



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee
From: Brian J. Jackson, MCIP
Director of Development
Date: March 23, 2011
File: RZ 09-506908
Re: Application by W.T. Leung Architects Inc. for Rezoning at 6331 and 6351 Cooney Road from Downtown Commercial (CDT1) and Low Density Townhouses (RTL1) to High Rise Apartment (ZHR8) - Brighthouse Village (City Centre)

Staff Recommendation

1. That Official Community Plan, Amendment Bylaw No. 8721 to amend Schedule 2.10 of Official Community Plan Bylaw No. 7100 (City Centre Area Plan – Brighthouse Village) “Urban Centre T5 (25m)” specifically for 6331 and 6351 Cooney Road to permit a maximum 2.67 FAR, be introduced and given first reading.
2. That Bylaw No. 8721, having been considered in conjunction with:
 - the City’s Financial Plan and Capital Program;
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.
3. That Bylaw No. 8721, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation.
4. That Bylaw No. 8738, to create “High Rise Apartment (ZHR8) – Brighthouse Village (City Centre)” and to rezone 6331 and 6351 Cooney Road from “Downtown Commercial (CDT1)” and “Low Density Townhouses (RTL1)” to “High Rise Apartment (ZHR8) – Brighthouse Village (City Centre)”, be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

BJ:bg
Att. 5

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Policy Planning	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Arts, Culture & Heritage	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

W.T. Leung Architects Ltd. on behalf of Royal Grand Plaza Development Inc., has applied to the City of Richmond for permission to rezone 6331 and 6351 Cooney Road from “Downtown Commercial (CDT1)” and “Low Density Townhouses (RTL1)” to “High Rise Apartment (ZHR8) – Brighthouse Village (City Centre)” in order to develop a 14-storey residential tower with a roof deck, including 79-unit high-rise residential apartment building. See **Attachment 1** for the Location and Context Plan.

A Servicing Agreement is required and the Owner/Developer has agreed to the site servicing requirements.

Project Description

This proposed development contains a net floor area of 6,563.7m² (70,651.1 ft²) with a proposed density of 2.67 FAR. The main building components consist of a 14-storey tower with a roof deck including 77 apartment units and a 3½ storey low-rise building along the streetfront including 2 live/work units at grade on Cooney Road. The tower contains 35 x 1-bedroom units and 42 x 2-bedroom including 10 adaptable units. The tower design includes 4 different façade treatments that respond to the differing environment conditions and the surrounding site context. The low-rise element fronting Cooney Road includes 2 live/work units with direct access to the street, each with grade separation between the live/work components. Above the live/work units is a level of podium parking, screened with aluminum grill work and brick cladding. Above the podium parking level are 5 x 1-storey residential units that all have access to the roof garden on level 4. This proposed development would also provide a new road dedication along Cooney Road for a future road widening to accommodate bike lane improvements plus a new laneway Statutory Right of Way (SRW) along the south property line as well as a new SRW along the north property line for an existing sanitary sewer.

Findings of Fact

Item	Existing	Proposed
Owner	Royal Grand Plaza Development Inc.	same
Applicant	W.T. Leung Architects Ltd.	same
Site Size	2,458.214m ² (26,460 ft ²)	2,458.214m ² (26,460 ft ²)
Land Uses	Vacant	Apartment Units & Live/Work Dwellings
OCP Designation	Mixed Use	same
Area Plan Designation	Urban Centre T5	Urban Centre T5 – as amended
Sub-Area Plan Designation	Urban Centre T5 (25m)	Urban Centre T5 (25m) as amended
702 Policy Designation	Not Applicable	Not Applicable
Zoning	Downtown Commercial (CDT1) and Low Density Townhouses (RTL1)	High Rise Apartment (ZRH8) – Brighthouse Village (City Centre)
Net Floor Area	Not Applicable	6,563.7m ² (70,651.1 ft ²)
Floor Area Ratio (FAR):	6331 Cooney Rd. – 3.0 FAR 6351 Cooney Rd. – 1.2 FAR plus 0.8 FAR bonus for affordable housing	2.67 FAR
Parking:	Resident 79 + Visitor 16 = 95	Resident 88 + Visitor 17 = 105
NEF	Area 4	same
Heritage	Not Applicable	Not Applicable
ESA Designation	Not Applicable	Not Applicable

A Development Application Data Sheet (**Attachment 2**) providing details regarding the development proposal is attached.

Surrounding Development

- To the North: a relatively recent, 14-storey residential tower on a site zoned "Downtown Commercial (CDT1)" with OCP – CCAP designation "Urban Core T6 (45m)".
- To the East: across Cooney Road, a recent 3-storey townhouse development on a site zoned "Town Housing (ZT46) - South McLennan and Brighthouse Village (City Centre)" with OCP – CCAP designation "General Urban T4 (15m)".
- To the South: an older, 1-storey single-family residential dwelling on a site zoned "Low Density Townhouses (RTL1)" with OCP – CCAP designation "Urban Centre T5 (25m)".
- To the West: two older, 4-storey wood frame apartment buildings on a site zoned "Medium Density Low Rise Apartments (RAM1)" with OCP – CCAP designation "Urban Centre T5 (25m)".

Related Policies & Studies

Official Community Plan (OCP) – Zoning (Density)

The subject rezoning site consists of 2 existing lots, specifically 6331 and 6351 Cooney Road each with different zoning. The northerly lot, 6331 Cooney Road, was previously rezoned (RZ 03-238768) to Downtown Commercial (CDT1) with an allowable 3.0 FAR density, prior to the adoption of the recent OCP - CCAP. The current OCP designation for these lots only permits 1.2 FAR plus a bonus of 0.8 FAR for the provision of affordable housing. Thus, the existing zoning density for 6331 Cooney Road does not conform to the permitted density in the OCP designation. The southerly lot, 6351 Cooney Road, is currently zoned Low Density Townhouse with a maximum allowable 0.55 FAR but has an OCP designation of Urban Centre T5 (25m), which has a permitted density of 1.2 FAR plus a 0.8 FAR bonus for affordable housing. When the allowable 3.0 FAR density via the existing zoning for 6331 Cooney Road is combined with the allowable 2.0 FAR (including the affordable housing bonus) via the OCP designation for 6351 Cooney Road, then this results in a blended density of 2.67 FAR for the combined site (see table below).

Analysis of Existing Zoning and OCP Designations

Address	Area	Existing Zoning	FAR by Zoning	Existing OCP Designation	FAR by OCP Designation	Maximum Allowable Floor Area	Blended Density
6331 Cooney Rd	1,636.911 m ²	Downtown Commercial (CDT1)	<u>3.0 FAR</u>	Urban Centre T5 (25m)	1.2 FAR plus 0.8 FAR bonus for Affordable Housing	4910.733 m ² (1,636.911 x 3.0)	<u>2.67 FAR</u> or (6553.323 ÷ 2458.206 m ²)
6351 Cooney Rd	821.295 m ²	Low Density Townhouse (RTL1)	0.55 FAR	Urban Centre T5 (25m)	<u>1.2 FAR plus 0.8 FAR bonus for Affordable Housing</u>	1642.59 m ² (821.295 x 2.0)	

The recommended strategy to address the zoning entitlement on the northerly portion of this combined site is to retain the existing OCP designation, "Urban Centre T5 (25m)" but with the appropriate and specific text amendments, permit a maximum 2.67 FAR (i.e. equivalent to the maximum blended density) limited only to this combined site. This approach addresses the existing zoning entitlement on the northerly portion of this site and will eliminate the potential for other owners/developers from using this rezoning as a precedent to request higher density on other sites with "Urban Centre T5 (25m)", CCAP designation. Increasing the CCAP designation of this site to "Urban Core T6 (45m)" is not recommended since this would permit a maximum 3.0 FAR for the entire subject site and does not preclude the owner/developer from requesting the maximum 3.0 FAR in the future. Maintaining the existing CCAP designation with a minor text amendment also reinforces confidence in the OCP – CCAP as opposed to the creation of a new OCP designation such as "Urban Centre T5A (41m)" that would introduce a small and seemingly ad-hoc CCAP designation, which may tend to erode overall confidence in the CCAP.

Official Community Plan (OCP) – Land Use Designation

The existing "Downtown Commercial (CDT1)" zoning for 6331 Cooney Road accommodates a broad range of commercial, service, business, entertainment and residential uses. The existing CCAP designation 'Urban Centre T5 (25)' for both 6331 and 6351 Cooney Road permits mixed multiple-family residential/commercial use and multiple-family residential provided that within pedestrian-oriented retail precincts and elsewhere in this designation that the ground floor dwelling units are for "Live/Work Dwellings and Home-Based Business Dwellings". The proposed new zoning designation "High Rise Apartment (ZHR8) – Brighthouse Village (City Centre)" for the combined subject site will limit land use to residential and ground-oriented live/work residential dwelling units, which will be consistent with the OCP designation 'Urban Centre T5 (25)' for this combined site. This rezoning application includes 2 ground-oriented live/work units along Cooney Road, with direct access from the street and functional grade separation between the work/live portions within the unit. The total sizes of the live/work units (88.35m² and 88.63m²) are within 5% of the minimum combined area of 93m² (1,001 ft²) and within 1% of the minimum work portion of 30m² (323 ft²) as indicated in the relevant development permit guidelines.

Official Community Plan (OCP) – Zoning (Height)

The OCP Sub-Area B.2 – Mid-Rise Residential and Limited Commercial development permit guidelines indicate that additional height may be permitted where it enhances livability on the development site and neighbouring properties. In addition, for towers above 25m (82 ft.) the height is to be determined on a site specific basis. The combined site is located at the boundary between CCAP designations with differing heights (i.e. 45m to the north and 25m to the south). Ideally, the south block tower element should approximate 35m high. The total height of the proposed tower is 40.92m (138.249 ft.) but the height of south block roof deck is 35.8m (117.583 ft.). In order to further reduce the apparent height of the building, the concrete grid element has been terminated one floor lower and the top floor of the south block tower element has been set back 7.3m (24 ft.) from the face of the building on all sides. The total proposed height to the top of the south block parapet is 36.6m (120.166 ft.). The proposed height of the north block tower parapet is 39.5m (129.499 ft.). Finally, the mass of the mechanical room screening has been reduced. Instead of a linear massing element extending east-west for the full width of the tower, the mechanical room/elevator core is now expressed as a compact massing, which improves the see-through views to the south from the neighboring tower to the north.

Legal Agreements:

Prior to final adoption of OCP Amendment Bylaw 8721 and Bylaw No. 8738, to create a new zoning district "High Rise Apartment (ZHR8) – Brighthouse Village (City Centre)" the Owner/Developer has required to execute and register in the Land Title Office, the following legal agreements:

1. Consolidation of the 2 existing lots (6331 and 6351 Cooney Road) into 1 development parcel.
2. Provision of the required new replacement laneway SRW along the south property line of the consolidated site (see Statutory Rights-of-Way and Dedications section below) prior to discharge of existing laneway SRW (BX288985) along the south property line of 6331 Cooney Road.
3. Provision of the required statutory rights-of way and land dedications (see Statutory Rights-of-Way and Dedications section below) including registration in the Land Title Office (LTO).
4. Registration in the LTO of an aircraft noise covenant on the consolidated site, prior to discharge of the existing aircraft noise covenant (BX288986) on 6331 Cooney Road.
5. Registration in the LTO of a flood indemnity covenant on the consolidated site.
6. The previous rezoning (RZ 03-238768) for 6311 and 6331 Cooney Road secured 2 covenants (i.e. a covenant limiting land use – BX288987 and a covenant securing an art gallery space – BX288988), which are no longer required and are to be discharged.
7. Registration in the LTO of a legal agreement outlining a structural solution to ensure the building foundations of the proposed building are not undermined by City repair/replacement of the existing sanitary line along the north property line.
8. Registration in the LTO of a legal agreement to ensure adequate provision for abandonment of the sanitary sewer on the west property line and connection to a future sanitary sewer along Cooney Road.

Statutory Rights-of-Way & Land Dedications:

1. Prior to final adoption of the rezoning, the Owner/Developer has agreed to provide and register on the land title, the required Public Rights of Passage - Rights of Way (PROP-ROW) complete with the option for the City to purchase both the road and lane PROP-ROW's (i.e. items 1.1, 1.2 and 1.3 below) for a nominal amount prior to first occupancy of the building:
 - .1 PROP-ROW of varying width along the entire Cooney Road frontage (i.e. see Rezoning Considerations – Attachment 4 for detailed description of PROP-ROW) for the eventual Cooney Road realignment to allow the insertion of a new bike lane;
 - .2 Minimum 7.5m wide PROP-ROW along the entire south property line of the consolidated subject site for a new laneway connecting to Cooney Road (ie. the remaining 1.5m width of the ultimate 9.0m wide lane to be provided when property to the south (6371 Cooney Road) redevelops;
 - .3 Minimum 2m x 2m PROP-ROW corner-cut at the northwest corner of the new 7.5m wide lane along the south property line for laneway purposes; and
 - .4 Minimum 2.7m wide Statutory Right of Way (SRW) along the entire north property line of the consolidated subject site as additional SRW width for the existing 3.0m wide SRW along the south property line of the adjacent property to the north (ie 8200 - 8288 Saba Road), which contains an existing sanitary line.

When the City exercises the option to purchase the above SRW's, this will create a site with non-conforming zoning (i.e. if redeveloped in the future this site would not be able to achieve a comparable FAR). The Owner/Developer understands and has agreed to this situation.

Affordable Housing:

In order to meet the City's targets for affordable subsidized rental housing, a density bonusing approach was incorporated into the Richmond Affordable Housing Strategy approved by Richmond City Council on May 28th, 2007. The density bonusing approach involves the provision of a cash contribution for all apartment developments of 80 or less units and is based on \$4.00 per buildable square foot. Since the proposed development contains 79 apartment units with a total floor area of 6,553.3m² (i.e. 70,539 ft²) the required affordable housing contribution is \$282,156.00 (70,539 ft² x \$4 ft²). However, as part of the previous rezoning (RZ 03-238768) regarding 6331 Cooney Road, an affordable housing contribution of \$30,545 was paid to the City on April 5, 2006 (i.e. verified by receipt number 13-0117852). Therefore the currently required affordable housing contribution is \$251,611.00 (\$282,156.00 – \$30,545.00).

Cash Contributions:

Prior to include final adoption of OCP Amendment Bylaw 8721 and Bylaw No. 8738, to create a new zoning district "High Rise Apartment (ZHR8) – Brighthouse Village (City Centre)" the Owner/Developer has agreed to make the following cash contributions:

- Cash in lieu of Affordable Housing: (\$282,156 minus \$30,545 previously paid) \$251,611.00
- Cash in lieu of community public use art space: (68m² x \$2,152.79/m²) \$146,390.00
- Cash contribution to the Public Art Fund: (70,539 ft² x 0.60/ft²) \$42,323.00
(Note: See Amenities & Public Art Section later in this document)
- TDM Measures: (nearby traffic signal upgrade \$12,000 plus bus shelter \$22,000) \$34,000.00
- Cash contribution to committed consortium drainage area upgrades \$53,331.00
- Cash contribution for ultimate sanitary sewer frontage improvements \$90,000.00
- Cash contribution to committed upgrades to the Richmond Centre Sanitary Area: \$11,538.00
- Cash contribution for City Centre area planning (70,539 ft² x 0.25/ft²) \$17,635.00

The Owner/Developer has agreed to the registration of the required legal agreements, the provision of requested Servicing Agreement securities and submission of a Development Permit application and a Servicing Agreement completed to a level deemed appropriate by the Director of Planning.

Consultation

A development sign has been posted on-site as public notification of the intent to rezone these properties. No concerns have been received regarding the rezoning.

School District

The School District has accepted the 2009 CCAP. According to OCP Bylaw Preparation Consultation Policy 5043, which was adopted by Council and agreed to by the School District, residential developments which generate less than 50 school aged children do not need to be referred to the School District (e.g., typically around 295 multiple-family housing units). This application only involves 79 multiple-family housing units. Therefore, this application was not referred to School District because it does not have the potential to generate 50 or more school aged children. Nevertheless, City staff will forward the rezoning report to the School District, as a courtesy, for information purposes.

Staff Comments

No significant concerns have been identified through the technical review.

Transportation & Traffic

Cooney Road Widening: The Owner/Developer has agreed to provide the required SRW/dedication (i.e. see Rezoning Considerations – Attachment 4 for detailed description). The SRW is intended for a future bike lane and left turn lane at Cooney and Saba Road. However, the timing of these road improvements cannot be predicted. In the interim, the road design will maintain the continuity of the existing curb alignment but incorporate boulevard enhancements that will improve the streetfront character of this development until such time as the bike lane along this section of Cooney Road is constructed.

New East-West Lane: The Owner/Developer has agreed to provide the required SRW/dedication (i.e. see Rezoning Considerations – Attachment 4 for detailed description) along the south property line of the consolidated site. This east-west lane will provide future access from Cooney Road to either Cook Road and/or Buswell Street including the future TransLink bus mall associated with the Canada Line Richmond-Brighthouse Station. The ultimate 9.0m lane width will be achieved when the property to the south rezones and thereby provides the remaining 1.5m. A 2m x 2m corner cut is also provided at the northwest corner of the lane to allow adequate vehicle manoeuvring for the future westward lane extension to Buswell Street.

On-Site Parking/Loading: The parking and loading requirements of the bylaw have been met (i.e. 95 required and 105 parking spaces provided - 88 residents and 17 visitors) with 16 small car parking stalls (less than the 47 allowed). The parking stall dimensions conform with the provisions of the Richmond Zoning Bylaw 8500, Section 7 – Parking and Loading while the 6.5m wide parking aisle and 12.25% ramps in the parkade have been supported by Transportation staff, given that this site is constrained on all 4 sides as follows:

- on the west by: an existing 1.5m SRW along the entire west property line,
- on the north by: a requested 2.7m SRW along the entire north property line,
- on the east by: a requested road dedication of varying width (maximum 3.25m wide), and
- on the south by: a requested 7.5m wide lane dedication along the entire south property line.

These required SRW's/dedications impose constraints on the footprint of the building and parkade, thus these reduced parking requirements have been incorporated into the proposed new zoning district "High Rise Apartment (ZHR8) – Brighthouse Village (City Centre)" solely for the subject site and are not intended to be used as precedents for any other existing or future development. There are 3 wheelchair accessible stalls (1 more than required). The 2 resident accessible stalls have direct access to the elevator core but the route from the visitor accessible stall to the main entry is via the lane. The required 115 bike spaces (Class 1 - 99 and Class 2 - 16) are provided. The single loading space will accommodate 1 truck (SU-9 equivalent).

Transportation Demand Management Measures: The Owner/Developer has agreed to contribute \$12,000 for an enhanced accessible upgrade of traffic signals at the Cooney Road/Saba Road intersection and \$22,000 towards a bus shelter somewhere else in the City.

Engineering & Servicing

Sanitary: The existing sanitary line along the west property line will ultimately be abandoned and replaced with a new sanitary line along Cooney Road connecting to the Buswell sanitary pump station via Cook Road. In the short term, the subject site sanitary connection will tie into the existing sanitary line along the west property line and the Owner/Developer has agreed to the required upgrades of the existing sanitary sewer. The Owner/Developer has agreed to contribute the value of sanitary frontage improvements along Cooney Road plus a back charge for previous up-grades. The existing sanitary line along the south property line of the adjacent property to the north is required to remain but will require maintenance and/or replacement. In this regard, the Owner/Developer of the subject site has agreed to provide an engineering solution certified by a structural engineer stipulating that the footing and foundation design of the parkade will permit excavation to the bottom of the adjacent sanitary line without undermining the parkade structure.

Storm: The Owner/Developer has agreed to contribute the value of requested consortium committed upgrades for the Cook and Cooney Roads drainage area.

Water: Water analysis was not required and the Owner/Developer has accepted all related frontage improvements for water service.

Urban Design & Streetfront Character

Urban Design: The massing of the tower has been revised to better reflect a transition between the existing high-rise building to the north (maximum 45.0m height) and the potential future development on the lots to the south (maximum 25.0m height). The north block tower parapet has been lowered. The south block tower roof deck is 35.8m high, which closely approximates the mid-point between the 45m height limit to the north and the 25m height limit to the south. In addition, the top units of the south block tower have been set back 7.4m from the face of the building. Also, the concrete frame grid element on the south block tower has been terminated one floor lower, allowing the top floor to be expressed as a setback. Finally, the new lane dedication to the south of this proposed development will serve to reinforce the transition in height from north to south. Rooftop mechanical equipment is hidden behind parapet masonry elements along the east and west facades.

Adaptability & Sustainability

Adaptable Units: A total of 10 adaptable units have been incorporated into the design. Accessible/adaptable features include hallway, entry door, interior circulation and access plus balcony wheelchair clearances. In addition, adaptable accommodations include outward swinging bathroom doors, toilet and tub grab bars, lever type faucets, lowered closet shelves and hanging rods and a stair free connect to the indoor/outdoor amenity space.

Sustainability: The following sustainable features have been incorporated into the design.

- Tower is designed in response to solar orientation to reduce heat gain. Balconies on the west and south facades act as sun shading devices. In contrast, the north and east facades are glazed to take advantage of the morning sun and softer natural light from the north.
- Window glass will have low-e coatings to reduce UV gain to the interior.
- Water conserving plumbing fixtures will be incorporated for the residential units, including low flow showerheads and low flow or dual flush toilets.
- Appliances will be chosen to meet standard Energy Star compliance.

- Sustainable landscape features include the use of drought-tolerant plantings to reduce load on the irrigation system, use of a high efficiency irrigation system, and incorporation of soft landscape areas to absorb rainwater to reduce the rainwater load on the storm system.

Amenities & Public Art

Gallery Space: The previous rezoning application for 6311 and 6331 Cooney Road (RZ 03-238768) included a requirement for the provision of an art gallery space to be used by community arts groups for non-commercial studio space or exhibitions based on a 99-year lease for \$1 per year. The size of the space was proposed to be 68m² and was secured by a covenant registered on the land title (BX288988), which is no longer required and is to be discharged from the land title. A recent assessment of community space in the City Centre points to a need for a larger, centralized space. Accordingly, the Owner/Developer has now agreed to provide a cash contribution of \$146,390.00 for a community art space at another location within the City, in lieu of the 68m² art gallery space, which is acceptable to Parks, Recreation and Culture staff.

Amenity Space: The size of the proposed indoor amenity space is 119.45m² and exceeds the 70m² requirement. A terrace immediately adjacent to the indoor amenity room has been incorporated and with a direct link this functions as an outdoor extension of the interior space. Additional improvements have been made to the level 4 rooftop garden area, which totals 660.3m² in area.

Public Art: The Owner/Developer has agreed to contribute \$42,323.00 to the Public Art Statutory Fund in lieu of public art on-site.

Existing Trees & Landscape

Existing Trees: A tree survey and arborist report has been submitted, which proposes the removal of 5 on-site By-law size trees. These include 4 trees between 20-30 cm (i.e. 1 cherry, 1 plum, 1 pear and 1 birch) plus 1 cedar tree at 62cm caliper. The arborist report indicates these trees are in "poor to very poor health ... with structural conditions ... and rated nil to marginal for retention value". Space is limited on the ground plane of the subject site for new replacement tree planting by the building footprint and existing or proposed SRW's along all property lines. The Owner/Developer proposes to plant 5 street trees at 8cm caliper along Cooney Road (i.e. species as required by the City) plus 5 trees along the lane (i.e. 4 serviceberry at 6cm caliper plus 1 japanese maple at 2.5m height). On the level 4 roof deck, the landscape design includes 10 serviceberry trees at 6cm caliper, 5 magnolia trees at 1.5m height and 42 smoke trees at 1.5m height. Since there are weight limits and height or wind considerations for trees on the roof deck, the proposed 57 smaller roof deck trees in combination with the proposed 10 trees on the ground plane are assessed as adequate compensation for the 5 existing on-site trees proposed to be removed.

In addition, there are 6 existing trees along the property line of the neighbouring property to the south (6371 Cooney Road) that will eventually need to be removed in order to provide the additional 1.5m lane ROW. However, until such time as 6371 Cooney Road redevelops, the laneway will be designed to preserve the existing trees on the adjacent property to the south. The detailed design of the laneway is ensure protection of these trees is deferred to the Development Permit phase.

Landscape: No tree planting is permitted on the sanitary ROW's along the north and west property lines but projecting demountable planters have been provided along the north, west and south sides of the parkade structure. The level 4 roof deck include 6 different uses:

- small terrace, which acts as a direct extension of the indoor amenity area,
- outdoor patio, that further extends the indoor amenity area with tables, chairs and umbrellas,
- children's play area with additional creative play opportunities build into the landscape,
- landscaped courtyard area with lush planting and bench seating,
- a rectilinear grass area for lounging in the summer and expanded children's play, and
- a small, screened private patio area for the single residential unit faces this roof deck.

Analysis

The proposed rezoning of this combined site addresses the existing zoning entitlement on the northerly parcel and resolves the discrepancy between the existing zoning and OCP designations. The proposed tower steps down in height from north to south and addressing the transition in density and height from maximum 3.0 FAR and 45m height on the north and maximum 2.0 FAR and 25m height to the south. The proposed building represents a handsome, well articulated and sophisticated residential tower design and will provide additional variety and visual interest to the growing inventory of point towers in Richmond.

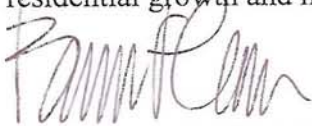
This application was presented to the Richmond Advisory Design Panel (ADP) meeting of November 17, 2010 and was supported to move forward to Planning Committee. See **Attachment 5** for ADP comments followed by the Applicant responses.

Financial Impact or Economic Impact

None.

Conclusion

The proposed rezoning of the subject site conforms to City wide and City Centre objectives for residential growth and merits favourable consideration.



Brian Guzzi, MCIP, MCSLA
Senior Planner – Urban Design

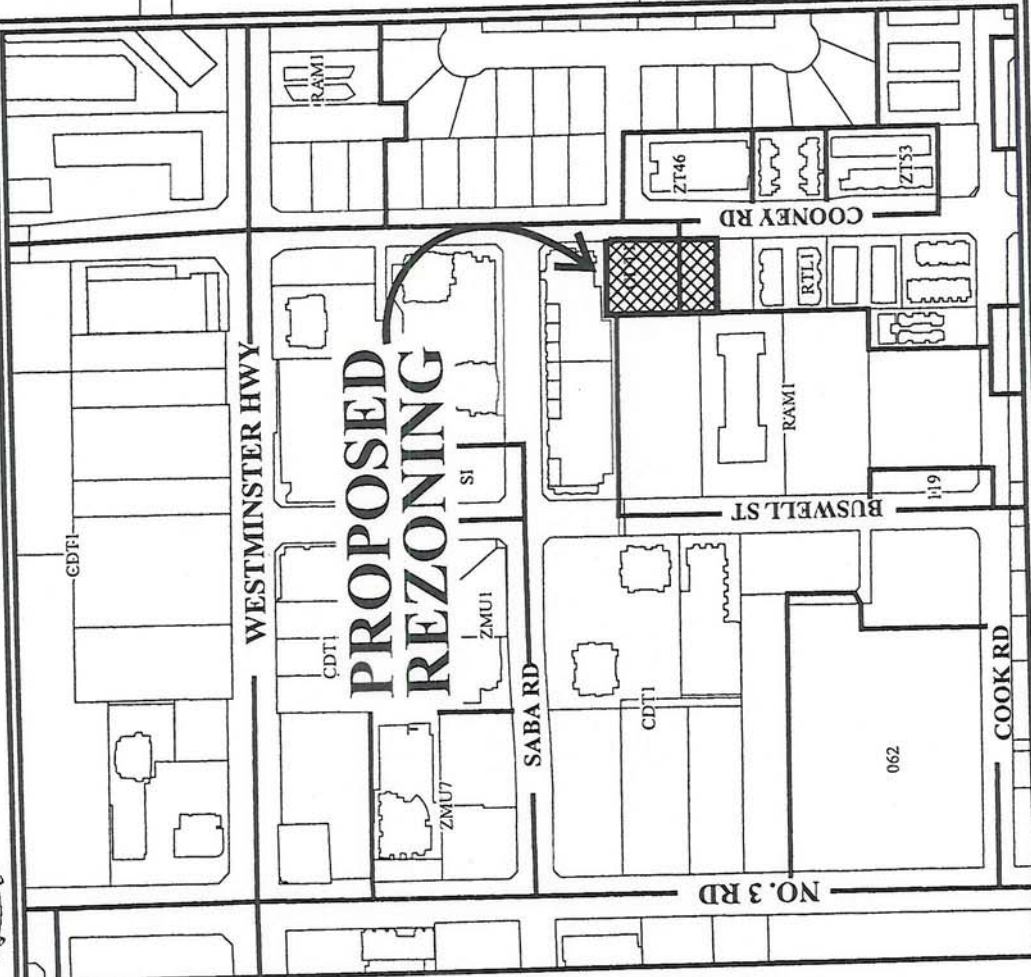
BG:cas

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Conceptual Development Plans
- Attachment 4: Rezoning Considerations Concurrence
- Attachment 5: Richmond Advisory Design Panel Comments & Applicant Responses



WESTMINSTER HWY-

PROPOSED, PREZONING

PLN - 211

COONEY RD

20.73
6300

39.04

39.14

8088

57.24

39.54

RZ 09-506908

Attachment 1 – Location Plan – 6331 & 6351 Cooney Road

Original Date: 01/25/10

Revision Date:

Note: Dimensions are in METRES



City of Richmond

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

Development Application Data Sheet

RZ 09-506908

Attachment 2

Address: 6331 and 6351 Cooney Road

Applicant: W.T. Leung Architects Inc.

Planning Area(s): City Centre Area Plan – Brighthouse Village

	Existing	Proposed
Owner:	Royal Grand Plaza Development Inc.	same
Site Size (m ²):	2,458.214 m ² (26,460 ft ²)	2,458.214m ² (26,460 ft ²)
Land Uses:	Vacant	High Rise Apartment and Live/Work
OCP Designation:	Mixed Use	same
Area Plan Designation:	Urban Centre T5 (25m)	Urban Centre T5 (25m) as amended
702 Policy Designation:	Not Applicable	Not Applicable
Zoning:	Downtown Commercial (CDT1) and Low Density Townhouses (RTL1)	High Rise Apartment (ZHR8) – Brighthouse Village (City Centre)
Number of Units:	0	79
Other Designations:	Not Applicable	Not Applicable

	Bylaw Requirement	Proposed	Variance
Density (units/acre):	Not Applicable	156 upa	none permitted
Gross Floor Area	Not Applicable	7,112 m ² (76,552.7 ft ²)	none
Net Floor Area	6,563.7m ² (70,651.1 ft ²)	6,553.3m ² (70,539 ft ²)	none
Floor Area Ratio:	Max. 2.67	2.67	none
Lot Coverage – Building:	Max. 70%	69.57%	none
Lot Size (min. dimensions):	Not Applicable	none	none
Setback – Front Yard (m):	Min. 3.0 m	Min. 2.98 m	none
Setback – North Side Yard (m)	Min. 2.7 m	Min. 2.74 m	none
Setback – South Side Yard (m)	Min. 8.0 m	Min. 8.10 m	none
Setback – Rear Yard (m):	Min. 1.5 m	Min. 1.5 m	none
Height (m):	41 m	40.92 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.0 (R) and 0.2 (V) per unit 79 (R) and 16 (V)	1.1 (R) and 0.2 (V) per unit 88 (R) and 17 (V)	none
Off-street Parking Spaces – Total:	95	105	none
Tandem Parking Spaces:	not permitted	none	none
On-Site Bicycle Parking - Class 1	99	99	none
On-Site Bicycle Parking - Class 2	16	16	none
Amenity Space – Indoor:	Min. 70 m ²	119.45 m ² (1,285.75 ft ²)	none
Amenity Space – Outdoor:	Min. 6m ² per unit or 474 m ²	660.30 m ² (7,107.4 ft ²)	none

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

6331 - 6351
COONEY ROAD
RICHMOND, BC

GROUND FLOOR
PLAN



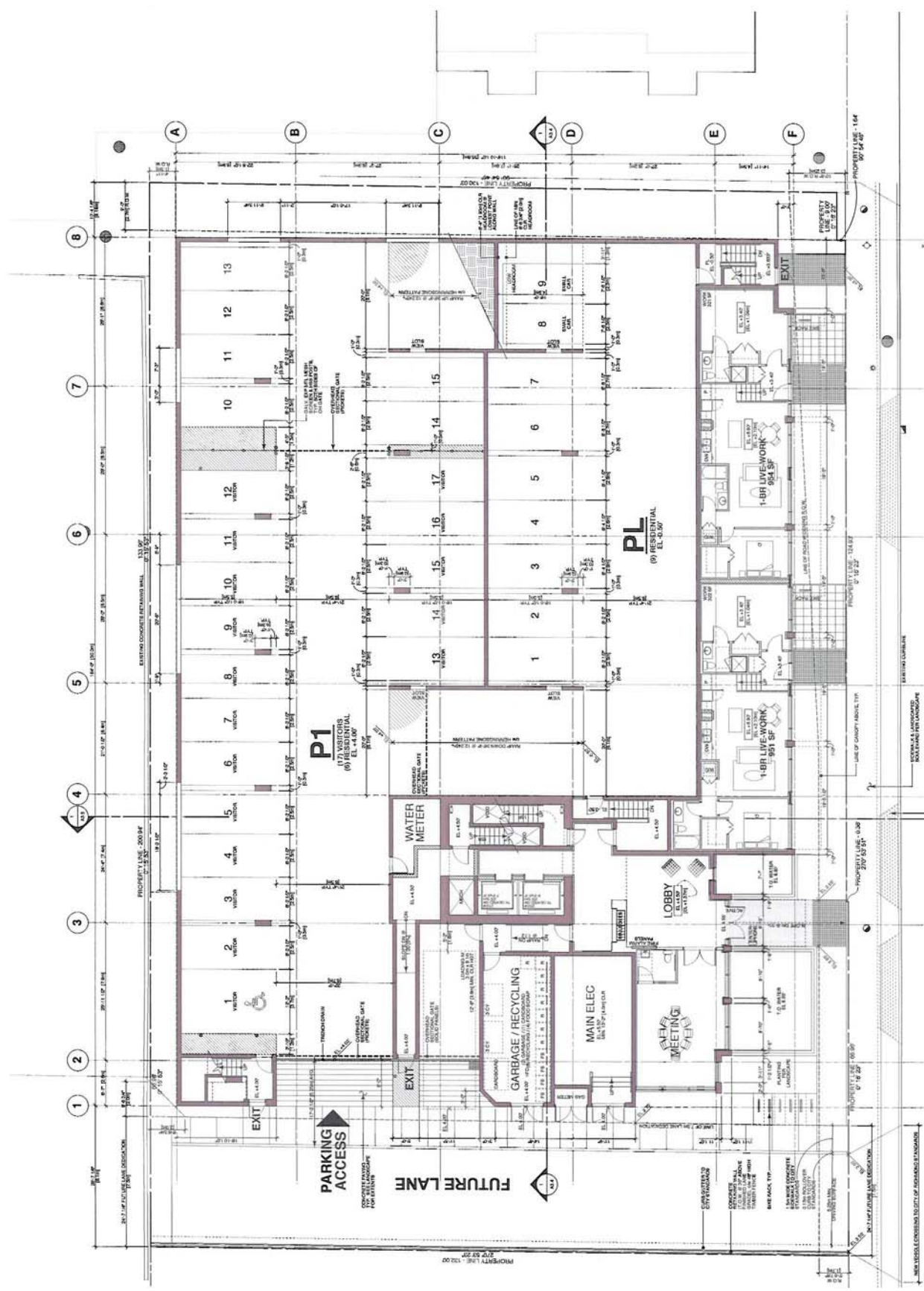
DATE	09-08
BY	KT
SCALE	AS NOTED
UNIT	1" = 1'-0" U.S.G.
WTL	WTL

A2.0

09506908

MAR 25 2011

COONEY ROAD









4TH FLOOR PLAN



JOB NO.	09-08	NORTH
OWNER	KT	
DATE	AS NOTED	
SCALE	1/8" = 1'-0" U.N.O.	
CIR. GRID	WTL	

© Copyright Reserved. This plan and design is not to be reprinted or used in any way without the written consent of the Engineer/Owner.

A2.3

80690560

MAR 25 2011

1	2000/01/11	PRELIMINARY FOR RECORDING & PERMITTING
2	2000/01/11	REVISION: AS NOTED
3	2000/01/11	REVISION: AS NOTED
4	2000/01/11	REVISION: AS NOTED
5	2000/01/11	REVISION: AS NOTED
6	2000/01/11	REVISION: AS NOTED
7	2000/01/11	REVISION: AS NOTED
8	2000/01/11	REVISION: AS NOTED
9	2000/01/11	REVISION: AS NOTED
10	2000/01/11	REVISION: AS NOTED
11	2000/01/11	REVISION: AS NOTED
12	2000/01/11	REVISION: AS NOTED
13	2000/01/11	REVISION: AS NOTED
14	2000/01/11	REVISION: AS NOTED
15	2000/01/11	REVISION: AS NOTED
16	2000/01/11	REVISION: AS NOTED
17	2000/01/11	REVISION: AS NOTED
18	2000/01/11	REVISION: AS NOTED
19	2000/01/11	REVISION: AS NOTED
20	2000/01/11	REVISION: AS NOTED
21	2000/01/11	REVISION: AS NOTED
22	2000/01/11	REVISION: AS NOTED
23	2000/01/11	REVISION: AS NOTED
24	2000/01/11	REVISION: AS NOTED
25	2000/01/11	REVISION: AS NOTED
26	2000/01/11	REVISION: AS NOTED
27	2000/01/11	REVISION: AS NOTED
28	2000/01/11	REVISION: AS NOTED
29	2000/01/11	REVISION: AS NOTED
30	2000/01/11	REVISION: AS NOTED
31	2000/01/11	REVISION: AS NOTED
32	2000/01/11	REVISION: AS NOTED
33	2000/01/11	REVISION: AS NOTED
34	2000/01/11	REVISION: AS NOTED
35	2000/01/11	REVISION: AS NOTED
36	2000/01/11	REVISION: AS NOTED
37	2000/01/11	REVISION: AS NOTED
38	2000/01/11	REVISION: AS NOTED
39	2000/01/11	REVISION: AS NOTED
40	2000/01/11	REVISION: AS NOTED
41	2000/01/11	REVISION: AS NOTED
42	2000/01/11	REVISION: AS NOTED
43	2000/01/11	REVISION: AS NOTED
44	2000/01/11	REVISION: AS NOTED
45	2000/01/11	REVISION: AS NOTED
46	2000/01/11	REVISION: AS NOTED
47	2000/01/11	REVISION: AS NOTED
48	2000/01/11	REVISION: AS NOTED
49	2000/01/11	REVISION: AS NOTED
50	2000/01/11	REVISION: AS NOTED
51	2000/01/11	REVISION: AS NOTED
52	2000/01/11	REVISION: AS NOTED
53	2000/01/11	REVISION: AS NOTED
54	2000/01/11	REVISION: AS NOTED
55	2000/01/11	REVISION: AS NOTED
56	2000/01/11	REVISION: AS NOTED
57	2000/01/11	REVISION: AS NOTED
58	2000/01/11	REVISION: AS NOTED
59	2000/01/11	REVISION: AS NOTED
60	2000/01/11	REVISION: AS NOTED
61	2000/01/11	REVISION: AS NOTED
62	2000/01/11	REVISION: AS NOTED
63	2000/01/11	REVISION: AS NOTED
64	2000/01/11	REVISION: AS NOTED
65	2000/01/11	REVISION: AS NOTED
66	2000/01/11	REVISION: AS NOTED
67	2000/01/11	REVISION: AS NOTED
68	2000/01/11	REVISION: AS NOTED
69	2000/01/11	REVISION: AS NOTED
70	2000/01/11	REVISION: AS NOTED
71	2000/01/11	REVISION: AS NOTED
72	2000/01/11	REVISION: AS NOTED
73	2000/01/11	REVISION: AS NOTED
74	2000/01/11	REVISION: AS NOTED
75	2000/01/11	REVISION: AS NOTED
76	2000/01/11	REVISION: AS NOTED
77	2000/01/11	REVISION: AS NOTED
78	2000/01/11	REVISION: AS NOTED
79	2000/01/11	REVISION: AS NOTED
80	2000/01/11	REVISION: AS NOTED
81	2000/01/11	REVISION: AS NOTED
82	2000/01/11	REVISION: AS NOTED
83	2000/01/11	REVISION: AS NOTED
84	2000/01/11	REVISION: AS NOTED
85	2000/01/11	REVISION: AS NOTED
86	2000/01/11	REVISION: AS NOTED
87	2000/01/11	REVISION: AS NOTED
88	2000/01/11	REVISION: AS NOTED
89	2000/01/11	REVISION: AS NOTED
90	2000/01/11	REVISION: AS NOTED
91	2000/01/11	REVISION: AS NOTED
92	2000/01/11	REVISION: AS NOTED
93	2000/01/11	REVISION: AS NOTED
94	2000/01/11	REVISION: AS NOTED
95	2000/01/11	REVISION: AS NOTED
96	2000/01/11	REVISION: AS NOTED
97	2000/01/11	REVISION: AS NOTED
98	2000/01/11	REVISION: AS NOTED
99	2000/01/11	REVISION: AS NOTED
100	2000/01/11	REVISION: AS NOTED

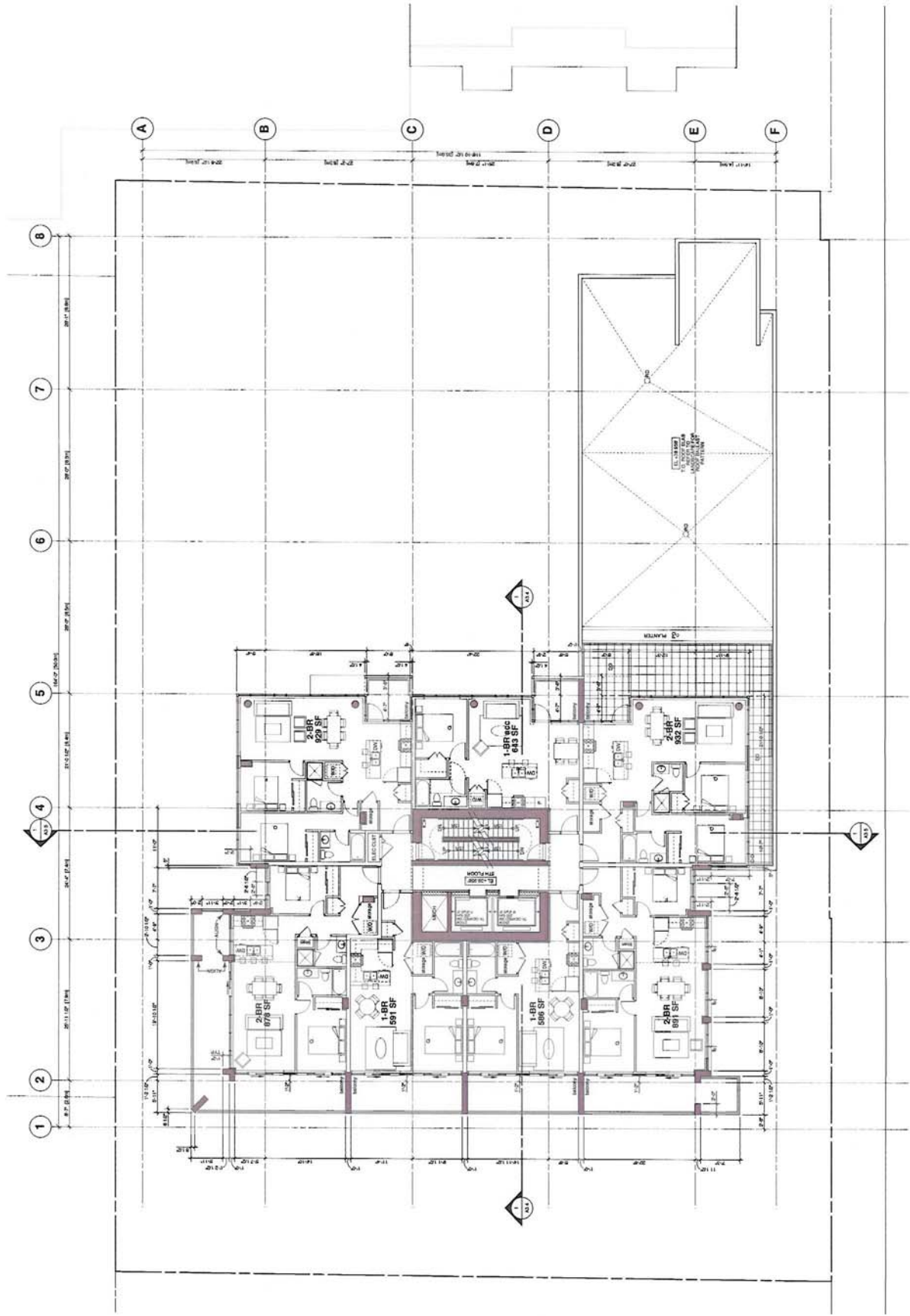
PROJECT
6331 - 6351
COONEY ROAD
RICHMOND, BC

5TH FLOOR PLAN



DATE	09-08
DESIGNER	KT
CHECKER	AS NOTED
SCALE	1/8" = 1'-0" U.S.G.
DATE	WTL

A2.4



09506908

MAR 25 2011

4	3/24/2011	RE ISSUED FOR REZONING & D.P.
3	2/27/2011	RE ISSUED FOR REZONING & D.P.
2	11/09/2010	RE ISSUED FOR REZONING & D.P.
1	1/29/2009	ISSUED FOR REZONING & D.P.

ESTATE INC.

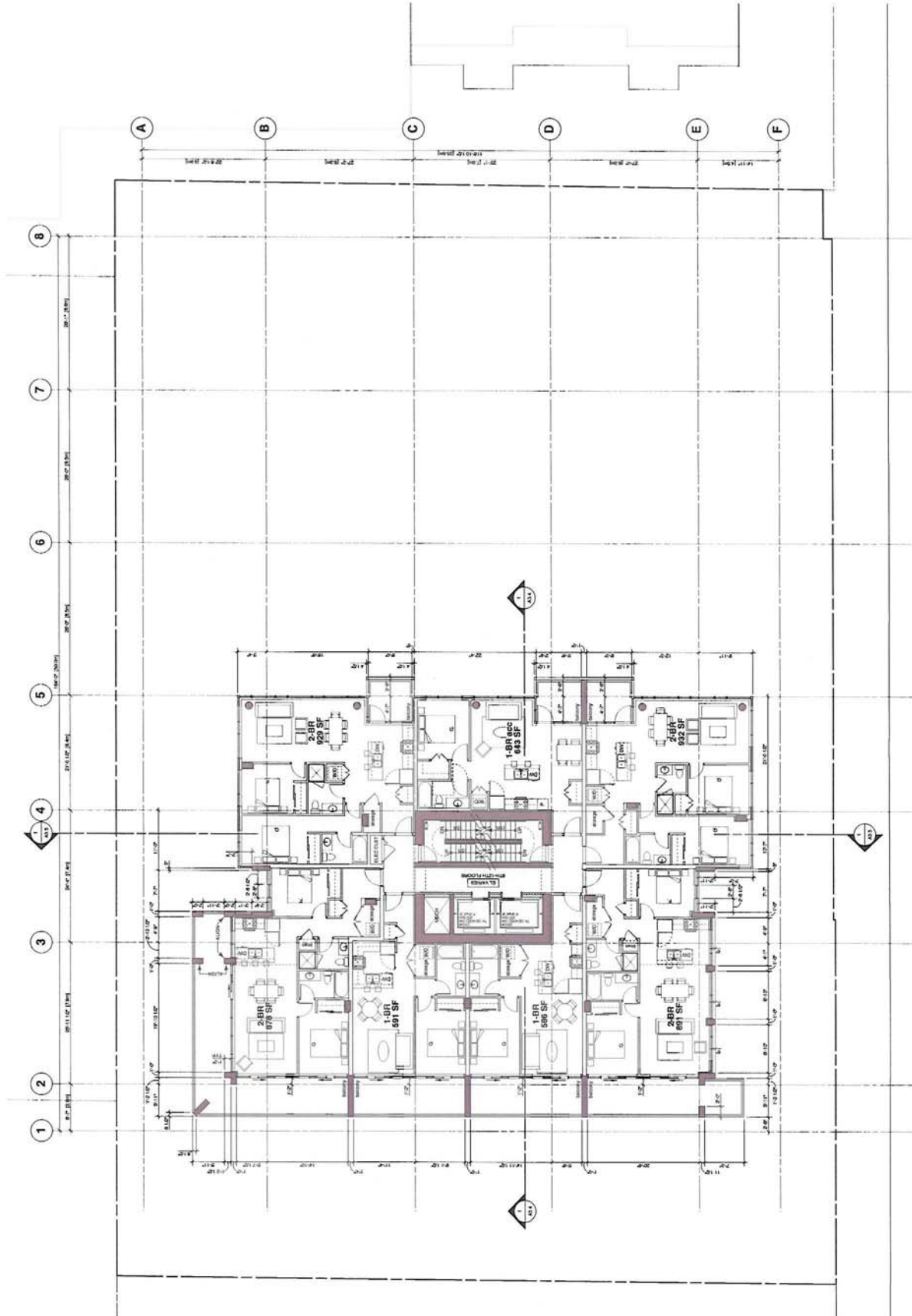
**6331 - 6351
COONEY ROAD
RICHMOND, BC**



DATE REC.	09-08	NORTH
COASTAL	KT	
DATE	AS NOTED	
SCALE	1/8" = 1'-0" U.N.O.	
OR ORLED	WTL	

8090560

MAR 25 2011



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

6331 - 6351
COONEY ROAD
RICHMOND, BC

13TH FLOOR PLAN



DATE	09-09
BY	KT
AS NOTED	
SCALE	1/8" = 1'-0" U.N.O.
CHECKED	WTL
DESIGNED	
PROJECT NO.	09506908
DATE	

A2.6

09506908

MAR 25 2011

1	11/06/2011	REVISED FOR REVISIONS 1 & 2
2	11/06/2011	REVISED FOR REVISIONS 3 & 4
3	11/06/2011	REVISED FOR REVISIONS 5 & 6
4	11/06/2011	REVISED FOR REVISIONS 7 & 8
5	11/06/2011	REVISED FOR REVISIONS 9 & 10
6	11/06/2011	REVISED FOR REVISIONS 11 & 12
7	11/06/2011	REVISED FOR REVISIONS 13 & 14
8	11/06/2011	REVISED FOR REVISIONS 15 & 16

PROJECT

6331 - 6351
COONEY ROAD
RICHMOND, BC

DATE

14TH FLOOR PLAN

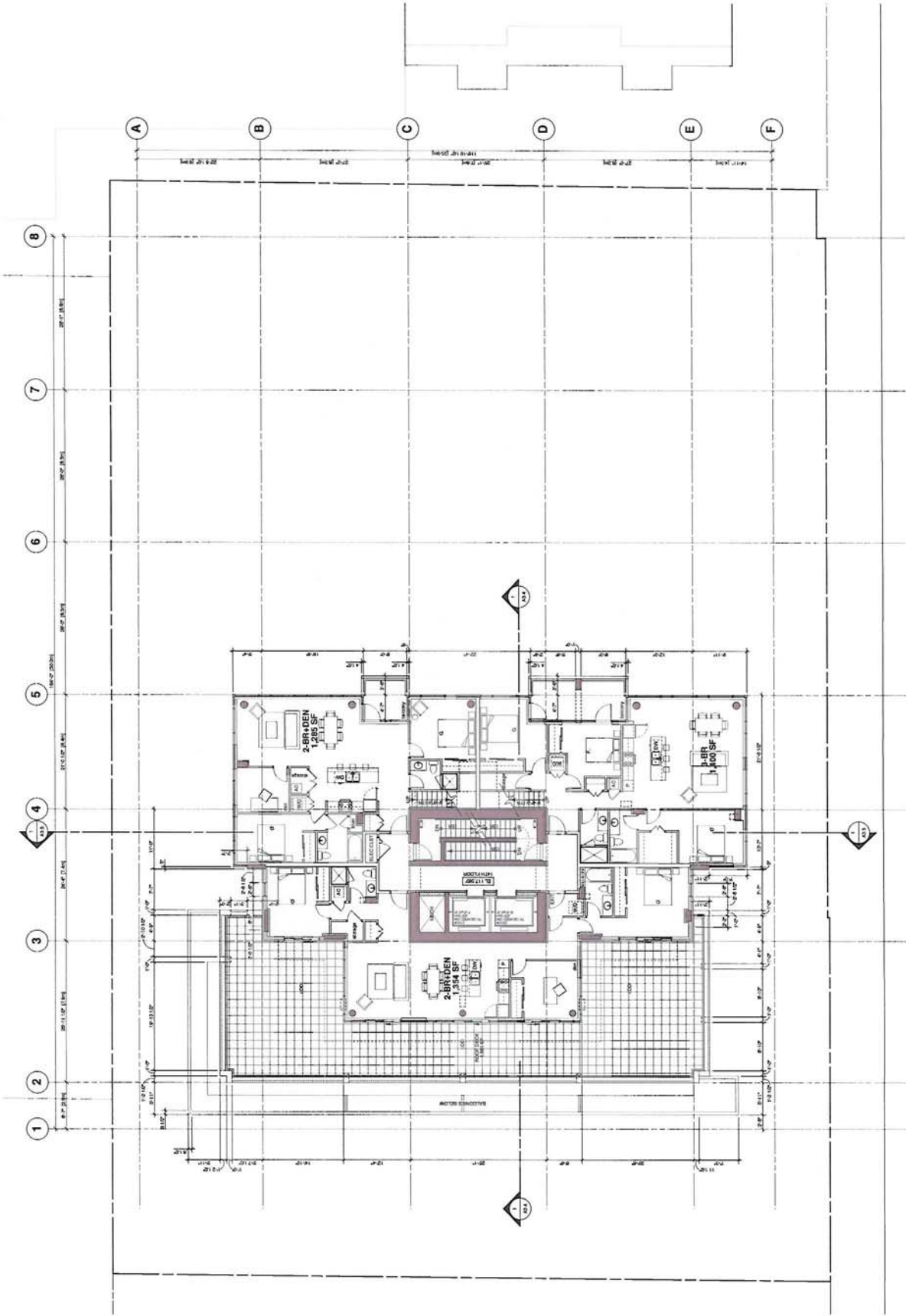


DATE	09-08
DESIGN	KT
SCALE	AS NOTED
SCALE	1/8" = 1'-0" U.M.G.
SCALE	WTL

A2.7

09506908

MAR 25 2011



NO.	DATE	DESCRIPTION
1	11/06/2010	FOR REVIEW BY ARCHITECT
2	11/06/2010	FOR REVIEW BY ARCHITECT
3	11/06/2010	FOR REVIEW BY ARCHITECT
4	11/06/2010	FOR REVIEW BY ARCHITECT
5	11/06/2010	FOR REVIEW BY ARCHITECT
6	11/06/2010	FOR REVIEW BY ARCHITECT
7	11/06/2010	FOR REVIEW BY ARCHITECT
8	11/06/2010	FOR REVIEW BY ARCHITECT
9	11/06/2010	FOR REVIEW BY ARCHITECT
10	11/06/2010	FOR REVIEW BY ARCHITECT
11	11/06/2010	FOR REVIEW BY ARCHITECT
12	11/06/2010	FOR REVIEW BY ARCHITECT
13	11/06/2010	FOR REVIEW BY ARCHITECT
14	11/06/2010	FOR REVIEW BY ARCHITECT
15	11/06/2010	FOR REVIEW BY ARCHITECT
16	11/06/2010	FOR REVIEW BY ARCHITECT
17	11/06/2010	FOR REVIEW BY ARCHITECT
18	11/06/2010	FOR REVIEW BY ARCHITECT
19	11/06/2010	FOR REVIEW BY ARCHITECT
20	11/06/2010	FOR REVIEW BY ARCHITECT
21	11/06/2010	FOR REVIEW BY ARCHITECT
22	11/06/2010	FOR REVIEW BY ARCHITECT
23	11/06/2010	FOR REVIEW BY ARCHITECT
24	11/06/2010	FOR REVIEW BY ARCHITECT
25	11/06/2010	FOR REVIEW BY ARCHITECT
26	11/06/2010	FOR REVIEW BY ARCHITECT
27	11/06/2010	FOR REVIEW BY ARCHITECT
28	11/06/2010	FOR REVIEW BY ARCHITECT
29	11/06/2010	FOR REVIEW BY ARCHITECT
30	11/06/2010	FOR REVIEW BY ARCHITECT
31	11/06/2010	FOR REVIEW BY ARCHITECT
32	11/06/2010	FOR REVIEW BY ARCHITECT
33	11/06/2010	FOR REVIEW BY ARCHITECT
34	11/06/2010	FOR REVIEW BY ARCHITECT
35	11/06/2010	FOR REVIEW BY ARCHITECT
36	11/06/2010	FOR REVIEW BY ARCHITECT
37	11/06/2010	FOR REVIEW BY ARCHITECT
38	11/06/2010	FOR REVIEW BY ARCHITECT
39	11/06/2010	FOR REVIEW BY ARCHITECT
40	11/06/2010	FOR REVIEW BY ARCHITECT
41	11/06/2010	FOR REVIEW BY ARCHITECT
42	11/06/2010	FOR REVIEW BY ARCHITECT
43	11/06/2010	FOR REVIEW BY ARCHITECT
44	11/06/2010	FOR REVIEW BY ARCHITECT
45	11/06/2010	FOR REVIEW BY ARCHITECT
46	11/06/2010	FOR REVIEW BY ARCHITECT
47	11/06/2010	FOR REVIEW BY ARCHITECT
48	11/06/2010	FOR REVIEW BY ARCHITECT
49	11/06/2010	FOR REVIEW BY ARCHITECT
50	11/06/2010	FOR REVIEW BY ARCHITECT
51	11/06/2010	FOR REVIEW BY ARCHITECT
52	11/06/2010	FOR REVIEW BY ARCHITECT
53	11/06/2010	FOR REVIEW BY ARCHITECT
54	11/06/2010	FOR REVIEW BY ARCHITECT
55	11/06/2010	FOR REVIEW BY ARCHITECT
56	11/06/2010	FOR REVIEW BY ARCHITECT
57	11/06/2010	FOR REVIEW BY ARCHITECT
58	11/06/2010	FOR REVIEW BY ARCHITECT
59	11/06/2010	FOR REVIEW BY ARCHITECT
60	11/06/2010	FOR REVIEW BY ARCHITECT
61	11/06/2010	FOR REVIEW BY ARCHITECT
62	11/06/2010	FOR REVIEW BY ARCHITECT
63	11/06/2010	FOR REVIEW BY ARCHITECT
64	11/06/2010	FOR REVIEW BY ARCHITECT
65	11/06/2010	FOR REVIEW BY ARCHITECT
66	11/06/2010	FOR REVIEW BY ARCHITECT
67	11/06/2010	FOR REVIEW BY ARCHITECT
68	11/06/2010	FOR REVIEW BY ARCHITECT
69	11/06/2010	FOR REVIEW BY ARCHITECT
70	11/06/2010	FOR REVIEW BY ARCHITECT
71	11/06/2010	FOR REVIEW BY ARCHITECT
72	11/06/2010	FOR REVIEW BY ARCHITECT
73	11/06/2010	FOR REVIEW BY ARCHITECT
74	11/06/2010	FOR REVIEW BY ARCHITECT
75	11/06/2010	FOR REVIEW BY ARCHITECT
76	11/06/2010	FOR REVIEW BY ARCHITECT
77	11/06/2010	FOR REVIEW BY ARCHITECT
78	11/06/2010	FOR REVIEW BY ARCHITECT
79	11/06/2010	FOR REVIEW BY ARCHITECT
80	11/06/2010	FOR REVIEW BY ARCHITECT
81	11/06/2010	FOR REVIEW BY ARCHITECT
82	11/06/2010	FOR REVIEW BY ARCHITECT
83	11/06/2010	FOR REVIEW BY ARCHITECT
84	11/06/2010	FOR REVIEW BY ARCHITECT
85	11/06/2010	FOR REVIEW BY ARCHITECT
86	11/06/2010	FOR REVIEW BY ARCHITECT
87	11/06/2010	FOR REVIEW BY ARCHITECT
88	11/06/2010	FOR REVIEW BY ARCHITECT
89	11/06/2010	FOR REVIEW BY ARCHITECT
90	11/06/2010	FOR REVIEW BY ARCHITECT
91	11/06/2010	FOR REVIEW BY ARCHITECT
92	11/06/2010	FOR REVIEW BY ARCHITECT
93	11/06/2010	FOR REVIEW BY ARCHITECT
94	11/06/2010	FOR REVIEW BY ARCHITECT
95	11/06/2010	FOR REVIEW BY ARCHITECT
96	11/06/2010	FOR REVIEW BY ARCHITECT
97	11/06/2010	FOR REVIEW BY ARCHITECT
98	11/06/2010	FOR REVIEW BY ARCHITECT
99	11/06/2010	FOR REVIEW BY ARCHITECT
100	11/06/2010	FOR REVIEW BY ARCHITECT

6331 - 6351
CONEY ROAD
RICHMOND, BC

ELEVATOR MACHINE
ROOM / ROOF
TERRACE PLAN



DATE	11/06/2010
BY	KT
AS NOTED	
SCALE	1/8" = 1'-0" U.N.O.
CHECKED	WTL
DATE	11/06/2010

A2.8

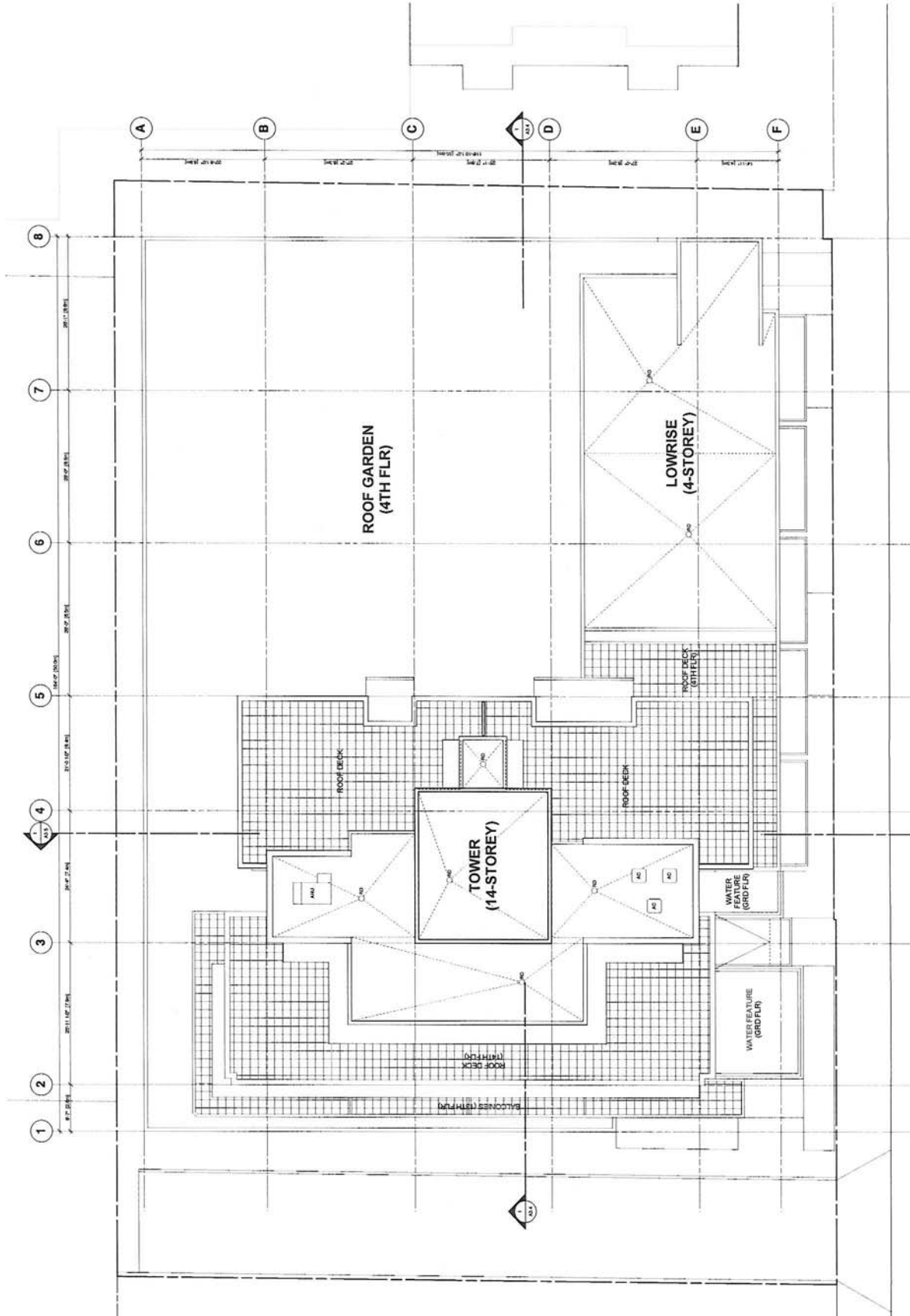
09506908

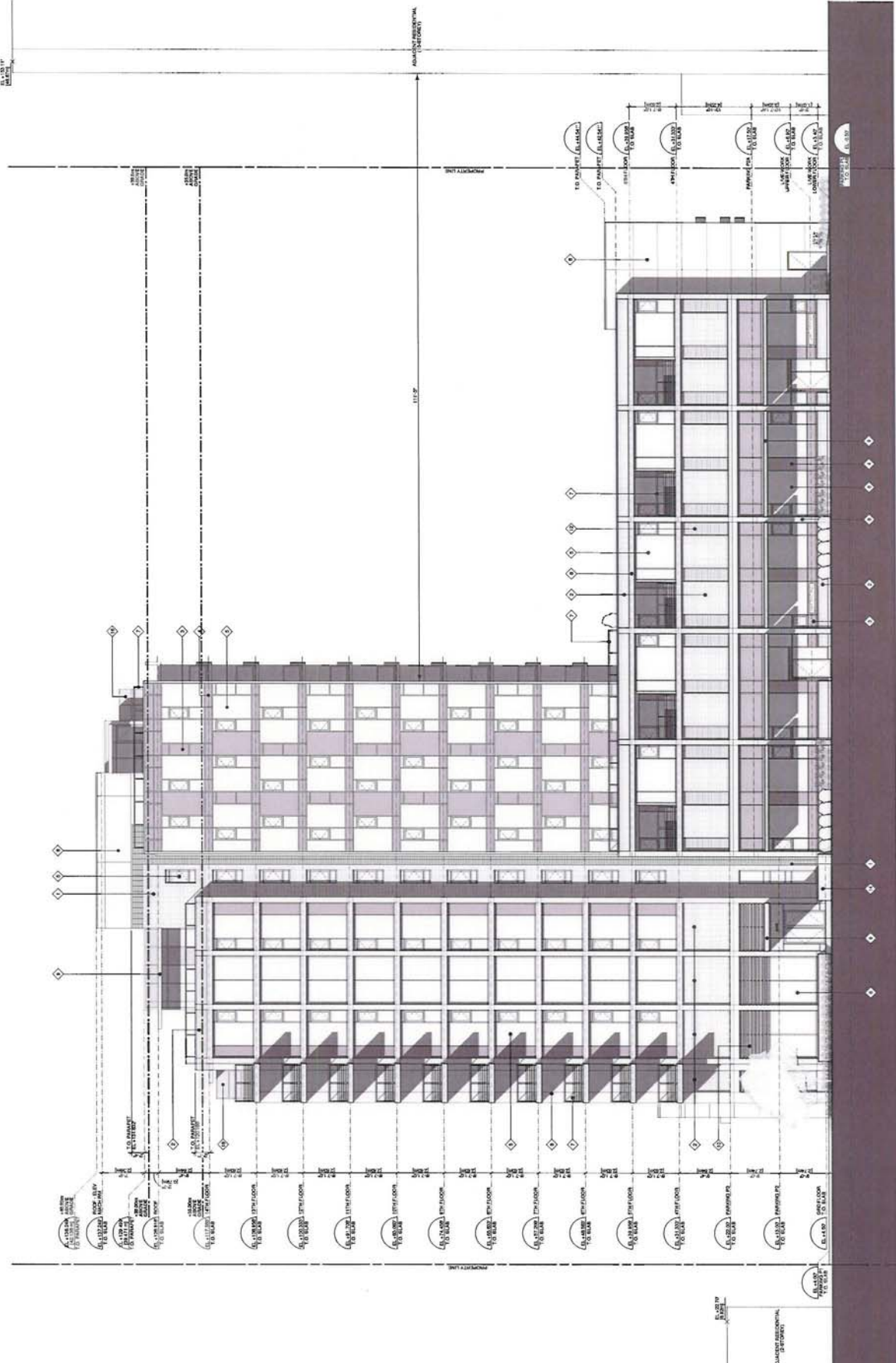
MAR 25 2011



09506908

MAR 25 2011





[illegible]

DATE	NO.	RECEIVED FOR RECEIVING & D.P.
30/4/2011	4	RECEIVED FOR RECEIVING & D.P.
24/6/2011	5	RECEIVED FOR RECEIVING & D.P.
11/5/2010	2	RECEIVED FOR RECEIVING & D.P.
1/10/2009	1	RECEIVED FOR RECEIVING & D.P.

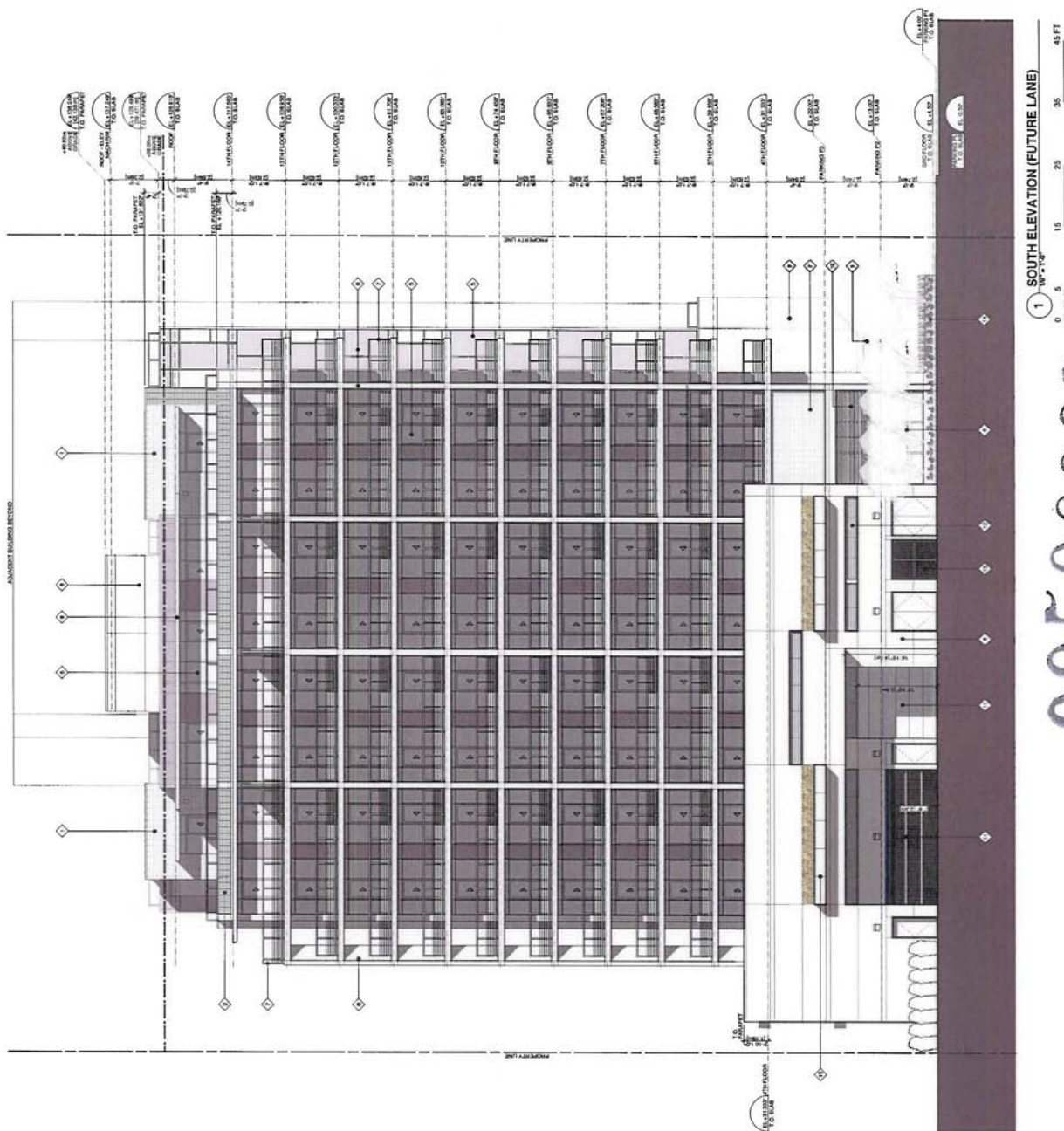
**SOUTH ELEVATION
(FUTURE LANE)**

RE NO.	
DATE	KT
RE	AS NOTED
FILE	100 - 1-0*
RECD	WTL

*For record purposes. This set of stamps is not to be used for any other purpose. It is to be used only for the purpose of recording.

MAR 25 2011

0690560

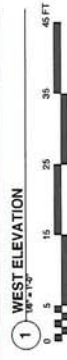
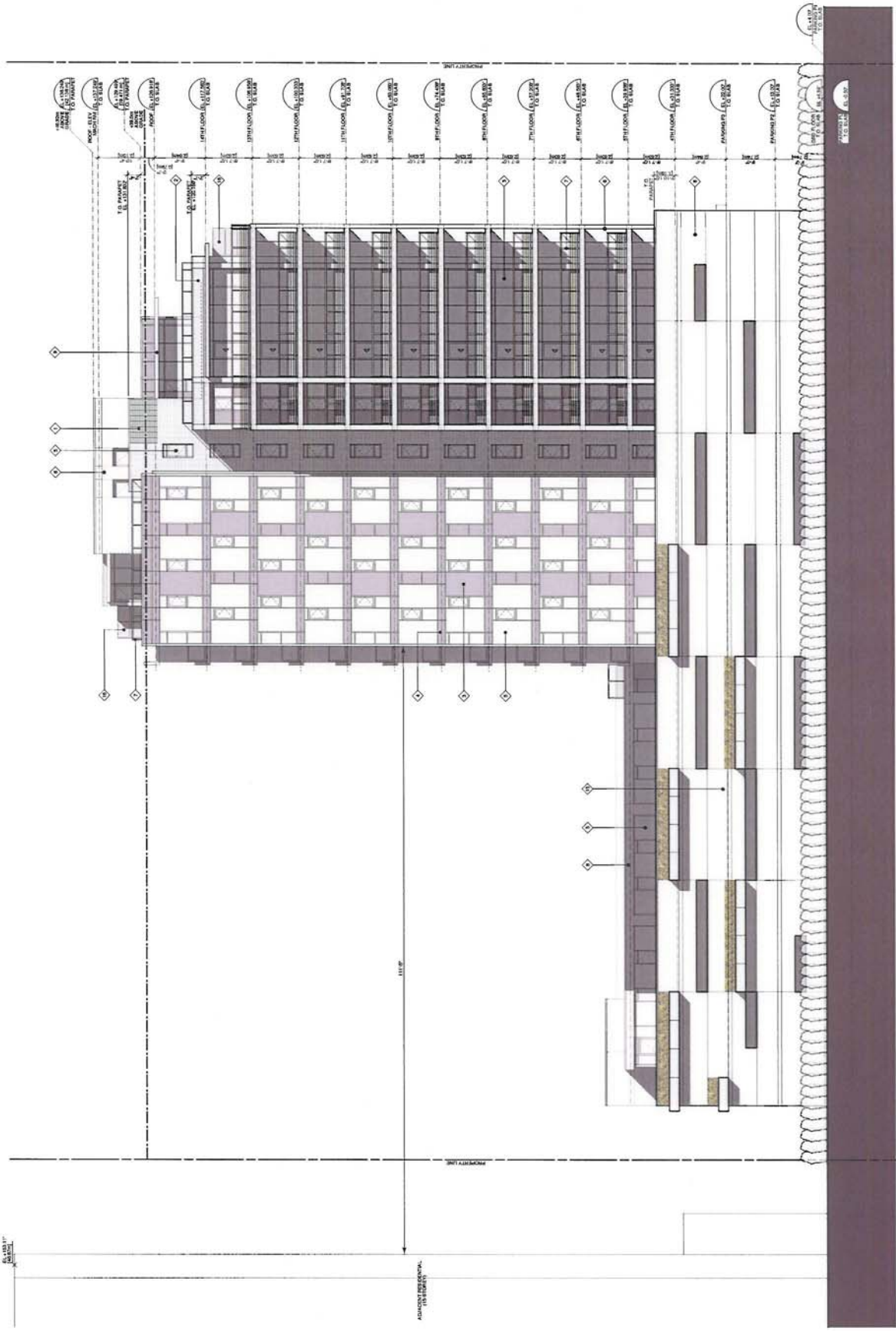


FINISH MATERIAL LEGEND	
1	EXTERIOR WALL - CONCRETE
2	EXTERIOR WALL - BRICK
3	EXTERIOR WALL - STONE
4	EXTERIOR WALL - METAL CLADDING
5	EXTERIOR WALL - GLASS CURTAIN WALL
6	EXTERIOR WALL - ALUMINUM CLADDING
7	EXTERIOR WALL - TERRAZZO
8	EXTERIOR WALL - POLISHED CONCRETE
9	EXTERIOR WALL - PAINTED CONCRETE
10	EXTERIOR WALL - STUCCO
11	EXTERIOR WALL - GROUT
12	EXTERIOR WALL - GRANITE
13	EXTERIOR WALL - MARBLE
14	EXTERIOR WALL - SLATE
15	EXTERIOR WALL - SHALE
16	EXTERIOR WALL - SANDSTONE
17	EXTERIOR WALL - Limestone
18	EXTERIOR WALL - Travertine
19	EXTERIOR WALL - Quartzite
20	EXTERIOR WALL - Soapstone
21	EXTERIOR WALL - Slate
22	EXTERIOR WALL - Marble
23	EXTERIOR WALL - Granite
24	EXTERIOR WALL - Travertine
25	EXTERIOR WALL - Quartzite
26	EXTERIOR WALL - Soapstone
27	EXTERIOR WALL - Slate
28	EXTERIOR WALL - Marble
29	EXTERIOR WALL - Granite
30	EXTERIOR WALL - Travertine
31	EXTERIOR WALL - Quartzite
32	EXTERIOR WALL - Soapstone
33	EXTERIOR WALL - Slate
34	EXTERIOR WALL - Marble
35	EXTERIOR WALL - Granite
36	EXTERIOR WALL - Travertine
37	EXTERIOR WALL - Quartzite
38	EXTERIOR WALL - Soapstone
39	EXTERIOR WALL - Slate
40	EXTERIOR WALL - Marble
41	EXTERIOR WALL - Granite
42	EXTERIOR WALL - Travertine
43	EXTERIOR WALL - Quartzite
44	EXTERIOR WALL - Soapstone
45	EXTERIOR WALL - Slate
46	EXTERIOR WALL - Marble
47	EXTERIOR WALL - Granite
48	EXTERIOR WALL - Travertine
49	EXTERIOR WALL - Quartzite
50	EXTERIOR WALL - Soapstone
51	EXTERIOR WALL - Slate
52	EXTERIOR WALL - Marble
53	EXTERIOR WALL - Granite
54	EXTERIOR WALL - Travertine
55	EXTERIOR WALL - Quartzite
56	EXTERIOR WALL - Soapstone
57	EXTERIOR WALL - Slate
58	EXTERIOR WALL - Marble
59	EXTERIOR WALL - Granite
60	EXTERIOR WALL - Travertine
61	EXTERIOR WALL - Quartzite
62	EXTERIOR WALL - Soapstone
63	EXTERIOR WALL - Slate
64	EXTERIOR WALL - Marble
65	EXTERIOR WALL - Granite
66	EXTERIOR WALL - Travertine
67	EXTERIOR WALL - Quartzite
68	EXTERIOR WALL - Soapstone
69	EXTERIOR WALL - Slate
70	EXTERIOR WALL - Marble
71	EXTERIOR WALL - Granite
72	EXTERIOR WALL - Travertine
73	EXTERIOR WALL - Quartzite
74	EXTERIOR WALL - Soapstone
75	EXTERIOR WALL - Slate
76	EXTERIOR WALL - Marble
77	EXTERIOR WALL - Granite
78	EXTERIOR WALL - Travertine
79	EXTERIOR WALL - Quartzite
80	EXTERIOR WALL - Soapstone
81	EXTERIOR WALL - Slate
82	EXTERIOR WALL - Marble
83	EXTERIOR WALL - Granite
84	EXTERIOR WALL - Travertine
85	EXTERIOR WALL - Quartzite
86	EXTERIOR WALL - Soapstone
87	EXTERIOR WALL - Slate
88	EXTERIOR WALL - Marble
89	EXTERIOR WALL - Granite
90	EXTERIOR WALL - Travertine
91	EXTERIOR WALL - Quartzite
92	EXTERIOR WALL - Soapstone
93	EXTERIOR WALL - Slate
94	EXTERIOR WALL - Marble
95	EXTERIOR WALL - Granite
96	EXTERIOR WALL - Travertine
97	EXTERIOR WALL - Quartzite
98	EXTERIOR WALL - Soapstone
99	EXTERIOR WALL - Slate
100	EXTERIOR WALL - Marble

PAINT FINISH LEGEND	
1	EXTERIOR WALL - CONCRETE
2	EXTERIOR WALL - BRICK
3	EXTERIOR WALL - STONE
4	EXTERIOR WALL - METAL CLADDING
5	EXTERIOR WALL - GLASS CURTAIN WALL
6	EXTERIOR WALL - ALUMINUM CLADDING
7	EXTERIOR WALL - TERRAZZO
8	EXTERIOR WALL - POLISHED CONCRETE
9	EXTERIOR WALL - PAINTED CONCRETE
10	EXTERIOR WALL - STUCCO
11	EXTERIOR WALL - GROUT
12	EXTERIOR WALL - GRANITE
13	EXTERIOR WALL - MARBLE
14	EXTERIOR WALL - SLATE
15	EXTERIOR WALL - SHALE
16	EXTERIOR WALL - SANDSTONE
17	EXTERIOR WALL - Limestone
18	EXTERIOR WALL - Travertine
19	EXTERIOR WALL - Quartzite
20	EXTERIOR WALL - Soapstone
21	EXTERIOR WALL - Slate
22	EXTERIOR WALL - Marble
23	EXTERIOR WALL - Granite
24	EXTERIOR WALL - Travertine
25	EXTERIOR WALL - Quartzite
26	EXTERIOR WALL - Soapstone
27	EXTERIOR WALL - Slate
28	EXTERIOR WALL - Marble
29	EXTERIOR WALL - Granite
30	EXTERIOR WALL - Travertine
31	EXTERIOR WALL - Quartzite
32	EXTERIOR WALL - Soapstone
33	EXTERIOR WALL - Slate
34	EXTERIOR WALL - Marble
35	EXTERIOR WALL - Granite
36	EXTERIOR WALL - Travertine
37	EXTERIOR WALL - Quartzite
38	EXTERIOR WALL - Soapstone
39	EXTERIOR WALL - Slate
40	EXTERIOR WALL - Marble
41	EXTERIOR WALL - Granite
42	EXTERIOR WALL - Travertine
43	EXTERIOR WALL - Quartzite
44	EXTERIOR WALL - Soapstone
45	EXTERIOR WALL - Slate
46	EXTERIOR WALL - Marble
47	EXTERIOR WALL - Granite
48	EXTERIOR WALL - Travertine
49	EXTERIOR WALL - Quartzite
50	EXTERIOR WALL - Soapstone
51	EXTERIOR WALL - Slate
52	EXTERIOR WALL - Marble
53	EXTERIOR WALL - Granite
54	EXTERIOR WALL - Travertine
55	EXTERIOR WALL - Quartzite
56	EXTERIOR WALL - Soapstone
57	EXTERIOR WALL - Slate
58	EXTERIOR WALL - Marble
59	EXTERIOR WALL - Granite
60	EXTERIOR WALL - Travertine
61	EXTERIOR WALL - Quartzite
62	EXTERIOR WALL - Soapstone
63	EXTERIOR WALL - Slate
64	EXTERIOR WALL - Marble
65	EXTERIOR WALL - Granite
66	EXTERIOR WALL - Travertine
67	EXTERIOR WALL - Quartzite
68	EXTERIOR WALL - Soapstone
69	EXTERIOR WALL - Slate
70	EXTERIOR WALL - Marble
71	EXTERIOR WALL - Granite
72	EXTERIOR WALL - Travertine
73	EXTERIOR WALL - Quartzite
74	EXTERIOR WALL - Soapstone
75	EXTERIOR WALL - Slate
76	EXTERIOR WALL - Marble
77	EXTERIOR WALL - Granite
78	EXTERIOR WALL - Travertine
79	EXTERIOR WALL - Quartzite
80	EXTERIOR WALL - Soapstone
81	EXTERIOR WALL - Slate
82	EXTERIOR WALL - Marble
83	EXTERIOR WALL - Granite
84	EXTERIOR WALL - Travertine
85	EXTERIOR WALL - Quartzite
86	EXTERIOR WALL - Soapstone
87	EXTERIOR WALL - Slate
88	EXTERIOR WALL - Marble
89	EXTERIOR WALL - Granite
90	EXTERIOR WALL - Travertine
91	EXTERIOR WALL - Quartzite
92	EXTERIOR WALL - Soapstone
93	EXTERIOR WALL - Slate
94	EXTERIOR WALL - Marble
95	EXTERIOR WALL - Granite
96	EXTERIOR WALL - Travertine
97	EXTERIOR WALL - Quartzite
98	EXTERIOR WALL - Soapstone
99	EXTERIOR WALL - Slate
100	EXTERIOR WALL - Marble

6331 - 6351
COONEY ROAD
RICHMOND, BC

WEST ELEVATION



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

09506908

MAR 2 5 2011

A3.2

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

	4	3/14/2011	NE-REQD FOR REZONING A & D
	3	2/17/2011	NE-REQD FOR REZONING A & D
	2	1/18/2010	NE-REQD FOR REZONING A & D
	1	12/09/2008	REQD FOR REZONING & D

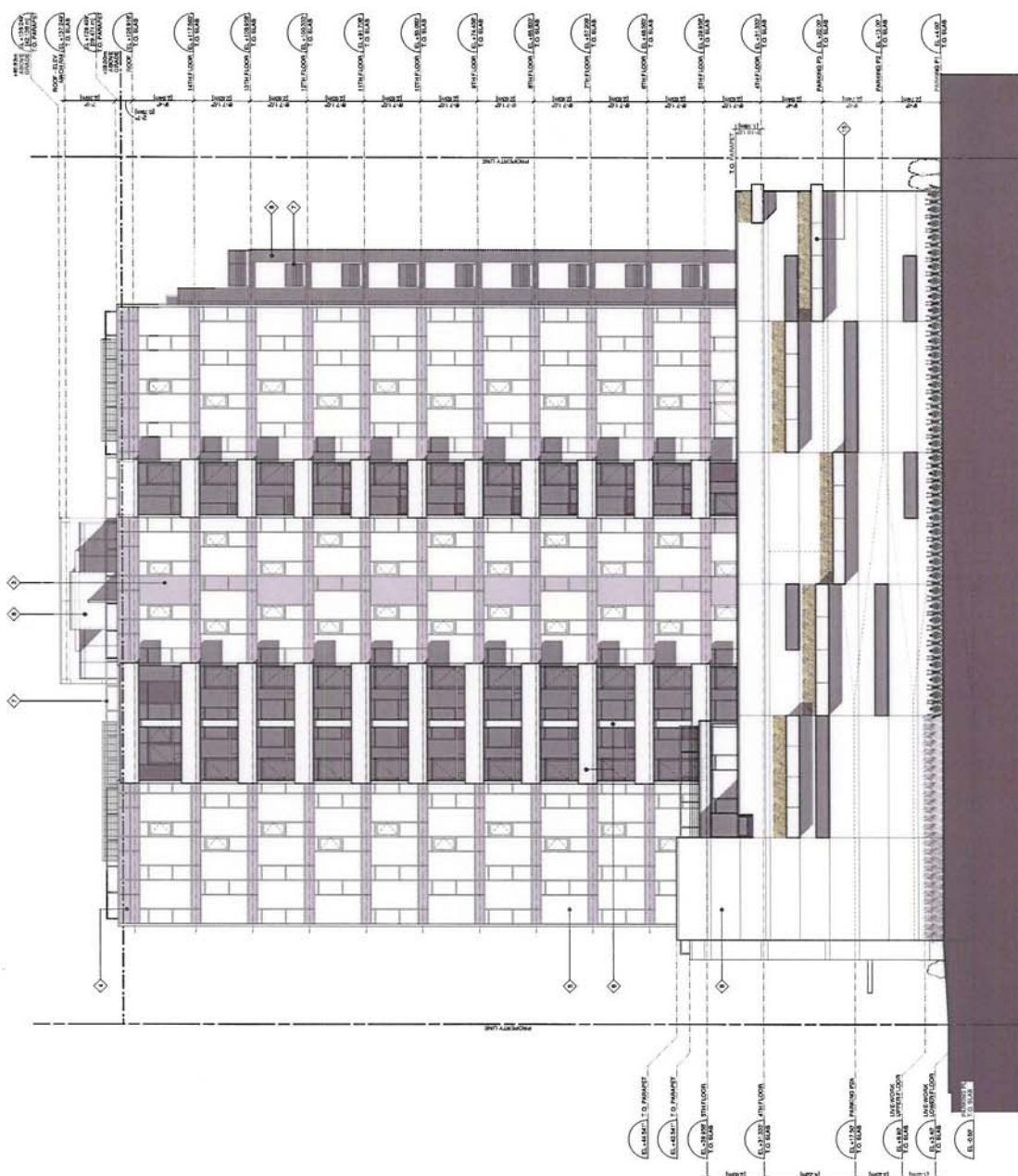
**6331 - 6351
COONEY ROAD
RICHMOND, BC**

TABLE 1

NORTH ELEVATION

DATE	KT
TIME	AS NOTED
WIND	1/8" = 1'-0"
REMARKS	WTL

A3.3



NORTH ELEVATION

Time (min)	Control (○)	100 mg/kg (●)	200 mg/kg (■)
0	14.5	14.5	14.5
15	15.5	15.5	15.5
30	16.5	16.0	16.0
45	17.5	16.5	16.5

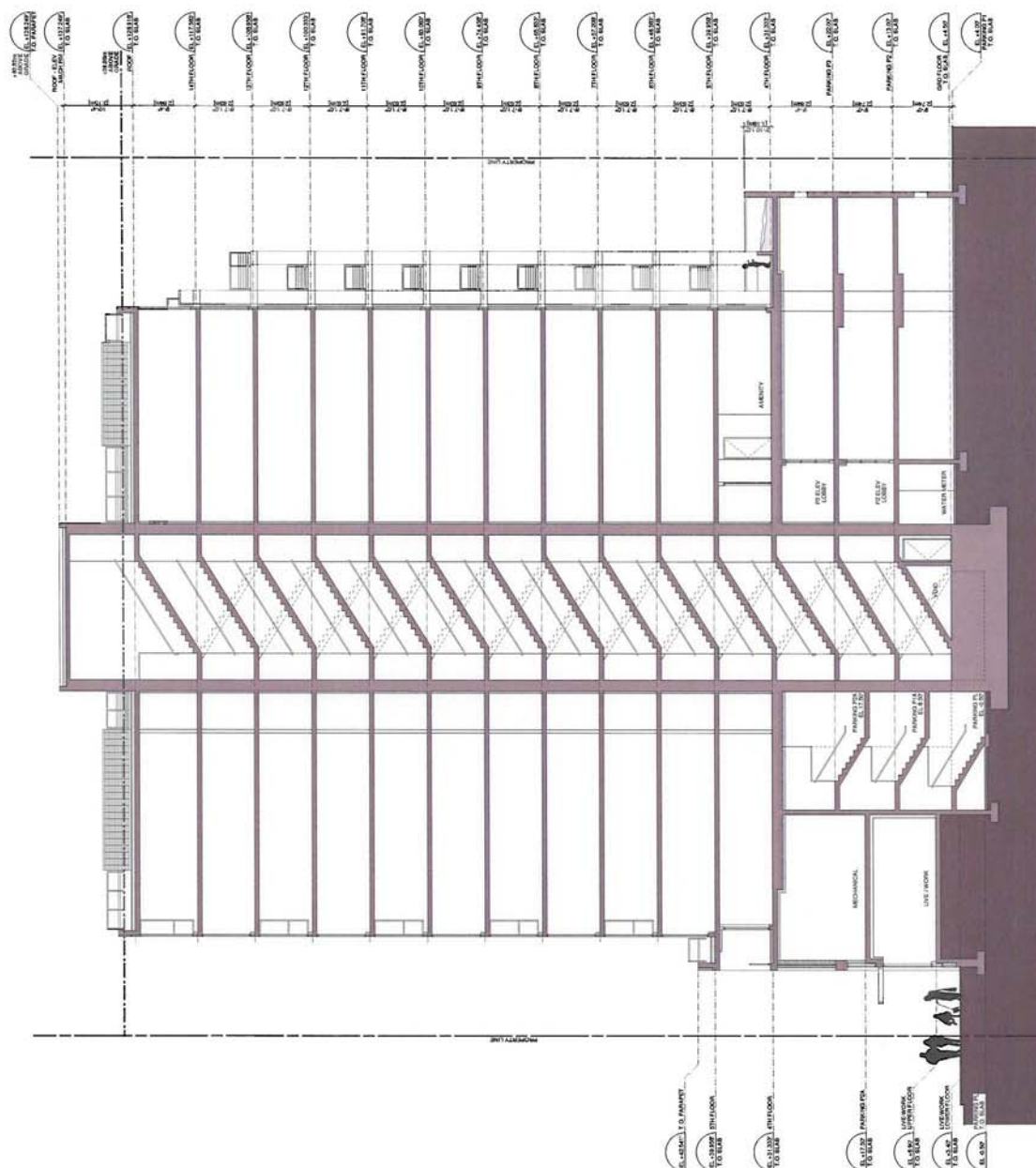
80690560

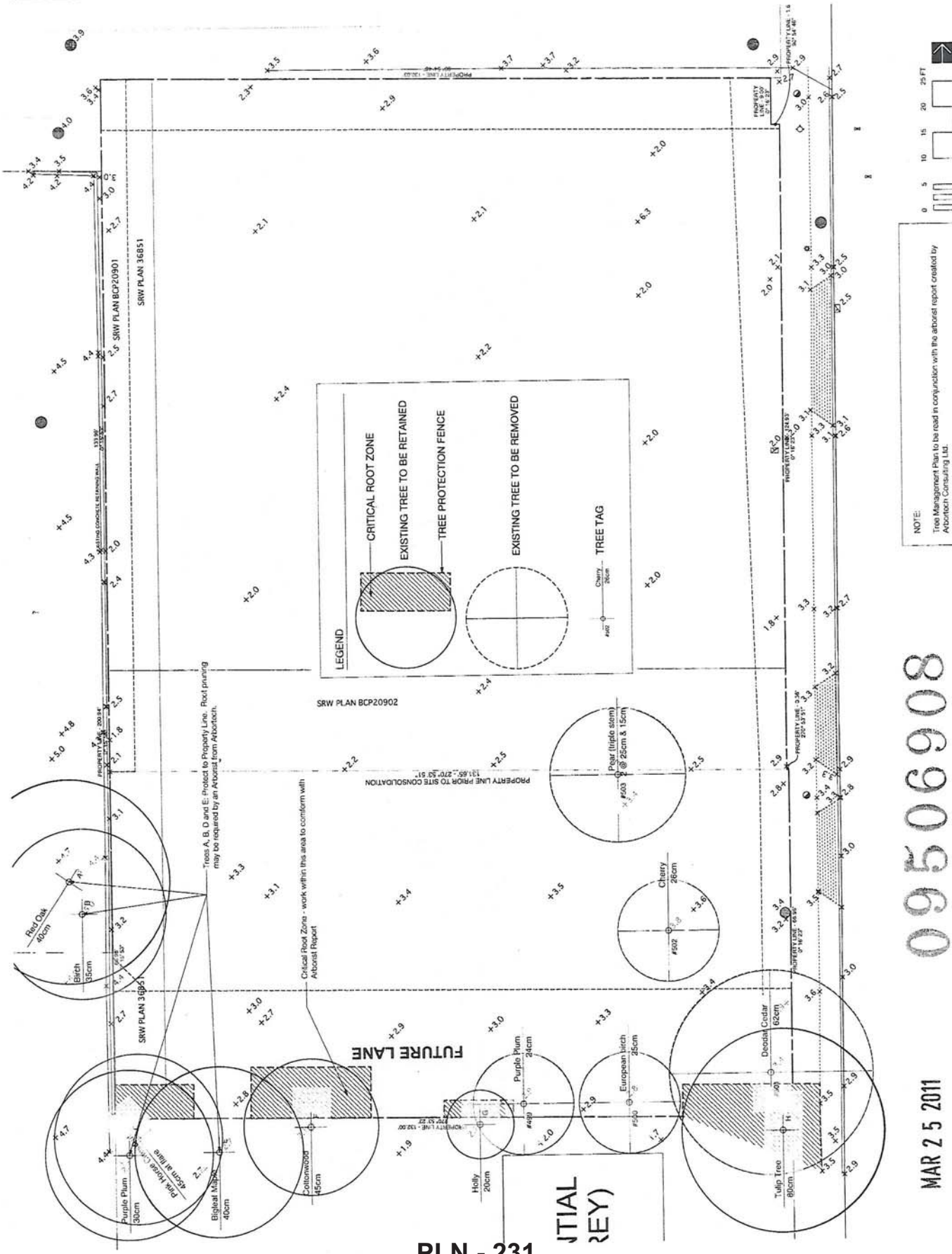
MAR 25 2011



8090560

MAR 25 2011



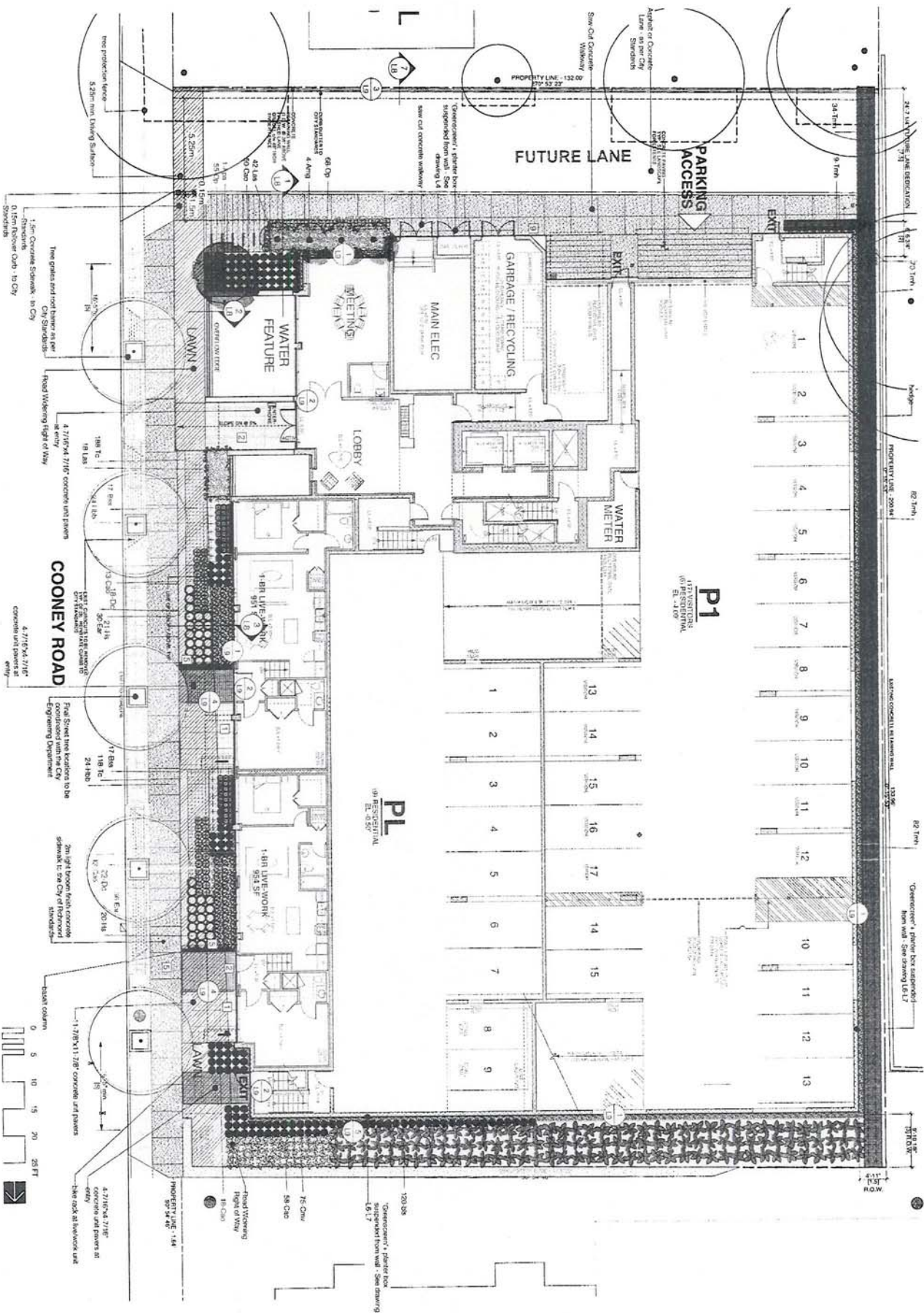


PLN - 231

ITAL
 (REY)

09506908

MAR 25 2011



MAR 25 2011

09506908

eckford + associates
 1111 11th Avenue, Suite 100
 Richmond, BC V6X 1A1
 Tel: 604.271.1111 Fax: 604.271.1112
 Email: info@eckford.ca

Rev	Date	Issued Notes
-----	------	--------------

A	11/19/10	Issued for the Design + GP
B	12/17/10	Issued for Design Panel
C	2/28/11	Issued for Review
D	3/25/11	Revised for the Design

PLN - 232

Multi-Family Residential Building
 6337-6351 Cooney Rd.
 Richmond, B.C.

Ground Floor Landscape Plan

Project Name	6337-6351 Cooney Rd.
Project No.	200917
Scale	1/8" = 1'-0"
Drawn By	CE
Check By	CE
Date	11-24-09
Version	1.0

No	Date	Issue Notes
A	11/9/10	Issued for Re-Zoning + DP
B	1/17/10	Issued for Design Panel
C	2/8/11	Issued for Review
D	3/25/11	Re-Issued for Re-Zoning

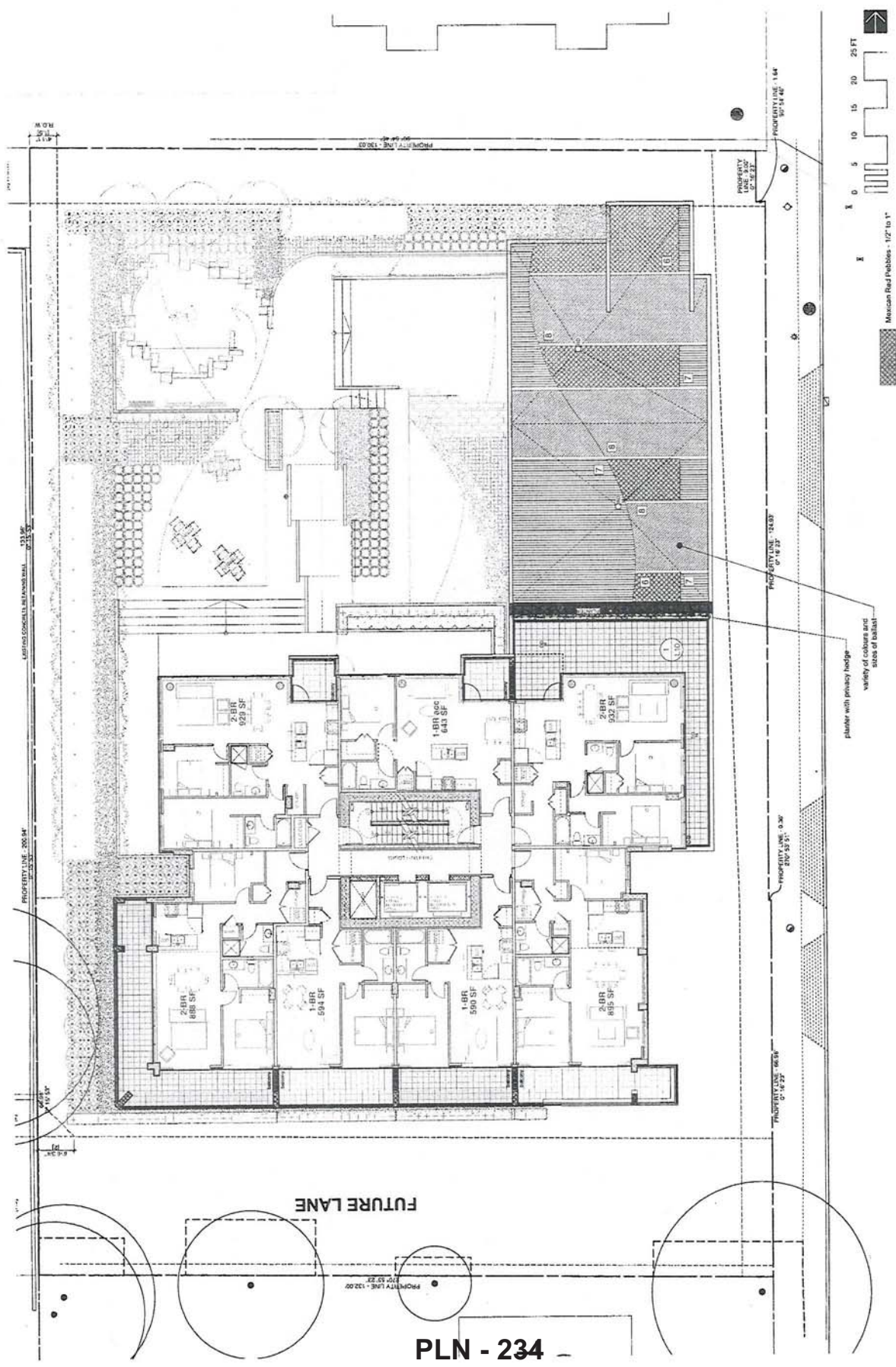
References

**Multi-Family
Residential Building**
6337-6351 Cooney Rd.
Richmond, B.C.

Level 4 - Amenity Landscape Plan

[illegible]

MAR 25 2011



09506908

MAR 25 2011

DESIGN TO MAKE 1" MATCH LAYERS CONSISTING OF
ORGANIC COMPOSTED BARK APPLIED
PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY
IRRIGATION SYSTEM
CONTRACTOR TO PROVIDE MAINTENANCE FOR PERIOD OF
45 DAYS FOLLOWING SUBSTANTIAL COMPLETION
ON PLANT MATERIAL

ALL PLANTS BE HARDY SPECIES
ALL PLANTS BE NATURAL AND ADJUST TO CONFORM
TO BC SCAFFOLDING STANDARDS (2008 ED.)
ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO
DELIVERY ON SITE. CONTRACTOR TO ARRANGE FOR
DELIVERY OF PLANT MATERIAL TO BE INSPECTED AT THE
LOCATION FOR REVIEW.

IMPORTED SOIL SHALL BE A SANDY LOAM OR CLAY
LOAM TEXTURE AND LESS THAN 50% SAND BY WEIGHT
BASIS. SOIL SHALL VIRTUALLY FREE FROM SOILBORN
DISEASES, PESTS AND PATHOGENS. CONTRACTOR TO
MAINTAIN SOILS OVER 300MM AND FOR 1000 OBJECTS
SOIL SHALL BE FREE FROM COMBUSTIBLE EQUIPMENT
AND FUEL. CONTRACTOR TO MAINTAIN THE SOILS FOR
PARTS THEREOF.

IMPORTED TOPSOIL SHALL CONFORM TO
AND BE TREATED AS PER SECTION 6.2.3 TO
6.2.7. INCLUSIVE OF THE SOIL BULK DENSITY
DURING THE CONSTRUCTION OF THE SOILS. 1
GROWING PLANT MATERIALS, TREES AND SHRUBS
SHALL BE SPECIFIED IN THE FOLLOWING TABLES.
IT SHALL POSSESS THE FOLLOWING QUALITIES:

TEXTURE:
"COARSE GRAVEL" RATHER THAN 20MM Ø 10%
"SAND" LARGER THAN CHINA AND SMALLER
"THIN SHADES" 10-25% "CONCRETE" 0-20%
"CLAY" AND "SILT" COMBINED MAXIMUM 25%
ORGANIC CONTENT: 3-15%
Acidity: 6.0-7.0

ORGANIC CONTENT: 3-15%
Acidity: 6.0-7.0
ORGANIC CONTENT: 3-15%
Acidity: 6.0-7.0
ORGANIC CONTENT: 3-15%
Acidity: 6.0-7.0

ORGANIC CONTENT: 3-15%
Acidity: 6.0-7.0
ORGANIC CONTENT: 3-15%
Acidity: 6.0-7.0
ORGANIC CONTENT: 3-15%
Acidity: 6.0-7.0

No.	Date	Revision Notes
-----	------	----------------

No.	Date	Issue Notes
-----	------	-------------

A	11/09/10	Issued for Rev. 2008 + 2009
B	11/17/10	Issued for Design Panel
C	2/6/11	Issued for Review
D	3/25/11	Re-based for Rev. 2008

Year

Multi-Family
Residential Building
6337-6351 Cooney Rd.
Richmond, B.C.

Landscape Notes
& Schedules

Drawing Date

Project Name	6337-6351 Cooney Rd.
Client	Richmond, B.C.
Scale	1/16" = 1'-0"
Sheet No.	L5.0
Date	11/26/09
Author	10

09506908

ITEM	DESCRIPTION	SIZE	MANUFACTURER	COLOR	QUANTITY
1	CONCRETE UNIT PAVES	11 1/8" x 11 1/8" x 2-3/8"	Nevada	Indian Summer (light)	
2	CONCRETE UNIT PAVES	4 7/16" x 4 7/16" x 2-3/8"	US Standard	Chesapeake	
3	STONE SLABS	1'-0" x 2'-0"	to be specified	to be specified	
4	ROOF BALLAST	1'-0" to 1'-2"	NorthWest Landscape	Mexican Red Pebbles	
5	ROOF BALLAST	1'-0" to 1'-2"	NorthWest Landscape	Eastern Black Pebbles	
6	ROOF BALLAST	1'-0" to 1'-2"	NorthWest Landscape	Eastern Black Pebbles	
7	ROOF BALLAST	1'-0" to 1'-2"	NorthWest Landscape	Eastern Black Pebbles	
8	ROOF BALLAST	1'-0" to 1'-2"	NorthWest Landscape	Eastern Black Pebbles	
9	CONCRETE WALKWAY	4'-0" BAY CUT PATTERN			

Plant List - Level 4	Common Name	Scheduled Size	Remarks
Trees	10 American Elm	10m cal BMD	10m cal BMD
Shrubs	10 Japanese Maple	10m cal BMD	10m cal BMD
Grass	10 Japanese Maple	10m cal BMD	10m cal BMD
Flowers	10 Japanese Maple	10m cal BMD	10m cal BMD
Palms	10 Japanese Maple	10m cal BMD	10m cal BMD
Other	10 Japanese Maple	10m cal BMD	10m cal BMD

Plant List - Level 5	Common Name	Scheduled Size	Remarks
Trees	10 American Elm	10m cal BMD	10m cal BMD
Shrubs	10 Japanese Maple	10m cal BMD	10m cal BMD
Grass	10 Japanese Maple	10m cal BMD	10m cal BMD
Flowers	10 Japanese Maple	10m cal BMD	10m cal BMD
Palms	10 Japanese Maple	10m cal BMD	10m cal BMD
Other	10 Japanese Maple	10m cal BMD	10m cal BMD

Plant List - Level 6	Common Name	Scheduled Size	Remarks
Trees	10 American Elm	10m cal BMD	10m cal BMD
Shrubs	10 Japanese Maple	10m cal BMD	10m cal BMD
Grass	10 Japanese Maple	10m cal BMD	10m cal BMD
Flowers	10 Japanese Maple	10m cal BMD	10m cal BMD
Palms	10 Japanese Maple	10m cal BMD	10m cal BMD
Other	10 Japanese Maple	10m cal BMD	10m cal BMD

MAR 25 2011

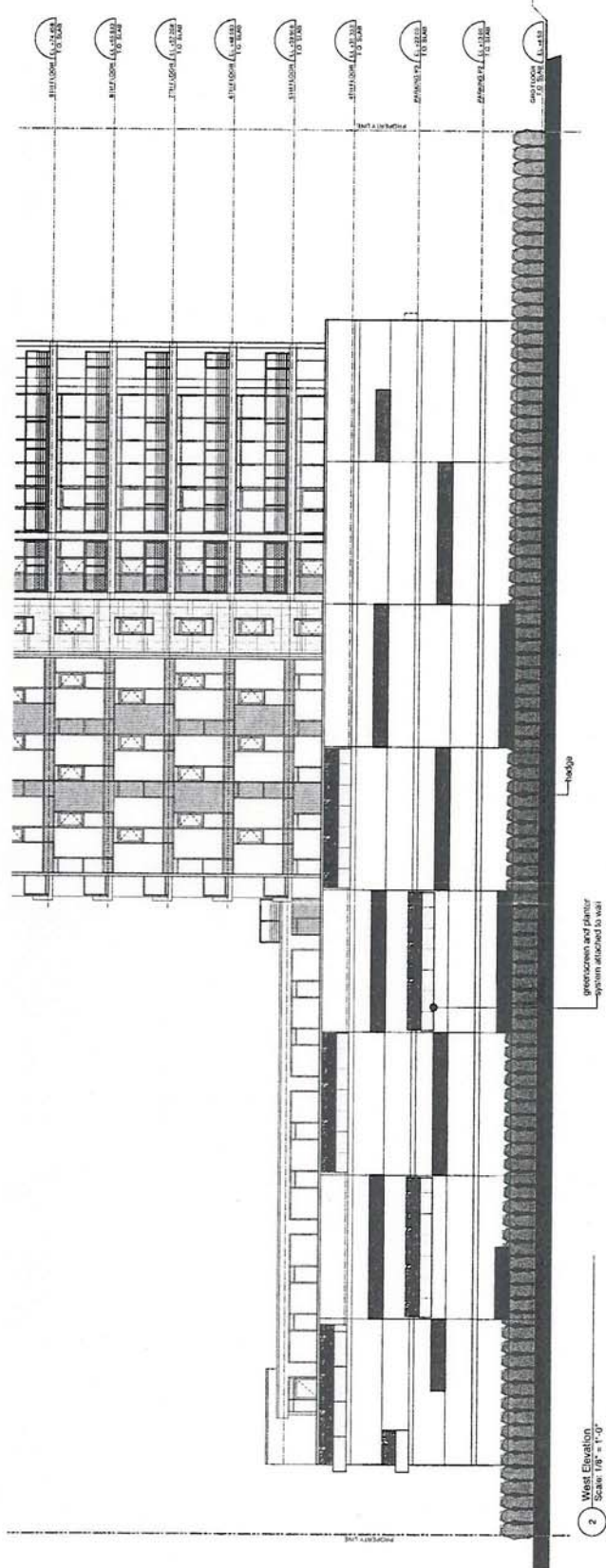
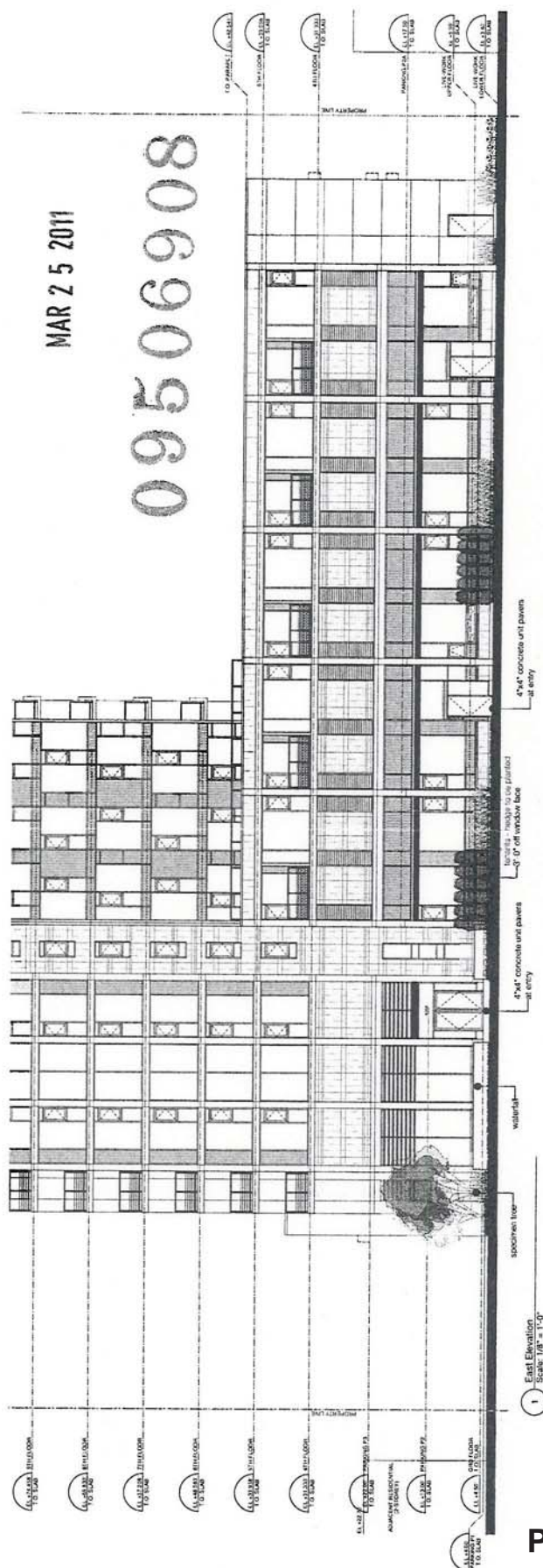
No.	Date	Revision Notes
-----	------	----------------

NO.	DATE	ISSUE NOTES
A	11/9/10	Issued for Re-Zoning + DP
B	11/17/10	Issued for Design Panel
C	2/8/11	Issued for Review
D	3/25/11	Re-Issued for Re-Zoning

**Multi-Family
Residential Building**
6337-6351 Cooney Rd.
Richmond, B.C.

Landscape Elevations

DATE	GE	SHEET NO.	20337
BY	CH	SCALE	$1/8" = 1'-0"$
CHECKED BY	GE	DRAWN BY	
		L6.0	
1:26 09		$\frac{1}{2}$	



eckford + associates

120 EAST 13TH AVENUE, SUITE 1000, DENVER, CO 80202

303.733.4337 | 303.733.4338

No.

DATE

REVISION NOTES

No.	DATE	REVISION NOTES
A	11/19/10	Issued for Review - ZP
B	11/17/10	Issued for Design Phase
C	2/8/11	Issued for Review
D	3/25/11	Re-issued for Review

Project No.

6337-6351

Client

Multi-Family Residential Building

Address

6337-6351 Conover Rd.

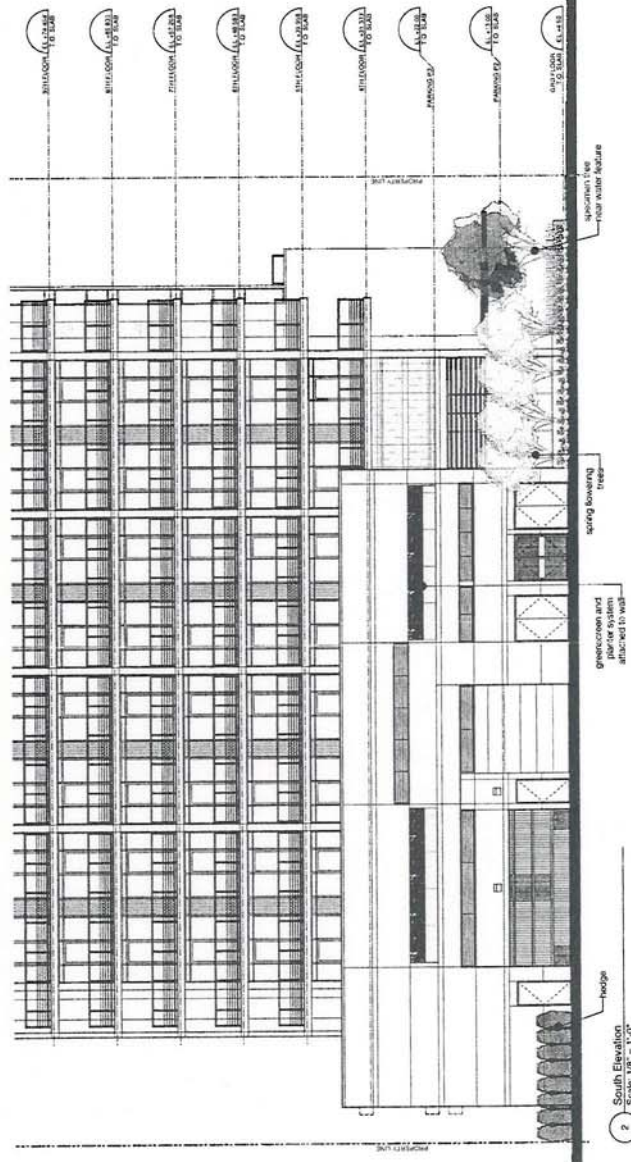
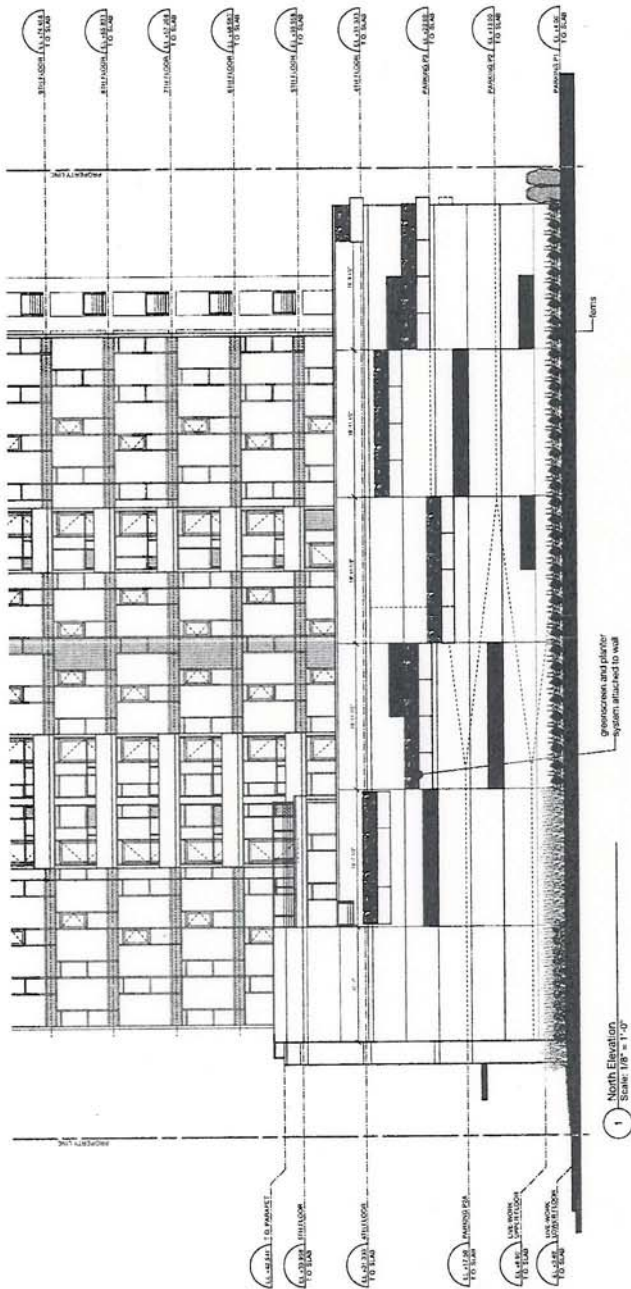
City

Richmond, B.C.

Drawn By

Landscaping

Project No.	6337
Client	Multi-Family Residential Building
Address	6337-6351 Conover Rd.
City	Richmond, B.C.
Scale	1/8" = 1'-0"
Date	11/26/09
Sheet	L7.0
Total	10



09506908

MAR 25 2011

No.	Date	Revision Notes
-----	------	----------------

No.	Date	Issue Notes
-----	------	-------------

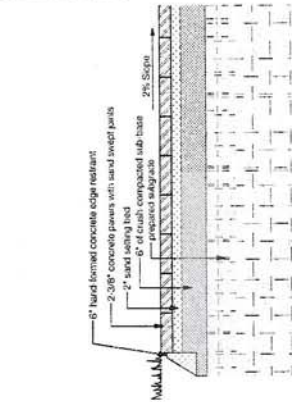
A	11/9/10	Issued for Re-Zoning + DP
B	1/17/10	Issued for Design Panel
C	2/8/11	Issued for Review
D	3/25/11	Re-Issued for Re-Zoning

100

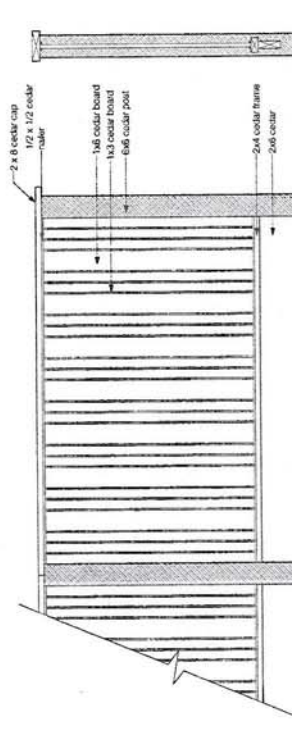
**Multi-Family
Residential Building**
6337-6351 Cooney Rd.
Richmond, B.C.

Landscape Details
Ground Level

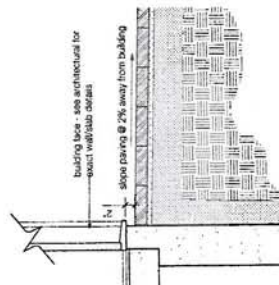
100-1000 University of California • 4000000000 This computer file is for internal use only and is not to be distributed outside the organization	Project # 209337 Date 1/4/10 Status L9.0 of 10
Project Name GE Owner GE Approved By GE Date 11.25.09	



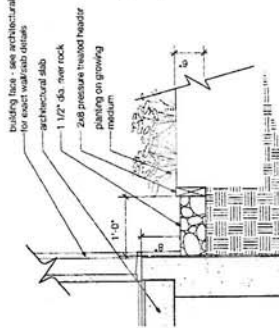
4 Detail: Paving at Grade w/ Hand-Formed Concrete Edge Restraint
Scale: 1" = 1'-0"



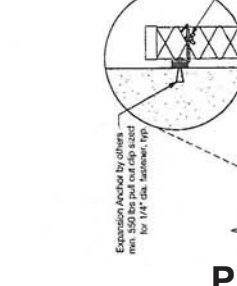
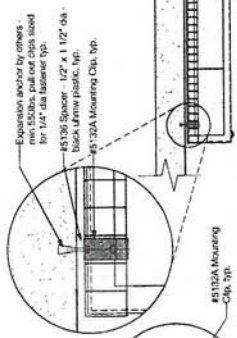
3 Details: 6'-0" Timber Fence



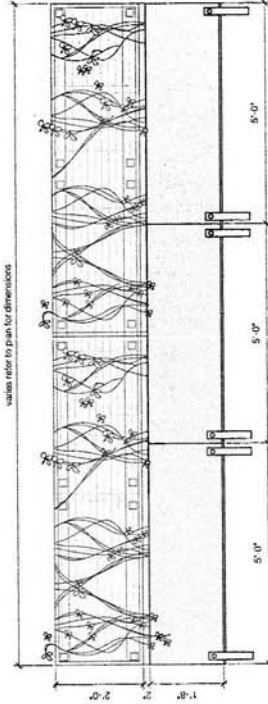
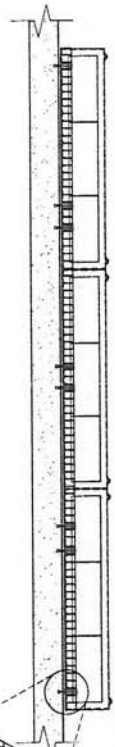
2 Detail: Threshold



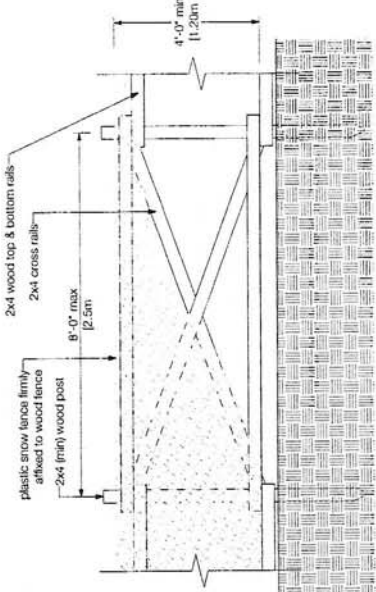
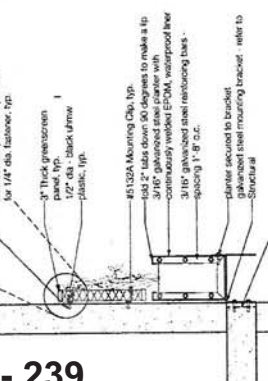
Detail: Drip Strip



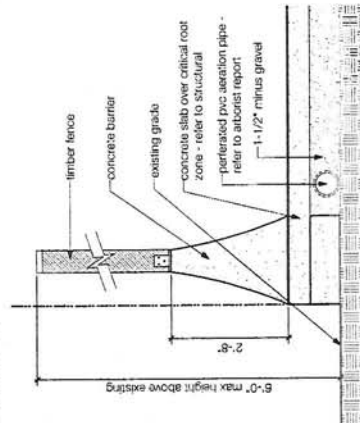
—



EVALUATION



Data 2: Tree Protection Fence



7 Detail: Aeration Pipe at Critical Root Zone
Scale: 3/4" = 1'-0"

PLN - 239

MAR 25 2011

80690560

Detail: Plan-Section-Elevation of Removable Planters

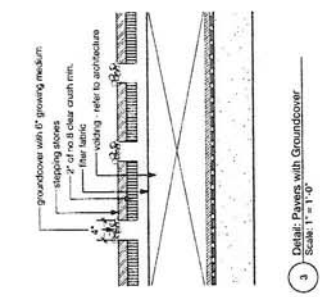
No.	Date	Revision Notes

No.	Date	Issue Notes
A	11/19/10	Issued for Re-Zoning + DP
B	11/17/10	Issued for Design Panel
C	2/26/11	Issued for Review
D	3/25/11	Re-issued for Re-Zoning

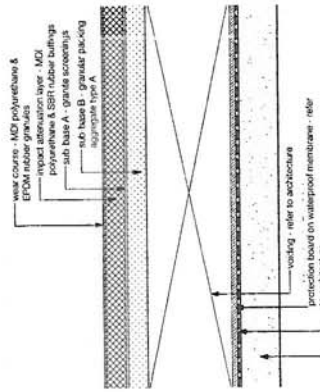
Multi-Family Residential Building
 6337-6351 Cooney Rd.
 Richmond, B.C.

Landscape Details
 Level 4 - Amenity

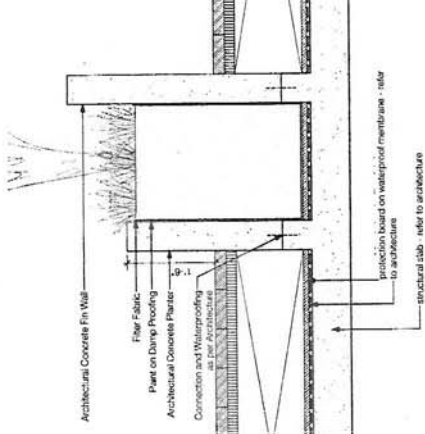
Project No.		209317	
Client	City of Richmond	Scale	1:10.0
Architect	Eckford + Associates	Date	11.18.09
Sheet No.		10	



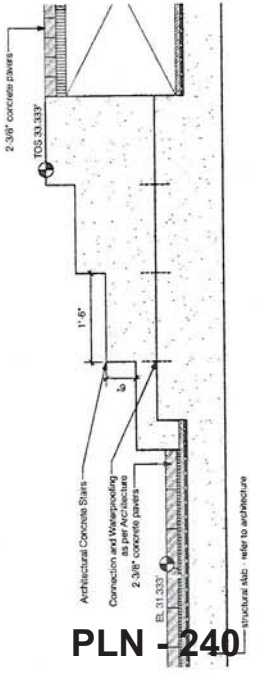
1 Detail: Pavers On Slab
 Scale: 1" = 1'-0"



2 Detail: EPDM Play Surface
 Scale: 1" = 1'-0"



3 Detail: Pavers with Groundcover
 Scale: 1" = 1'-0"



4 Detail: C.I.P. Concrete Slabs
 Scale: 1" = 1'-0"

5 Detail: Concrete Planter w/ Fin Wall
 Scale: 1" = 1'-0"

MAR 25 2011

09506908

Rezoning Considerations

6331 and 6351 Cooney Road

RZ 09-506908

Prior to final adoption of OCP Amendment Bylaw 8721 and Richmond Zoning Bylaw No. 8500 - Amendment Bylaw 8738, the developer is required to complete the following:

1. Consolidation of two (2) existing lots (6331 and 6351 Cooney Road) included in RZ 09-506908 into one (1) development parcel.
2. Registration of a new aircraft noise sensitive use covenant on the land title for the consolidated site, prior to discharge of the existing aircraft noise covenant BX288986 on 6331 Cooney Road.
3. Registration of a flood indemnity covenant on the land title for the consolidated site.
4. The previous rezoning (RZ 03-238768) for 6311 and 6331 Cooney Road to Downtown Commercial (CDT1), secured 2 covenants, specifically 1 covenant limiting land uses (BX288987) and 1 covenant to secure the provision of an art gallery space (BX288988). These covenants are no longer required and are to be discharged from the land title.
5. Prior to final adoption of the rezoning, provide and register on the land title all the required Public Rights of Passage – Right of Ways (PROP-ROW) subject to functional design and detailed survey to be prepared by the developer and approved by the City, as generally described below:
 1. Public Rights of Passage - Right of Way (PROP-ROW) along the entire Cooney Road frontage, with the following dimensions (i.e. 3.25m wide at the northeast property line tapering for an approximate distance of 32m south to 1.6m wide and from this point to the southeast property line tapering to 1.7m) for the eventual Cooney Road minor realignment to allow the insertion of a new bike lane;
 2. Minimum 7.5m wide Public Rights of Passage - Right of Way (PROP-ROW) along the entire south property line of the consolidated subject site for a new lane connecting to Cooney Road (ie. the remaining 1.5m width of the ultimate 9.0m wide lane to be provided when property to the south (6371 Cooney Road) redevelops;
 3. 2m x 2m Public Rights of Passage - Right of Way (PROP-ROW) corner cut at the northwest corner of the new 7.5m wide lane along the entire south property line for laneway purposes; and
 4. Minimum 2.7m wide Statutory Right of Way (SRW) along the entire north property line of the consolidated subject site as additional SRW width for the existing 3.0m wide SRW along the south property line of the adjacent property to the north (i.e. 8200 to 8288 Saba Road), which contains an existing sanitary line.
6. Provide an option to purchase/dedicate the Public Rights of Passage - Right of Way (PROP-ROW) areas described above in paragraphs 5.1, 5.2 and 5.3 in favour of the City, for nominal consideration, following final adoption of the rezoning but prior to first occupancy. If the City, in its absolute discretion, decides to take the areas described above in paragraphs 5.1, 5.2 and 5.3 as separate lots, the owner agrees to, at the owner's expense, prepare and register the requisite subdivision plans.
7. Section 219 Covenant(s) providing for no stratification (i.e. subdivision by way of strata plan) and no occupancy of lands until the Public Rights of Passage - Right of Way (PROP-ROW) areas described in paragraphs 5.1, 5.2 and 5.3 have been transferred to or dedicated to the City
8. Registration of a legal agreement on the land title containing a letter from a geotechnical professional engineer confirming that the City will be able to construct, maintain, operate, repair or remove City utilities/infrastructure in the ROW without impact to the on-site works and that the construction/maintenance of the on-site works, will not cause damage to the City utilities/infrastructure.
9. City acceptance of the developer's offer to voluntarily contribute \$0.60 per maximum buildable square foot or \$42,323.00 to the City's Public Art Fund (i.e. 6,553.3 square metres or 70,539 square feet x \$0.60 per square foot).
10. City acceptance of the developer's voluntary contribute \$0.25 per maximum buildable square foot or \$17,635.00 to assist the City with community planning in the City Centre (i.e. 6553.3 square metres or 70,539 square feet x \$0.25 per square foot).

11. City acceptance of the developer's offer to voluntarily contribute \$146,390.00 (68 square metres or 731.95 square metre x \$200.00 per square foot) to go towards a community public use arts space at some other location within the City in lieu of a covenant registered on title for a 68 square metre Fine Art Exhibit and Gallery Space on the subject site that was to be secured by a 99 year lease for \$1 per year.
12. City acceptance of the developer's offer to voluntarily contribute \$251,611.00 to the City's affordable housing fund (i.e. 6,553.3 square metres or 70,539 square feet x \$4 per square foot minus \$30,545 previously paid regarding RZ 03-238768 on April 5, 2006 with receipt number 13-0117852 equals \$251,611.00).
13. City acceptance of the developer's offer to voluntarily contribute \$12,000 to go towards the upgrade of traffic signals at the Cooney Road/Saba Road intersection for enhanced accessible signals.
14. City acceptance of the developer's offer to voluntarily contribute \$22,000 to go towards a new bus shelter to be located along the frontage of some other property anywhere within the City at the sole discretion of the City.
15. City acceptance of the developer's offer to voluntarily contribute \$53,331 to go towards committed consortium upgrades for the Cook and Cooney Roads Drainage Area.
16. City acceptance of the developer's offer to voluntarily contribute \$90,000.00 to go towards ultimate sanitary sewer improvements along the entire Cooney Road frontage.

or

City acceptance of developer's offer to voluntarily design, construct and enter appropriate legal agreements for a connection onto Cooney Road and a sanitary sewer from the north property line of the subject site to the Buswell Sanitary Pump Station via Cooney Road, Cook Road and Buswell Street or via Cooney Road, Saba Road and Buswell Street.

17. City acceptance of the developer's offer to voluntarily contribute \$11,538 to go towards committed upgrades to the Richmond Centre Sanitary Area.
 18. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
 19. Enter into a Servicing Agreement* for the design and construction of Cooney Road improvements and lane construction for works to include but are not limited to:
 - .1 Developer responsible for design and construction of:
 - .1 Cooney Road: Maintaining existing curb, provide a 2m sidewalk at existing eastern property line and the remaining to be a grassed and treed boulevard to the existing curb with City Centre street lighting.
 - .2 Lane construction along the south property line to include (from north to south):
 - .1 1.5m wide sidewalk with lighting,
 - .2 roll-over curb,
 - .3 remaining 6.0m to be roadway driving surface approved by the City,
 - .4 The detailed design of the lane in order to preserve the existing 6 trees on the adjacent property to the south (6371 Cooney Road) is deferred to the Development Permit phase but must be to the satisfaction of both the Director of Engineering and the Director of Transportation.
 - .5 This east-west 7.5m lane along the south property line will provide access to Cook Road via a future north-south lane.
 - .2 Developer is responsible for the detailed design for the ultimate cross-section of Cooney Road to be accommodated by new property line along entire eastern frontage:
 - .1 The future widening of Cooney Road to accommodate the following ultimate cross-section (from west to east):
 - .1 2m wide concrete sidewalk
 - .2 1.5m wide boulevard
 - .3 0.15m wide concrete curb/gutter
 - .4 1.8m wide bike lane
 - .5 3.25m wide curb lane
 - .6 3.1m wide centre lane
- Note: The above would be mirrored on the eastern half of Cooney Road. In addition, at the Cooney Road/Saba Road intersection the ultimate cross-section will incorporate a 3.25m wide northbound left-turn lane with 30m storage capacity and a 35m taper.

- .3 Make improvements to the existing sanitary sewer downstream of the development works to include but are not limited to the following:
 - .1 approximately 10m of 450mm diameter sanitary sewer on Buswell Road, south of the Buswell Sanitary Pump Station,
 - .2 approximately 60m of 300mm diameter sanitary sewer along the south property line of 6420 Buswell Road (i.e. from Buswell Road to approximately 60m east), and
 - .3 provide an extra sanitary connection stub to the ultimate sanitary sewer onto Cooney Road complete with a legal agreement registered on title to ensure that all costs in the future, associated with the abandonment of the existing sanitary line along the west property line as well as all costs associated with the connection to the new sanitary line along Cooney Road would be the sole responsibility of the building owner(s) at the time this work is required by the City.
- .4 Storm Drainage Improvements: Drainage analysis was not required but frontage pipe sizing calculations are required on the Servicing Agreement drawings. The Owner/Developer has agreed to contribute the value of requested consortium committed upgrades for the Cook and Cooney Roads drainage area.
- .5 Watermain Improvements: Based on the proposed rezoning, the site has the required minimum fire flow (non-combustible construction for high-rise residential). Water analysis was not required and the Owner/Developer has accepted all related frontage improvements for water service.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

- * *This requires a separate application.*
- *Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.*

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

Signed _____

Date _____

Richmond Advisory Design Panel Comments & Responses

6331 and 6351 Cooney Road
RZ 09-506908

The application was presented to the Richmond Advisory Design Panel (ADP) meeting of November 17, 2010 and supported subject the following requirements and considerations. The ADP comments are followed by the Applicant responses in *bold italics*.

A. The applicant making the following improvements to the project design:

1. Design development to provide screening for rooftop mechanical equipment. ***Applicant Response: Rooftop mechanical equipment is screened by the raised brick masonry parapets between grid lines 3 and 4.***
2. Design development to improve south side elevation and consider paving materials on the lane, lighting and screening along the south property line. ***Applicant Response: A suspended planter was added over the parkade entrance. A 1.5m wide sidewalk has been incorporated within the lane including City Centre standard post top lighting in the laneway plus wall mounted lights along the face of the building. The detailed lane design to ensure preservation of the 6 existing trees along the adjacent property to the south (6371 Cooney Road) will be resolved at Development Permit to the satisfaction of the Directors of Engineering and Transportation.***
3. Design development to improve the pattern design of the planter box garage wall treatment and choose appropriate planting material. ***Applicant Response: There has been further design development of planter box pattern to better animate the parkade facade. As requested the planter boxes have been raised to minimum 4.5m above grade.***
4. Design development to improve the sense of entry to the development from the lane. ***Applicant Response: A 1.5m wide sidewalk has been incorporated along lane from the parkade to the main building entrance. Landscape at the southeast corner of the site has been refined, wrapping around the building and extending into the lane.***
5. Design development to improve the streetscape right-of-way landscaping treatment with consideration to create transitions in height and a sense of permanence. ***Applicant Response: The Cooney Road landscape treatment has been refined and better relates to the differing uses. Privacy hedges are now limited to the residential portion of the live/work units while the work portion is treated with paving to create an open visual connection to the street.***
6. Design development to ensure appropriate connectivity between visitor parking and elevator lobby. ***Applicant Response: A 1.5m wide sidewalk, separated from the drive lane by a rollover curb, has been incorporated along the south edge of the building.***

B. The applicant taking into consideration the following comments:

1. Consider incorporating public art and its relationship with the water feature. ***Applicant Response: A monetary contribution will be made to the Public Art Fund in lieu of public art onsite.***
2. Consider greater screening or softening along the north edge and Cooney Road. ***Applicant Response: The suspended planter box pattern has been refined to provide better animation of the building face and the planter boxes have been raised to minimum 4.5m above grade.***

Shrubs and hedges remain as screening elements on the ground plane over the sanitary sewer SRW along the north face of the building.

3. Consider strengthening the design of the play area surrounding the play equipment. *Applicant Response: The children's play area has been refined to provide additional detailing, denser landscape planting and creative play opportunities.*
4. Consider introducing paving treatment in the laneway. *Applicant Response: The detailed lane design to ensure preservation of the 6 existing trees along the adjacent property to the south (6371 Cooney Road) will be resolved at Development Permit to the satisfaction of the Directors of Engineering and Transportation.*
5. Consider opportunities to use water feature or roof treatment to collect rainwater. *Applicant Response: Collection of rainwater for reuse was considered however the impact and costs are prohibitive for a project of this scale.*
6. Consider livability of 4th level south edge south-facing units with regard to deep decks and raised planter conditions. *Applicant Response: The raised parapet provides a noise buffer to the vehicles in the lane. As the units are south facing, more direct sunlight will penetrate into the unit. The balconies will provide sun-shading during summer months.*
7. Consider opportunities to switch the location of the north-facing one-bedroom unit and amenity space to provide west lighting into apartment unit. *Applicant Response: After careful consideration this would reduce the size of the amenity space to 59.6m² (642 ft²) and this was considered inadequate for a development of this size.*
8. Consider podium roof treatment for attractive views from above. *Applicant Response: Coloured gravel ballast has been incorporated into roof of low-rise for visual interest from above.*
9. Consider glazing treatment in live-work units to take advantage of high ceiling. *Applicant Response: Glazing of the live-work units are within 0.3m (1 ft.) of the underside of the ceiling, allowing space for ceiling insulation and utilities between the unit and the parkade above.*
10. Consider reversed door swings to washrooms to increase manoeuvrability to all units; *Applicant Response: Reversed door swing into bathrooms is one of the adaptable and aging-in-place features.*
11. Consider ergonomics of handles and controls in selection of low-flow toilets. *Applicant Response: It is understood that lever-type toilet controls are preferred ergonomically and this will be taken into consideration for fixture specifications.*
12. Consider using rainwater collected from the roof for the water feature. *Applicant Response: In order for grey water to be used for a water feature it must be chemically treated and after careful consideration, it was determined that costs are prohibitive for installing and maintaining such a treatment system.*
13. Consider introducing areas of green roof treatment. *Applicant Response: Resulting from home warranty issues, green roofs are not recommended over living spaces. However, a landscaped garden is provided on the parkade roof. The low-rise roof has also been treated with a coloured gravel pattern to improve views from above.*



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 8721 (RZ 09-506908)
6331 and 6351 Cooney Road**

The Council of the City of Richmond enacts as follows:

1. Richmond Official Community Plan Bylaw 7100, Schedule 2.10 (City Centre Area Plan) is amended by:

- a) Repealing the existing text in the “Specific Land Use Map: Brighthouse Village – Detailed Transect Descriptions” with regard to “Maximum Average Net Development Site Density” for “Urban Centre T5 (25m)” and replacing it with the following:

- For Non-Residential Uses: 2.0.
 - For Residential and Mixed Uses including Residential
 - a) base: 1.2;
 - b) Affordable Housing Bonus: 0.8.
- Additional density, where applicable:
- Institutional: To be determined on a site specific basis via City Development application processes;
 - Specifically for 6331 and 6351 Cooney Road: 2.67.

2. This Bylaw is cited as “**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 8721**”.

FIRST READING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER





**Richmond Zoning Bylaw 8500
Amendment Bylaw 8738 (RZ 09-506908)
6331 and 6351 Cooney Road**

The Council of the City of Richmond enacts as follows:

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting Section 19.8 thereof the following:

“19.8 High Rise Apartment (ZHR8) – Brighthouse Village (City Centre)

19.8.1 PURPOSE

The zone provides for **high rise apartment** and **live/work dwellings**.

19.8.2 PERMITTED USES

**HOUSING, APARTMENT
LIVE/WORK DWELLINGS**

19.8.3 SECONDARY USES

**HOME BUSINESS
HOME-BASED BUSINESS
BOARDING AND LODGING**

19.8.4 PERMITTED DENSITY

1. The maximum **floor area ratio** is 2.67.

19.8.5 PERMITTED LOT COVERAGE

1. The maximum **lot coverage** is 70% for **buildings**.

19.8.6 YARDS & SETBACKS

1. The minimum **public road setback** is 3.0 m from Cooney Road.
2. The minimum **side yard setback** along the north **property line** is 2.7 m.
3. The minimum **side yard setback** along the south **property line** is 7.5 m.
4. The minimum **rear yard setback** is 1.5 m.

19.8.7 PERMITTED HEIGHTS

1. The maximum **height** for **buildings** is 41 m.
2. The maximum height for **accessory buildings** and **structures** is 5 m.

19.8.8 SUBDIVISION PROVISIONS/MINIMUM LOT SIZE

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

19.8.9 LANDSCAPING & SCREENING

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

19.8.10 ON-SITE PARKING AND LOADING

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that:
 - a) The minimum parking aisle width within the parking **structure** shall be 6.5 m; and
 - b) The maximum slope of vehicle ramps within the parking **structure** shall be 12.25%.

19.8.11 OTHER REGULATIONS

1. For the purposes of this **zone** only, **live/work dwelling** is a **dwelling unit** that may be used as a **home business** or **home-based business** provided that:
 - a) the **dwelling unit** has an exterior **access** at **grade**;
 - b) a maximum of 1 non-resident employee is permitted; and
 - c) the **dwelling unit** is designed to reflect the mixed **use** character of the intended **use**.
 2. Signage must comply with the City of Richmond's Sign Bylaw No. 5560.
 3. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **High Rise Apartment (ZHR8) – Brighthouse Village (City Centre)**:
- P.I.D. 026-495-139
 Lot A Section 9 Block 4 North Range 6 West New Westminster District Plan BCP20900
- P.I.D. 003-590-160
 Lot 132 except: part subdivided by Plan 36672, Section 9 Block 4 North Range 6 West New Westminster District Plan 26602
3. This Bylaw is cited as "**Richmond Zoning Bylaw 8500 Amendment Bylaw 8738**".

FIRST READING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR_____
CORPORATE OFFICER

CITY OF RICHMOND
APPROVED for content by originating dept.
<i>al</i>
APPROVED for legality by Solicitor
<i>[Signature]</i>