glazing materials will serve to provide soft, non-glare natural lighting complimenting more neutral colors to create calming, inviting interior spaces.

As a principle source of funding stems from the Provincial Government, the building is being designed to pay close attention to the requirements of the Province's Wood First program. Exterior materials will use combinations of stained wood, laminate panels, metal panels and various forms of translucent and clear glazing. Interior spaces will also make extensive use of wood in structures such as laminated beams and wood columns.

The key structural components and the exterior building envelope will be designed for a 60 year service life.

The proposed Pacific Autism Family Centre (PAFC) is classified as a "minor health service" use which is permitted under the site's existing "Auto-Oriented Commercial (ZC10) – Airport and Aberdeen Village" zoning – consequently a Rezoning is not required.

Background

Development surrounding the subject site is as follows:

- To the north, a 19.28 m high office building at 3600 Lysander Lane on a 20,555 m² site zoned "Auto-Oriented Commercial (ZC10)". North of Lysander Lane is the Delta Vancouver Airport Hotel on a 3.04 ha. site zoned "Auto-Oriented Commercial (CA)";
- To the east, Fraser River – middle arm;
- To the south, Boeing Avenue and the 4.94 ha. BC Institute of Technology Sea Island aerospace campus (zoned "Education (ZIS6 – BCIT at Airport)" and;
- To the west is Cessna Drive, Russ Baker Way then the Burkeville residential area (typically large lot single family residential zoned "Single Detached (RS1/E)").

Parent Property Subdivision and Offsite Requirements

As previously noted, the PAFC site was subdivided off the parent property (3600 Lysander Lane) under a separate Subdivision application (SD 13-634340) by PC Urban Properties Corp. on behalf of the original land owner, Lysander Holdings Ltd. Through that Subdivision all the off-site improvements and on-site dike right of way and dike construction provisions were addressed.

The improvements resulting from the Subdivision include:

- A new 1.5 m asphalt walkway and grass boulevard along the entire parent property frontage with Cessna Drive with a step connection to the dike trail at Boeing Avenue;
- Storm, sanitary and water connection installations for the PAFC site;
- Registration of public passage to extend access from Hudson Avenue eastward up to the proposed dike right of way;
- The existing 10m wide dike right of way along the Fraser River foreshore has been increase to approximately 17.5 m between Boeing Avenue and Lysander Lane allowing for future dike expansion;
- A new 10 m wide dike right of way placed in parallel with Boeing Avenue to create a link between the foreshore dike and an existing dike that runs through the BCIT Aerospace campus to the south;

- New dike construction is to be undertaken on the PAFC site within both the foreshore dike and the 10m wide dike SRW paralleling Boeing Avenue; and
- A new public trail will run the entire length of the dike right of way between Cessna Drive and Lysander Lane.

Impacts to the perimeter foreshore trees resulting from the proposed dike construction have been addressed through a separate Environmentally Sensitive Area (ESA) Development Permit (DP13-637525 – approved by Council November 12, 2013). Compensation planting for ESA impacts related to the proposed dike construction has been secured through that application.

Dike Setback and Construction Requirements

Having considered the addition of the two proposed dike SRWs, the raising of the development site behind the dike and the PAFC's proposed building placement, the Provincial Diking Authority has agreed to waive the standard 7.5m building setback required under the Province's "Flood Hazard Area Land Use Management Guidelines" (correspondence January 24, 2014).

A site specific exemption under Part Five of the City's "Flood Plain Designation and Protection Bylaw 8204" has also been granted by the Senior Manager, Building Approvals under the Bylaw's site specific exemption provisions reducing the required dike setback from the two new SRWs from 7.5m to zero metres. Both these actions were undertaken as part of the Subdivision approval process and are reflected in the proponent's current Development Permit submission.

On March 12, 2014, the Provincial Deputy Inspector of Dikes with the Ministry of Forests, Lands and Natural Resource Operations issued an approval of the dike design for this site under the Dike Maintenance Act.

Rezoning and Public Hearing Results

As the proposed use conforms to the existing "Auto-Oriented Commercial (ZC10) – Airport and Aberdeen Village" zoning, neither a Rezoning nor a Public Hearing are required for this project.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the urban design issues and other staff design 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 "Auto-Oriented Commercial (ZC10) – Airport and Aberdeen Village" zoning schedule except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in bold)

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

- 1) Reduce the minimum commercial parking spaces setback (Zoning Bylaw s 7.5.17) from 1.5 metres to zero metres along the property's northern lot line.

Staff supports the variance to reduce the minimum parking spaces setback from the northern lot line as this allows perpendicular parking off the public access drive aisle

provided by the property to the north. The resulting parking layout allows for the entire building to be shifted northward away from the lot's southern property boundary and the 10 m wide dike right of way required by the City. Staff note that the public access drive aisle is not a through road since it terminates at the dike and therefore the only traffic using the drive aisle will be vehicles accessing the Pacific Autism Family Centre facility. Transportation staff have reviewed and agreed to the site design.

Advisory Design Panel Comments

The Advisory Design Panel supported moving the application to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel. A copy of the relevant excerpt from the Advisory Design Panel Minutes from October 23, 2013 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

- As proposed, the general building form and massing will comply with OCP form and character guidelines.
- The overall appearance of the building will complement the office building to the north (Lysander Holdings Ltd. office building) and the aerospace educational facility the south (BCIT Aerospace facility). Representatives from both Lysander Holdings and BCIT have advised City staff that they support the proposed design and use.
- With respect to the dike to the east, the facility's main floor and the assorted open space areas will be set at the same level of the dike. This provides a friendlier interface with the dike.
- With respect to the development to the south, there is a significant distance between the two developments and includes a dike trail connection as well as a thick forest along Boeing Avenue.
- To the west, neither Russ Baker Way nor Cessna Drive will be impacted by the proposed development. Landscape screening using tall evergreen shrubs and trees (i.e. Russian Laurel and Red Sunset Maples) will be provided.
- Sensitive natural habitat located between the subject site and the Middle Arm of the Fraser River will be retained and enhanced under a separate Development Permit (DP 13-637525) – approved by Council November 12, 2013. Protective fencing has been required prior the undertaking of dike works as part of that Development Permit.
- The building has been setback from Cessna Drive by 7 m addressing Zoning Bylaw requirements. It will also be setback 7 m from the northern property line, 10 m from the southern property line and generally respects a 17.5 m dike right of way along its eastern side.

Urban Design and Site Planning

- The layout of the site in terms of pedestrian and vehicular access, building placement, open space, parking and loading locations and the overall relationship to the dike is supported by staff. Although the design guidelines suggest that parking should be located at the rear of the property, in this case, it is preferable to locate the parking as proposed because:
 - The dike experience will be more attractive bordered by the open spaces and the proposed building than bordered by surface parking;

- The proposed building is being used to screen the adjacent open spaces from the noise of the airport operations and Russ Baker Way – this is a more desirable situation from the perspective of the facility's clients; and
 - Parking is the site use that is least impacted by noise from the airport and Russ Baker Way.
- Vehicle access will be provided directly from Hudson Avenue and secondarily through a public access area shared with the property to the north (3600 Lysander Lane). The two vehicle accesses will provide an alternative access in the event of an emergency.
- A pedestrian walkway will link the PAFC building to the frontage sidewalk along Cessna Drive allowing safe and convenient access to the nearby bus stop.

Parking and Loading

- Off-street parking rates relevant to the specific and unique uses proposed for the subject site are not covered by the Zoning Bylaw (Bylaw 8500). To facilitate an understanding of the parking rates that would appropriately apply to this project the applicant retained Bunt and Associates to conduct a parking study for this development. Transportation staff reviewed the study and support its findings and the associated Transportation Demand Management (TDM) measures outlined below.
- The site's parking requirements will be met through provision of 95 parking stalls plus implementation of Traffic Demand Measures (TDM).
- The Transportation Demand Measures (TDM) package is being provided to include the following:
 - An electrical outlet in the Class 1 (employee) bike storage for electric bicycle/scooter charging.
 - End of trip cycling facilities for employees - lockers, changing room and shower.
 - Installation of 120 volt receptacles for electric vehicle charging equipment will be provided in 5 parking spaces (approximately 5% of parking spaces).
- Four handicapped stalls will be located in close proximity to the building entrances.
- Fourteen Class 1 and sixteen Class 2 bike stalls are proposed meeting Zoning Bylaw 8500 requirements. The long term (Class 1) bicycle parking will be accommodated in secure storage rooms within the building while the short term (Class 2) bicycle parking will be accommodated with bicycle racks – typically outside.
- The proposed site plan will meet the City's Zoning Bylaw (No. 8500) requirements for a minimum of fifty percent standard parking spaces.
- A single large sized loading space will be provided on site that can be shared by two medium sized loading spaces. During the site's normal operations the large loading stall would only occasionally be used with the majority of the loading needs being met by the medium stalls.
- A consolidated trash and recycling area has been located in the vicinity of the facility's loading bay. Containers will be pulled out from the covered roof when being picked up for disposal.
- The proposed overall parking and loading configuration and vehicle stall numbers are supported by Bunt's transportation assessment of the proposed uses within the facility.

Architectural Form and Character

The building massing, formed from a number of stacked and colliding boxes, articulates the different building functions and provides visual interest when viewed from all angles. These

“boxes” will be clad and detailed using a variety of materials and colours further enhancing the visual interest of the building.

The extensive use of wood as cladding material will also provide a facade that is more appropriate for the use of the proposed building. In addition it will provide a pleasant counterpoint to the adjacent developments which are primarily clad in glass and metal.

Additional features that contribute to the building’s form and character include the following:

- The building will be oriented in a north-south orientation with the main mass reaching 17.5 m in height and the gymnasium section dropping to approximately 6.75 m in height.
- Low building extensions are to be placed to enhance three court yards / outdoor play spaces.
- Two multimedia rooms on the second floor of the north end of the building have been extended over the internal drive aisle creating a covered drop off area near the main entrance.
- The building will be well articulated incorporating projections, varying setbacks and variations in height and materials to create a distinctive character and form.
- The exterior materials palette is proposed to include several shades of stained wood cladding, metal siding, five different types of glass (both clear and translucent) and engineered wood panels. Metal and wood sunshades will be employed at key locations around the building and prefinished metal louvers are used to screen rooftop mechanical structures when viewed from all sides.
- Demountable sunshades project 1.2 m into the western side yard setback along a portion of gymnasium and along the eastern side of the building. These projections are permitted under the Zoning Bylaw (sec 4.12.3) and have been accommodated within the registered dike Right Of Way agreement.
- Considerable attention has been paid to orient the design to its client’s needs. Interior design will be kept free of patterns and ornamental detail preferring instead to calming neutral colours, sound absorbing finishes, and an abundance of natural, non-glare lighting. Child friendly features such as low height hand rails on stairs with reduced height risers and contained play areas are all incorporated into the design. Play areas will be furnished with soft rounded corners and the building and the exterior areas will be secured to ensure that children cannot leave the facility unattended.

Landscape Design and Open Space Design

An Arborist’s report was prepared by Diamond Head Consulting Ltd. (updated August 29, 2013) and is on file. Forty-nine onsite trees were identified through the site survey. The species mix included Black Cottonwood (36), Black Pine (5), Cherry (1), Norway maple (3), Paper birch (1) and Red Alder (3). Of these, 17 trees were non-Bylaw sized trees and 2 Bylaw sized trees were classed as hazard trees. All of the trees were identified as needing to be removed due to conflicts with the proposed building, parking area or the dikes.

A variety of landscape measures are proposed to both enhance the development and contribute to the surrounding area. Included are:

- Twenty six bylaw sized trees will be removed from the subject site. Fifty two replacement trees are proposed – the majority of the replacements are to be 6 cm calliper or greater for deciduous and 3.5m high or greater for coniferous – the only exceptions being 3 Fireglow

Japanese Maples and 2 Colorado Blue Spruce which will both be 2.5 m high. The OCP tree replacement requirement ratio of 2:1 will be met.

- A detailed landscaping plan is provided incorporating trees, shrubs groundcovers perennials and grasses. The landscaping scheme will line the site perimeter, break up extended parking areas and accentuate the three outdoor sitting/play areas along the south side of the building.

Open space for the facility will be provided as outdoor gardens:

- The outdoor gardens will be arranged to accommodate different uses including;
- A family courtyard inclusive of a raised agricultural garden, benches and tables, deciduous trees, etc. as a quiet space for all users;
- An outdoor courtyard for tots ages 3-5 inclusive of an active play structure, resilient rubber surfacing safe play areas, shade trees and quiet zones;
- An outdoor courtyard for children ages 5 -10 inclusive of active play equipment, activity panels, plant materials selected for colour, texture, fragrance and seasonal change;
- An outdoor gym court providing gym and fitness activities outside when weather permits;
- An outdoor rooftop cafeteria patio with views to the Fraser River foreshore.

Perimeter fencing along the east side of the property is proposed to have articulated sections to avoid long runs. This will be enhanced with vegetation strips along both sides of the fence. Visual breaks into the site will be incorporated at key locations along the perimeter fence. This perimeter fencing is necessary for both security and safety reasons.

Sustainability Features

The applicant has prepared the following sustainability measures which address the sustainability objectives of the OCP:

- The building is proposed to be built to LEED silver equivalent standards and will include features such as a high efficiency boiler plant, electrical energy conservation measures, a central heat recovery ventilation system, radiant floor heating/cooling, low flow faucets, low flush toilets, etc.
- A storm water management plan will be developed for the site (still under development).
- Plumbing fixtures will be selected to reduce indoor potable water use by at least 30%.
- Drought tolerant plant materials and a water efficient landscaping design will aim to reduce outdoor water use by 50%.
- A high-performance building envelope will be incorporated to assist in achieving energy efficiency 40% better than the ASHRAE 90.1 (2007) standard.
- The proponent has committed to diverting at least 75% of the demolition, land-clearing and construction waste from the landfill.
- Five parking stalls are proposed to be equipped with 120 volt electric vehicle charging plug-ins (this is a TDM measure).
- An electrical outlet is proposed in the Class 1 (employee) bike storage for electric bicycle/scooter charging (this is a TDM measure).

Crime Prevention Through Environmental Design(CPTED)

Staff believe CPTED objectives are being met by the following measures:

- Secured entry doors will be used around the building.
- All parking areas will be visible from within the building and the main entrance ways.

- A combination of solid wood and metal fencing will be installed adjacent to the dike right of way along the east side of the building. This will allow some open space areas to be selectively screened from passersby while other areas will have view lines through. The fencing will afford secure areas for autistic children to play and interact with others.
- A mixture of post top lighting, bollard lighting and soffit lighting will be used to illuminate the parking areas. Cut-offs may be employed to prevent glare to the adjacent roadway if required.
- The main entrances to the building will be highly visible to the adjacent parking areas.

Aircraft Noise

- Richmond's Official Community Plan does not identify the subject property as being subject to the City's aircraft noise policies. Irrespective, the proponent's have had an analysis undertaken by an acoustics specialist who has assessed the site and determined that the aircraft noise levels are acceptable for the proposed use.
- Sound absorbing finishes will be incorporated into the building to attenuate a variety of extraneous noise.
- Mechanical systems will be separated from structures and will be acoustically lined.
- Acoustic insulation will be used in the building to address exterior aircraft noise.
- Registration of a aircraft noise covenant on title is included in the Development Permit considerations.

Flood Construction Level

- A flood construction level of 4.35m GSC is required for habitable areas on the subject site. The proposed plans indicate that the minimum floor elevation of the buildings will be 4.7 m GSC in order to match the proposed dike construction elevation.

Conclusions

Considerable effort has been made by the proponent to design a facility that will address the specific needs of their future clients and provide an attractive addition to the area. The design has been well received by Richmond's Advisory Design Panel and specific concerns identified through the review process have all been appropriately addressed.

The variance being sought allowing an elimination of the parking spaces setback along the northern lot line has been reviewed by Transportation staff specifically and has been determined to be acceptable given the road end scenario and the limited number of vehicles that will access that location.

Staff recommend support for the Development Permit to allow construction of a new Autism care facility as outlined in this report and the accompanying plan submission.



David Brownlee
Planner 2
DCB:cas

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

- Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until the required landscaping as outlined in DP 13-645579 has been installed to the satisfaction of the Director of Development or a landscape security in the amount of \$226,193.00 inclusive of a 10% contingency cost based on the Landscape Architect's estimate dated January 29, 2014, has been submitted to the City.
- Registration of an aircraft noise indemnity covenant on title.
- Registration of a legal agreement for the provision of TDM measures as outlined in the staff report for DP 13-645579 and identified below:
 - An electrical outlet in the Class 1 (employee) bike storage for electric bicycle/scooter charging.
 - End of trip cycling facilities for employees - lockers, changing room and shower.
 - Installation of 120 volt receptacles for electric vehicle charging equipment will be provided in 5 parking spaces (approximately 5% of parking spaces).

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

- The applicant is to provide a letter of assurance that the site specific sustainability measures as identified at Development Permit will be incorporated/ provided. A LEED silver equivalent checklist is to be submitted.
- The applicant is to provide a letter of assurance that the Transportation Demand Measures as identified below will be incorporated/ provided:
 - An electrical outlet in the Class 1 (employee) bike storage for electric bicycle/scooter charging.
 - End of trip cycling facilities for employees - lockers, changing room and shower.
 - Installation of 120 volt receptacles for electric vehicle charging equipment will be provided in 5 parking spaces (approximately 5% of parking spaces).
- 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.*
- Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
- 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>).



DP 13-645579

Attachment 1

Address: 1001 Hudson Avenue

Applicant: NSDA Architects on behalf of the Pacific Autism
Family Centre Foundation

Owner: Pacific Autism Family Centre
Foundation

Planning Area(s): Sea Island

Floor Area Gross: 5,553 m²

	Existing	Proposed
Site Area:	9,310 m ²	9,310 m ²
Land Uses:	Office Parking	Health Service, Minor
OCP Designation:	Commercial	Same
Zoning:	Auto-Oriented Commercial (ZC10) – Airport and Aberdeen Village	Same

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.85	0.58	none permitted
Lot Coverage:	Max. 55%	29.2%	None
Setback – West Property Line: (no other building setbacks are required)	Min. 7.0 m	7.0 m	None
Parking Setback from a lot line (Zoning Bylaw sec. 7.5.17)	Min. 1.5 m	0 m along a portion of the northern property line.	Variance from 1.5m to 0m
Building Height (m):	Max. 20.0 m	17.9 m	None
Lot Size:	No minimums	9,310 m ²	None
Off-street Parking Spaces – Accessible:	2 spaces (2% of 95)	2 spaces	None
Off-street Parking Spaces – Regular/Commercial:	101 spaces	95 plus Transportation Demand Measures (TDM)	None since supply is within 10% and TDM measures will be applied per Zoning Bylaw
Loading Stalls	Medium: 2 Large: 1	Medium: 2 in shared configuration Large: 1	None
Bicycle Stalls	Class 1: 14 Class 2: 10	Class 1: 14 Class 2: 16	None

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, October 23, 2013 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

4. DP 13-645579 – THE PACIFIC AUTISM FAMILY CENTRE FOUNDATION PROPOSES TO CONSTRUCT A 61,270 SQ.FT. BUILDING FOR TREATMENT AND EDUCATION OF AUTISM

APPLICANT: NSDA Architects

PROPERTY LOCATION: 3600 Lysander Lane

Applicant's Presentation

Larry Adams and Garth Ramsey, NSDA Architects, and Rob Barnes presented the project and answered queries from the Panel on behalf of the applicant.

Panel Discussion

Comments from the Panel were as follows:

- very clever plan; like the massing, articulation and materials; concern on how the facility will operate;
- appreciate the details provided on the electrical and mechanical aspect of the project;
- applicant has incorporated sustainable features in the building; building is energy efficient and has a good passive design; LEED Silver standard objective may be too conservative;
- good architecture; challenging program of the centre has been addressed well by the architecture of the building; the building would be a welcome addition to the neighbourhood;
- challenges facing the proposed development are handled well;
- great addition to the area; hope that the actual development will reflect the renderings more than the model;
- like the use of diffuse lighting and different types of glazing to create a softer lighting;
- good view of the Fraser River makes the location of the building suitable for its intended use;

- the proposed development is close to the airport and fire hall; however, it fits well into the neighbourhood;
- the landscape is well resolved;
- good architecture; hope that the building will function well; appreciate the energy efficiency of the building;
- concern on the back roof and the parkade in front; consider screening to isolate the building from the asphalt; and
- good use of the site; would be a good addition to the area; hope that the proposed development functions well.

Panel Decision

It was moved and seconded

That DP 13-645579 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.

CARRIED

NSDA response to Design Panel comments:

The project use and overall design characteristics seem to have been well received by the panel. Screening of parking and the adjacent Russ Baker Way has been incorporated as mentioned.



No. DP 13-645579

To the Holder: NSDA ARCHITECTS ON BEHALF OF THE PACIFIC AUTISM
FAMILY CENTRE FOUNDATION

Property Address: 1001 HUDSON AVENUE

Address: c/o NSDA ARCHITECTS
201-134 ABBOTT STREET
VANCOUVER, BC V6B 2K4

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 commercial parking spaces setback (per Zoning Bylaw s.7.5.17) from 1.5 metres to zero metres along the northern lot line.
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 #14 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, a legal agreement is to be registered on Title to ensure that no final Building Permit inspection is granted until the required landscaping as outlined in DP 13-645579 has been installed to the satisfaction of the Director of Development or a landscape security in the amount of \$226,193.00 has been submitted to the City. Once received, the security is held 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 13-645579

To the Holder: NSDA ARCHITECTS ON BEHALF OF THE PACIFIC AUTISM
FAMILY CENTRE FOUNDATION

Property Address: 1001 HUDSON AVENUE

Address: c/o NSDA ARCHITECTS
201-134 ABBOTT STREET
VANCOUVER, BC V6B 2K4

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 , .

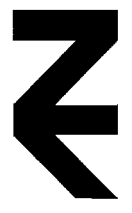
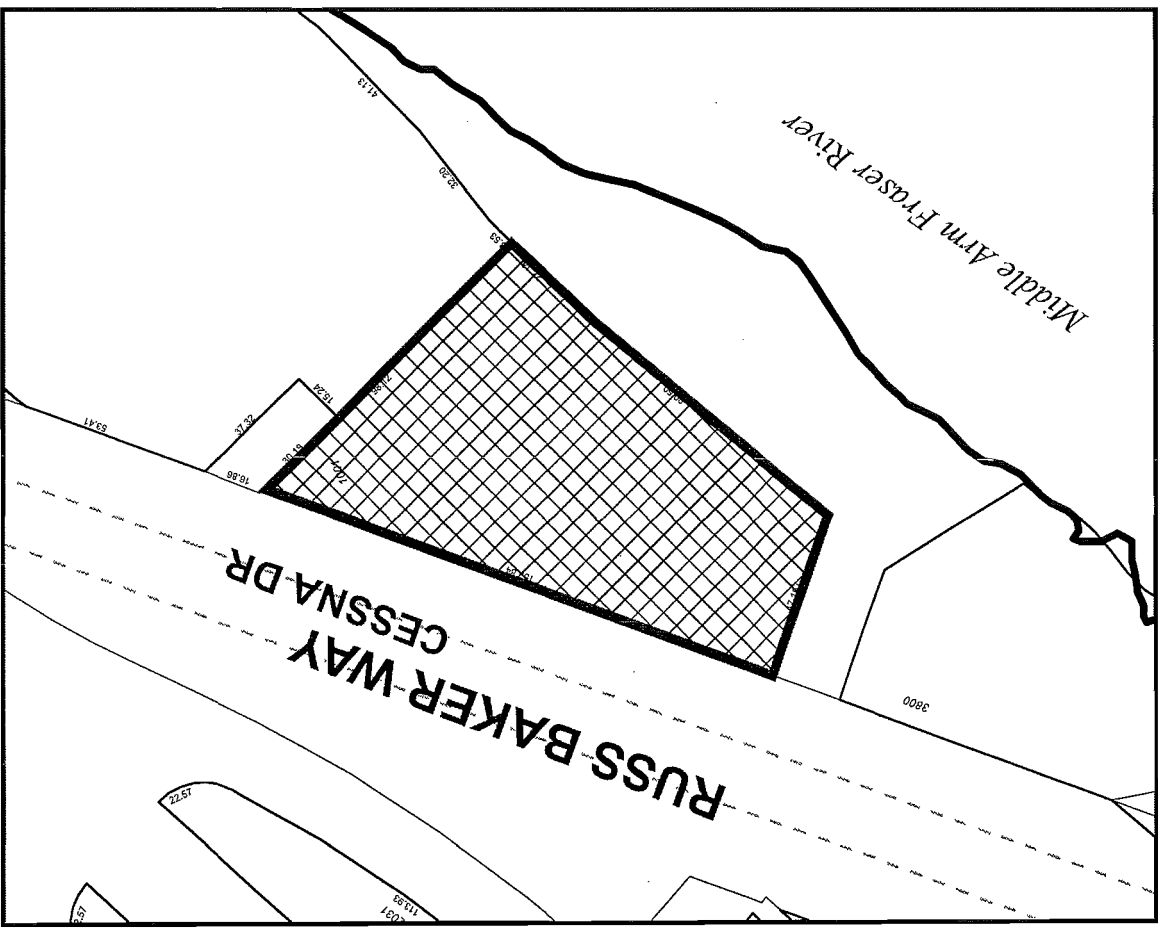
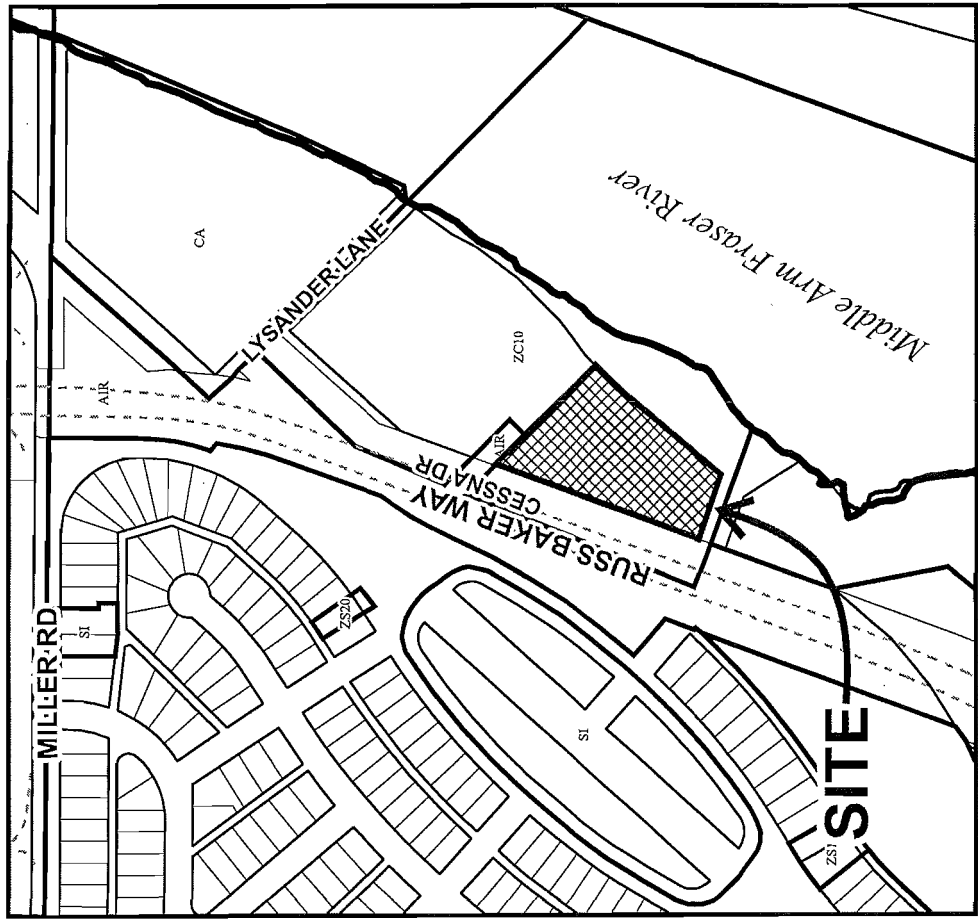
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of
Richmond



DP 13-645579 SCHEDULE "A"

Original Date: 09/16/13
Revision Date: 04/22/14
Note: Dimensions are in METRES

Pacific Autism Family Centre

1001 Hudson Avenue

Location Plan



View from the North West

Consultants

Date
03 Sep 2013
01 Oct 2013
04 April 2014

Issue / Revisions
Issued for Development Permit
Revision RT (Urban ROW)
Submitted for Development Permit
Resubmission for Development Permit



Seal

MAY 14 2014

NSDA
ARCHITECTS

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info@nsda.bc.ca
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NEALE STANISZEK DOLL ADAMS
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Project
Pacific Autism Family Centre
1001 Hudson Avenue Richmond
DP 13-645579 PAF



Location Plan
Project Information

Project Number
13018
Scale
NTS
Sheet Number
A-000

Plan #1

Statistics

Address	1001 Hudson Avenue
Legal Description	PART OF PARCELA, SECTION 29, BLOCK 5 NORTH RANGE 6 WEST, NEW WESTMINSTER DISTRICT, PLAN BCP 22413
Previous Street Address	Part of 3800 Lyander Lane, Richmond
Site Area	sq. feet 100,212 sq. metres 9,310
Floor Area Ratio (using CoR method)	sq. metres 2,360.3
Area Overlay Men Floor	1,831.1
Area Overlay Second Floor	1,248.5
Area Overlay Third Floor	0.0
Area Overlay Rooftop Service Rooms	0.0
Area Overlay Total	5,440.0
Zone	ZC10
FAR	Allowable 0.85 Proposed 29.2%
Site Coverage	55.0%
Building Height	Allowable 20.0m Proposed 17.9m
Gross Building Area	sq. feet 25,386.0 sq. metres 2,356.4
Men Floor	20,480.4
Second Floor	1,903.6
Third Floor	13,802.0
Total Gross Area	59,776
Major Components	sq. feet 2,592 sq. metres 250.1
Main Floor	9,186
Information Centre	5,356
Treatment Centre	497.6
Recreation Centre	523
Loys and gardens	48.6
Information Resource (library)	1,040
Second floor	sq. feet 1,486 sq. metres 138.3
Men Floor	3,148
Information Centre	4,470
Recreation Centre	415.3
Loys and gardens	50.10
Information Resource (library)	465.4
Third floor	sq. metres 184.9
Men Floor	943
Information Centre	1,990
Recreation Centre	766
Loys and gardens	1,293
Information Resource (library)	445.6
Third floor	sq. metres 87.6
Men Floor	943
Information Centre	1,990
Recreation Centre	766
Loys and gardens	1,293
Information Resource (library)	445.6

Drawing List

Survey	Chapman Land Surveying Ltd 107-100 Park Royal South West Vancouver, B.C. V7T 1A2 Tel: 604-926-7311 Fax: 604-926-8923
Structural	Fast + Esp Structural Engineers 201 1672 West 1st Avenue Vancouver, B.C. V6J 1G1 Tel: 604-731-7412 Fax: 604-731-7620
Geotechnical	Horizon Engineering 114 - 2433 Dollarton Hwy. North Vancouver, B.C. V7H 0A1 Tel: 604-990-0546 Fax: 604-990-0583
Electrical	MMM Group Ltd Suite 700 - 1045 Howe Street Vancouver, B.C. V6Z 2A9 Tel: 604-263-7232 Fax: 604-263-9141
Mechanical	Blum Group Ltd Suite 700 - 1045 Howe Street Vancouver, B.C. V6Z 2A9 Tel: 604-685-9381 Fax: 604-685-8655
Building Code	LMDC Building Code Consultants, Ltd 4th Floor, 780 Beatty Street Vancouver, B.C. V6B 2M1 Tel: 604-682-7148 Fax: 604-682-7149
Sustainability	PHH ARC Suite 200 - 13775 Commerce Parkway Richmond, B.C. V6V 2V4 Tel: 604-244-8101 Fax: 604-244-6491
Transport / Traffic	Bunt & Associates Engineering 1550 - 1050 West Pender Vancouver, B.C. V6E 4T3 Tel: 604-685-6427 Fax: 604-685-6579
Landscape	Perry + Associates Landscape Architecture 200 - 1558 West 8th Avenue Vancouver, B.C. V6J 1R2 Tel: 604-738-4116 Fax: 604-738-4116
L.0	Landscape Layout Plan Level 1
L.1	Landscape Layout Plan Level 2
L.1.1	Landscape Tree Management Plan
L.1.2	Landscape Lighting Coordination Plan
L.1.3	Landscape Planting Plan
L.2.0	Landscape Sections
L.3.0	Landscape Details
L.3.1	Landscape Materials & Precedent Images
L.4.0	Landscape Materials & Precedent Images

Exceeding Shared Areas	sq. feet	sq. metres
Common Meeting & Calm Rooms	987	91.7
Circulation, Stairs, Elevators, Walling/ Sealing	13,008	1,208.6
Areas	470	43.6
Copper & Workrooms	853	79.2
Washrooms accessed from Public Areas	542	50.3
Recycling and garbage enclosure	1,012	94.0
Mechanical and Electrical	not including roof top mech elect rooms	
Parking	Required	Proposed
No. of Spaces	see report	95
Small Car stalls (max. 50%)		45
Regular accessible stalls		6
Regular accessible stalls		2
Loading	Required	Proposed
Gross leasable area (see 'for spaces included)	34,727	3226.2
Medium - 3m x 3m x 3.8mH	1.3	2 Shared
Large - 3.5m x 18.4m x 4.3mH	1.3	1
Bicycle Spaces		
Gross leasable area	34,727	3226.2
Medium - 3m x 3m x 3.8mH		
Large - 3.5m x 18.4m x 4.3mH		
Bicycle room lockers c/w charging outlet	0.27	16
Class 2	0.4	14
Class 1	0.4	14
Bicycle room lockers c/w charging outlet	12.9	118.0
Glazing	503.0	23%
North	1250.0	40%
East	503.0	40%
South	1337.0	34%
West	67.5	48%
MP Rooms	3860.5	27.0
Totals		1477



Seal

Panoramic View from north to south along Russ Baker Way

MAY 1 4 2014

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NEALE STANISZKIS DOLL ADAMS
We are pleased to be working with NSDA Architects on this project. We have been involved in the design and construction of the Pacific Autism Family Centre and we are excited to be part of the team that will bring this project to life. We look forward to working with you on this project.

Project

Pacific Autism Family Centre
Cessna Drive Richmond
DP 13-645579 PAF



Sheet Title
Site Photographs

Project Number
13018
Scale
NTS
Sheet Number
A-002

Reference



Looking south along the river's edge



Remains of a floating boat access ramp



The dike alongside BCIT



View looking north to the mountains



View looking north toward commercial offices



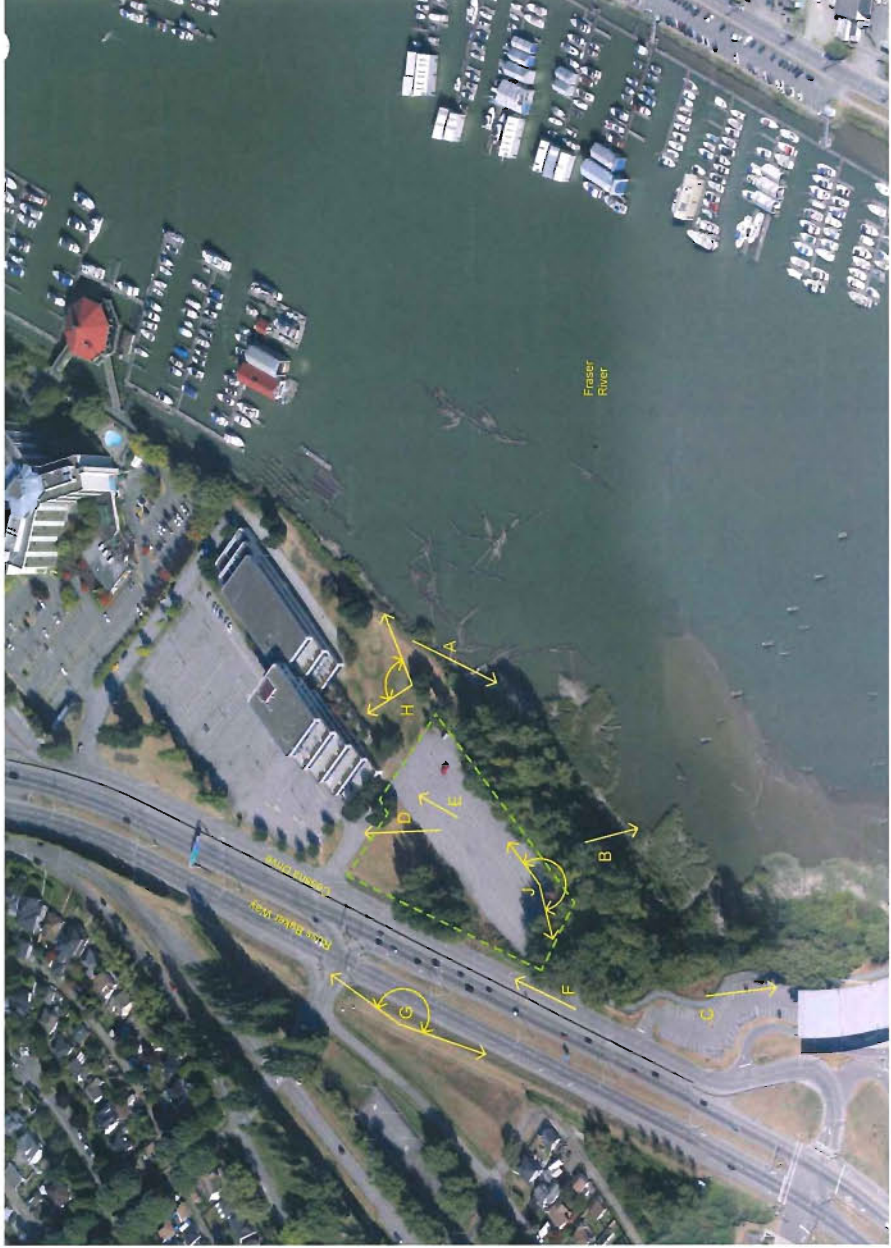
Panoramic View from north to south along Russ Baker Way



View looking northeast along Cessna Drive



Commercial offices to the north



Environmentally Sensitive Area



Date
Issue / Revisions
21 May 2013
31 May 2013
18 July 2013
03 Sep 2013
11 Oct 2013
22 March 2014

Shawing Committee Mtg.
Advisory Committee Mtg.
SC Review
Development Permit Application
Revision #1 (in ROW)
Dev. Permit Recommendation



Scale

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Project
Pacific Autism Family Centre
1001 Hudson Ave. Richmond
DP 13-645579 PAFC



Sheet Title
Context Plan

Project Number
13018
Scale
1:1000
Sheet Number

A-004 Context Plan

Reference

DP 13-645579

MAY 14 2014

Date	Issues / Revisions
21 May 2013	Steering Committee Mtg
31 May 2013	Advisory Committee Mtg
03 Sept 2013	Issued for Development Permit
01 Oct 2013	Revision R1 - "On NDOT"
10 Oct 2013	Revised for City of Surrey / College Panel
4 April 2014	Resubmission for DP



View from the north west



View from the south



View from the south west above Cessna Drive



View from the north west above Russ Baker Way

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Neale Staniszkis Doll Adams Architects Ltd.
Creative and innovative architectural solutions for the Pacific Autism Family Centre.
Architects and interior designers working in partnership with the community.

Project
Pacific Autism Family Centre
Cessna Drive Richmond



Sheet Title
Perspective Views

Project Number
13018
Scale
NTS
Sheet Number
A-005

Referend



View from the north west



View from across the Fraser River



View of the toddler's courtyard from the south east



View from the north

Date	Issue / Revisions
21 May 2013	Steering Committee Mtg
31 May 2013	Advisory Committee Mtg
07 Jun 2013	Review of Architectural Plans
07 Oct 2013	Review of Architectural Plans
16 Oct 2013	Submission to Advisory Design Panel
4 April 2014	Re-submission for DPR



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Pacific Autism Family Centre
Cessna Drive Richmond



Sheet Title

Perspective Views

Project Number

13018

Scale

NTS

Sheet Number

A-006

Reference



Date		Issue / Revisions
21 May 2013	21 May 2013	Starting Committee Mtg
31 May 2013	31 May 2013	Advisory Committee Mtg
28 July 2013	28 July 2013	Starting Committee Mtg
3 September 2013	3 September 2013	Development Permit Application
1 October 2013	1 October 2013	South ROW reverts
15 Oct 2013	15 Oct 2013	Revisions to Advisory Design Panel
4 April 2014	4 April 2014	Revisions to DP



Seal

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Project
Pacific Autism Family Centre
Cessna Drive Richmond



Sheet Title

Perspective View

Project Number
13018
Scale
NTS
Sheet Number
A-007

Reference

DP 13-645579

MAY 1 4 2014

Date	Issue / Revisions
21 May 2012	Starting Committee Mtg
21 May 2013	Starting Committee Mtg
03 Sept 2013	Development Permit Application
01 Oct 2013	Review BC Lm-BQAA
4 April 2014	Dev Permit Resubmission



MAY 14 2014

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Project:
Pacific Family Autism Centre
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DP 13-645579 PAFC



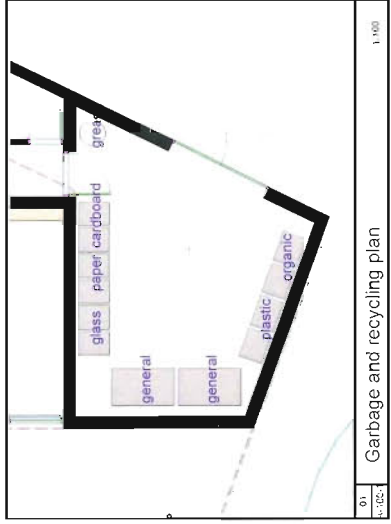
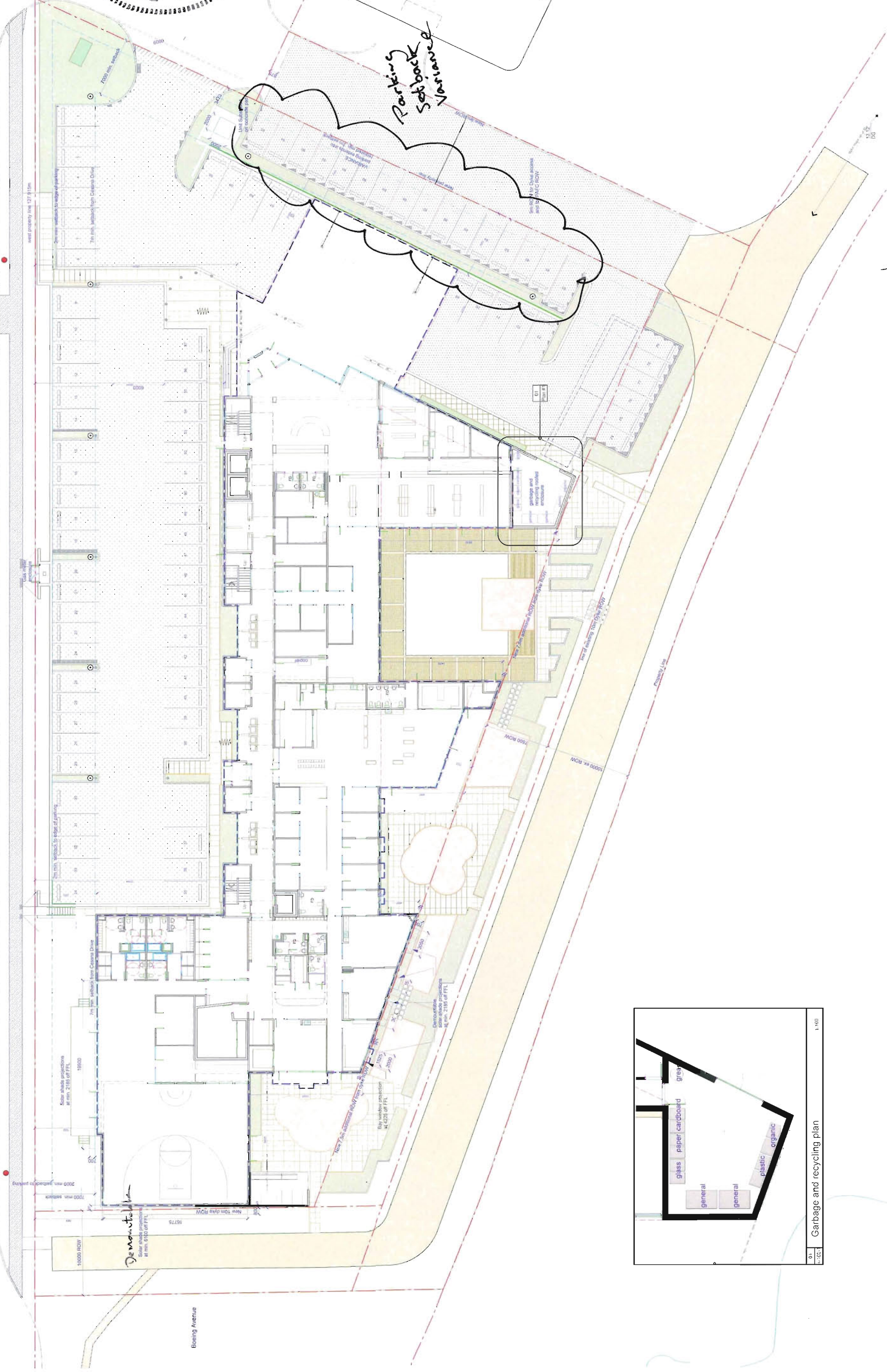
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Site PLAN 1

Project Number
13018
Scale
1:200
Sheet Number
A-100-1

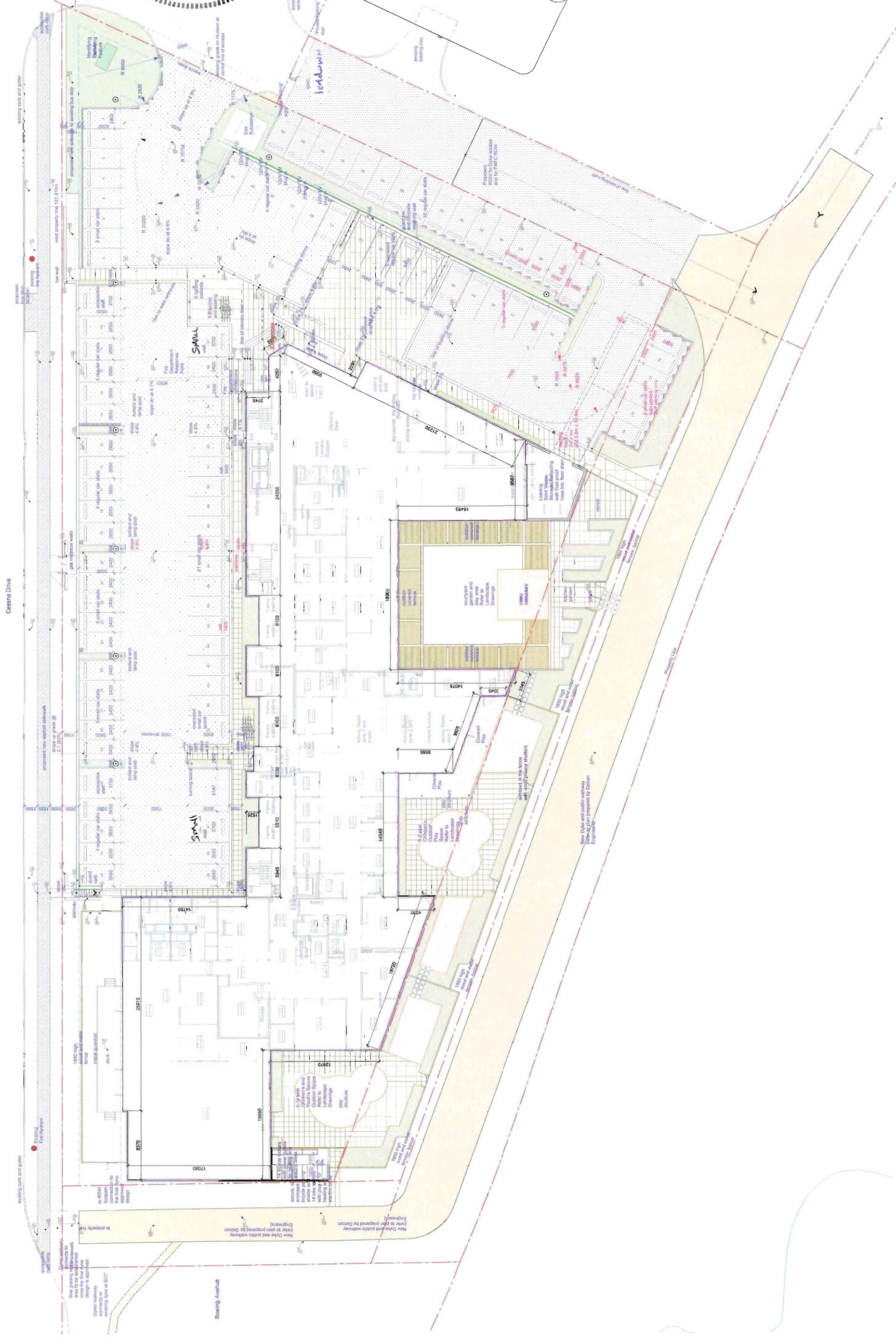
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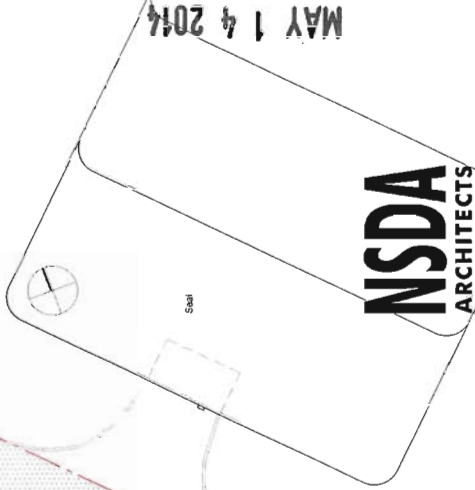
Cassina Drive

Boeing Avenue



Garbage and recycling plan





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Pacific Family Autism Centre
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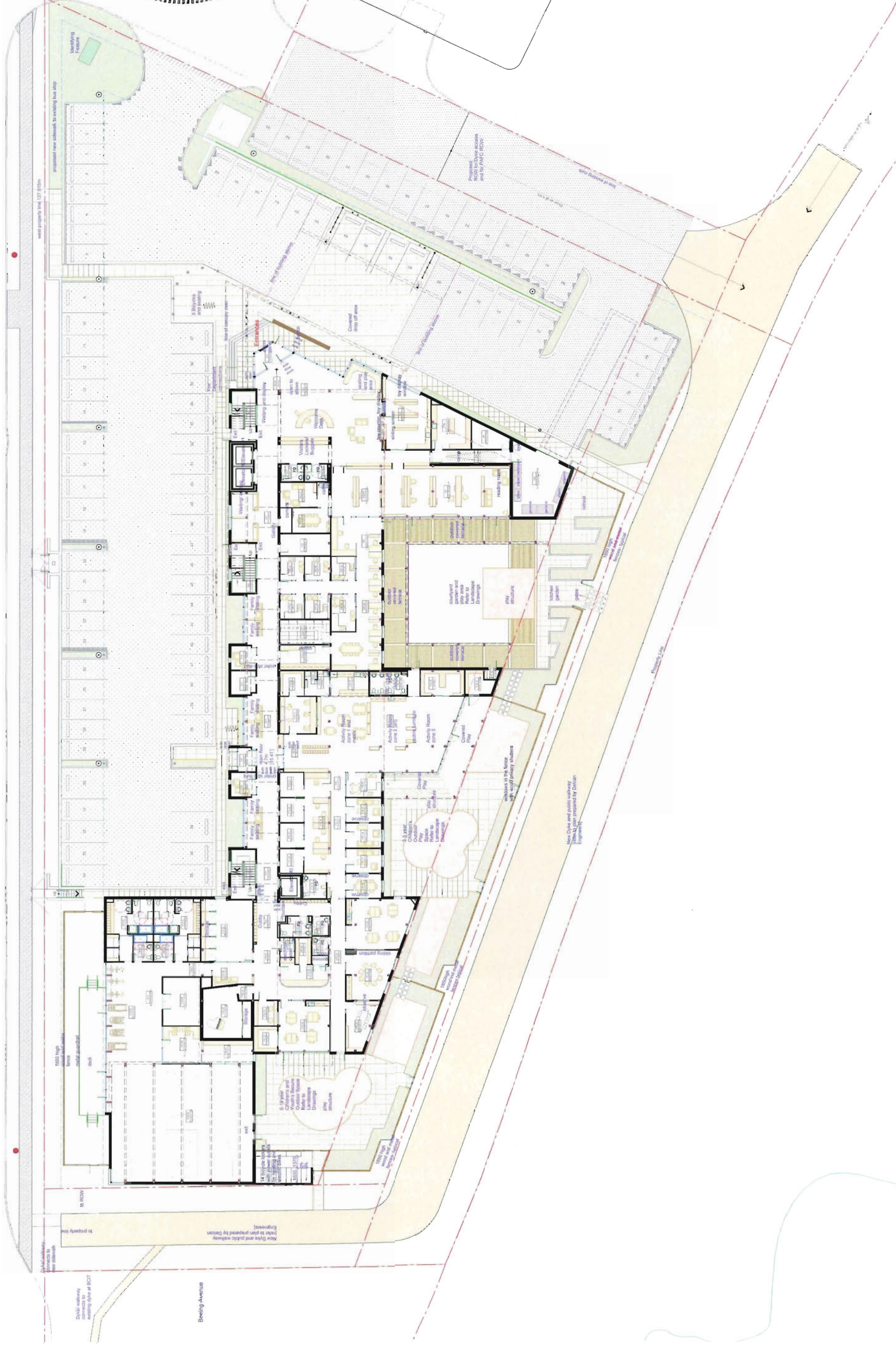
Main Floor Plan

Project Number
13018

Scale
1:100

Sheet Number
A-10

Reverse

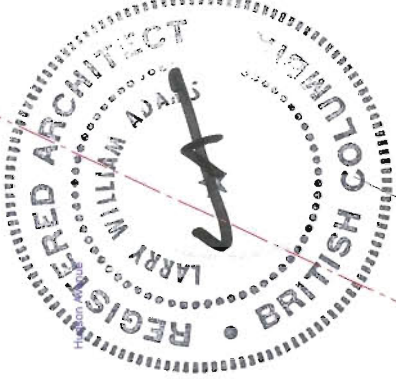


Cessana Drive

Boeing Avenue

Date Issue / Revisions

21 May 2013 Showing Committee Map
31 May 2013 Advisory Committee Map
18 July 2014 -SC Review
03 Sept 2013 Development Permit Application
01 Oct 2013 Revision R1 - 1st ROOM
4 April 2014 Day Permit Recommendation



MAY 14 2014

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Project
Pacific Family Autism Centre
1001 Hudson Ave. Richmond
DP 13-645579 PAFAC



Sheet Title
Second Floor Plan

Project Number
13018
Scale
1:100
Sheet Number
A-102

Reference



Issue / Revisions

Date	Issue / Revisions
21 May 2013	Revisions Committee May
31 May 2013	Advisory Committee May
18 July 2013	SC Review
03 Sept 2013	Development Permit Application
21 Oct 2013	Revision R1: On RCV
4 April 2014	Dev Permit Re-submission



MAY 14 2014

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Consultants for the Pacific Family Autism Centre
Architects and interior designers for the Pacific Family Autism Centre
Architects and interior designers for the Pacific Family Autism Centre

Project:
Pacific Family Autism Centre
1001 Hudson Ave. Richmond
DP 13-645579 PAFC



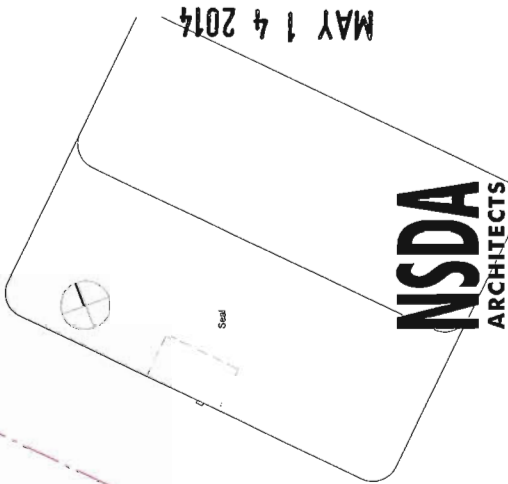
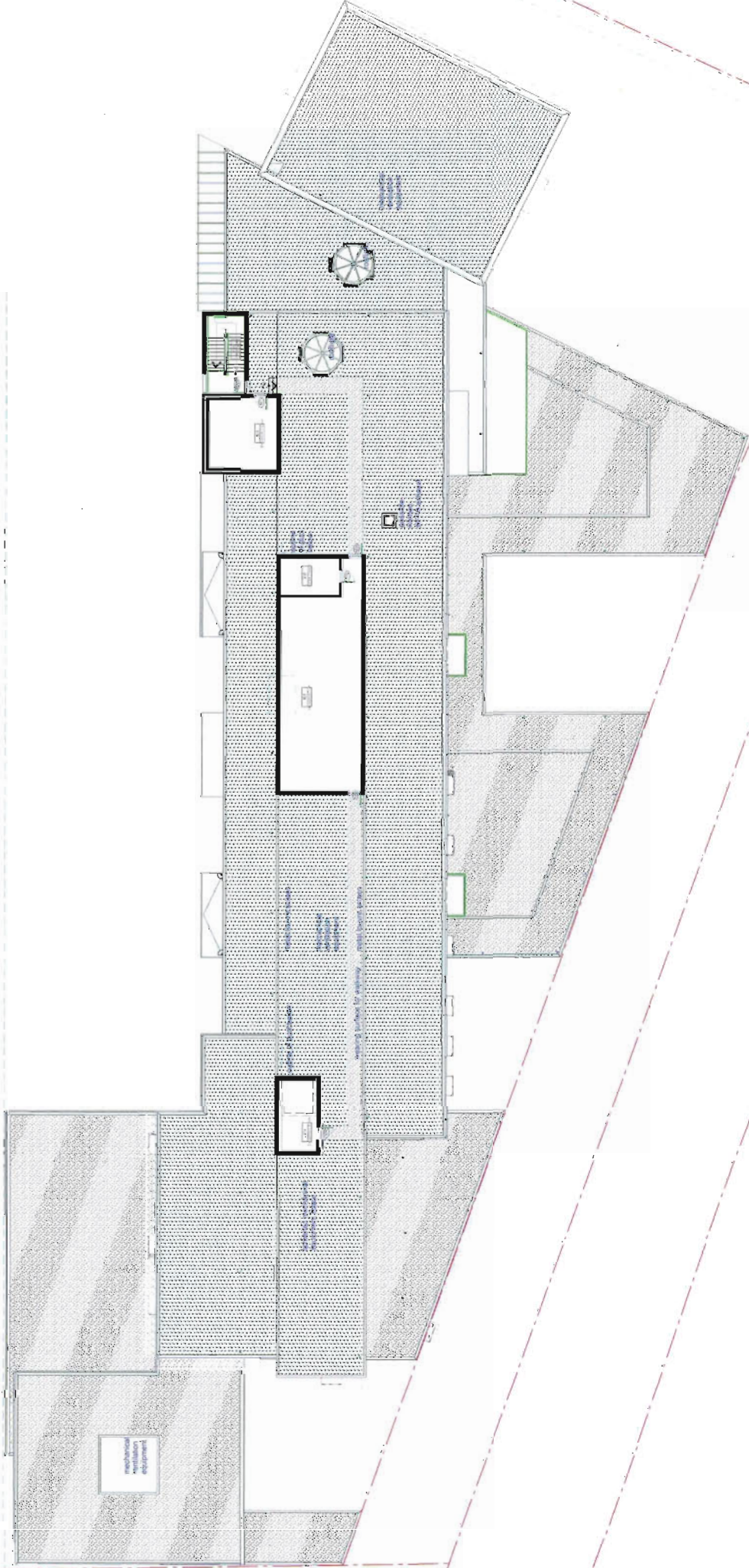
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Third Floor Plan

Project Number:
13018
Scale:
1:100
Sheet Number:
A-103

Reference

Date Issue / Revisions

11 May 2013	Staging Committee Map
31 May 2013	Architect Committee Map
16 July 2013	SC Review
03 Sep 2013	Development Permit Application
01 Oct 2013	Revision R1 - On ROW
4 April 2014	Dev. Permit Reapplication



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Pacific Family Autism Centre
1001 Hudson Ave. Richmond
DP 13-645579 PAFC



Sheet Title
Roof Mech Floor Plan

Project Number
13018
Scale
1:100
Sheet Number
A-104

Reference

DP 13-645579

MAY 14 2014

Date	Issue / Revisions
21 May 2013	Starting Committee Mtg
31 May 2013	Advisory Committee Mtg
28 Jul 2013	Starting Committee Mtg
3 September 2013	Development Permit Application
1 October 2013	Start RCM Revisions
4 April 2014	Resubmit to Development Permit

- MATERIALS
- 1 Metal Siding
 - 2 Engineered Wood Panels
 - 3 Stained Wood
 - 4 Anodized Aluminum Frames
 - 5 Clear Glass
 - 6 Translucent glazing
 - 7 Patterned Glass (possibly tinted)
 - 8 Spandrel Glass
 - 9 Obscure Glass
 - 10 Translucent insulated panels
 - 11 Galvanized Steel Railing
 - 12 Metal Sunshade
 - 13 Wood Sunshade
 - 14 Prefinished Metal Louvers
 - 15 Architectural Concrete

Note:
Fences are generally shown below
their location for the benefit of clarity



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Project

Pacific Autism Family Centre
Cessna Drive Richmond
DP 13-645579 PAFC



Sheet Title

East and North
Elevations

Project Number

13018

Scale

1:250

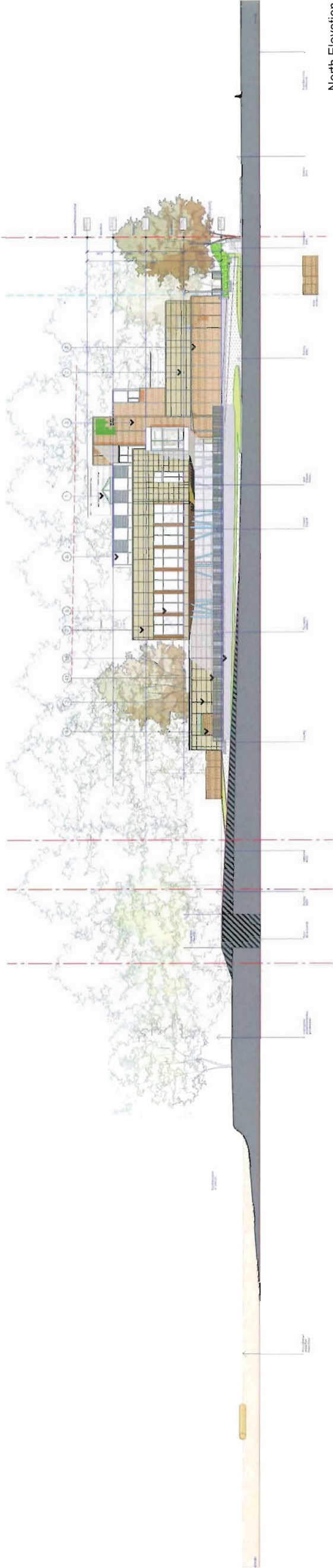
Sheet Number

A-401

Plan # 4



East [Fraser River] Elevation



North Elevation

Date	Issue / Revisions
21 May 2013	Steering Committee Mtg.
31 May 2013	Advisory Committee Mtg.
28 July 2013	Steering Committee Mtg.
1 October 2013	Steering Committee Mtg.
1 October 2013	Steering Committee Mtg.
4 July 2014	Ready for Development Permit

- MATERIALS
- 1 Metal Siding
 - 2 Engineered Wood Panels
 - 3 Stained Wood
 - 4 Anodized Aluminum Frames
 - 5 Clear Glass
 - 6 Translucent glazing
 - 7 Patterned Glass (possibly tinted)
 - 8 Spandrel Glass
 - 9 Obscure Glass
 - 10 Translucent insulated panels
 - 11 Galvanized Steel Railing
 - 12 Metal Sunshade
 - 13 Wood Sunshade
 - 14 Prefinished Metal Louvers
 - 15 Architectural Concrete
- Note:
Fences are generally shown below their location for the benefit of clarity

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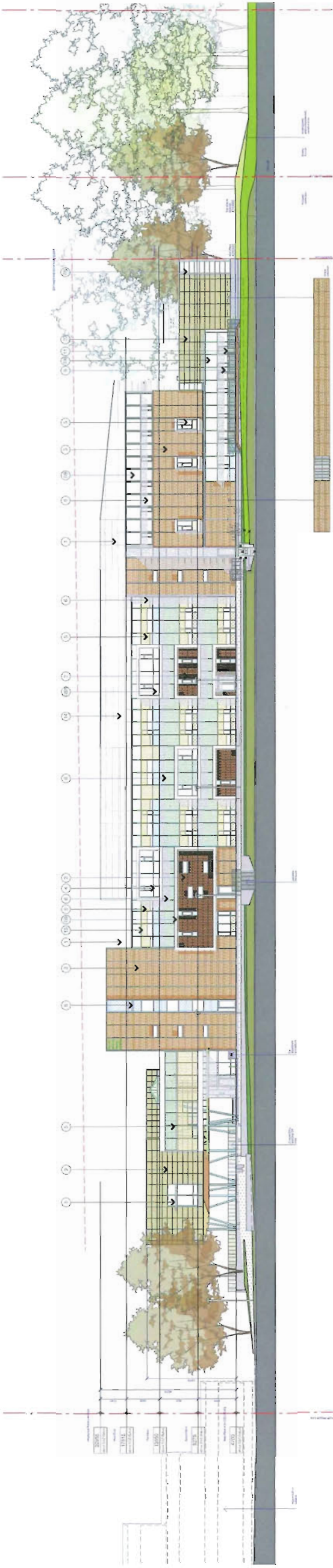
Project
Pacific Autism Family Centre
Cessna Drive Richmond
DP-13-645579 PAF-C



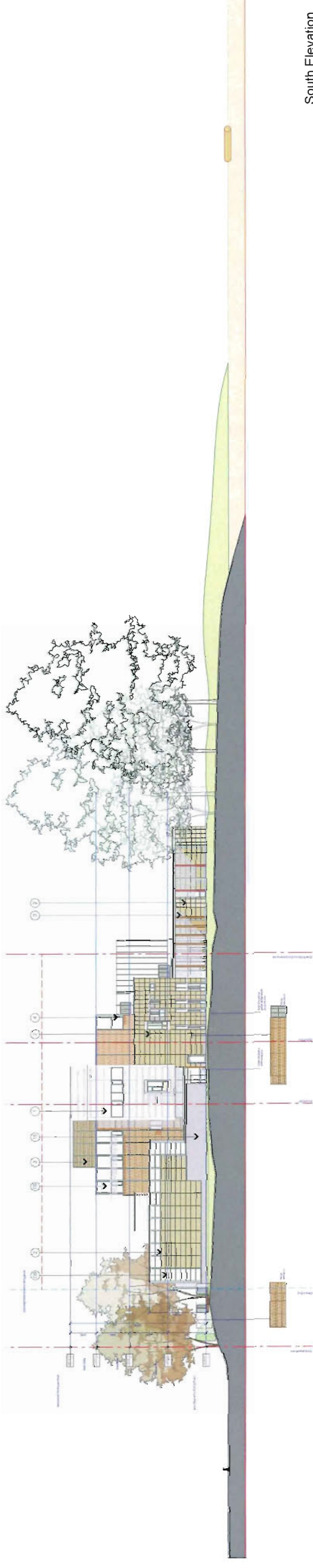
Sheet Title
West and South
Elevations

Project Number
13018
Scale
1:250
Sheet Number
A-402

Plan #5



West [Cessna Drive] Elevation



South Elevation

Date	Issue / Revisions
21 May 2013	Steering Committee Mtg
31 May 2013	Advisory Committee Mtg
28 July 2013	Steering Committee Mtg
1 October 2013	Advisory Committee Mtg
1 October 2013	South ROW Revisions
4 April 2014	Resubmit for Development Permit

MATERIALS

- 1 Metal Siding
- 2 Engineered Wood Panels
- 3 Stained Wood
- 4 Anodized Aluminum Frames
- 5 Clear Glass
- 6 Translucent glazing
- 7 Patterned Glass (possibly lined)
- 8 Spandrel Glass
- 9 Obscure Glass
- 10 Translucent insulated panels
- 11 Galvanized Steel Railing
- 12 Metal Sunshade
- 13 Wood Sunshade
- 14 Prefinished Metal Louvers
- 15 Architectural Concrete

Note:
Fences are generally not
shown for the benefit of clarity

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Project

Pacific Autism Family Centre
1001 Hudson Avenue Richmond
DP 13-645579 PAFC



Sheet Title

Building Sections

Project Number

13018

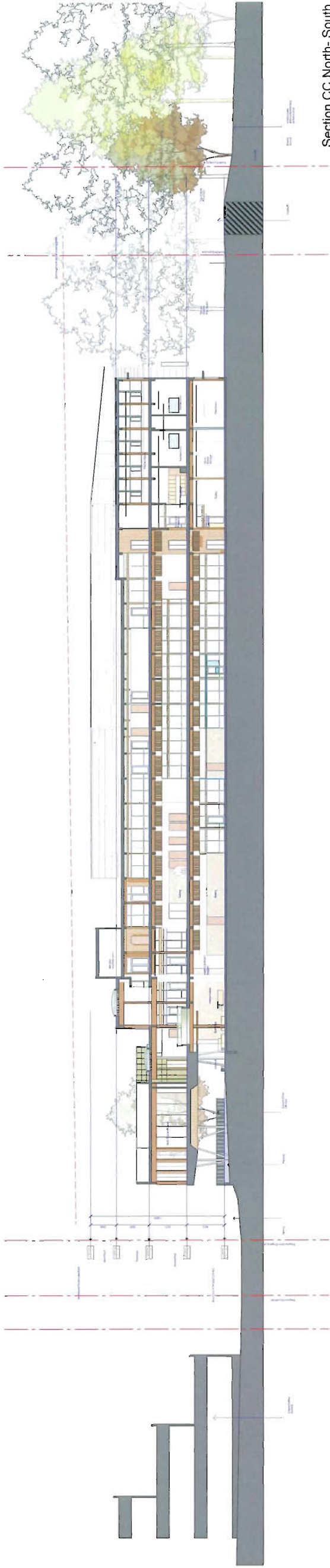
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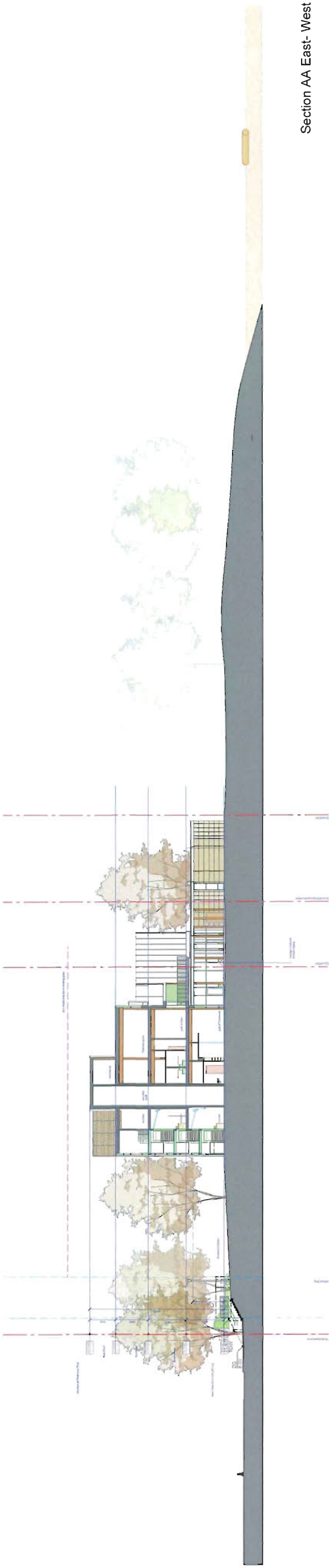
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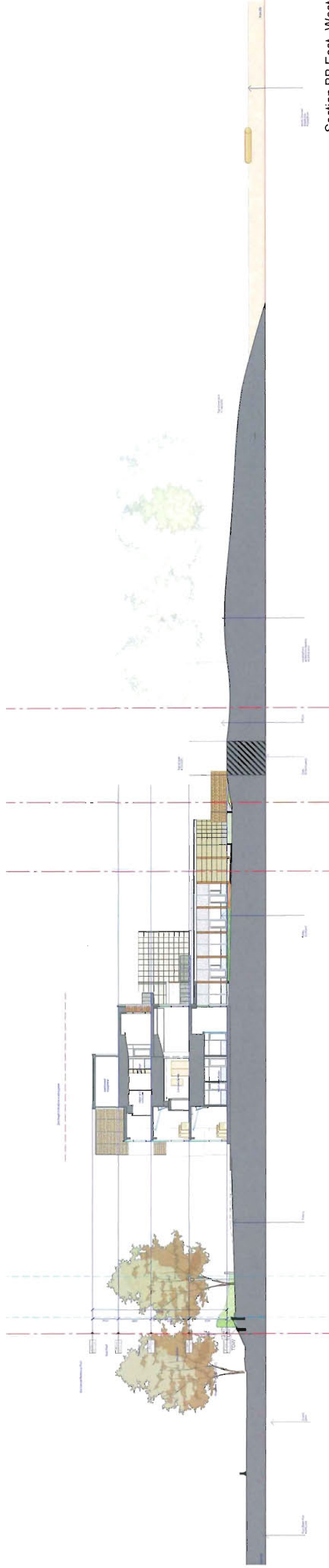
Plan #6



Section CC North- South

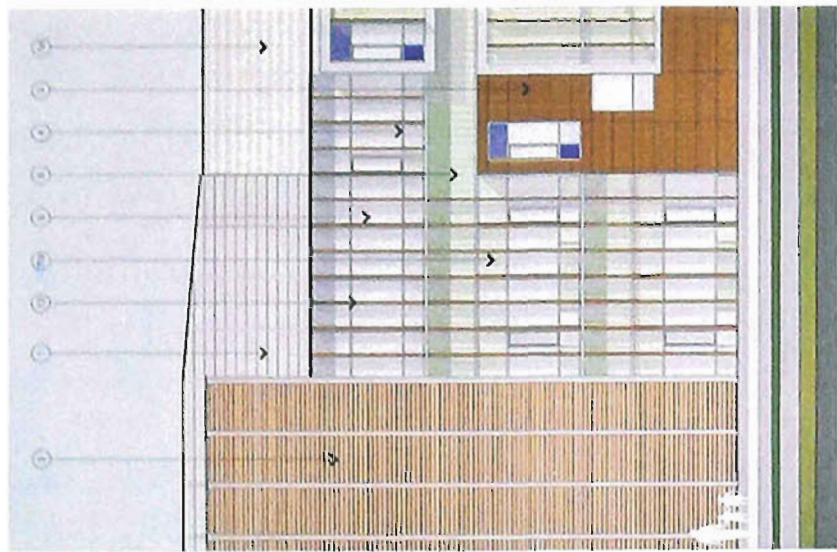
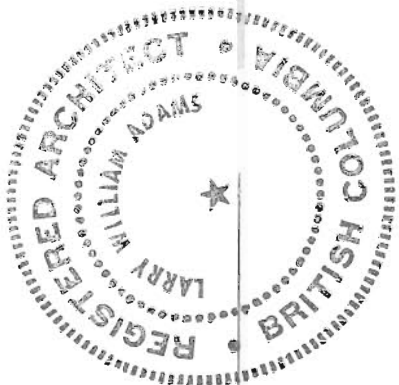


Section AA East- West



Section BB East- West

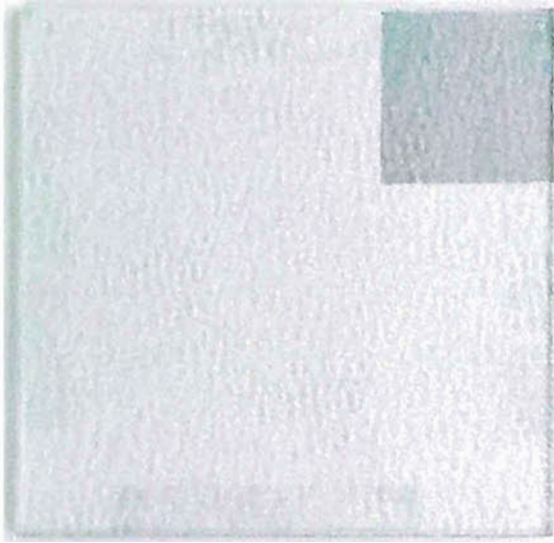
Pacific Autism Family Centre



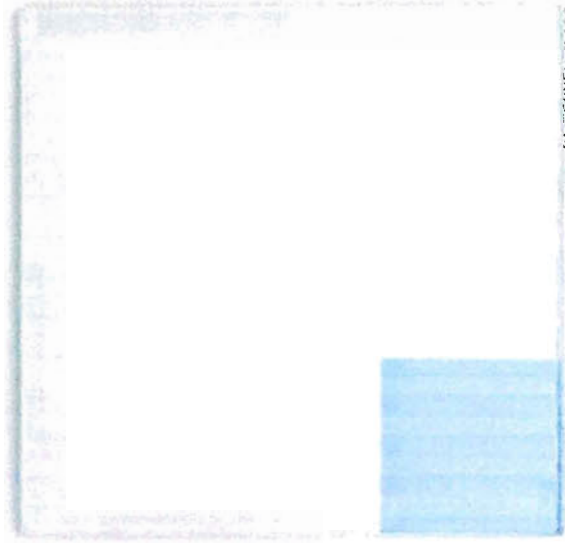
- 1 Metal-Siding
- 2 Engineered Wood Panels
- 3 Stained Wood
- 4 Anodized Aluminum Frames
- 5 Clear Glass
- 6 Channel Glass
- 7 Patterned Glass (privacy) Inset
- 8 Spandex Glass
- 9 Obscure Glass
- 10 Translucent Panels
- 11 Galvanized Steel Railing
- 12 Metal Surfaces
- 13 Wood Surfaces
- 14 Anodized Metal Surfaces
- 15



3- exterior cladding STAINED WOOD



7- glazing PATTERNED GLASS

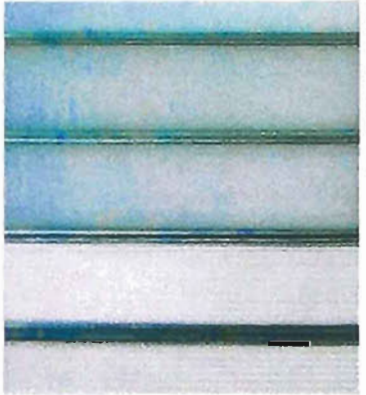


7- glazing PATTERNED GLASS



4- anodized aluminum WINDOW FRAMES

1- exterior cladding METAL SIDING



6- glazing CHANNEL GLASS



7- glazing PATTERNED GLASS



12- galvanized steel RAILING

NSDA

ARCHITECTS

EXTERIOR MATERIAL SAMPLE BOARD

DP 13-645579

MAY 14 2014

Plan #7

Issue / Revisions
03 Sep: 2013
Issued for Development Permit
21:1 2014
Resubmit for Development Permit
4 April 2014
Resubmission for DP



Scale

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Project

Pacific Autism Family Centre
1001 Hudson Avenue Richmond
DP 13-645579 PAFC

Sheet Title

Area Overlays
Main Floor [01] and Second Floor [02]

Project Number

13018

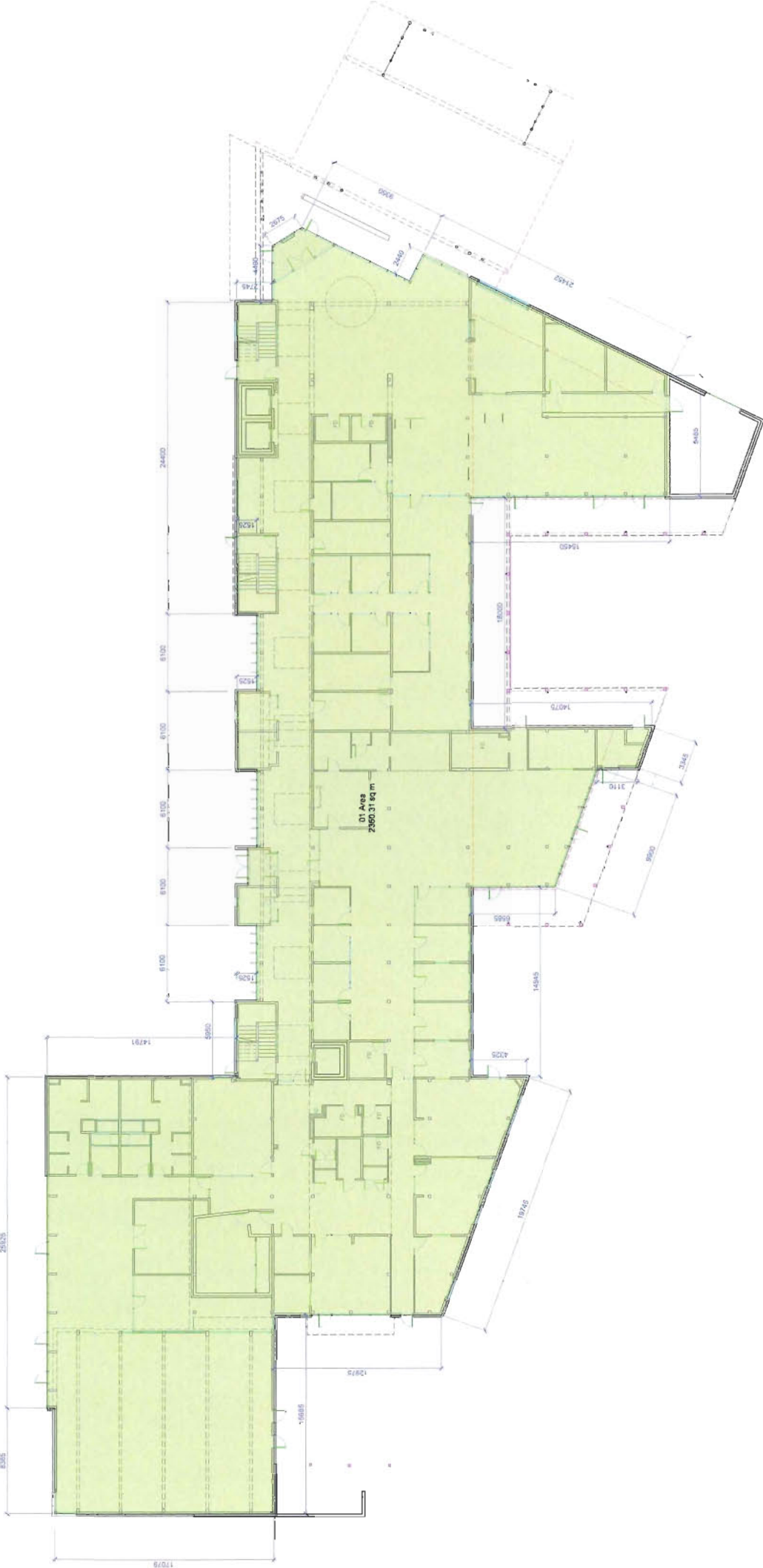
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Sheet Number

FAR-001

Reference



Date
03 Sep 2013
March 30 2014
4 April 2014

Issue / Revisions
Issued for Development Permit
Revised for Development Permit
Revised for DP



Seal

MAY 14 2014

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Project

Pacific Autism Family Centre
1001 Hudson Avenue Richmond
DP 13-645579 PAFC

Sheet Title

Area Overlays
Third Floor [03]/Site Coverage

Project Number

13018

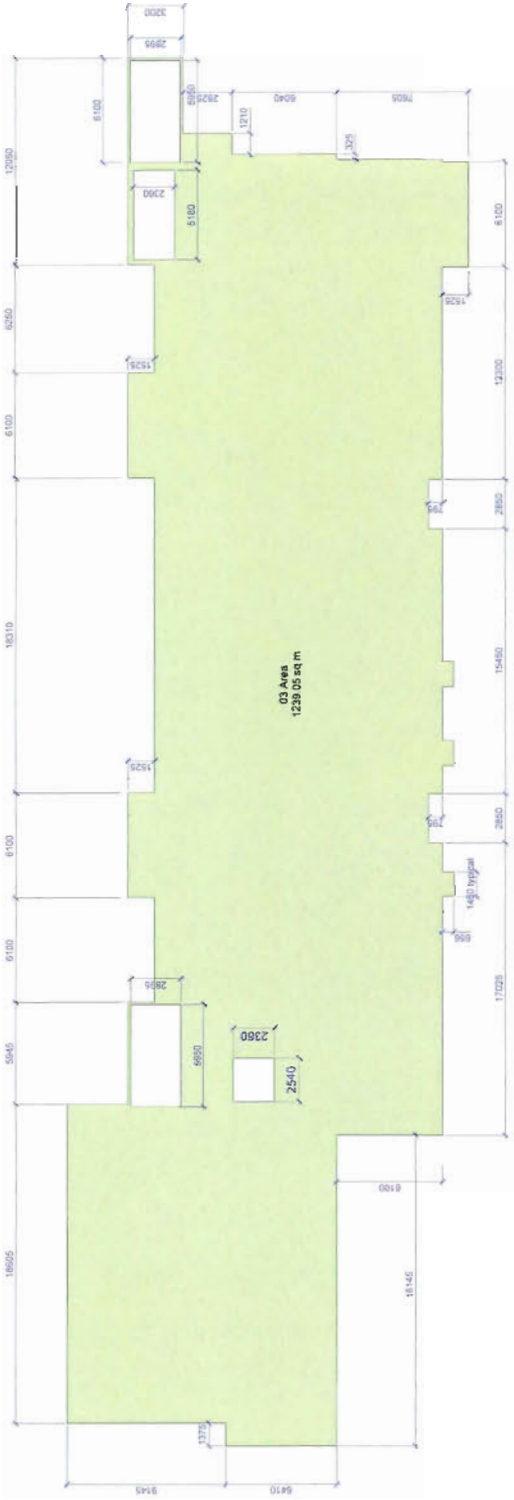
Scale

1:200, site plan 1:500

Sheet Number

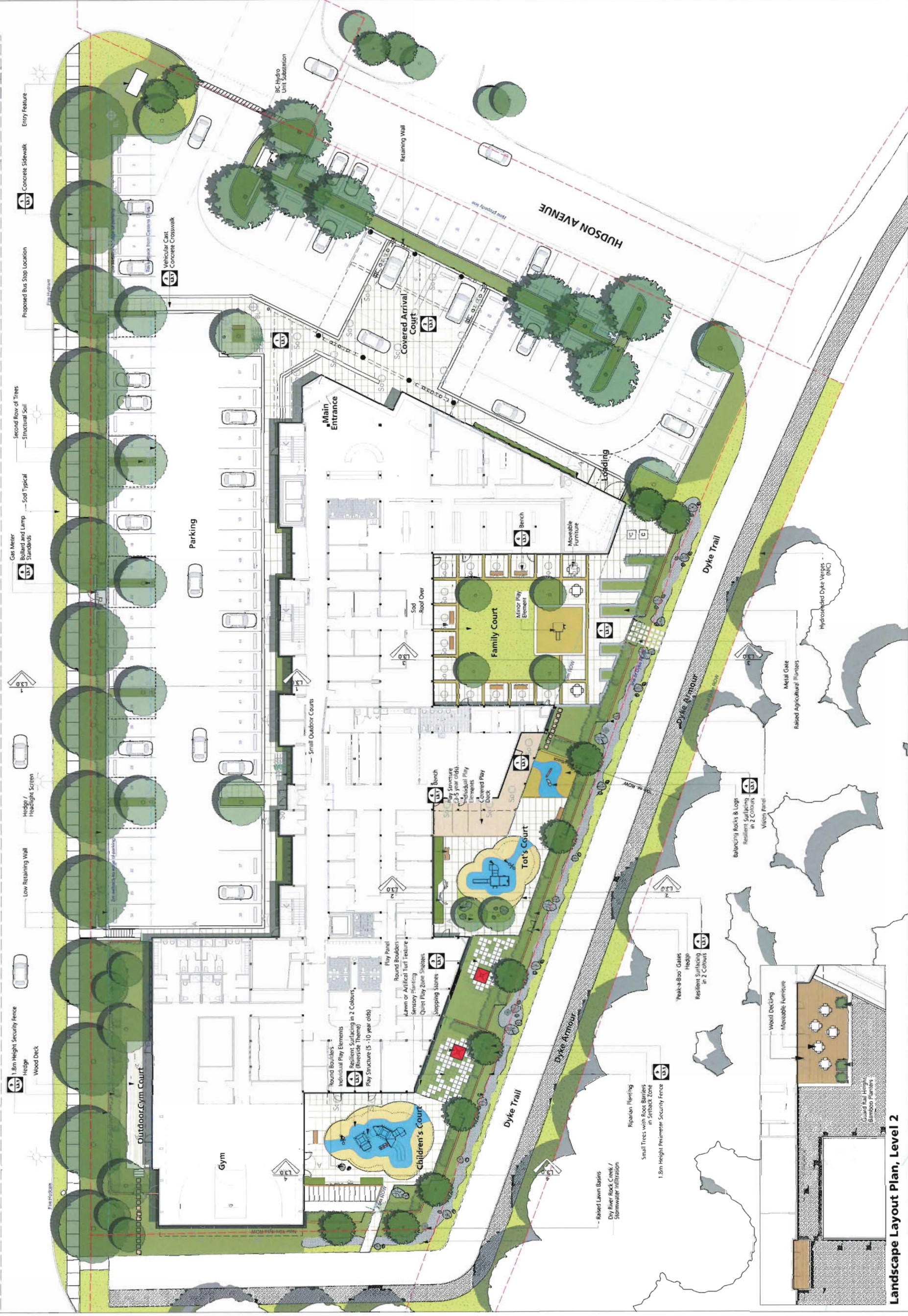
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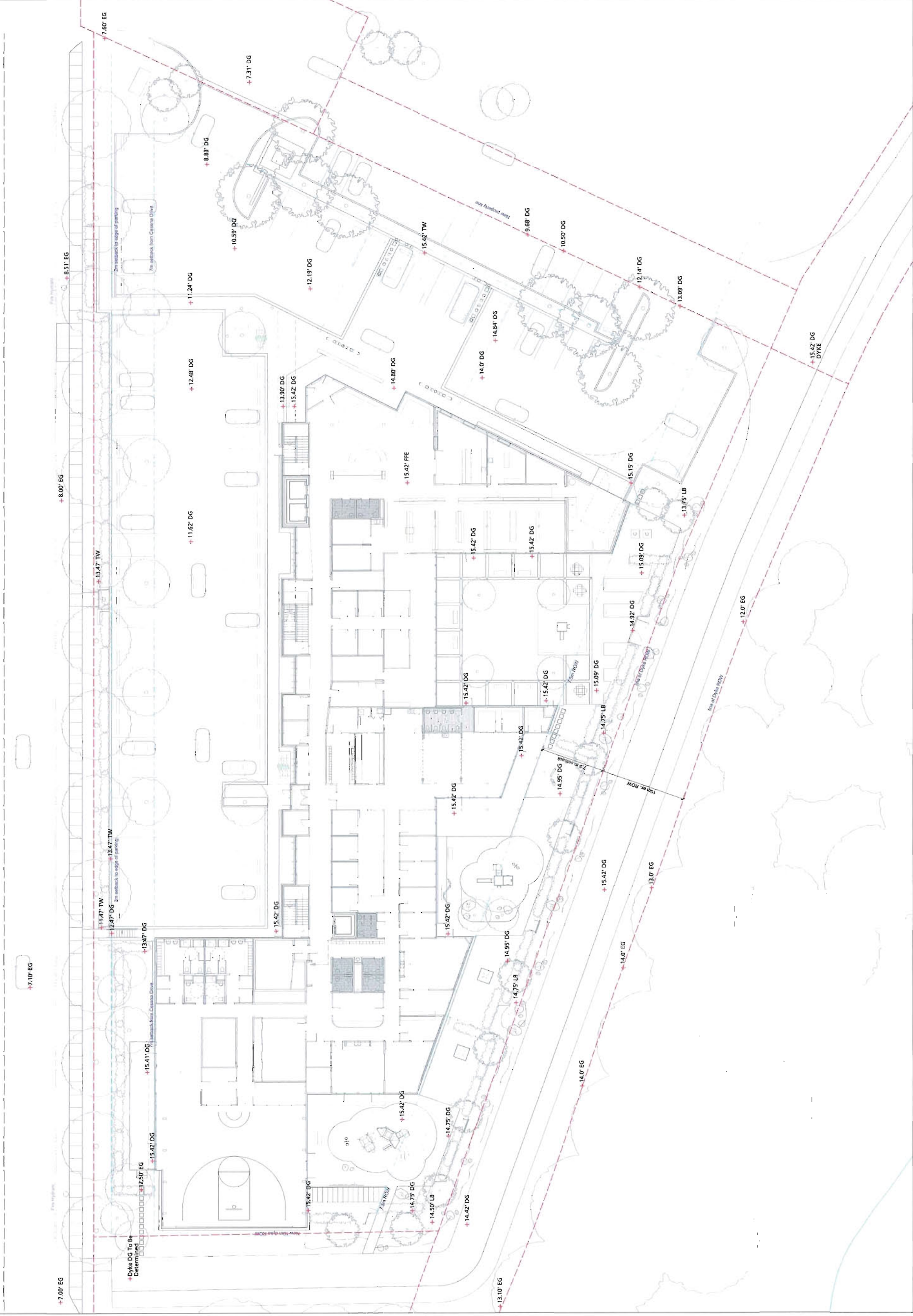
Reference

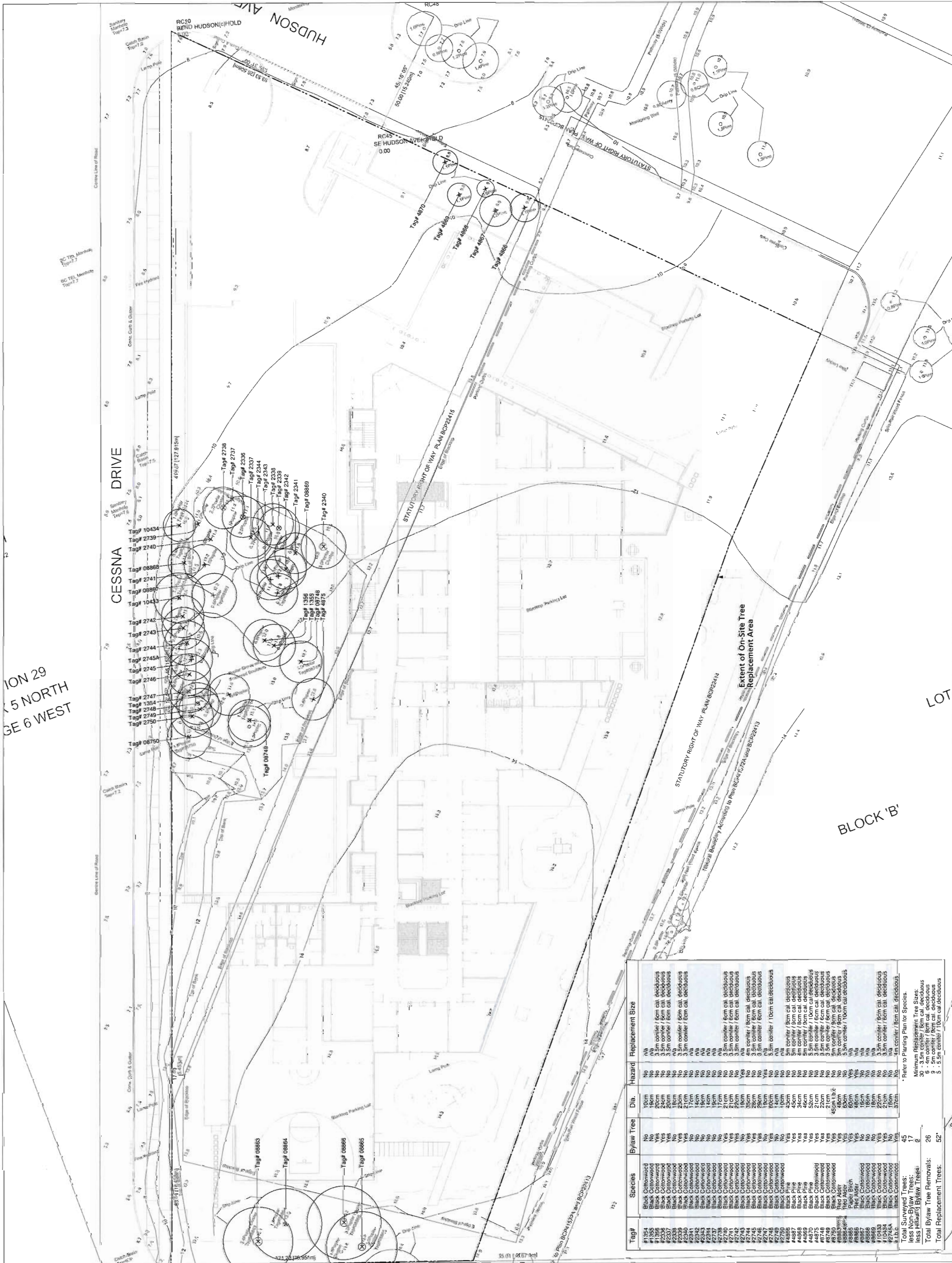


Site coverage:
Building Area 2704.23m
Site Area 931.03m
Coverage = 29.7%









3 Reissue for DP 03/28/14
2 Issue for DP-Rev1- 10/09/13
10m ROW
1 Issued for DP 09/03/13

Revision No. Date
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Project Title:

**Pacific Autism Family
Centre, Cessna Drive,
Richmond**

Drawing Title:

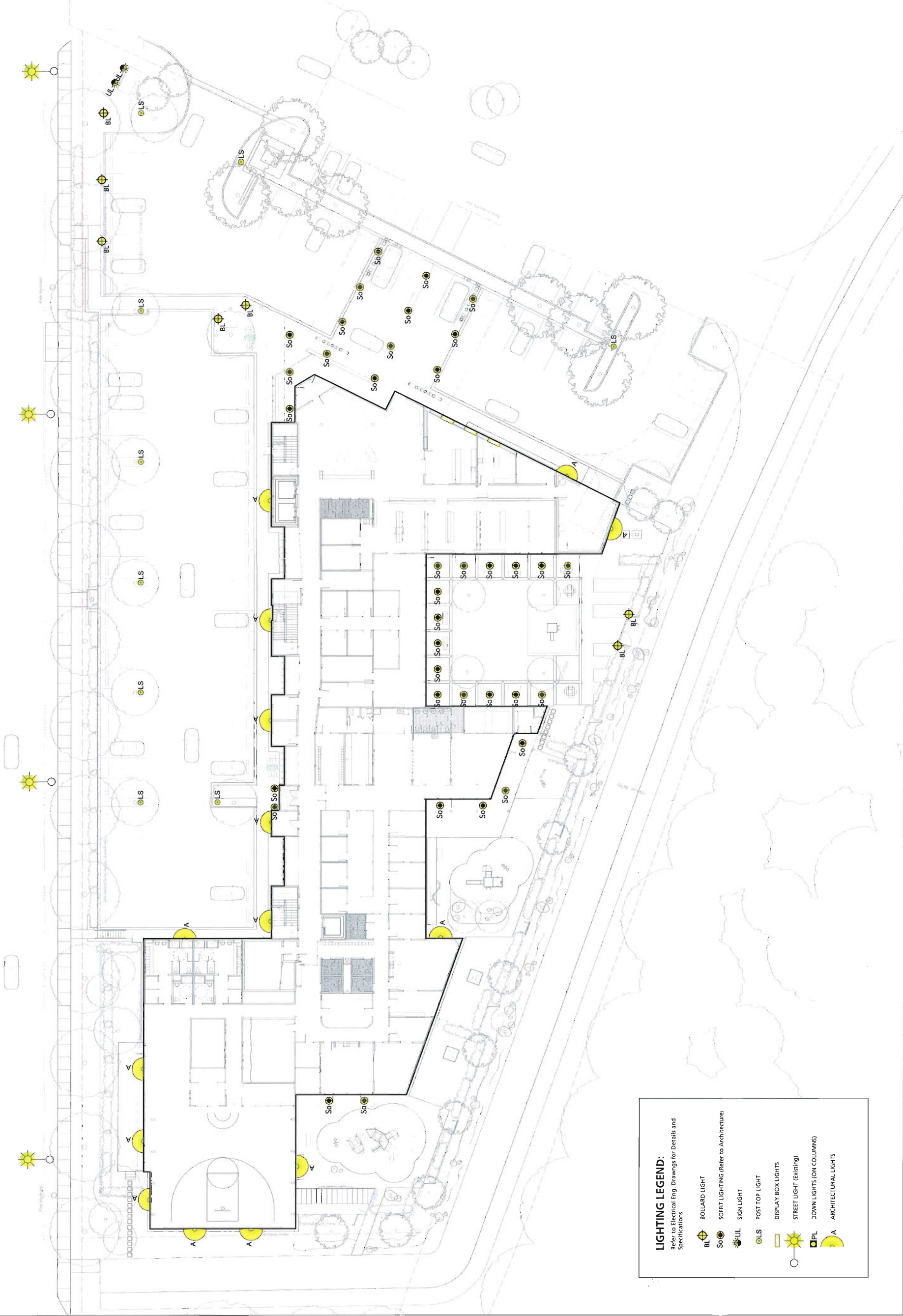
**Plan #3c:
Landscape Lighting
Coordination Plan**

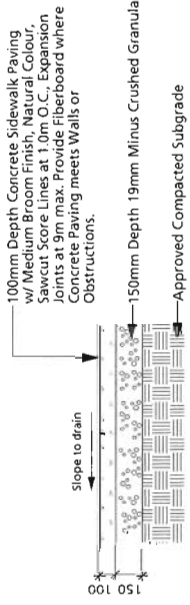
Project North: Drawn By: DS
Checked By: RL
Scale: 1:200 Job No.: 13-027
Sheet No.:

LIGHTING LEGEND:

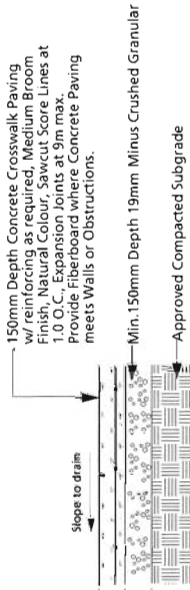
Refer to Electrical Eng. Drawings for Details and Specifications

- BL BOLLARD LIGHT
- So SOFFIT LIGHTING (Refer to Architecture)
- UL SIGN LIGHT
- LS POST TOP LIGHT
- LS DISPLAY BOX LIGHTS
- PL STREET LIGHT (Existing)
- PL DOWN LIGHTS (ON COLUMNS)
- A ARCHITECTURAL LIGHTS

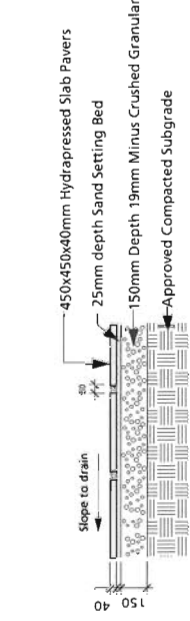




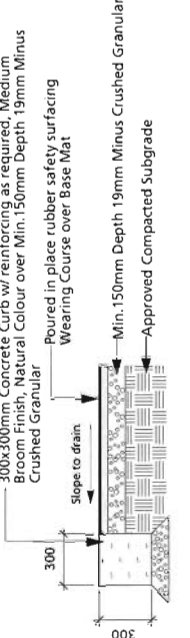
1 CONCRETE PEDESTRIAN PAVING
L3.1 Scale 1:20



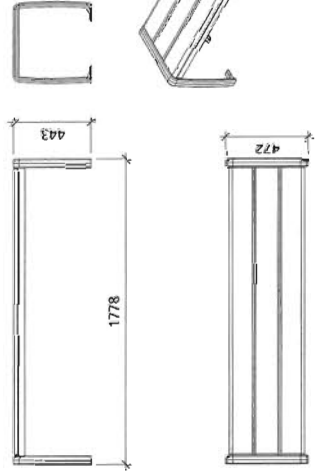
2 CONCRETE VEHICULAR PAVING
L3.1 Scale 1:20



3 HYDRAPRESSED SLAB PEDESTRIAN PAVING
L3.1 Scale 1:20

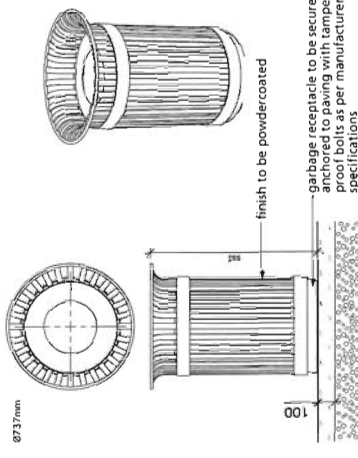


4 POURED IN PLACE RESILIENT RUBBER PLAY SURFACE
L3.1 Scale 1:20



Maglin Backless Bench MLB970BW

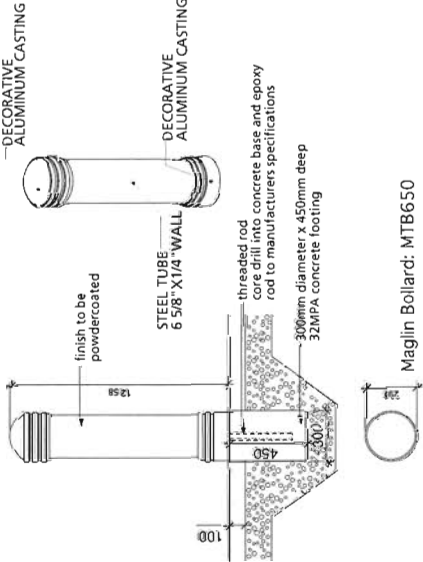
NOTE:
Benches available at: MAGLIN SITE FURNITURE INC.
275 Tecumseh Street
Woodstock, Ontario Canada
N4S 7W1
Telephone: 519-539-6776 Toll Free: 800-716-5506
Fax: 877-260-9393
E-Mail: sales@maglin.com Internet: www.maglin.com



Maglin Garbage Receptacle: MLWR200-32

NOTE:
Garbage Can available at: MAGLIN SITE FURNITURE INC.
275 Tecumseh Street
Woodstock, Ontario Canada
N4S 7W1
Telephone: 519-539-6776 Toll Free: 800-716-5506
Fax: 877-260-9393
E-Mail: sales@maglin.com Internet: www.maglin.com

5 Bike Rack
L3.1 Scale 1:20



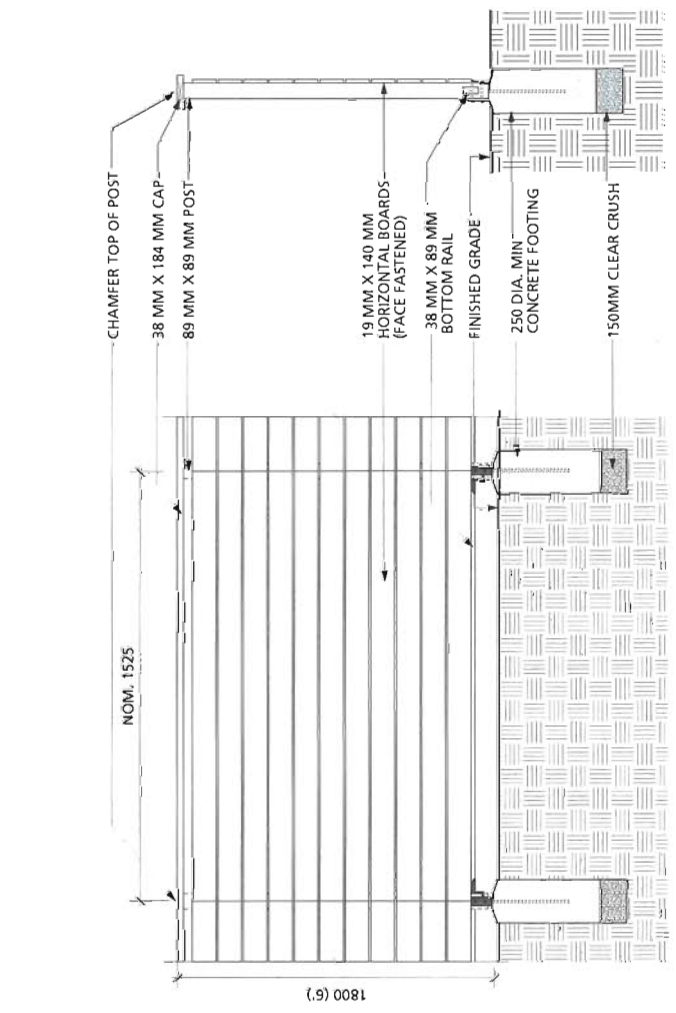
NOTES:
- Final locations of bollards to be marked on site before concrete
is poured for review and approval by landscape architect.
Bollard available at: MAGLIN SITE FURNITURE INC.
275 Tecumseh Street
Woodstock, Ontario Canada
N4S 7W1
Telephone: 519-539-6776 Toll Free: 800-716-5506
Fax: 877-260-9393
E-Mail: sales@maglin.com Internet: www.maglin.com

Base Type B

Base Type B
Threaded rod to set
bollard's horizontal axis
rod and lighting.
Position bollard
on concrete footing
and epoxy.

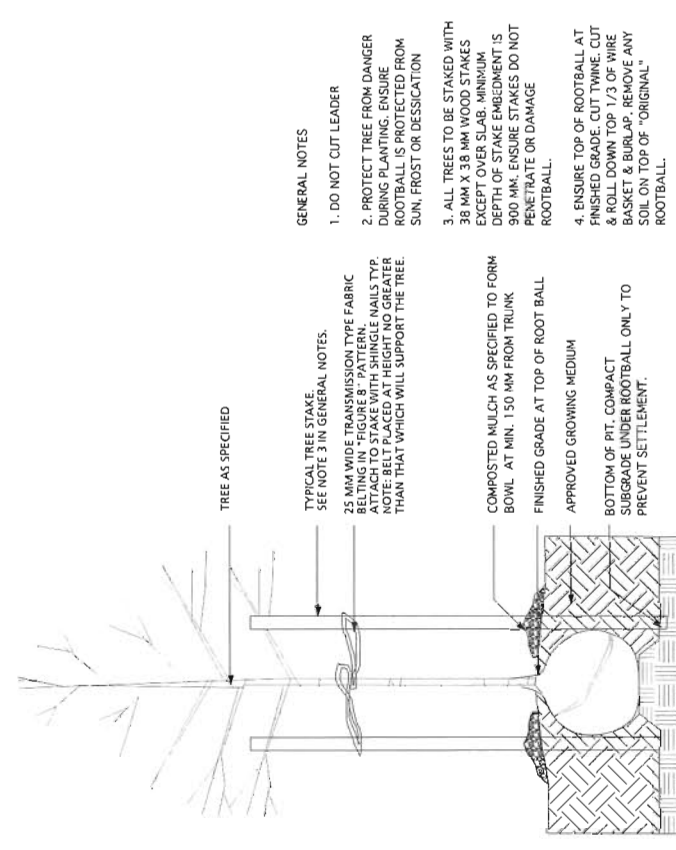
8 Bollard
L3.1 Scale 1:20

6 Backless Bench
L3.1 Scale 1:20



9 Wood Fence
L3.1 Scale 1:20

7 Garbage Receptacle
L3.1 Scale 1:20



10 Tree Planting
L3.1 Not To Scale



Pacific Autism Family
Centre, Cessna Drive,
Richmond

Project Title:
Drawing Title:
Plan #3f:
Landscape Details

Project Name:	Drawn By:	DS
Scale:	Checked By:	RB
As Noted	Job No.:	13-027
Sheet No.:		

L3.1

Plan #14

MAY 14 2014

13-645579

DP