



To: Planning Committee **Date:** March 23, 2011
From: Brian J. Jackson, MCIP **File:** RZ 09-506908
 Director of Development
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)**

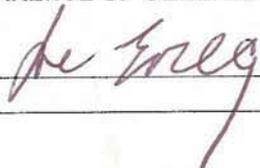
Staff Recommendation

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 <u>(6553.323 ÷ 2458.206 m²)</u>
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.

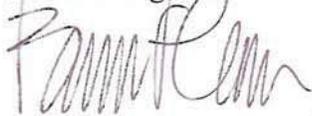
This application was presented to the Richmond Advisory Design Panel (ADP) meeting of November 17, 2010 and was supported to move forward to Planning Committee. See **Attachment 5** for ADP comments followed by the Applicant responses.

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.



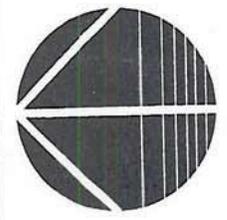
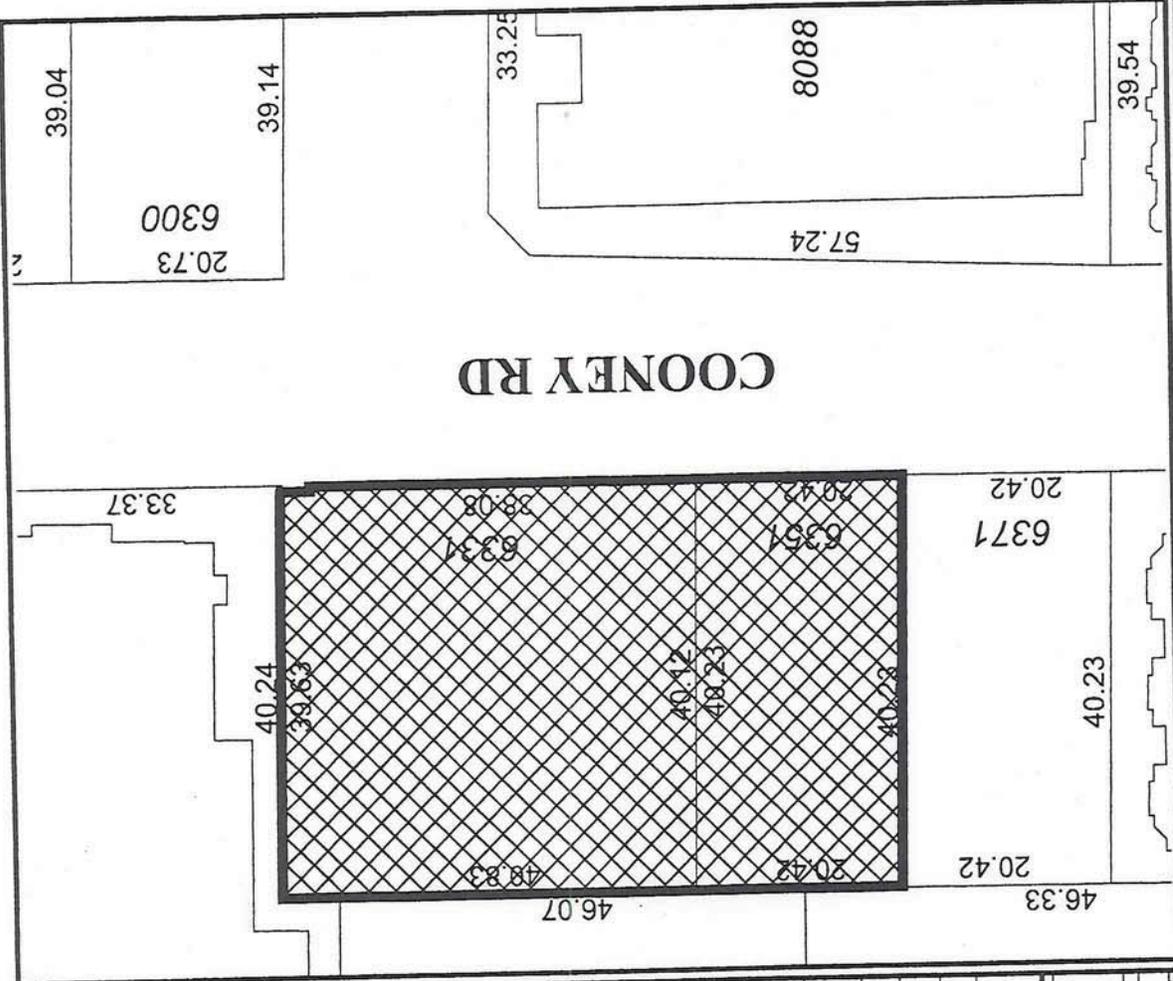
Brian Guzzi, MCIP, MCSLA
Senior Planner – Urban Design

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



City of Richmond



PH - 213

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 (m²):	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

1	REVISION	REVISION FOR REVISIONS E.P.
2	REVISION	REVISION FOR REVISIONS E.P.
3	REVISION	REVISION FOR REVISIONS E.P.
4	REVISION	REVISION FOR REVISIONS E.P.
5	REVISION	REVISION FOR REVISIONS E.P.
6	REVISION	REVISION FOR REVISIONS E.P.
7	REVISION	REVISION FOR REVISIONS E.P.
8	REVISION	REVISION FOR REVISIONS E.P.
9	REVISION	REVISION FOR REVISIONS E.P.
10	REVISION	REVISION FOR REVISIONS E.P.
11	REVISION	REVISION FOR REVISIONS E.P.
12	REVISION	REVISION FOR REVISIONS E.P.
13	REVISION	REVISION FOR REVISIONS E.P.
14	REVISION	REVISION FOR REVISIONS E.P.
15	REVISION	REVISION FOR REVISIONS E.P.
16	REVISION	REVISION FOR REVISIONS E.P.
17	REVISION	REVISION FOR REVISIONS E.P.
18	REVISION	REVISION FOR REVISIONS E.P.
19	REVISION	REVISION FOR REVISIONS E.P.
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23	REVISION	REVISION FOR REVISIONS E.P.
24	REVISION	REVISION FOR REVISIONS E.P.
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26	REVISION	REVISION FOR REVISIONS E.P.
27	REVISION	REVISION FOR REVISIONS E.P.
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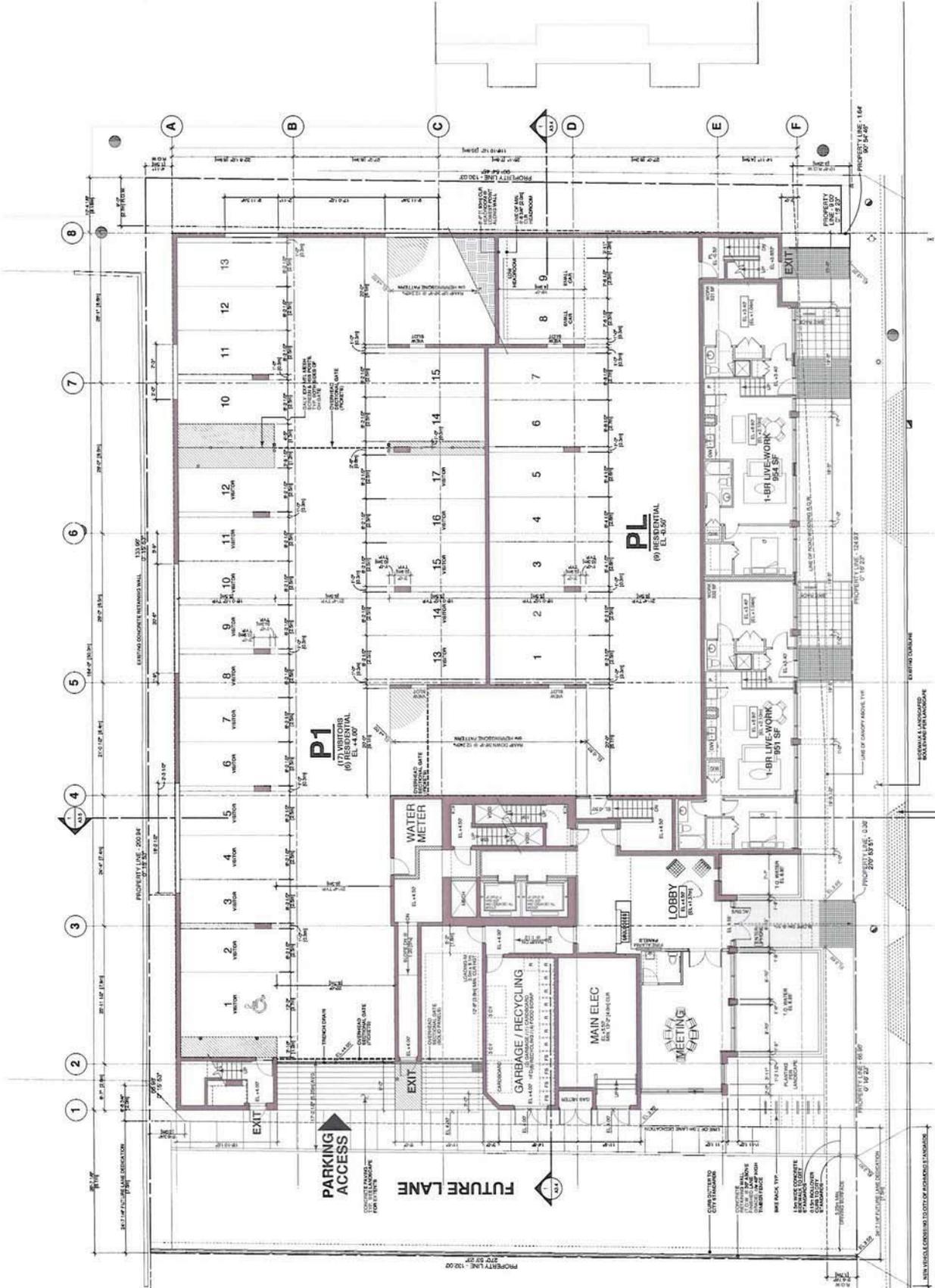
6331 - 6351
 COONEY ROAD
 RICHMOND, BC

GROUND FLOOR PLAN



DATE	09-08
BY	KT
SCALE	AS NOTED
PROJECT	18" = 1'-0" U.I.L.O.
DESIGNER	WTL
CLIENT	W.T. LEUNG ARCHITECTS
PROJECT	6331 - 6351 COONEY ROAD RICHMOND, BC

A2.0



09506908

MAR 25 2011

COONEY ROAD

1	REVISION	FOR REVISION FOR REVISION E.L.P.
2	REVISION	FOR REVISION FOR REVISION E.L.P.
3	REVISION	FOR REVISION FOR REVISION E.L.P.
4	REVISION	FOR REVISION FOR REVISION E.L.P.
5	REVISION	FOR REVISION FOR REVISION E.L.P.
6	REVISION	FOR REVISION FOR REVISION E.L.P.
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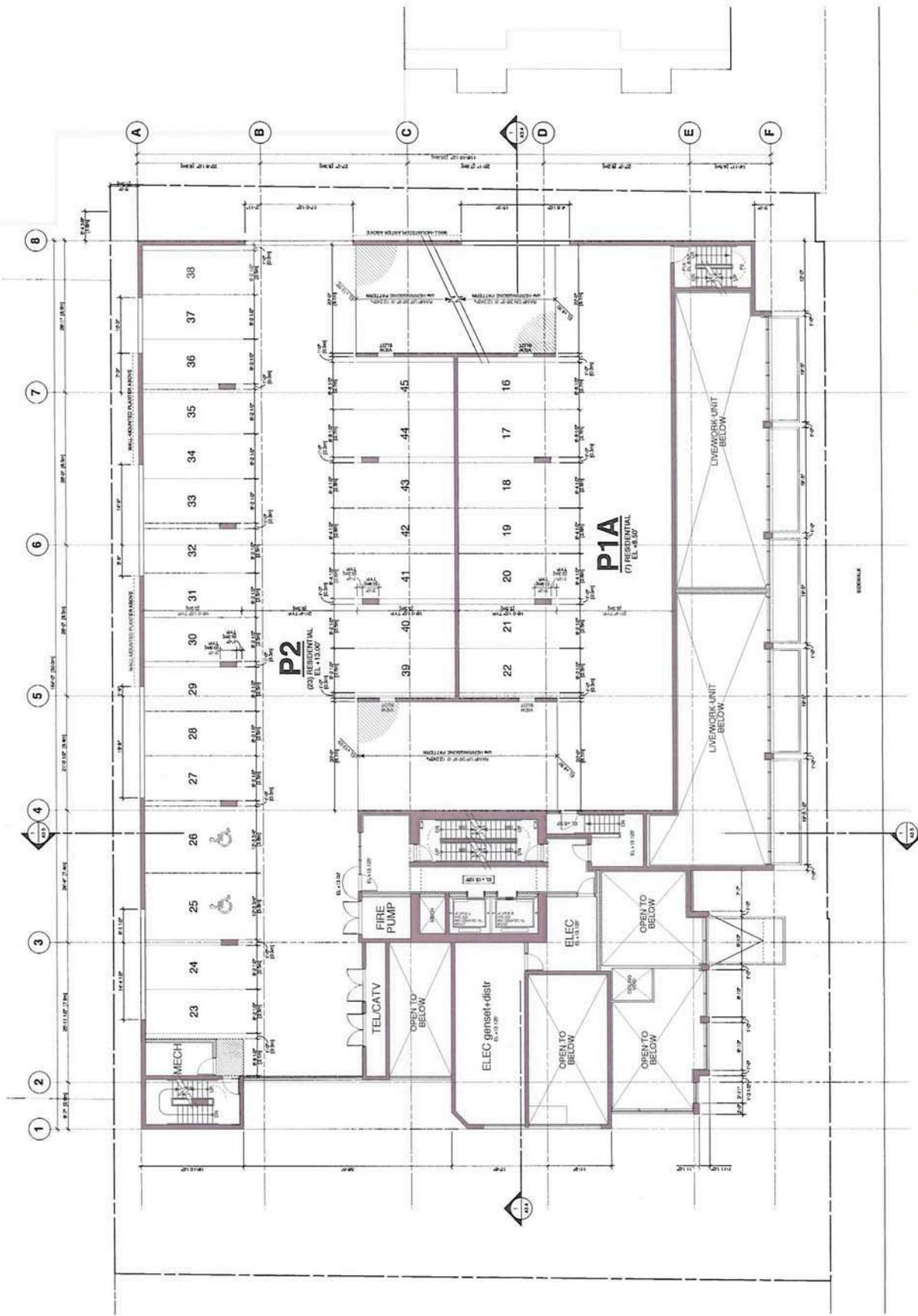
6331 - 6351
COONEY ROAD
RICHMOND, BC

2ND FLOOR PLAN



DATE	09-08
CLIENT	KT
DESIGN	AS NOTED
SCALE	1/8" = 1'-0" UNLESS NOTED
DESIGNED BY	WTL
PROJECT NO.	09506908

A2.1



09506908

MAR 25 2011

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS E.P.D.	11/11/2010
2	ISSUED FOR PERMITS E.P.D.	11/11/2010
3	ISSUED FOR PERMITS E.P.D.	11/11/2010
4	ISSUED FOR PERMITS E.P.D.	11/11/2010
5	ISSUED FOR PERMITS E.P.D.	11/11/2010

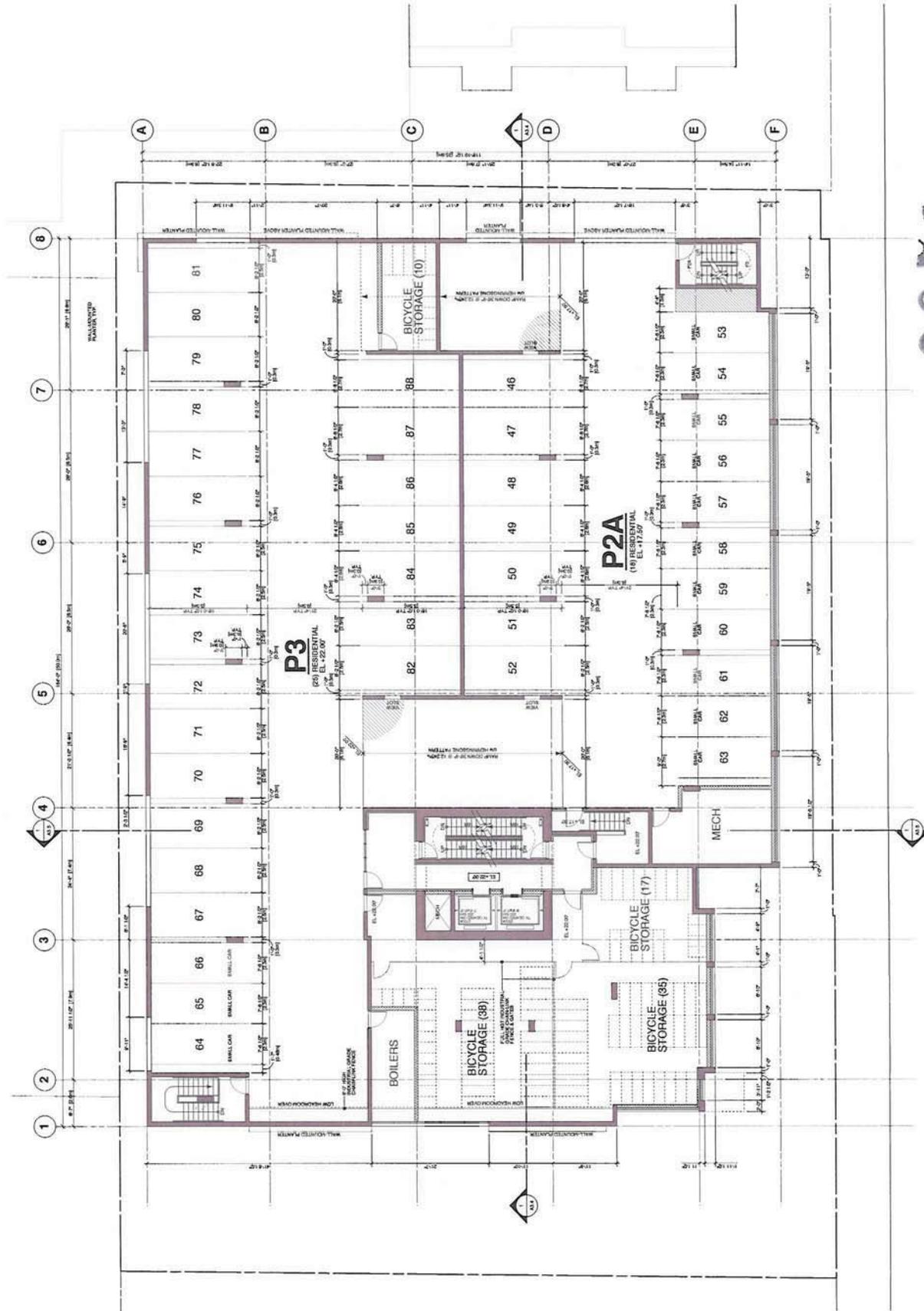
6331 - 6351
COONEY ROAD
RICHMOND, BC

3RD FLOOR PLAN



DATE	09-08
DRAWN	KT
SCALE	AS NOTED
PROJECT	WTL

A2.2



09506908

MAR 2 5 2011

1	PROJECT	6331 - 6351 COONEY ROAD RICHMOND, BC
2	DATE	09-08
3	DESIGNER	KT
4	SCALE	AS NOTED
5	DATE	10-08
6	DATE	10-08
7	DATE	10-08
8	DATE	10-08
9	DATE	10-08
10	DATE	10-08

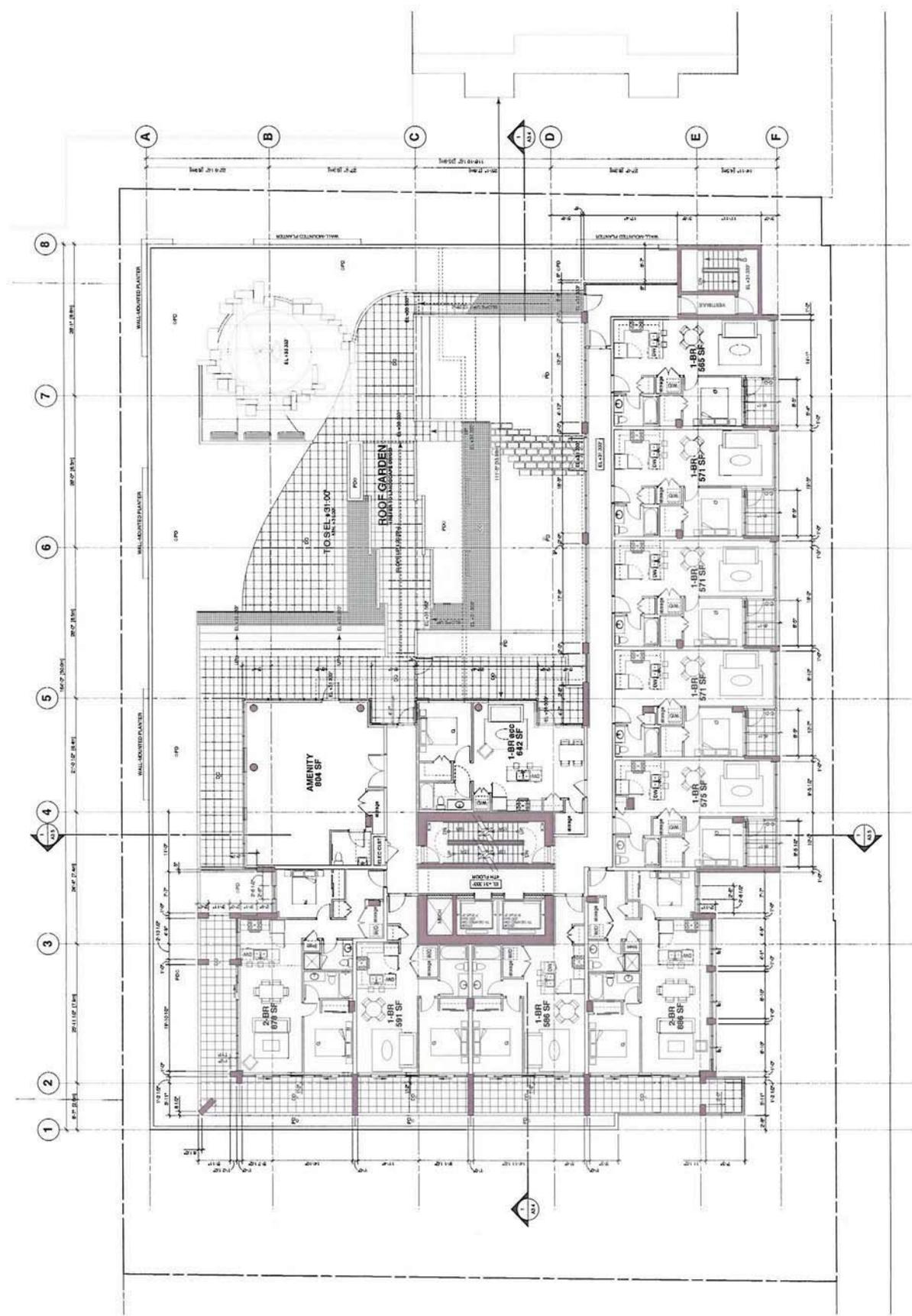
6331 - 6351
COONEY ROAD
RICHMOND, BC

4TH FLOOR PLAN



DATE: 09-08
SCALE: AS NOTED
DATE: 10-08
DATE: 10-08
DATE: 10-08
DATE: 10-08
DATE: 10-08
DATE: 10-08
DATE: 10-08
DATE: 10-08

A2.3



09506908

MAR 2 5 2011

1	REVISION	FOR SUBMITTAL FOR RECORDS E.O.P.
2	REVISION	FOR SUBMITTAL FOR RECORDS E.O.P.
3	REVISION	FOR SUBMITTAL FOR RECORDS E.O.P.
4	REVISION	FOR SUBMITTAL FOR RECORDS E.O.P.

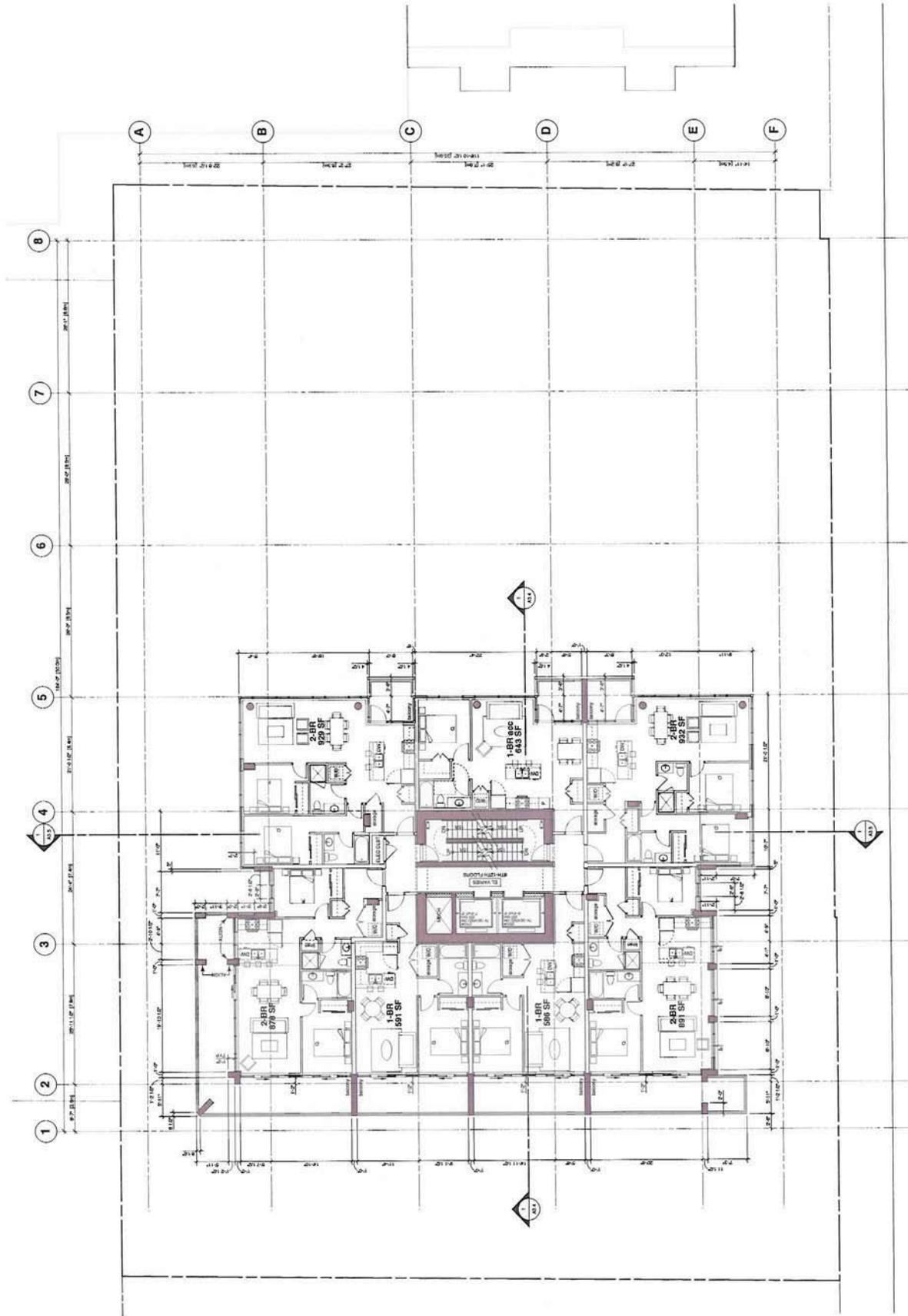
6331 - 6351
COONEY ROAD
RICHMOND, BC

**TYPICAL FLOOR
PLAN (6TH TO
12TH)**



DATE	09-09
SCALE	1/4" = 1'-0" U.S.O.
DESIGNED BY	WTL
CHECKED BY	WTL

A2.5



09506908

MAR 25 2011

1	3/24/2011	THE PROJECT FOR RICHMOND, B.C.
2	3/22/2011	THE PROJECT FOR RICHMOND, B.C.
3	3/24/2011	THE PROJECT FOR RICHMOND, B.C.
4	3/28/2011	THE PROJECT FOR RICHMOND, B.C.
5	3/28/2011	THE PROJECT FOR RICHMOND, B.C.

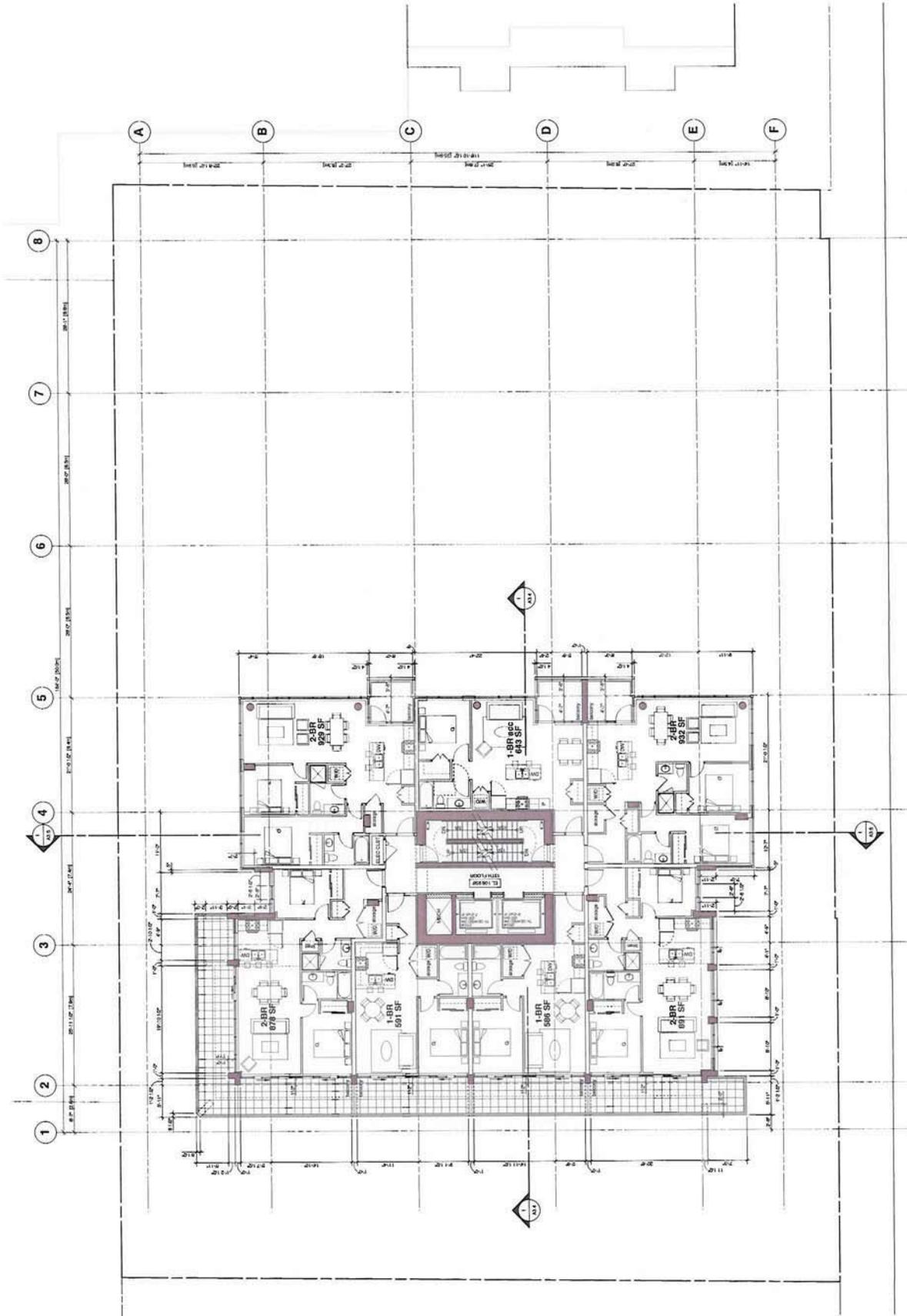
6331 - 6351
COONEY ROAD
RICHMOND, BC

13TH FLOOR PLAN



DATE	09-08
SCALE	AS NOTED
PROJECT	WTL
DESIGNER	WTL

A2.6



09506908

MAR 25 2011

1	REVISION	FOR CHECK FOR RICHMOND & P.
2	REVISION	FOR CHECK FOR RICHMOND & P.
3	REVISION	FOR CHECK FOR RICHMOND & P.
4	REVISION	FOR CHECK FOR RICHMOND & P.
5	REVISION	FOR CHECK FOR RICHMOND & P.

PROJECT:
6331 - 6351
COONEY ROAD
RICHMOND, BC

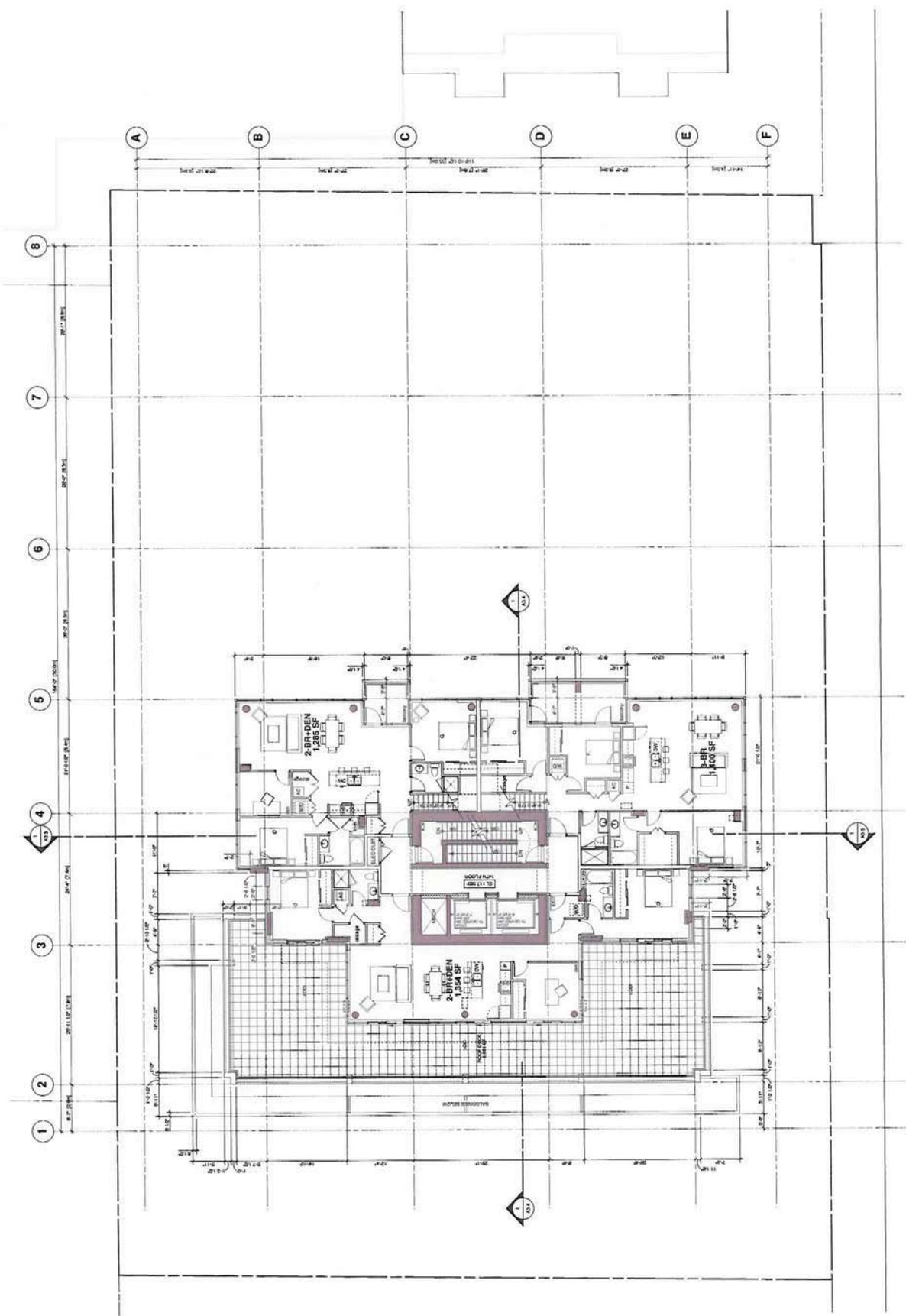
14TH FLOOR PLAN



DATE	09-09
DESIGN	KT
SCALE	AS NOTED
DATE	10" = 1'-0" U.S.O.
DESIGN	WTL

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A2.7



09506908

MAR 25 2011

1	3/20/2011	FOR INFORMATION ARCHITECTURE & D.P.
2	11/26/2012	FOR INFORMATION ARCHITECTURE & D.P.
3	1/28/2008	FOR INFORMATION ARCHITECTURE & D.P.

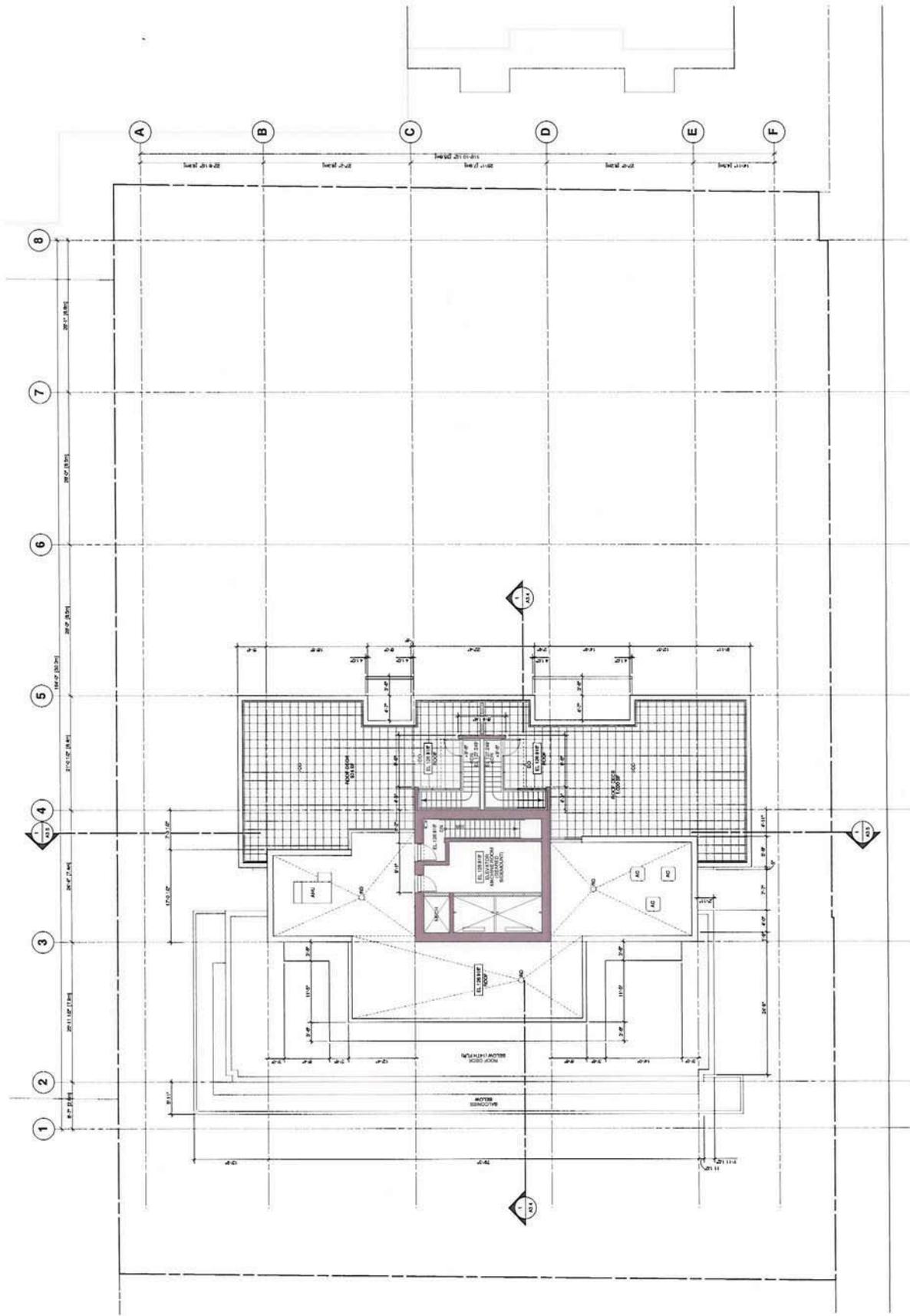
PROJECT:
6331 - 6351
COONEY ROAD
RICHMOND, BC

ISSUED TITLE:
ELEVATOR MACHINE
ROOM / ROOF
TERRACE PLAN



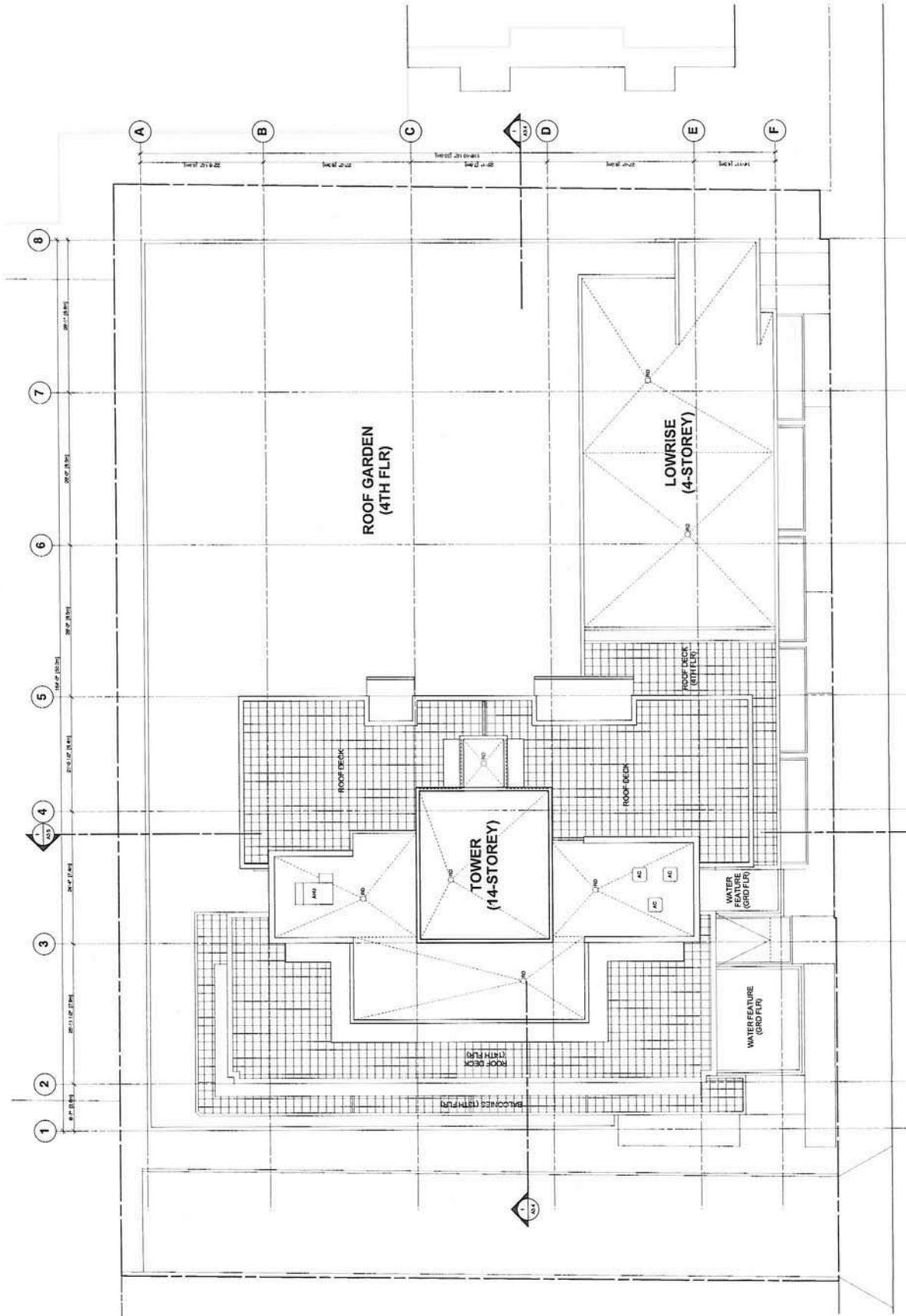
DATE:	09-08
DESIGNER:	KT
SCALE:	AS NOTED
PROJECT NO.:	09506908
DATE:	03-05-2011

A2.8



09506908

MAR 25 2011



09506908

MAR 2 5 2011

A2.9

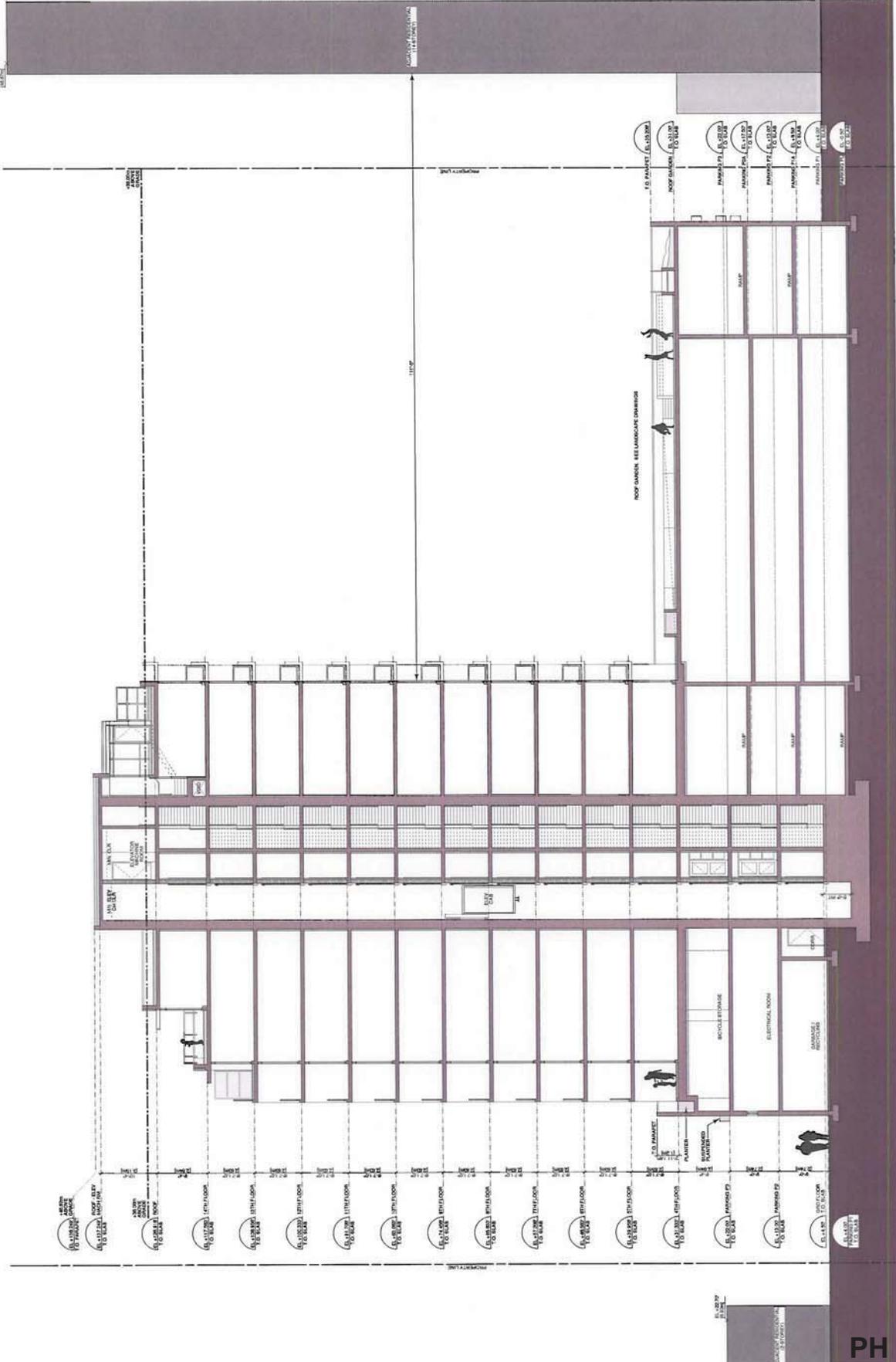
NO.	REVISION	DATE
1	FOR PERMITS	11/11/10
2	FOR PERMITS	11/11/10
3	FOR PERMITS	11/11/10
4	FOR PERMITS	11/11/10
5	FOR PERMITS	11/11/10
6	FOR PERMITS	11/11/10
7	FOR PERMITS	11/11/10
8	FOR PERMITS	11/11/10
9	FOR PERMITS	11/11/10
10	FOR PERMITS	11/11/10

6331 - 6351
COONEY ROAD
RICHMOND, BC

BUILDING SECTION A-A

DATE	KT
SCALE	1/8" = 1'-0"
DRAWN BY	WTL

A3.4



1 BUILDING SECTION A-A

09506908

MAR 25 2011

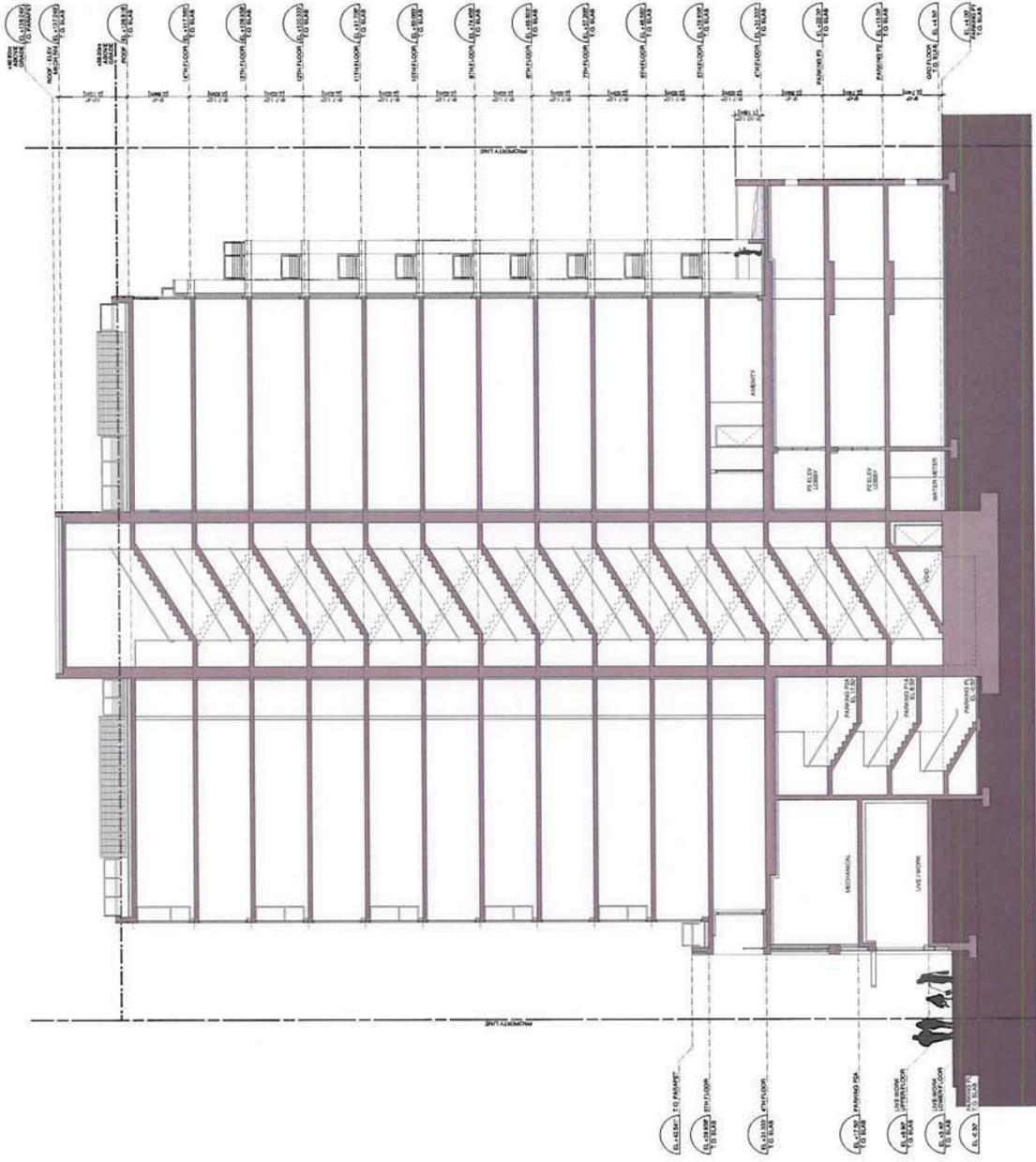
1	2/14/2011	REVISED FOR PERMITS & P.A.
2	3/14/2012	REVISED FOR PERMITS & P.A.
3	1/28/2008	REVISED FOR PERMITS & P.A.
4	1/28/2008	REVISED FOR PERMITS & P.A.

6331 - 6351
COONEY ROAD
RICHMOND, BC

BUILDING SECTION B-B

DATE	KT
DATE	AS NOTED
SCALE	1/8" = 1'-0"
DESIGNED BY	WTL

A3.5



MAR 25 2011

1 BUILDING SECTION B-B
1/8" = 1'-0"

09506908

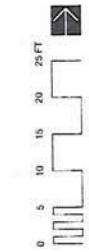
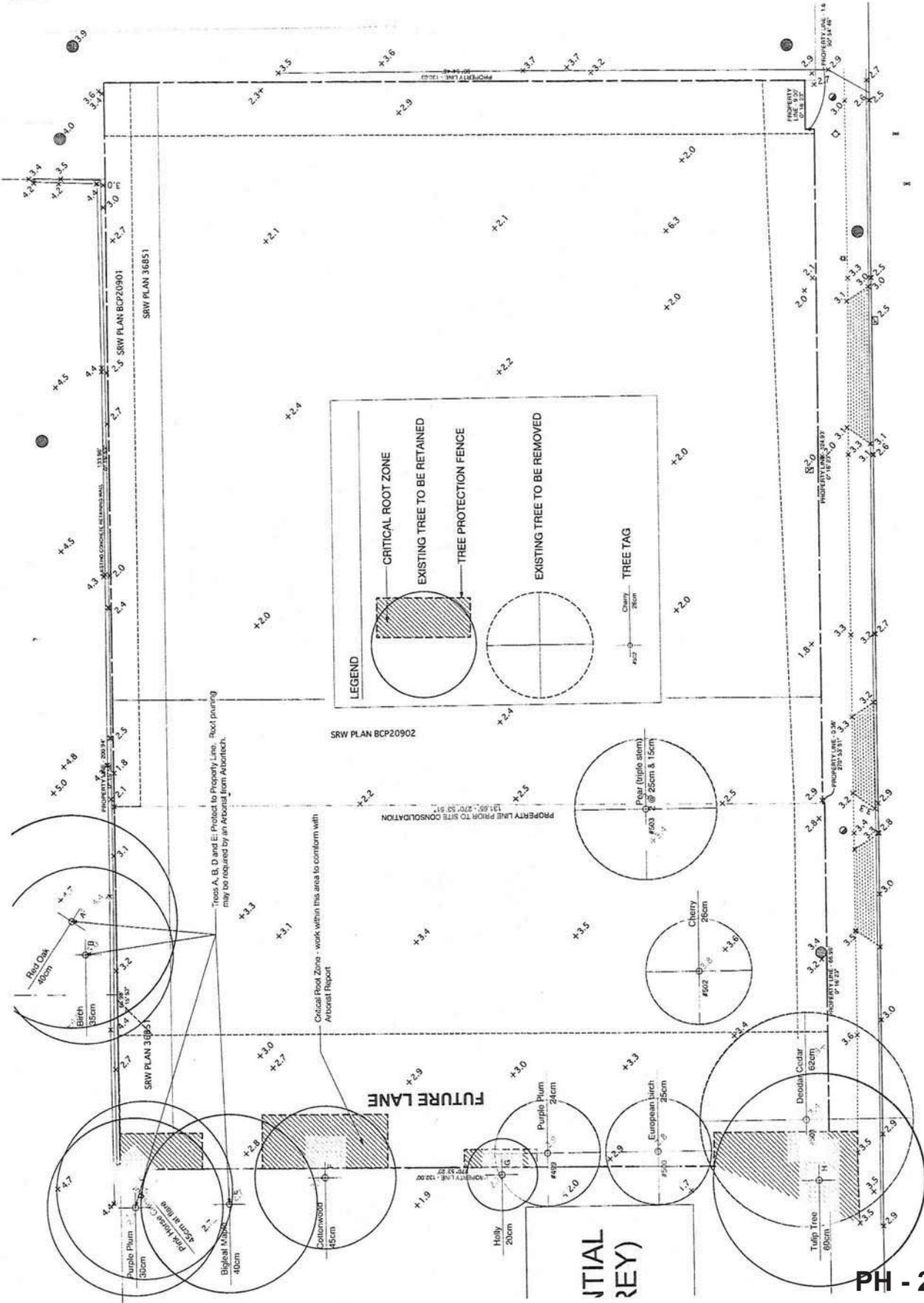
No.	DATE	REVISION NOTES

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

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

Tree Management Plan

Project No.	200937
Client	
Scale	1/8" = 1'-0"
Sheet No.	PH - 233
Date	11.26.09
Author	
Checker	
Scale	1:10
Sheet No.	
Date	

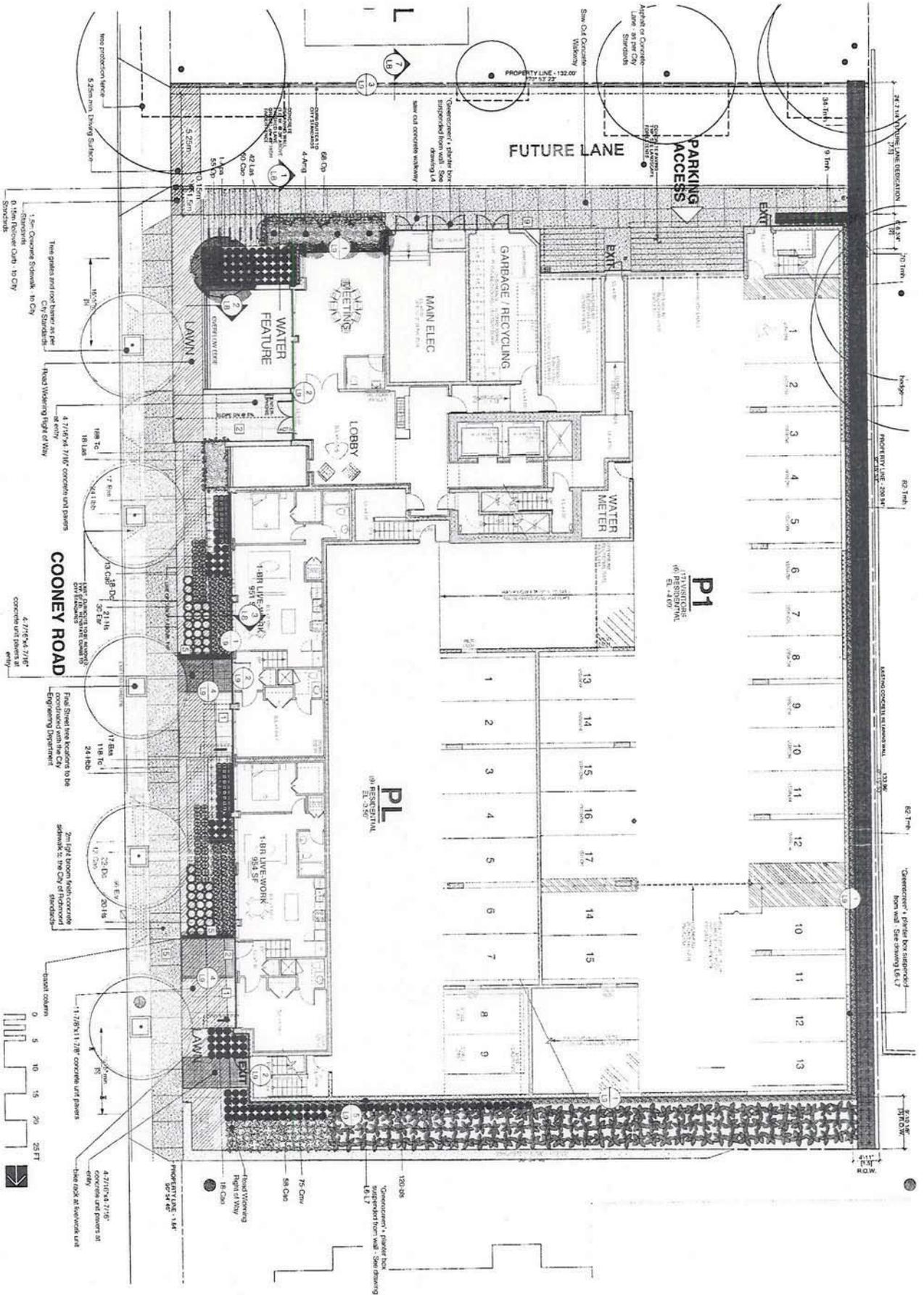


NOTE:
 Tree Management Plan to be read in conjunction with the arborist report created by
 Arborcon Consulting Ltd.

09506908

MAR 25 2011

PH - 233



MAR 25 2011

09506908

eckford + associates
 ARCHITECTS
 10000 Old Dominion Road, Suite 100
 Fairfax, VA 22030
 Tel: 703.261.1100
 Fax: 703.261.1101
 www.eckford.com

PH-234

No.	DATE	REVISION NOTES
A	11/9/10	Stand for site plan + GP
B	1/17/11	Stand for Change Panel
C	2/8/11	Stand for Review
D	2/25/11	Revised for site plan

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

Ground Floor Landscape Plan

NO.	DATE	REVISION
1	03/25/11	Final

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

Sheet: L2.0 of 10

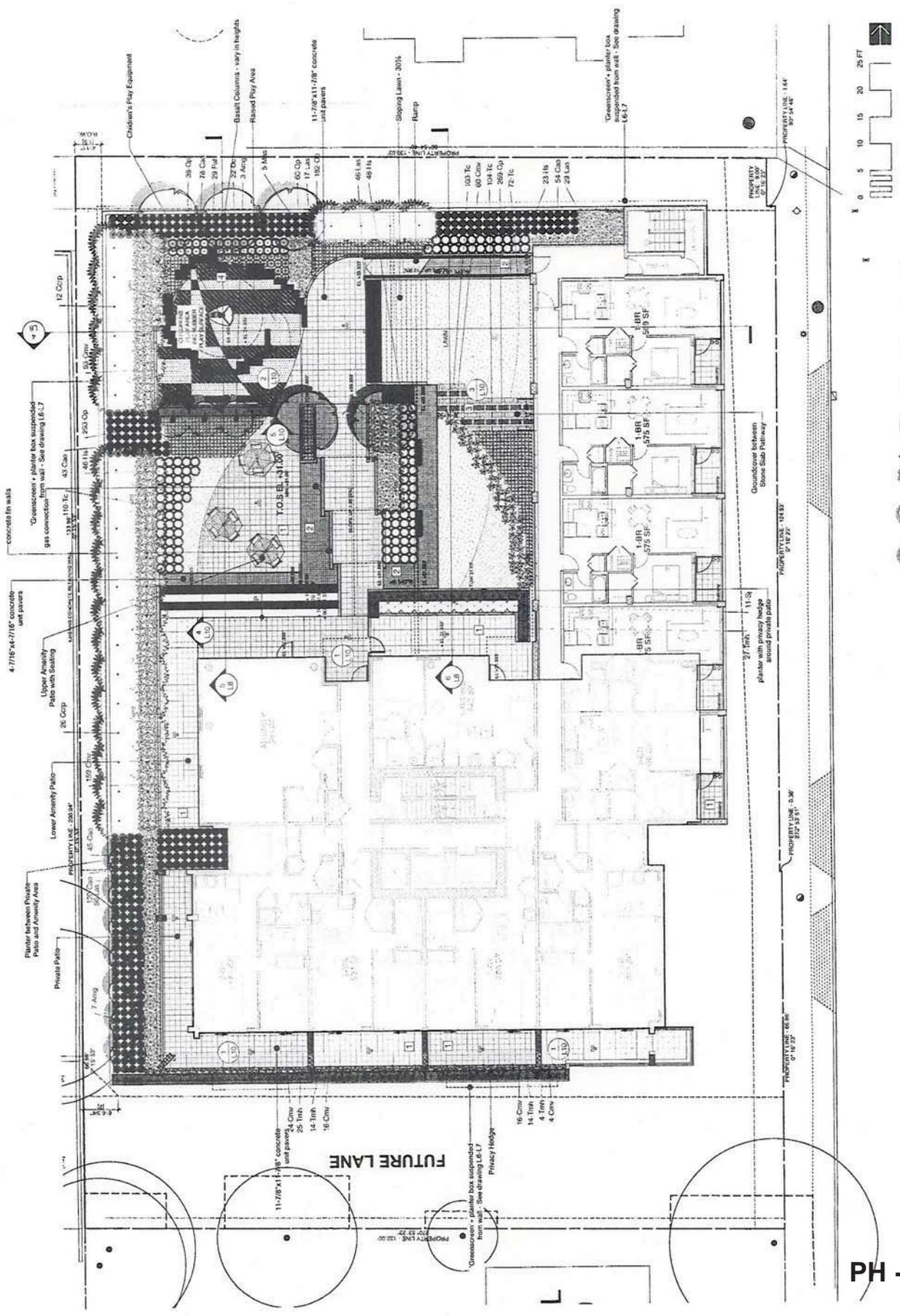
No.	DATE	REVISION NOTES

No.	DATE	ISSUE INDEX
A	11/7/10	Issued for zoning + DP
B	3/7/11	Issued for design panel
C	3/9/11	Issued for reference
D	3/23/11	Revised for the building

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

Level 4 - Amenity Landscape Plan

PROJECT NO.	20337
DATE	1/16/11
SCALE	L3.0
SHEET NO.	11 of 10



09506908

MAR 2 5 2011

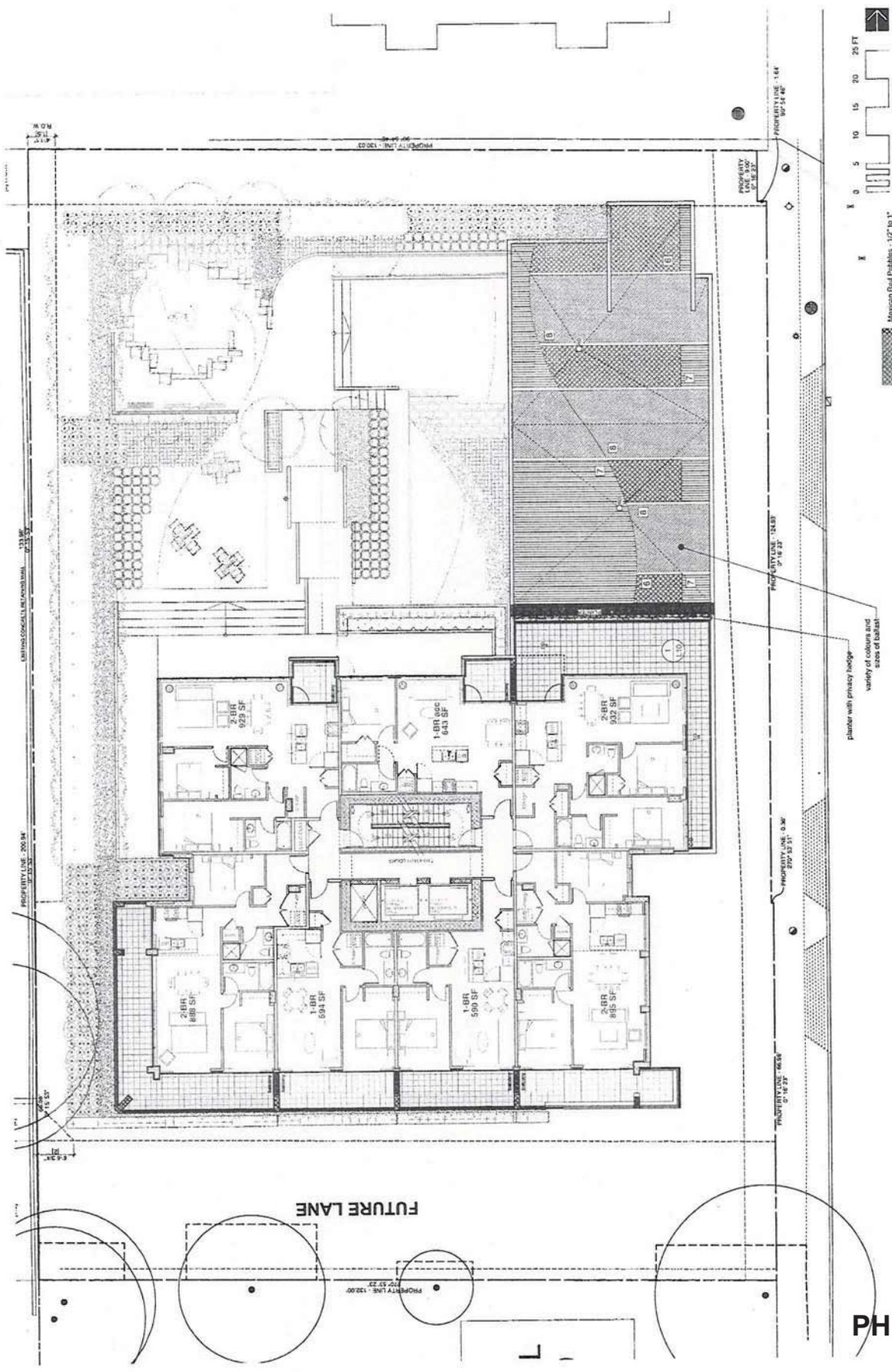
PH - 235

No.	Date	Revision Notes
A	11/17/10	Issued for Air-Lighting - DP
B	11/17/10	Issued for Design Panel
C	2/28/11	Issued for Review
D	3/25/11	Re-issued for Air-Lighting

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

Sheet No.
Level 5 & Level 4 Roof Landscape Plan

Project Information	
Project Name	6337-6351 Cooney Rd.
Client	REGENCY DEVELOPMENT & ASSOCIATES
Architect	REGENCY DEVELOPMENT & ASSOCIATES
Scale	1/8" = 1'-0"
Date	11.28.09
Sheet No.	L4.0
Total Sheets	10



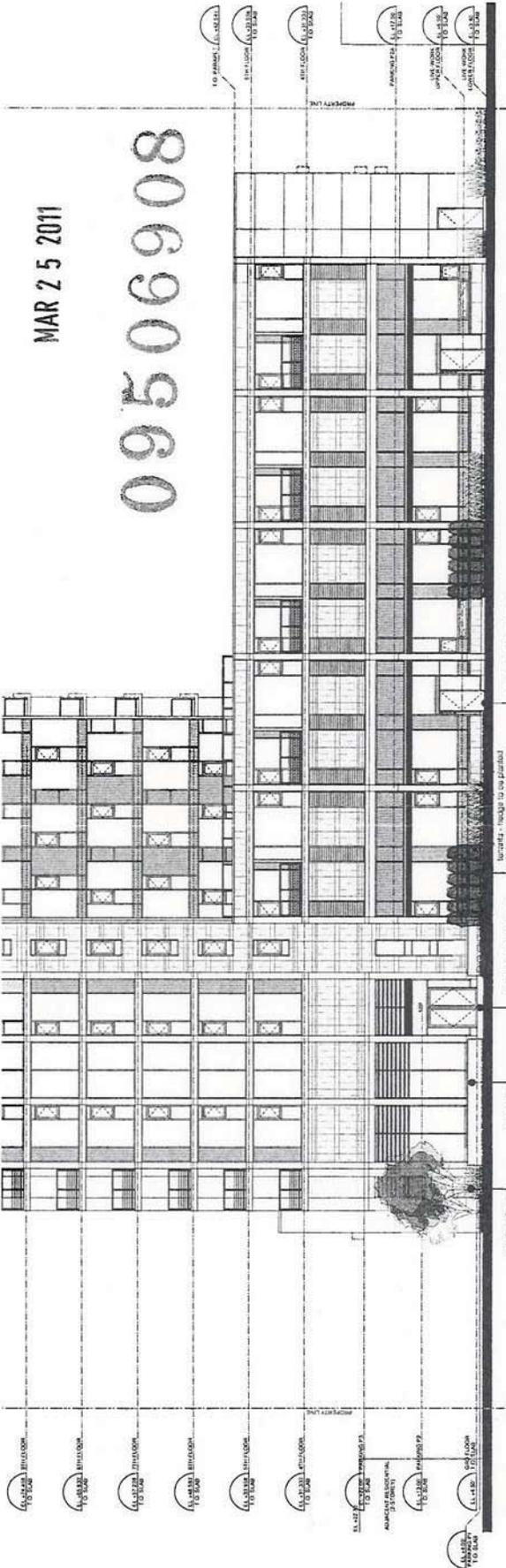
09506908

MAR 25 2011

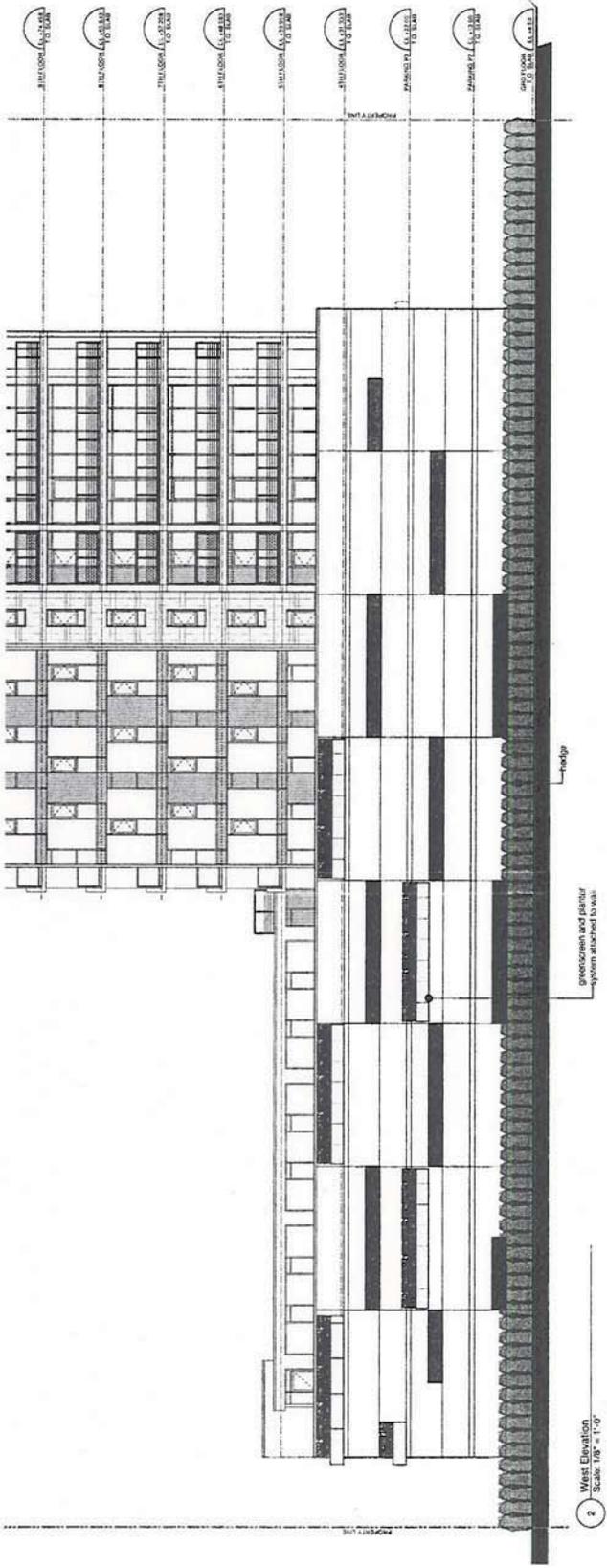
PH - 236

MAR 25 2011

09506908



1 East Elevation
Scale: 1/8" = 1'-0"



2 West Elevation
Scale: 1/8" = 1'-0"

eckford + associates
Landscape Architecture
1200 West 10th Avenue, Suite 200
Vancouver, BC V6H 2E6
Tel: 604.681.1111
Fax: 604.681.1112

No.	Date	Revision Notes

No.	Date	Issue Notes
A	11/9/10	Issued for Re-Zoning & OP
B	1/17/10	Issued for Design Pack
C	2/8/11	Issued for Review
D	3/25/11	Re-issued for Re-Zoning

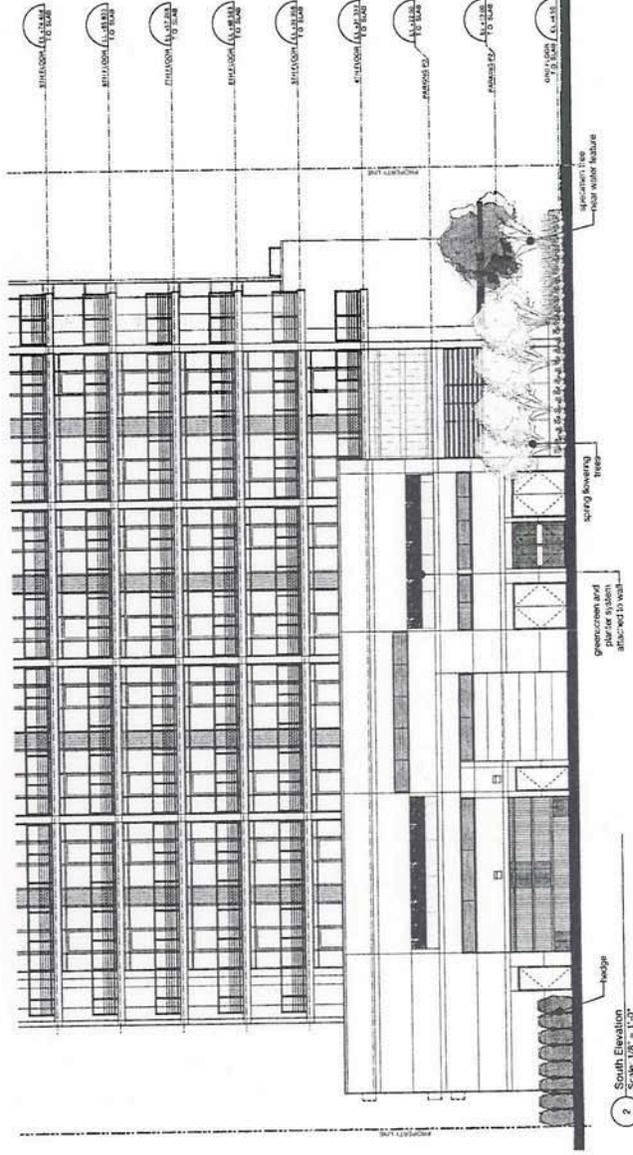
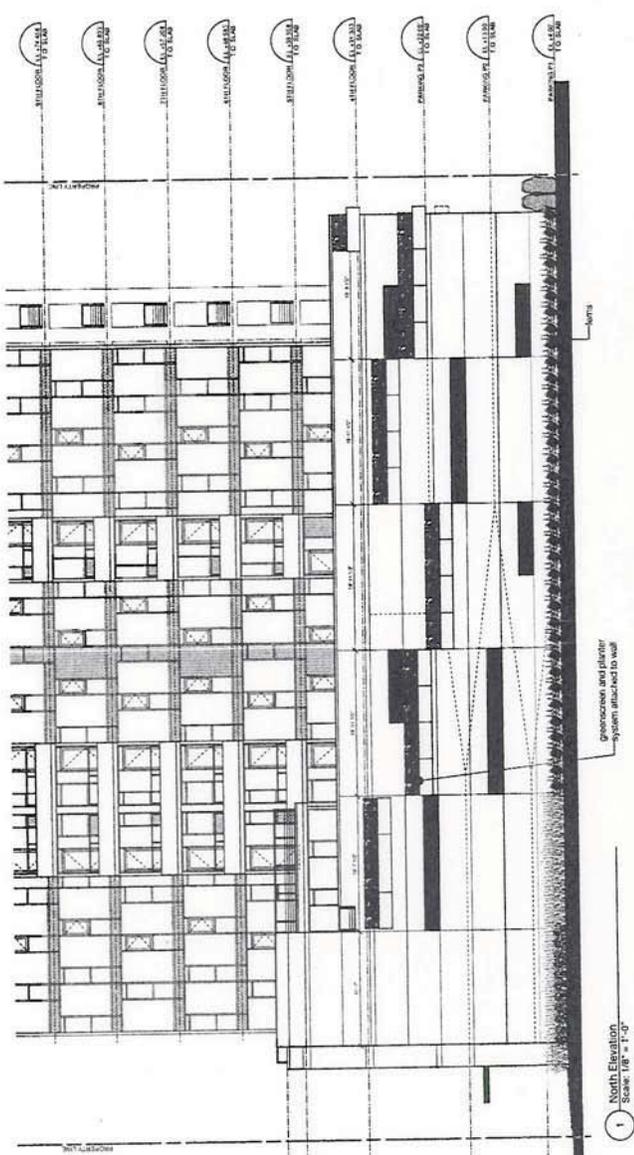
Multi-Family
Residential Building
6337 6351 Cooney Rd.
Richmond, B.C.

Landscape Elevations

Project No.	6337
Client	1/8" = 1'-0"
Scale	1/8" = 1'-0"
Sheet No.	11.26.09
Sheet Title	L6.0
Scale	1/8" = 1'-0"

No.	DATE	REVISION NOTES
A	11/09/10	Issued for Re-Zoning + DP
B	11/17/10	Issued for Design Phase
C	2/08/11	Issued for Review
D	3/25/11	Re-issued for Re-Zoning

Project No.	09506908
Scale	1/8" = 1'-0"
Author	LB
Check	LB
Date	11.26.09
Plot No.	L7.0
Sheet No.	10



09506908

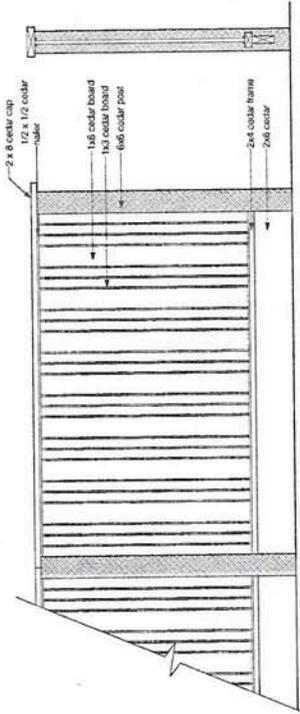
MAR 25 2011

No.	DATE	Revision Notes
1	11/29/10	Issued for Re-Zoning - 7.0'
2	11/29/10	Issued for Re-Zoning - 7.0'
3	2/28/11	Issued for Re-Zoning - 7.0'
4	3/25/11	Re-issued for Re-Zoning

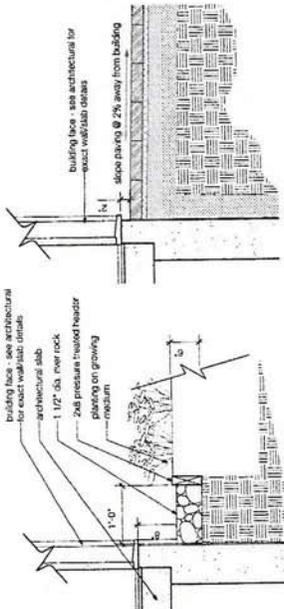
No.	DATE	Issue Notes
A	11/29/10	Issued for Re-Zoning - 7.0'
B	11/29/10	Issued for Re-Zoning - 7.0'
C	2/28/11	Issued for Re-Zoning - 7.0'
D	3/25/11	Re-issued for Re-Zoning

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

Project Name	Client	Project No.
Multi-Family Residential Building	GE	20337
Scale	1/4" = 1'-0"	
Revision No.	19.0	
Date	11.26.09	
Sheet No.	10	

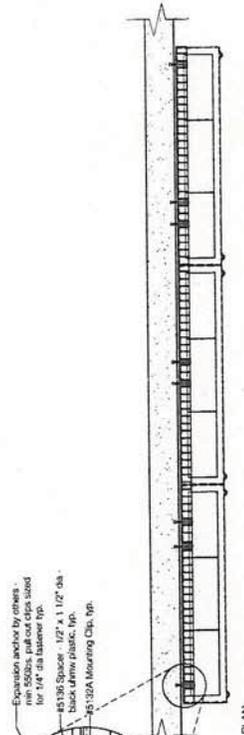


3 Detail: 6'-0" Timber Fence
 Scale: 3/4" = 1'-0"

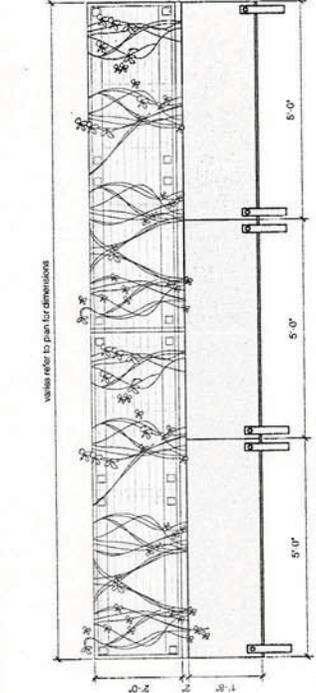


1 Detail: Strip
 Scale: 1/4" = 1'-0"

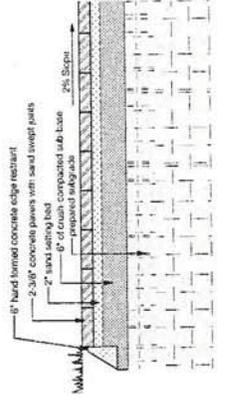
2 Detail: Threshold
 Scale: 1/4" = 1'-0"



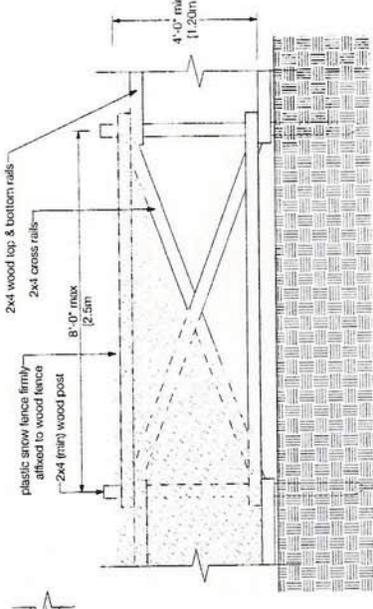
2 Detail: Threshold
 Scale: 1/4" = 1'-0"



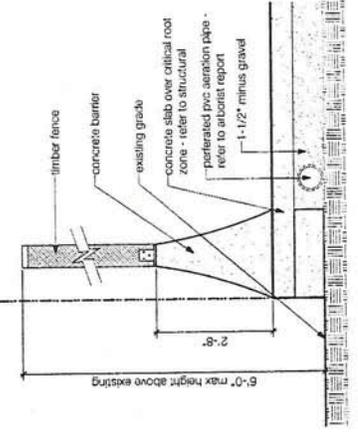
5 Detail: Plan-Section-Elevation of Removable Planters
 Scale: 3/4" = 1'-0"



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



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



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

MAR 25 2011

09506908

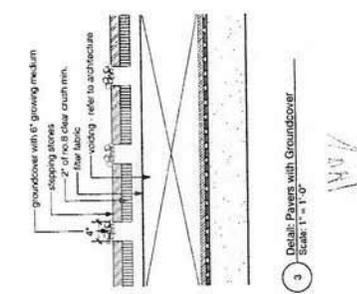
No.	Date	Revision Notes

No.	Date	Issue Notes
A	11/29/10	Issued for Re-Zoning + DP
B	11/17/10	Issued for Budget Panel
C	2/26/11	Issued for Review
D	11/25/11	Revised for Re-Zoning

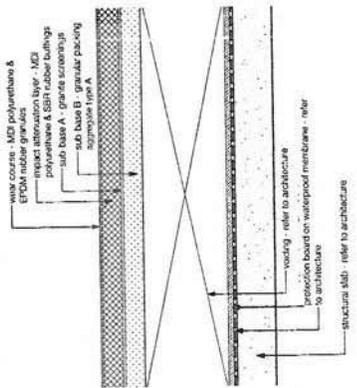
Project Name
Multi-Family Residential Building
 6337-6351 Cooney Rd.
 Richmond, B.C.

Project File
Landscape Details
Level 4 - Amenity

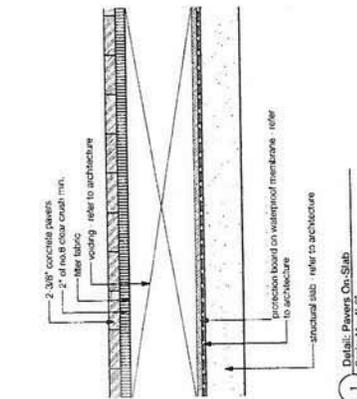
Eckford + Associates	
Project No.	20937
Client	44-0404
Scale	L10.0
Date	11.26.09
Sheet No.	10



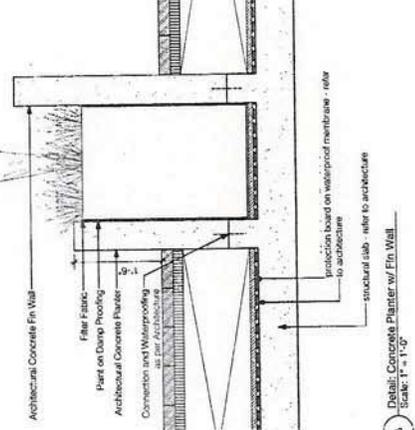
1 Detail: Pavers On Slab
 Scale: 1" = 1'-0"



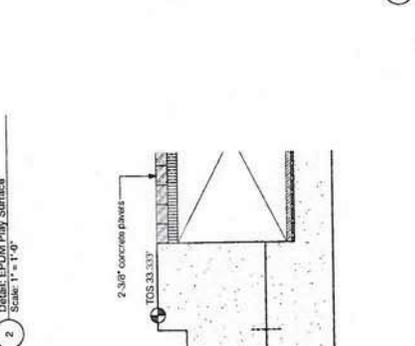
2 Detail: EPDM Ploy Surface
 Scale: 1" = 1'-0"



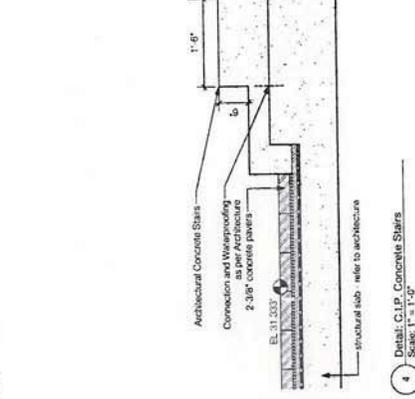
3 Detail: Pavers with Groundcover
 Scale: 1" = 1'-0"



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



2 Detail: EPDM Ploy Surface
 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

APR 26 2011

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED for content by originaling
APPROVED for legality by Solicitor

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

APR 26 2011

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CORPORATE OFFICER