



To: Planning Committee
From: Raul Allueva
Director of Development
Date: November 5, 2004
File: RZ 04-263030
Re: **APPLICATION BY PAUL LEONG ARCHITECT INC. FOR REZONING 6440, 6460 AND 6480 COONEY ROAD FROM TOWNHOUSE DISTRICT (R2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/133)**

Staff Recommendation

That Bylaw No. 7788, to create "Comprehensive Development District (CD/133)" to permit development of 20 townhouse units, and to rezone 6440, 6460, and 6480 Cooney Road from "Townhouse District (R2)" to "Comprehensive Development District (CD/133)", be introduced and given first reading.

Raul Allueva
Director of Development

RV:tcb
Att. 5

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Paul Leong Architect Inc. has applied for permission to rezone 6440, 6460 and 6480 Cooney Road (refer to **Attachment 1**) from Townhouse District (R2) to Comprehensive Development District (CD/133) in order to permit the development of eight 2-storey and twelve 2½-storey townhouses over a parking structure (refer to **Attachment 2**).

For Development Application Data Sheet refer to **Attachment 4**.

Related Policies & Studies

City Centre Area Plan

The site is located in a residential neighbourhood of the City Centre Area bounded by Buswell Street, Westminster Highway, Garden City Road, and Granville Avenue. Relevant Area Plan objectives include:

- To promote a variety of neighbourhoods with a mix of multi-family housing forms;
- To emphasize grade-oriented housing in the form of townhouses and/or low-rise apartments;
- To implement “pedestrian-friendly” street design.

The main building types in this area are older single family homes and low-density townhouses along Cook and Cooney Roads.

Surrounding Developments

The surrounding developments include:

- Two-storey townhouse development adjacent to the north property line;
- Single-family homes and townhouses fronting on Cook Road adjacent to the east property line;
- Single-family home fronting on Cook Road adjacent to the south property line; and,
- Single-family homes and small townhouse projects to the west (across Cooney Road), with recently developed high-rise residential towers at Saba Road and Cooney Road.

The recent rezoning (RZ 02-203282) at 6340-80 Cooney Road from Townhouse District (R2) to Comprehensive Development District (CD/121) enabled a comparable form of development with:

- Increase in density from 0.55 (R2) to 0.9 (CD/121) FAR;
- Landscaped floating slab over at-grade parking creating courtyard amenity space above for townhouses;
- Three-storey townhouse blocks (two-storey over one level of parking) parallel with Cooney Road incorporating pedestrian-oriented entrances at grade; and,
- Right of way along entire rear property line to protect future development options in the surrounding area.

Further, the rear block of the proposed development (2-storeys over 1-level of parking) is setback substantially more from the existing property line than the typical requirement for a standard townhouse (6.55 m/21.50 ft. instead of 3 m/10 ft.), to anticipate the development potential under the area plan on adjacent properties (older single-family dwellings including some possible holding properties).

Staff Comments

The primary staff comments involve transportation related issues including access (temporary), future lane development and access to the neighbouring 6500 Cooney Road. For complete Staff Comments refer to **Attachment 5**.

Analysis

Staff worked with the applicant to ensure sensitive building height and mass for this proposed new development in the Spires/Cook/Eckersley area, particularly given its adjacency to single family residences. Consistency of the proposal with the approved form of development at 8088 Spires Gate (Comprehensive Development District CD/121) has been examined. Design issues and the applicant's revisions include:

1. ***Increased compatibility with existing context to minimize impact of overlook and/or shadowing:***
 - setbacks of 6.55 m (21.50 ft.) maintained from rear property line;
 - height reduced to 3-storey maximum at the rear and 2½-storey maximum (over parking) on the courtyard;
 - massing articulated through breaks or gaps in roofs or buildings (8088 Spires Gate breaks rear portion with several gaps).
2. ***Increased sense of 'neighbourliness' through inclusion of some grade-level dwelling space at rear:***
 - patios provided at grade;
 - living space provided at grade (connected to patios).
3. ***Reduction of excess parking to a maximum of 1.9 spaces per unit plus 4 visitor spaces:***
 - reduction of proposed excess parking enabled ground floor area for living space and maintained proposed Floor Area Ratio and unit density. (Proposed parking still exceeds the requirement in the Zoning Bylaw.)

The revised application responds to staff's suggestions. The revised form of development is consistent with Official Community Plan (OCP) population projections, Area Plan (City Centre) Neighbourhood/Housing Objectives, and recent rezonings. Overall design and zoning responses to policy objectives are noted below:

1. Density and height are comparable to recent CD/121 rezonings:

- proposed 1.11 FAR density (greater than 0.90 FAR enabled by the CD/121 By-Law) is justifiable on the basis of site benefits (e.g. secure landscaped courtyard, generous landscaping, etc.) and community benefits (e.g. road widening dedication and lane establishment right-of-way). Note: densities of up to 2.0 FAR are anticipated in this area under the OCP Area Plan.
- proposed 3-storey height to Cooney Road and 2-storey height over 1 level of parking to the rear property line adjacent to single-family dwellings is either under or the same as the 12 m Maximum Height in the CD/121 Bylaw. The 3-storey height of the front block to Cooney Road is consistent with other developments in the area (recommended minimum along the street). The 2½-storey height of the rear block to the internal courtyard and 2-storey to the rear property line (over parking) utilizes a larger setback

than typical and anticipates comparable massing, when the considerable redevelopment potential under the area plan is realised on adjacent properties to the east (currently single-family).

2. Form of development fulfils “Development Permit Guidelines” of City Centre Area Plan:

- proposed urban character is compatible with the mix of medium to higher density multiple-family development anticipated for the area;
- proposal includes 40% street-fronting townhouse units with individual off-street entries and accessible living space at grade to reinforce the pedestrian activity of street, enhance the safety of the public realm, and address livability for multiple-family occupancies;
- proposal reinforces a “pedestrian-friendly” street edge with a varied, durable palette of good-quality materials (brick and stucco), residential roof and fenestration pattern, and attractive landscape features such as brick piers, metal fencing and generous landscape plantings.
- Development Permit is required as a condition of rezoning, and design issues will be dealt with at that time.

3. Parking is at a ratio consistent with City Centre objectives that support increased use of transit, walking and cycling.

- proposal provides parking in excess of the zoning bylaw, and a cross-access easement to enable future development of the corner lot at 6500 Cooney Road with implementation of a lane to serve the block.
- Eight (8) of the units will have parking stalls in a tandem arrangement. A registered covenant will be required to ensure there is no conversion of the interior tandem stall to habitable space by future owners.

Financial Impact

None.

Conclusion

The proposed development is in conformity with the Official Community Plan and City Centre Area Plan. The proposed use of Comprehensive District (CD/133) zoning is consistent with this sub-area and with previously approved projects in the immediate vicinity. Rezoning thus merits favourable consideration. Staff recommend approval of the proposed rezoning application.



Terence Brunette
Planner (Temp.), Policy Planning
(4212)

TCB:cas

See **Attachment 3** for *Conditional Rezoning Requirements* (Legal and Development) agreed to by the applicant to be dealt with prior to final adoption.

PROJECT DATA

Project Address: 6468 COONEY ROAD, RICHMOND.
 PROPOSE ADDRESS: 6440-6460 COONEY ROAD, RICHMOND.
 EXISTING ADDRESS: 6440-6460 COONEY ROAD, RICHMOND.
 Legal Description:
 LOT 23, 22, & 21; SEC 9, BLK4N, RG6N, PL 15292

Development Summary

- Gross Site Area:
= 26,320 ± sf.
- Unit & Floor Area Summary:
 (6) Type A Unit • 1,462 sf. = 8,772 sf.
 (2) Type A1 Unit • 1,504 sf. = 3,008 sf.
 (2) Type A2 Unit • 1,580 sf. = 3,160 sf.
 (6) Type B Unit • 1,282 sf. = 7,692 sf.
 (2) Type B1 Unit • 1,160 sf. = 2,320 sf.

20 Units Total Floor Area: 27,636 sf.

3. FAR: 27,636 / 26,320 = 1.05
 (BASE ON GROSS SITE AREA 26,320 SF.)

- Parking:
 2 stalls x 18 Unit = 36 stalls
 1 stall x 2 Unit = 2 stalls
 4 visitor parking = 4 stalls
 Total = 42 stalls

5. Site Coverage:
 Block A: 5,272 sf
 Block B: 6,350 sf
 TOTAL : 11,622 sf
 Coverage %: 44.2 %

ZONING ANALYSIS

PROPOSED CD BYLAW DEVELOPMENT
 MAX. BUILDING HEIGHT: 12m (39.37') 12m (39.37')
 FAR: 1.05 1.05
 SITE COVERAGE: 45% 44.2%
 SETBACK: FRONT 3.65m (12.0') 3.65m (12.0')
 REAR 6.55m (21.5') 6.55m (21.5')
 N. SIDE 3.05m (10.0') 3.05m (10.0')
 S. SIDE 3.05m (10.0') 3.05m (10.0')

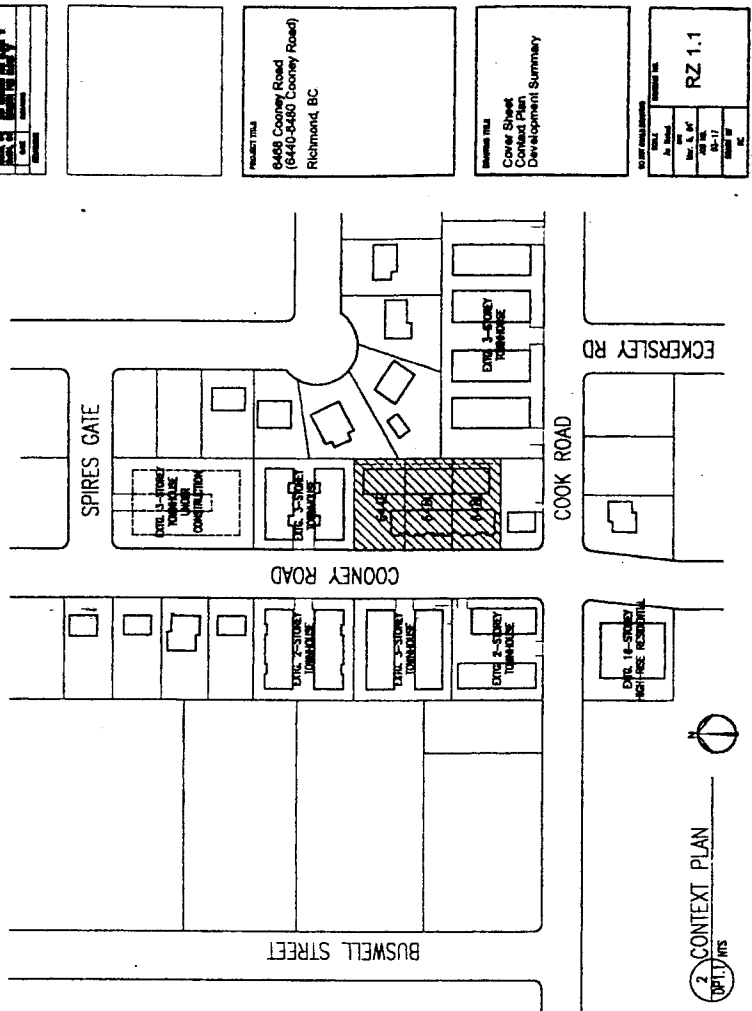
OFF-STREET PARKING:	REQUIRED	PROVIDED
20 UNITS @ 1.5/UNIT	30	36
VISITOR @ 0.2/UNIT	4	4
TOTAL	34	42

DRAWING INDEX

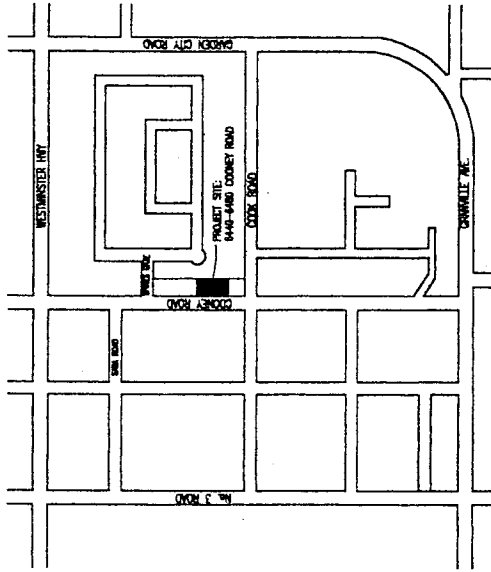
- ARCHITECTURAL
- RZ1.1 CONTEXT PLAN & DEVELOPMENT SUMMARY
 - RZ2.1 SITE PLAN / MAIN FLOOR PLAN
 - RZ2.2 SECOND FLOOR PLAN
 - RZ2.3 THIRD FLOOR PLAN
 - RZ2.4 FOURTH FLOOR PLAN / ROOF PLAN
 - RZ3.1 TYPICAL UNIT A FLOOR PLANS
 - RZ3.2 TYPICAL UNIT B FLOOR PLANS
 - RZ4.1 EXTERIOR ELEVATIONS
 - RZ4.2 EXTERIOR ELEVATIONS
 - RZ5.1 BUILDING SECTION



NO.	DATE	REVISION
1	2011.05.11	ISSUE FOR PERMITTING
2	2011.05.11	ISSUE FOR PERMITTING
3	2011.05.11	ISSUE FOR PERMITTING
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1. LOCATION PLAN
 2. CONTEXT PLAN



1. LOCATION PLAN



PROPOSED DEVELOPMENT
 6440-6480 COONEY ROAD
 RICHMOND, B.C.

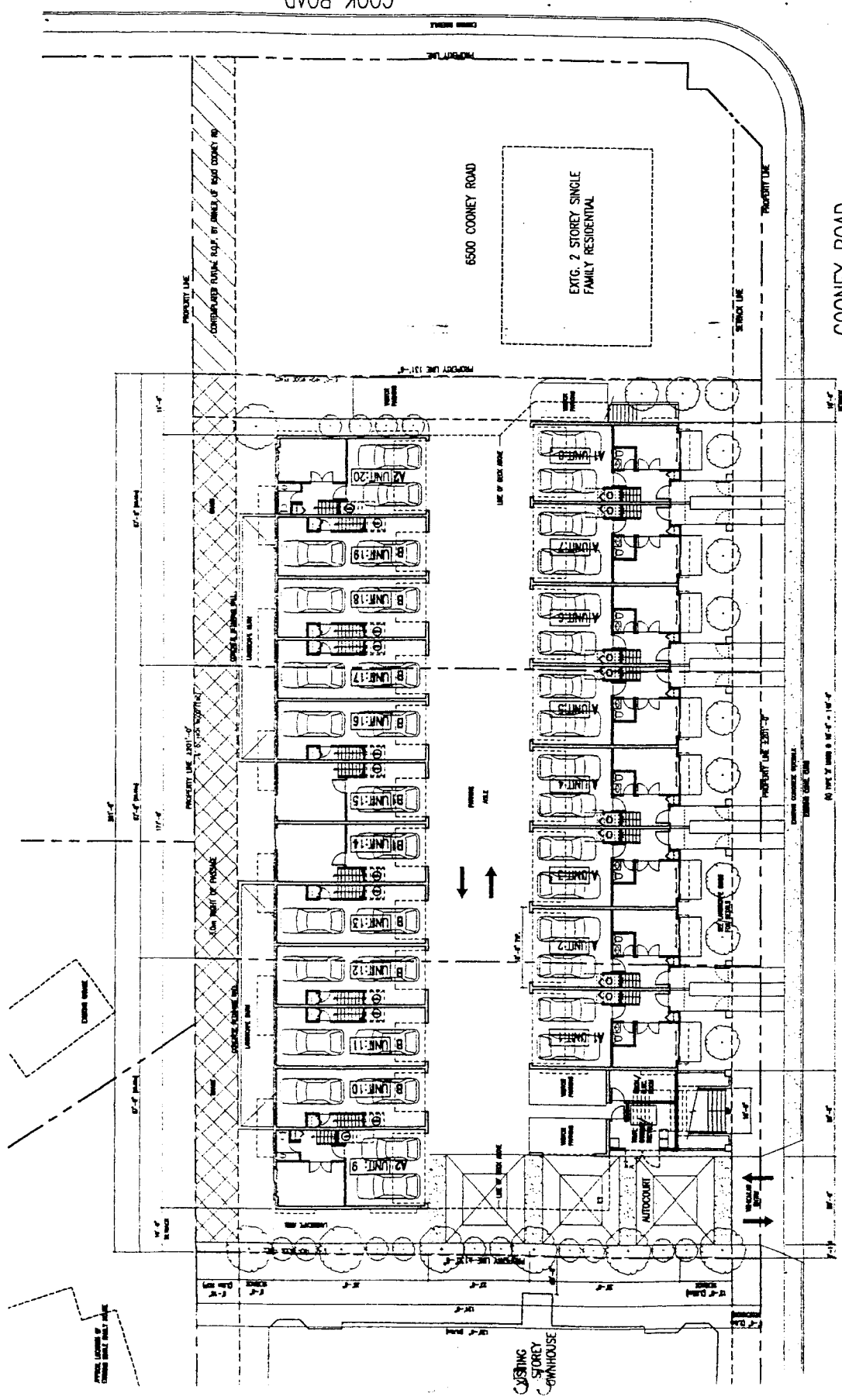
PROJECT TITLE
 6440-6480 Cooney Road
 Townhouse Development
 Richmond, B.C.

PROPOSED TITLE
 Site Plan / Main Floor Plan
 (Pending, Landed)
 (Part of 6440-6480 Cooney Road
 6500 Cooney Road)

SCALE	1" = 10'-0"
DATE	08-17
PROJECT NO.	RZ 2.1

6500 COONEY ROAD

COONEY ROAD



6440-6480 COONEY RD TOWNHOUSE DEVELOPMENT
 1 SITE PLAN / MAIN FLOOR PLAN
 (BEFORE DEVELOPMENT OF 6500 COONEY ROAD)

IMMEDIATE DEVELOPMENT PLAN

COONEY ROAD

6500 COONEY ROAD

EXTG. 2 STOREY SINGLE
 FAMILY RESIDENTIAL



PROFESSIONAL SEAL AND SIGNATURE OF ARCHITECT

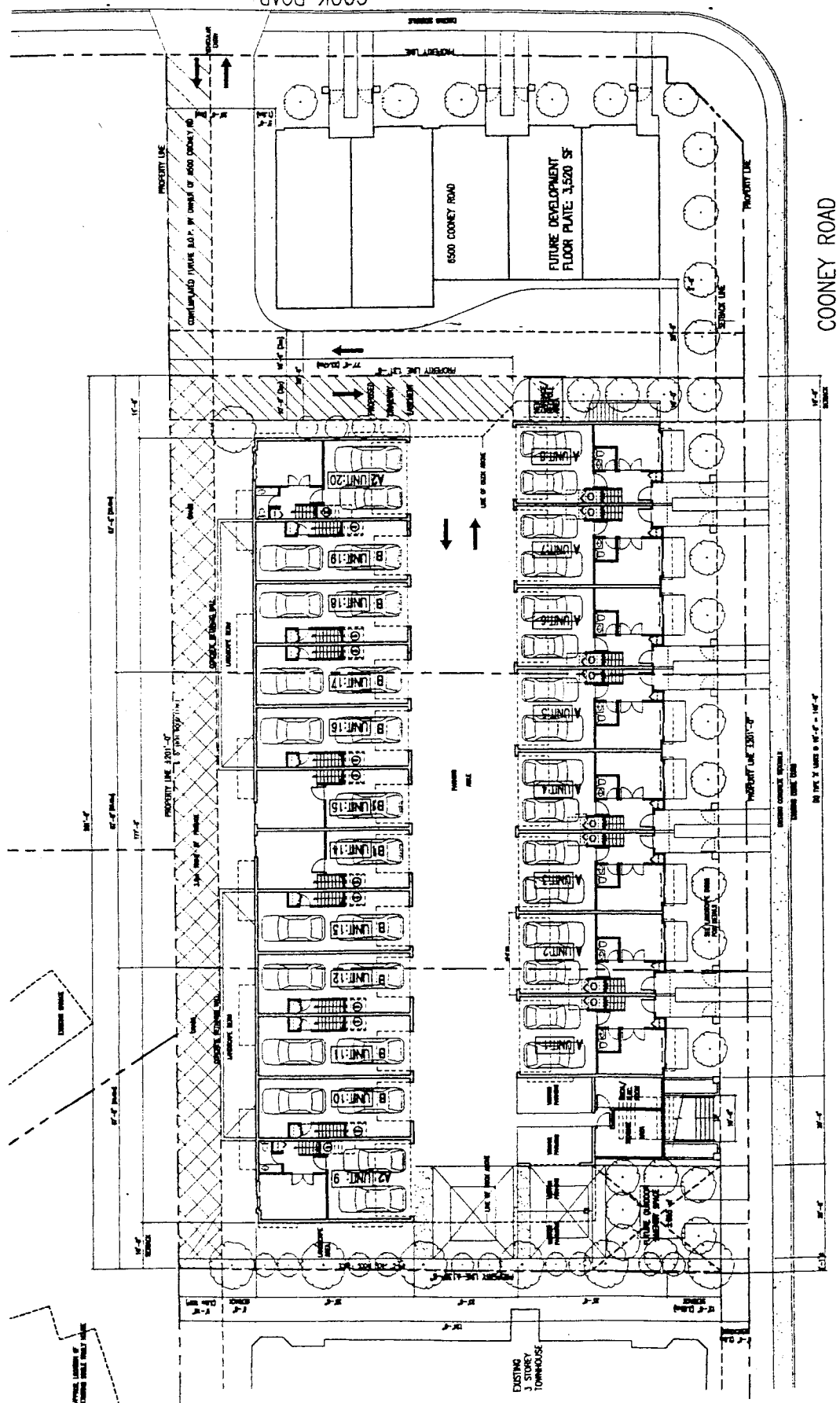
PROJECT TITLE: 6440-6480 COONEY RD. TOWNHOUSE DEVELOPMENT (AFTER DEVELOPMENT OF 6500 COONEY ROAD)

PROJECT NO. 2017-07

5468 Cooney Road
Townhouse Development
(6440-6480 Cooney Road)
Richmond, BC

Site Plan / Main Floor Plan
(Parking Level)
(Site Development of
6500 Cooney Road)

RZ 2.1A	
DATE: 11-17-17	SCALE: 1/8" = 1'-0"
DATE: 11-17-17	SCALE: 1/8" = 1'-0"
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1 6440-6480 COONEY RD. TOWNHOUSE DEVELOPMENT

1/8" = 1'-0"
(AFTER DEVELOPMENT OF 6500 COONEY ROAD)



ULTIMATE DEVELOPMENT PLAN (WITH REDEVELOPMENT OF 6500 COONEY ROAD)



THIS PLAN IS THE PROPERTY OF PAUL LEONG ARCHITECT INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, 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 ARCHITECT INC.

PROJECT TITLE	6440-6480 Cooney Road Townhouse Development Richmond, BC
OWNER	6440-6480 Cooney Road Townhouse Development Richmond, BC
DATE	2024.05.15
SCALE	1" = 10'-0"
PROJECT NO.	PL-2024-001
DRAWING NO.	RZ 2.2

PROPERTY LINE

PROPERTY LINE

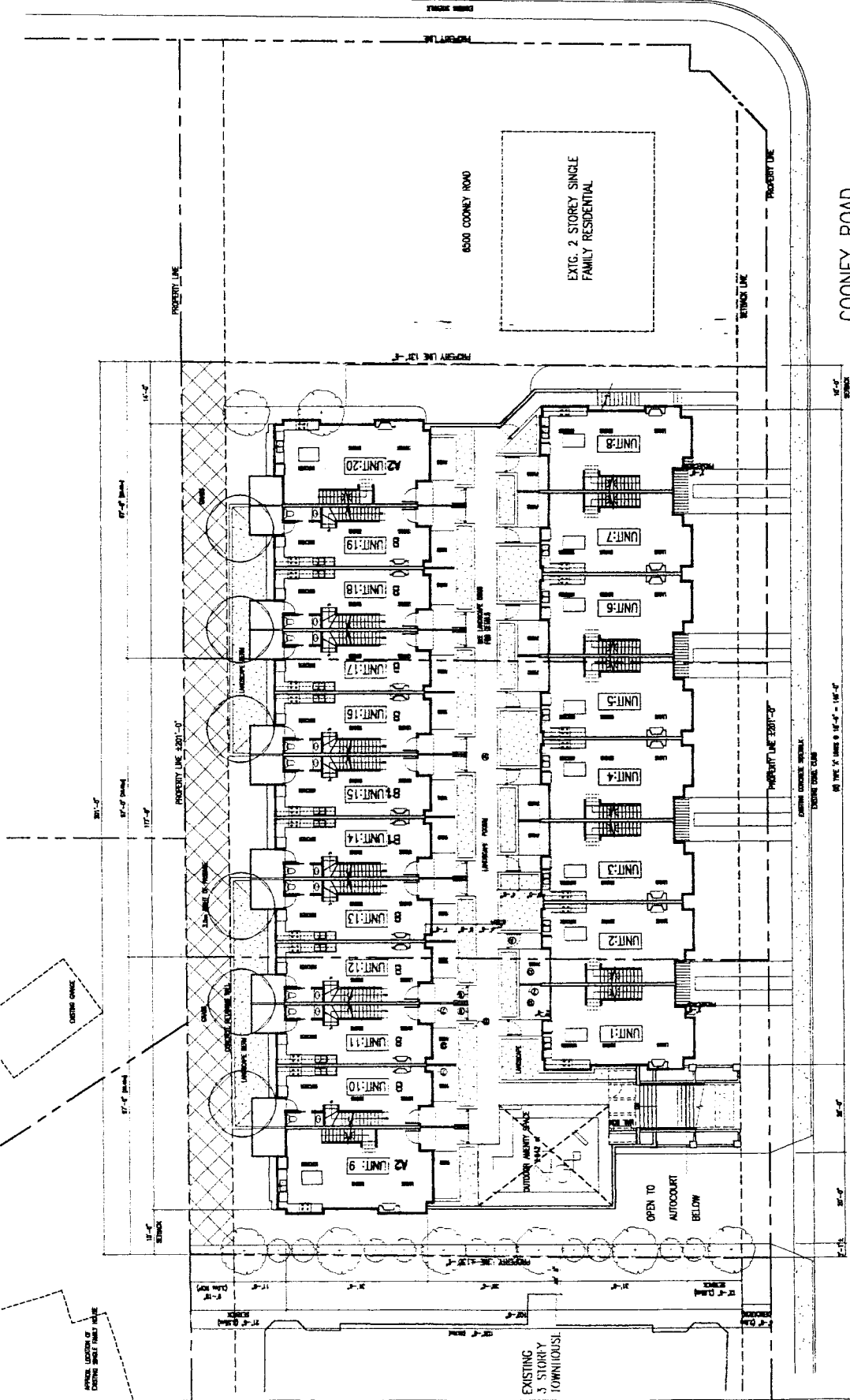
PROPERTY LINE

PROJECT TITLE	6440-6480 Cooney Road Townhouse Development Richmond, BC
OWNER	6440-6480 Cooney Road Townhouse Development Richmond, BC
DATE	2024.05.15
SCALE	1" = 10'-0"
PROJECT NO.	PL-2024-001
DRAWING NO.	RZ 2.2

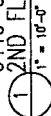
COOK ROAD

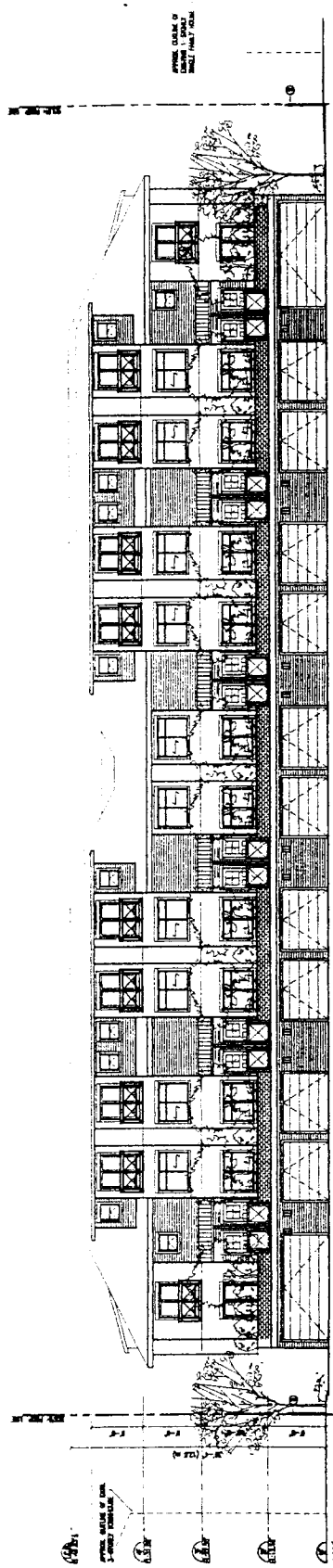
EXTG. 2 STOREY SINGLE FAMILY RESIDENTIAL

COONEY ROAD

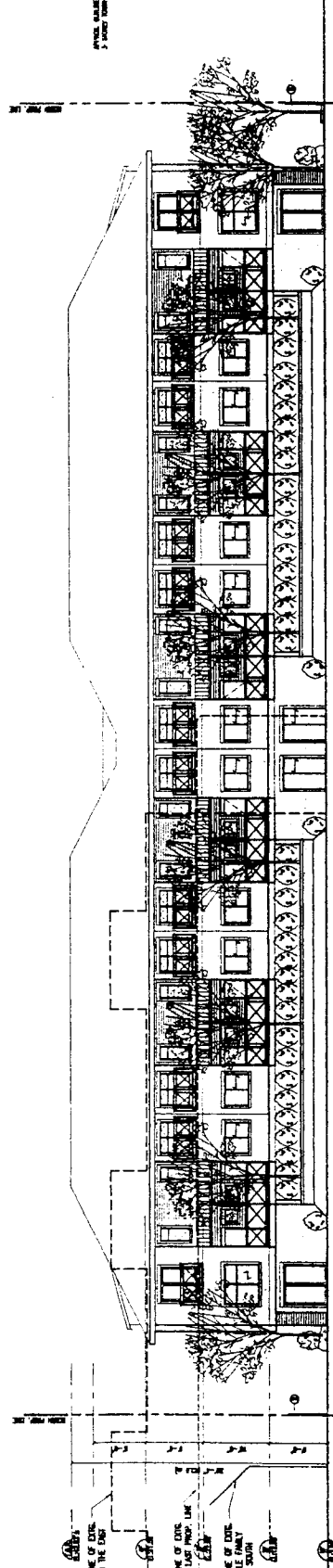


6440-6480 COONEY RD. TOWNHOUSE DEVELOPMENT
2ND FLOOR PLAN / LANDSCAPE PODIUM PLAN

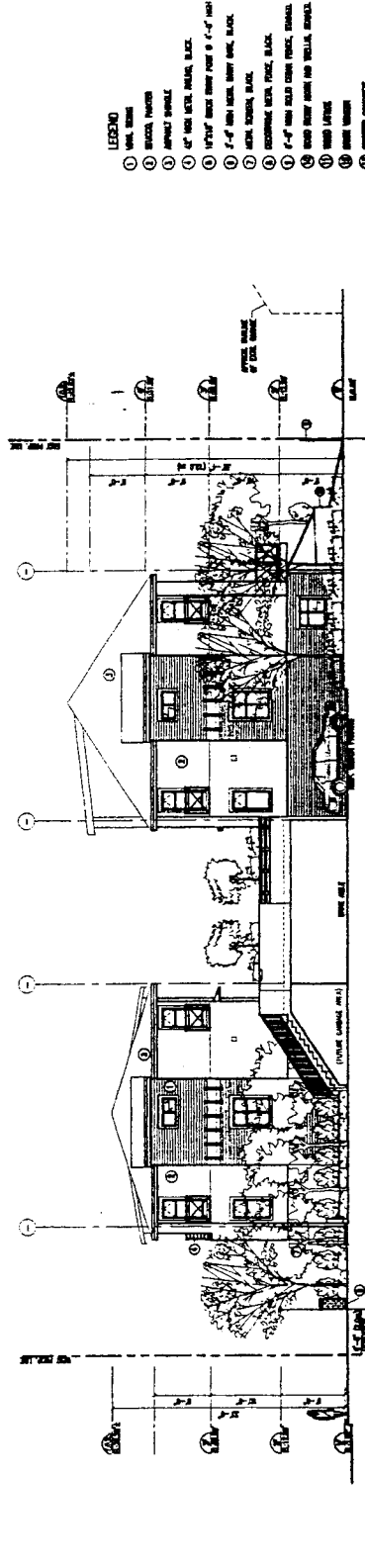




1 BUILDING 'B' WEST ELEVATION (PODIUM ELEV.)
1/8" = 1'-0"



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



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

- LEGEND
- ① WALL FINISH
 - ② BRICK, PAINTED
 - ③ IMPACT WINDOWS
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PROJECT TITLE
6498 Cooney Road
Townhouse Development
(6440-6480 Cooney Road)
Richmond, BC

DRAWING TITLE
Building 'B' Elevation
Site South Elevation

DATE		RZ 4.2
DATE	SCALE	
DATE	SCALE	
DATE	SCALE	

Conditional Rezoning Requirements 6440/60/80 Cooney Road RZ 04-263030

Prior to final adoption of Zoning Amendment Bylaw 7788, the developer is required to complete the following requirements.

Legal requirements, specifically:

1. Consolidate all lots (i.e. 6440, 6460, and 6480 Cooney Road) into one development parcel;
2. Dedicate a 2 m (6.56 ft.) road widening along Cooney Road up to 70 m (229.66 ft.) from the intersection of Cooney and Cook Roads. Note that the dedication should taper from the 70 m location to the existing north property line at Cooney Road for better sidewalk alignment;
3. Grant a Public Rights of Passage right-of-way over a 3 m (9.84 ft) wide strip of land along the site's entire east property line for possible future use as a public lane (to be developed by others). Note that the developer will be responsible for the cost of lane construction (cash-in-lieu and sealed Engineer's estimate to be submitted) on this site only; but if as a result of future development nearby the City of Richmond determines that a lane will not be required, this right-of-way and security for construction will be released;
4. Register a cross-access easement for a minimum of 23.47 m (77.0 ft.) from the east property line on the 3.0m wide strip of land along the south property line to permit development of the property at 6500 Cooney Road;
5. Register a restrictive covenant limiting temporary vehicular access to a specific location along Cooney Road which will be closed when lane is functional. Note that the developer will be required to submit securities and be responsible for the cost of reinstating the driveway when access is closed;
6. Register a restrictive covenant agreeing to have the buildings designed to incorporate adequate sound measures against aircraft noise;
7. Register a restrictive covenant prohibiting conversion of tandem parking stalls.

Development requirements, specifically:

8. Demolish any existing structures on the subject properties;
9. Process a Development Permit application to a satisfactory level, as determined by the Director of Development;
10. Remit as part of the Development Permit process payment of cash-in-lieu for indoor amenity space (approximately \$21,000 for 20 units) to be deposited to a Recreation Facility reserve account.

Future requirements, specifically:

Prior to issuance of the building permit the developer shall enter into the standard City of Richmond Servicing Agreement to:

11. Design and construct frontage beautification works including removal of the existing sidewalk and pouring a new 1.5 m concrete sidewalk at the revised property line starting at the south edge, north to the 70m point (from Cook,) and tapering to meet the existing sidewalk at the north property line;
12. Plant lawn between the existing curb and the new property line, and boulevard trees ("Armstrong Maples") as close to the new sidewalk as possible (as Cooney will be widened to create a southbound to eastbound left turn lane onto Cook);
13. Provide a new City Centre standard street light system to be located near the sidewalk, spec L12.3 to be blue, with banner arms but no pedestrian lights, flower baskets or receptacles.

Copy of signed *Agreement Letter* in file.

Signed

Date



City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

ATTACHMENT 4
Development Application
Data Sheet
Policy Planning Department

RZ 04-263030

Attachment

Address: 6440/60/80 Cooney Road

Applicant: Paul Leong MAIBC, Paul Leong Architect Inc.

Planning Area: City Centre

	Existing	Proposed
Owner:	Wilkison Holdings	Wilkison Holdings
Site Size (m ²):	2323 m ² (25,001 s.f.)	no change
Land Uses	Single-family houses	8 – 2 storey townhouses 12 - 2½ storey townhouses
OCP Designation	Residential	no change
Area Plan Designation	Residential	no change
702 Policy Designation	NA	NA
Zoning	Townhouse District (R2)	Comprehensive Development District (CD/133) <ul style="list-style-type: none"> Permits townhouses with a site coverage less than 50% and density less than 1.11 FAR Proposed development has site coverage of 46.6% and density of 1.11 FAR
Number of Units	Existing houses to be demolished	8 – 2 storey townhouses 12 - 2½ storey townhouses
Other Designations	NEF, DPA	NEF, DPA

	Bylaw Requirement	Proposed	Variance
Density (units/hectare)		87.0 u/ha	none
Floor Area Ratio:	Max. 1.11	Max. 1.11	none
Lot Coverage – Building:	Max. 47%	47%	none
Lot Size (m ²):	Min. 1400 m ² (15,070 sf)	2323 m ² (25,001 sf)	none
Cooney Road Setback (m):	Min. 3.65 m (12.00 ft)	Min. 3.65 m (12.00 ft)	none

Setback (m): • North • South • Rear	Min. 3.05 m (10.00 ft) Min. 3.05 m (10.00 ft) Min. 6.55 m (21.50 ft)	Min. 3.05 m (10.00 ft) Min. 3.05 m (10.00 ft) Min. 6.55 m (21.50 ft)	none
Height (m):	Max. 12 m (39.70 ft)	Max. 12 m (39.70 ft)	none
Off-street Parking Spaces – Regular/Visitor: Total	Required For (CD/133) Residents: 1.5 spaces/unit x 20 units = 30 spaces Visitors: 0.2 spaces/unit x 20 units = 4 spaces 34 spaces	Residents: 1.9 spaces/unit x 20 units = 38 spaces Visitors: 0.2 spaces/unit x 20 units = 4 spaces 42 spaces	none
Tandem Parking Spaces	permitted	16 spaces (8 units)	none
Amenity Space – Indoor:	70 m ² or cash-in-lieu	cash-in-lieu (approximately \$21,000)	none
Amenity Space – Outdoor:	6.0 m ² per unit (120 m ²) with 3.0 m ² per unit (60 m ²) as children's play-area	To be addressed during DP Process	none
Other:	Tree replacement compensation required for loss of significant trees in good health.		

Staff Comments

Policy Planning

The proposed form of development fulfills the objectives of the City Centre Area Plan by creating a pedestrian-oriented, medium-density townhouse development with a compatible, street-level interface (see Analysis for description). This follows the form of development enabled by the previous rezoning which was intended to serve as a model for subsequent medium-density townhouse projects. The Development Permit process will address outstanding design issues subject to the satisfaction of the Director of Development prior to final adoption.

Design development to address the following urban design issues:

- *Extremely tight site planning has created marginal outdoor amenity spaces:* consideration should be given to opportunities for minimizing the tight site planning.
- *Landscape treatment of interface along the north property line requires careful review:* consideration should be given to tree retention opportunities and/or the provision of substantial landscaping including large replacement trees if the existing trees are to be removed (i.e. retention of existing trees with augmentation of new planting). An arborist's report will be required.
- *Treatment of the area along the south property line should be reviewed:* consideration should be given to provision of some separation between the access and the south side of the rear building ('B'-type units), and some landscape screening to the south side of the front building ('A'-type units).
- *Provision of mail room for delivery/pick-up, and garbage location* (given its proximity to north 'B'-end unit) should be reviewed.

Development Applications –Transportation and Engineering

Development Applications – the Engineering and Transportation Departments support the rezoning application. The Site Engineering and Transportation comments are provided below, and rezoning requirements provided in **Attachment 3**.

Engineering

Comments follow:

- Consolidate the three lots into one development parcel.
- In conjunction with the consolidation, dedicate 2 m along Cooney for road widening up to 70m from the Cook intersection. (Cook/Cooney is a major intersection, with Cooney being a local arterial, hence the 70m instead of 100m). The dedication should taper from the 70m to the existing north P.L. at Cooney for better sidewalk alignment.
- Registration of a 3m Public Rights of Passage right-of-way across the entire east edge of the site for future lane.

- Transportation requires that ultimate site access will be from a lane coning in off Cook Road through 6500 Cooney Road: at that time, access from Cooney Road will be closed. On closure, this sites' access to Cooney Road will be also be eliminated. Given the current proposed parking access at the north end of the site, the lane should be built with the frontage offsite.

Prior to issuance of the building permit, the developer shall enter into the standard City of Richmond Servicing Agreement to:

- Design and construct frontage beautification works including removal of the existing sidewalk and pouring a new 1.5 m concrete sidewalk at the revised property line starting at the south edge, north to the 70m point (from Cook,) and tapering to meet the existing sidewalk at the north property line.
- Plant lawn between the existing curb and the new property line, and boulevard trees (“Armstrong Maples”) as close to the new sidewalk as possible (as Cooney will be widened to create a southbound to eastbound left turn lane onto Cook).
- Provide a new City Centre standard street light system to be located near the sidewalk, spec L12.3 to be blue, with banner arms but no pedestrian lights, flower baskets or receptacles.

Transportation

Comments follow:

- Close temporary access to Cooney when lane is functional; restrictive covenant to be registered on title to ensure closure with developer to be responsible for cost of reinstating driveway when access is closed.
- Accommodate vehicular access to lane at south end of site, as more likely 6500 Cooney with lane access would be redeveloped sooner than when lane along entire east side of site becomes functional.
- Require 2.0 m dedication along entire Cooney frontage to allow for future road widening.
- Require 3.0 m p.r.o.p. along full length of property along the east PL for future lane. Developer responsible for cost of lane construction.

Zoning – Comprehensive Development District (CD/133)

Provisions of the Comprehensive Development District (CD/133) include 16 tandem parking spaces (for 8 units) out of a total of 42 spaces for the project.



DATE: 10/11/11
SCALE: 1/8" = 1'-0"

PROJECT: 6440 COONEY ROAD TOWNHOUSE DEVELOPMENT
SHEET: 1 OF 2

NO.	REVISION
1	ISSUED FOR PERMIT
2	REVISED PER COMMENTS
3	REVISED PER COMMENTS
4	REVISED PER COMMENTS
5	REVISED PER COMMENTS
6	REVISED PER COMMENTS
7	REVISED PER COMMENTS
8	REVISED PER COMMENTS
9	REVISED PER COMMENTS
10	REVISED PER COMMENTS

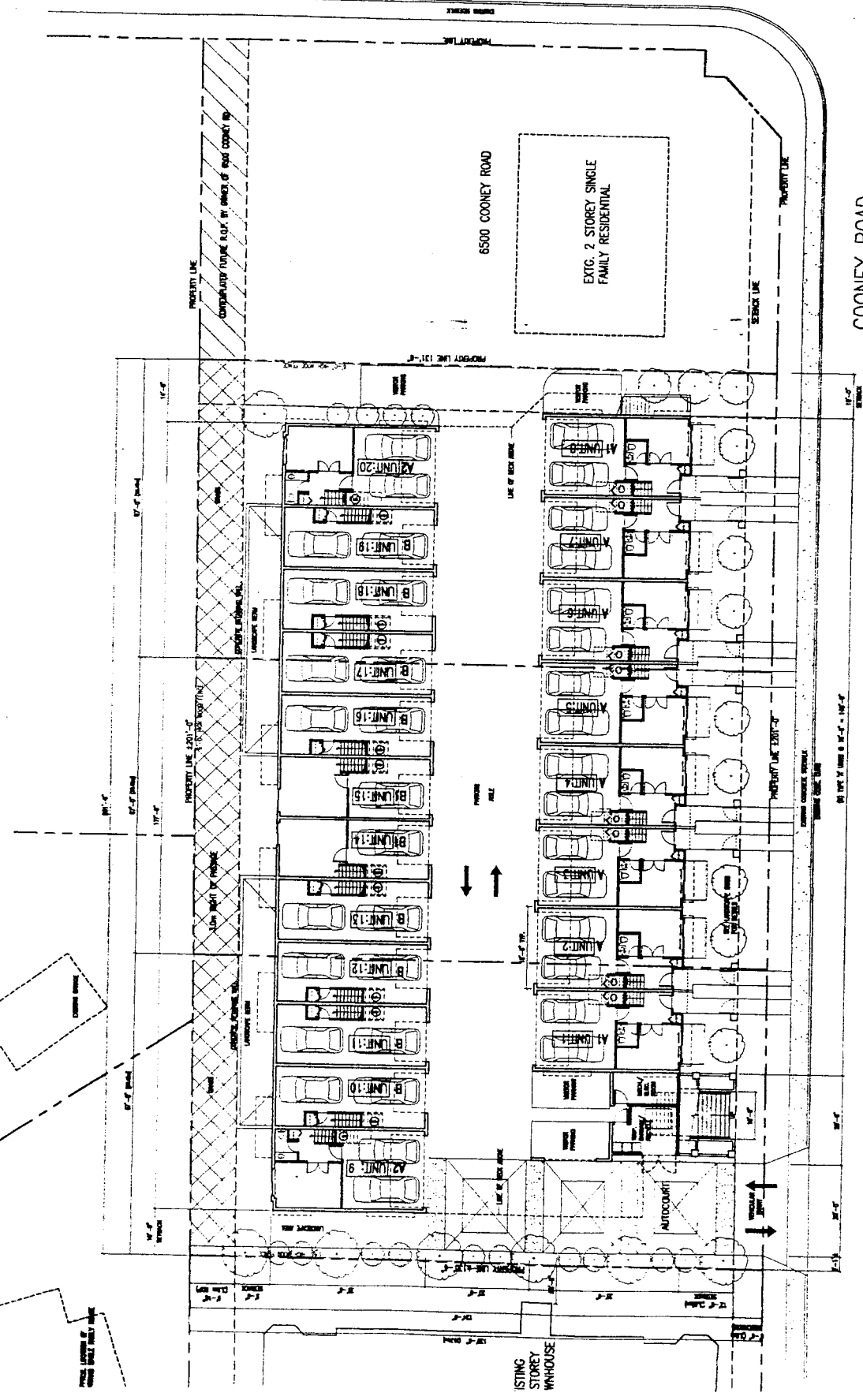
PROJECT TITLE
6486 Cooney Road
Townhouse Development
(8440-8480 Cooney Road)
Richmond, BC

PROJECT TITLE
Site Plan / Main Floor Plan
(Parking Level)
Before Development of
6500 Cooney Road

PROJECT NO.	6440-11
DATE	10/11/11
SCALE	1/8" = 1'-0"
SHEET NO.	1 OF 2
TOTAL SHEETS	2

RZ 2.1

COOK ROAD



6440-6480 COONEY RD TOWNHOUSE DEVELOPMENT
SITE PLAN / MAIN FLOOR PLAN
(BEFORE DEVELOPMENT OF 6500 COONEY ROAD)

IMMEDIATE DEVELOPMENT PLAN



DATE: 15-05-17
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]

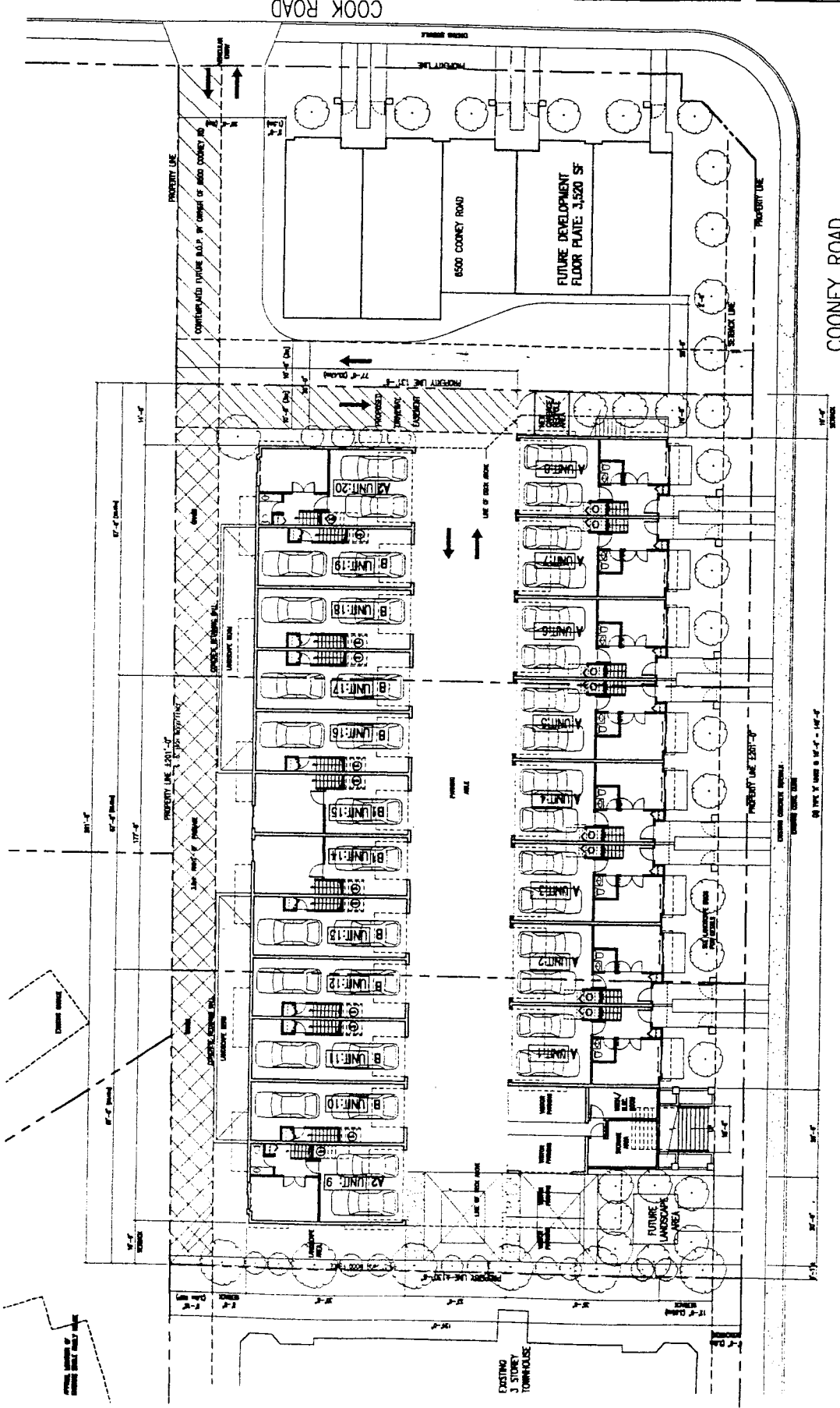
PROJECT TITLE: 6488 Cooney Road Townhouse Development (9440-6480 Cooney Road) Richmond, BC.
 SHEET NO: RZ 2.1A

6488 Cooney Road
 Townhouse Development
 (9440-6480 Cooney Road)
 Richmond, BC.

Site Plan / Main Floor Plan
 (Parking Level)
 After Development of
 6500 Cooney Road

6500 COONEY ROAD
 FUTURE DEVELOPMENT
 FLOOR PLATE: 3,520 SF

DATE: 15-05-17	DRAWN BY: [Name]
CHECKED BY: [Name]	PROJECT NO: [Number]
RZ 2.1A	



1 6440-6480 COONEY RD TOWNHOUSE DEVELOPMENT
 (AFTER DEVELOPMENT OF 6500 COONEY ROAD)

ULTIMATE DEVELOPMENT PLAN
 (WITH REDEVELOPMENT OF 6500 COONEY ROAD)



PROPOSED 2ND FLOOR PLAN
LANDSCAPE PODIUM LEVEL

PROJECT NO. 2024-001
DATE: 10/20/2024
SCALE: 1/8" = 1'-0"

PROJECT TITLE
6488 Cooney Road
Townhouse Development
(6440-6480 Cooney Road)
Richmond, BC

CLIENT
2nd Floor Plan
(Landscape Podium Level)

PROJECT NO. 2024-001
DATE: 10/20/2024
SCALE: 1/8" = 1'-0"

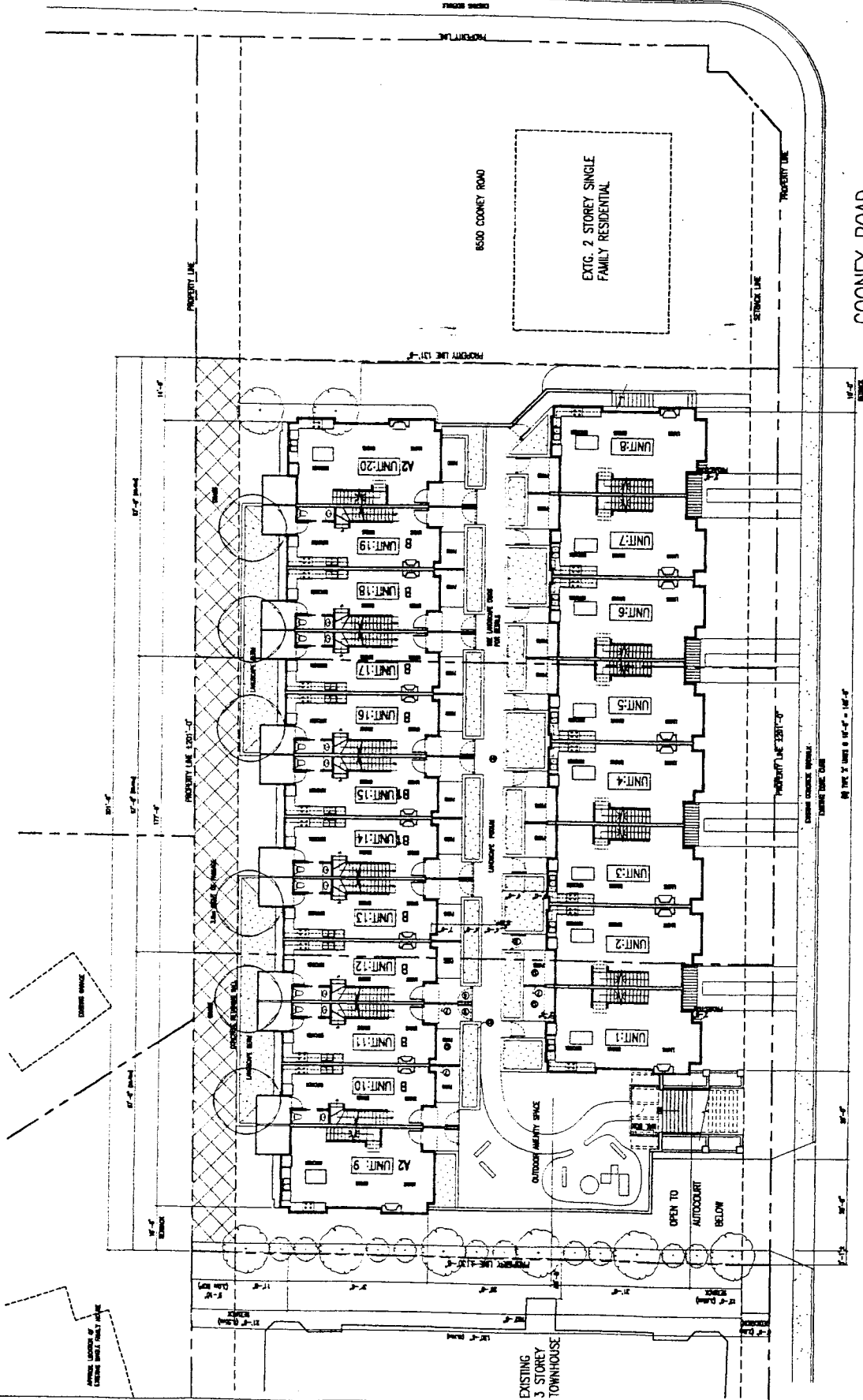
RZ 2.2

COOK ROAD

8500 COONEY ROAD

EXTG. 2 STOREY SINGLE
FAMILY RESIDENTIAL

COONEY ROAD



6440-6480 COONEY RD TOWNHOUSE DEVELOPMENT
2ND FLOOR PLAN / LANDSCAPE PODIUM PLAN
1" = 10'-0"



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7788 (RZ 04-263030)
6440, 6460 & 6480 Cooney Road**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by inserting as Section 291.133 thereof the following:

“291.133 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/133)

The intent of this zoning district is to accommodate **townhouses**.

291.133.1 PERMITTED USES

RESIDENTIAL, limited to **one-family dwellings** and **townhouses**;
BOARDING AND LODGING, limited to two persons per **dwelling unit**;
HOME OCCUPATION;
COMMUNITY USE;
ACCESSORY USES.

291.133.2 PERMITTED DENSITY

.01 **Maximum Floor Area Ratio:**

- a) 1.11, together with 0.03 which must be **used** exclusively for covered areas of the principal **building** which are open on one or more sides;

PROVIDED THAT any portion of floor area which exceeds 5 m (16.4 ft.) in height, save and except an area of up to 10 m² (107.6 sq. ft.) per **dwelling unit used** exclusively for entry and staircase purposes, shall be considered to comprise two floors and shall be measured as such.

- b) An additional 0.05 provided that it is entirely **used** to accommodate **amenity space**.
- c) **Floor Area Ratio** shall be deemed to exclude the floor area of those parts of the **building used** for off-street parking purposes as required by Section 291.133.8 of this bylaw.

291.133.3 MAXIMUM LOT COVERAGE: 47%.

291.133.4 MINIMUM SETBACKS FROM PROPERTY LINES

- .01 **Public Road Setback:** 3.65 m (12.0 ft.).
- .02 **North Side Yard:** 3.05 m (10.0 ft.).
- .03 **South Side Yard:** 3.05 m (10.0 ft.).
- .04 **Rear Yard:** 6.55 m (21.5 ft.).
- .05 Bay windows may project into the required **public road** setback, **side yards** and **rear yard** for a distance of up to 0.6 m (2.0 ft.); enclosed entry vestibules may project into the required **public road** setback for a distance of up to 0.9 m (3.0 ft.); and, unenclosed porches, unenclosed balconies and unenclosed stairs may project into the required **public road** setback and **rear yard** for a distance of up to 2.0 m (6.6 ft.).

291.133.5 MAXIMUM HEIGHTS

- .01 **Buildings:** 12 m (39.4 ft.).
- .02 **Structures:** 5 m (16.4 ft.).
- .03 **Accessory Buildings:** 5 m (16.4 ft.).

291.133.6 MINIMUM LOT SIZE

A **building** shall not be constructed on a **lot** having a width of less than 40 m (131.2 ft.) or a depth of less than 35 m (114.8 ft.).

291.XXX.8 SCREENING AND LANDSCAPING

Screening and landscaping shall be provided in accordance with Division 500 of this Bylaw, EXCEPT THAT:

- .01 **Fence** height shall not exceed:
 - a) When located within 6 m (19.7 ft.) of a **public road**, 1.2 m (3.9 ft.). In the case of such a **fence**, its height shall be calculated from the higher of:
 - i) The point at which the **fence** intersects the ground; or
 - ii) The top of any curb abutting the property, or if there is no curb, the crown of the adjacent roadway.
 - b) When located elsewhere within a required yard: 2 m (6.6 ft.).

.02 Landscaping Requirements:

- a) On a **lot** where a **fence** has been erected adjacent and parallel to, but not actually upon a property line which abuts a **public road**, the portion of the **lot** between the **fence** and the said property line shall be planted and maintained with any combination of trees, shrubs, ornamental plants or lawn; and
- b) Roof of parking podium shall be planted and maintained with a combination of trees, shrubs, ornamental plants or lawn with paving as required.
- c) North and south **side yards** shall be planted and maintained with a combination of trees, shrubs, ornamental plants or lawn with paving as required.

291.133.8 OFF-STREET PARKING

.01 Off-street parking shall be provided in accordance with Division 400 of this Bylaw, EXCEPT THAT:

- a) Off-street parking shall be provided at the rate of:
 - (i) Residents: 1.5 spaces per **dwelling unit**; and,
 - (ii) Visitors: 0.2 spaces per **dwelling unit**.
- b) Minimum manoeuvring aisle width shall be 6.7 m (22.0 ft.).
- c) Where two parking spaces are intended to be **used** by the residents of a single **dwelling unit**, they may be provided in a tandem arrangement with one parking space located behind the other and, typically, both spaces set perpendicular to the adjacent manoeuvring aisle.

2. 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 "**COMPREHENSIVE DEVELOPMENT DISTRICT 133**" (CD/133).

P.I.D. 018-554-661

Lot 21 Section 9 Block 4 North Range 6 West New Westminster District Plan 15292

P.I.D. 010-082-140

Lot 22 Section 9 Block 4 North Range 6 West New Westminster District Plan 15292

P.I.D. 003-605-451

Lot 23 Section 9 Block 4 North Range 6 West New Westminster District Plan 15292

- 3. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7788”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
<i>RA</i>
APPROVED for legality by Solicitor

MAYOR

CITY CLERK