



City of Richmond
Urban Development Division

**Report to
Development Permit Panel**

To: Development Permit Panel

Date: February 21, 2006

From: Jean Lamontagne
Director of Development

File: DP 04-267205

Re: **Application by Paul Leong Architect Inc. for a Development Permit at
6468 Cooney Road (formerly 6440, 6460 & 6480 Cooney Road)**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of twenty (20) townhouse units at 6468 Cooney Road (formerly 6440, 6460 & 6480 Cooney Road) on a site zoned Comprehensive Development District (CD/133); and
2. Vary the provisions of the Zoning and Development Bylaw No 5300 to reduce the rear yard setback from 6.55 m (21.5 ft.) to 5.4 m (17.8 ft.) for the building's ground floor only.



Jean Lamontagne
Director of Development

JL:tcb

Staff Report

Origin

Paul Leong Architect Inc. has applied to the City of Richmond for permission to develop eight (8) two-storey and twelve (12) two and half storey townhouses over a parking structure at 6468 Cooney Road (formerly 6440, 6460 and 6480 Cooney Road). The site formerly contained three (3) single-family dwellings and is currently vacant and pre-loaded

The site was rezoned (Rezoning Application RZ 04-263030) from Townhouse District (R2) to Comprehensive Development District (CD/133) for this project under Bylaw 7788.

Development Information

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

Background

The subject City Centre Area site is located at 6468 Cooney Road between Cook Road and Spires Gate. The existing development surrounding the site is described as follows:

- To the north, townhouse development zoned “Townhouse District (R2)” and “Comprehensive Development District (CD 121)”;
- To the east, townhouse development zoned “Townhouse District (R2)” and single family houses zoned “Single Family Housing District, Subdivision Area E (R1/E)”;
- To the south, single family house zoned “Townhouse District (R2)”;
- To the west, townhouse development zoned “Townhouse District (R2)”.

Rezoning and Public Hearing Results

A Public Hearing for the rezoning of this site was held on January 17, 2005. At the Public Hearing, the following concerns about rezoning the property were expressed:

- An area resident expressed significant concern about the parking issues that had been associated with the construction of a previous development, and the reoccurrence of those issues upon the start of construction on this development.

Staff worked with the applicant to address these issues by requiring a construction parking and traffic management plan be provided to the Transportation Department prior to the issuance of a Building Permit including: location for parking for services, deliveries, workers, loading, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Rezoning

and Development Permit applications. The revised form of development is consistent with Official Community Plan (OCP) population projections, Area Plan (City Centre) Neighbourhood/ Housing Objectives, and recent rezonings.

Zoning Compliance/Variations

The project complies with requirements stipulated in “Comprehensive Development District (CD/133)” with the exception of the variance noted below. The applicant requests to vary the provisions of the Zoning and Development Bylaw No. 5300 to:

1. Reduce the rear yard setback from 6.55 m (21.5 ft.) to 5.4 m (17.8 ft.) for the building’s ground floor only.

Staff recommends support for this variance as only the building podium is setback 5.4 m from the property line. The building area above the first storey complies with the 6.55 m setback. The building podium is also screened by a landscape berms which includes a combination of trees, shrubs and ground cover. A 1.8 m (6 ft.) high wood fence will provide additional screening. The proposed variance also results from the required 2 m (6.5 ft.) road dedication along the Cooney Road frontage.

Advisory Design Panel Comments

The Advisory Design Panel reviewed the proposal on December 8, 2004. The relevant excerpt from the Advisory Design Panel Minutes of December 8, 2004 is attached for reference. The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in ‘**bold italics**’ (see **Attachment 2**). All the comments from the Advisory Design Panel have been satisfactorily addressed.

Analysis

Conditions of Adjacency

- The proposed height, siting and orientation of the building respect the massing of the existing development in the area.
- The roof forms have been reduced along the rear property line to limit any overshadowing of the existing single-family dwellings.
- Adequate landscape screening has been provided to buffer the East Block (B) private open space and south side-yard on activation of permanent access;
- A 1.8 m (6 ft.) m high fence and landscape screening have been incorporated to mitigate headlight glare to adjacent single-family homes and townhouse developments at the north side-yard temporary aisle;
- A 3 m right-of-way along the east property line for a possible future lane was required as a condition at rezoning. The right-of-way limits the ability to provide additional landscaping at the rear of the property; and
- Ground-level living space and at-grade patios are provided in the West Block (A) to respect the pattern of the existing streetscape on Cooney Road and to provide a pedestrian fronting character.

Urban Design and Site Planning

- Pedestrian character has been maintained and enhanced along Cooney Road with the provision of at-grade living space, front entries and additional landscaping;
- Interim access has been provided to the parking from Cooney Road at the north property line. An overhead security gate to the north end of the parkade has been provided to minimize security issues;
- Permanent access will be provided on redevelopment of the adjacent property to the south including the provision of a cross-access and driveway easement. The interim access will be converted to a landscape and visitor parking area when the permanent access becomes functional;
- A total of forty-two (42) parking stalls are provided including four (4) visitor parking stalls which exceeds the requirements of CD/133.
- Interim accessible visitor parking is provided by the “Temporary Visitor Parking Stall” at the south wall of the proposed East Block (B). Permanent accessible visitor parking is provided in the former interim access “Autocourt” at the north-west corner of the proposed building;
- Unit #20, the north end-unit on the East Block (B), has been designated as the “accessible-adoptive” unit. Additional blockings where handrails might be located in the washrooms and bathrooms will be provided in this unit; and, the configuration of the stair will accommodate a stair lift;
- Blocking inside the walls will be provided in the washrooms of all units to facilitate future installation of grab bars/handrails in addition to such features as lever handles to doors and taps. The architects are currently investigating provision of a greater proportion of accessible units to current ‘best-practice’ standards;
- Mailboxes have been located within the secured podium area to maintain security and access shelter under a glazed canopy;
- The temporary and permanent garbage areas are acceptable. The temporary garbage/recycling area is located adjacent to the interim access from Cooney Road. The permanent garbage/recycling area is provided at the south property line adjacent to the proposed driveway easement from Cook Road. The area has been sized in accordance with Environmental Programs requirements to accommodate one 4 cubic yard garbage dumpster and 4 recycling carts; and
- Lane access in relation to the hypothetical development scenario on the adjacent site to the south (6500 Cooney Road) has been investigated to ensure that the development potential of the southerly site is protected.

Architectural Form and Character

- Bay windows, dormers, varied roof ridges have been designed to articulate/modulate the mass and profile (e.g. materials, configuration, massing, etc.) created by the Cooney Road Elevation;
- Roof of East Block (B) has been modulated to divide the block and increase the perception of a lower two-storey mass above parking. The height of the East Block (B) is 2½ storeys above the building podium *to the courtyard only*, and the height of the West Block (A) is 2 storeys above the building podium. This provides a much more neighbourly interface with the single-family homes to the east;
- The massing is further articulated through the provision of gaps in the roof line;

- The palette of materials includes brick, stucco, vinyl siding and incorporates some high-quality natural materials to accent the building envelope cladding (e.g. wood and brick) to create a sense of quality with greater integration such landscape accent details as the brick piers; and
- Intense colour accents have been incorporated to enliven the elevations and streetscape and to vary relative neutrality of colour and effect.

Landscape Design and Open Space Design

- Cash in-lieu of indoor amenity space in the amount of \$21,000 was provided as a condition of Rezoning;
- An arborist's report with tree replacement rationale has been provided. Nineteen (19) trees have been removed. The majority of the trees were non-native exotics and poorly maintained. These will be replaced with sixty (60) new trees, maintaining the minimum 2:1 ratio. These plantings include additional street-trees between the new sidewalk and Cooney Road. Planting at the rear has been kept low to minimise areas of concealment while providing a privacy screen for living areas at grade;
- The permeability of the podium for storm water management has been improved with extensive planters/plantings to modulate storm water collection and retention. The number of trees was also increased on the podium to a total of forty-one (41) trees;
- The play space in the amenity area has been designed so that larger equipment ("Climb'n Slide Play Structure") can be introduced with adequate proximities between the play structure and the wall. The safety of children on climbers adjacent to a one-storey drop is protected by a concrete balustrade with glazed upstand to ensure visual interconnections and safety. This Outdoor Amenity Space is also well protected by adequate overlook from town-house windows and proximity to the main entry and mail-boxes placed on the secure side of the podium fence;
- The Cooney Road street edge hedging provides a low fence between brick piers not higher than 1.2 m. This serves to define a generously planted buffer to the street while maintaining visual interconnection and a pedestrian friendly public realm;
- The open space areas particularly at the courtyard level follow a clear hierarchy. Direct access from the upper podium entry walkway is provided to semi-private patios. Significant open space is dedicated to landscaped planters which define bays for benches and additional semi-private open space enhancing both site security and livability; and
- Generally, compliance with the Official Community Plan (OCP) guidelines has been maintained by:
 - Minimizing (where possible) the surface area of blacktop parking and access driveways through alternate paving treatments;
 - Using a variety of decorative surface treatments, e.g. stamped concrete pavers, to soften the visual impact of driveways; and
 - Creating a continuous sense of verdant planting by balancing deciduous species with evergreen vegetation.

Crime Prevention Through Environmental Design

- Lighting plan for pedestrian entrances, access walkways and parking access aisles will be provided as part of the building permit submission to ensure uniform levels of coverage and security. All lighting fixtures will be hooded and downcast to prevent ambient light pollution and located to minimise conflict with residential units;
- Passive surveillance from the adjacent residences provides additional 'unobtrusive' security to the outdoor amenity space;
- Adequate side yard landscaping and fencing has been provided to mitigate unintended access and passage.

Servicing Capacity

- The City's Engineering Department is in the process of identifying the necessary drainage upgrades for the Cooney/Cook area.
- The owner has agreed in writing to pay for his share of the upgrades as recommended by the City prior to forwarding the Development Permit to Council for issuance. Engineering is currently completing their review and finalizing a cost sharing formula with the developers in the area.
- While the exact amount of the developers contribution is not known at this time, this in no way makes the City liable for any costs incurred on the developers part.

Conclusion

Issues identified during the Rezoning and Development Permit Application processes have been considered and addressed, including staff and Advisory Design Panel comments regarding adjacencies, site planning/urban design, architectural form/character, and landscape design. Revisions to effect a neighbourly transition to existing townhouses and single-family dwellings have been incorporated. Public concerns regarding construction parking will be addressed with appropriate agreements. The proposed development respects the existing context and develops the podium townhouse form. Staff recommend support for this Development Permit Application.



Terence Brunette, Planner
Policy Planning

TCB:cas

Attachment 1: Development Application Data sheet

Attachment 2: Advisory Design Panel Minutes and Applicant's Response

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

- Receipt of a Letter-of-Credit for landscaping in the amount of **\$71,896.00** (based on total floor area of 35,948 sf).
- Payment of the recommended shared costs for the servicing capacity upgrades as determined by the City's Engineering Department.

The following conditions are required to be met prior to issuance of the Building Permit:

- Enter into standard Servicing Agreement to design and construct beautification frontage works which include but are not limited to removal of existing sidewalk, pouring a new 1.5 m concrete sidewalk at the new property line, starting at the south edge, north to the 70 m point (from Cook Road), tapering to meet the existing sidewalk at the north property line. Between the existing curb and the new property line, a grass & treed boulevard is to be created with the trees being Armstrong Maple and planted as close to the new sidewalk as possible (as Cooney Road will be widened to create a southbound to eastbound, to Cook Road, left turn lane). At the rear, near the sidewalk, is a new City Centre standard street light system, spec L12.3 to be blue, with banner arms (NO pedestrian lights, flower baskets or receptacles). All works are at the developers sole cost - no credits.
- Provide a construction parking and traffic management plan to the Transportation Department. The plan should include: location of construction related parking and loading, request for any lane closures, including dates, times, and duration, and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Applicant is to incorporate universal accessibility measures including blocking, lever handles and taps to facilitate accessibility.



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1

Development Application Data Sheet Development Applications Department

DP 04-267205

Attachment 1

Address: 6468 Cooney Road (formerly 6440 / 6460 / 6480 Cooney Road)

Applicant: Paul Leong Architect Inc. Owner: Wilkison Holdings Ltd.

Planning Area(s): City Centre

Floor Area Gross 3,340m² (35,948 ft²) Floor Area Net 2,567.4m² (27,636 ft²)

Existing		Proposed	
Site Area	2,445 m ² (26,320 ft ²)	After Road Dedication ±2,333 m ² (25,113 ft ²)	
Land Uses	Single Family Houses	(8) - 3 Storey townhouses (12) - 3½ Storey townhouses (Includes building podium)	
OCP Designation	Residential	Residential	
Zoning:	Townhouse District (R2)	Comprehensive Development (CD / 133)	
Number of Units	Existing houses to be demolished	(8) - 3 storey (12) 3½ storey (Includes building podium)	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.11	1.11	None permitted
Lot Coverage:	47 %	47 %	None
Setback – Front Yard:	3.65 m (12.0')	3.65 m (12.0')	None
Setback – Side Yard:	3.05 m (10.0')	3.05 m (10.0')	None
Setback – Side Yard:	3.05 m (10.0')	3.05 m (10.0')	None
Setback – Rear Yard:	6.55 m (21.5')	5.4 m (17.7') (To building podium at grade) 6.55 m (21.5') (To building face at 2 nd level)	Permit 5.4 m Rear Yard Setback at grade
Height (m):	12.0 m (39.37')	12.0 m (39.37')	None
Lot Size:	Min. 1,400 m ²	2,333 m ² (After road dedication)	None
Off-street Parking Spaces – Resident/Commercial:	1.5 X 20 Units = 30	38	None
Off-street Parking Spaces – Accessible:	0.2 X 20 Units = 4	4	None
Off-street Parking Spaces – Total:	34	42	None
Tandem Parking Spaces:	Permitted	16 spaces (8 Units)	None
Indoor Amenity Space:	Min 70 m ²	Cash – in –Lieu \$21,000	None
Outdoor Amenity Space:	6.0 m ² /unit x 20 units = 120 m ²	122 m ²	None

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

**Wednesday, December 8, 2004 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall**

Townhouses

Paul Leong Architect
6440/6460/6480 Cooney Road
(Formal)

DP 04-267205

Mr. Terence Brunette, planner, reviewed staff comments on the project, a copy of which is attached as Schedule 3 and forms a part of these minutes. The key issues identified by Mr. Brunette were the landscape mitigation of some adjacencies, and the improvement of the open spaces.

Mr. Paul Leong, architect, with the aid of a model and other materials, provided the architectural and design details of the project, including the intent to provide higher density and a more urban form within the framework of a podium above a garage. Mr. Leong spoke about the individual garage doors, with unit entry within, for each unit; the future lane in the rear; the entrance location; the provision of a future access to the adjacent property; the elevations; and the exterior material and colour scheme.

Mr. Clark Kavolinas, landscape architect, provided the landscape detail.

The comments of the Panel were as follows:

- It was disappointing that the nature of the three-storey units would not allow for accessible units;
- ***[Applicant Reply: We have designated Unit #20, end unit on Block B, as the “accessible-adoptive” unit. We will provide additional blockings where handrails might be located in the washrooms and bathrooms of all units and configuration of the stair will accommodate a stair lift.]***
- The two (2) end units that have space at grade could be convertible. A fascinating project with parking underneath and interesting elevations. The underground parking was worrisome, in that there was no visibility to the street – would require gates at both ends. The roof overhang on the dormer appeared small on the sections – if it (the soffits around the building) were extended out it would provide more strength and character. Should move away from dark material to reduce heat island effect. The exterior materials could have more texture.
- ***[Applicant Reply: We provide an overhead gate at the north entry for added security. Projected bay windows and recessed walls create visual variation in plan. The soffit extension is the maximum permitted by the Zoning Bylaw.]***
- It was hard to visualize the security of the parking area.

- ***[Applicant Reply: 6' high wood fence at north, east, and south property lines and gated entry at the north driveway enhance the security.***
- A more interesting form than usual so a good addition to the street.
- The entryway to each unit could have a shade tree and other plantings. The podium is a great idea for usable space and getting cars out of the way. The upper deck is a long bowling alley space which could be broken up with different varieties of plantings organized in groups and clusters. The berm arrangement along the east property line was a concern for CEPTED reasons.
- ***[Applicant Reply: Trees along sidewalk are placed closer to the entry gate to define unit entry. Planters at the podium level are realigned with off-set to avoid straight bowling alley effect while giving each unit equal patio spaces. Bermed area along east property line are fully landscaped.]***

Mr. Leong provided the following in response to several of the comments:

- to address the berm arrangement a visual obstruction could be created at a point when the future development of the property to east was not known. It was preferable that a more friendly, accessible edge was provided now, with a review of changed circumstances in the future.
- the roof overhang could not be increased due to bylaw requirements. Ms. Achiam clarified that this detail could be accommodated by a variance.
- more textural materials had been avoided as a cleaner material provided a more urban sense. The amount of stucco wall was minimal. A French balcony had been created on the third floor and the stucco supported this.
- overhead gates at either end of the parking structure would be reviewed.

Discussion then ensued that resulted in the following motion:

It was moved and seconded

That DP 04-267205 move forward subject to the incorporation of the Panel's comments.



City of Richmond
Urban Development Division

Development Permit

No. DP 04-267205

To the Holder: PAUL LEONG ARCHITECT INC.

Property Address: 6468 COONEY ROAD
(FORMERLY 6440, 6460 & 6480 COONEY ROAD)

Address: C/O 201-288 WEST 8TH AVENUE
VANCOUVER, BC V5Y 1N5

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 and Development Bylaw No. 5300" is hereby varied to:
 - a) reduce the rear yard setback from 6.55 m (21.5 ft.) to 5.4 m (17.8 ft.) for the building's ground floor only.
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 #11 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$71,896.00 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.
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.

Development Permit

No. DP 04-267205

To the Holder: PAUL LEONG ARCHITECT INC.

Property Address: 6468 COONEY ROAD
(FORMERLY 6440, 6460 & 6480 COONEY ROAD)

Address: C/O 201-288 WEST 8TH AVENUE
VANCOUVER, BC V5Y 1N5

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. _____
DAY OF _____, _____.

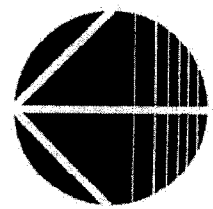
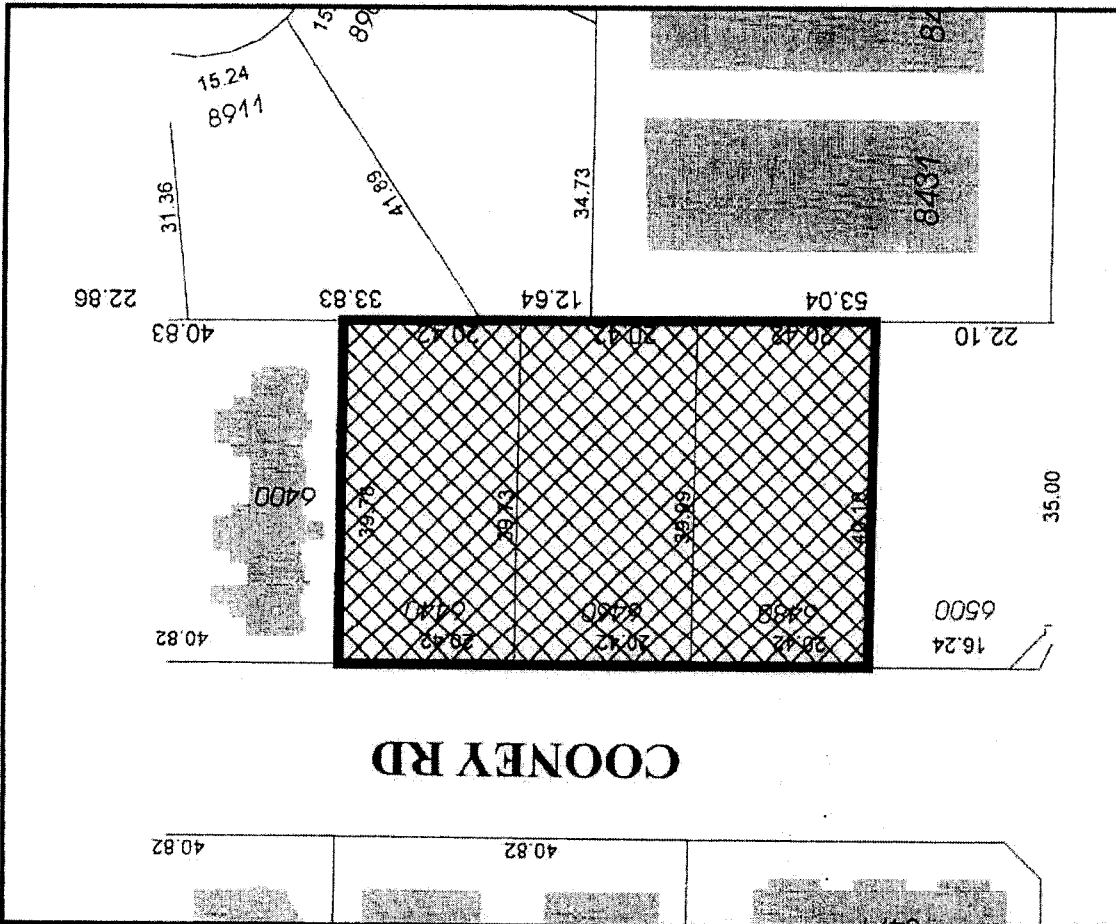
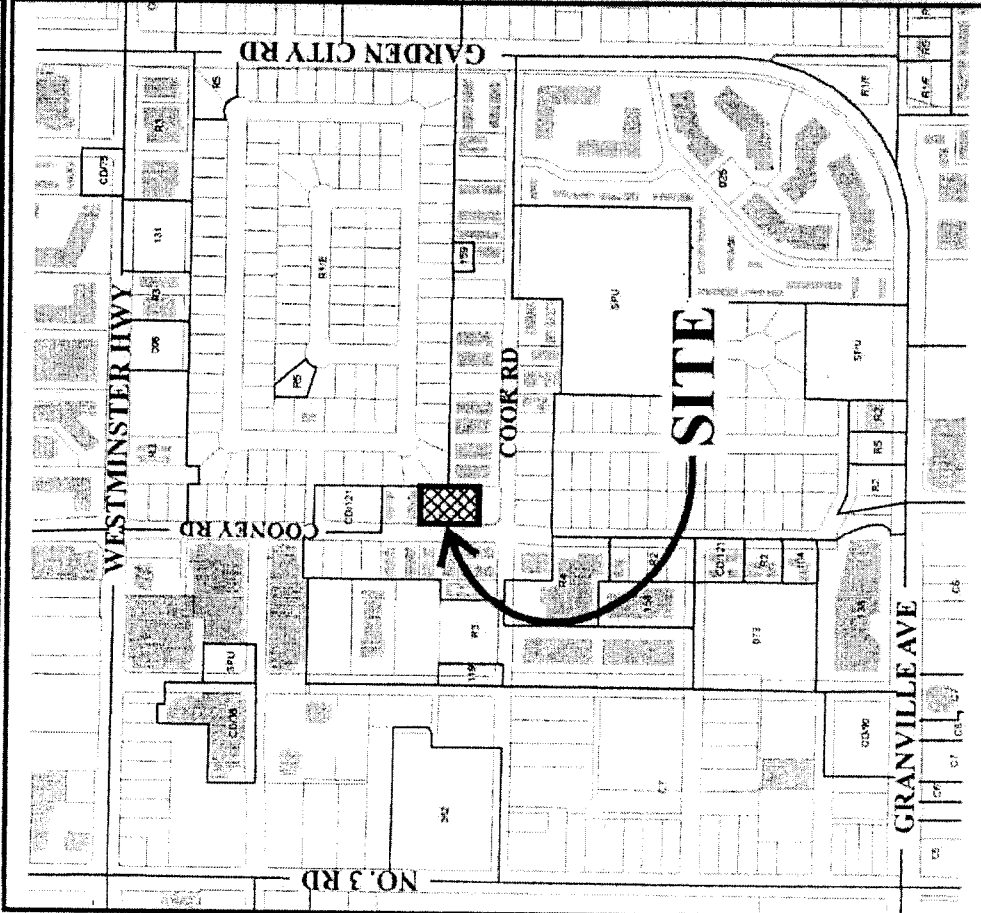
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF ,

MAYOR



City of Richmond



DP 04-267205 SCHEDULE "A"

Original Date: 05/14/04

Revision Date:

Note: Dimensions are in METRES

FEB 22 2006

851-238 West 46th Avenue,
Denver, CO 80202
(303) 733-4666

WISCONSIN, KILLER, LOCAL PROSECUTOR, CHIEF, IN JUNE 1982, THE COURT DECIDED THAT IT WAS IN THE PUBLIC INTEREST TO REVEAL THE INFORMATION. THE PROSECUTOR, HOWEVER, ARGUED THAT IT WAS IN THE PUBLIC INTEREST TO KEEP THE INFORMATION PRIVATE. THE COURT, IN A 5-4 DECISION, REVERSED THE COURT OF APPEALS' DECISION AND ORDERED THE INFORMATION TO BE MADE PUBLIC.

[illegible]

PROJECT TITLE
5468 Cooney Road
Townhouse Development
6440-6480 Cooney Road)

**Site Plan / Main Floor Plan
Parking Level)
Before Development of
5500 Cooney Road**

City of Richmond
P. No: 04-267205

SCALE	1" = 10' - 0"
DATE	Mar. 5, 04
DRAWN BY	QJ-17
CHECKED BY	PC

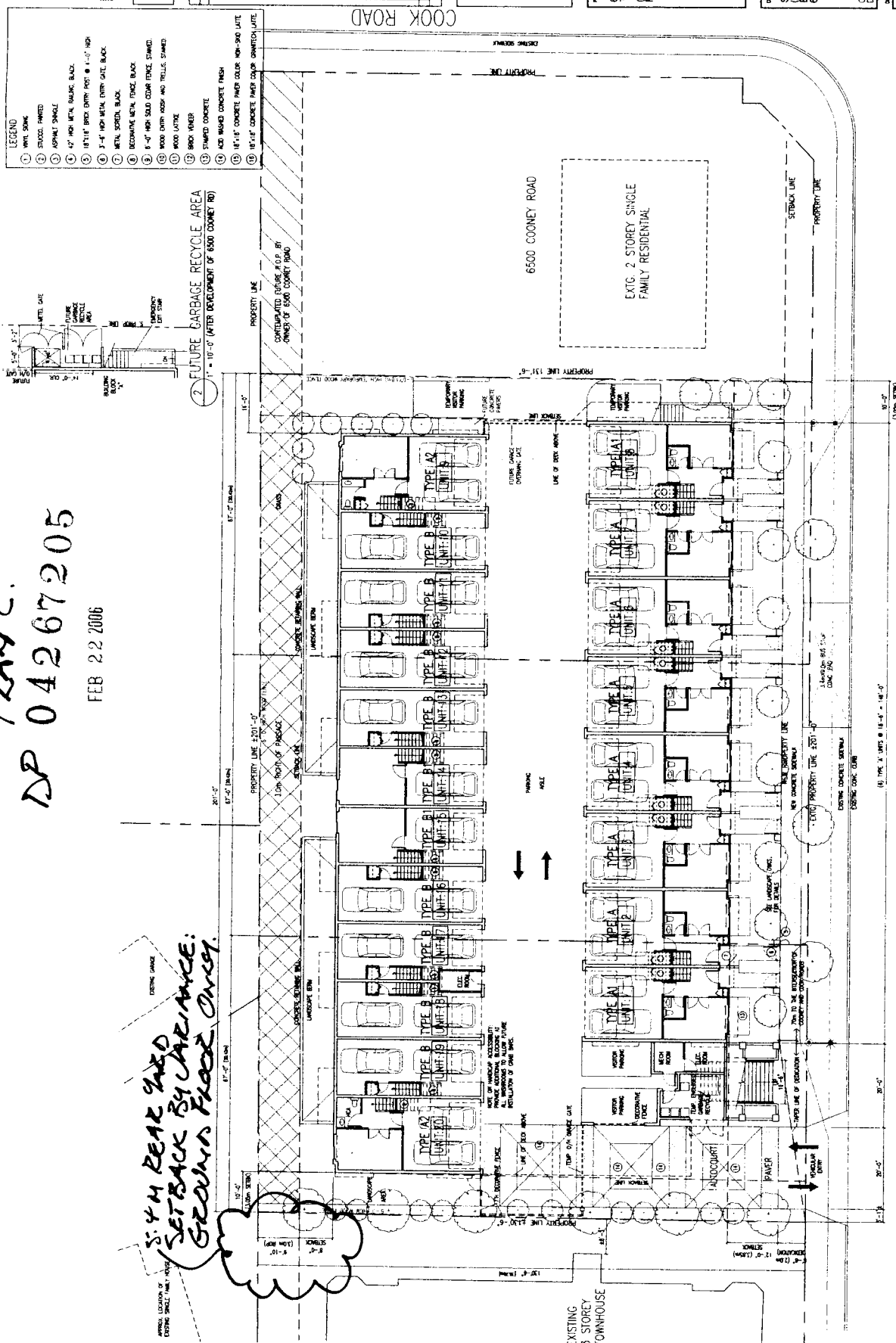
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PLAN#1.a

COONEY ROAD

1 SITE PLAN / MAIN FLOOR PLAN
1" = 10'-0"

(BEFORE DEVELOPMENT OF 6500 COONEY ROAD)





THIS PLAN IS THE PROPERTY OF PAUL LEONG ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PAUL LEONG ARCHITECTS.

DATE	REVISION
01/11/06	1. ISSUED FOR EXISTING TOWNHOUSE DEVELOPMENT
02/02/06	2. REVISED FOR EXISTING TOWNHOUSE DEVELOPMENT
02/02/06	3. REVISED FOR EXISTING TOWNHOUSE DEVELOPMENT
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02/02/06	100. REVISED FOR EXISTING TOWNHOUSE DEVELOPMENT

6468 Cooney Road
Townhouse Development
(6440-6480 Cooney Road)
Richmond, BC

2nd Floor Plan
(Landscape Podium Level)

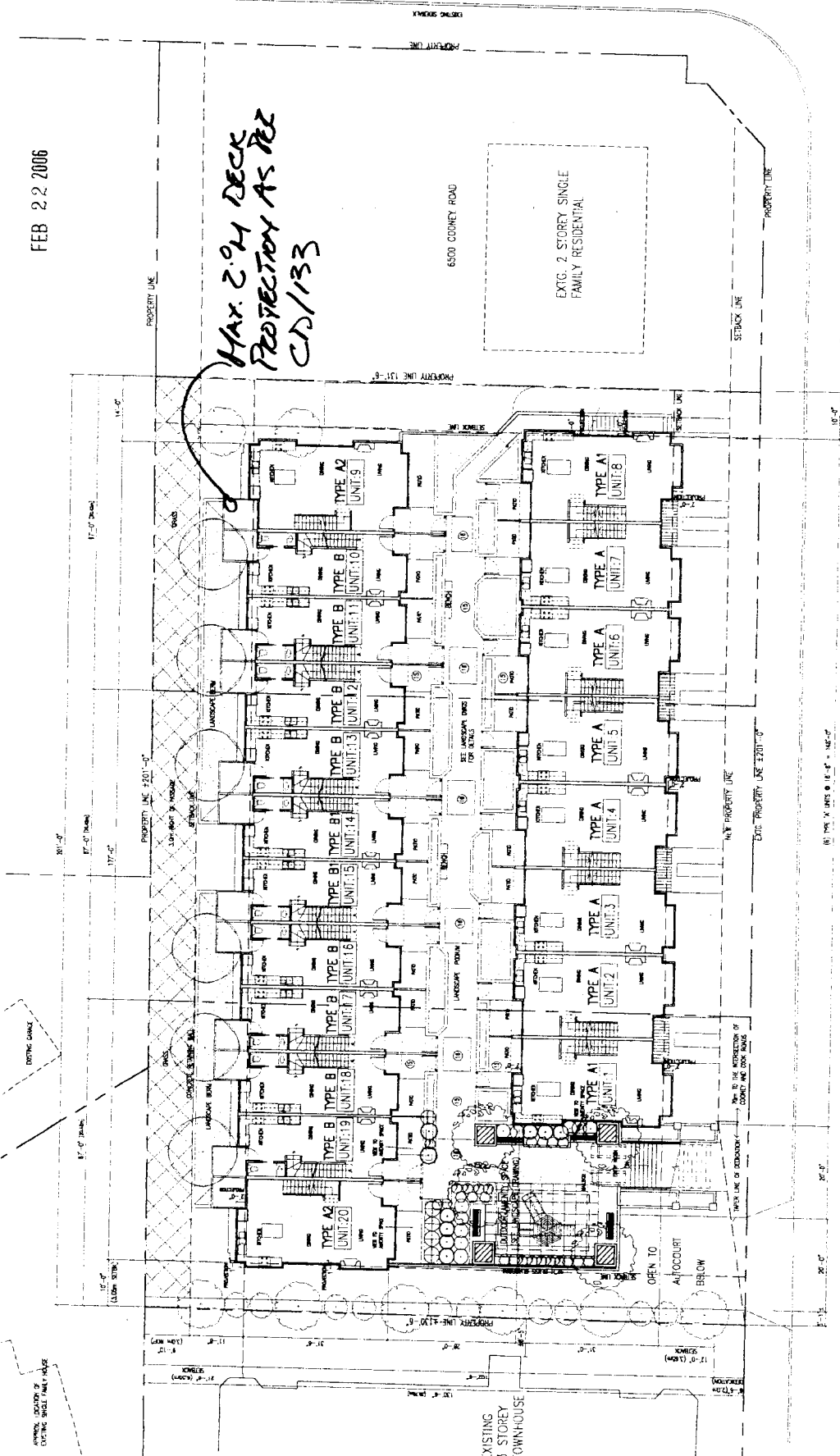
City of Richmond
D.P. No. 04-267205

SCALE	1" = 10'-0"
DRAWING NO.	PLAN#1 b
DATE	02/02/06
BY	02/02/06
CHECKED BY	02/02/06
DATE	02/02/06

PLAN 4
DP 04267205

FEB 22 2006

Max 2'0" DECK
PROTECTION AS PER
CD/133



2ND FLOOR PLAN / LANDSCAPE PODIUM PLAN
1" = 10'-0"

[illegible]
$$1^{\circ} = 10^{-6}$$



DATE: 02/22/2006
DRAWN BY: [Signature]
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PROJECT: 6489 Cooney Road
TOWNHOUSE DEVELOPMENT
RICHMOND, BC

NO.	REVISION	DATE
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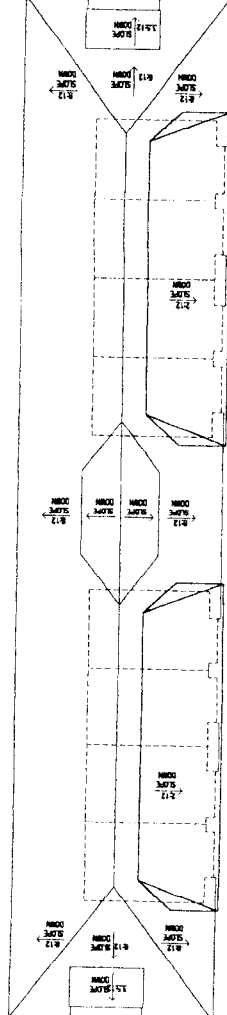
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PROJECT TITLE
6489 Cooney Road
Townhouse Development
(6489-6489 Cooney Road)
Richmond, BC

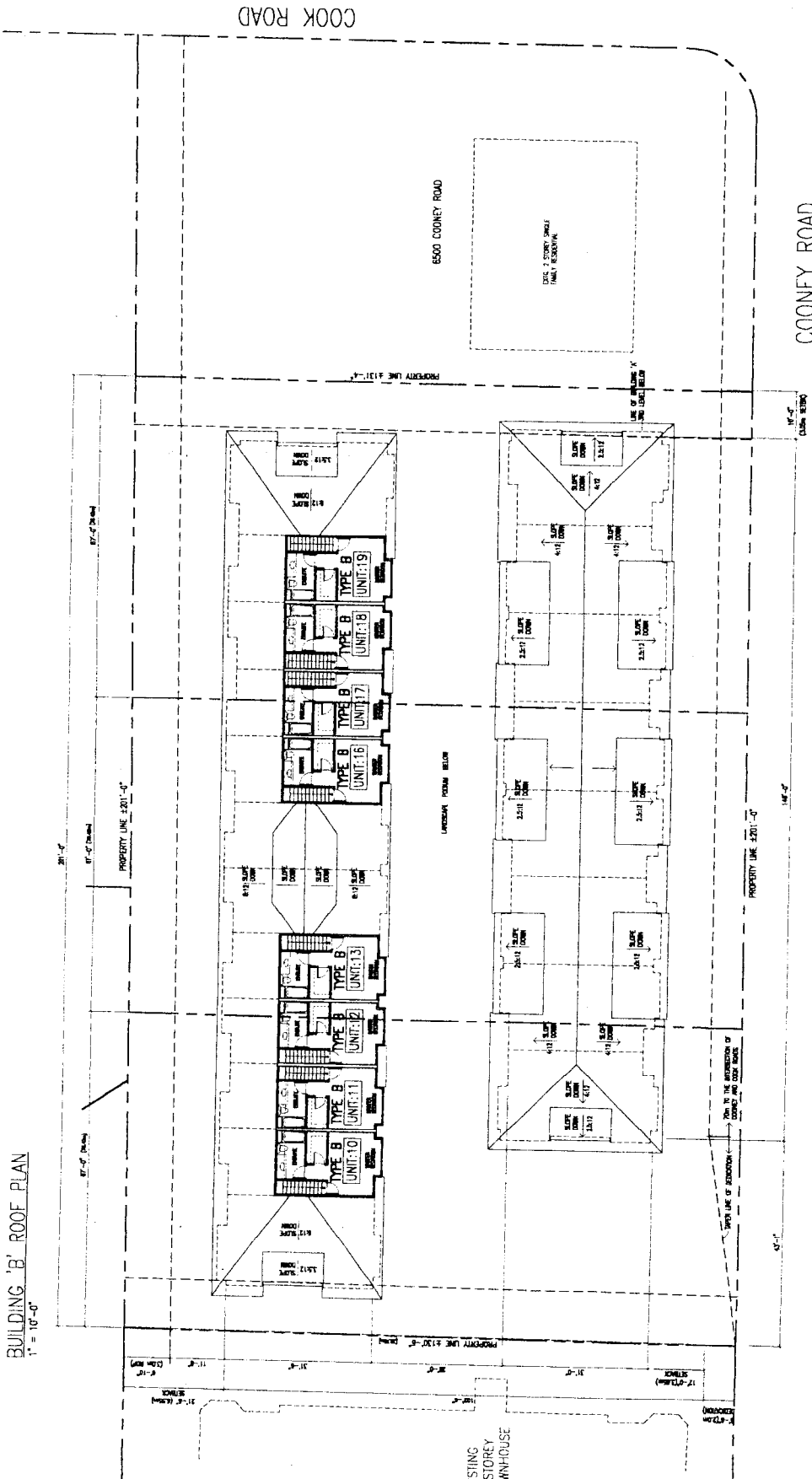
PROJECT TITLE
Building 'B' 4th Floor Plan
Roof Plans

DATE: 02/22/2006
DRAWN BY: [Signature]
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PLAN 6.
DP 04267205
FEB 22 2006



BUILDING 'B' ROOF PLAN
1" = 10'-0"



1 4TH FLOOR PLAN / ROOF PLAN
1" = 10'-0"

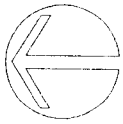


COOK ROAD

6500 COONEY ROAD

COONEY ROAD

EXISTING
1 STOREY
OWNHOUSE



REV	DATE	DESCRIPTION
1		

C. KAVOLINAS & ASSOCIATES INC.
BOSLA, ONT.
21508 - 28 AVENUE
LAKESIDE, ONT.
L4W 1G1
PHONE (905) 886-1343

PROJECT: TOWNHOUSE DEVELOPMENT
1501 - 1803 DUNDAS STREET
WEST, TORONTO, ONT.
M6J 1A4
PHONE (416) 445-1000

LANDSCAPE PLAN
PROPOSED
TOWNHOUSE DEVELOPMENT
1501 - 1803 DUNDAS STREET
WEST, TORONTO, ONT.
M6J 1A4
PHONE (416) 445-1000

DATE	1/90	DATE	FEB/04
BY		BY	
CHECKED		CHECKED	

PLAN# 3.5

KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
	MAGNOLIA GALAXY	GALAXY MAGNOLIA	9	8 CM DIA.	8 METERS O.C.
	ACER PALMATHUM 'SERPU'	SERPU JAPANESE MAPLE	8	8 CM DIA.	AS SHOWN
	MAGNOLIA GALAXY	SALICER MAGNOLIA	2	4.00 METERS	AS SHOWN
	RHOODENDRON 'YAKUSHIMARU' 'CRETE'	PURPLE YAK RHOODENDRON	4	#3 POT	90 CM O.C.
	AZALEA JAPONICA 'HINO CRISOM'	RED AZALEA	48	#3 POT	65 CM O.C.
	RHOODENDRON 'FINISH' 'ELVIRA'	RED FINISH RHOODENDRON	65	#3 POT	90 CM O.C.
	TAUS MEDIA 'HILL'	HILL'S YEW	47	#3 POT	45 CM O.C.
	AZALEA JAPONICA 'COPRA' 'CASCADE'	PINK AZALEA	38	#3 POT	65 CM O.C.
	RHOODENDRON 'PINK COMPACTA'	PINK RHOODENDRON	2	#3 POT	90 CM O.C.
	PRUNUS LAURCEAEUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	29	#3 POT	90 CM O.C.
	YUCCA OCCIDENTALIS 'SERRAVAL'	EMERALD AGAVE	17	1-2 METERS	80 CM O.C.

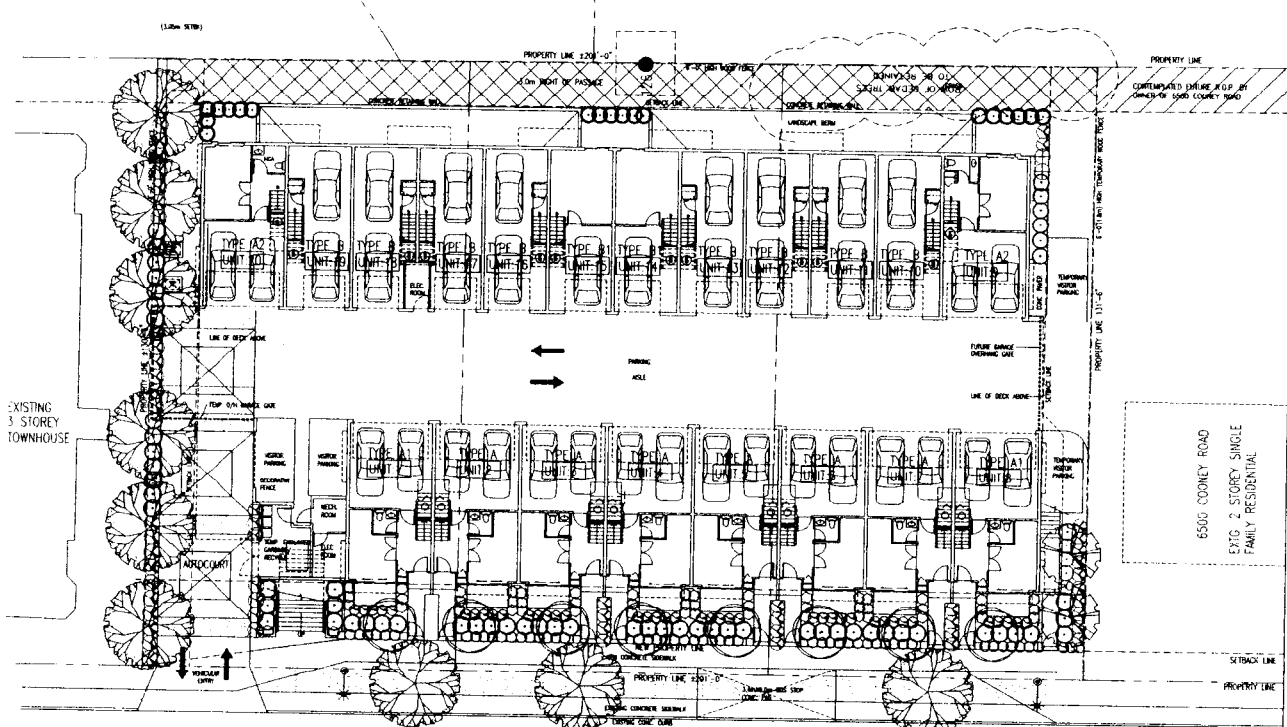
PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BONITA STANDARD FOR CONTAINER GROWN PLANTS.

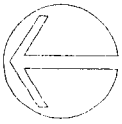
ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BONITA/BOSLA 'LANDSCAPE STANDARDS'.

PLAN 7.
DP 04267205
FEB 22 2006

LIGHTING PLAN TO BE PROVIDED FOR PEDESTRIAN ENTRANCES, ACCESS WALKWAYS, AND PARKING ACCESSIBLES TO ENSURE UNIFORM COVERAGE AND SECURITY. ALL LIGHTING FIXTURES TO BE HOODED AND DOWNCAST TO PREVENT AMBIENT LIGHT POLLUTION.


NOTE: LIGHTING WILL BE LOCATED TO MINIMIZE CONFLICT WITH RESIDENTIAL UNITS.





Scale/Notes/Revised/Notes	1
1/4" = 1' - 0"	1
1/8" = 1' - 0"	1
1/16" = 1' - 0"	1
1/32" = 1' - 0"	1
1/64" = 1' - 0"	1
1/128" = 1' - 0"	1
1/256" = 1' - 0"	1
1/512" = 1' - 0"	1
1/1024" = 1' - 0"	1
1/2048" = 1' - 0"	1
1/4096" = 1' - 0"	1
1/8192" = 1' - 0"	1
1/16384" = 1' - 0"	1
1/32768" = 1' - 0"	1
1/65536" = 1' - 0"	1
1/131072" = 1' - 0"	1
1/262144" = 1' - 0"	1
1/524288" = 1' - 0"	1
1/1048576" = 1' - 0"	1
1/2097152" = 1' - 0"	1
1/4194304" = 1' - 0"	1
1/8388608" = 1' - 0"	1
1/16777216" = 1' - 0"	1
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BY		DATE	
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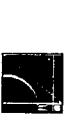
DRAWN BY:  PLAN 13
 DATE:
 PROJECT:

FEB 22 2006

DP04267205

PLAN 10

PAUL LEONG
ARCHITECT INC



NOTED: SEE PLAN 10 FOR
LOCATION OF THIS ELEVATION
ON THE SITE PLAN.

GENERAL NOTES: THIS PLAN IS FOR THE
BUILDING OF THE TOWNHOUSE DEVELOPMENT
AT 6468 COONEY ROAD, RICHMOND, BC.
THE BUILDING IS TO BE A 3-STOREY
TOWNHOUSE DEVELOPMENT WITH A
TOTAL OF 12 UNITS. THE BUILDING
IS TO BE CONSTRUCTED IN ACCORDANCE
WITH THE BC BUILDING ACT AND THE
BC BUILDING DEPARTMENT REGULATIONS.
THE BUILDING IS TO BE DESIGNED TO
MEET THE REQUIREMENTS OF THE
BC BUILDING DEPARTMENT FOR A
3-STOREY TOWNHOUSE DEVELOPMENT.
THE BUILDING IS TO BE DESIGNED TO
MEET THE REQUIREMENTS OF THE
BC BUILDING DEPARTMENT FOR A
3-STOREY TOWNHOUSE DEVELOPMENT.

DATE: 02/22/06
DRAWN BY: P. LEONG
CHECKED BY: P. LEONG
APPROVED BY: P. LEONG

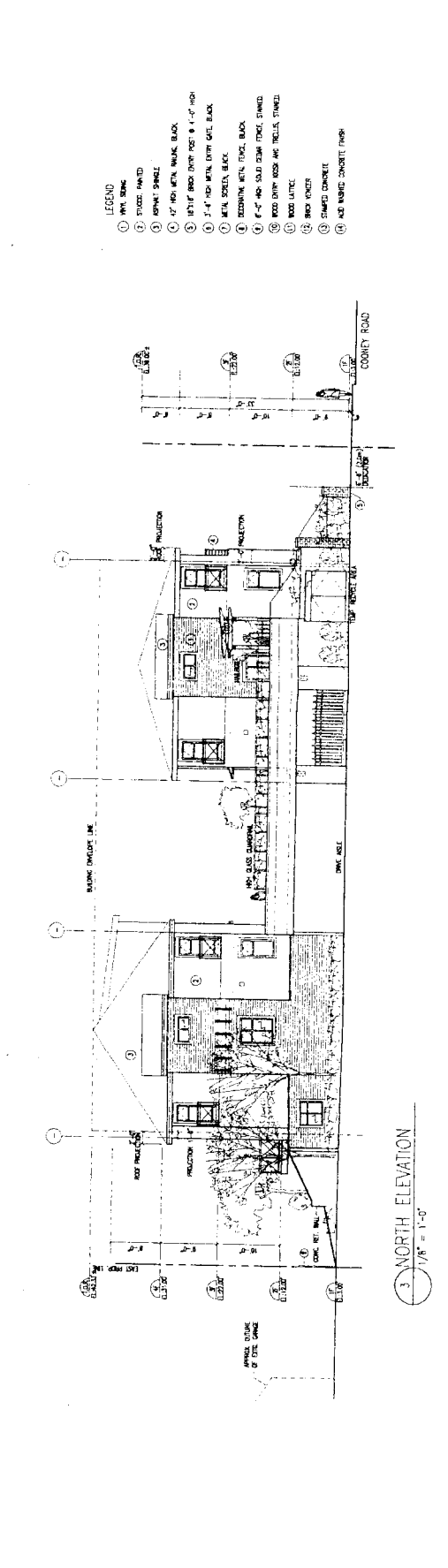
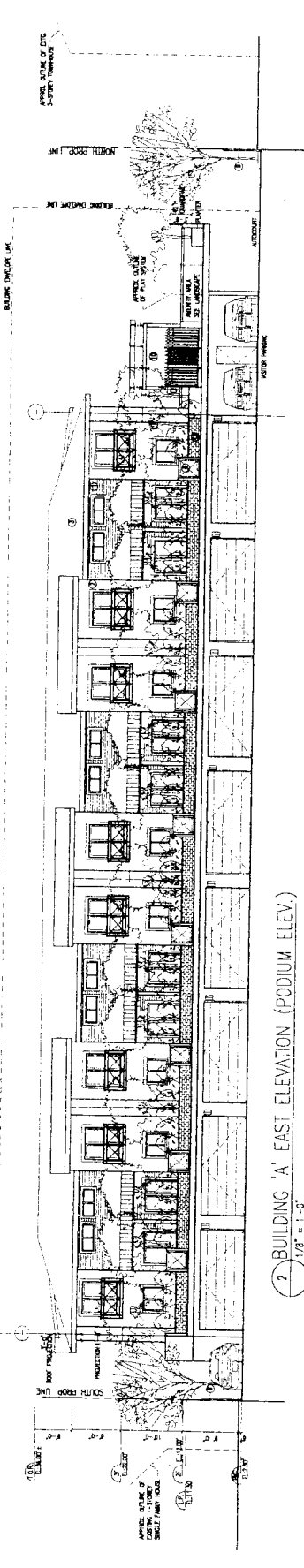
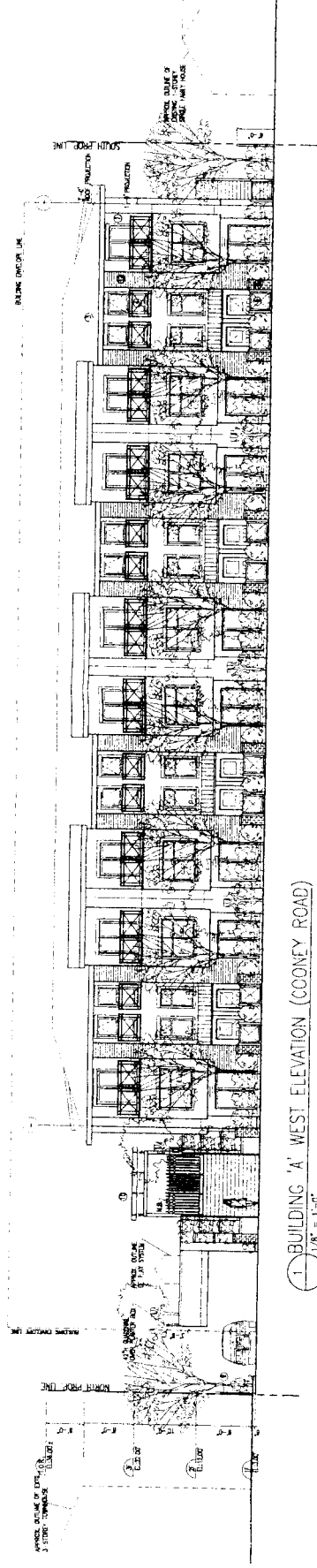
PROJECT TITLE:
6468 Cooney Road
Townhouse Development
(6440-6480 Cooney Road)
Richmond, BC

DRAWING TITLE:
Building 'A' Elevation

CITY OF RICHMOND
D/F NO. 04-287205

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

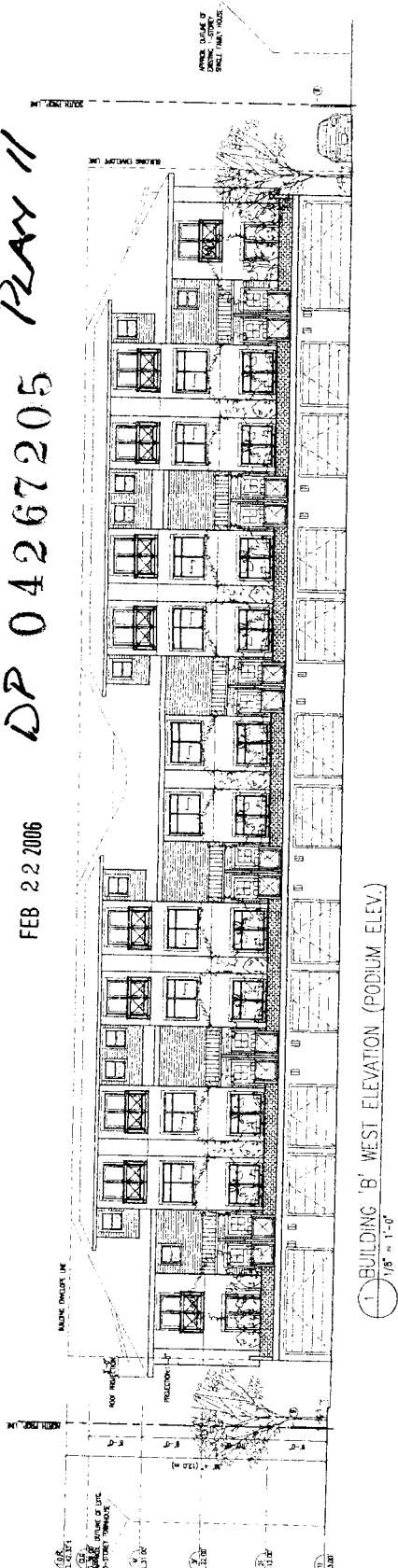
PLAN# 4



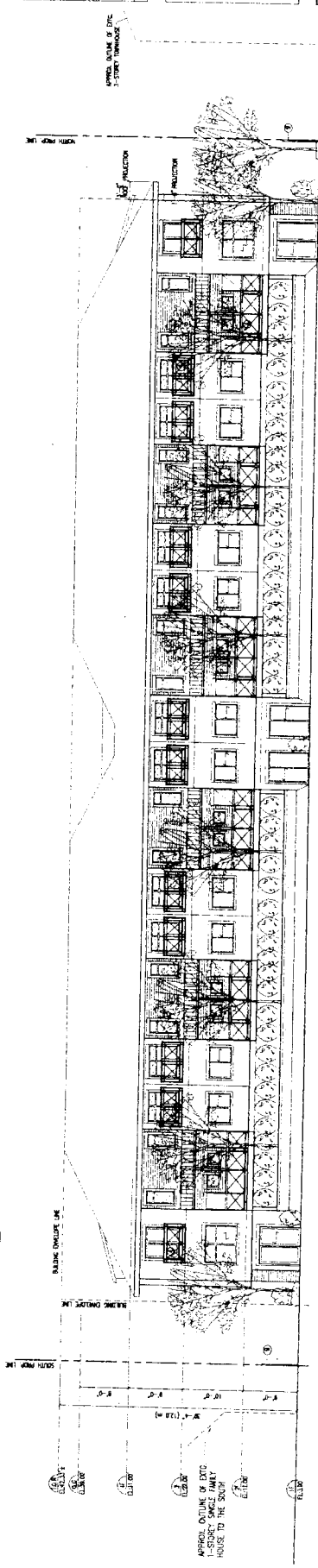
- LEGEND
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 - 2. STUCCO
 - 3. STUCCO
 - 4. 12" WYLLIAMS
 - 5. 12" WYLLIAMS
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 - 99. 12" WYLLIAMS
 - 100. 12" WYLLIAMS

DP 04267205

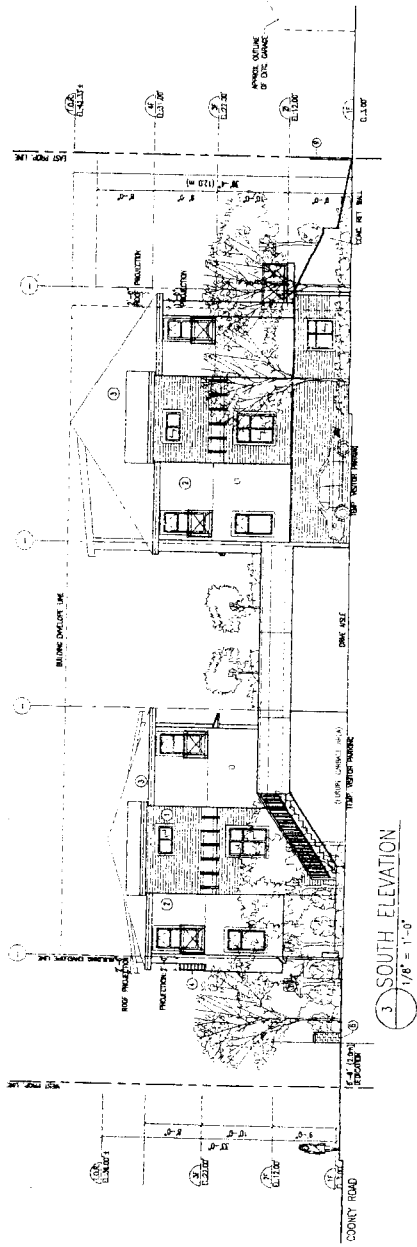
FEB 22 2006



1 BUILDING 'B' WEST ELEVATION (PODIUM ELEV.)
1/8" = 1'-0"



2 BUILDING 'B' EAST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"

- LEGEND**
- ① WHITE STONE
 - ② STUCCO FINISH
 - ③ ASPHALT SHINGLE
 - ④ 4" HOP-KIT BALKING BLOCK
 - ⑤ 18"X18" HOP-KIT POST @ 4'-0" HIGH
 - ⑥ 3'-0" HOP-KIT ENTRY GATE BLOCK
 - ⑦ METAL SCREEN BLOCK
 - ⑧ 2"X6"X8" METAL FENCE BLOCK
 - ⑨ 6"X6" HOP-KIT SOLID FENCE, STAINED
 - ⑩ 6"X6" HOP-KIT MOSS AND TRELLIS, STAINED
 - ⑪ BROWN LANTERNS
 - ⑫ BRICK KENTON
 - ⑬ STAINED CONCRETE
 - ⑭ 4"X8" BAKED CONCRETE, FINISH