



**City of Richmond**  
Planning and Development Department

**Report to  
Development Permit Panel**

**To:** Development Permit Panel

**Date:** June 14, 2011

**From:** Brian J. Jackson, MCIP  
Director of Development

**File:** DP 09-506909

**Re:** **Application by W.T. Leung Architects Inc. for a Development Permit at 6331  
and 6351 Cooney Road**

**Staff Recommendation**

That a Development Permit be issued which would:

1. Permit the construction of a 14-story tower with roof deck containing 77 apartment dwellings and 2 live/work units at 6331 and 6351 Cooney Road on a site zoned "High Rise Apartment (ZHR8) Brighthouse Village".

Brian J. Jackson, MCIP  
Director of Development

BJJ:bg  
Att. 6

## Staff Report

### Origin

W.T. Leung Architects Ltd. has applied to the City of Richmond for permission to develop a 14-story tower with roof deck containing 77 apartment dwellings and 2 live/work units at 6331 and 6351 Cooney Road on a site zoned High Rise Apartment (ZHR8) Brighthouse Village. The site is currently vacant. See **Schedule A** for the Location Plan.

The site is being rezoned from "Downtown Commercial (CDT1)" and "Low Density Townhouses (RTL1)" to "High Rise Apartment (ZHR8) Brighthouse Village" under Zoning Bylaw 8500, Amendment Bylaw 8738 (RZ 09-506908).

The off-site sanitary, storm and water upgrades including the site service connections are the subject of a separate Servicing Agreement and the Owner/Developer has agreed to these requirements.

### Project Description

This proposed development contains a net floor area of 6,563.7m<sup>2</sup> (70,651.2 ft<sup>2</sup>) 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 one-bedroom units and 42 two-bedroom including 10 adaptable units suitable for aging-in-place. The low-rise portion of the building 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 grillwork 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.

### Development Information

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

### Background

Development surrounding the subject site is as follows:

- |               |  |
|---------------|--|
| To the north, | 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)"; and   |
| 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)".  |

## Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage:

Lane Design: The detailed design of the 7.5m wide lane along the entire south property line of the subject site was deferred to the Development Permit stage. There are 6 existing trees on the neighbouring lot to the south (6371 Cooney Road) that straddle the property line with the subject site and the proposed 7.5m wide lane. The proposed lane design includes a porous paving system above the root zone of the existing trees on the neighbouring property to preserve these trees. Given that the measures to protect the trees are temporary, pending the redevelopment of the lot to the south, no security has been required.

Live/Work Unit Design: The layout of the live/work units has been adjusted to better reflect the intended use of the work area within the unit by separating the bathroom from the work space. In addition, adjustments have been made to the landscape design on the boulevard with the addition of more shrub planting in front of the live portion while the work portion of the unit is open to the street with decorative paving and space for bike parking.

In addition to the above two issues, at the Public Hearing for the rezoning of this site held on May 16, 2011 the following concern about rezoning the property was expressed:

Traffic noise along Cooney Road, particularly from bus traffic was raised as a concern and the Applicant was requested to ensure that adequate noise mitigation measure, were incorporated into the design to address this matter.

Staff worked with the Applicant to address these issues in the following ways:

The Applicant has agreed to engage a registered professional to prepare an acoustic report and to incorporate the noise mitigation recommendations from the acoustic report. The acoustic report will address both indoor and outdoor amenity areas as well traffic noise levels in portions of the dwelling units. In addition, the registered professional will be required to verify that the recommended noise mitigation measures have been incorporated into the building during construction. A Noise Attenuation restrictive covenant is also a requirement of the Development Permit.

## Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the "High Rise Apartment (ZHR8) Brighthouse Village" zoning for the site and the general intent of the applicable development permit guidelines.

## Zoning Compliance/Variations

There are no requested variations.

## Advisory Design Panel Comments

The Advisory Design Panel was supportive of this development application. A copy of the relevant excerpt from the Advisory Design Panel Minutes from November 17, 2010 is attached for reference (**Attachment 2**). The design response from the Applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.



## Analysis

### *Conditions of Adjacency*

The façade treatments of the tower and low-rise building differ on all 4 sides, responding to environmental needs and the conditions of adjacency with surrounding development.

North Edge: The separation from the proposed parking structure and the bay windows of the adjacent residential tower to the north of the proposed development at 8288 Saba Road is 8.33m and 9.65m to the base plane of the tower. The 2<sup>nd</sup> and 3<sup>rd</sup> storey south facing apartment units near the southeast corner of the residential tower located at 8288 Saba Road will directly face the proposed parkade north wall. This interface is being addressed by the proposed development as follows:

- voids or openings in the parking structure walls;
- horizontal planters attached to the parkade walls complete with trellis systems and vines,
- introduction of frosted windows in the stairwell of the parkade,
- tall bamboo planting along the east half of the parkade wall will alleviate views from the lower apartment units in the adjacent residential tower (see **Attachment 3**).

There are 2 south facing apartment units on the 4<sup>th</sup> floor of the residential tower located at 8288 Saba Road that will have partial view blockage from the proposed parkade structure. Units on the 5<sup>th</sup> floor and higher will have views across or down onto the proposed parkade roof deck and the outdoor amenity area together with the associated landscape plantings as there is no parking on the roof of the parkade.

East Edge: The proposed development fronts onto Cooney Road and the existing new 3-storey townhouses at 8088 Cooney Road, which are located on the opposite side of the road are separated from the proposed development by approximately 25m. The tower entrance and 2 live-work units front the street. The lower storeys of the parking structure are hidden behind the live-work units and the upper storey of the parkade is screened with brick veneer and pre-finished aluminum grill work. An additional level of residential units front onto Cooney Road above the parkade roof.

South Edge: The proposed 14-storey residential tower is separated from an older 2-storey single-family dwelling located at 6371 Cooney Road by the proposed 7.5m wide lane along the entire south property line of the subject site. The proposed lane design includes provisions to ensure the temporary retention of 6 existing large trees on the adjacent site that straddle the property line including a low retaining wall, a vehicle restraint barrier, a fence to screen vehicle headlights and unit paving from the ultimate crown of the lane to the south property line. See **Attachment 4** for details regarding the proposed lane design. The proposed development results in one existing single-family residential lot at 6371 Cooney Road to the south of the subject site, which will be temporarily isolated. The Applicant has provided a conceptual scheme that demonstrates the development potential of the 6371 Cooney Road (see **Attachment 5**). This scheme illustrates that the neighbouring property at 6371 Cooney Road could be redeveloped to achieve 2.0 FAR including 15 apartment units complete with the required 1.5m dedication along the north property, which will complete the 9.0m wide east-west lane. Vehicle access to any future redevelopment of 6371 Cooney Road will be via this new east-west lane.

West Edge: The proposed residential tower is separated from 2 older 4-storey residential buildings located at 6340 and 6380 Buswell Street by approximately 12m. These existing adjacent residential building consist of 3-storeys of apartment units over 1-storey of parking at-grade. There is an existing 1.2m high, decorative concrete masonry screen along the entire east side of these 2 properties that will remain.



***Transportation & Traffic***

Cooney Road Widening: The Owner/Developer has agreed to provide the required SRW/dedication as part of the rezoning. The SRW is intended for a future bike lane and left turn lane at Cooney and Saba Roads. 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 also agreed to provide the required 7.5m wide SRW along the south property line of the consolidated development parcel. This east-west lane will provide future access from Cooney Road to either Cook Road and/or Buswell Street. The ultimate 9.0m lane width will be achieved when the property to the south rezones and 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. Access to the resident and visitor parking is provided from the new east-west lane along the south property line. The required 115 bike spaces (Class 1 - 99 and Class 2 - 16) are also provided. The single loading space will accommodate 1 truck (SU-9 equivalent) with direct and separate access from the lane.

Transportation Demand Management Measures: The Owner/Developer has previously 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 elsewhere in the City as part of the rezoning.

***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 and 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 will remain but requires maintenance and/or replacement. In this regard, a rezoning consideration requires 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 and Site Planning***

**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 lot to the south (maximum 25.0m height). The roof deck on the south side of the tower 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. Also, the top units on the south side of the tower have been set back 7.4m from the face of the building. In addition, the concrete frame grid on the south portion of the tower has been terminated one floor below the top level, which further reduces the apparent height of the tower on the south site. 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 screening elements.

**Streetfront Character:** The addition of 1 storey to the low-rise building (ie. from 9.3m to 12.9m height) has strengthened the streetwall along this portion of the project as envisioned in the CCAP design guidelines. This has also served to create a stronger concrete frame grid expression for the low-rise building and reflects the architectural treatment of the south portion of the tower, visually linking these two elements. Recessing the balconies on the upper level, single storey units in the low-rise building and the introduction of brick and aluminum grill work as infill materials to the concrete frame in front of the parkade contributes variety, hence greater visual interest to the street façade and effectively conceals the parking behind. Extending the length of the main entry canopy strengthens the announcement of entry to the tower and the addition of canopies over the live/work units contributes to the pedestrian scale on the street plus introduces another element of continuity along the streetfront. The recessed, solid concrete stairwell on the northeast corner serves to visually terminate and anchor north-side street façade of the building while the architectural expression at the south end wraps the corner into the lane.

### ***Architectural Form and Character***

The tower design consists of 2 distinct treatments; the south half of the tower features a projecting concrete frame grid with recessed balconies while the north portion of the tower consists of a glazed curtain-wall design with projecting balconies. This variation in the architectural character of the tower serves to further reinforce the height transition from higher on the north side to lower on the south side and also distinguishes this tower in the surrounding neighbourhood. The darker colour palette of warm grey and burgundy further serves to differentiate this tower within the surrounding context. The quality of façade materials, especially the incorporation of brick masonry and aluminum louvres plus the rhythm of projecting and recessed balconies adds variety while the repetition of the projecting concrete frame grid in both the tower and the low-rise building visual links these 2 elements. The south façade of the tower presents an even stronger expression of the projecting concrete frame grid in combination with the recessed balconies, which further enhances the visual interest of this project. The west tower façade repeats the combination of the projecting concrete frame grid and the glass curtain wall treatments separated by a recessed elevator core for yet another architectural expression. The north façade of the tower introduces projecting balconies to further articulate the tower massing.

The north, west and south façades of the parkade are modulated by openings in the walls and the projecting, demountable planters in combination with trellis structures above. The south and north façades of the parkade have been improved by the introduction of additional projecting planters and trellis structures on the walls and the introduction of additional plant material on the ground plane. In summary, the architectural form and character of the project presents four different but related façade treatments that distinguish this building as unique in the surrounding context.



### ***Landscape Design and Open Space Design***

Existing Trees: A tree survey and arborist report has been submitted, which proposes the removal of 5 existing on-site trees greater than 20cm in caliper size. 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 for new replacement tree planting by the building footprint and existing or proposed SRW's/dedications 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 4th level 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/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.

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 outdoor amenity area on the 4<sup>th</sup> level roof deck includes:

- a small terrace, which acts as a direct extension of the indoor amenity area,
- an outdoor patio, that further extends the indoor amenity area with tables, chairs and umbrellas,
- a children's play area with additional creative play opportunities build into the landscape,
- a 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.

The boulevard landscape treatment has been modulated to complement the adjacent uses in the building at grade. The building entrance has been clearly marked and highlighted with an overhead canopy, water feature and accent planting. The landscape in front of the live/work units provides a landscape separation between the live portion of the unit and the street while the work portion of the unit is open to the sidewalk creating transparency to the street that both informs pedestrians about the uses behind the streetwall and contributes more eyes on the street for security. A landscape letter of credit in the amount of \$280,460.00 will be submitted, which is 100% of the landscape cost estimate including installation submitted by the landscape architect.



### ***Accessibility & Sustainability***

**Accessibility:** Barrier free routes are provided from the wheelchair parking stalls to the lobby, the amenity spaces (indoor and outdoor) and the convertible units (see **Attachment 6**). There are 10 convertible 1-bedroom units provided in this development, which include most of the features required in a universally accessible unit, such as wheelchair turning radii, interior manoeuvring and bathroom transfer space. A minimum level of millwork modification will be required to turn these convertible units into universally accessible units, if desired. In addition, convertible features include an outward swinging or pocket bathroom door, toilet and tub grab bars, lever type faucets, lowered closet shelves and hanging rods and a barrier free connection to the indoor/outdoor amenity space. The design of all units incorporate measures for aging in place including such features as backing for grab bars in 1 bathroom, lever style door handles and tactile numbering of suites.

**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 sprinklers and incorporation of soft landscape areas to absorb rainwater to reduce the rainwater load on the storm system.

### ***Amenities & Public Art***

**Amenity Space:** The proposed indoor amenity space includes a meeting room on the ground floor and a multi-purpose room on the 4<sup>th</sup> level totaling 119.45m<sup>2</sup>. There is a terrace immediately adjacent to the indoor amenity room with a direct link to the roof deck, which act as an outdoor extension of the interior space. This proposal also includes an outdoor amenity space and garden area, which totals 660.3m<sup>2</sup> on the 4th level rooftop of the parkade structure. An area of approximately 214m<sup>2</sup> has been allocated to a children's play within this outdoor amenity 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 as part of the rezoning.

### ***Crime Prevention Through Environmental Design***

City Centre standard lighting is provided on the street and in the lane. There are openings in the external walls of the parkade for sunlight penetration, the walls and ceilings will be painted a light colour complete with overhead lighting to enhance visibility in the parkade. Vision glass is proposed between the parkade and the elevator lobby for improved visibility and safety. There are view slots in the lateral walls along the ramps in the parkade. The lane conforms to the standard cross section design according to City Engineering design specifications, which includes lighting and a 1.5m wide sidewalk along the south side of the proposed building. An additional 1.5m width will be added to the lane when the property to the south redevelops.

### Conclusions

The proposed development complies with the "High Rise Apartment (ZHR8) Brighthouse Village" zoning and generally conforms to the CCAP development permit guidelines, the proposed tower is situated with maximum separation possible from the existing residential tower to the north and the terracing of the upper tower storeys accomplishes the desired transition in height between the higher density residential development to the north and the lower density residential area to the south. Staff support this development permit application.



Brian Guzzi, MCIP, MCSLA  
Senior Planner – Urban Design  
BG:cas

- Attachment 1: Development Application Data Sheet
- Attachment 2: Proposed 7.5m Wide Lane Design
- Attachment 3: Advisory Design Panel Comments & Applicant Responses
- Attachment 4: Edge Condition (North Property Line) – 8288 Saba Road
- Attachment 5: 6371 Cooney Road – Re-development Potential
- Attachment 6: Accessible Routes & Aging-in Place Units

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

1. Submission of a Landscape Plan, prepared by a registered Landscape Architect, to the satisfaction of the Director of Development. The Landscape Plan should:
  - include the dimensions of tree protection fencing as per the Tree Protection Bylaw 8057; and
  - include the 10 required replacement trees with the following minimum sizes:

No. of Replacement Trees	Min. Caliper of Deciduous Tree	or	Min. Height of Coniferous Tree
5 deciduous street trees on Cooney Road	10 cm (4")		Not Appropriate
5 deciduous trees elsewhere on-site	6 cm (2½")		Not Appropriate

2. Receipt of a Letter-of-Credit for landscape construction including installation in the amount of \$280,460.00 based on 100% of the estimated landscape construction costs prepared and submitted by a registered Landscape Architect.
3. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
4. Registration of a legal agreement on the land title ensuring the design of the 7.5m wide SRW lane along the entire south property line of the consolidated subject site that meets the City's functional lane design requirements and also protects 6 existing trees along on the adjacent lot to the south (6371 Cooney Road) to the satisfaction of the Director of Transportation and the Director of Engineering. This legal agreement shall include a separate schedule containing a coordinated conceptual lane design including an Engineering Report and an Arborist Report. The Arborist Report shall include a complete description of tree retention measures to be incorporated into the design approach and construction methodology in order to preserve the 6 existing trees on the adjacent property to the south at 6371 Cooney Road.
5. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.

6. A Noise Attenuation Restrictive Covenant to be registered on title of the consolidated lot, indemnifying the City and requiring that, prior to Development Permit approval, a registered, qualified professional is engaged to prepare an acoustic report recommending site-specific traffic noise mitigation measures, followed up by certification by a registered, qualified professional that the recommended measures are fully implemented, with regard to:
- Both indoor and outdoor living and amenity spaces;
  - Including, as appropriate, both active and passive measures; and
  - Demonstrating that the traffic noise levels in portions of the dwelling units shall not exceed the following noise levels in decibels (provided that noise level in decibels is the A-weighted 24-hour equivalent (Leq) sound level:
    - For bedrooms: 35 decibels
    - For living, dining, and recreation rooms: 40 decibels
    - For kitchens, bathrooms, hallways, and utility rooms: 45 decibels,
    - For outdoor amenity space: 55 decibels.

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.





# City of Richmond

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

## Development Application Data Sheet Development Applications Division

**DP 09-506909**

**Attachment 1**

Address: 6331 and 6351 Cooney Road

Applicant: W.T. Leung Architects Inc.

Owner: Royal Grand Plaza Development Inc.

Planning Area(s): CCAP – Brighthouse Village

Floor Area Gross: 7,112.0 m<sup>2</sup> (76,552.7 ft<sup>2</sup>)

Floor Area Net: 6,563.7 m<sup>2</sup> (70,651.2 ft<sup>2</sup>)

	Existing	Proposed
Site Area:	2,458.214 m <sup>2</sup> (26,460 ft <sup>2</sup> )	2,458.214m <sup>2</sup> (26,460 ft <sup>2</sup> )
Land Uses:	Vacant	High Rise Apartment and Live/Work
Area Plan Designation:	Urban Centre T5 (25m)	Urban Centre T5 (25m) as amended by rezoning (RZ 09-506908)
OCP Designation:	Mixed Use	same
Zoning:	Downtown Commercial (CDT1) and Low Density Townhouses (RTL1)	High Rise Apartment (ZHR8) – Brighthouse Village (City Centre)
Number of Units:	0	79

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 2.67	2.67	none permitted
Lot Coverage:	Max. 70%	69.57%	
Setback – Front Yard:	Min. 3.0 m	Min. 2.98 m	none
Setback – North Side Yard:	Min. 2.7 m	Min. 2.74 m	none
Setback – South Side Yard:	Min. 8.0 m	Min. 8.10 m	none
Setback – Rear Yard:	Min. 1.5 m	Min. 1.5 m	none
Height (m):	41 m	40.92 m	none
Lot Size (minimum dimension):	Not Applicable	none	none
Off-street Parking Spaces – Regular/Commercial:	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
Total off-street Spaces:	95	105	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 <sup>2</sup>	119.45 m <sup>2</sup> (1,285.7 ft <sup>2</sup> )	none
Amenity Space – Outdoor:	Min. 6m <sup>2</sup> / unit or 474 m <sup>2</sup> Total	660.30 m <sup>2</sup> (7,107.4 ft <sup>2</sup> )	none

Excerpt from the Minutes of the  
**Richmond Advisory Design Panel Meeting**

November 17, 2010 – 4:00 p.m.  
Richmond City Hall, Meeting Room T.1.003

6331 and 6351 Cooney Road  
RZ 09-506908 & DP 09-506909

This development proposal was presented to the Richmond Advisory Design Panel (ADP) on November 17, 2010 and was 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 59.6m<sup>2</sup> (642 ft<sup>2</sup>) 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.*



**City of Richmond**  
Planning and Development Department

**Development Permit**

**No. DP 09-506909**

To the Holder: W.T. LEUNG ARCHITECTS INC.  
Property Address: 6331 AND 6351 COONEY ROAD  
Address: 300 – 973 W. BROADWAY  
VANCOUVER, BC V5Z 1K3

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #27 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$280,460.00 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

# Development Permit

No. DP 09-506909

To the Holder: W.T. LEUNG ARCHITECTS INC.

Property Address: 6331 AND 6351 COONEY ROAD

Address: 300 – 973 W. BROADWAY  
VANCOUVER, BC V5Z 1K3

---

7. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit, which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF , .

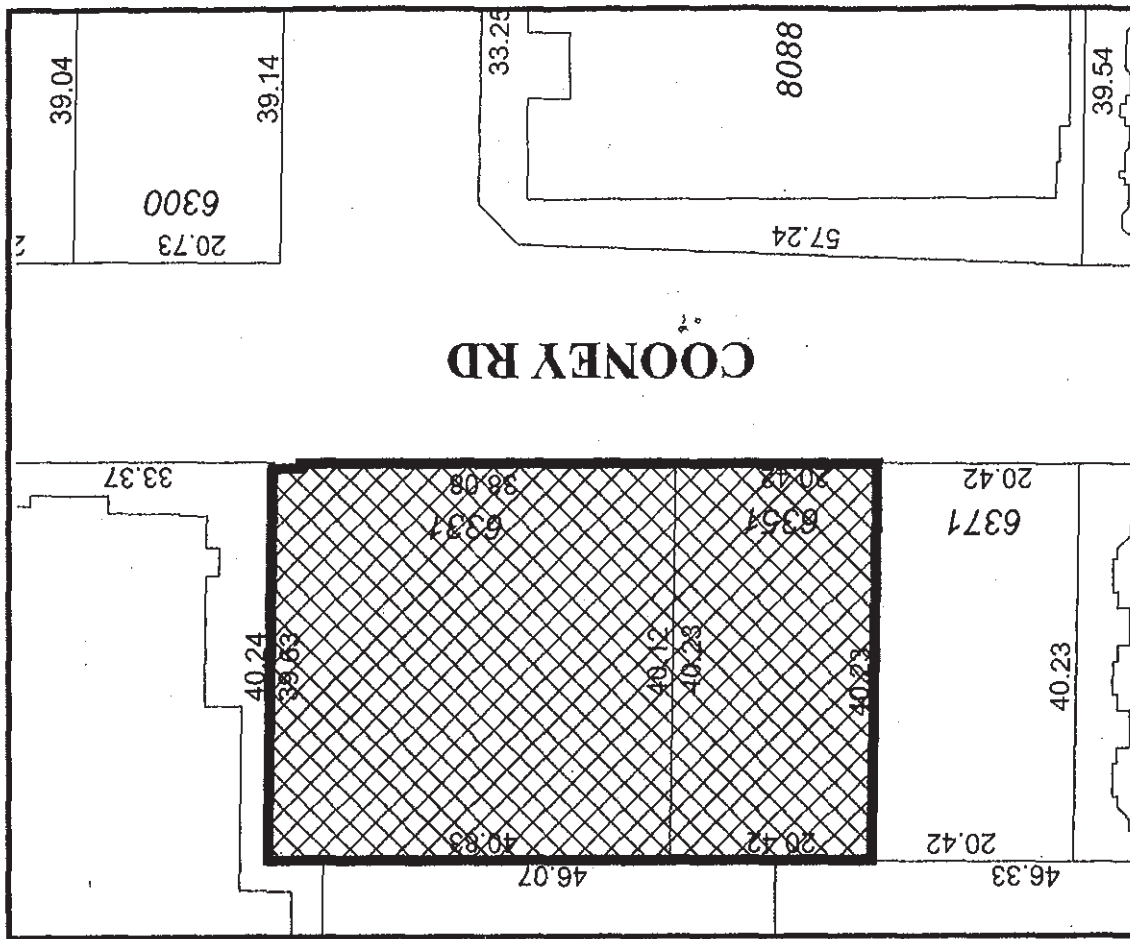
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

---

MAYOR

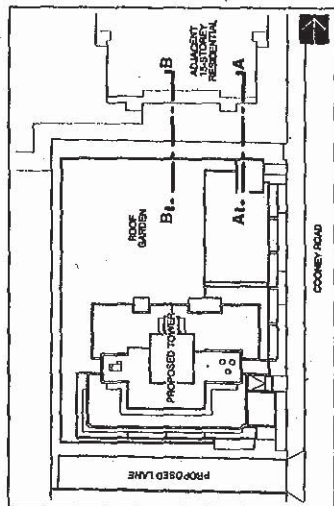




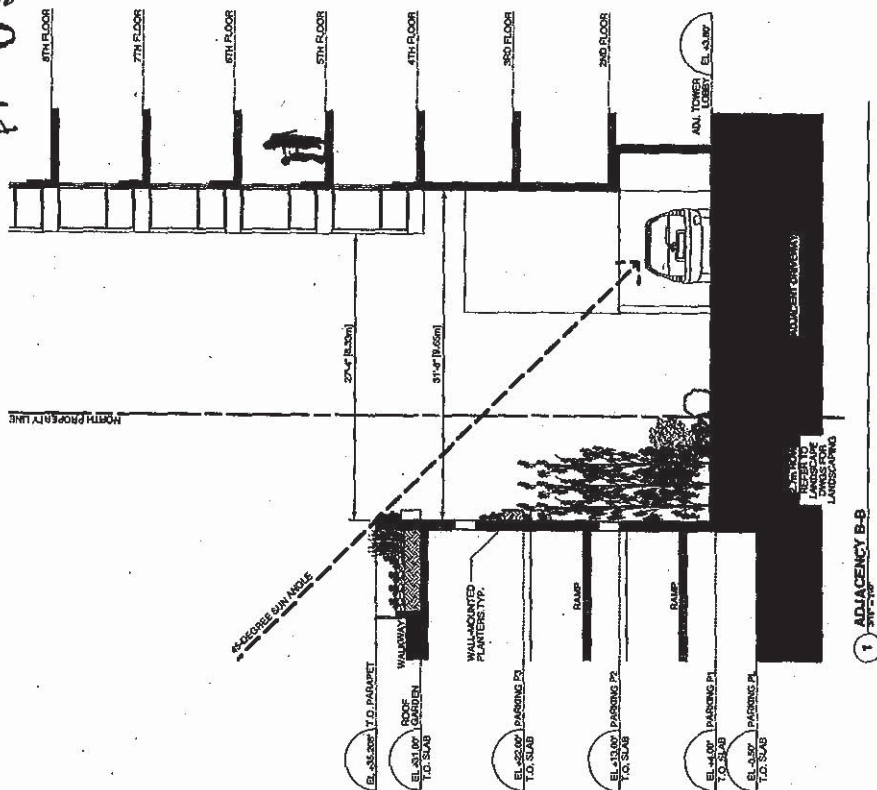
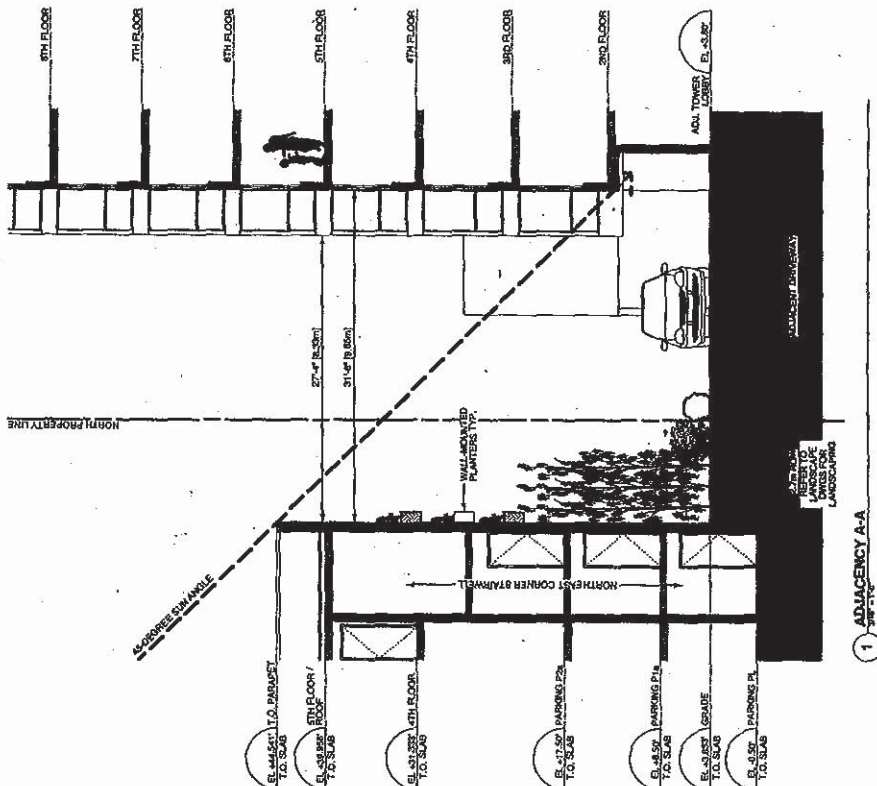
**Note: Dimensions are in METRES**

JUN 14 2011

DP 09506909



ATTACHMENT 3: EDGE CONDITIONS (NORTH PROPERTY LINE) - 8288 SABA ROAD



1	ADJACENCY A-A	ADJACENCY A-A
2	ADJACENCY B-B	ADJACENCY B-B
3	ADJACENCY C-C	ADJACENCY C-C
4	ADJACENCY D-D	ADJACENCY D-D
5	ADJACENCY E-E	ADJACENCY E-E
6	ADJACENCY F-F	ADJACENCY F-F
7	ADJACENCY G-G	ADJACENCY G-G
8	ADJACENCY H-H	ADJACENCY H-H
9	ADJACENCY I-I	ADJACENCY I-I
10	ADJACENCY J-J	ADJACENCY J-J
11	ADJACENCY K-K	ADJACENCY K-K
12	ADJACENCY L-L	ADJACENCY L-L
13	ADJACENCY M-M	ADJACENCY M-M
14	ADJACENCY N-N	ADJACENCY N-N
15	ADJACENCY O-O	ADJACENCY O-O
16	ADJACENCY P-P	ADJACENCY P-P
17	ADJACENCY Q-Q	ADJACENCY Q-Q
18	ADJACENCY R-R	ADJACENCY R-R
19	ADJACENCY S-S	ADJACENCY S-S
20	ADJACENCY T-T	ADJACENCY T-T
21	ADJACENCY U-U	ADJACENCY U-U
22	ADJACENCY V-V	ADJACENCY V-V
23	ADJACENCY W-W	ADJACENCY W-W
24	ADJACENCY X-X	ADJACENCY X-X
25	ADJACENCY Y-Y	ADJACENCY Y-Y
26	ADJACENCY Z-Z	ADJACENCY Z-Z

6331 - 6351  
COONEY ROAD  
RICHMOND, BC

NORTH PROPERTY  
LINE ADJACENCIES

1	ADJACENCY A-A	ADJACENCY A-A
2	ADJACENCY B-B	ADJACENCY B-B
3	ADJACENCY C-C	ADJACENCY C-C
4	ADJACENCY D-D	ADJACENCY D-D
5	ADJACENCY E-E	ADJACENCY E-E
6	ADJACENCY F-F	ADJACENCY F-F
7	ADJACENCY G-G	ADJACENCY G-G
8	ADJACENCY H-H	ADJACENCY H-H
9	ADJACENCY I-I	ADJACENCY I-I
10	ADJACENCY J-J	ADJACENCY J-J
11	ADJACENCY K-K	ADJACENCY K-K
12	ADJACENCY L-L	ADJACENCY L-L
13	ADJACENCY M-M	ADJACENCY M-M
14	ADJACENCY N-N	ADJACENCY N-N
15	ADJACENCY O-O	ADJACENCY O-O
16	ADJACENCY P-P	ADJACENCY P-P
17	ADJACENCY Q-Q	ADJACENCY Q-Q
18	ADJACENCY R-R	ADJACENCY R-R
19	ADJACENCY S-S	ADJACENCY S-S
20	ADJACENCY T-T	ADJACENCY T-T
21	ADJACENCY U-U	ADJACENCY U-U
22	ADJACENCY V-V	ADJACENCY V-V
23	ADJACENCY W-W	ADJACENCY W-W
24	ADJACENCY X-X	ADJACENCY X-X
25	ADJACENCY Y-Y	ADJACENCY Y-Y
26	ADJACENCY Z-Z	ADJACENCY Z-Z

A3.6

[illegible]

TYP. X-SECTION: LANE  
SCALE: HORIZ.=1:50, VERT.=NTS  
(INTERIM)



# ATTACHMENT 5: 6371 COONEY ROAD - RE-DEVELOPMENT POTENTIAL

**W. T. LEUNG**  
ARCHITECTS  
INC.

Suite 300 - 973 West Broadway,  
Vancouver, British Columbia, Canada V5Z 1K3  
Telephone: (604) 736-9711

PRELIMINARY  
FOR DISCUSSION ONLY

6331-6351  
COONEY ROAD

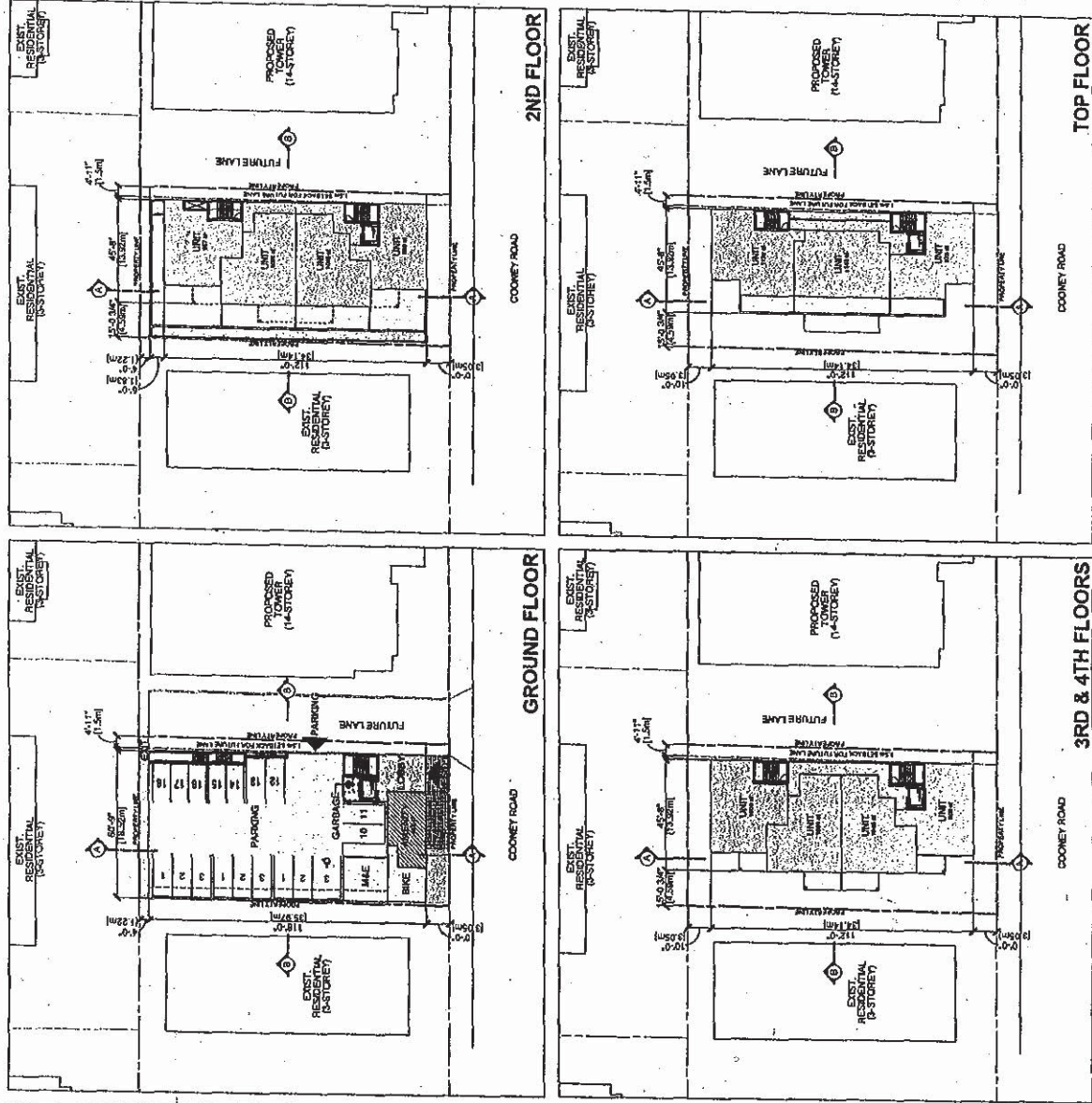
RICHMOND, BC

6371 COONEY -  
SCHEMATIC



DATE:	JUNE 07, 2011
SCALE:	1" = 50'-0"
DESIGNER:	WTL
<small>© Copyright 2011 W.T. Leung Architects Inc. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without prior written permission from W.T. Leung Architects Inc.</small>	
DRAWING NO.	

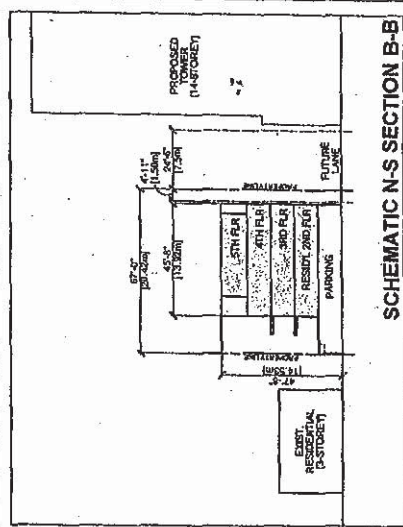
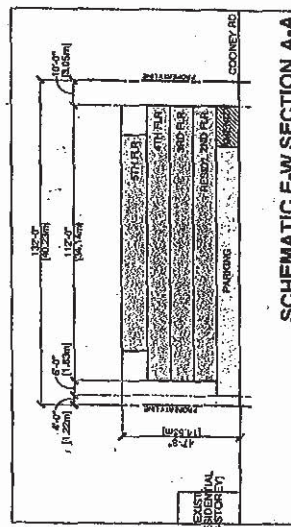
B



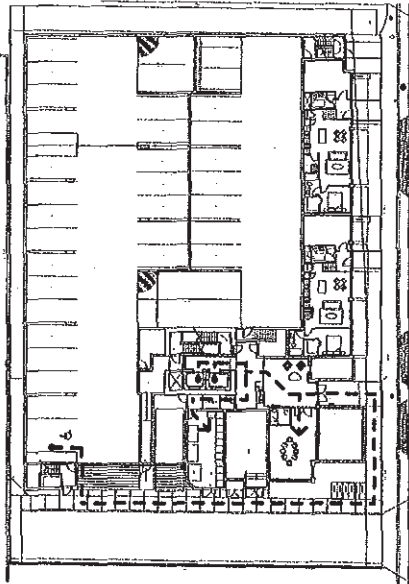
PP 09506909

JUN 14 2011

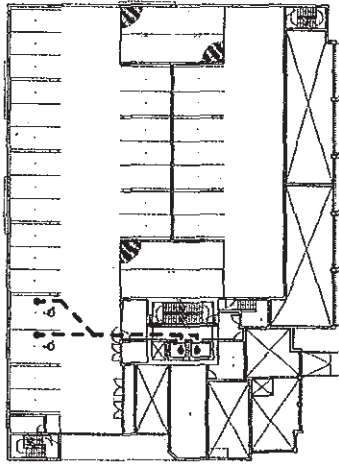
6371 COONEY ROAD SCHEMATIC DATA	NET F.A.R. AREA	SALEABLE RESIDUAL AREA
GROUND FLOOR	733.32 SF	0.00 SF
2ND FLOOR	4,463.25 SF	3,962.53 SF
3RD FLOOR	4,462.93 SF	4,011.27 SF
4TH FLOOR	4,462.93 SF	4,011.27 SF
5TH FLOOR	3,634.58 SF	3,252.53 SF
TOTAL	17,777.01 SF	15,237.70 SF
NUMBER OF UNITS:		TS
EFFICIENCY RESIDUAL		81.4 %
F.A.R.:		2.01
CARS REQ'D @ 1.2/UNIT		18
CARS PROVIDED		18



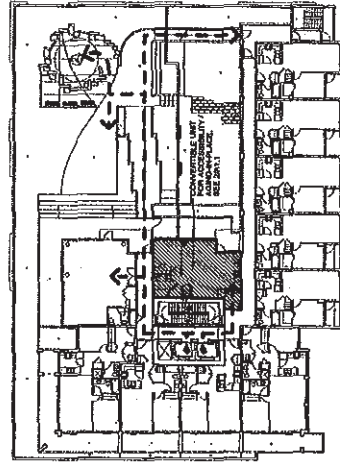
## ATTACHMENT 6: BARRIER FREE ROUTES &amp; CONVERTIBLE UNITS



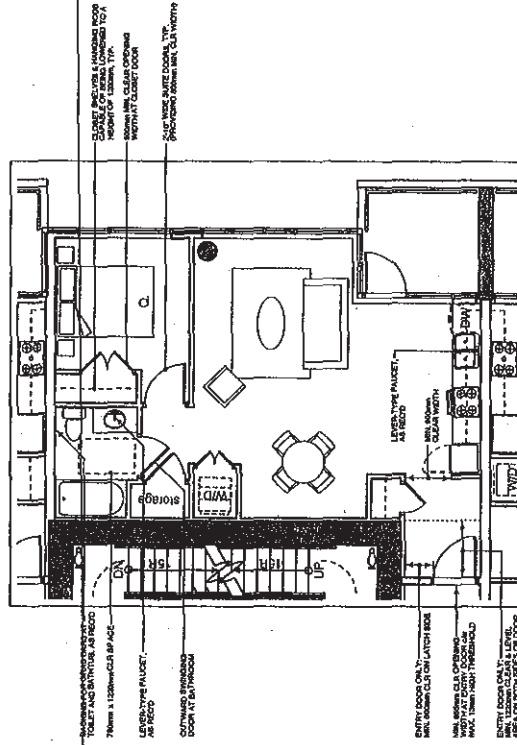
**GROUND FLOOR & VISITOR PARKING**



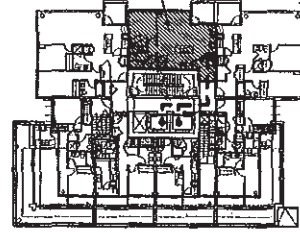
**HANDICAPPED PARKING STALLS ON P2**



#### 4th FLOOR AMENITY & OUTDOOR GARDEN



CONVERTIBLE UNIT FOR  
ACCESSIBILITY / AQUINO-NAJAS



~~5th - 13th FLOORS, TYP.~~

JUN 20 2011

60905.60

4	11/14/71	RECEIVED FOR RECEIPTS A.D.
4	3/24/72	RECEIVED FOR RECEIPTS A.D.
5	1/14/73	RECEIVED FOR RECEIPTS A.D.
5	3/27/73	RECEIVED FOR RECEIPTS A.D.
5	5/14/73	RECEIVED FOR RECEIPTS A.D.
5	8/28/73	RECEIVED FOR RECEIPTS A.D.

6331 - 6351  
COONEY ROAD  
RICHMOND, BC

## ACCESSIBILITY & AGING-IN-PLACE

[illegible]

### A1.1

## 2 CONVERSIONS TO ACCESSIBLE / AGING-IN-PLACE UNIT

1 ACCESSIBLE ROUTE OF TRAVEL

5	4/12/11	STARTUP FOR D.P.
4	3/26/11	RE-STARTUP FOR REWORKING & D.P.
3	3/16/11	RE-STARTUP FOR REWORKING & D.P.
2	3/16/11	RE-STARTUP FOR REWORKING & D.P.
1	3/16/11	RE-STARTUP FOR REWORKING & D.P.

6331 - 6351  
COONEY ROAD  
RICHMOND, BC

## SITE PLAN PROJECT DATA

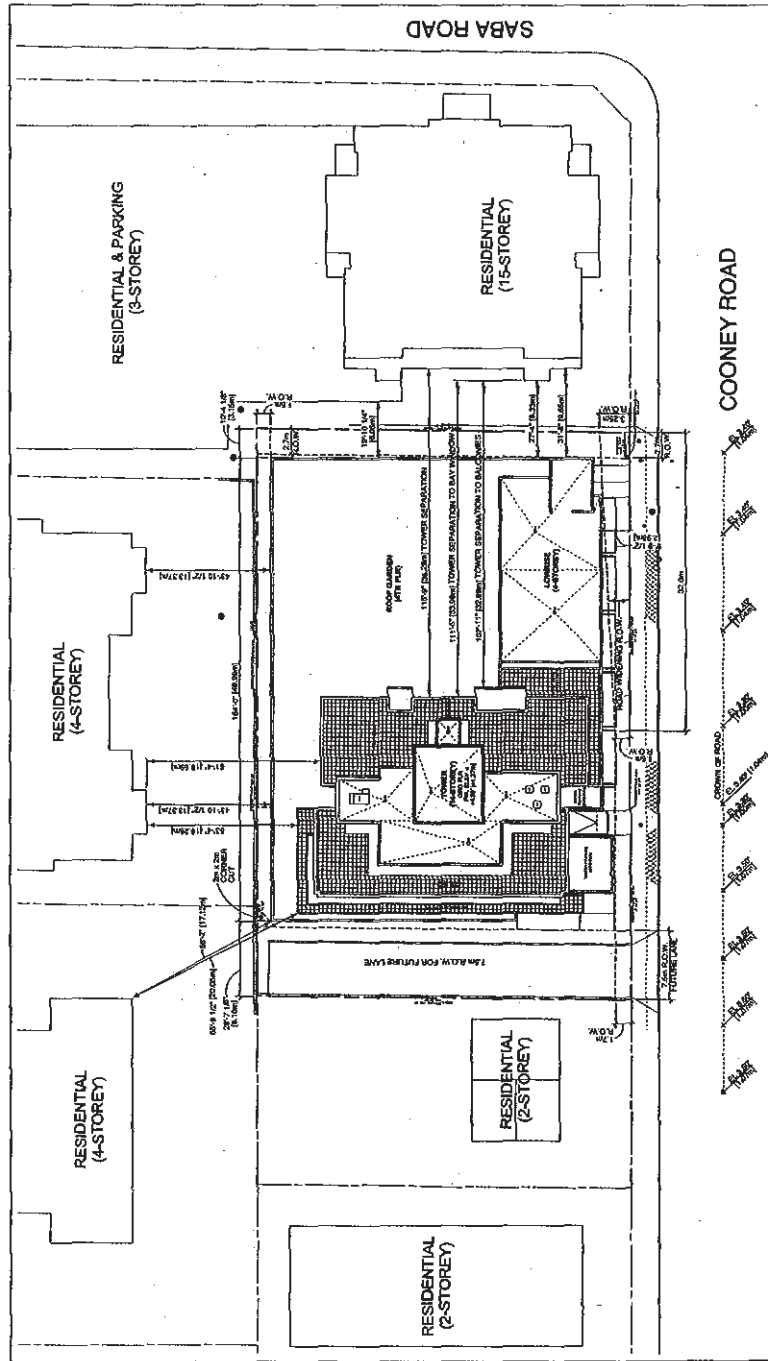


DATE	03-08
NAME	KT
NOTE	AS NOTED
VAL	W8" x 1'-0" U.S.D.
REMARKS	WTL

## A1.0

[illegible]

LEVEL	4-6000	34-6000	TOTAL
1	2	-	2
2	2	-	2
3	4	-	4
4	6	2	10
5	2	7	9
6	3	4	7
7	3	6	9
8	2	4	6
9	1	4	5
10	2	4	6
11	2	4	6
12	2	4	6
13	2	4	6
14	5	6	11
15	5	6	11
16	4	4	8
TOTAL	39	62	101

[illegible][illegible][illegible][illegible]

SPIRES GATE

RESIDENTIAL  
(1.5-STOREY)RESIDENTIAL  
(1.5-STOREY)

### SITE PLAN / CONTEXT PLAN

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

9066070

1 of 27

JUN 14 2011



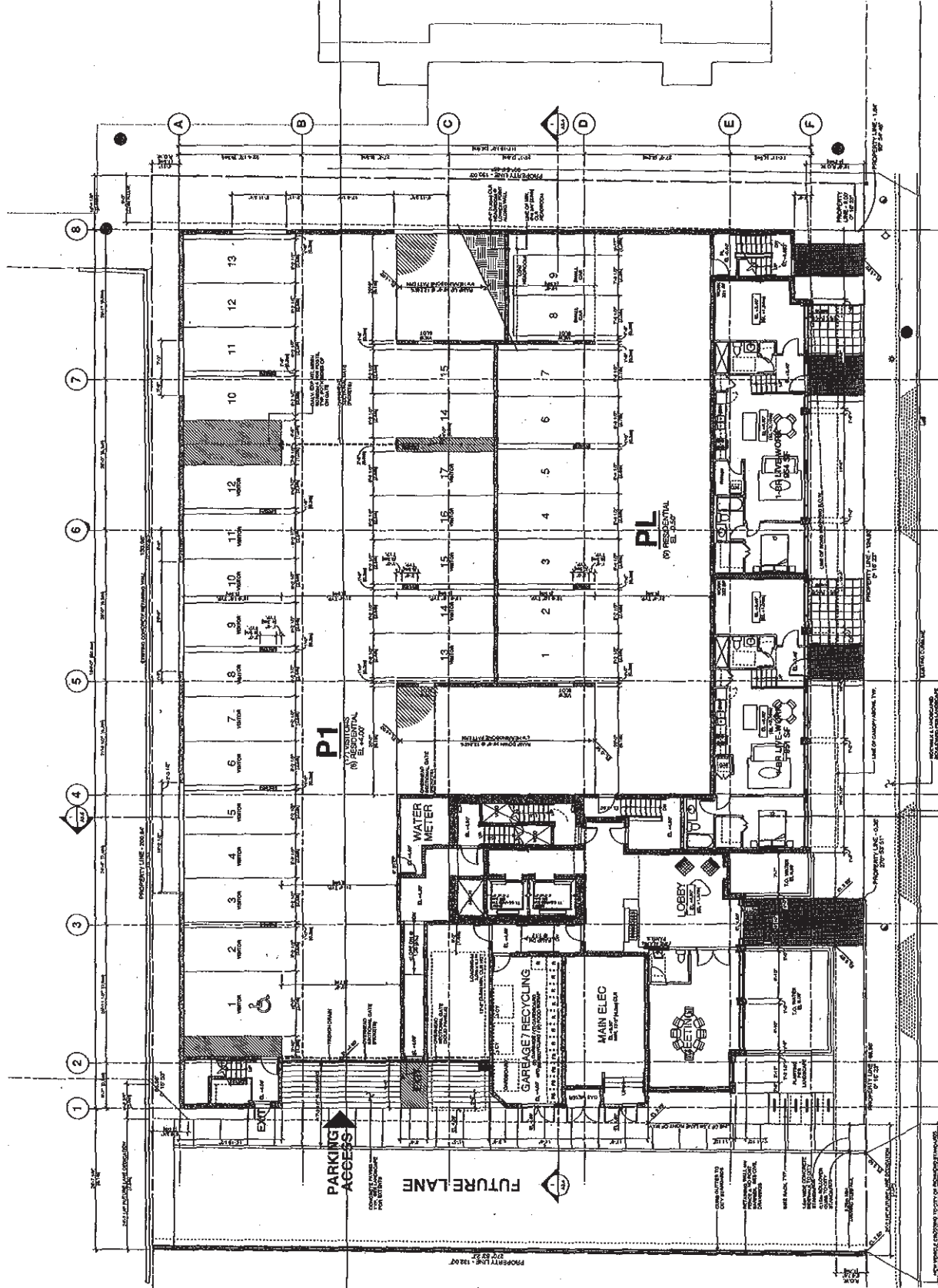
6331 - 8351  
COONEY ROAD  
RICHMOND, BC

GROUND FLOOR  
PLAN



DATE	05/04/11
BY	WTL
APP	AS NOTED
SCALE	1/8" = 1'-0" U.S.A.
PROJECT	WTL

A2.0



JUN 20 2011 2 of 27 DR 09506909

COONEY ROAD

1	PROJECT	5331 - 5351
2	OWNER	COONEY ROAD
3	ARCHITECT	W. T. LEUNG ARCHITECTS
4	DATE	2011.06.14
5	DESCRIPTION	2ND FLOOR PLAN

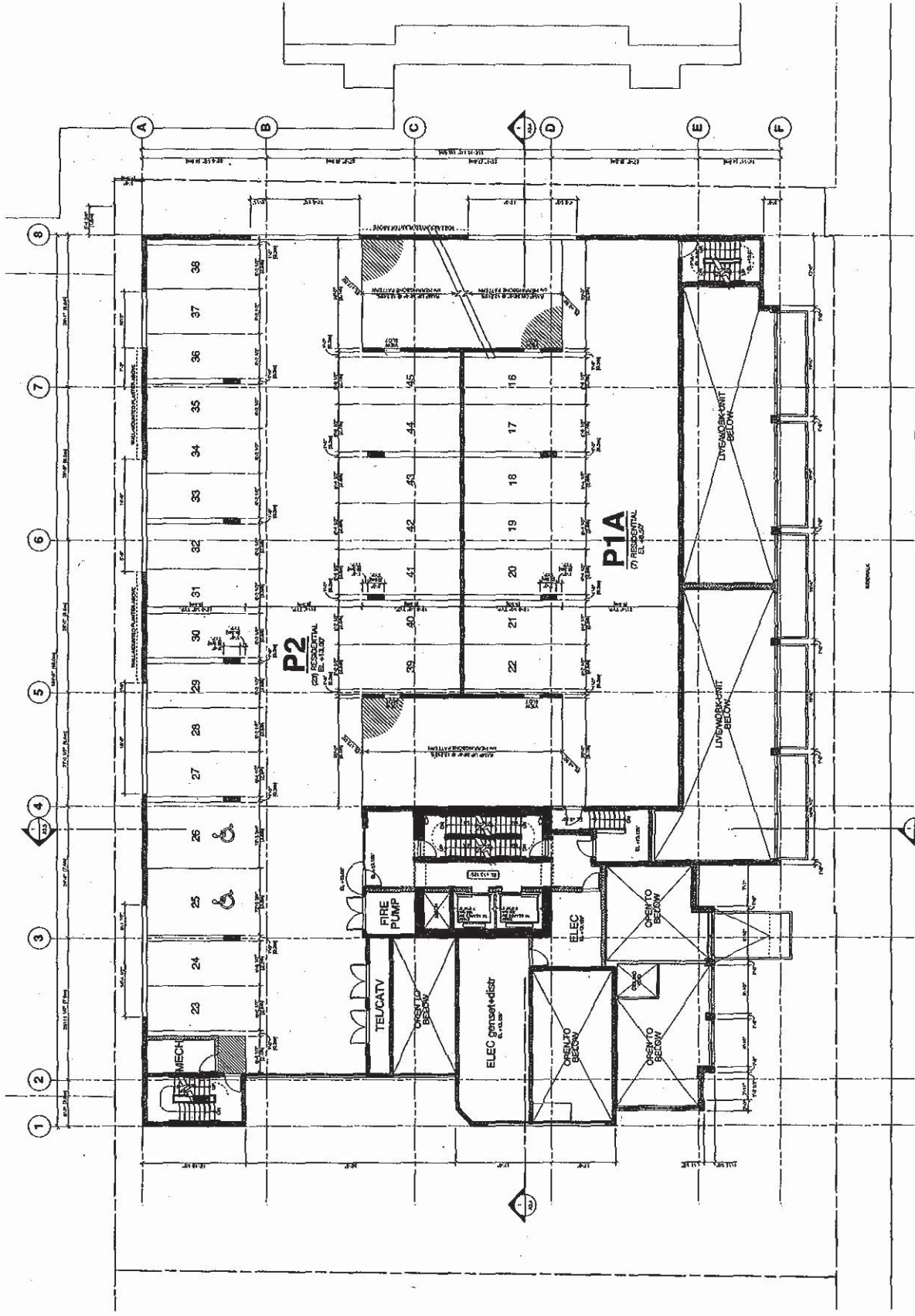
5331 - 5351  
COONEY ROAD  
RICHMOND, BC

2ND FLOOR PLAN



DATE	2011.06.14
BY	WTL
CHECKED	WTL
SCALE	AS NOTED
PLOT	1/4" = 1'-0" U.S.
PROJECT	WTL

A2.1



3 of 27 JUN 14 2011 DP 09506909

1	REVISION	REVISION
2	REVISION	REVISION
3	REVISION	REVISION
4	REVISION	REVISION
5	REVISION	REVISION
6	REVISION	REVISION
7	REVISION	REVISION
8	REVISION	REVISION
9	REVISION	REVISION
10	REVISION	REVISION

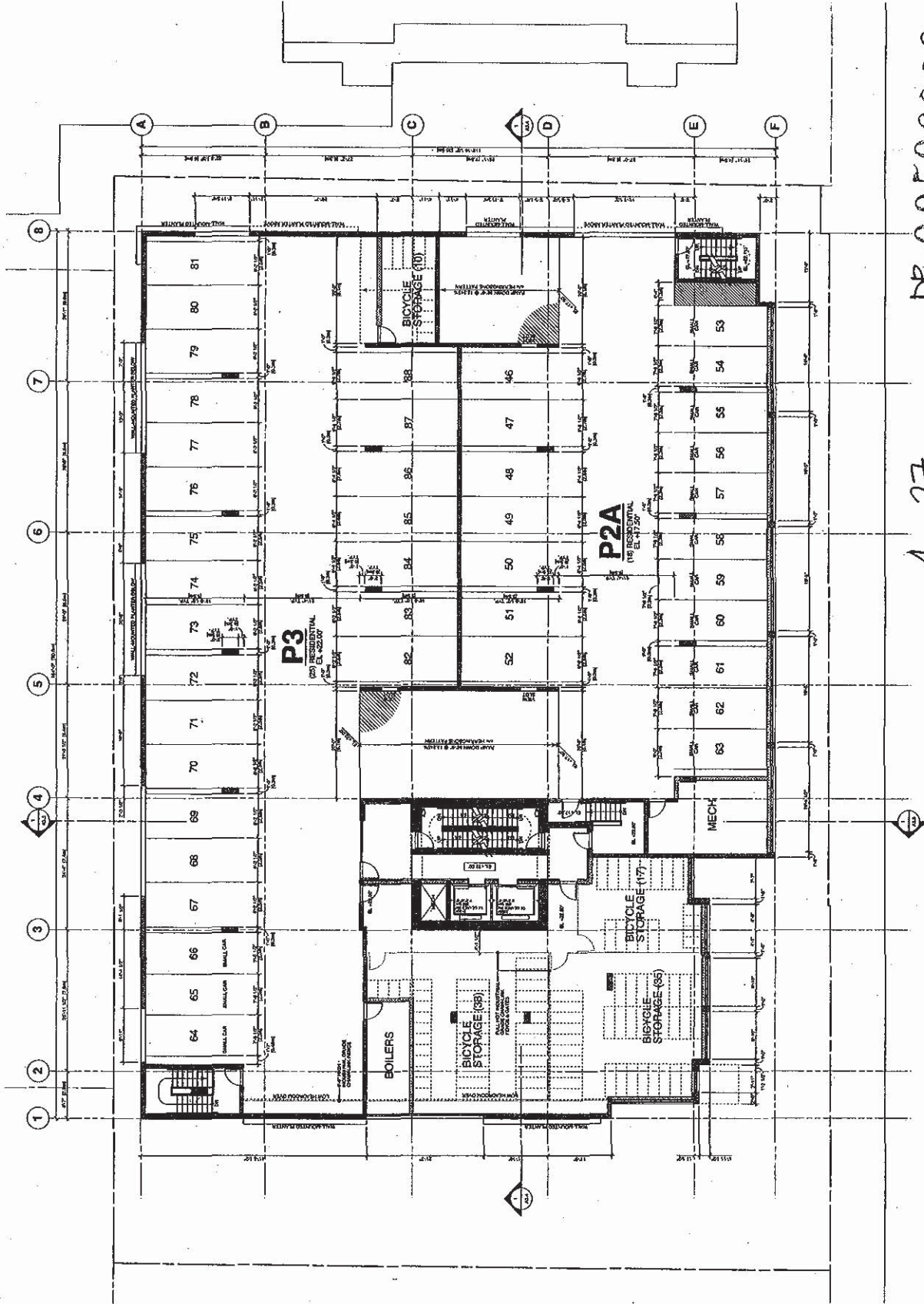
6331 - 6351  
COONEY ROAD  
RICHMOND, BC

3RD FLOOR PLAN



DATE	DATE
BY	BY
CHECKED	CHECKED
APPROVED	APPROVED
SCALE	SCALE
PROJECT	PROJECT
CLIENT	CLIENT
LOCATION	LOCATION
DATE	DATE

A2.2



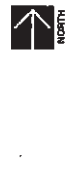
4 of 27 JUN 11 2011 DP 09506909



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

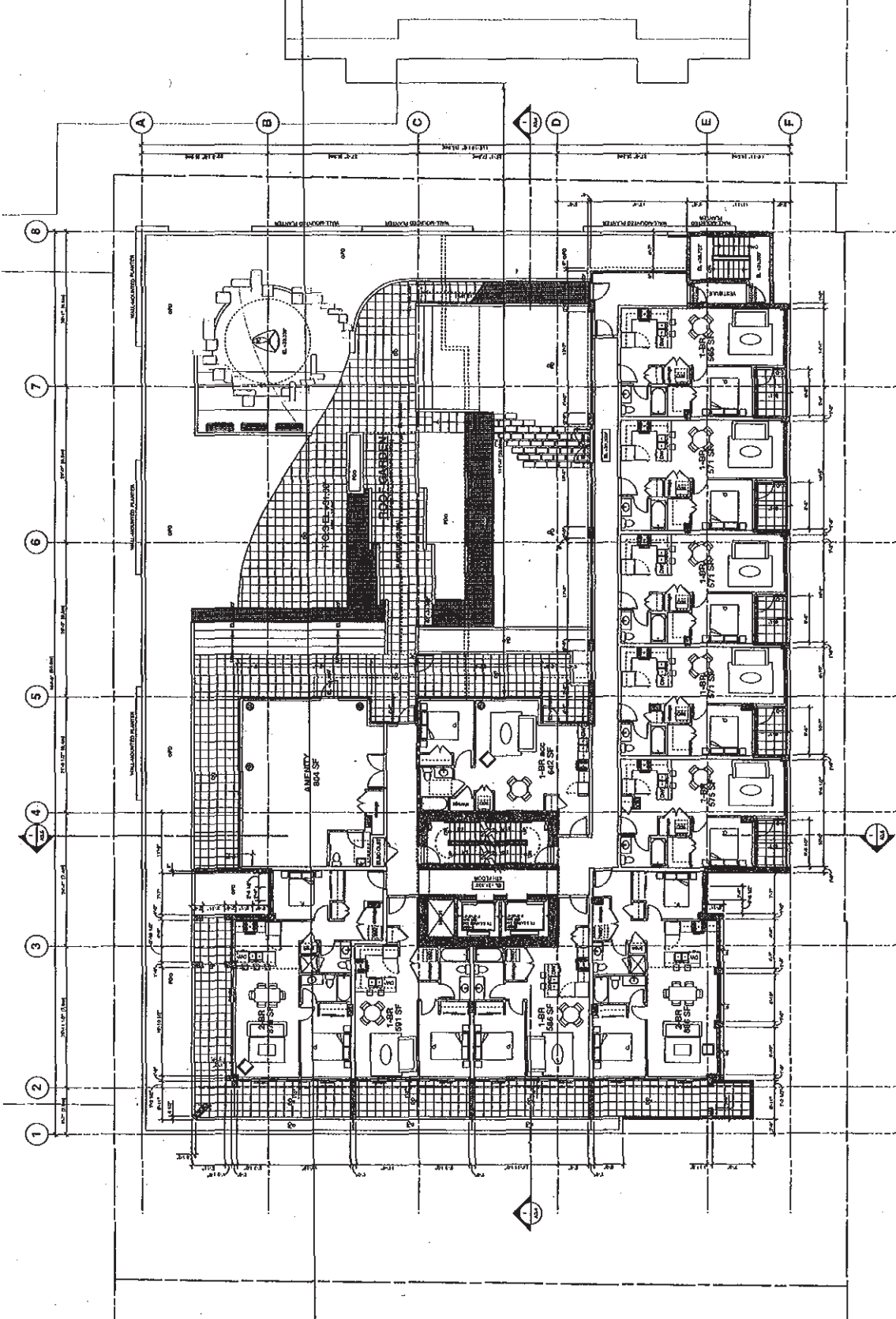
6331 6351  
 CONEY ROAD  
 RICHMOND, BC

4TH FLOOR PLAN



DATE	08-08
SCALE	AS NOTED
NOTE	1/8" = 1'-0" (1/4" = 1'-0")
DESIGNER	WTL
CHECKER	WTL
APPROVER	WTL
DATE	08-08

A2.3



5 of 27  
 JUN 20 2011  
 DP 09.506909

5	8412041	REQUIRED FOR D.P.
4	5012011	REQUIRED FOR MEDICAL & D.P.
3	3007011	REQUIRED FOR MEDICAL & D.P.
2	1110000	REQUIRED FOR MEDICAL & D.P.
1	1500008	REQUIRED FOR D.P.

6331 - 6351  
COONEY ROAD  
RICHMOND, BC

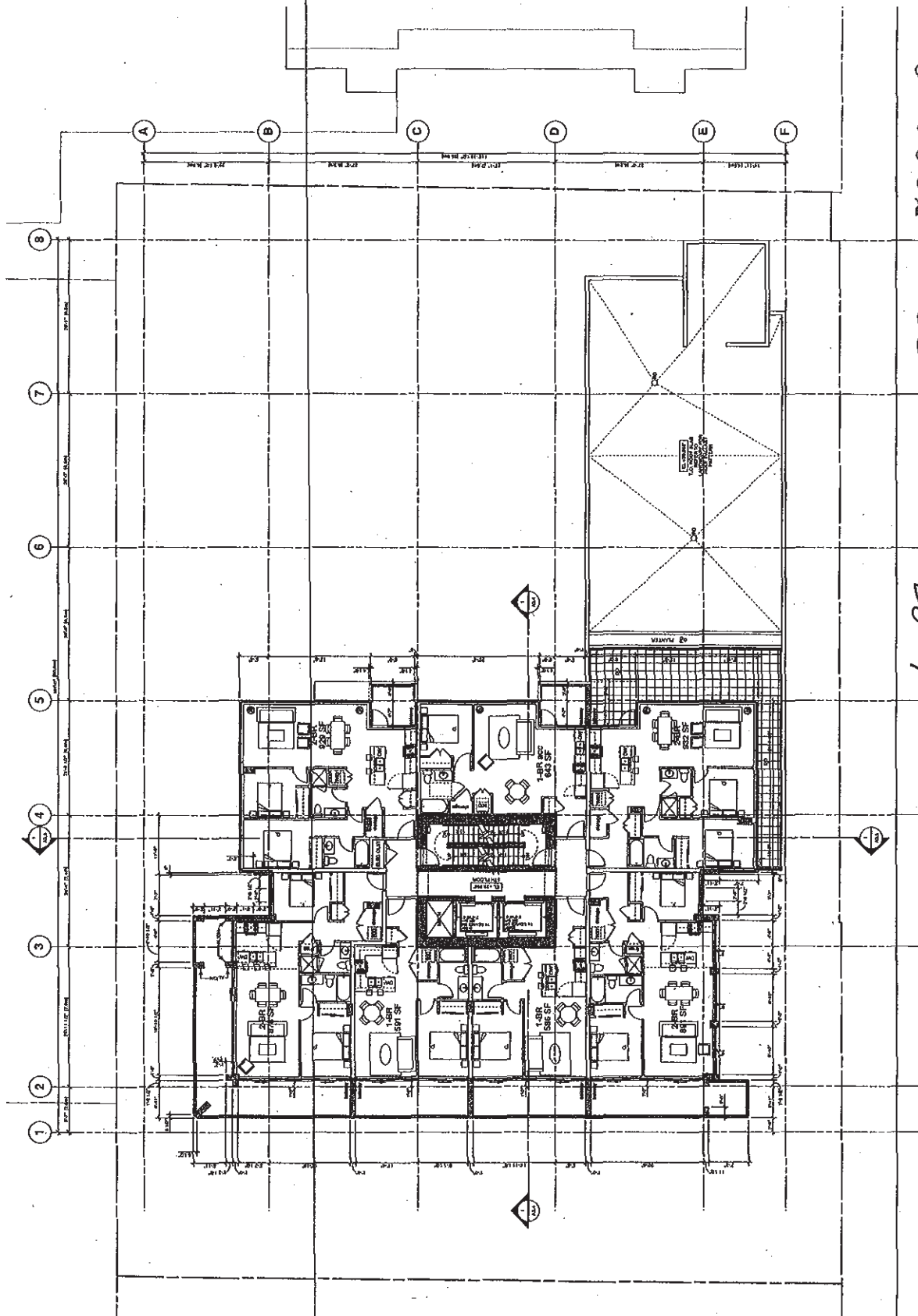
**Journal of Management Education**

## 5TH FLOOR PLAN



REF NO.	09-08
PLANT	KT
ANAL	AS NOTED
SCALE	1/8" = 1'-0" U.N.O.
DESIGNED	WTL

## A2.4



but 27

JUN 20 2011

Dr 09.50.09

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

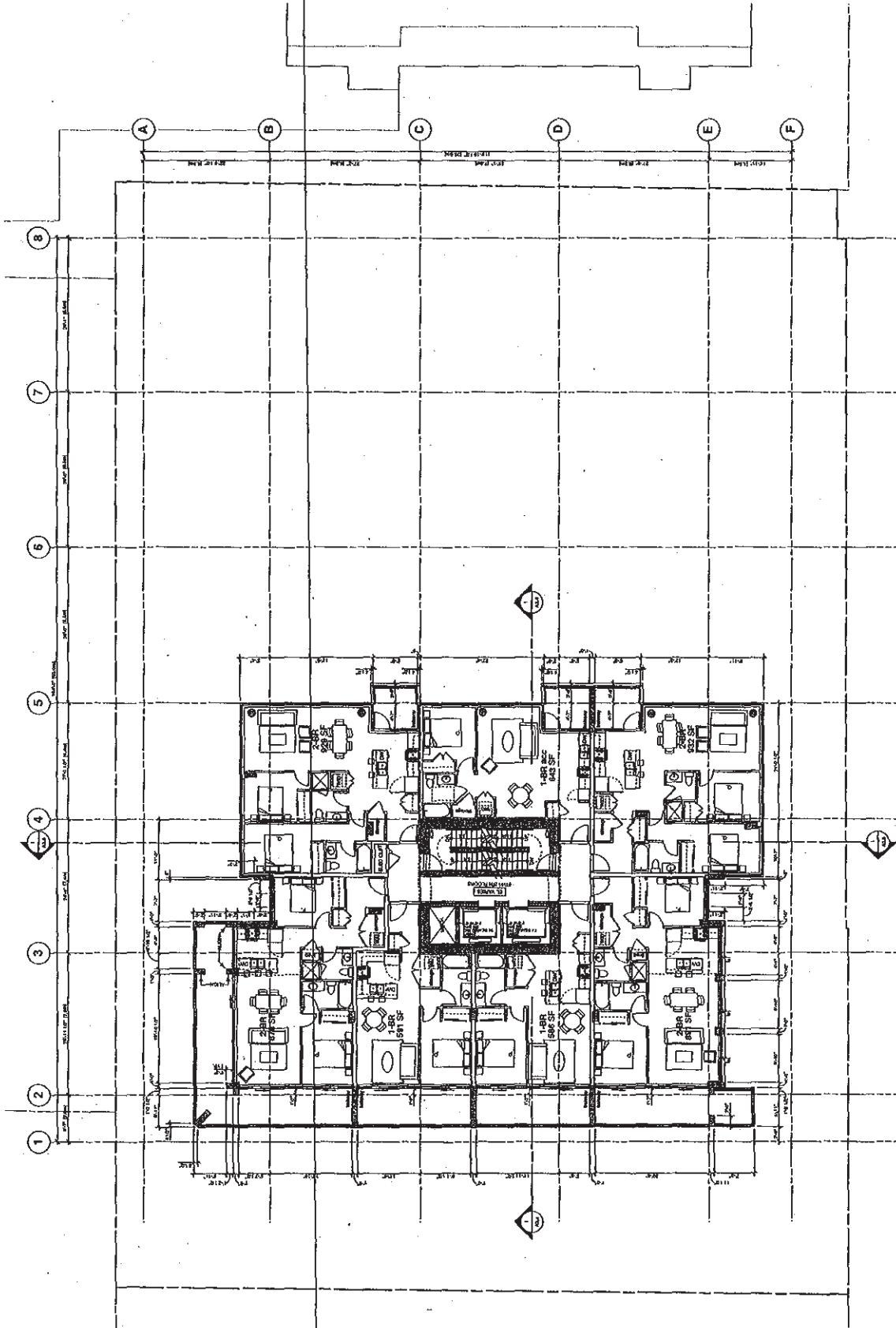
6331 - 6351  
COONEY ROAD  
RICHMOND, BC

TYPICAL FLOOR  
PLAN (6TH TO  
12TH)



DATE	05-08
BY	KT
AS NOTED	
SCALE	1/8" = 1'-0" U.A.O.
PROJECT	WTL
OWNER	
DESIGNER	
CONTRACTOR	
REVISIONS	

A2.5



7#27 DP 09506909

JUN 20 2011



1	REVISION	REVISION FOR CLARIFICATION
2	REVISION	REVISION FOR REVISIONS TO PLAN
3	REVISION	REVISION FOR REVISIONS TO PLAN
4	REVISION	REVISION FOR REVISIONS TO PLAN
5	REVISION	REVISION FOR REVISIONS TO PLAN
6	REVISION	REVISION FOR REVISIONS TO PLAN
7	REVISION	REVISION FOR REVISIONS TO PLAN
8	REVISION	REVISION FOR REVISIONS TO PLAN
9	REVISION	REVISION FOR REVISIONS TO PLAN
10	REVISION	REVISION FOR REVISIONS TO PLAN

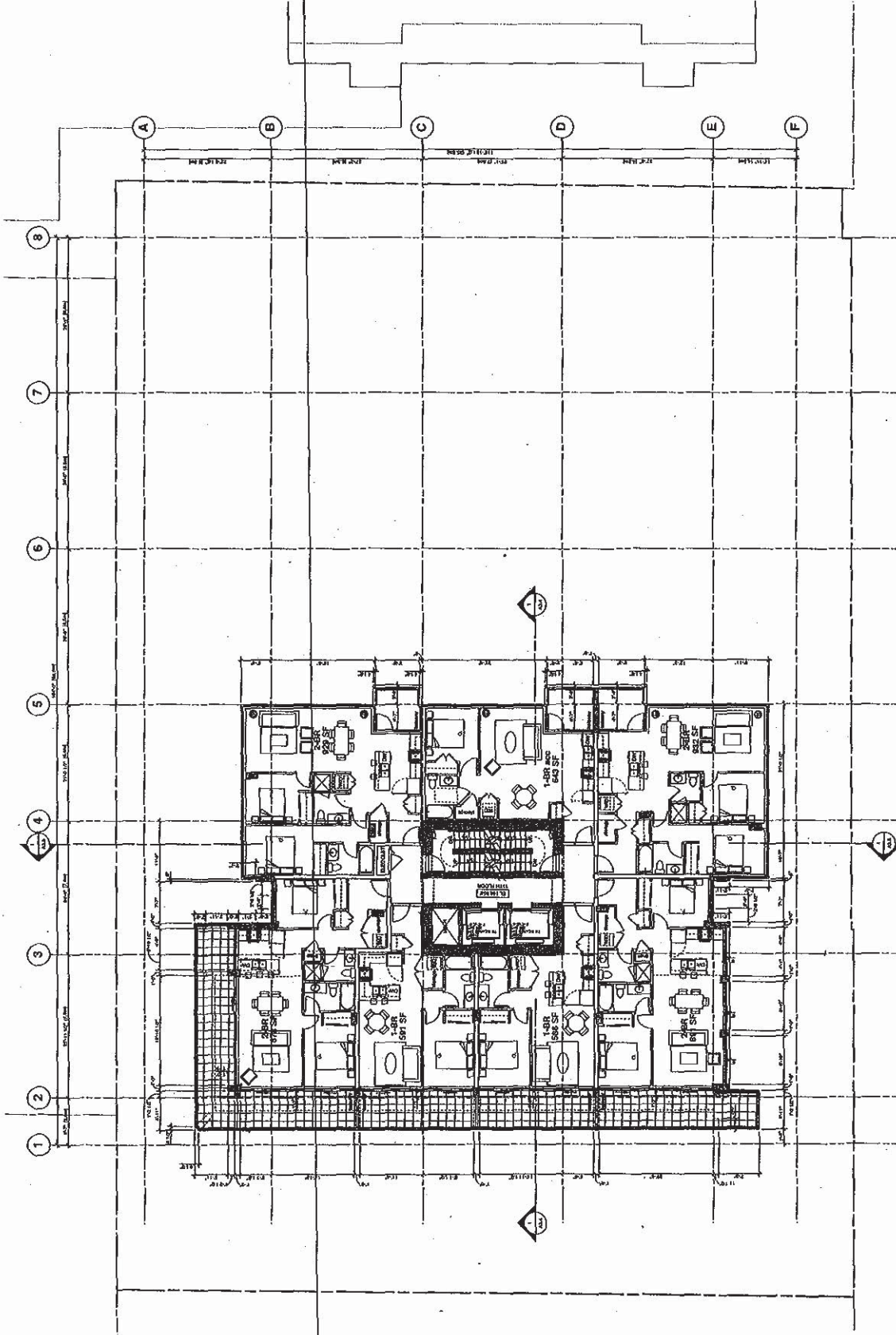
5331 - 6351  
COONEY ROAD  
RICHMOND, BC

13TH FLOOR PLAN



DATE	06-09
PROJECT	KT
AS NOTED	
SCALE	1/8" = 1'-0" U.A.O.
DESIGNED BY	WTL
CHECKED BY	
APPROVED BY	

A2.6



09506909

8 of 27

JUN 20 2011

1	PROJECT	6331 - 6351
2	CLIENT	COONEY ROAD
3	DESIGNER	W. T. LEUNG ARCHITECTS
4	DATE	1997/08/01
5	REVISION	1.00
6	REVISION	1.00
7	REVISION	1.00
8	REVISION	1.00
9	REVISION	1.00
10	REVISION	1.00
11	REVISION	1.00
12	REVISION	1.00
13	REVISION	1.00
14	REVISION	1.00
15	REVISION	1.00
16	REVISION	1.00
17	REVISION	1.00
18	REVISION	1.00
19	REVISION	1.00
20	REVISION	1.00

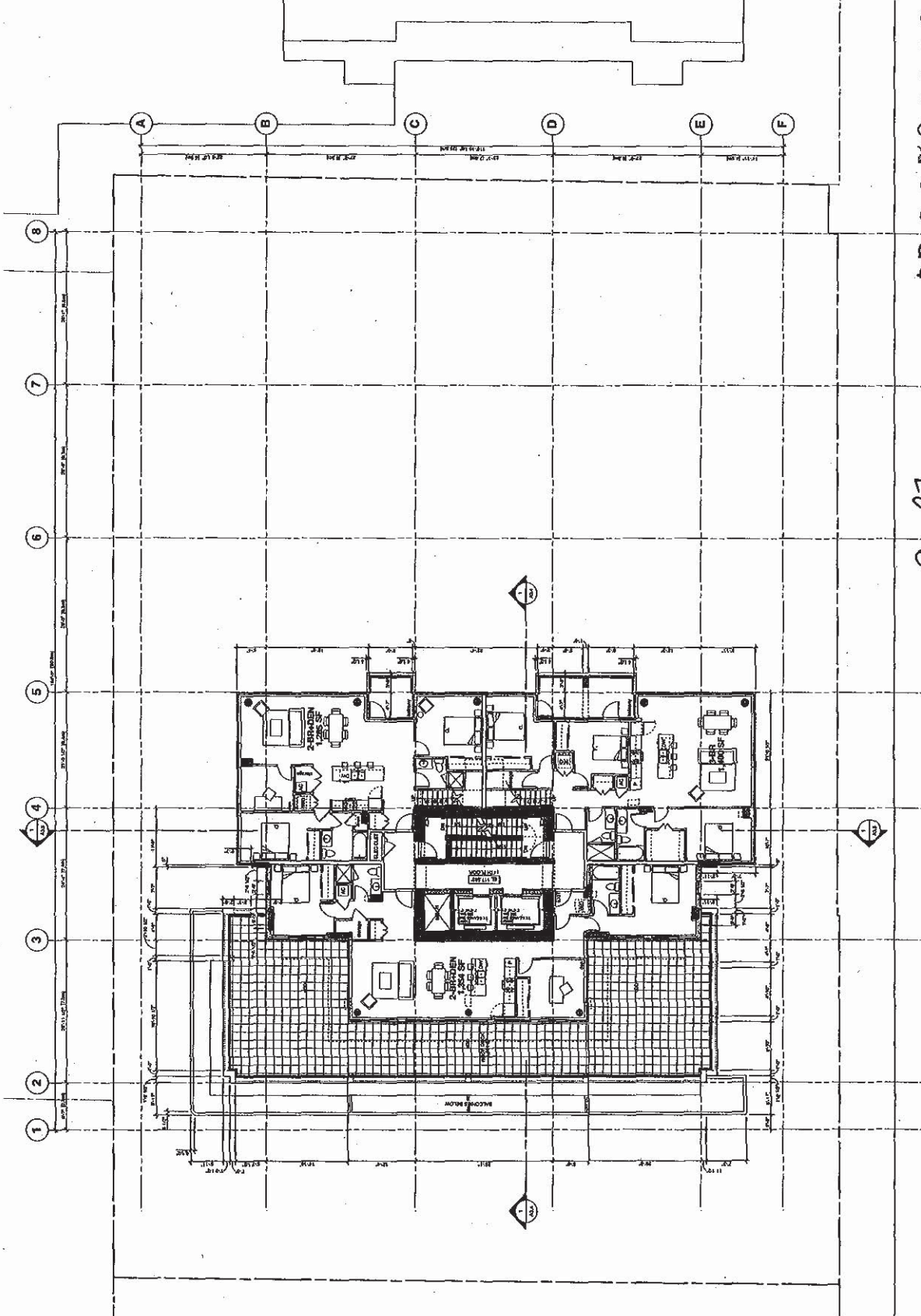
6331 - 6351  
COONEY ROAD  
RICHMOND, BC

14TH FLOOR PLAN



DATE	08-08
BY	KT
CHK	AS NOTED
SCALE	1/8" = 1'-0" U.S.C.
PROJECT	WTL
DATE	08-08
BY	KT
CHK	AS NOTED
SCALE	1/8" = 1'-0" U.S.C.
PROJECT	WTL

A2.7



9 of 27  
JUN 14 2011  
DP 09506909

1	6/15/2011	REVISIONS
2	6/15/2011	REVISIONS
3	6/15/2011	REVISIONS
4	6/15/2011	REVISIONS
5	6/15/2011	REVISIONS
6	6/15/2011	REVISIONS
7	6/15/2011	REVISIONS
8	6/15/2011	REVISIONS
9	6/15/2011	REVISIONS
10	6/15/2011	REVISIONS
11	6/15/2011	REVISIONS
12	6/15/2011	REVISIONS
13	6/15/2011	REVISIONS
14	6/15/2011	REVISIONS
15	6/15/2011	REVISIONS
16	6/15/2011	REVISIONS
17	6/15/2011	REVISIONS
18	6/15/2011	REVISIONS
19	6/15/2011	REVISIONS
20	6/15/2011	REVISIONS
21	6/15/2011	REVISIONS
22	6/15/2011	REVISIONS
23	6/15/2011	REVISIONS
24	6/15/2011	REVISIONS
25	6/15/2011	REVISIONS
26	6/15/2011	REVISIONS
27	6/15/2011	REVISIONS
28	6/15/2011	REVISIONS
29	6/15/2011	REVISIONS
30	6/15/2011	REVISIONS
31	6/15/2011	REVISIONS
32	6/15/2011	REVISIONS
33	6/15/2011	REVISIONS
34	6/15/2011	REVISIONS
35	6/15/2011	REVISIONS
36	6/15/2011	REVISIONS
37	6/15/2011	REVISIONS
38	6/15/2011	REVISIONS
39	6/15/2011	REVISIONS
40	6/15/2011	REVISIONS
41	6/15/2011	REVISIONS
42	6/15/2011	REVISIONS
43	6/15/2011	REVISIONS
44	6/15/2011	REVISIONS
45	6/15/2011	REVISIONS
46	6/15/2011	REVISIONS
47	6/15/2011	REVISIONS
48	6/15/2011	REVISIONS
49	6/15/2011	REVISIONS
50	6/15/2011	REVISIONS
51	6/15/2011	REVISIONS
52	6/15/2011	REVISIONS
53	6/15/2011	REVISIONS
54	6/15/2011	REVISIONS
55	6/15/2011	REVISIONS
56	6/15/2011	REVISIONS
57	6/15/2011	REVISIONS
58	6/15/2011	REVISIONS
59	6/15/2011	REVISIONS
60	6/15/2011	REVISIONS
61	6/15/2011	REVISIONS
62	6/15/2011	REVISIONS
63	6/15/2011	REVISIONS
64	6/15/2011	REVISIONS
65	6/15/2011	REVISIONS
66	6/15/2011	REVISIONS
67	6/15/2011	REVISIONS
68	6/15/2011	REVISIONS
69	6/15/2011	REVISIONS
70	6/15/2011	REVISIONS
71	6/15/2011	REVISIONS
72	6/15/2011	REVISIONS
73	6/15/2011	REVISIONS
74	6/15/2011	REVISIONS
75	6/15/2011	REVISIONS
76	6/15/2011	REVISIONS
77	6/15/2011	REVISIONS
78	6/15/2011	REVISIONS
79	6/15/2011	REVISIONS
80	6/15/2011	REVISIONS
81	6/15/2011	REVISIONS
82	6/15/2011	REVISIONS
83	6/15/2011	REVISIONS
84	6/15/2011	REVISIONS
85	6/15/2011	REVISIONS
86	6/15/2011	REVISIONS
87	6/15/2011	REVISIONS
88	6/15/2011	REVISIONS
89	6/15/2011	REVISIONS
90	6/15/2011	REVISIONS
91	6/15/2011	REVISIONS
92	6/15/2011	REVISIONS
93	6/15/2011	REVISIONS
94	6/15/2011	REVISIONS
95	6/15/2011	REVISIONS
96	6/15/2011	REVISIONS
97	6/15/2011	REVISIONS
98	6/15/2011	REVISIONS
99	6/15/2011	REVISIONS
100	6/15/2011	REVISIONS

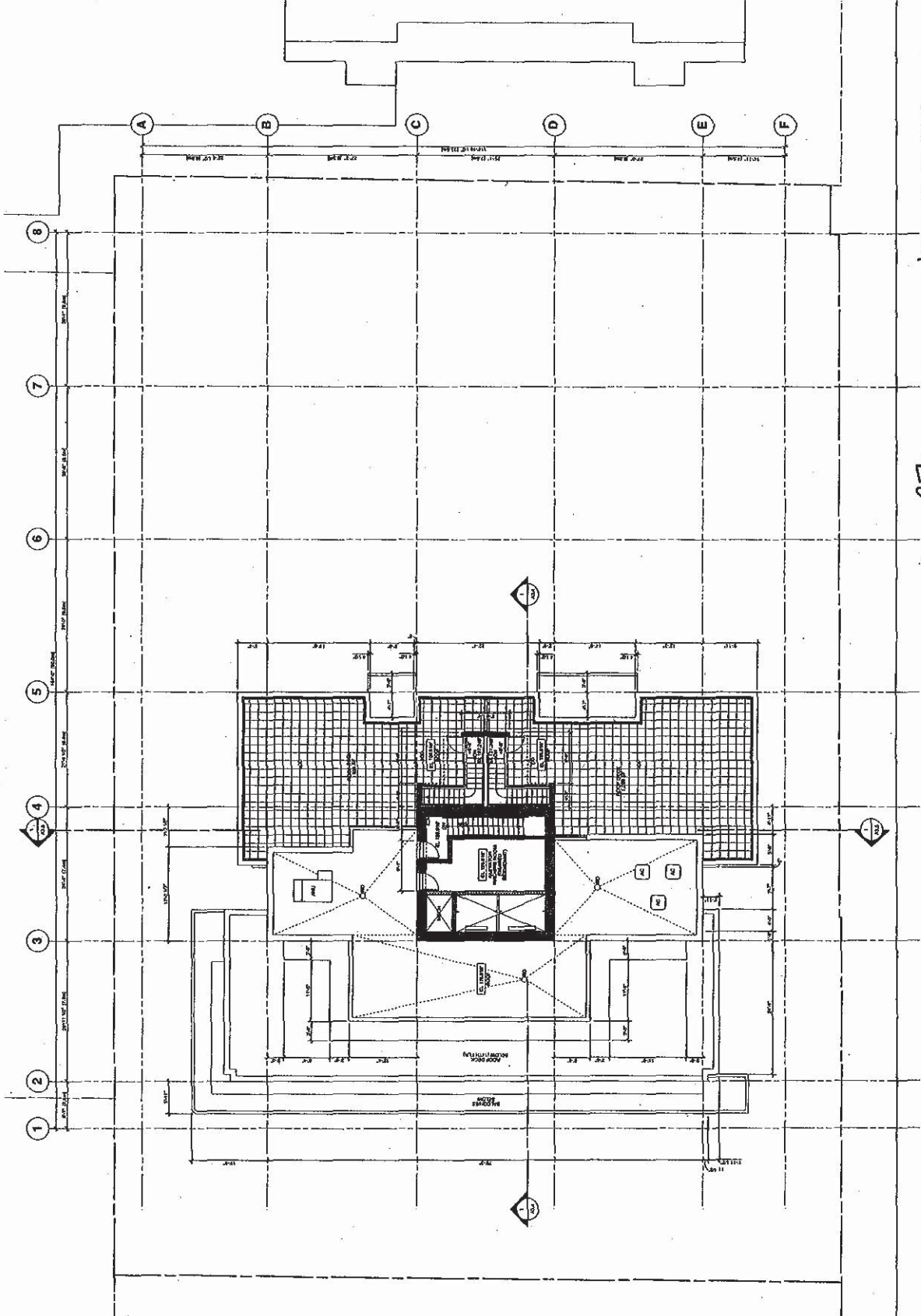
6331 - 6351  
COONEY ROAD  
RICHMOND, BC

ELEVATOR MACHINE  
ROOM / ROOF  
TERRACE PLAN



DATE	05-03
BY	KT
CHKD	AS NOTED
SCALE	1/4" = 1'-0" (A.S.C.)
PROJECT	WTL
DESIGNED BY	W.T. LEUNG
DATE	05-03

A2.8



10 of 27  
JUN 14 2011  
DP 09506909





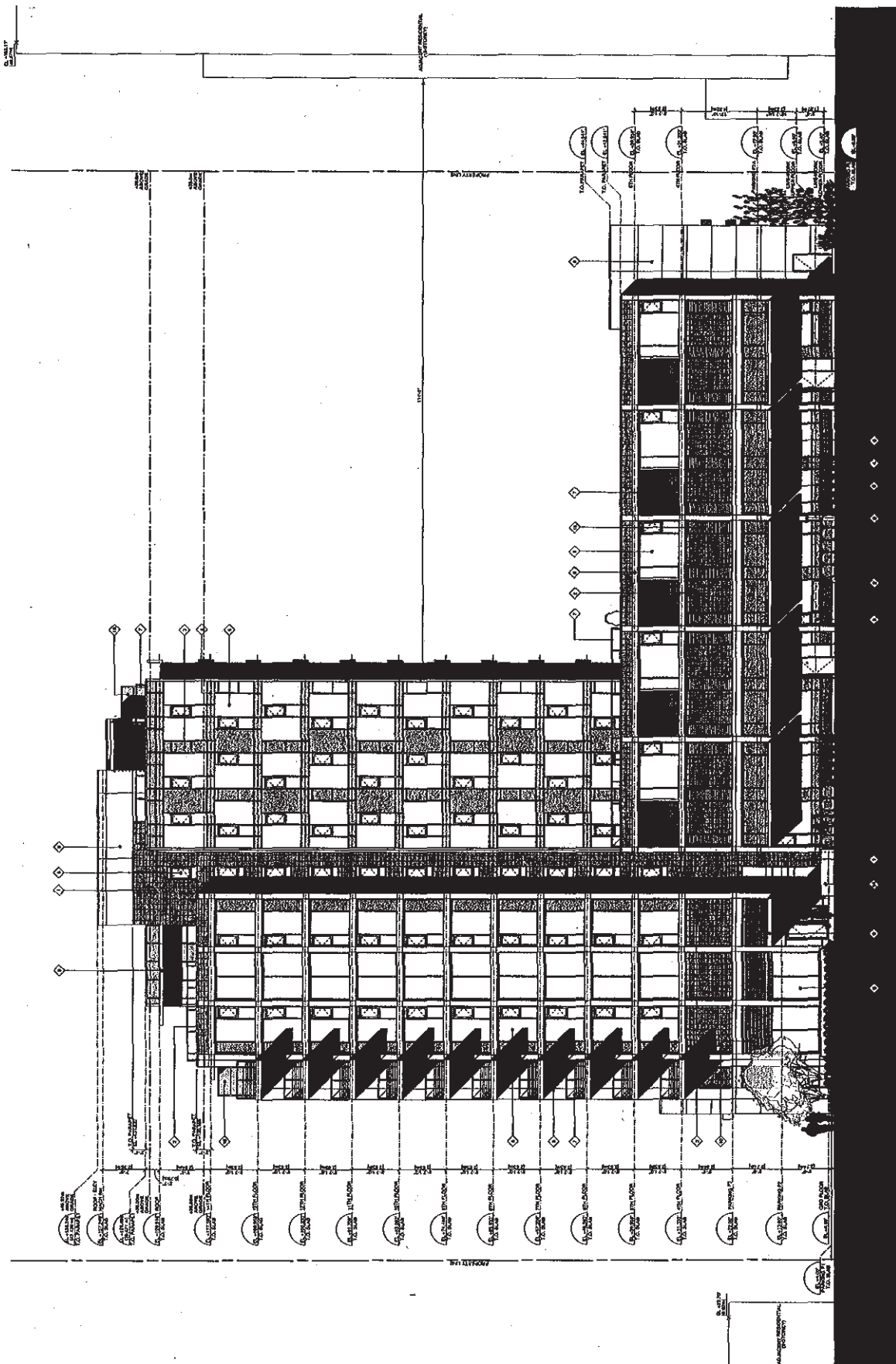
1	ENGLISH MATERIAL LEGEND
2	ENGLISH MATERIAL
3	ENGLISH MATERIAL
4	ENGLISH MATERIAL
5	ENGLISH MATERIAL
6	ENGLISH MATERIAL
7	ENGLISH MATERIAL
8	ENGLISH MATERIAL
9	ENGLISH MATERIAL
10	ENGLISH MATERIAL
11	ENGLISH MATERIAL
12	ENGLISH MATERIAL
13	ENGLISH MATERIAL
14	ENGLISH MATERIAL
15	ENGLISH MATERIAL
16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

6331 - 6351  
COONEY ROAD  
RICHMOND, BC

EAST ELEVATION  
(COONEY ROAD)

10-102	KT	AS NOTED	100% in 100%	WFL
--------	----	----------	--------------	-----

### A3.0



1 EAST ELEVATION (COONEY ROAD)

DR 00509909

17027

JUN 14 2011

[illegible]







**FINISH MATERIAL LEGEND**

1	BRICK
2	CONCRETE
3	GLASS
4	PAINT
5	WOOD
6	ROOFING
7	LANDSCAPE
8	MECHANICAL
9	ELECTRICAL
10	PLUMBING
11	HEATING
12	Cooling
13	Lighting
14	Acoustic
15	Fire Protection
16	Security
17	Accessibility
18	Other

**PAINT FINISH LEGEND**

1	BRICK
2	CONCRETE
3	GLASS
4	PAINT
5	WOOD
6	ROOFING
7	LANDSCAPE
8	MECHANICAL
9	ELECTRICAL
10	PLUMBING
11	HEATING
12	Cooling
13	Lighting
14	Acoustic
15	Fire Protection
16	Security
17	Accessibility
18	Other

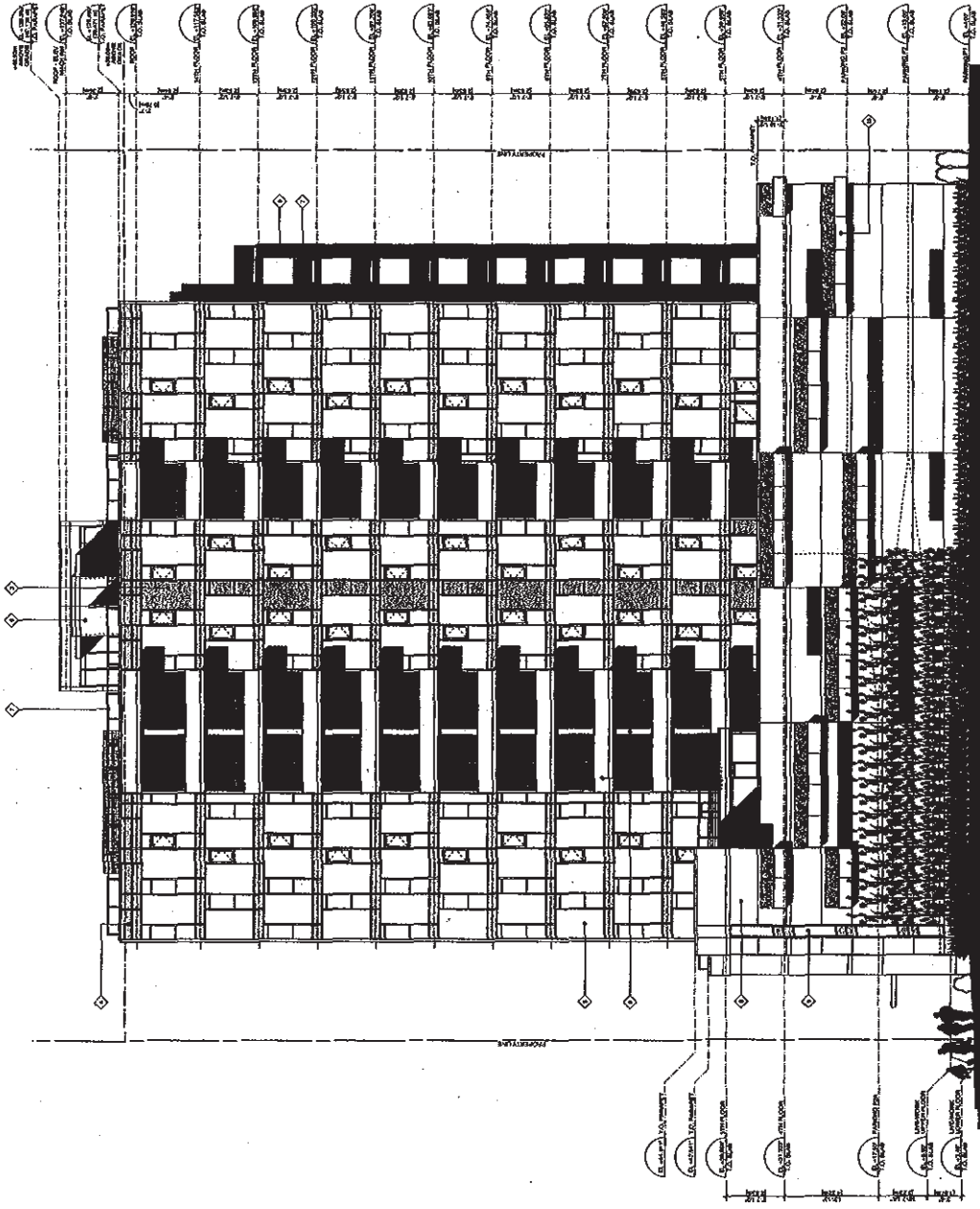
6331 - 6351  
COONEY ROAD  
RICHMOND, BC

NORTH ELEVATION

**REVISIONS**

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

A3.3



15 of 27  
JUN 14 2011  
DP 09.506909  
1 NORTH ELEVATION  
1" = 10'

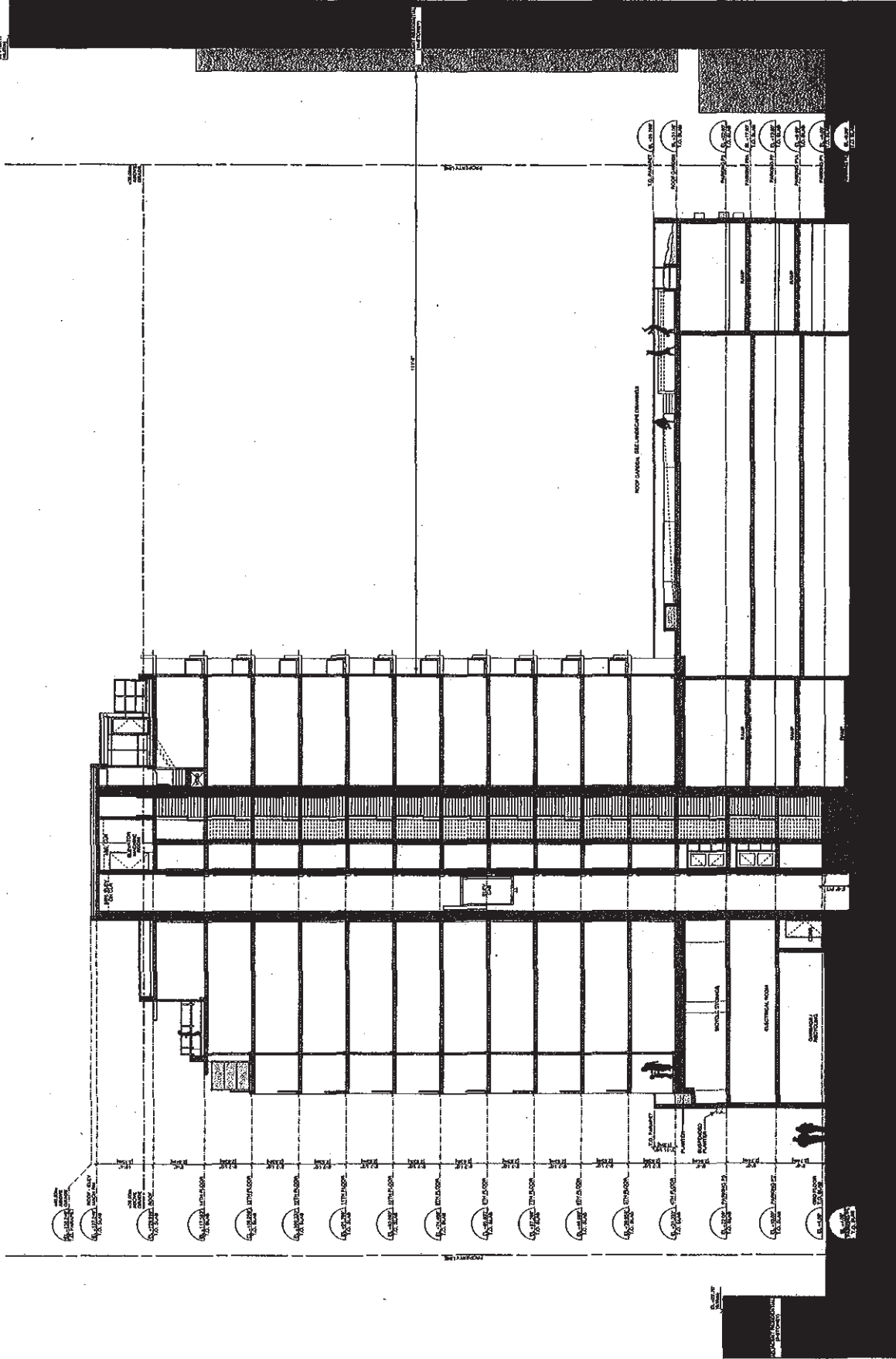
NO.	DESCRIPTION	DATE
1	REVISION	10/10/09
2	REVISION	10/10/09
3	REVISION	10/10/09
4	REVISION	10/10/09
5	REVISION	10/10/09
6	REVISION	10/10/09
7	REVISION	10/10/09
8	REVISION	10/10/09
9	REVISION	10/10/09
10	REVISION	10/10/09

6331 - 6351  
COONEY ROAD  
RICHMOND, BC

BUILDING  
SECTION A-A

DATE	10/10/09
DRAWN BY	KT
CHECKED BY	WTL
SCALE	1/8" = 1'-0"
PROJECT	6331 - 6351
LOCATION	COONEY ROAD, RICHMOND, BC

A3.4



DP 09506909

JUN 14 2011

160F27



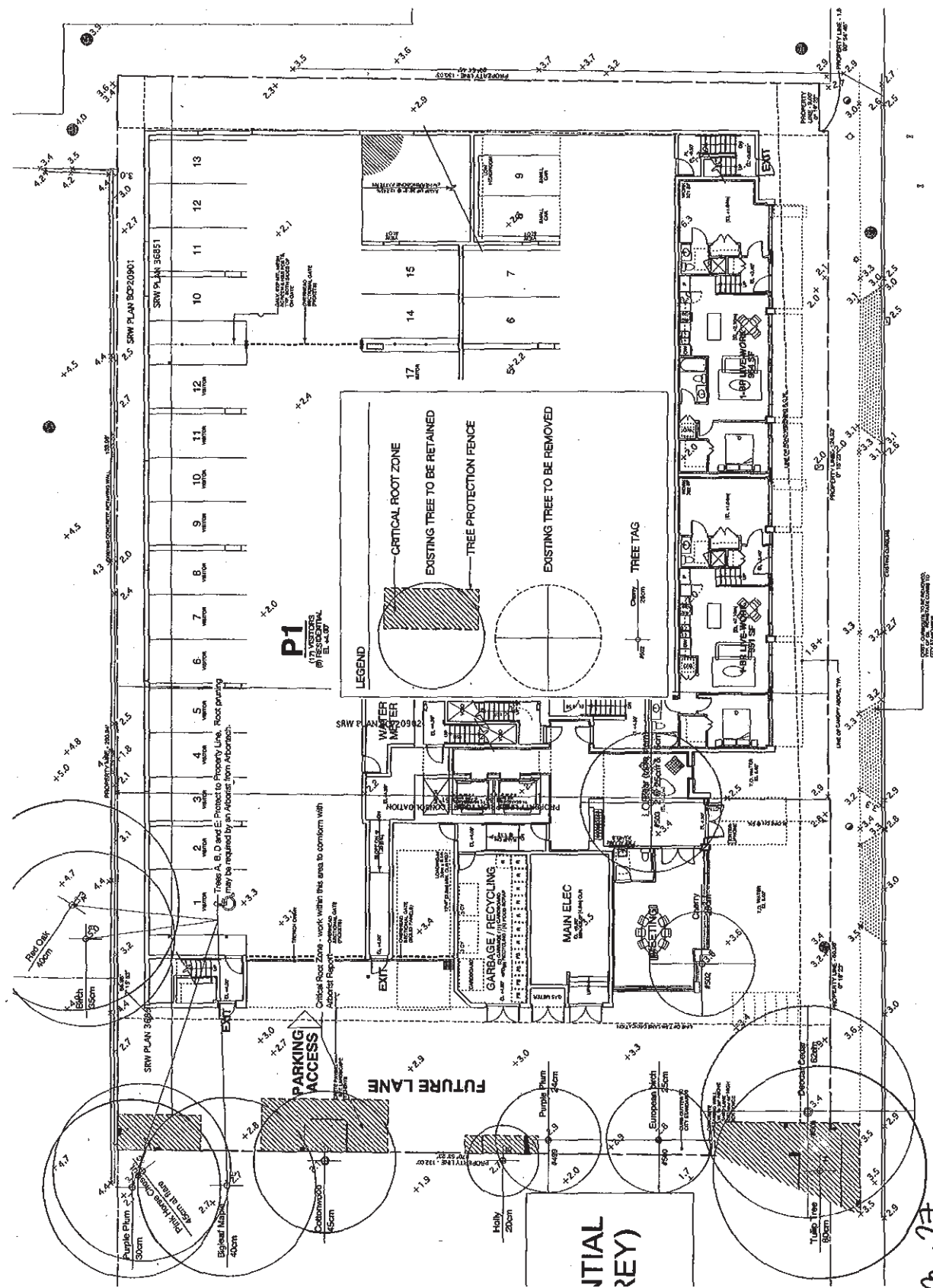


eckford + associates  
 landscape architecture  
 10000 Old Dominion Road, Suite 100  
 Fairfax, Virginia 22031  
 Tel: 703/261-1100  
 Fax: 703/261-1101  
 www.eckford.com

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

Tree Management Plan

Project	22037
Client	1/8" = 1'-0"
Scale	1:10
Date	11-26-09
Sheet	10



NOTE  
 Tree Management Plan to be read in conjunction with the interior report created by  
 Approach Consulting Ltd.

COONEY ROAD

DP 09506909

JUN 14 2011

10 of 27

ITAL  
 (REV)

**ekford + associates**  
landscape architecture

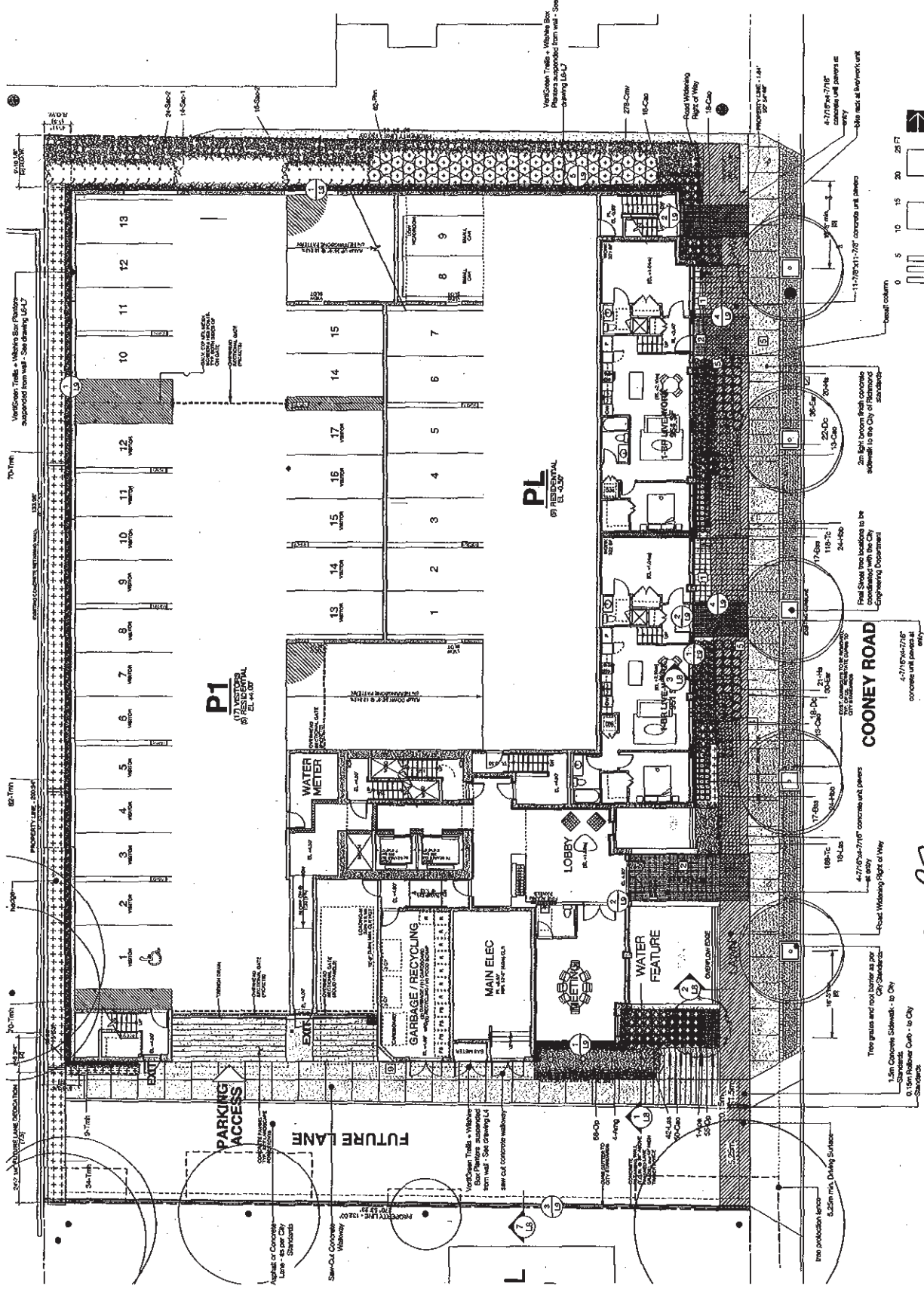
10000 Old Dominion Road, Suite 100  
Richmond, VA 23234  
Tel: 804.771.1111  
Fax: 804.771.1112

No.	Date	Issue Notes
A	11/16/10	Issued for Review
B	1/17/11	Issued for Design Panel
C	2/28/11	Issued for Review
D	5/25/11	Issued for Review
E	8/14/11	Issued for Review

**Multi-Family Residential Building**  
6337-5351 Cooney Rd.  
Richmond, S.C.

**Ground Floor Landscape Plan**

Project Name	6337-5351 Cooney Rd. Multi-Family Residential Building
Client	20090
Scale	1/8"=1'-0"
Sheet No.	12.0
Sheet Date	11.28.09
Sheet Count	10



DP 09506909

19 of 27

JUN 14 2011



**eckford + associates**  
landscape architecture

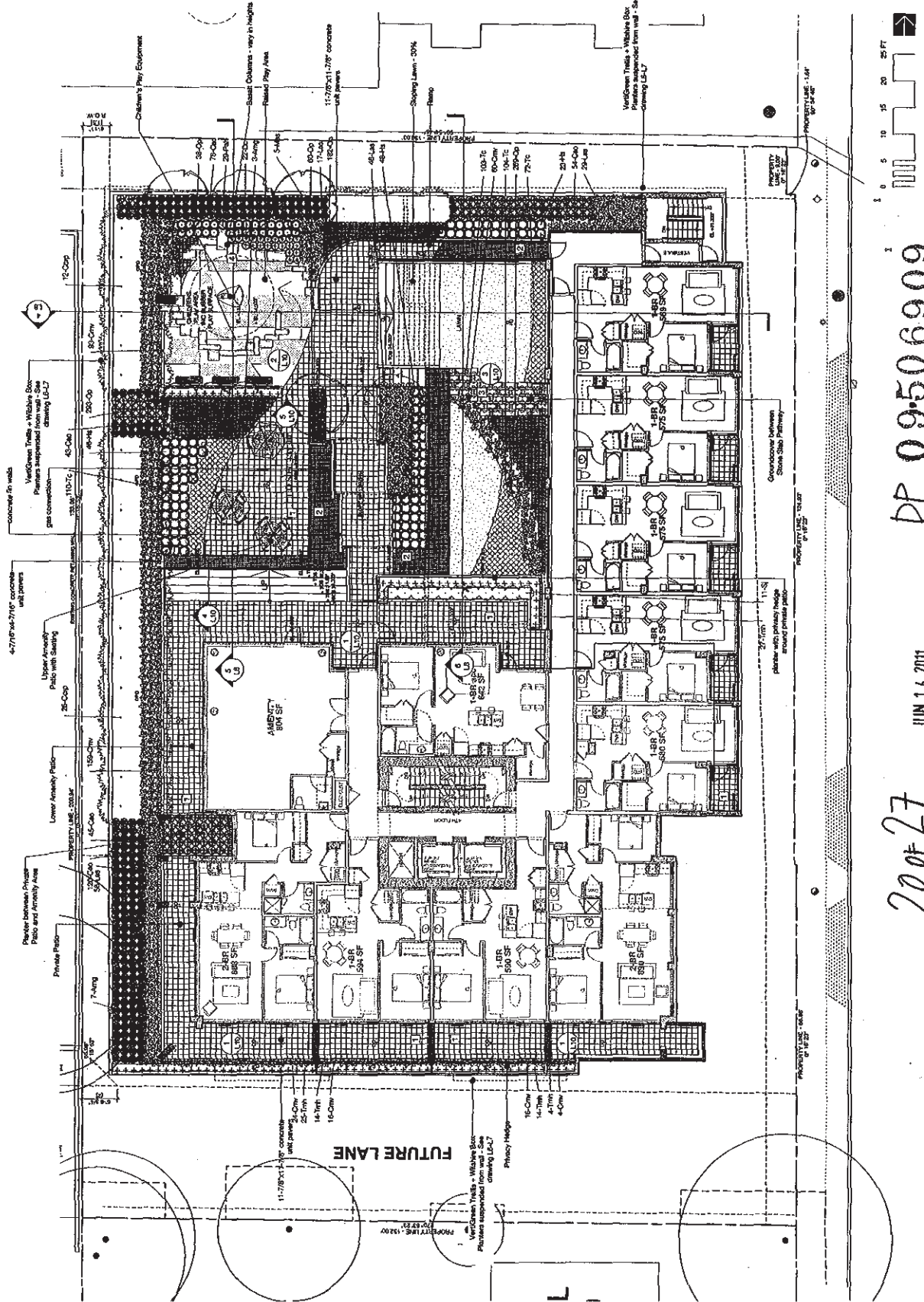
10000 Old Dominion Rd., Suite 100  
Richmond, VA 23234  
Tel: 804.771.1111  
Fax: 804.771.1112

No.	Date	Notes
A	1/19/10	Revised for Design + DP
B	1/17/10	Revised for Design Panel
C	2/16/11	Revised for Review
D	3/25/11	Revised for Review
E	1/14/11	Revised for DP

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

**Level 4 - Amenity Landscape Plan**

Project Name	Multi-Family Residential Building
Project Address	6337-6351 Cooper Rd., Richmond, B.C.
Project No.	2009-27
Scale	1/16" = 1'-0"
Sheet No.	13.0
Total Sheets	10



BP 09506909

JUN 14 2011

2009-27

ekford + associates  
LANDSCAPE ARCHITECTURE

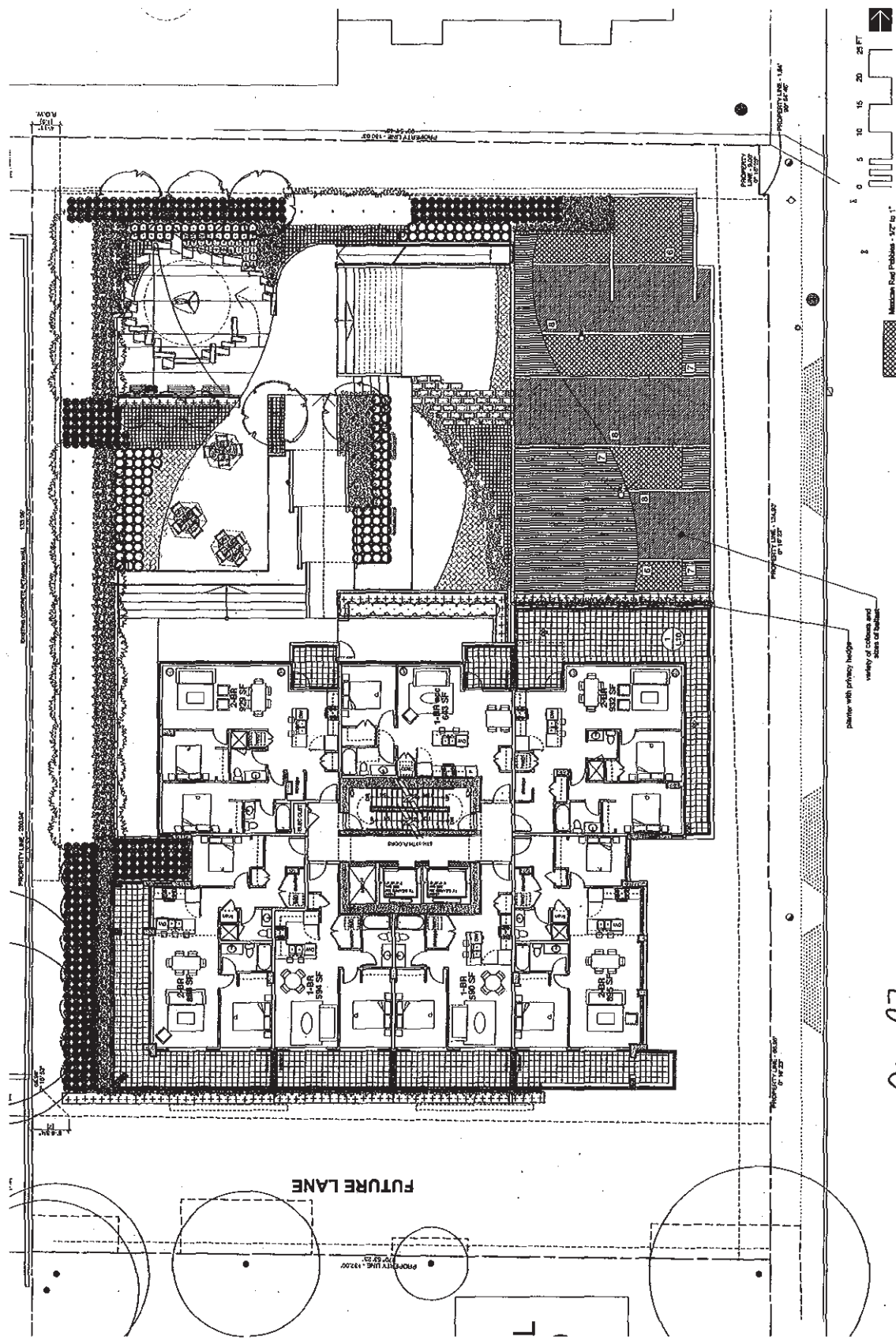
No. Date Revision #0000

No. Date Issue Notes  
A 1/10/10 Revised for Re-Zoning - 2P  
B 1/17/10 Revised for Design Panel  
C 2/20/11 Revised for Re-Zoning  
D 2/20/11 Revised for Re-Zoning  
E 6/14/11 Revised for 2P

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

Level 5 &  
Level 4 Roof  
Landscape Plan

Project Name	6337-6351 Cooney Rd.
Client	20037
Scale	1/16" = 1'-0"
Sheet No.	L4.0
Date	11.28.09
Drawn By	
Checked By	



DP 09506909

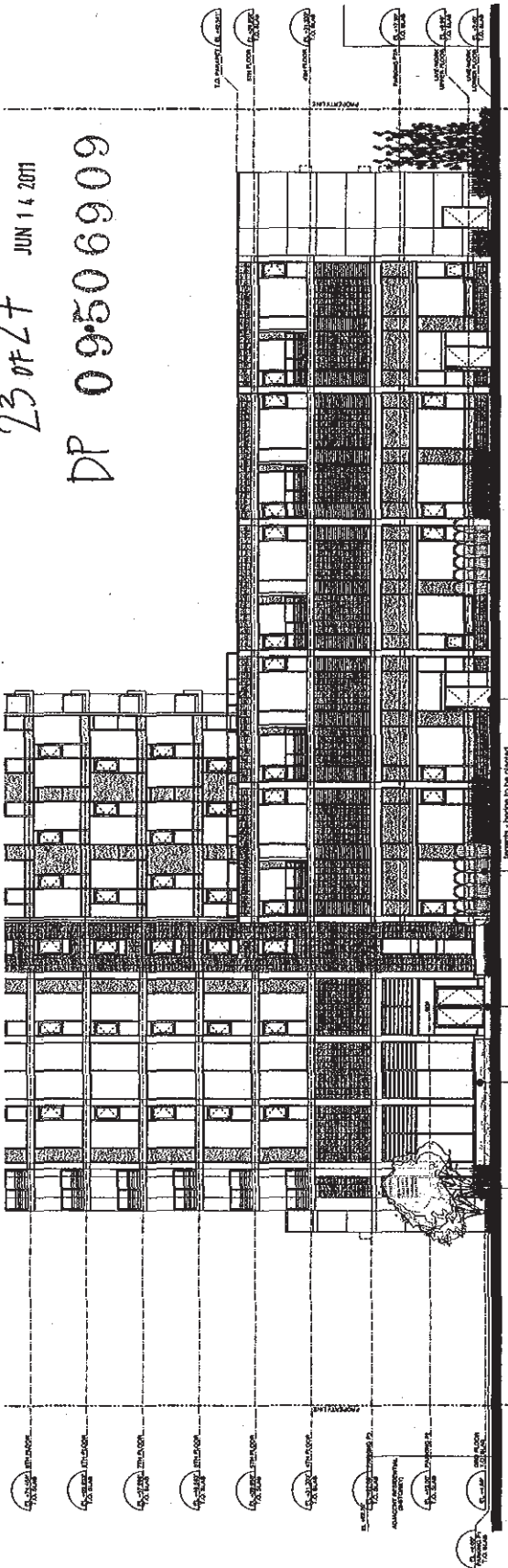
JUN 14 2011

21 of 27





23 of 27 JUN 14 2011  
DP 09506909



eckford + associates  
landscape architecture

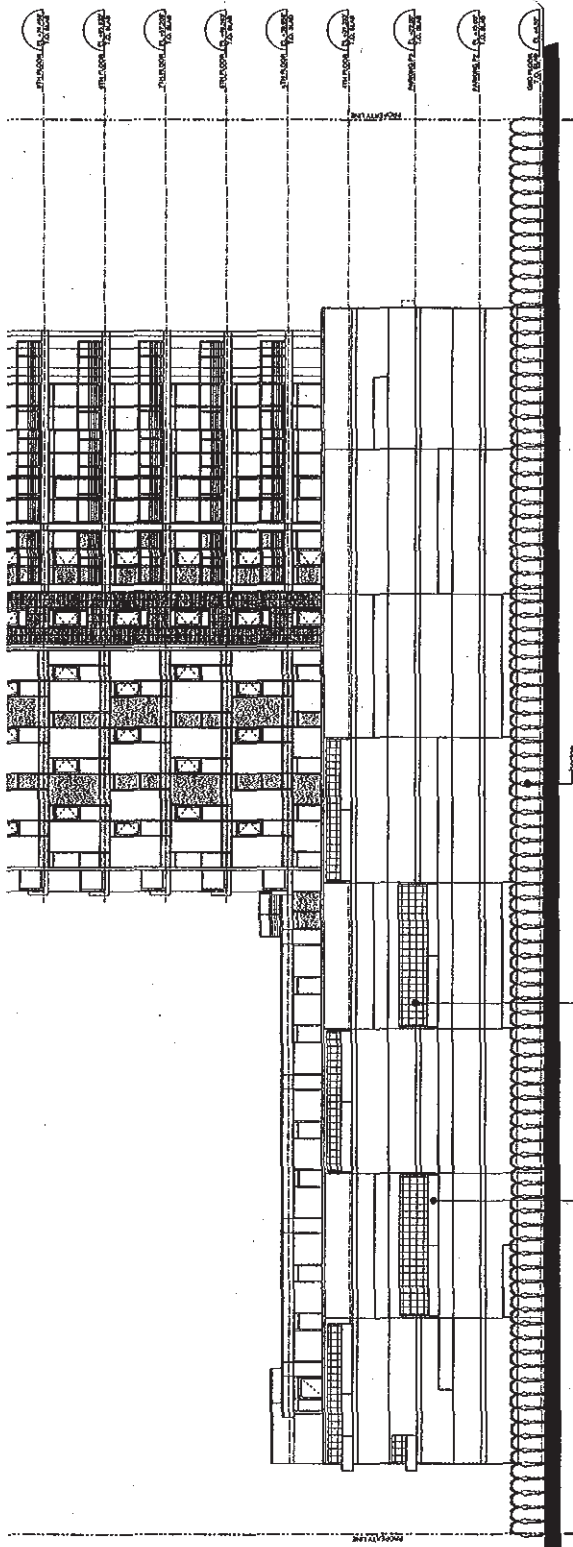
Architect: eckford + associates  
Landscape Architect: eckford + associates  
Project: Multi-Family Residential Building  
Location: 6337-6351 Cooney Rd., Richmond, B.C.  
Date: 11/27/10  
Scale: 1/8" = 1'-0"

Rev. Date Description  
A. 11/27/10 Issued for Review - DP  
B. 11/27/10 Issued for Review - DP  
C. 12/01/10 Issued for Review - DP  
D. 12/01/10 Issued for Review - DP  
E. 12/01/10 Issued for Review - DP

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

Landscape Elevations

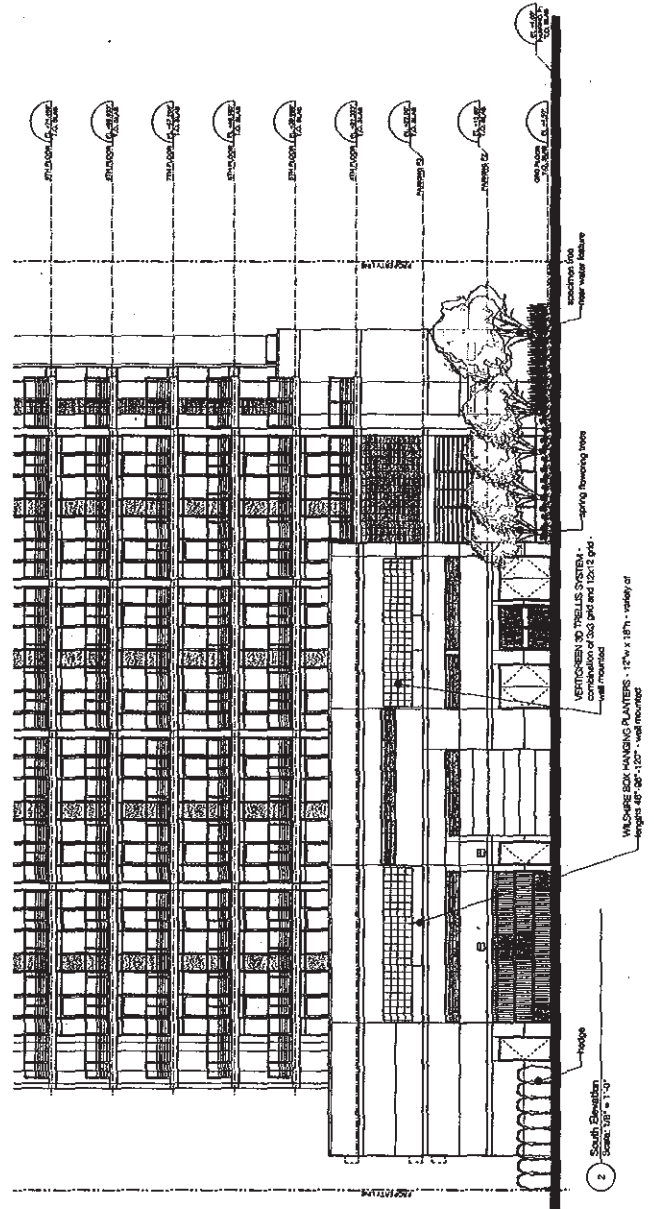
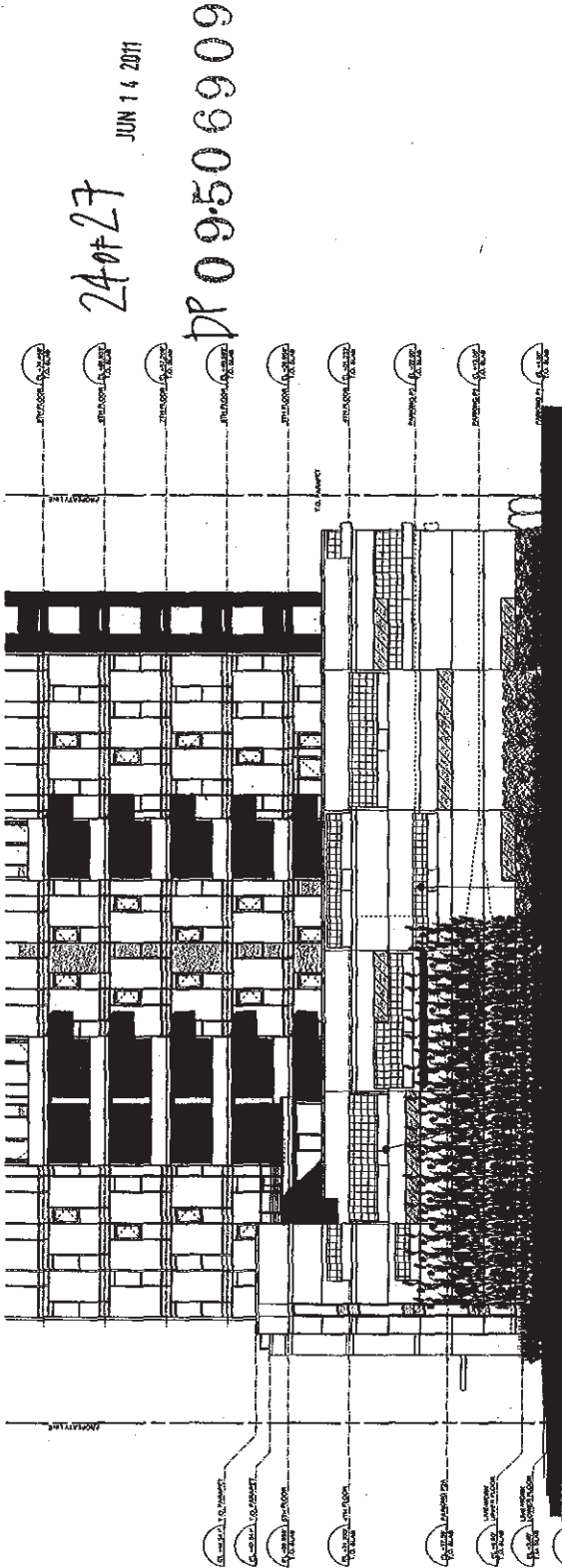
Project: Multi-Family Residential Building  
Location: 6337-6351 Cooney Rd., Richmond, B.C.  
Date: 11/27/10  
Scale: 1/8" = 1'-0"



1. EAST ELEVATION  
Scale: 1/8" = 1'-0"

2. WEST ELEVATION  
Scale: 1/8" = 1'-0"





edford + associates  
landscape architecture

1100 West 10th Avenue, Suite 100  
Denver, CO 80202  
Tel: 303.733.1100, Fax: 303.733.1101  
www.edfordlandscape.com

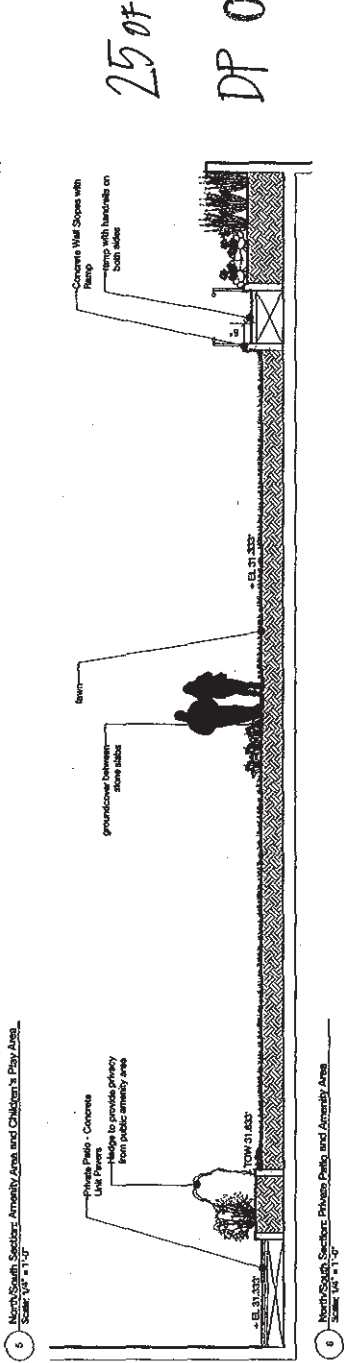
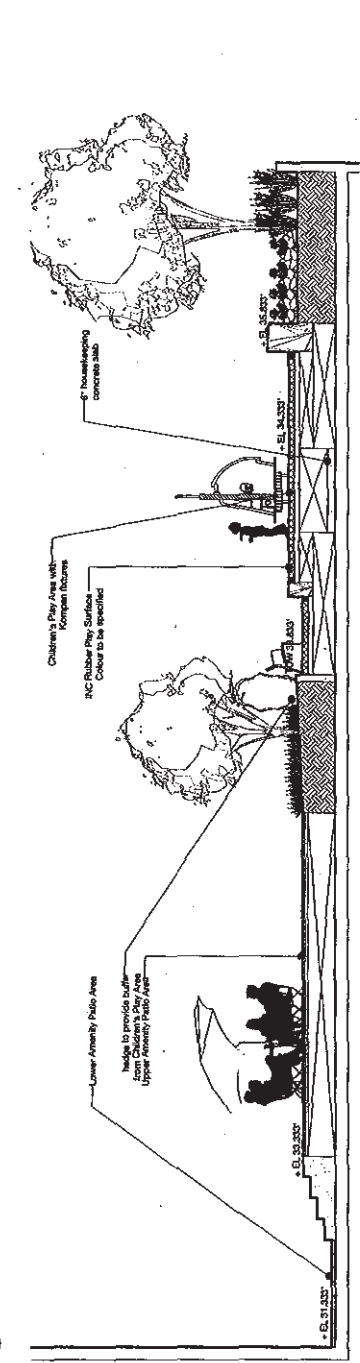
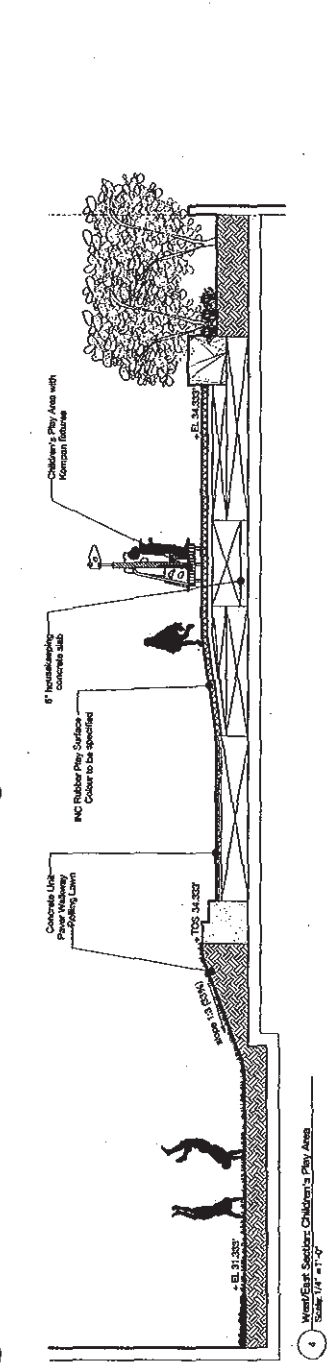
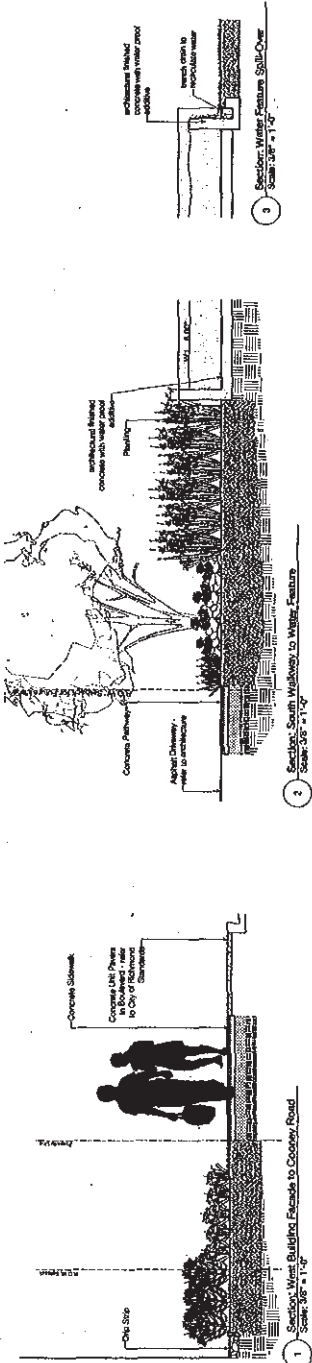
Issue Note

No.	Date	Revision Notes
A	11/19/10	Issued for Re-Zoning - DP
B	11/17/10	Issued for Design Permit
C	2/26/11	Issued for Review
D	3/25/11	Re-issued for Re-Zoning
E	6/7/11	Issued for DP

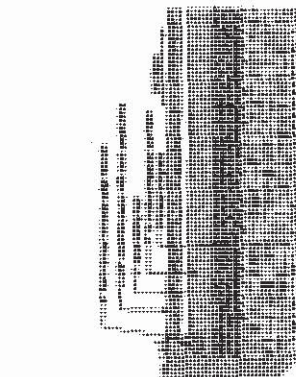
Multi-Family  
Residential Building  
6337-6351 Cooney Rd.  
Richmond, R.C.

Landscape Sections

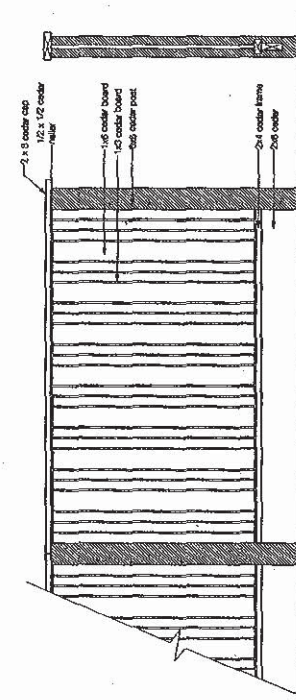
Project Name	6337-6351 Cooney Rd.
Project No.	20097
Scale	1/8" = 1'-0"
Sheet No.	11-2609
Sheet Count	10
Design	EL.0



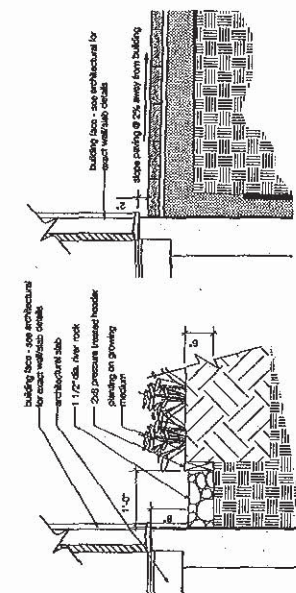
25 of 27  
JUN 14 2011  
DP 09506909



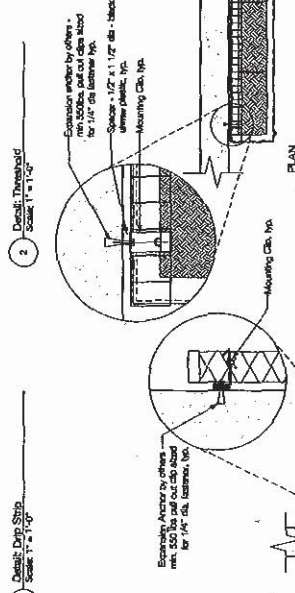
4 Detail: Paving at Grade w/ Hand-Formed Concrete Edge Restraint  
Scale: 1" = 1'-0"



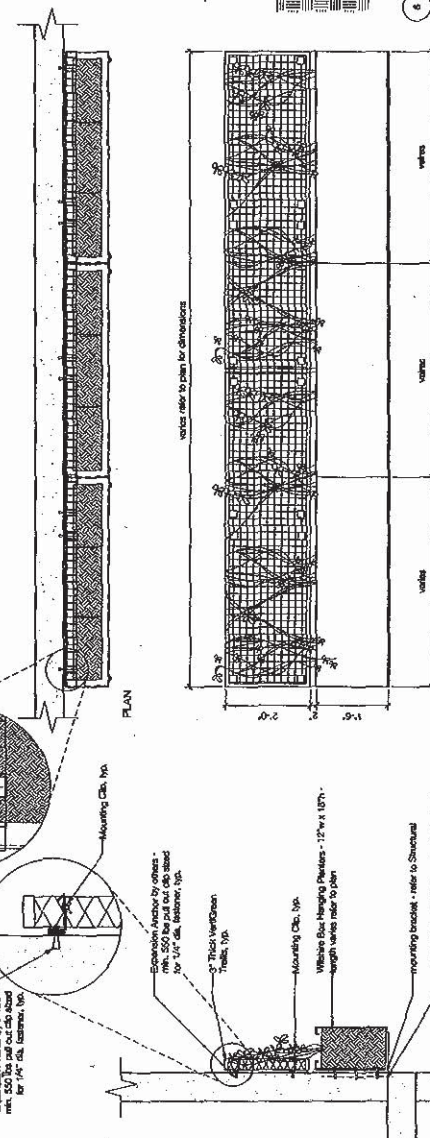
3 Detail: 8'-0" Timber Form  
Scale: 3/4" = 1'-0"



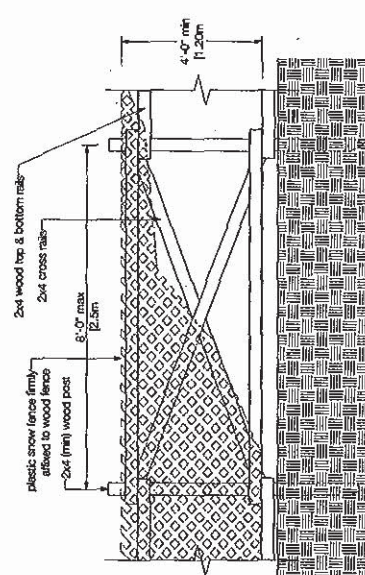
Detail: Drip Strip  
Scale: 1" = 1'-0"



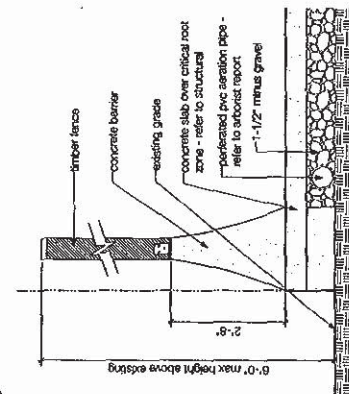
2 Detail: Threshold  
Scale: 1" = 1'-0"



**Detail: Plan-Section-Elevation of Removable Partners**



Detail: Tree Protection Fence  
Scale: 3/4" = 1'-0"



Detail: Aeration Pipe at Critical Root Zone  
 Gravel 2.4" = 1'-0"

260#27 JUN 14 2011 DP 09506909

○