



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee
From: Holger Burke, MCIP
Acting Manager, Development Applications
Re: **APPLICATION BY W. T. LEUNG ARCHITECTS INC. FOR REZONING 6311 AND 6331 COONEY ROAD FROM TOWNHOUSE DISTRICT (R2) TO DOWNTOWN COMMERCIAL DISTRICT (C7)**

to Planning - March 02, 2004
Date: February 16, 2004
RZ 03-238768
File: 8060-20-7670

Staff Recommendation

That Bylaw No. 7670, for the rezoning of 6311 and 6331 Cooney Road from "Townhouse District (R2)" to "Downtown Commercial District (C7)", be introduced and given first reading.

Holger Burke, MCIP
Acting Manager, Development Applications

HB:ef
Att. 3

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER
<i>Joe Erceg</i>

Staff Report

Origin

W.T. Leung Architects Inc. has applied to the City of Richmond for permission to rezone 6311 and 6331 Cooney Road (**Attachment 1**) from Townhouse District (R2) to Downtown Commercial District (C7) in order to permit the construction of a twelve-storey high-rise building with approximately 34 dwelling units at a floor area ratio of 2.65. (**Attachment 2**)

There has been a previous application for rezoning 6311, 6331, 6351, and 6371 Cooney Road (RZ 95-000110), which included both the subject site and the two lots to the south. The proposal was for the development of a 16 storey residential tower. The staff report recommended that the application be denied. The major concerns were the density, bulkiness of the building, and relationship to the public realm and neighbouring development. Staff recommended that the proposal be modified to achieve a slimmer tower profile and a reduction in the floor area ratio to no more than 2.0, in order to achieve development parameters. At the Council Meeting of December 9, 1996, Council referred the application to staff for further review. No further progress was made on the application and the file was closed in April 1999.

Findings of Fact

Item	Existing	Proposed
Owner	Algear Properties Ltd.	No change
Applicant	W. T. Leung Architects Inc.	
Site Size	1,642 m ² (17,674 ft ²)	1,637.5 m ² (17,626.5 ft ²) <ul style="list-style-type: none"> Reduction for 0.11 m road dedication (approximately) along east property line
Land Uses	Two Single-family Homes	12-storey multiple-family residential building containing 34 dwelling units
OCP Designation	Neighbourhood Residential	No change
Area Plan: City Centre	Residential	No change
Zoning	Townhouse District (R2) The intent of this zoning district is to accommodate townhouses.	Downtown Commercial District (C7) The intent of this zoning district is to provide for the downtown shopping, personal service, business, entertainment and residential demands of the City. <ul style="list-style-type: none"> To a maximum 3.0 FAR. Proposed: 2.65 FAR
Parking Required <ul style="list-style-type: none"> For C7 	1.5 spaces/unit x 34 = 51 0.2 spaces/unit x 34 = 7 1.7 spaces/unit x 34 = 58	
Parking Proposed <ul style="list-style-type: none"> For C7 	1.5 spaces/unit x 34 = 49 0.2 spaces/unit x 34 = 7 1.7 spaces/unit x 34 = 56 <ul style="list-style-type: none"> Staff support this relaxation of parking for multiple-family development in the City Centre to promote the development of a transit oriented neighbourhood. 	

Staff Comments

Context

The site is located in the Cook Neighbourhood within the Downtown Local Area of the City Centre District. The site consists of two of the four remaining single-family residential lots on the west side of Cooney Road. To the north is a recently developed high-rise residential building, zoned C7. To the west on large lots extending to Buswell Street are existing large floor plate four-storey apartment buildings, zoned R3. To the south, on Cooney Road and extending to Cook Road, are R2 zoned townhouses.

Policy Planning

Staff have met with the applicant on several occasions prior to the rezoning application submittal. The owner has been unable to buy the lots to the south, so he has not been able to assemble all four single-family lots, which was his goal. This application is proposing to rezone from townhouse to a high rise zone. The City Centre Plan for this sub-area promotes a mix of multi-family housing forms, including high-rise, in an urban setting. The proposed density would support the City objective of increasing housing capacity to meet future housing needs.

The Downtown Commercial District (C7), which provides for a full range of commercial, business and residential uses, is proposed by staff for this site in order to provide continuity with the adjacent zoning for the residential tower site to the north. However, as the City Centre Plan designates the subject site as Residential, a covenant will be required to restrict non-residential uses on the site.

High-density, high-rise development is appropriate for this location, within the heart of the emerging City Centre residential neighbourhood. The challenge has been to provide an acceptable form of development for this small site, and to minimize impacts on the neighbours. The proposal has been revised from its initial proposal to respond to the concerns of the neighbours, and has produced a generally successful urban form and massing.

Issues which have been addressed in the revised submission include (**Attachment 2**):

- The applicant has redesigned the townhouses in the podium to direct more living spaces facing the street;
- Improvements to the livability of the townhouses, which have been raised to improve their privacy and usefulness;
- Slimming of the proposed tower to achieve the Development Permit Guideline minimum required spacing of 24 m (78.7 ft.) between towers, for both the existing tower to the north and possible future residential towers on the south and west;
- The Development Permit Guideline requires a tower setback from the podium. Staff support the proposed variance in this case, as the portion of tower which extends to the podium frontage is a relatively small proportion of the overall street-wall, which provides an appropriate continuous two-storey residential frontage with a setback at the third storey;
- A reduction in driveways from Cooney Road;
- The parking access will now be located at the south edge of the property and will be designed as a lane (open to the sky). The parking entry will be at the back of the property and the

development will provide access to a future north-south lane to Cook Road. The applicant will provide a Public Rights-of-Passage Right-of-Way as a public benefit contribution.

- There is a sewer Right-of-Way at the west property line. The applicant has addressed it by providing a 1.5 m (5 ft) building setback from the property line. The Right-of-Way is to be registered as a Public Rights of Passage should it be needed for a future north-south lane for a future development on the deep site to the west, which would contribute the remaining lane width to either 6 m or 9 m, as required.
- The applicant has agreed that the building podium will be set back from the north and west property lines to allow for landscaping. The landscaping should be designed to mitigate the blank walls of the parking podium. The sewer Right-of-Way may preclude trees from being planted in the landscaping setback.

Transportation

- To discourage loading or stopping on Cooney Road, the developer is to provide physical measures such as dense planting of shrubs along the length of the frontage on the boulevard.
- There will be no stopping permitted on Cooney Road in the future.
- Applicant is providing a 6 m Public Rights-of-Passage Right-of-Way along the entire south property line, for a future lane. The lane would be widened to City Centre standard of 9 m with the future development of the property to the south.
- On-site loading is required to accommodate a moving truck to City standards (WB-17) and meeting vertical clearance standards, as well.
- The applicant is required to provide a "parking during construction plan" (parking for workers, services, etc), noting there is to be no parking on Cooney Road and parking on Spires Gate will not be acceptable.
- Staff support a relaxation of parking for multiple-family development in the City Centre to promote the development of a transit oriented neighbourhood. The typical standard which has been used is a reduction for one bedroom units from 1.5 spaces per unit to 1.0 space per unit. For this project, with six proposed one-bedroom units, the reduction in parking would be for three spaces (a relaxation of two spaces at the Development Permit stage is requested).

Engineering

Prior to final adoption the following shall be done:

- The two lots shall be consolidated into one development parcel.
- Road dedication of 0.11 m plus an agreed upon extra width at the north property line (as either dedication or Public Rights of Passage) to accommodate a power pole at about 1.8 m behind the existing curb, which will be now part of the relocated sidewalk. To move the pole into the future boulevard, the wires will conflict with the trees, so staff suggest the new sidewalk meander an additional 0.3 m to 0.5 m into the development site. Consultation with the developer's Engineering consultant is required to finalize the exact size and location of the dedication.
- Granting of a 6 m Public Rights of Passage Right-of-Way for laneway across the entire south edge of the site. (A future 3 m Public Rights of Passage Right-of-Way will be required from the north edge of 6351 Cooney when it redevelops, to complete to standard City Centre 9 m lane works.)

Then prior to issuance of the Building Permit, the developer is to enter into the City's standard Servicing Agreement for offsite beautification along their Cooney Road frontage and for lane construction. Works include, but are not limited to, removing the existing sidewalk and replacing with a 1.5 m paved boulevard, with a 1.5 m concrete sidewalk behind that (the back of which will be at the new property line.). In the new boulevard, provide City Centre street lights and trees with grates. This is a continuation of the existing frontage works to the north. The lane works are to be to City Centre standard. Works include roll curb and gutter on the north edge (the south edge is to be widened in the future complete with sidewalk, as noted above), City Centre laneway lighting per standard L12.1, and storm sewer. All works are at the developer's sole cost, with no credit available. It is recommended that the applicant retain a Civil Engineer to resolve the power pole issue noted above.

Public Notification

A site sign was installed on the site on July 11, 2003. To date, staff have received four letters from individuals, a letter from a Strata Council, and a petition signed by 27 neighbouring residents. All of the respondents oppose the project. The following concerns were expressed:

- View blockage
- Loss of sunlight
- Lot size not appropriate for a high-rise
- Too many high-rise buildings in neighbourhood
- Increased traffic congestion would result
- Tower is located too close to neighbouring buildings
- Fire hazard

Open House: The applicant organized a Public Information Meeting at Cook Elementary School for the neighbouring properties, held December 3, 2003. Notification was sent to 1,093 households and 320 business addresses. The invitation was written in both English and Chinese, and a translator was available at the Open House. Ten people attended the open house.

Staff Response to Concerns: The tower location and configuration are consistent with City Centre design guidelines, which establish minimum tower spacing to minimize impacts on neighbouring sunlight, views and privacy. Staff have concluded that the proposal is compatible with the adjacent residential towers and the neighbouring low rise residential buildings, with a lane providing a buffer to the existing homes to the south. The proposed provision of 34 dwelling units on the site is consistent with population forecasts for the City Centre, and transportation networks have been designed for this increased capacity.

Analysis

- The proposed project and its construction of a portion of a lane network to serve the block between Buswell Street and Cooney Road are consistent with Richmond's planning and development objectives. The project is expected to be an attractive and fitting addition to the City Centre's Downtown multiple-family neighbourhood.
- The applicant's proposal for a public gallery space for exhibiting community art is an appropriate public benefit. Legal agreements are required to secure the gallery space and associated outdoor sculpture garden for non-commercial public use.

- The project requires rezoning to Downtown Commercial District (C7) to permit a maximum floor area ratio (FAR) of 3.0 on the site, the accepted maximum density for the City Centre Area, and to permit a form of development (height, setbacks, and site coverage) consistent with the adjacent downtown development.
- The proposed application has addressed the concerns that were made with regard to the previous application for rezoning of this site, in 1995, and has proposed a tower that is slimmer, shorter and with an improved public realm relationship. Staff recommend support for the subject application.

Financial Impact

None.

Conclusion

Rezoning of the subject site as proposed conforms to citywide and City Centre objectives for residential growth and merits favourable consideration.



Eric Fiss, MCIP
Community Planner - Urban Design

EF:ef

There are requirements to be dealt with prior to final adoption:

Legal requirement, specifically:

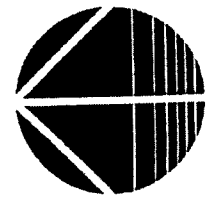
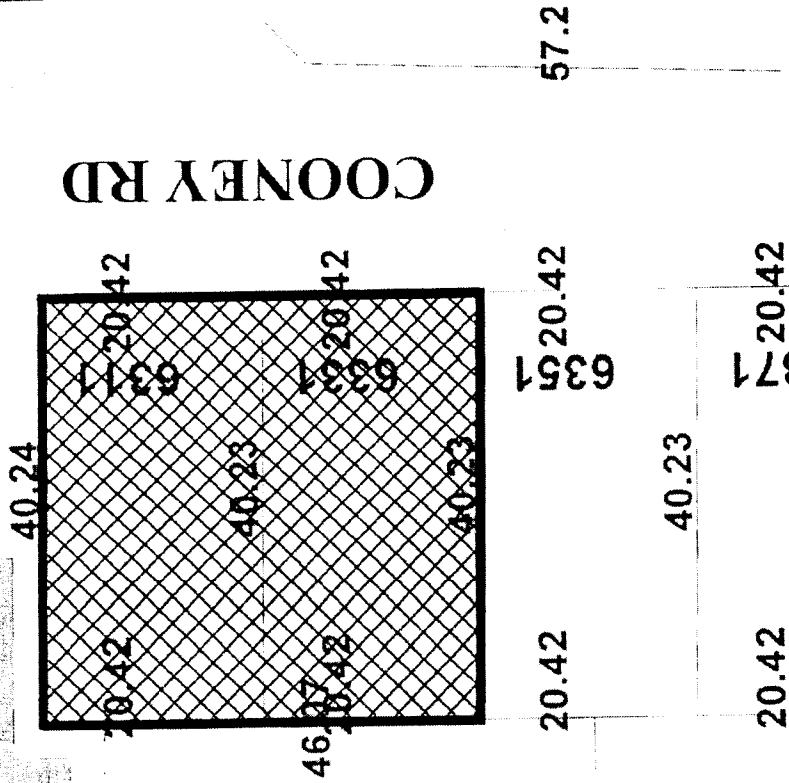
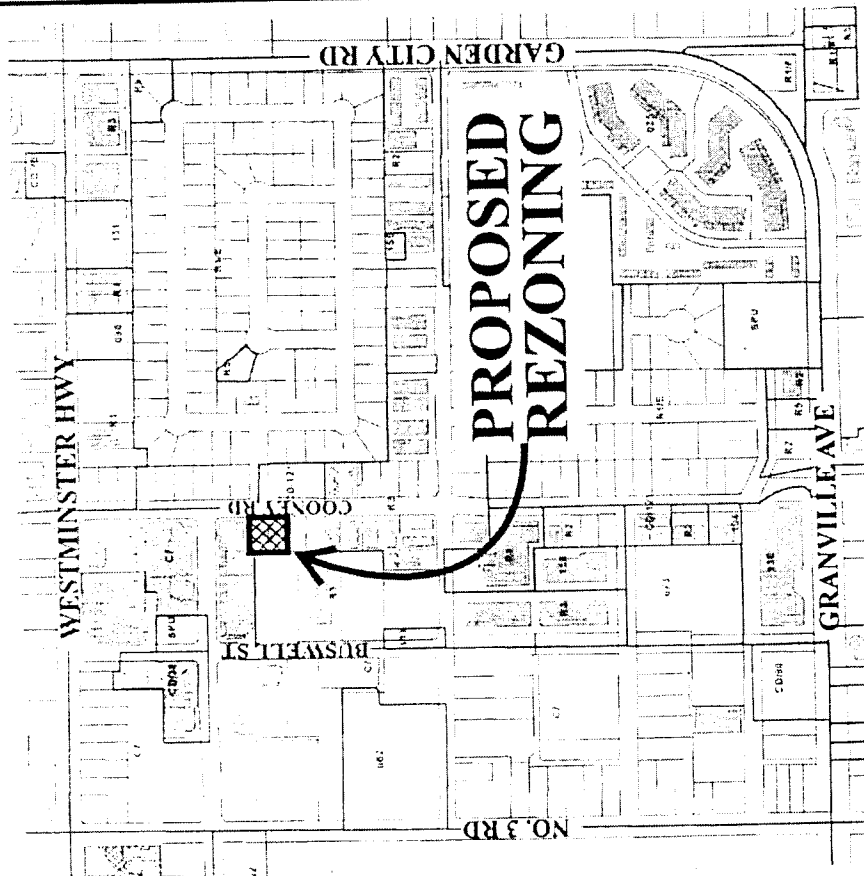
- The two lots shall be consolidated into one development parcel;
- Dedication of 0.11 m for Cooney Road plus an agreed upon extra width at the north property line to accommodate a power pole at about 1.8 m behind the existing curb, which will be now part of the relocated sidewalk. Consultation with the developer's Engineering consultant is required to finalize the exact size and location of the dedication.
- Granting of a 6 m Public Rights of Passage Right-of-Way for lane across the entire south edge of the site
- Registration of a covenant to restrict non-residential uses on site. Permitted uses are to be limited to Residential, including Congregate Housing; Boarding & Lodging, limited to two persons per dwelling unit; Home Occupation; Studio, for artist or display; and Accessory Uses, but excluding secondary suites;
- Registration of a restrictive covenant agreeing to provide an acoustic report recommending the incorporation of adequate sound measures against aircraft noise;
- Registration of a 1.5 m Public Rights of Passage Right-of-Way along the entire west property line for a future north-south lane; and
- Registration of a covenant, in consultation with the City, to secure the gallery space and associated outdoor sculpture garden for non-commercial public use to be made available to community arts groups for non-commercial art studio space or exhibitions, only.

Development requirements, specifically:

- Demolition of any existing structures on the subject properties;
- The applicant is required to provide a "parking during construction plan" (parking for workers, services, etc), noting there is to be no parking on Cooney Road and parking on Spires Gate will not be acceptable;
- Contribute funds towards the City's Affordable Housing Reserve at the rate of \$0.60 per buildable square foot (e.g. approximately \$28,100) of the proposed project, excluding parking, and
- Processing of a Development Permit application to the satisfaction of the Manager of Development Applications.



City of Richmond



RZ 03-238768

Original Date: 07/25/03

Revision Date:

Note: Dimensions are in METRES

DRAWING LIST:

RZ-0.0 CONTEXT PLAN & DRAWING LIST

RZ-1.0 SITE PLAN & ELEVATION

RZ-1.1 GROUND FLOOR PLAN

RZ-1.2 2ND FLOOR PLAN

RZ-1.3 3RD FLOOR PLAN

RZ-1.4 4TH FLOOR PLAN

RZ-1.5 TYPICAL FLOOR PLAN

RZ-1.6 11TH/12TH FLOOR PLAN

RZ-1.7 ROOF PLAN

RZ-2.1 EAST ELEVATION

RZ-2.2 SOUTH ELEVATION

RZ-2.3 NORTH ELEVATION

RZ-2.4 WEST ELEVATION

RZ-2.5 EAST/WEST SECTION

RZ-3.1 SHADOW DIAGRAM

RZ-3.1 LANDSCAPE PLAN

PROJECT DATA:

CIVIC ADDRESS:

#6311 & 6331 COONEY ROAD, RICHMOND, VA

LEGAL DESCRIPTION:

LOTS 10 & 11, SECTION 9, BLOCK 4, NORTH

RANGE & WEST, NEW WESTMINSTER

DISTRICT PLAN 1292

SURVEY:

AUGUST 11TH, 2002

J.C. TAM & ASSOCIATES

EXISTING ZONING:

R-2

EXISTING USE:

ONE FAMILY DWELLING

PROPOSED ZONING:

CD

PROPOSED USE:

MULTIPLE-FAMILY DWELLING

SITE AREA:

17,674 S.F.

FLOOR AREA SUMMARY (S.F.)

PROPOSED FLOOR

2ND FLOOR

3RD FLOOR

4TH FLOOR

TYPICAL FLOOR (1ST-10TH)

11TH-12TH FLOOR

TOTAL

RESIDENTIAL GROSS FLOOR AREA

PARKING

AMENITY SPACE

NET TOTAL

GROSS TOTAL

NET TOTAL

GROSS TOTAL

NET TOTAL

GROSS TOTAL

NET TOTAL

GROSS TOTAL

NET TOTAL

GROSS TOTAL

NET TOTAL

GROSS TOTAL

NET TOTAL

GROSS TOTAL

NET TOTAL

GROSS TOTAL

NET TOTAL

GROSS TOTAL

NET TOTAL

GROSS TOTAL

NET TOTAL

GROSS TOTAL

NET TOTAL

GROSS TOTAL

NET TOTAL

GROSS TOTAL

NET TOTAL

GROSS TOTAL

NET TOTAL

GROSS TOTAL

NET TOTAL

GROSS TOTAL

NET TOTAL

GROSS TOTAL

NET TOTAL

GROSS TOTAL

NET TOTAL

GROSS TOTAL

NET TOTAL

GROSS TOTAL

NET TOTAL

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

CONTEXT PLAN

INFORMATION TABLE

DRAWING LIST

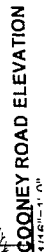
Box 300 N/3 West Broadway
 Atlantic United Counties Council 102-103
 telephone 506 750-9111

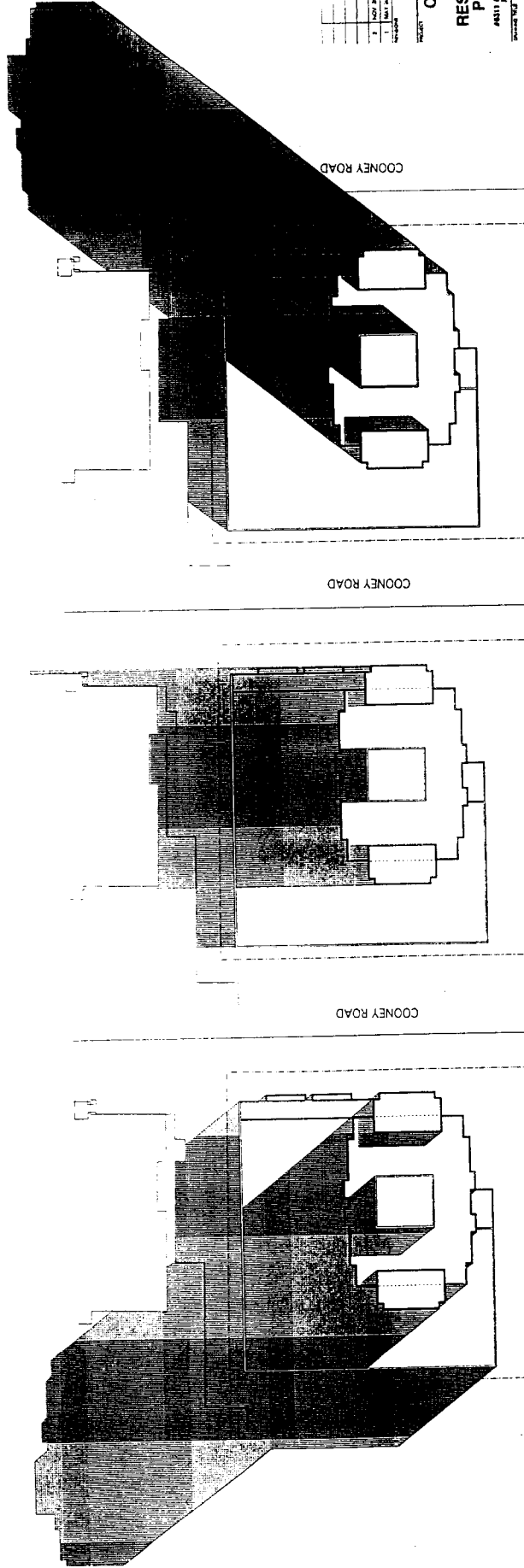
		DATE	RECEIVED FOR REPAIRS
1	MAY 20 / 08		
2	NOW 20 / 08		

**COONEY
ROAD
RESIDENTIAL
PROJECT**

RZ-1.0

APR 26 2003	000
JM	
APR 26 2003	
WL	





NO.	DATE	REVISIONS
1	NOV 20 1988	PRELIMINARY FOR RECORD
2	MAY 24 1989	REVISION FOR RECORD

PROJECT
COONEY ROAD
RESIDENTIAL
PROJECT
4811 & 4812 COONEY ROAD
BROOKLYN, N.Y.

SHADOW
DIAGRAM

SEPTEMBER 22 / MARCH 22
2PM

SEPTEMBER 22 / MARCH 22
12AM

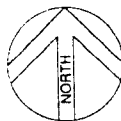
SEPTEMBER 22 / MARCH 22
10AM



SHADOW DIAGRAM
1"=20'

ATTACHMENT 2

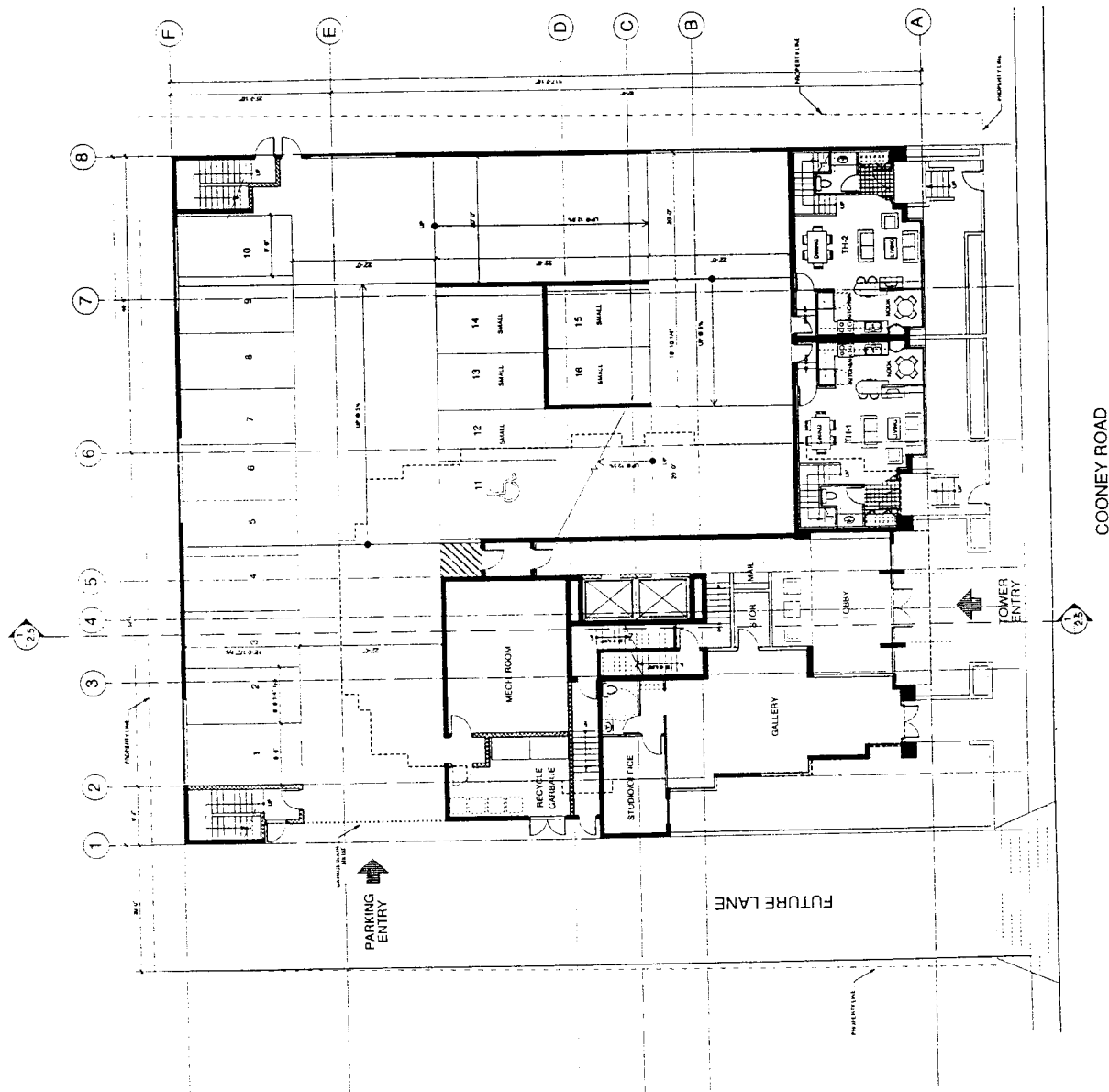
RZ-3.1

[illegible]

**COONEY
ROAD
RESIDENTIAL
PROJECT**

**GROUND FLOOR
PLAN**

2.0 ml 000
Date JN
Date APRIL 26, 2003
SCALE
O-40MB WL
© Copyright 1999 The J.N. Company. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of The J.N. Company.

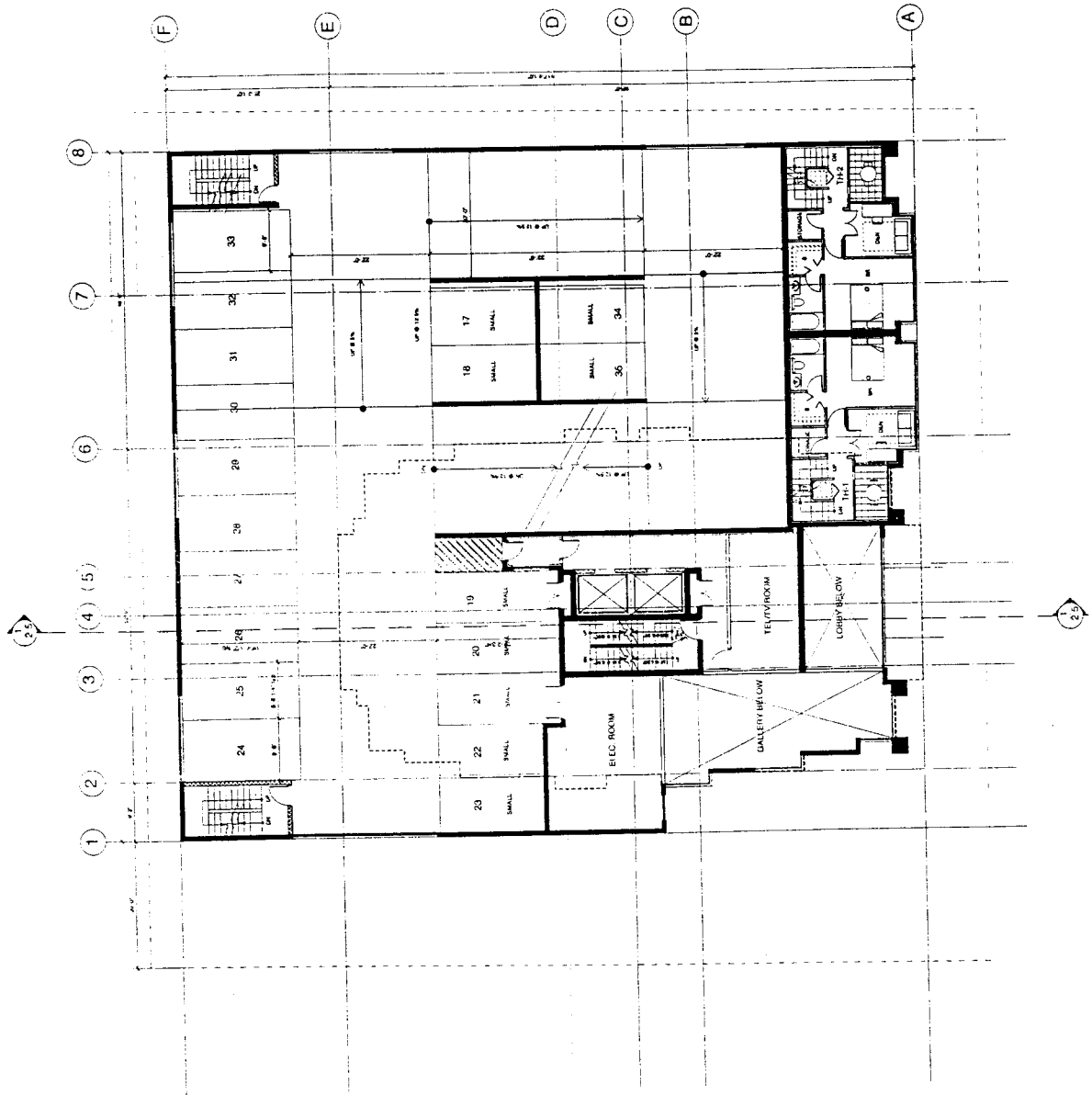




**COONEY
ROAD
RESIDENTIAL
PROJECT**

2042	000
DATE	JN
DATE	APRIL 26, 2003
SCALE	
GROUP	WL
<p>© Copyright 2003 by the publisher. All rights reserved. This book is intended for use in the classroom only. It is not to be used for any other purpose.</p>	
GROUP NO	

RZ-1.2

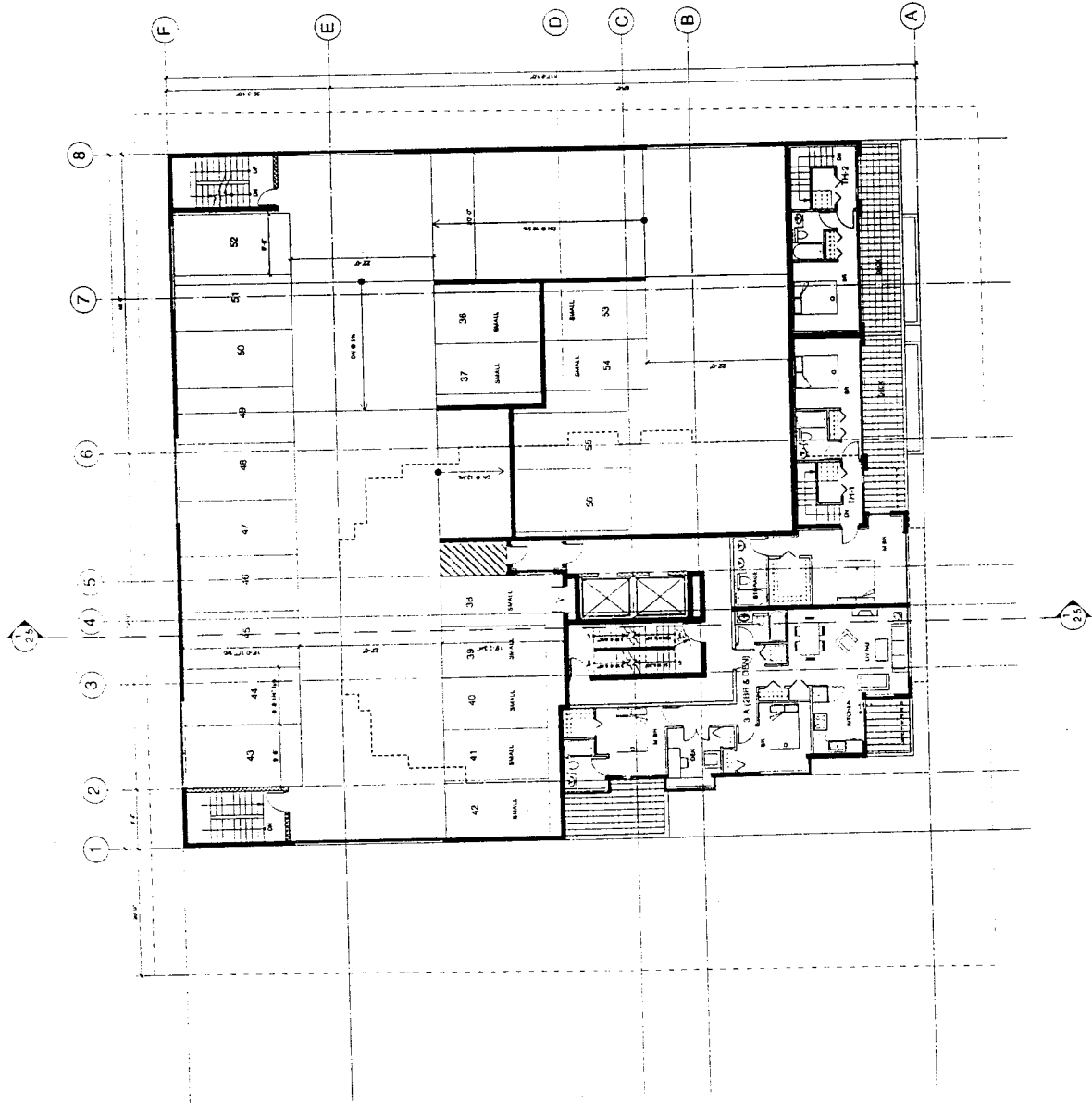


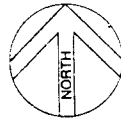


**COONEY
ROAD
RESIDENTIAL
PROJECT**

CR NO 000
 DRAWN JM
 DATE APRIL 28, 2003
 SCALE
 CHECKED W/L
 © Copyright 2003 The McGraw-Hill Companies, Inc. All rights reserved. This book is intended for use in the classroom only. No part of this book may be reproduced without written permission from The McGraw-Hill Companies, Inc.

DRAWING NO





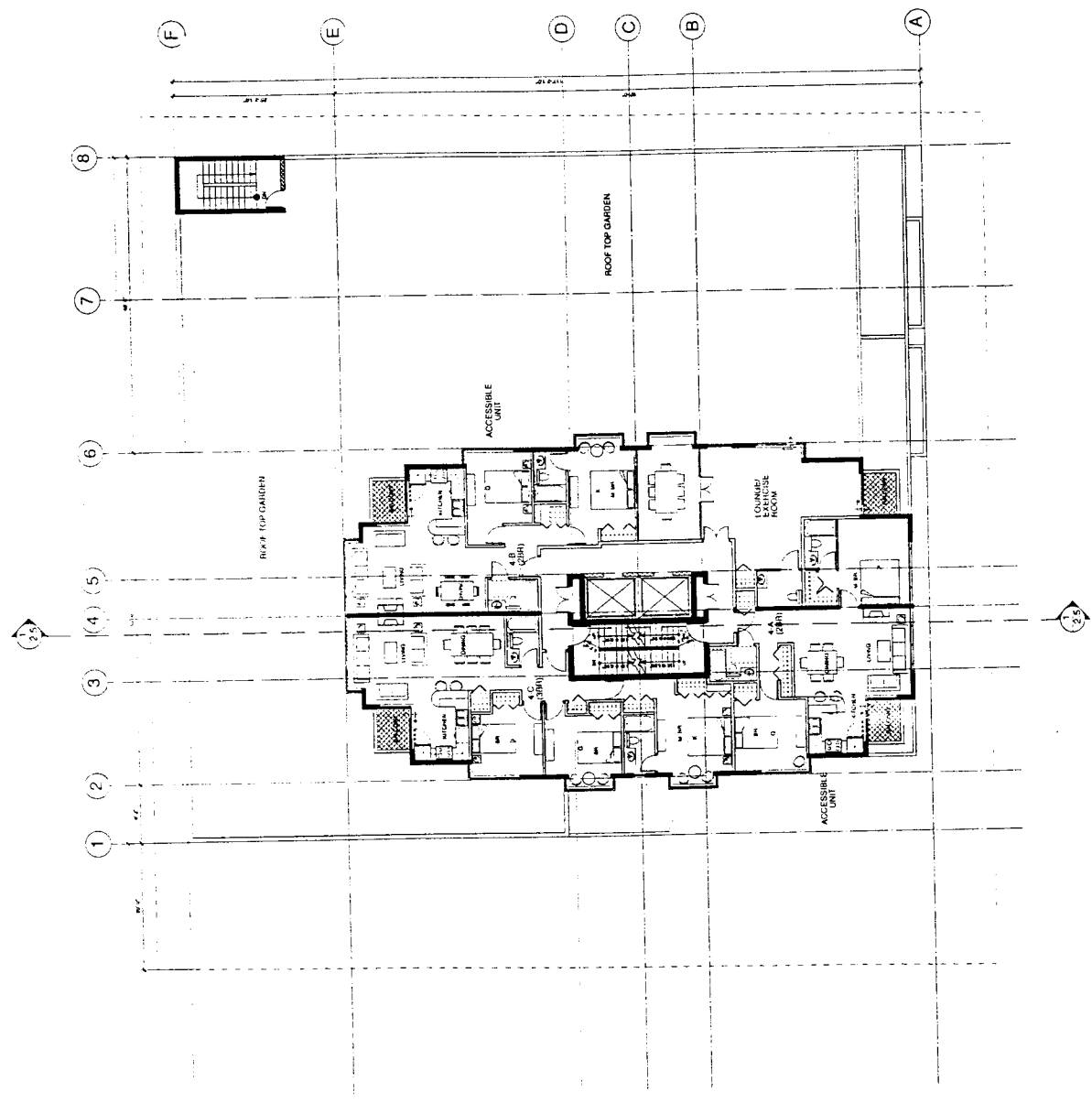
1	NOV 20 05	REVISION FOR REVISION
2	NOV 20 05	REVISION FOR REVISION
3	NOV 20 05	REVISION FOR REVISION

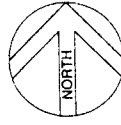
PROJECT
**COONEY ROAD
RESIDENTIAL
PROJECT**
4811 & 4813 COONEY ROAD
SEATTLE, WA 98101

**4TH FLOOR
PLAN**

DATE	000
DESIGN	JM
DATE	APRIL 26, 2005
SCALE	
DESIGNER	WL

RZ-1.4
SCALE



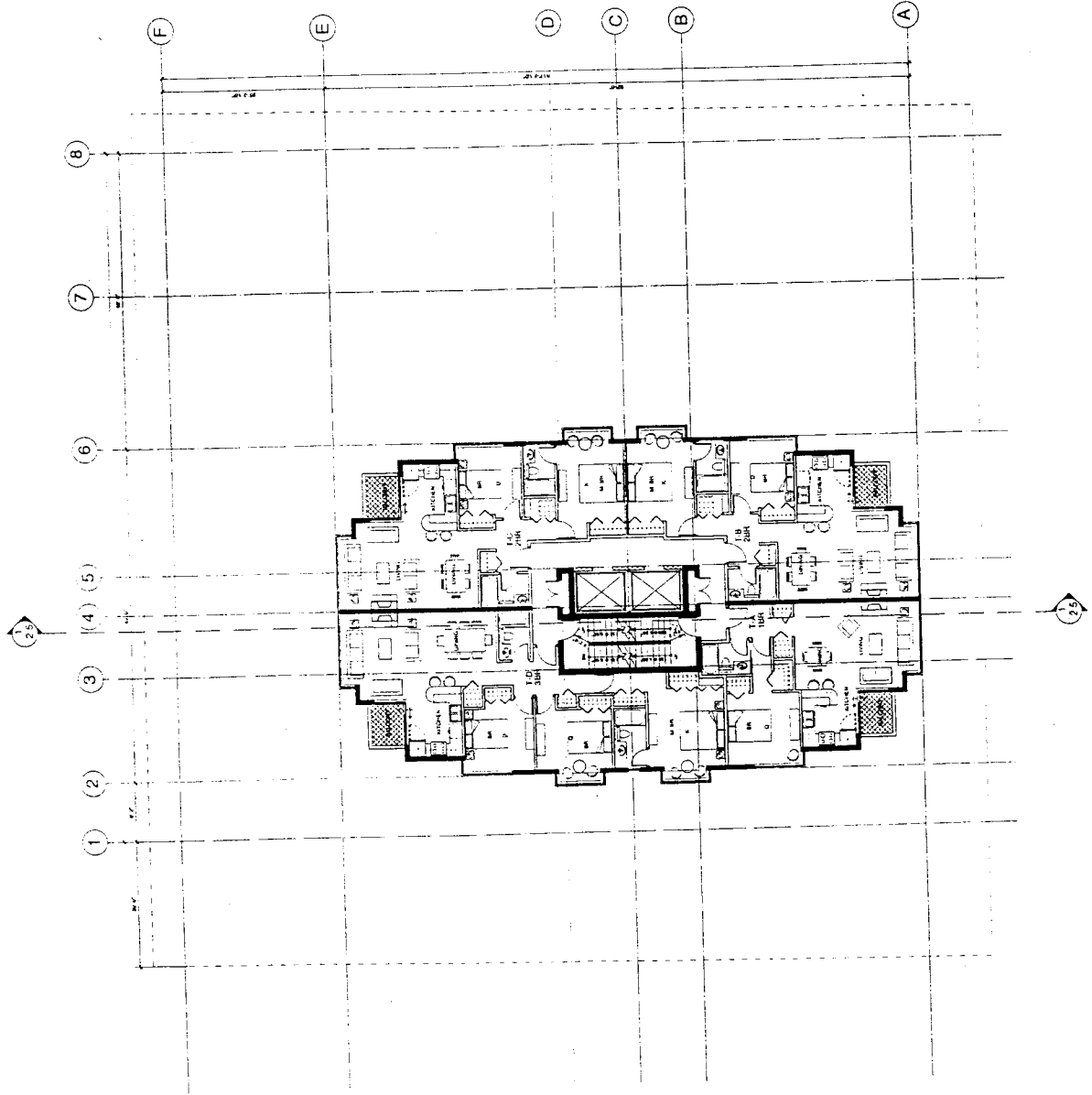


1	NOV. 20/95	REVISION FOR REVISION
2	MAY 20/96	REVISION FOR REVISION
3	MAY 20/96	REVISION FOR REVISION

PROJECT
**COONEY ROAD
RESIDENTIAL PROJECT**
#A111 & A112 COONEY ROAD
VANCOUVER, B.C.
DRAWN BY: [Signature]

**TYPICAL FLOOR
PLAN
(5TH TO 10TH)**

DATE	000
DESIGN	JM
DATE	APRIL 26, 2005
SCALE	1/4" = 1'-0"
PROJECT	W.T.
BY	[Signature]
CHECKED	[Signature]
DATE	APRIL 26, 2005



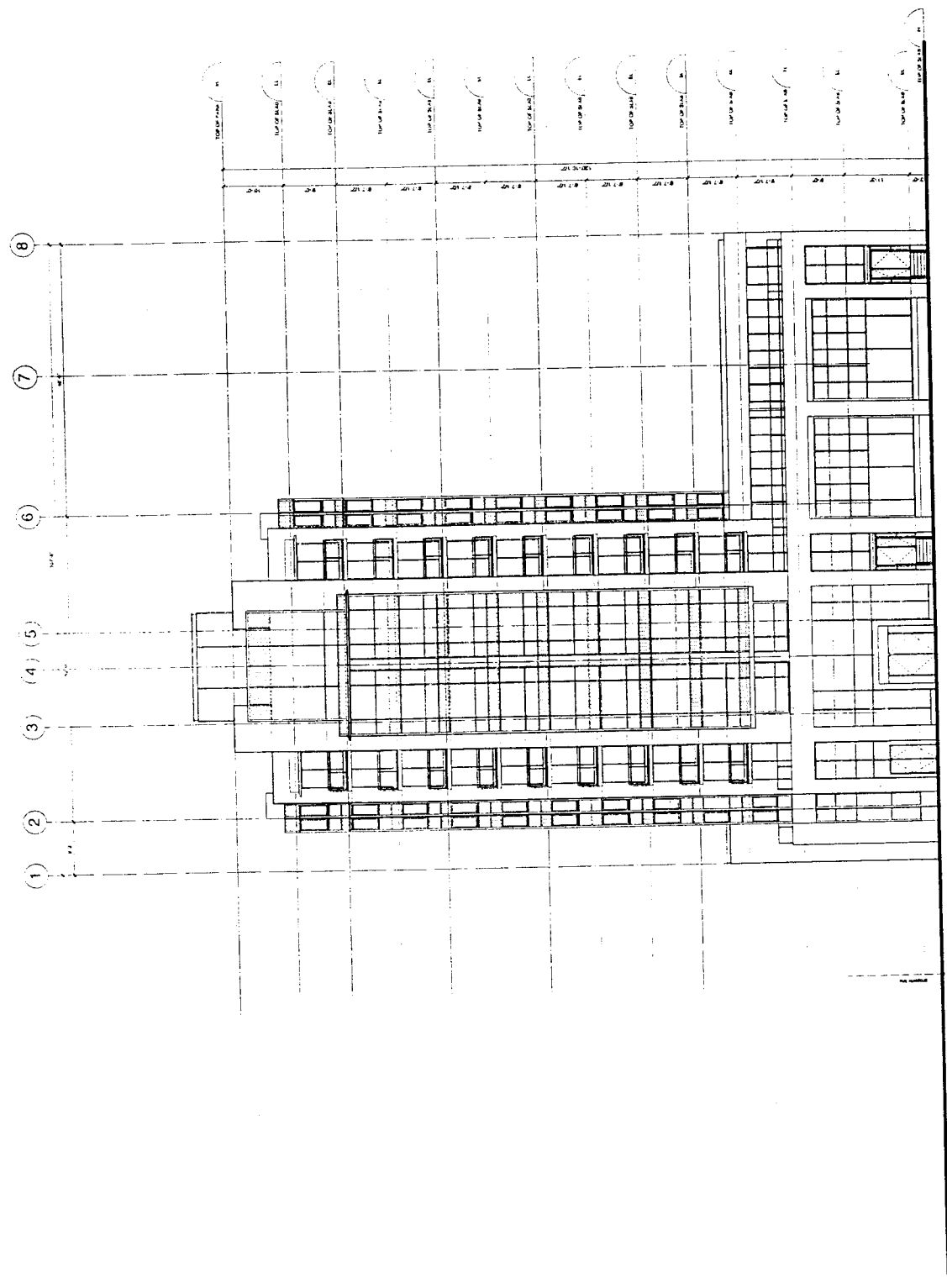
1	COONEY ROAD	RESIDENTIAL PROJECT
2	COONEY ROAD	RESIDENTIAL PROJECT
3	COONEY ROAD	RESIDENTIAL PROJECT
4	COONEY ROAD	RESIDENTIAL PROJECT
5	COONEY ROAD	RESIDENTIAL PROJECT
6	COONEY ROAD	RESIDENTIAL PROJECT
7	COONEY ROAD	RESIDENTIAL PROJECT
8	COONEY ROAD	RESIDENTIAL PROJECT
9	COONEY ROAD	RESIDENTIAL PROJECT
10	COONEY ROAD	RESIDENTIAL PROJECT
11	COONEY ROAD	RESIDENTIAL PROJECT
12	COONEY ROAD	RESIDENTIAL PROJECT
13	COONEY ROAD	RESIDENTIAL PROJECT
14	COONEY ROAD	RESIDENTIAL PROJECT
15	COONEY ROAD	RESIDENTIAL PROJECT
16	COONEY ROAD	RESIDENTIAL PROJECT
17	COONEY ROAD	RESIDENTIAL PROJECT
18	COONEY ROAD	RESIDENTIAL PROJECT
19	COONEY ROAD	RESIDENTIAL PROJECT
20	COONEY ROAD	RESIDENTIAL PROJECT
21	COONEY ROAD	RESIDENTIAL PROJECT
22	COONEY ROAD	RESIDENTIAL PROJECT
23	COONEY ROAD	RESIDENTIAL PROJECT
24	COONEY ROAD	RESIDENTIAL PROJECT
25	COONEY ROAD	RESIDENTIAL PROJECT
26	COONEY ROAD	RESIDENTIAL PROJECT
27	COONEY ROAD	RESIDENTIAL PROJECT
28	COONEY ROAD	RESIDENTIAL PROJECT
29	COONEY ROAD	RESIDENTIAL PROJECT
30	COONEY ROAD	RESIDENTIAL PROJECT
31	COONEY ROAD	RESIDENTIAL PROJECT
32	COONEY ROAD	RESIDENTIAL PROJECT
33	COONEY ROAD	RESIDENTIAL PROJECT
34	COONEY ROAD	RESIDENTIAL PROJECT
35	COONEY ROAD	RESIDENTIAL PROJECT
36	COONEY ROAD	RESIDENTIAL PROJECT
37	COONEY ROAD	RESIDENTIAL PROJECT
38	COONEY ROAD	RESIDENTIAL PROJECT
39	COONEY ROAD	RESIDENTIAL PROJECT
40	COONEY ROAD	RESIDENTIAL PROJECT
41	COONEY ROAD	RESIDENTIAL PROJECT
42	COONEY ROAD	RESIDENTIAL PROJECT
43	COONEY ROAD	RESIDENTIAL PROJECT
44	COONEY ROAD	RESIDENTIAL PROJECT
45	COONEY ROAD	RESIDENTIAL PROJECT
46	COONEY ROAD	RESIDENTIAL PROJECT
47	COONEY ROAD	RESIDENTIAL PROJECT
48	COONEY ROAD	RESIDENTIAL PROJECT
49	COONEY ROAD	RESIDENTIAL PROJECT
50	COONEY ROAD	RESIDENTIAL PROJECT
51	COONEY ROAD	RESIDENTIAL PROJECT
52	COONEY ROAD	RESIDENTIAL PROJECT
53	COONEY ROAD	RESIDENTIAL PROJECT
54	COONEY ROAD	RESIDENTIAL PROJECT
55	COONEY ROAD	RESIDENTIAL PROJECT
56	COONEY ROAD	RESIDENTIAL PROJECT
57	COONEY ROAD	RESIDENTIAL PROJECT
58	COONEY ROAD	RESIDENTIAL PROJECT
59	COONEY ROAD	RESIDENTIAL PROJECT
60	COONEY ROAD	RESIDENTIAL PROJECT
61	COONEY ROAD	RESIDENTIAL PROJECT
62	COONEY ROAD	RESIDENTIAL PROJECT
63	COONEY ROAD	RESIDENTIAL PROJECT
64	COONEY ROAD	RESIDENTIAL PROJECT
65	COONEY ROAD	RESIDENTIAL PROJECT
66	COONEY ROAD	RESIDENTIAL PROJECT
67	COONEY ROAD	RESIDENTIAL PROJECT
68	COONEY ROAD	RESIDENTIAL PROJECT
69	COONEY ROAD	RESIDENTIAL PROJECT
70	COONEY ROAD	RESIDENTIAL PROJECT
71	COONEY ROAD	RESIDENTIAL PROJECT
72	COONEY ROAD	RESIDENTIAL PROJECT
73	COONEY ROAD	RESIDENTIAL PROJECT
74	COONEY ROAD	RESIDENTIAL PROJECT
75	COONEY ROAD	RESIDENTIAL PROJECT
76	COONEY ROAD	RESIDENTIAL PROJECT
77	COONEY ROAD	RESIDENTIAL PROJECT
78	COONEY ROAD	RESIDENTIAL PROJECT
79	COONEY ROAD	RESIDENTIAL PROJECT
80	COONEY ROAD	RESIDENTIAL PROJECT
81	COONEY ROAD	RESIDENTIAL PROJECT
82	COONEY ROAD	RESIDENTIAL PROJECT
83	COONEY ROAD	RESIDENTIAL PROJECT
84	COONEY ROAD	RESIDENTIAL PROJECT
85	COONEY ROAD	RESIDENTIAL PROJECT
86	COONEY ROAD	RESIDENTIAL PROJECT
87	COONEY ROAD	RESIDENTIAL PROJECT
88	COONEY ROAD	RESIDENTIAL PROJECT
89	COONEY ROAD	RESIDENTIAL PROJECT
90	COONEY ROAD	RESIDENTIAL PROJECT
91	COONEY ROAD	RESIDENTIAL PROJECT
92	COONEY ROAD	RESIDENTIAL PROJECT
93	COONEY ROAD	RESIDENTIAL PROJECT
94	COONEY ROAD	RESIDENTIAL PROJECT
95	COONEY ROAD	RESIDENTIAL PROJECT
96	COONEY ROAD	RESIDENTIAL PROJECT
97	COONEY ROAD	RESIDENTIAL PROJECT
98	COONEY ROAD	RESIDENTIAL PROJECT
99	COONEY ROAD	RESIDENTIAL PROJECT
100	COONEY ROAD	RESIDENTIAL PROJECT

COONEY
ROAD
RESIDENTIAL
PROJECT
4811 EAST COONEY ROAD
RICHMOND, B.C.

EAST
ELEVATION

DATE	030
BY	JH
CHECKED	APRIL 26, 2003
SCALE	1/4" = 1'-0"
PROJECT	W.L.
DESIGNED BY	W.L.
DATE	030
BY	JH
CHECKED	APRIL 26, 2003
SCALE	1/4" = 1'-0"
PROJECT	W.L.
DESIGNED BY	W.L.

RZ-2.1
W. T. LEUNG



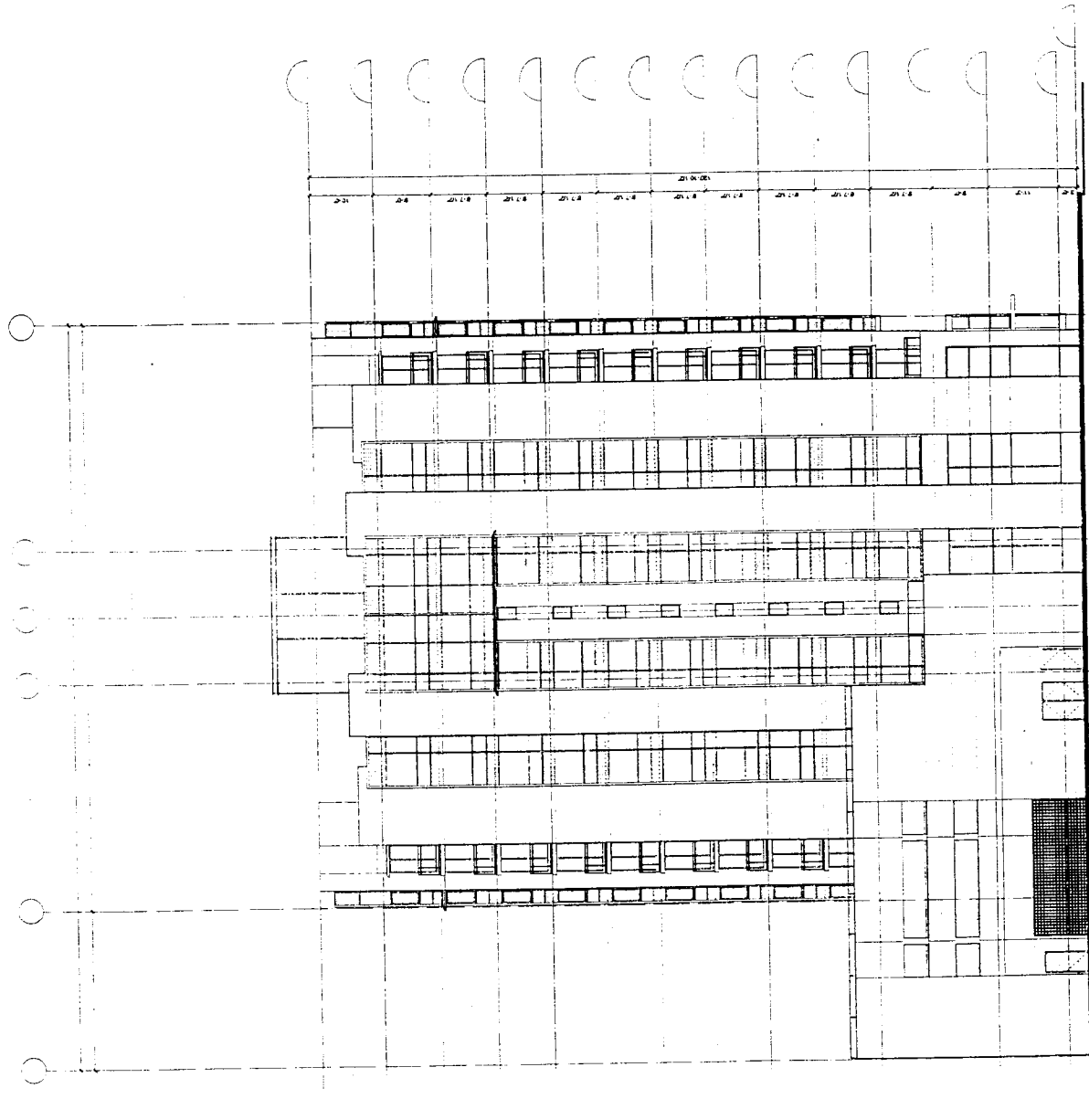
1	NOV 20 08	REVISION FOR REVISION
2	MAY 20 08	REVISION FOR REVISION

PROJECT
COONEY
ROAD
RESIDENTIAL
PROJECT
4311 & 4317 COONEY ROAD
RICHMOND, S.C.

SOUTH
ELEVATION

78 10	000
Sheet	01
Date	APRIL 24, 2003
Scale	1/4" = 1'-0"
Drawn	WL

RZ-2.2
1/4" = 1'-0"

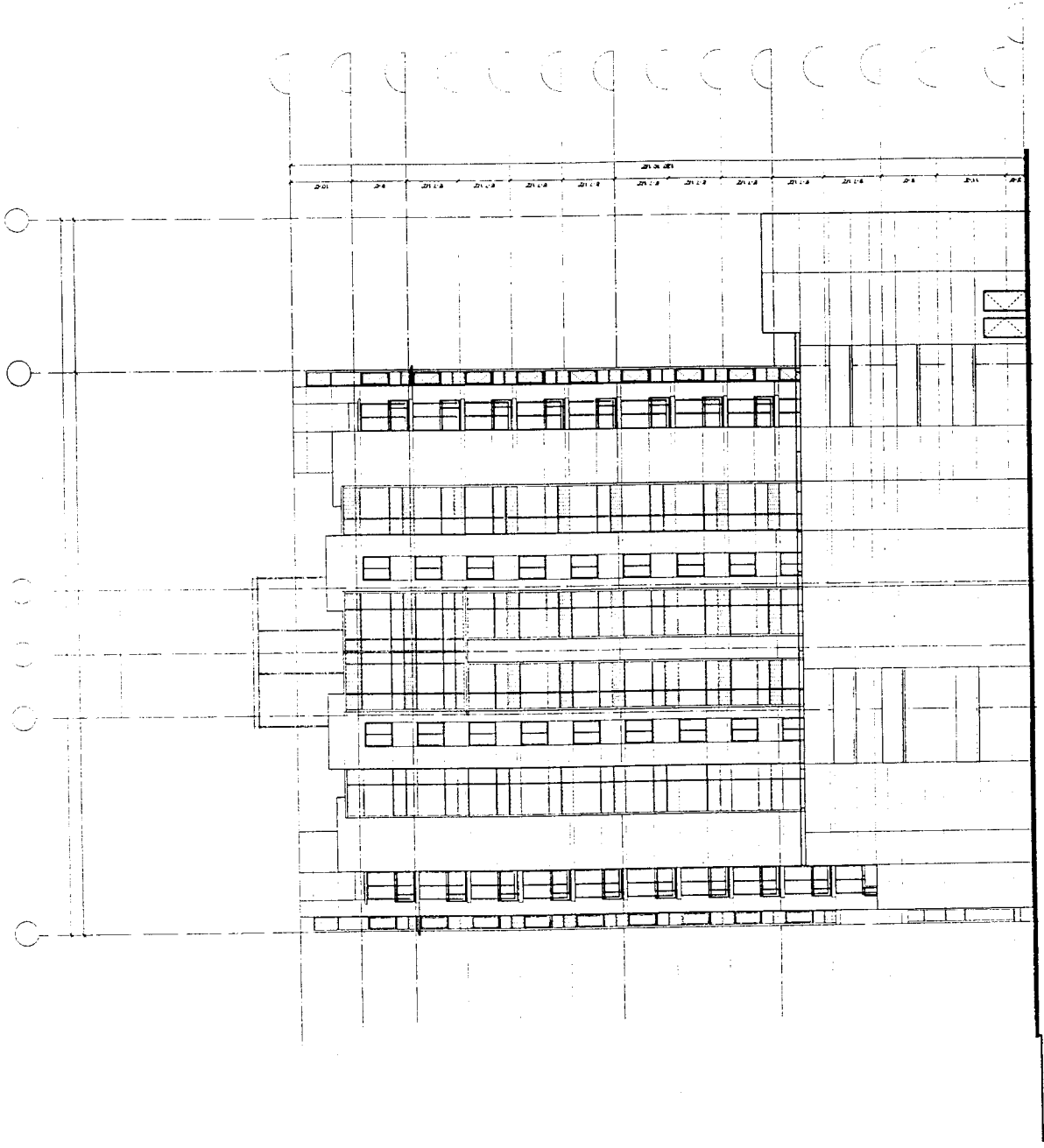


NO.	DATE	REVISION
1	NOV. 2018	PERMITTED FOR RECORD
2	JAN. 2019	REDESIGNED FOR RECORD

PROJECT
COONEY
ROAD
RESIDENTIAL
PROJECT
48111 COONEY ROAD
ALAMEDA, CA 94609

NORTH
ELEVATION

DATE	04.01.2018
BY	JH
CHECKED	APRIL 28, 2018
SCALE	1/8" = 1'-0"
PROJECT	COONEY ROAD
SHEET	1 OF 1



2	NOV 30 / 08	REQUIRED FOR REZONING
1	MAY 30 / 08	REQUIRED FOR REZONING

PROJECT
COONEY
ROAD
RESIDENTIAL
PROJECT

6311 & 6321 COONEY ROAD
RICHMOND, B.C.

WEST
ELEVATION[illegible]

P1

Henry Yau

808 - 8288 Saba Road
Richmond BC
V6Y 4C8

Rec'd Aug 1/03

July 30, 2003

Halger Burke
Development Application Dept
City of Richmond
6911 Number 3 Road
Richmond
V6Y 4C1

Dear Sir:

It has caught our attention that 6311 and 6331 of Cooney Street applied for rezone (file # RZ 03-238768) to build a twelve story structure. It is our concern that this structure will effectively shut off our view to the south and completely block off the sunlight from the south. With such a close proximity to our building that there may be fire hazard and traffic congestion.

Sincerely,


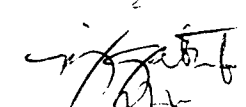
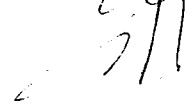
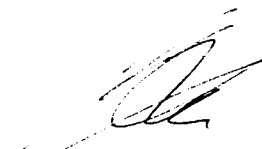


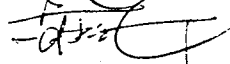
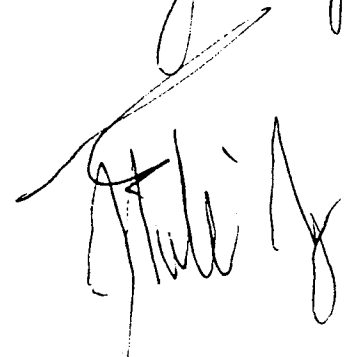
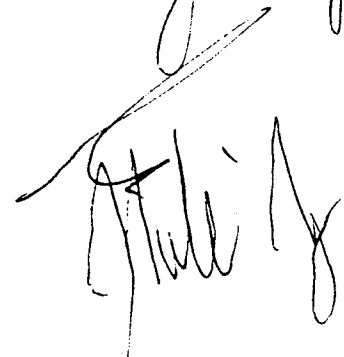


Henry Yau

1602	B. Yau	604-821-1019
1502	A. Wang	604-803-6336
603A	P. Wang	604-619-1896
1307	Martin Roh	604-214-3530
1302	D.Y. JEON	604-232-3366
1305	L. Tsang	604 273-1026
1201	Elma Murray	604 214-9517
1206	Miriam Peng	604 214-8120

Ref: concern forkezone file # RZ-03238768

P2.

# 707		604-2779380
# 706	Ma Jun	604-2310523
606	James Wan	604-272-5963
603	Y.K. Wong	604 3037328.
601	K. Wong	604 3039022
602		604-214-0667
503		(604) 271-9732
501		(604) 278-7757
306		(604) 303-0034
802		(604) 274-0267
1106		(604) 2733181.
507	Xiaodong	(604) 3023868
607	Ling Ling	(604) 2732879 孔祥利
1003		(604) 318-8733.
701		(604) 276-2473

1006	David Li	- 604-214-8161 278
1507	Wize	604-214-9890
908	林锦政	604-272-8709
1007	胡錦全	(604) 232-0836
808	H. Yan	604-278-1685



BAYWEST

101 - 1965 West 4th Avenue,
Vancouver, B.C., Canada V6J 1M8
Phone 604-257-0325
Fax 604-736-5044

August 7, 2003

Development Application Dept.
City of Richmond
6911 Number 3 Road
Richmond, BC V6Y 4C1
Attention: Mr. Halger Burke

Dear Mr. Burke,

RE: APPLICATION OF 6311 & 6331 COONEY ROAD, RICHMOND
FILE # RZ 03 - 238768

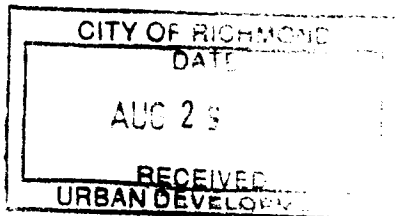
We are instructed by the Strata Council of the Owners of The Chancellor at 8238 & 8288 Saba Road, Richmond to inform you that the owners oppose to the re-zoning application for the above addresses, from Townhouse District (R2) to Comprehensive Development District Zone (CD).

The owners find that with the construction of a twelve storey complex, it would affect the southern view and block off the sunlight for the building of 8288 Saba Road. With such close proximity to our buildings, it could cause traffic congestion and even fire hazard.

Thank you for your consideration.

Yours truly,
On behalf of Owners of Strata Plan LMS 2970

Katie Khoo
Strata Property Agent
pc. Council
Councillor Bill McNulty, Planning Committee



ATTACHMENT
Mrs. Alice M. Mayhew
311-6340 Buswell St.
Richmond, B.C. V6Y2G1

August 28, 2003

Richmond City Hall
6911 - #3 Rd
Richmond, B.C. V6Y2C1

Dear Sir:

This letter is to oppose the construction of a Highrise on the property 6311 and 6331 Cooney Rd (R.Z. 03 - 238768) which is directly behind me, my living room faces the back yard of the property.

In 1996 I presented a petition, signed by over a hundred, to the Planning Department for the very same house numbers. The man in charge of the Planning Department told me the lot was not deep enough for a highrise.

While being questioned at the meeting, I replied, that I figured they would build Town houses - like the ones farther down Cooney Rd - towards Cook Road.

Sincerely,
Alice M. Mayhew

File # RZ 03-238768)

Sept. 2003

114-6340 Bureau
attn. Mr. Holger Burke. Richmond BC
V6Y 2G1.

Dear Sir

We have been asked to write
to you that the High rise next
to us is way to close.

We have 2 high rises buildings
one in front & one on side.

So we don't need another one.

Thankyou Sincerely
Helen Telford

Aug 31, 2003
81640 Brunswick St.

attention Mr. Holger Burke,
I am opposed to the
rezoning of the property located
at 6311 and 6331 Conney Road
(on St.) in Richmond, B.C.

I personally do not
approve of more highrises
in Richmond, the traffic
is horrendous as is.

What has happened to
the old quote "This island
will sink if building
continues".

I really don't think the
island will sink, I do
have confidence in our
Richmond ~~of~~ engineers.

A reply would be
appreciated.

Mary Ammerlaan
RZ 03 238768

ATTACHMENT 3

To Richmond City Hall
6911- #3 Rd
Richmond, B.C.
V6Y 2C1

Shalom and Dora
Labkovsky
6340 Buswell St #315
Richmond, B.C. V6Y 2G6

Attention Mr. Holgar Burke

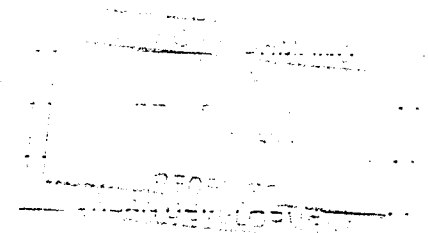
Re: File # RZ03 238768 - application
for rezoning 6311-6931 Cooney Rd.

We strongly object to the construction of
a 12 floor highrise right behind the building where
we live.

Respectfully

Richmond,
August 29, 2003

/S. Labkovsky/
S. Labkovsky
/D. Labkovsky/
D. Labkovsky





City of Richmond

Bylaw 7670

**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7670 (RZ 03-238768)
6311 AND 6331 COONEY ROAD**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **DOWNTOWN COMMERCIAL DISTRICT (C7)**.

P.I.D. 003-844-544

Lot 11 Section 9 Block 4 North Range 6 West New Westminster District Plan 15292

P.I.D. 004-048-512

Lot 10 Section 9 Block 4 North Range 6 West New Westminster District Plan 15292

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7670"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CITY CLERK

