

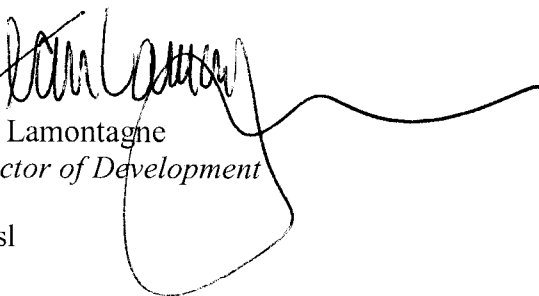


To:	Development Permit Panel	Date:	April 27, 2007
From:	Jean Lamontagne Director of Development	File:	DP 07-361966
Re:	Application by MacLean Homes Cooney Road Ltd. for a Development Permit at 6600, 6620 Cooney Road and 6591, 6611 Eckersley Road		

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 13 three-storey townhouse units and 37 units in a four-storey apartment building over a parking level on a site zoned "Comprehensive Development District (CD/180)" zone; and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Reduce the required number of residential off-street parking stalls on-site by two (2) stalls in response to the provision of a co-op car and designated parking stall; and
 - b) Vary the setback for the entry canopy along Eckersley Road to 0.75 metres (2.4 ft.).



Jean Lamontagne
Director of Development

DN:sl
Att.

Staff Report

Origin

MacLean Homes Cooney Road Ltd. has applied to the City of Richmond for permission to develop 13 three-storey townhouse units and 37 units in a four-storey apartment building over a parking level at 6600, 6620 Cooney Road and 6591, 6611 Eckersley Road. Single family dwelling units are currently located on the site.

The site is in the process of being rezoned from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Comprehensive Development District (CD/180)” under Bylaw 8207 (RZ 06-339190).

Development Information

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

Background

Development surrounding the subject site is as follows:

To the north, an active rezoning application (RZ 04-267997) on the adjacent northern lot fronting Eckersley Road (6571 Eckersley Road) and two (2) lots fronting Cook Road (8400, 8440 Cook Road), which proposes rezoning from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/178) to permit development of eight (8) single-storey units and 20 2 ½-storey units over a parking level. The northern adjacent lot that fronts Cooney Road (6580 Cooney Road) is zoned “Single-Family Housing District, Subdivision Area E (R1/E)” and there is an existing single-family dwelling on the site;

To the east, single-family dwelling on the east side of Eckersley Road zoned “Single-Family Housing District, Subdivision Area E (R1/E)”;

To the south, Single-family dwellings zoned “Single-Family Housing District, Subdivision Area E (R1/E); and

To the west, existing multiple family developments zoned “High Density Residential District (R4)”.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on April 16, 2007. The following concerns were raised at the Public Hearing. The response to the concern is provided in italics.

- A written submission expressed concern related to the density proposed by the development and general concern related to density within the City Centre.

The subject application complies with its designation in the Official Community Plan, the City Centre Area Plan and the City Centre Area Plan Update Study.

- A Cook Crescent resident expressed concern regarding the provision of cash in lieu of on-site indoor amenity space.

It was clarified that the funds are collected in a special reserve fund that is used by the City for the development of community space.

During the rezoning process, it was specified that details of the arrangement to provide an automobile designated for shared use on-site be provided in association with the Development Permit. **Attachment 2** is a draft of the agreement between the applicant and a co-operative automobile association, in this case the Co-operative Auto Network (CAN), that outlines the terms and conditions of the arrangement related to the on-site provision of a co-op car within the development. In addition, a condition of issuance of the Development Permit is registration on title of a legal agreement that identifies a parking stall amongst the visitor parking stalls as assigned to a car that will be co-operatively shared by members of an automobile co-operative association.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and with Comprehensive Development District (CD/180).

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

The applicant requests to vary the provisions of the Zoning and Development Bylaw No. 5300 to:

- 1) Reduce the required number of residential off-street parking stalls on-site by two (2) stalls in response to the provision of a co-op car and designated parking stall.

(The introduction of a co-op car is supported by city staff based on the site's proximity to transit service and amenities and that the vehicle can be accessed by all members of a co-operative venture that facilitates car sharing as an alternative to privately owning an automobile. Parking for the vehicle will be secured by a legal agreement registered on title that designates a parking stall, located amongst the visitor parking stalls, as assigned to the co-op car. Transportation Engineering has determined that the provision of a vehicle and an assigned parking stall is supportable in lieu of the provision of three (3) regular parking stalls on-site.)

- 2) Vary the setback for the entry canopy along Eckersley Road to 0.75 metres (2.4 ft.).

(Locating the entry canopy closer to Eckersley Road interrupts the building pattern established along the street frontage, clearly identifies the pedestrian entry to the site, and contributes to the articulation of the building façade and provides weather protection.)

Advisory Design Panel Comments

The development proposal was reviewed by the Advisory Design Panel on February 7, 2006. A copy of the relevant excerpt from the Advisory Design Panel Minutes is attached for reference (**Attachment 3**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '**bold italics**'.

Analysis

Conditions of Adjacency

- The building form and massing respond to the design guidelines articulated in the City Centre Area Plan (CCAP) Update Study, which identifies the site within an area identified as Medium Density (T4 General Urban Zone). The designation permits a mixed-use primarily residential urban fabric with a wide range of building types that facilitate a transition between the City Centre's lower and higher density zones.
- The building typology proposed, which is a combination of three-storey townhouse units along the street frontage and a four-storey apartment centrally located on the site, contributes to the development of an urban village character.
- The three-storey townhouse units along the Cooney Road and Eckersley Road frontages comply with the Official Community Plan (OCP) in presenting a maximum three-storey elevation adjacent to the street with frequent interruptions in the mass of the building, and individual unit entries, which responds to the area plan's requirement for an active and articulated street frontage.
- The townhouse units' private outdoor amenity space creates opportunity to further animate the street, and creates opportunities for passive surveillance of the street frontage.
- The 2.5 m (8 ft.) and 3 m (10 ft.) setbacks along Cooney Road and Eckersley Road respectively make provisions for bay windows to articulate the street fronting façades and contribute to animating the street frontages.
- It is anticipated that at the time the southern adjacent properties develop, it will be according to a pattern that is similar to that of the subject site and that a parking structure will similarly extend to the property line, resulting in a continuation of the pattern established by the subject property.
- To minimize the visual impact of the wall along the south property line on the adjacent property during the interim, Cotoneaster Avondrood, which is a bushy shrub with fan-like cascading branches, will be planted along the edge of the wall. The size of the shrub proposed has been increased to ensure the landscaping appears mature at the time of planting.
- Conversely, the location of the access granted to the adjacent northern development proposal (RZ 04-267994 and DP 07-360243) established the development pattern along the northern edge as well as the location of the access to the site.
- Although a four-storey apartment building is proposed as part of the development, it is located internally on the site; thereby minimizing the impact on adjacent properties.
- The minimum flood plain elevation for the area is 0.9 m (geodetic) and the site has been designed to meet existing grades at the edges of the site. A flood Indemnification Covenant is required to be registered on title as a condition of rezoning.

Urban Design and Site Planning

- The subject site will be accessed via the north east corner of the lot and will be shared between the subject proposal and the adjacent northern development application (RZ 04 267994 and DP 07-360243) at 8400 and 8440 Cook Road, and 6571 Eckersley Road. A 1.5 m (5 ft.) wide right-of-way is required along the northern edge of the site. This right-of-way, in association with a 6 m (19 ft.) wide right-of-way, which is a requirement of the adjacent northern development, will provide access to the site via Eckersley Road. To secure access to the site, issuance of the subject Development Permit is subject to the registration of the 6 m (19 ft.) wide right-of-way on the adjacent northern property. The 1.5 m (5 ft.) right of way along the northern edge of the site will extend to Cooney Road as an illuminated sidewalk.
- A total of 76 off-street parking stalls will be provided on-site. Of which thirteen (13) visitor parking stalls are provided, two (2) of which are accessible stalls, one (1) stall is reserved for exclusive use by the automobile designed for shared use, and ten (10) residential stalls are in tandem arrangement. This total reflects provisions included in Comprehensive Development District (CD/180) for a reduced parking requirement in association with the affordable units. In addition, as described above, a parking reduction of two (2) stalls in-lieu for the inclusion of a co-operative use car on site is required. Sufficient parking is provided on site for a least one stall to be assigned to each unit.
- Access to the parking level for members of the car co-op will be provided via the doorway located east of the garbage and recycling room, which is adjacent to the parking access, and will be secured by a security code key pad.
- As a condition of rezoning, a covenant will be registered on title to secure the assignment of tandem parking stalls to a single dwelling unit.
- The residential portion of the parking structure will be secured by an overhead gate. Two (2) secure bike storage rooms are located within the residential component of the parking structure to further support the use of alternative transportation.
- Garbage and recycling containers will be located within the parking structure. To facilitate pick up, an overhead door has been included in the design of the garbage and recycling room to provide direct access from the drive aisle. Vehicles picking up garbage and recycling are to enter the drive aisle off Eckersley by backing into the drive aisle.
- The townhouse units have individual private accesses to the parking level for convenience.
- The street level pedestrian entry is at grade and located off Eckersley Road; weather protection is incorporated into the design.
- The townhouse units have grade level individual entries that break up the massing of the building, provide opportunity for passive surveillance of the street frontage, animate and create interest along the street façade, and promote pedestrian activity.

- Connectivity between the lobby located on Eckersley Road, in which the elevator is located, and the four-storey apartment building is provided via linking architecture characterized by prefinished aluminum windows at all levels.
- Access to the outdoor amenity area, which is located above the parkade level, is via either the staircases on Cooney Road and Eckersley Road, or the main lobby, which is accessible.
- Unit C2 has been designed to facilitate easy conversion to a fully accessible unit. Two C2 units are proposed within the development. Further, the remaining units have been designed to incorporate elements to facilitate easy conversion to improve accessibility. To assist aging in place, blocking will be incorporated inside the walls in washrooms to facilitate the potential future installation of grab bars/handrails.

Architectural Form and Character

- Two (2) housing typologies are proposed on the site, which function to both facilitate transition in a changing neighbourhood, and respond to the City's objective of providing a variety of housing options within the City Centre.
- Development of the site has been undertaken with consideration of the site specific context. The three-storey townhouse units along Cooney Road and Eckersley Road, with individual unit access via the street, animate the street frontage and contribute to a lively street atmosphere.
- The four-storey apartment building is situated internally on the site; thereby minimizing the impact on adjacent properties. Sitting the building internally toward the northern property line maximizes the functionality of the outdoor amenity space, and minimizes the impact of the building by screening it from the street frontages.
- A modern building style is proposed for both building forms. Character features incorporated into the design of the townhouse façade include bay windows, cornicing at upper floors, weather protection at unit entrances, and decorative supporting columns. Prominent frontages incorporate a combination of brick, siding and decorative metal railings.
- The mass of the apartment building is broken up into a base, middle and penthouse expression by varying the exterior materials.
- Linking architecture, consisting of the elevator core and east exist stair is expressed as a contemporary vertical element that incorporates a glazed bridge element and metal panel cladding.
- The building materials (including brick veneer, prefinished horizontal bevelled siding, painted panel siding, wood shingle siding, stucco wood cornice, wood window/door casing, aluminum and tempered glass guardrails) in a neutral color scheme are compatible with both the existing character of the neighbourhood and the evolving character within this area.
- The flat roofs proposed are articulated by the change in elevation resulting from the variety of building typologies proposed. Further, the roof top trellises on the individual townhouse

units creates both a useable private outdoor space and facilitates transition between the elevation of the three-storey townhouse units and the four-storey apartment building sited on a parking level.

- The changes in building architecture and materials proposed on site both create a complementary relationship between the buildings, and respond to the transitioning nature of the neighbourhood.
- Signage will be incorporated into the structure and will compliment the building design and materials.

Landscape Design and Open Space Design

- An Arborist report identifies thirteen (13) bylaw trees; four (4) of which are within proximity of the site but not on the subject site. With the exception of one off-site tree, the trees are affected by development on the site. Prior to the issuance of the Development Permit, the applicant is required to substantiate the measures to be undertaken to secure retention of the tree located on the adjacent southern property.
- Forty nine (49) trees are proposed on-site, which complies with the 2:1 replacement ratio required by the Official Community Plan (OCP). Hedges, an assortment of shrubs and ground covers, and vines are proposed at the ground level and have been selected to ensure the landscape treatment remains interesting throughout the year. Further, the townhouse units include roof deck planters that include a Dwarf Strawberry Bush, an assortment of ornamental grasses and ground cover, and Trumpet Vines, which were selected based on their low water requirements. Metal picket fences will be introduced in association with the townhouse units and will be no greater than 0.9 m (3 ft.) in height.
- Outdoor amenity space is provided in compliance with the Official Community Plan (OCP) and is designed to promote both active and passive use. It includes a children's play structure, the Kompan Red House on a resilient surface, which is located to maximize sun exposure and is within immediate proximity of the main access to the outdoor space.
- The townhouse units are treated with individual landscaped front yards, featuring at least one tree or large shrub, a rear patio with a planter that is level to the patio, and a roof top deck with planters. The southern and northern portion of the site that is adjacent to the apartment building is well landscaped with a variety of trees, shrubs, and ornamental ground cover, and provides convenient access to the outdoor amenity space.
- Baltic Ivy will be planted to cascade over the wall to soften the interface between the 1.5 m. (5 ft.) wide public right of way that extends along the entire northern edge of the site adjacent to the exterior wall of the parking structure.
- The walkway located on the south side of the site connecting the development horizontally consists of pavers and the slope is no greater than five (5) percent to maintain accessibility.
- Similar to the landscape treatment of the wall on the north side of the site, the interim interface between the subject site and the adjacent southern property will be softened with the planting of Cotoneaster Avondrood, which is a bushy shrub with fan-like cascading

branches, that will be planted along the edge of the wall. The size of the shrub proposed has been increased to ensure the landscaping appears mature at the time of planting. The southern edge will be further landscaped with Privet Honeysuckle shrubs and Katsura trees.

Affordable Housing

- Comprehensive Development District (CD/180) secures 0.28 of Floor Area Ratio (FAR) exclusively for the provision of dwelling units that have an individual gross floor area that is no greater than 54 m² (580 ft²).
- The applicant has substantiated that the projected sale price of these units responds to the Interim Affordable Housing Strategy's identification of the need for entry level ownership for households with an annual income of \$60,000.00 or less. 15 units, the equivalent of 30% of the total number of units proposed, will provide an opportunity for entry-level ownership based on the size of the units.
- To secure these units as entry level ownership dwellings according to the Interim Affordable Housing Strategy, an agreement will be registered on title prior to rezoning adoption. To ensure units are sold to households with an annual income of \$60,000 or less, the developer will provide a file to the City for consideration with information about the potential purchaser that includes household T4 information. The agreement will specify ownership for a minimum 18 month period to preclude resale of the unit. If the original owner sells the unit within the 18 month period, a contribution to the City's Affordable Housing Reserve fund will be provided in accordance with the terms in the agreement.

Crime Prevention Through Environmental Design

- The townhouse units along the Cooney Road and Eckersley Road frontages create opportunity for passive surveillance of the street. Similarly, the south facing apartment units and the townhouse units result in passive surveillance of the outdoor amenity space. The windows on the southern exterior of the end townhouse units similarly create an opportunity for passive surveillance.
- The outdoor amenity space is centrally located and visually prominent. Seating structures are within proximity of the children's play area to facilitate passive surveillance.
- The residential parking is secured by an overhead gate. Further, the parking level is well illuminated and areas for concealment have been minimized.
- Mailboxes are located within the secured lobby and access to the building will be secured.

Public Art

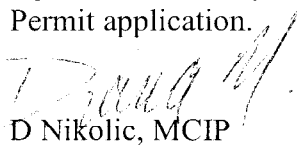
- The City will accept a voluntary contribution by the applicant of \$30,211.20 towards public art and undertakes to work with the Richmond Public Art Commission to introduce public art on site.

Sustainability

- The following sustainability measures have been included in the development: a landscaped and functional green roof over the parking structure, secured bicycle storage, planting of water-wise plants to minimize watering requirements, installation of water conserving plumbing features, installation of carbon dioxide monitors within the parking level, use of adhesives and paints that will meet Leadership on Education and Energy Design (LEED) standards, installation of carpets that meet the Carpet and Rug Institute green label standards, use of wood products that are free of formaldehyde resins, and introduction of an automobile designated for shared use.

Conclusions

The development as proposed responds to both the transitioning character of the neighbourhood and the site specific context while complying with the City Centre Area Plan Update guidelines. The applicant has adequately responded to staff comments articulated in the associated rezoning report and Advisory Design Panel comments. Staff recommend approval of this Development Permit application.



D Nikolic, MCIP

Planner II (Urban Design)

(Local 4040)

DN:sl

Attachment 1: Development Application Data Sheet

Attachment 2: Draft Agreement Outlining the introduction of a Co-op Vehicle

Attachment 3: Advisory Design Panel Minutes and Applicant's response

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$71,897;
- City acceptance of a voluntary contribution of \$32,586.00 toward Public Art and execution of a legal agreement confirming the terms of the contribution and provision of the Public Art;
- Registration of a legal agreement on title identifying a parking stall amongst the visitor parking stalls as assigned to a car that will be co-operatively shared by members of an automobile co-operative association. A copy of the agreement between the applicant and the Co-operative Auto Network that outlines the terms and conditions of the arrangement related to the on-site provision of a co-op car is required to be attached as a schedule to the required covenant;
- To secure access to the site, issuance of the subject Development Permit is subject to the registration of the 6 m (19 ft.) wide right-of-way on the adjacent northern property; and
- Prior to the issuance of the Development Permit, the applicant is required to substantiate the measures to be undertaken to secure retention of the tree located on the adjacent southern property.

Prior to issuance of a Building Permit, the developer is required to complete the following requirements:

- A construction parking and traffic management plan to be provided to the satisfaction of the Transportation Department (<http://www.richmond.ca/services/ttp/special/htm>); and
- Incorporation of accessibility measures for aging in place in Building Permit drawings for all units including lever handles for doors and faucets and blocking in all washroom walls to facilitate future potential installation of grab bars/handrails.



City of Richmond

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

Development Application Data Sheet

Development Applications Division

DP 07-361966

Attachment 1

Address: 6600, 6620 Cooney Road and 6591, 6611 Eckersley Road

Applicant: MacLean Homes Cooney Road Ltd.

Owner: MacLean Homes Ltd.

Planning Area(s): City Centre Area Plan

	Existing	Proposed
Site Area:	Gross: 3,237 m ² (34,850 ft ²) Net: 3,118 m ² (33,568 ft ²)	Gross: 3,237 m ² (34,850 ft ²) Net: 3,118 m ² (33,568 ft ²)
Land Uses:	Residential	Residential townhouses and apartment
OCP Designation:	Neighbourhood Residential	Neighbourhood Residential
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Comprehensive Development District (CD/180)
Number of Units:	4	13 townhouses, 37 apartments

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.4 plus an additional 0.28 FAR provided that it is entirely used to accommodate dwelling unit(s) each having an individual gross floor area less than 54 m ² (Affordable Housing)	1.4 plus an additional 0.28 FAR provided that it is entirely used to accommodate dwelling unit(s) each having an individual gross floor area less than 54 m ² (Affordable Housing)	none permitted
Lot Coverage:	Max. 50%	50%	none
Setback – Public Roads (m):	Cooney Road: 2.5 m Eckersley Road: 3 m (a maximum 0.7 m projection for bay windows is permitted)	Cooney Road: 2.5 m Eckersley Road: 3 m (a maximum 0.7 m projection for bay windows is permitted)	none
Setback – Side Yards (m):	Side yard: 1.4 m; the parking structure may be setback 0 m from the south property line	Side yard: 1.4 m; the parking structure may be setback 0 m from the south property line	none
Height (m):	17.5 m	17.5 m	none
Lot Size (min. dimensions):	3,000 m ² (32,290 ft ²)	3,000 m ² (32,290 ft ²)	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	35 units at 1.5 (R) and 0.2 (V) per unit = 60 15 (affordable) units at 1.0 (R) and 0.2 (V) per unit = 18	35 units at 1.5 (R) and 0.2 (V) per unit = 60 15 (affordable) units at 1.0 (R) and 0.2 (V) per unit = 18	Variance required: 78 stalls are required and 76 are provided

Off-street Parking Spaces – Total:	78	76 (This total includes a relaxation of 2 stalls in lieu of provision of a co-op car)	Variance required to vary the number of residential off-street parking stalls by 2 stalls
Tandem Parking Spaces:	Permitted	permitted	none
Amenity Space – Indoor:	Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	300m ² (3,229 ft ²)	330 m ² (3,590 ft ²)	none

Other: Tree replacement compensation required for loss of significant trees.

Co-operative Network

Developer Car Sharing Agreement

Date: March 7, 2007

Co-operative Auto Network ("CAN")
Suite 205 - 470 Granville Street,
Vancouver, BC V6C 1V5

Attention: Tracey Axelsson, Executive Director

Re: Car Sharing for MacLean Homes in the City of Richmond, BC

Dear Ms. Axelsson:

As we have been discussing:

- A. MACLEAN HOMES Cooney Rd Ltd undertakes the development of land to in the City of Richmond,
- B. the development permit issued by the City of Richmond in connection with the Cook Street Project (The consolidation of Lot 34,35,41 and 42, All of Section 9, Block 4 North, Range 6 West, Group 1, N.W.D., Plan 16523) contemplates participation in a car sharing program,
- C. MACLEAN HOMES Cooney Rd Ltd provide funds for the purchase of a car for CAN, with a parking stall located on the subject development site, over time, it is contemplated that residents of the city would have access to a fleet of CAN cars to improve the liveability and add to the positive features of residing in Richmond.

The purpose of this letter is to set out the terms and conditions on which MACLEAN HOMES will supply a car to CAN:

- 1. MACLEAN HOMES Cooney Rd Ltd will pay to CAN the sum of \$15,500 which is the cost of purchasing a Toyota Yaris (the "Car"), plus GST and PST. The cost may include the purchase of a new vehicle, insurance charge, license fee and maintenance fee. This is a project amount.
- 2. Upon receipt of such payment, CAN will forth with complete the purchase of the Car.
- 3. CAN agrees that it will locate the Car at a stall at the subject site for a period of at least 5 years following the date of purchase. To be discussed at a later date are the details concerning the future usage and ownership of the car after the 5 year contract is terminated.
- 4. The Car will be accessible to all CAN members, whether or not they reside in the MACLEAN HOMES Project.
- 5. Any resident of a neighbourhood shall be eligible for access to the shared pool of cars owned by CAN, so long as such person meets the conditions for membership set out on CAN's web site from time to time and is prepared to provide the required entrance fees.
- 6. CAN agrees that it will assist MACLEAN HOMES Cooney Rd Ltd in promoting the car sharing program with their potential residents and CAN agrees to arrange for CAN representatives to attend meetings from time to time to give presentations to residents on the benefits and advantages of using CAN's services.

7. MACLEAN HOMES Cooney Rd Ltd and CAN may to work together on designing street signs (within the development property) where the Car is to be parked when not in use and on developing an advertising and promotional campaign, including mail slotting, to announce the placing of the Car.

If the above correctly sets out our agreement, please sign and return a copy of this letter to me signifying such acceptance.

Yours truly,

Dave Webster
as trustee for MacLean Homes

Per: _____

Chief Financial Officer

Agreed to this 7th day of March, 2007

CAN Co-operative Auto Network

Per: _____

Tracey Axelsson,
Executive Director

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

**Wednesday, February 7, 2007 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall**

RZ 06-339190 – (Formal) - Development Permit Number has not yet been assigned

APPLICANT: David Webster, MacLean Homes & Burrowes Huggins
Architects

PROPERTY LOCATION: 6600, 6620 Cooney Road and 6591, 6611 Eckersley Road

Staff Comments

Diana Nikolic reviewed the staff comments (Attachment 2), noting that the site is designated “residential” in the existing City Centre Area Plan, which is in the process of being updated, but has not yet been adopted by Council. In the draft Land Use and Density, Map the site is located in the General Urban Zone (1.2 – 2 FAR), which permits a mixed use primarily residential urban fabric with a wide range of building types that provide a transition between the City Centre’s lower and higher density zones.

She further noted that the project is proposing an on site co-op car and is in compliance with the City’s provisions on affordable housing with 15 designated units, which exceeds the interim policy’s requirement for 14% of units to be ‘affordable’.

Applicant’s Comments

Michael C. Huggins, Principal of Burrowes Huggins Architects was joined by David Webster, Marketing Manager of MacLean Homes, and Lena Chorobik, Principal of Viewpoint Landscape Architects.

With the aid of a model, artist’s renderings, and a material sample board, Michael Huggins reviewed the site context and the proposal’s response to the site specific context, which includes consideration for the ultimate development pattern anticipated to the south (specifically the placement of the parking structure). Mr. Huggins spoke about the site’s response to the City Centre Area Plan, the transitioning nature of the area, the expected variety in the size of land assemblies in the area and the associated density, and the provision of a range of housing typologies on the site.

The project consists of a 4 storey conventional apartment building with double loaded unit access from the core that is attached by a transparent bridge and surrounded by street oriented 3 storey town houses to the east and west. The number of affordable units will be taken in consideration when establishing the number of parking stalls required, and parking for approximately 75 bicycles will be provided. Mr. Huggins concluded by advising that all units will be adaptable for accessibility according to the City of Vancouver’s standards (and turning radi are demonstrated for unit C2). CPTED and Sustainability features are articulated in the ADP submission package.

Lena Chorobik reviewed the landscape plan noting that private yards are provided with residential views, common spaces and private spaces are interlocking, and each unit has a garden and patio. The outdoor amenity space is located on the south side of the site to maximize sun exposure and responds to the anticipated development pattern of the adjacent southern properties. A sitting area with benches is proposed, and an opportunity for a children’s play area exists. The roof decks will be landscaped with contained plants (water wise species) and large concrete pavers with pedestals. The treatment along the northern edge of the site is to be resolved.

Panel Discussion

In answer to a question, staff advised that the context of the proposed project is very responsive to the updated version of the City Centre Area Plan.

Comments from the panel were as follows:

- appreciates the framed central apartment block;
- the richness of the townhouses along the street should be carried into the central block;
- the main entrance stair core is tenuous, and needs cladding to bring it to scale with the townhouses;
- consider an additional curbed entry way to serve as a counterpoint to the stair top;
- appreciates the project, the details should be extended to the middle block;
- consider a more interesting roof edge, the eave on the roof appears to be flat;
- further to the boulevard treatment with trees, consideration should be given to the wall area;
- handsome project, well resolved with massing that works;
- the stairwell needs a counterpoint, consider a chimney;
- extended the rain coverage on the balconies on the 4th floor;
- give further consideration to the parking level entrance for the unit located next to the garbage and recycling area;
- consider public art and its placement in a location that can be seen by the public;
- excited about the adaptability features, and would like to see them in larger scale for future presentations;
- the roof terrace may have privacy issues with the 4 storey apartment building;
- consider brightening the parkade by painting the walls and ceiling;
- consider further design development to the edges and cornice.

Panel Decision

The Chair provided a summary of the Panel comments as follows:

- consider carrying the quality of the exterior finish on the townhouses to the central apartment building and incorporating further off square details;
We will consider the provision of some angular bay windows on the larger units within the apartment buildings, but due to exterior cladding details the additional complication may be too difficult to achieve.
- further design development to the entry, bridge, and stair tower;
We will be providing design development to the elevator stair tower to reduce its height and bulk.
- consider further design development to the roof edge;
Further more, the cornice design has been refined to achieve both better rain protection but also to provide a more interesting roof scape.
- reconsider the design of the entry of the unit by the garbage and recycling area;
The garbage room has been redesigned to reduce the impact on the adjacent residential units.
- consider public art as a feature that is visible to the public;
A public art program will be provided – details will follow.
- consider the treatment of the walls and ceiling in the parkade to provide a better lit access;
The parking garage will be painted to the area of the walls and columns.

- consider additional weather protection for fourth floor apartment units.

The roof eave will be extended to provide additional roof protection to the fourth floor units.

It was moved and seconded

That Development Permit 06-349392 proceed to the Development Permit Panel taking into consideration the comments of the Advisory Design Panel.

CARRIED



No. DP 07-361966

To the Holder: MACLEAN HOMES COONEY ROAD LTD.

Property Address: 6600, 6620 COONEY ROAD AND
6591, 6611 ECKERSLEY ROAD

Address: C/O DAVID WEBSTER
2415 MARINE DRIVE
WEST VANCOUVER, BC V7V 1L3

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 required number of residential off-street parking stalls on-site by two (2) stalls in response to the provision of a co-op car and designated parking stall; and
 - b) Vary the setback for the entry canopy along Eckersley Road to 0.75 m (2.4 ft.).
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 #12 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 \$71,897. 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 07-361966

To the Holder: MACLEAN HOMES COONEY ROAD LTD.

Property Address: 6600, 6620 COONEY ROAD AND
6591, 6611 ECKERSLEY ROAD

Address: C/O DAVID WEBSTER
2415 MARINE DRIVE
WEST VANCOUVER, BC V7V 1L3

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 , .

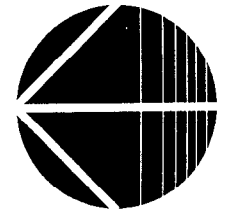
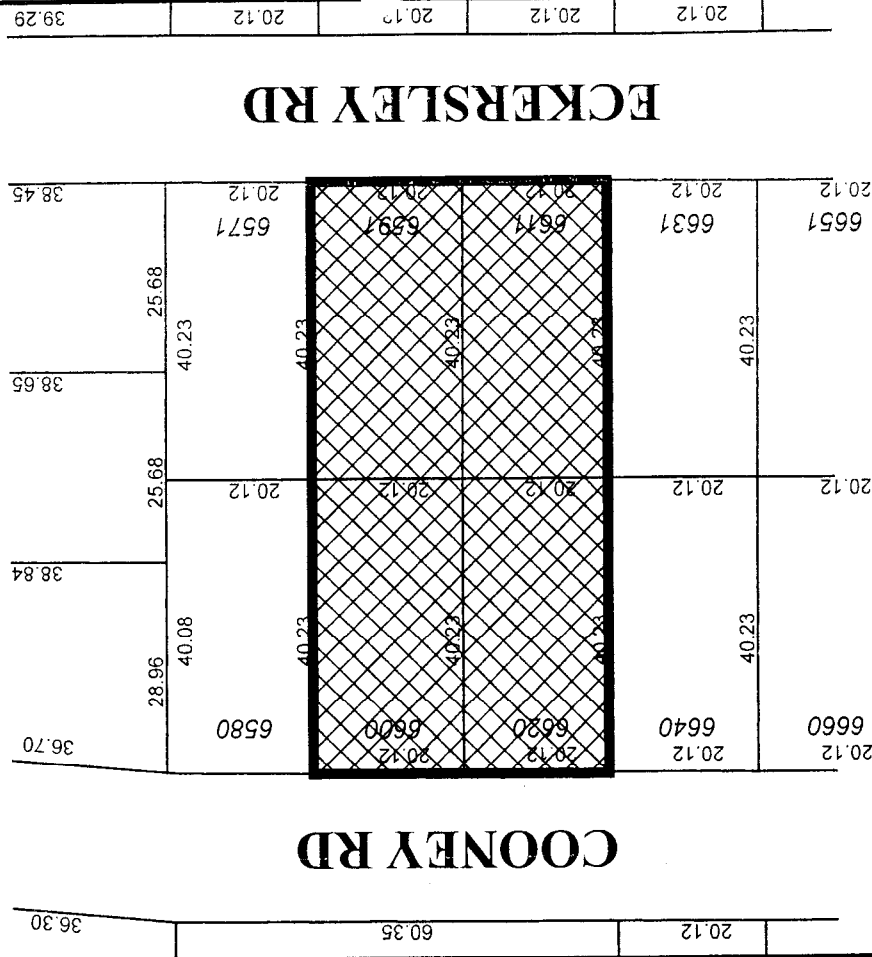
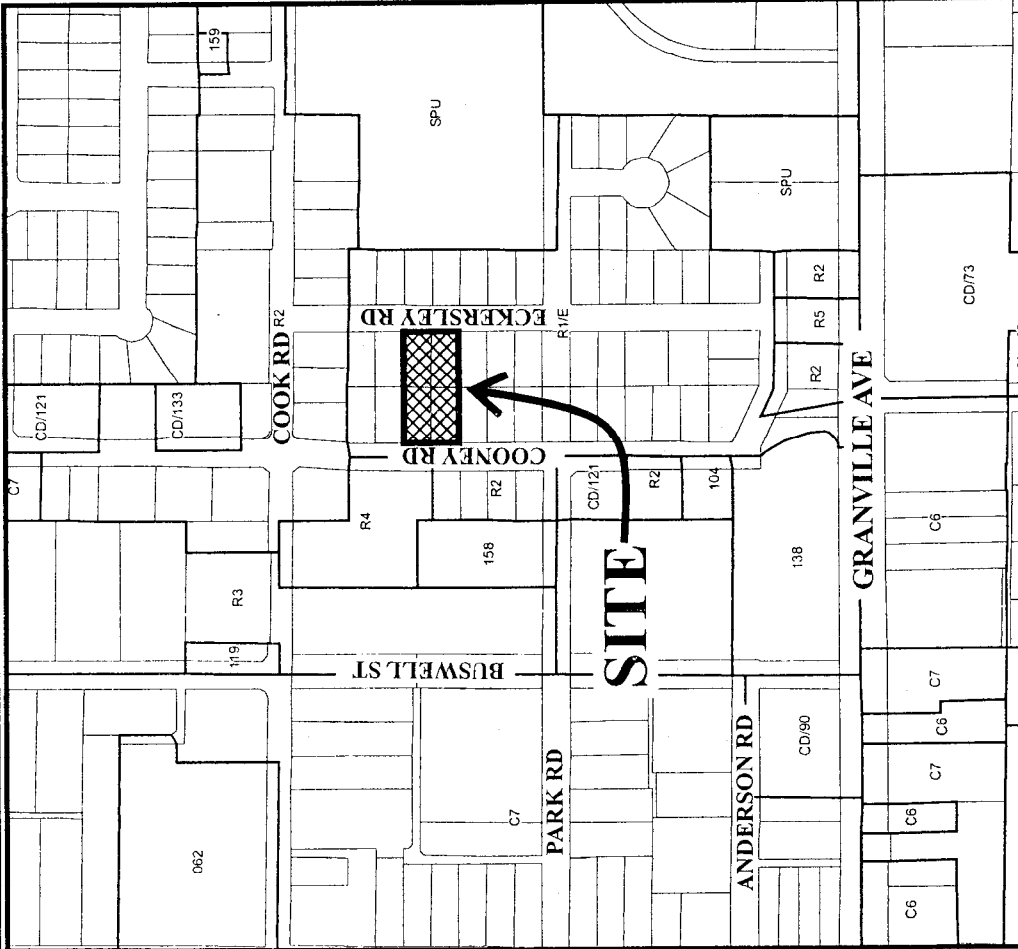
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 07-361966 SCHEDULE "A"

Original Date: 03/01/07

Revision Date:

Note: Dimensions are in METRES



NORTH

DP 07361066

SITE PLANNING

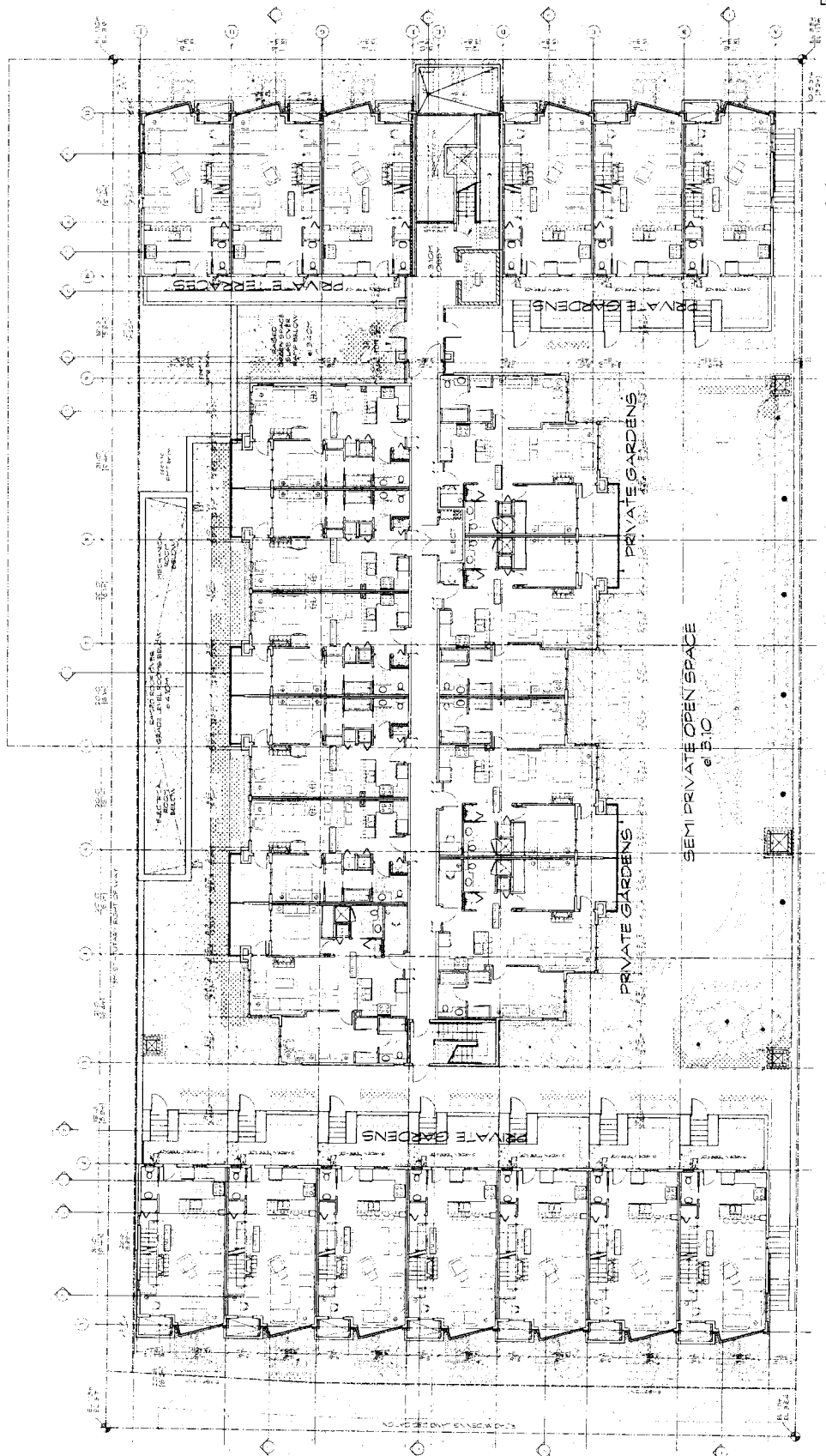
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Location:			
in use:	as record	original:	2nd

Sheet title:
1st Level Plan

17000 (over)

7A2316 1966



LEVEL ONE PLAN

0707361966

MAY 08 2007

#3



HOMES HUGGINS ARCHITECTS

1000 N. 10TH ST.
SUITE 100
DALLAS, TX 75201
TEL: 214.742.1000
FAX: 214.742.1001
WWW.HOMESHUGGINS.COM

DATE

NO.	DATE	DESCRIPTION
1	05/08/07	LEVEL ONE PLAN

NO.	DATE	DESCRIPTION
1	05/08/07	LEVEL ONE PLAN

NO.	DATE	DESCRIPTION
1	05/08/07	LEVEL ONE PLAN

A3.01

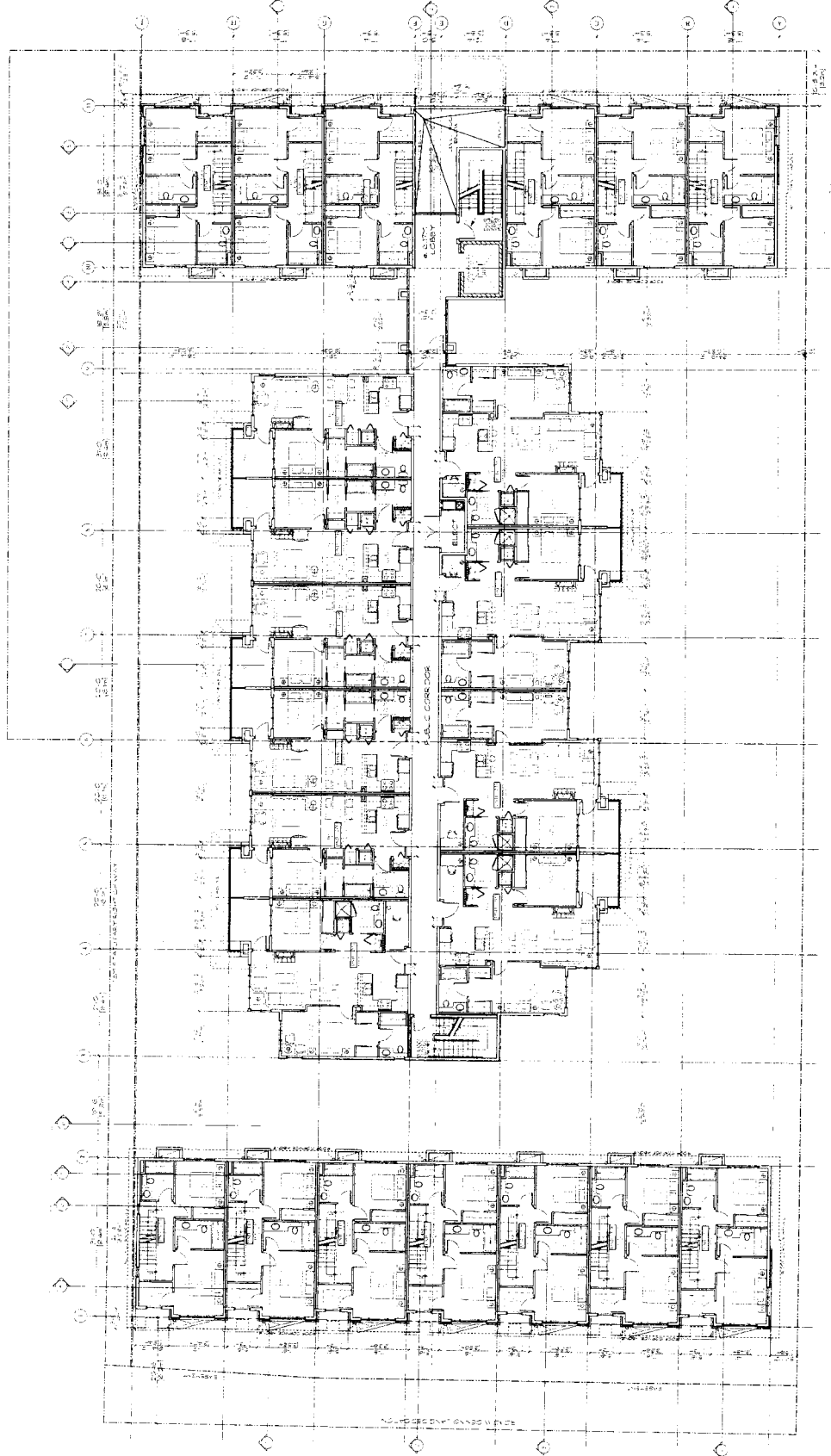


Burrows Higgins Architects
 1000 Peachtree Street, N.E.
 Atlanta, Georgia 30309
 Project:
 Consultant:

DATE	BY
05/08/07	[Signature]

DATE	BY
05/08/07	[Signature]

DATE	BY
05/08/07	[Signature]

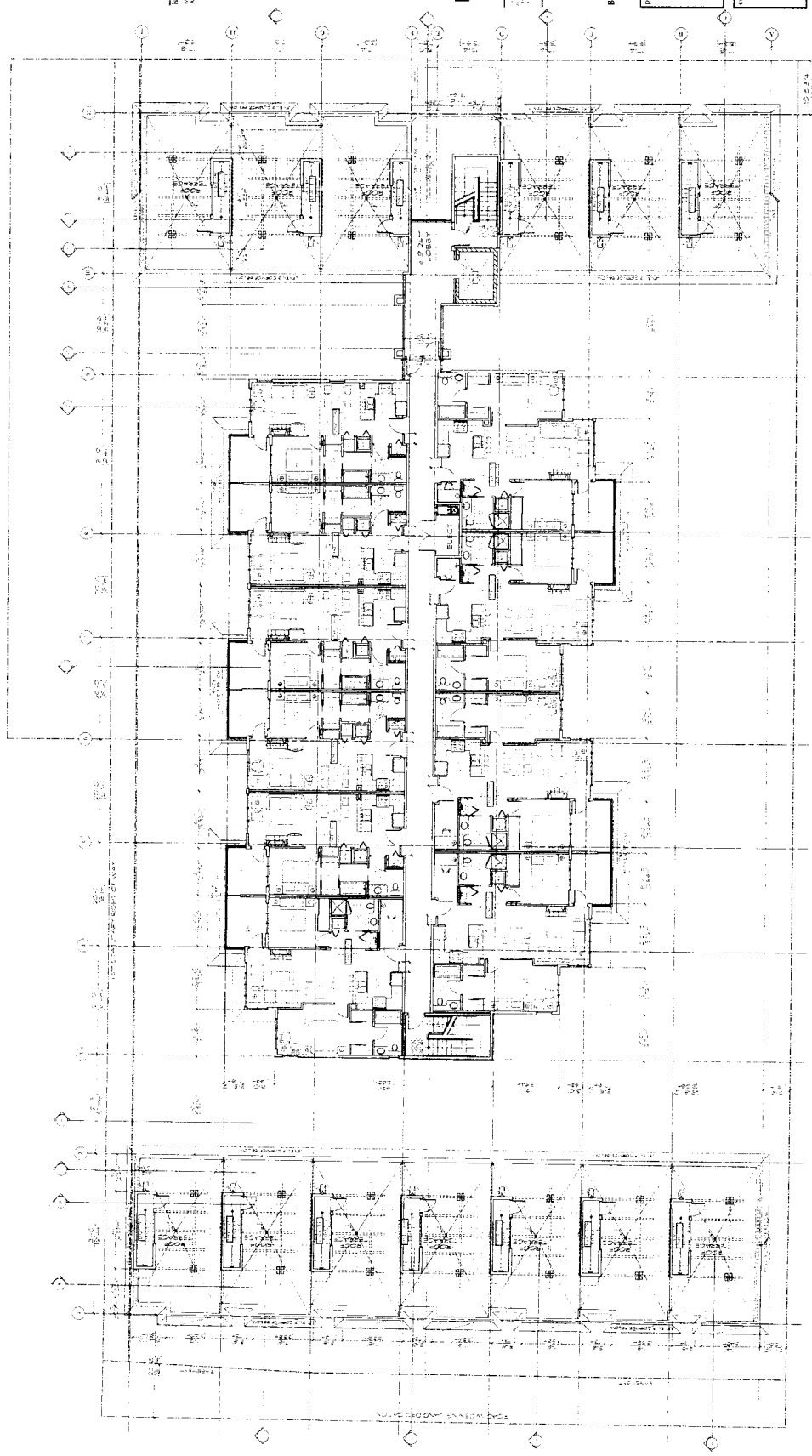


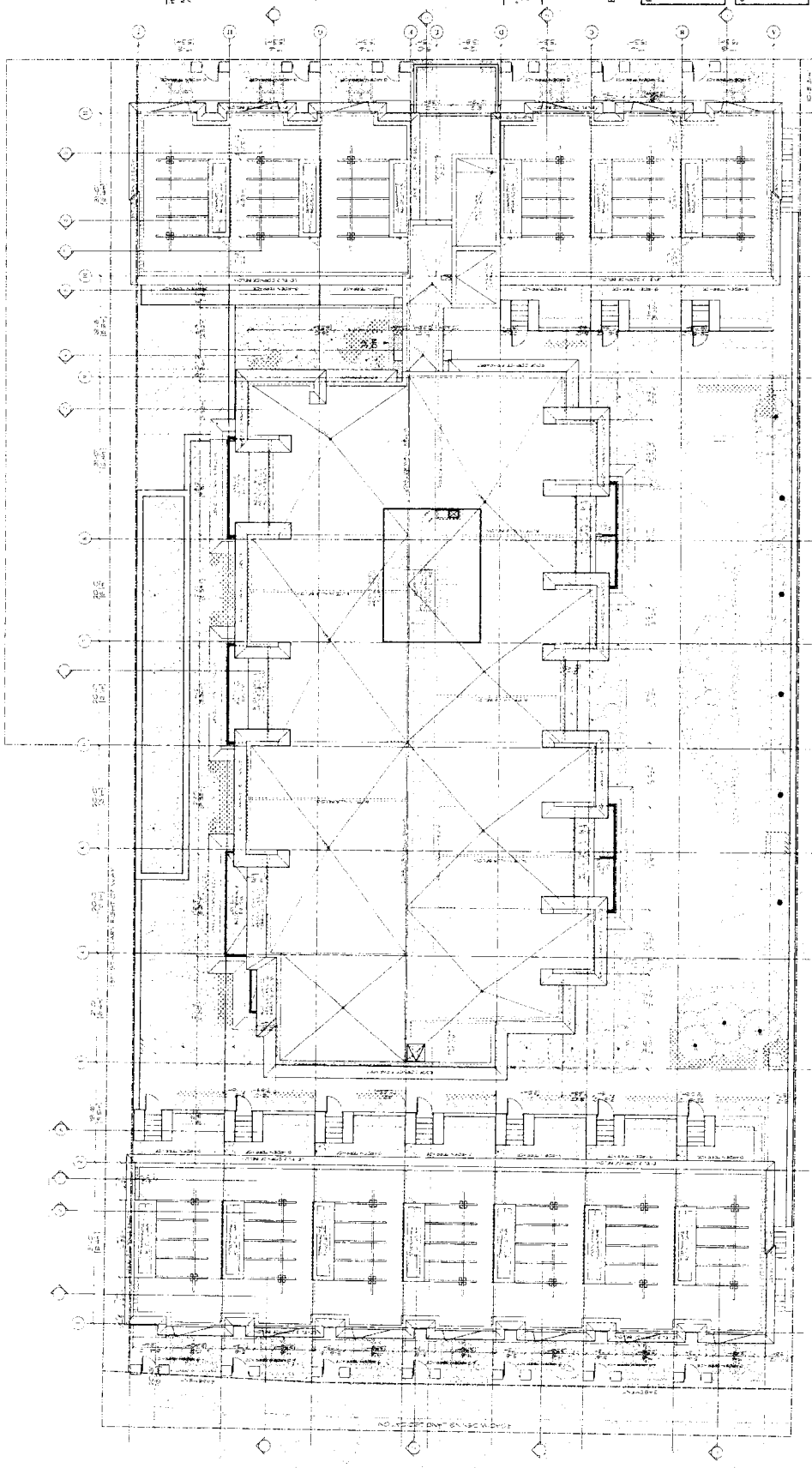
LEVEL TWO PLAN

DP 07361966

LEVEL THE PLAYING FIELD

0 17 3 6 1966
Three till
last day





ROOF PLAN 730196
20-0

MAY 08 2007
7#



Burrows Higgins Archibald
1111 11th Street, Suite 100
San Francisco, CA 94103
Tel: 415.774.1111
Fax: 415.774.1112
www.burrows-higgins.com

Project: 1111 11th Street, Suite 100
Client: 1111 11th Street, Suite 100
Architect: Burrows Higgins Archibald
Consultant: Burrows Higgins Archibald

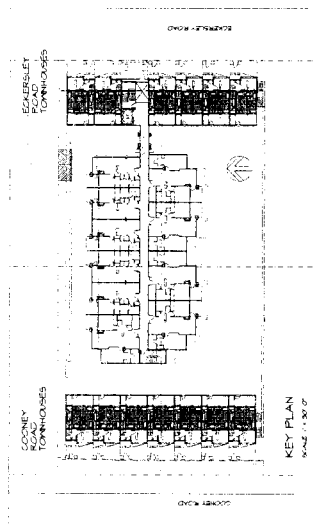
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Client: 1111 11th Street, Suite 100
Architect: Burrows Higgins Archibald
Consultant: Burrows Higgins Archibald

Sheet: 730196
Date: 05/08/07
Scale: 1/8" = 1'-0"

Project: 1111 11th Street, Suite 100
Client: 1111 11th Street, Suite 100
Architect: Burrows Higgins Archibald
Consultant: Burrows Higgins Archibald

[illegible]

MAY 08 2007

#87

REVIEWED PER AREA CHANGES RE REVIEWED 2 ON 10	REVIEWED PER AREA CHANGES REVIEWED FOR 10	REVIEWED FOR REVIEW PAGE REVIEWED FOR REVIEW	REVIEWED FOR REVIEW REVIEWED FOR REVIEW
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VIEWPOINT™
LANDSCAPE ARCHITECTS

6744 Prince Edward St.
Vancouver, BC V6W 2Y2
tel: 604 666 2701
fax: 604 669 2179

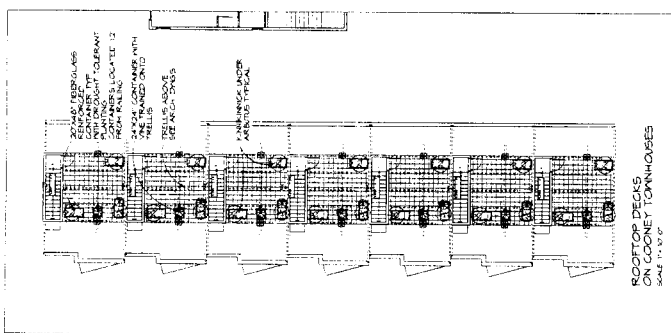
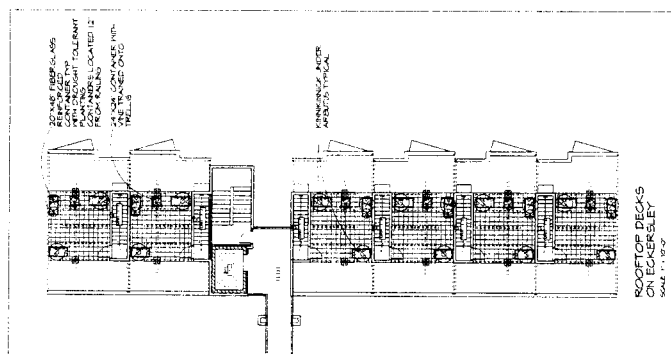
COONEY & COOK
RESIDENTIAL
CONCRETE & FOUNDATIONS
P.O. BOX 100
MILWAUKEE, WI 53210

MACLEAN HOMES

ROOFTOP DECKS & PLANTERS

Case No.	2006-17	Date Filed	MAY 19 2006	U.S. District Court District of Columbia
Plaintiff(s)		Defendant(s)		
Page No.	1	Total Pages	1	FILED
Case Name		Case Type	JURY / LJ	12 OF 2

3708



NOTE
CONTAINERS TO BE TREES/SC ARCHITECTURAL POTTERY
FIBERGLASS REINFORCED CONCRETE, GLAZED TO BE CONFORMED
TO THE FOLLOWING SPECIFICATIONS:
PRESSURE 24" x 24" x 24" SQUARE
AVAILABLE FROM PLANT HOLLAND LANDSCAPE ACCESSORIES
IN 604-554-2541
PROVIDE WELL DRAINING GARDEN SOIL ON FILTER CLOTH ON 3 STRAIN
INTEGRATED WITH DRAINING SYSTEM OPTIONAL



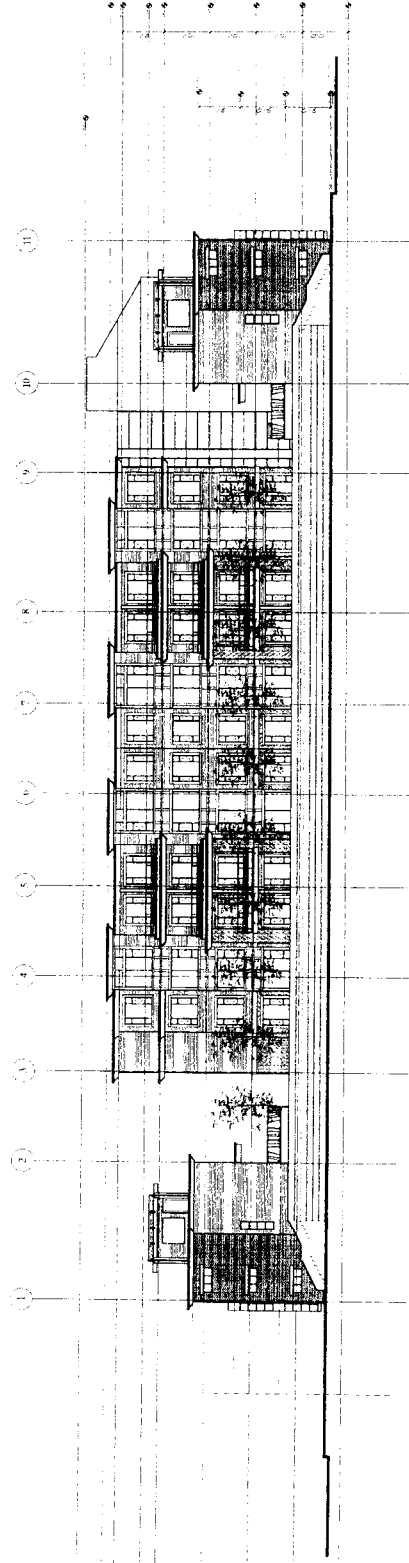
ROOF DECK PLANTER

07361966

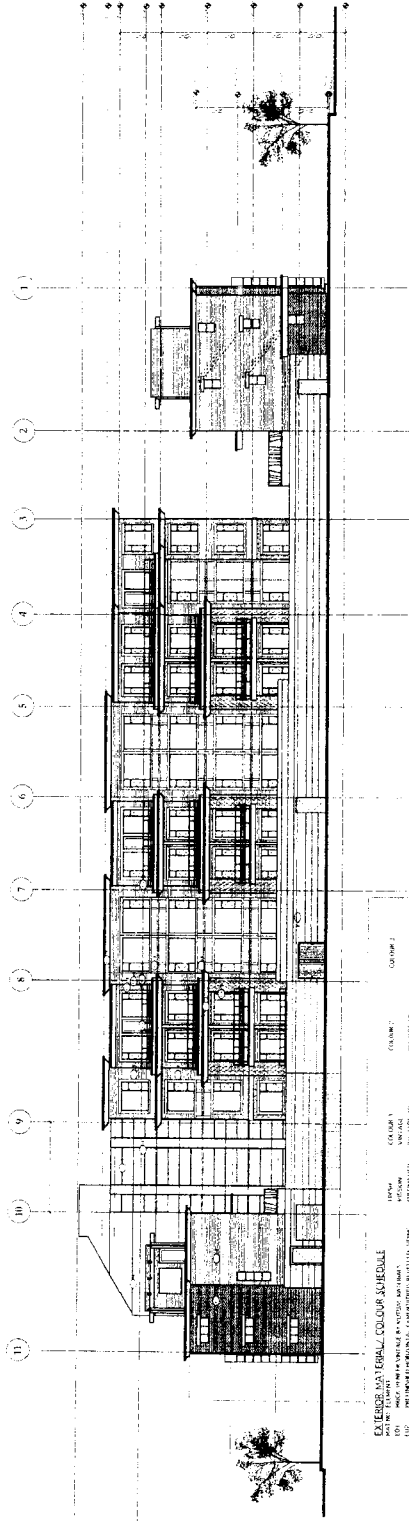
ΔΕ 01

2 EAST (STREET) ELEVATION
SCALE 1/8" = 1'-0"

	PURPOSE	COLOR *	COLONY †	ELEMENTAL ANALYSIS
1	Faint yellow	Slight greenish gray	Small, white	—
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1 SOUTH ELEVATION
SCALE 3/32" = 1'-0"



2 NORTH (LANE) ELEVATION
SCALE 3/32" = 1'-0"

GENERAL MATERIAL COLOUR SCHEDULE

NO.	DESCRIPTION	COLOUR
101	BRICK - RED	BRICK RED
102	CONCRETE - LIGHT	CONCRETE LIGHT
103	CONCRETE - DARK	CONCRETE DARK
104	WOOD - OAK	WOOD OAK
105	WOOD - PINE	WOOD PINE
106	WOOD - CEDAR	WOOD CEDAR
107	WOOD - REDWOOD	WOOD REDWOOD
108	WOOD - SYPHARE	WOOD SYPHARE
109	WOOD - WHITE	WOOD WHITE
110	WOOD - BLACK	WOOD BLACK
111	WOOD - GREEN	WOOD GREEN
112	WOOD - BLUE	WOOD BLUE
113	WOOD - PURPLE	WOOD PURPLE
114	WOOD - PINK	WOOD PINK
115	WOOD - BROWN	WOOD BROWN
116	WOOD - TAN	WOOD TAN
117	WOOD - GREY	WOOD GREY
118	WOOD - WHITE	WOOD WHITE
119	WOOD - BLACK	WOOD BLACK
120	WOOD - GREEN	WOOD GREEN
121	WOOD - BLUE	WOOD BLUE
122	WOOD - PURPLE	WOOD PURPLE
123	WOOD - PINK	WOOD PINK
124	WOOD - BROWN	WOOD BROWN
125	WOOD - TAN	WOOD TAN
126	WOOD - GREY	WOOD GREY
127	WOOD - WHITE	WOOD WHITE
128	WOOD - BLACK	WOOD BLACK
129	WOOD - GREEN	WOOD GREEN
130	WOOD - BLUE	WOOD BLUE
131	WOOD - PURPLE	WOOD PURPLE
132	WOOD - PINK	WOOD PINK
133	WOOD - BROWN	WOOD BROWN
134	WOOD - TAN	WOOD TAN
135	WOOD - GREY	WOOD GREY
136	WOOD - WHITE	WOOD WHITE
137	WOOD - BLACK	WOOD BLACK
138	WOOD - GREEN	WOOD GREEN
139	WOOD - BLUE	WOOD BLUE
140	WOOD - PURPLE	WOOD PURPLE
141	WOOD - PINK	WOOD PINK
142	WOOD - BROWN	WOOD BROWN
143	WOOD - TAN	WOOD TAN
144	WOOD - GREY	WOOD GREY
145	WOOD - WHITE	WOOD WHITE
146	WOOD - BLACK	WOOD BLACK
147	WOOD - GREEN	WOOD GREEN
148	WOOD - BLUE	WOOD BLUE
149	WOOD - PURPLE	WOOD PURPLE
150	WOOD - PINK	WOOD PINK

NOTES: 1. ALL MATERIALS TO BE SUPPLIED BY THE ARCHITECT. 2. ALL MATERIALS TO BE SUPPLIED BY THE ARCHITECT. 3. ALL MATERIALS TO BE SUPPLIED BY THE ARCHITECT.

MAY 08 2007
#10



Burnham Higgins Architects
1111 AVENUE 10
SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
FAX: 303.733.1112
WWW.BURNHAMHIGGINS.COM

Project: *See above description*

Client: *See above description*

Architect: *See above description*

Consultant: *See above description*

Scale: *See above description*

Date: *See above description*

Sheet: *See above description*

Drawn: *See above description*

Checked: *See above description*

Approved: *See above description*

Project: *See above description*

Client: *See above description*

Architect: *See above description*

Consultant: *See above description*

Scale: *See above description*

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Sheet: *See above description*

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Approved: *See above description*



Burrows Huggins Architects

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Client: 0000000000
Architect: 0000000000
Architect: 0000000000

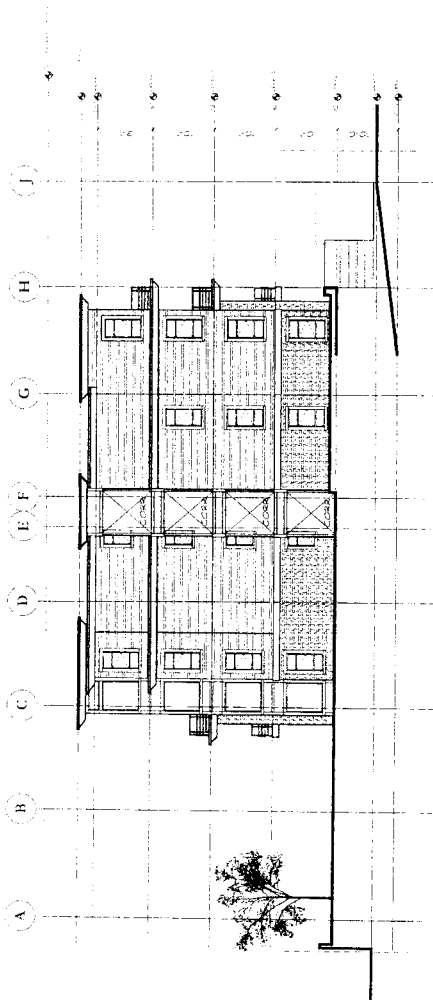
consultant

Sheet Title

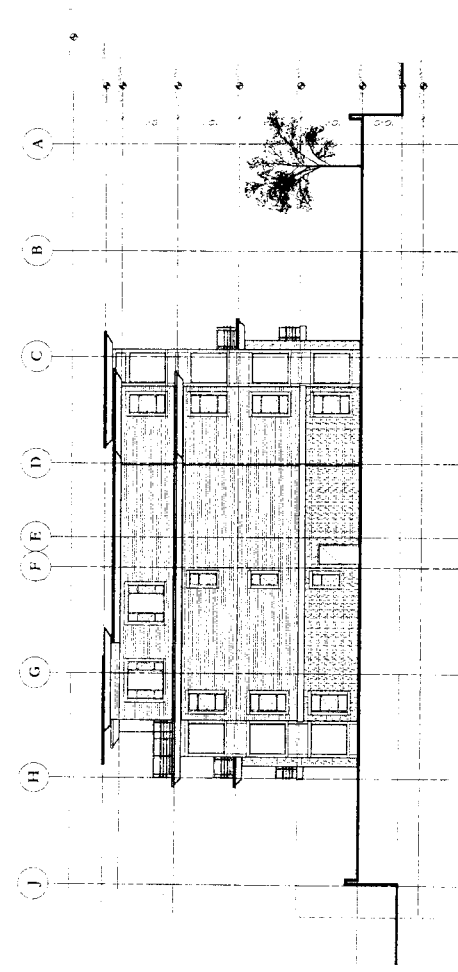
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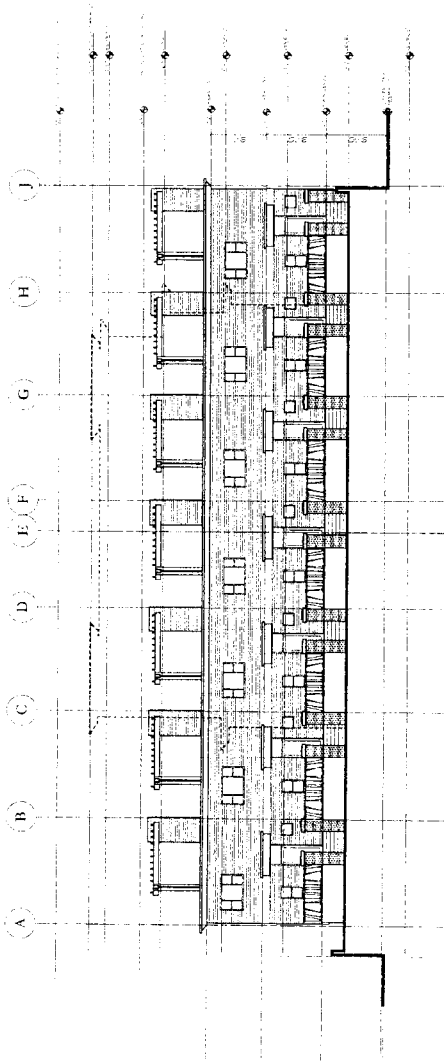


1 EAST (INTERNAL) ELEVATION
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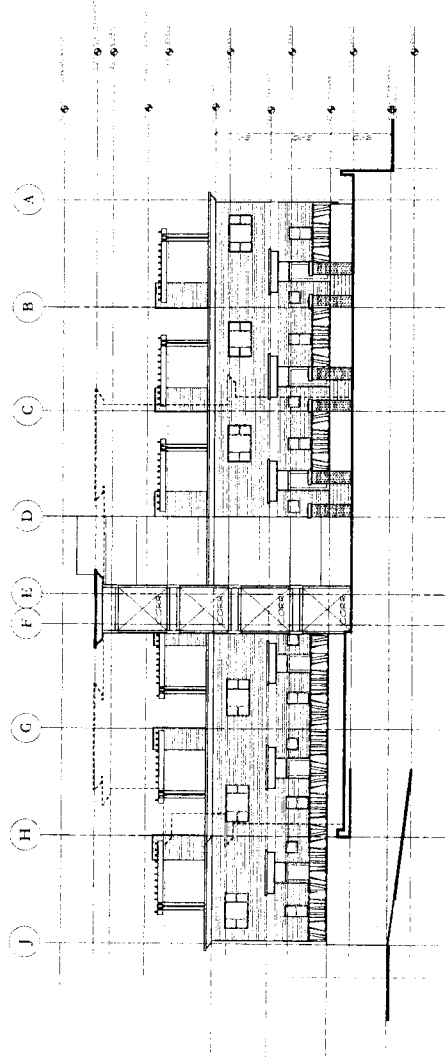
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SCALE 1/8" = 1'-0"

DP 07361966



1 WEST TOWNHOMES (INTERNAL) ELEVATION

SCALE 1/8" = 1'-0"



2 EAST TOWNHOMES (INTERNAL) ELEVATION

SCALE 1/8" = 1'-0"

DP

0736196

AS 04

REVISIONS:
No. Date Description

DATE: MAY 08 2007
BY: [Signature]

MAY 08 2007
#12



Burrows Higgins Architects

PROJECT: [Project Name]
LOCATION: [Location]
DATE: [Date]

CONSULTANT: [Consultant Name]

DATE: [Date]
BY: [Signature]

PROJECT: [Project Name]
LOCATION: [Location]
DATE: [Date]

CONSULTANT: [Consultant Name]

DATE: [Date]
BY: [Signature]

MAY 08 2007
REFERENCE PLA



Burrows Higgins Architects
1000 15th Street, Suite 100
San Francisco, CA 94103
Tel: 415.774.4400
Fax: 415.774.4401
www.burrows-higgins.com

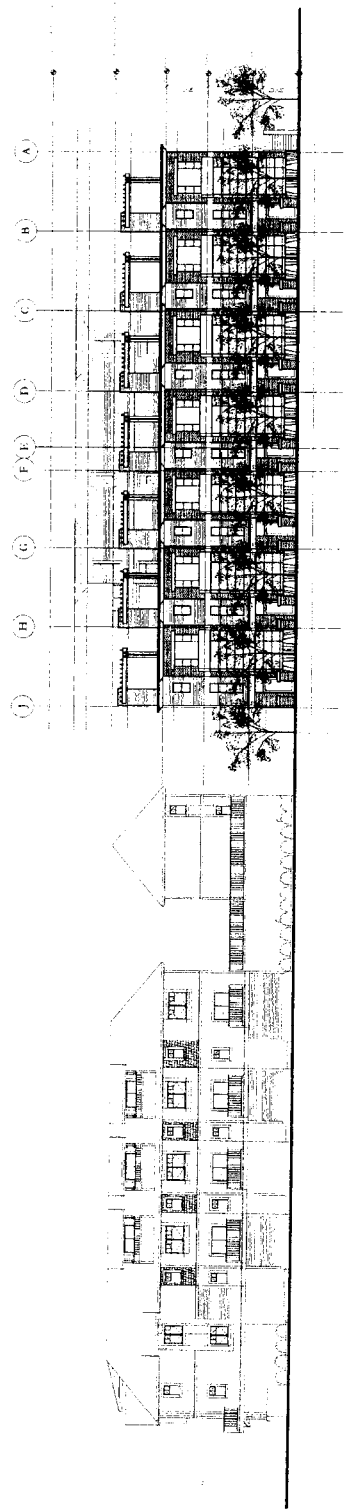
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OWNER: UNIVERSITY
OF CALIFORNIA
SAN FRANCISCO
SCHOOL OF
JOURNALISM
BUILDING: 1000
15th Street, Suite 100
San Francisco, CA 94103

CONSULTANT:
DATE: 05/22/2007
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

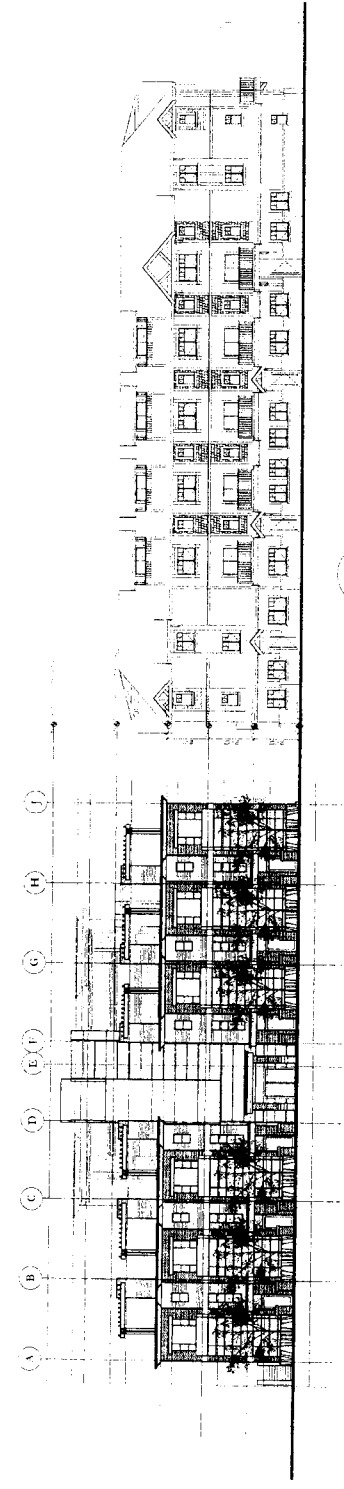
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BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

DATE: 05/22/2007
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

DATE: 05/22/2007
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]



1 COONEY ROAD ELEVATION
SCALE 3/32" = 1'-0"



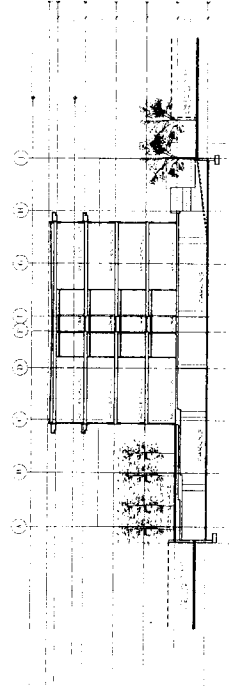
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SCALE 3/32" = 1'-0"

DP 0736196

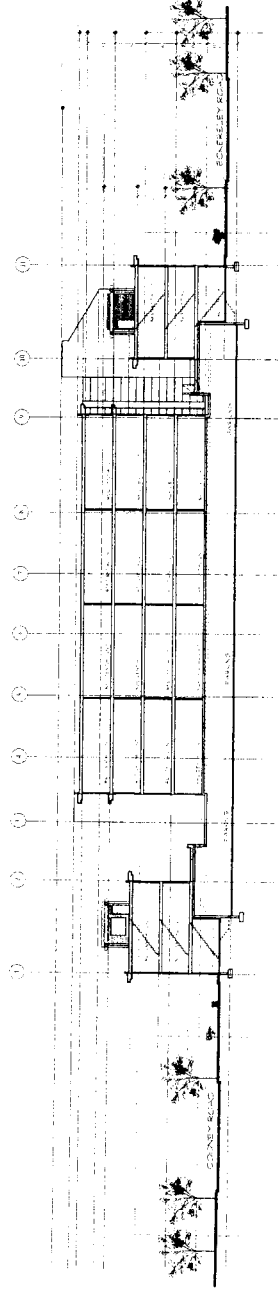
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APPROVED: [Signature]

revision: _____
 no. _____ date _____ description _____

DATE: _____
 No. _____ Issue No. _____



1 SECTION BB
 SCALE 1/8" = 1'-0"



2 SECTION CC
 SCALE 1/8" = 1'-0"

MAY 08 2007
 REFERENCE PLAN



Rutimex Higgins Architects

PROJECT: _____
 CLIENT: _____
 ARCHITECT: _____
 1000 N. _____
 SUITE 100, _____
 BOSTON, MA 02111

CONSULTANT: _____

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____

PROJECT NO.: _____
 DRAWING NO.: _____
 SHEET NO.: _____

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____

DP 0736196

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____

MAY 08 2007
REFERENCE PL



Burrowes Huggins Architects

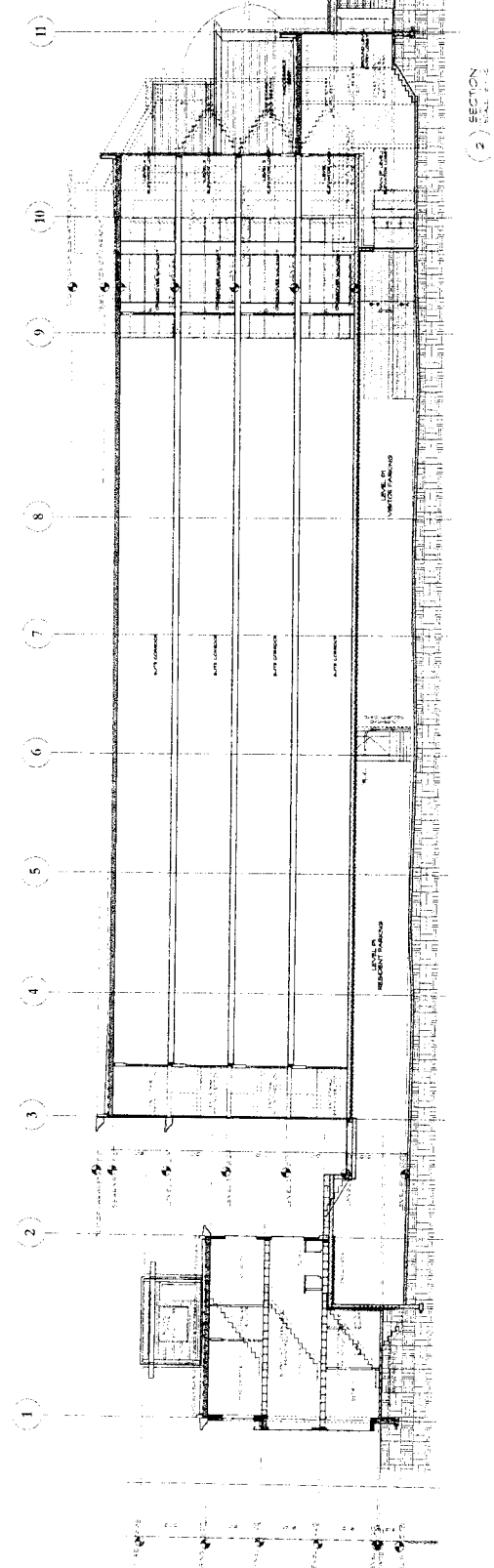
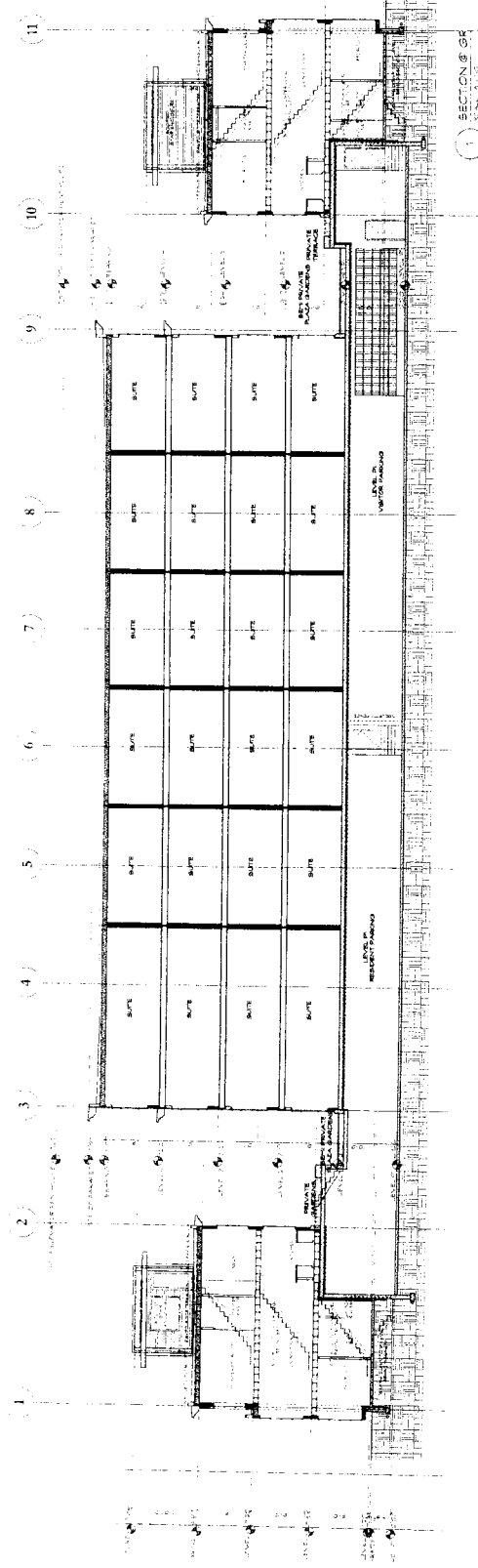
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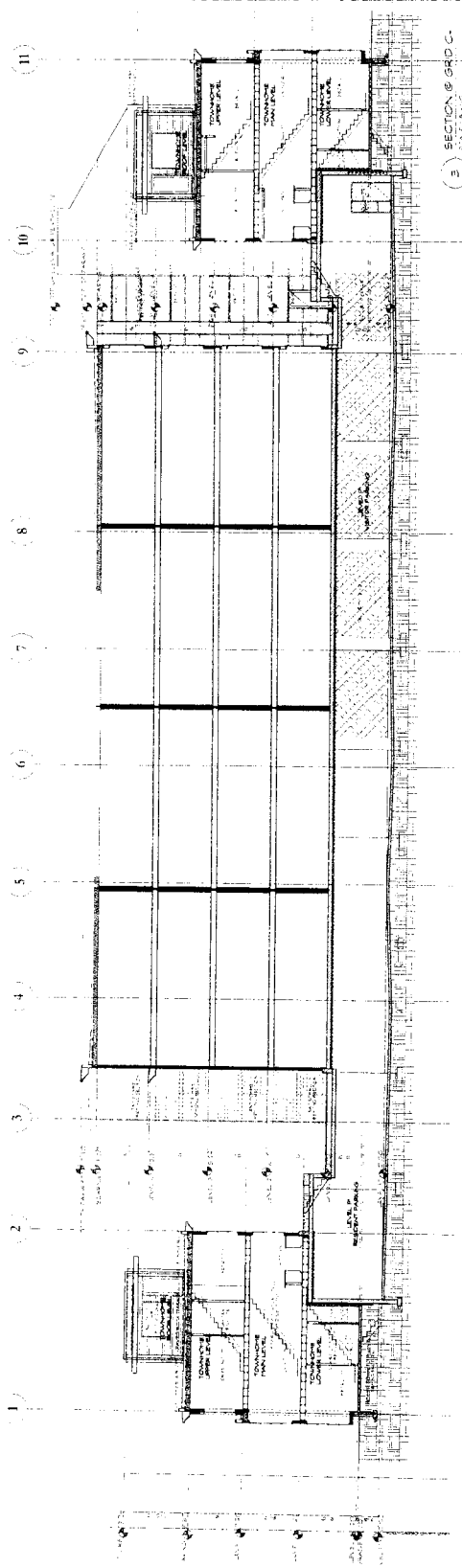
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Month	July

DL 07361961

Δ 7 01

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(3) SECTION @ GROUND

MAY 08 2007
 REFERENCE PL

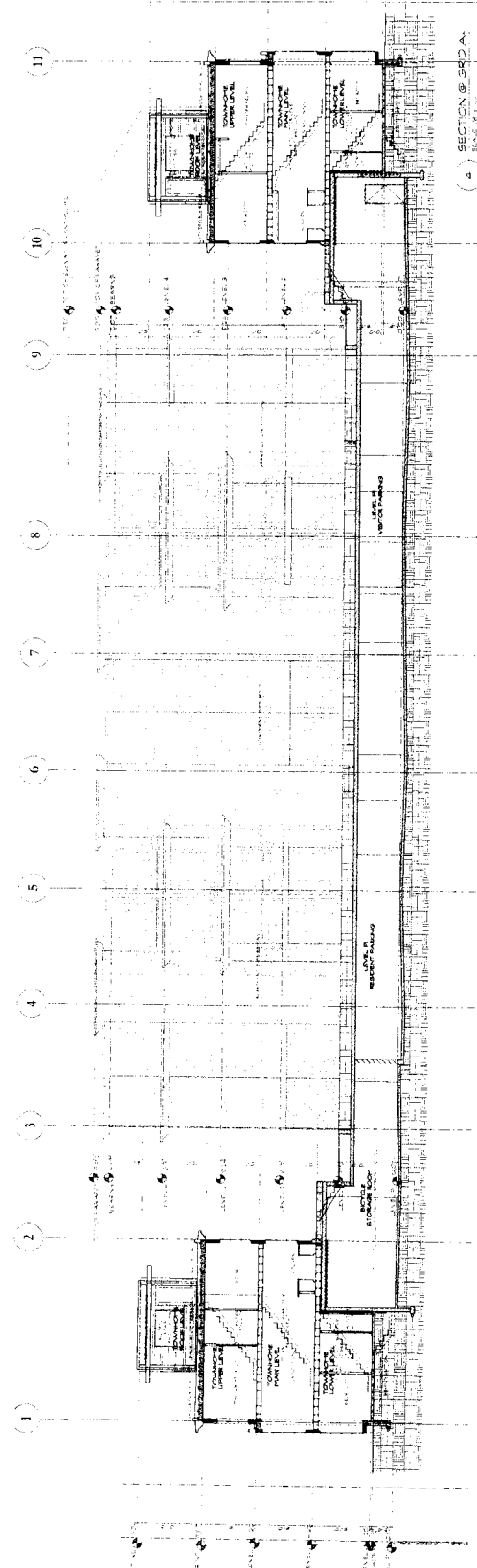


Barrow's Higgins Architects

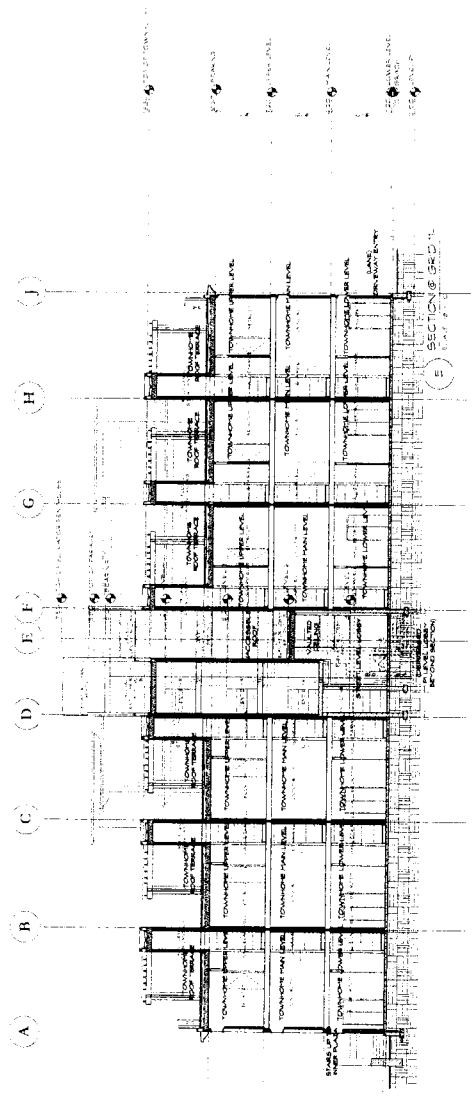
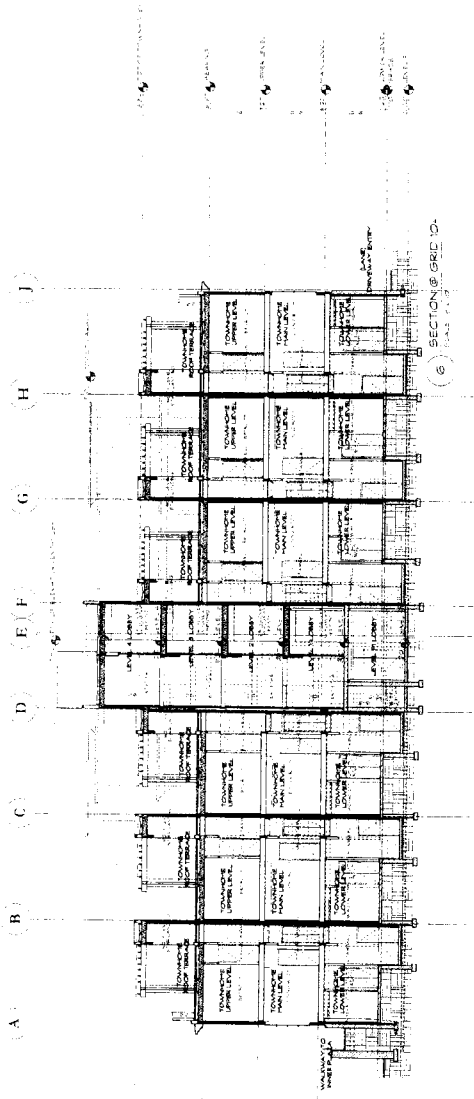
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author	10000000
reviewer	10000000

DP 07361966



(4) SECTION @ GROUND



MAY 08 2007
REFERENCE PLAN



Burrows Huggins Architects

PROJECT: BURROWS HUGGINS ARCHITECTS
1000 UNIVERSITY AVENUE
SUITE 200
BIRMINGHAM, AL 35202

CONSULTANT:

DATE	2007
BY	DPH/INT
CHECKED	
DATE	2007

DP 07361966

DATE: A 7 03

MAY 08 2007
REFERENCE PLAN



Burrowes Huggins Architects

Project: **ALBERT EINSTEIN**
RESEARCH
IN
PHYSICS

10

1	2
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Page 10

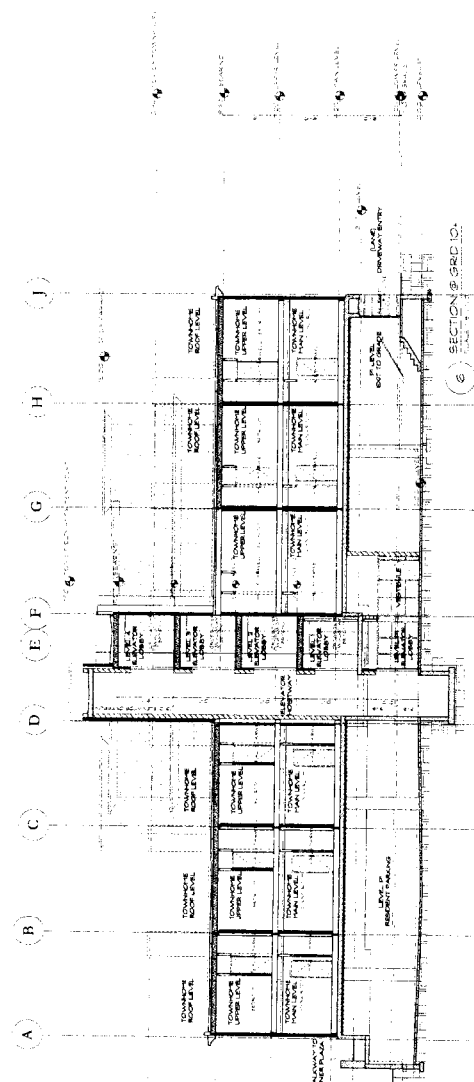
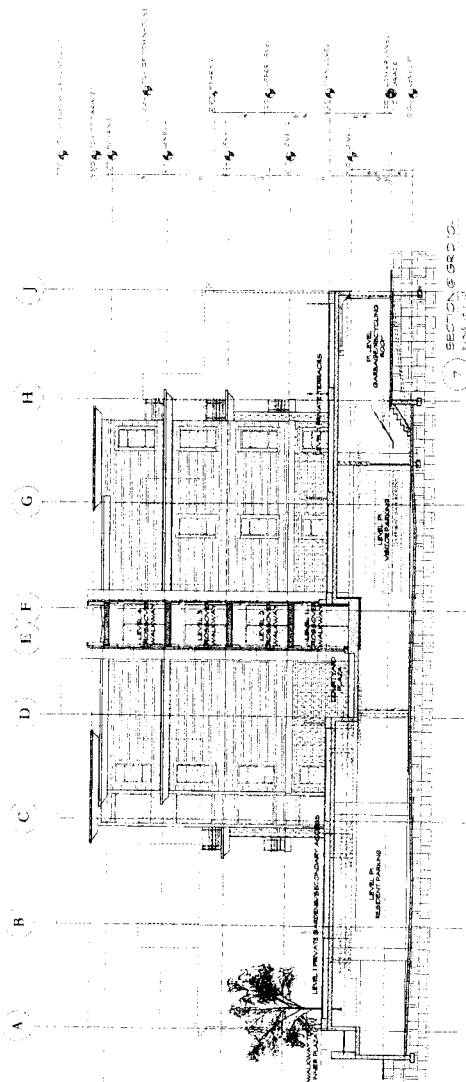
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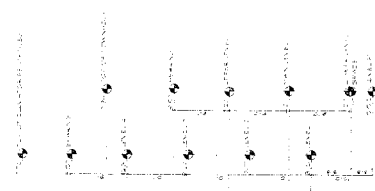
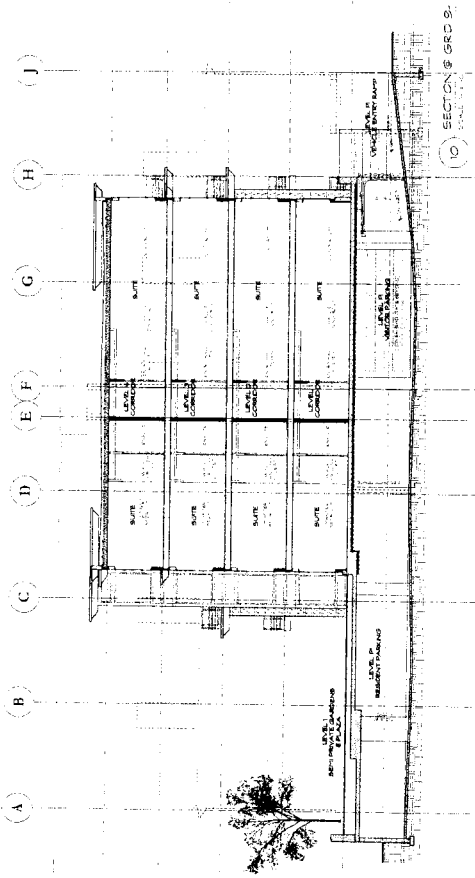
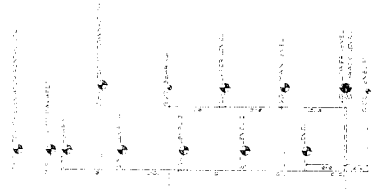
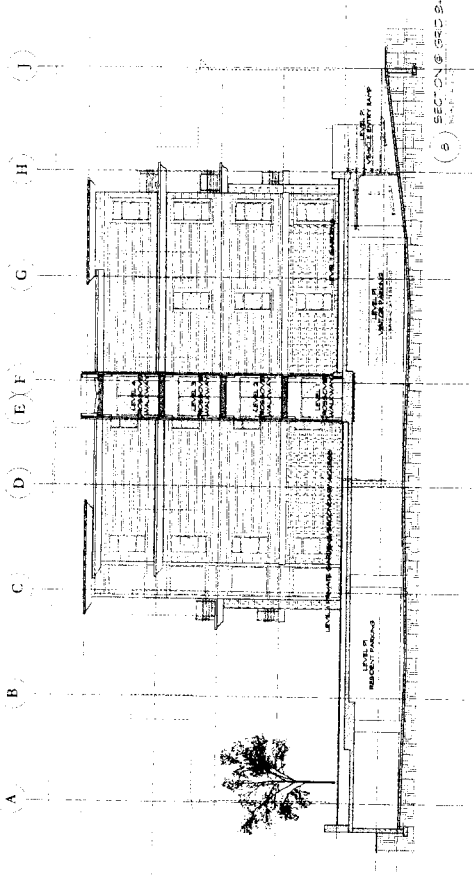
0732

1. *What is the main purpose of the passage?*
 2. *Which of the following is NOT a reason for the decline of the American dream?*
 3. *What does the author think is the most important factor in the success of the American dream?*

A 704

7/1 March





MAY 08 2007
 REFERENCE PLAN



Burrows Huggins Architects

Project: _____
 Client: _____
 Architect: _____
 Designer: _____

Consultant: _____
 Date: _____
 Scale: _____

Sheet: _____
 Total: _____

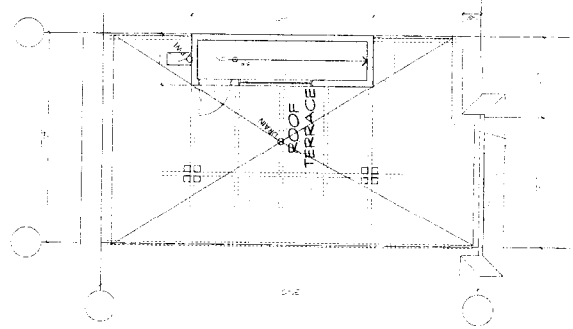
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 Designer: _____

Consultant: _____
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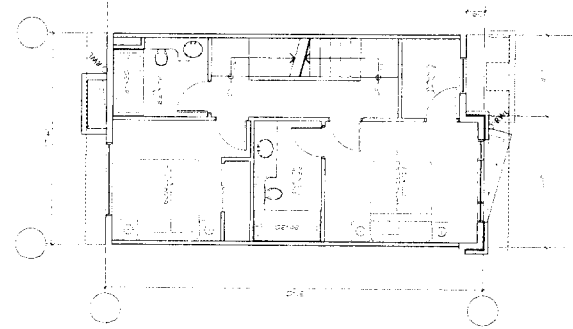
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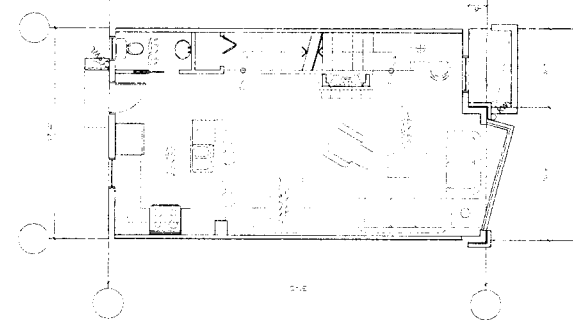
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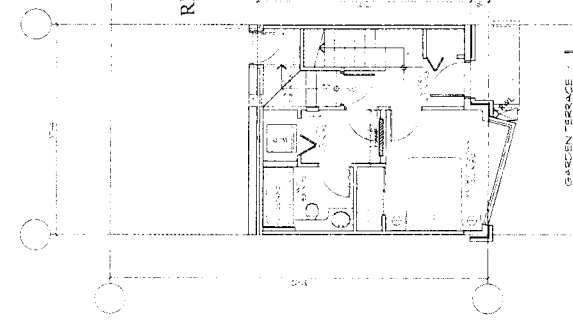
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UNIT TYPE: UPPER FLOOR
NET AREA: 528



UNIT TYPE: MAIN FLOOR
NET AREA: 538



UNIT TYPE: LOWER FLOOR
NET AREA: 330

MAY 08 2007
REFERENCE PLAN



Burrows Higgins Architects

Project: [Signature]
Client: [Signature]
Date: [Signature]

Consultant

Scale: 1:100
Date: [Signature]

UNIT TYPE: LOWER FLOOR
NET AREA: 330
DP 07361967

Scale: 1:100
Date: [Signature]