



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee
From: Holger Burke, MCIP
Acting Manager, Development Applications
Re: **APPLICATION BY W. T. LEUNG ARCHITECTS INC. FOR REZONING 6311 AND 6331 COONEY ROAD FROM TOWNHOUSE DISTRICT (R2) TO DOWNTOWN COMMERCIAL DISTRICT (C7)**

To Council - Mar 8, 2004
to Planning - March 02, 2004
Date: February 16, 2004
RZ 03-238768
File: 8040-20-7670

Staff Recommendation

That Bylaw No. 7670, for the rezoning of 6311 and 6331 Cooney Road from "Townhouse District (R2)" to "Downtown Commercial District (C7)", be introduced and given first reading.

Holger Burke, MCIP
Acting Manager, Development Applications

HB:ef
Att. 3

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER
<i>Joe Erceg</i>

Staff Report

Origin

W.T. Leung Architects Inc. has applied to the City of Richmond for permission to rezone 6311 and 6331 Cooney Road (**Attachment 1**) from Townhouse District (R2) to Downtown Commercial District (C7) in order to permit the construction of a twelve-storey high-rise building with approximately 34 dwelling units at a floor area ratio of 2.65. (**Attachment 2**)

There has been a previous application for rezoning 6311, 6331, 6351, and 6371 Cooney Road (RZ 95-000110), which included both the subject site and the two lots to the south. The proposal was for the development of a 16 storey residential tower. The staff report recommended that the application be denied. The major concerns were the density, bulkiness of the building, and relationship to the public realm and neighbouring development. Staff recommended that the proposal be modified to achieve a slimmer tower profile and a reduction in the floor area ratio to no more than 2.0, in order to achieve development parameters. At the Council Meeting of December 9, 1996, Council referred the application to staff for further review. No further progress was made on the application and the file was closed in April 1999.

Findings of Fact

Item	Existing	Proposed
Owner	Algear Properties Ltd.	No change
Applicant	W. T. Leung Architects Inc.	
Site Size	1,642 m ² (17,674 ft ²)	1,637.5 m ² (17,626.5 ft ²) <ul style="list-style-type: none"> • Reduction for 0.11 m road dedication (approximately) along east property line
Land Uses	Two Single-family Homes	12-storey multiple-family residential building containing 34 dwelling units
OCP Designation	Neighbourhood Residential	No change
Area Plan: City Centre	Residential	No change
Zoning	Townhouse District (R2) The intent of this zoning district is to accommodate townhouses.	Downtown Commercial District (C7) The intent of this zoning district is to provide for the downtown shopping, personal service, business, entertainment and residential demands of the City. <ul style="list-style-type: none"> • To a maximum 3.0 FAR. • <i>Proposed: 2.65 FAR</i>
Parking Required • For C7	1.5 spaces/unit x 34 = 51 0.2 spaces/unit x 34 = 7 1.7 spaces/unit x 34 = 58	
Parking Proposed • For C7	1.5 spaces/unit x 34 = 49 0.2 spaces/unit x 34 = 7 1.7 spaces/unit x 34 = 56 <ul style="list-style-type: none"> • <i>Staff support this relaxation of parking for multiple-family development in the City Centre to promote the development of a transit oriented neighbourhood.</i> 	

Staff Comments

Context

The site is located in the Cook Neighbourhood within the Downtown Local Area of the City Centre District. The site consists of two of the four remaining single-family residential lots on the west side of Cooney Road. To the north is a recently developed high-rise residential building, zoned C7. To the west on large lots extending to Buswell Street are existing large floor plate four-storey apartment buildings, zoned R3. To the south, on Cooney Road and extending to Cook Road, are R2 zoned townhouses.

Policy Planning

Staff have met with the applicant on several occasions prior to the rezoning application submittal. The owner has been unable to buy the lots to the south, so he has not been able to assemble all four single-family lots, which was his goal. This application is proposing to rezone from townhouse to a high rise zone. The City Centre Plan for this sub-area promotes a mix of multi-family housing forms, including high-rise, in an urban setting. The proposed density would support the City objective of increasing housing capacity to meet future housing needs.

The Downtown Commercial District (C7), which provides for a full range of commercial, business and residential uses, is proposed by staff for this site in order to provide continuity with the adjacent zoning for the residential tower site to the north. However, as the City Centre Plan designates the subject site as Residential, a covenant will be required to restrict non-residential uses on the site.

High-density, high-rise development is appropriate for this location, within the heart of the emerging City Centre residential neighbourhood. The challenge has been to provide an acceptable form of development for this small site, and to minimize impacts on the neighbours. The proposal has been revised from its initial proposal to respond to the concerns of the neighbours, and has produced a generally successful urban form and massing.

Issues which have been addressed in the revised submission include (**Attachment 2**):

- The applicant has redesigned the townhouses in the podium to direct more living spaces facing the street;
- Improvements to the livability of the townhouses, which have been raised to improve their privacy and usefulness;
- Slimming of the proposed tower to achieve the Development Permit Guideline minimum required spacing of 24 m (78.7 ft.) between towers, for both the existing tower to the north and possible future residential towers on the south and west;
- The Development Permit Guideline requires a tower setback from the podium. Staff support the proposed variance in this case, as the portion of tower which extends to the podium frontage is a relatively small proportion of the overall street-wall, which provides an appropriate continuous two-storey residential frontage with a setback at the third storey;
- A reduction in driveways from Cooney Road;
- The parking access will now be located at the south edge of the property and will be designed as a lane (open to the sky). The parking entry will be at the back of the property and the

development will provide access to a future north-south lane to Cook Road. The applicant will provide a Public Rights-of-Passage Right-of-Way as a public benefit contribution.

- There is a sewer Right-of-Way at the west property line. The applicant has addressed it by providing a 1.5 m (5 ft) building setback from the property line. The Right-of-Way is to be registered as a Public Rights of Passage should it be needed for a future north-south lane for a future development on the deep site to the west, which would contribute the remaining lane width to either 6 m or 9 m, as required.
- The applicant has agreed that the building podium will be set back from the north and west property lines to allow for landscaping. The landscaping should be designed to mitigate the blank walls of the parking podium. The sewer Right-of-Way may preclude trees from being planted in the landscaping setback.

Transportation

- To discourage loading or stopping on Cooney Road, the developer is to provide physical measures such as dense planting of shrubs along the length of the frontage on the boulevard.
- There will be no stopping permitted on Cooney Road in the future.
- Applicant is providing a 6 m Public Rights-of-Passage Right-of-Way along the entire south property line, for a future lane. The lane would be widened to City Centre standard of 9 m with the future development of the property to the south.
- On-site loading is required to accommodate a moving truck to City standards (WB-17) and meeting vertical clearance standards, as well.
- The applicant is required to provide a "parking during construction plan" (parking for workers, services, etc), noting there is to be no parking on Cooney Road and parking on Spires Gate will not be acceptable.
- Staff support a relaxation of parking for multiple-family development in the City Centre to promote the development of a transit oriented neighbourhood. The typical standard which has been used is a reduction for one bedroom units from 1.5 spaces per unit to 1.0 space per unit. For this project, with six proposed one-bedroom units, the reduction in parking would be for three spaces (a relaxation of two spaces at the Development Permit stage is requested).

Engineering

Prior to final adoption the following shall be done:

- The two lots shall be consolidated into one development parcel.
- Road dedication of 0.11 m plus an agreed upon extra width at the north property line (as either dedication or Public Rights of Passage) to accommodate a power pole at about 1.8 m behind the existing curb, which will be now part of the relocated sidewalk. To move the pole into the future boulevard, the wires will conflict with the trees, so staff suggest the new sidewalk meander an additional 0.3 m to 0.5 m into the development site. Consultation with the developer's Engineering consultant is required to finalize the exact size and location of the dedication.
- Granting of a 6 m Public Rights of Passage Right-of-Way for laneway across the entire south edge of the site. (A future 3 m Public Rights of Passage Right-of-Way will be required from the north edge of 6351 Cooney when it redevelops, to complete to standard City Centre 9 m lane works.)

Then prior to issuance of the Building Permit, the developer is to enter into the City's standard Servicing Agreement for offsite beautification along their Cooney Road frontage and for lane construction. Works include, but are not limited to, removing the existing sidewalk and replacing with a 1.5 m paved boulevard, with a 1.5 m concrete sidewalk behind that (the back of which will be at the new property line.). In the new boulevard, provide City Centre street lights and trees with grates. This is a continuation of the existing frontage works to the north. The lane works are to be to City Centre standard. Works include roll curb and gutter on the north edge (the south edge is to be widened in the future complete with sidewalk, as noted above), City Centre laneway lighting per standard L12.1, and storm sewer. All works are at the developer's sole cost, with no credit available. It is recommended that the applicant retain a Civil Engineer to resolve the power pole issue noted above.

Public Notification

A site sign was installed on the site on July 11, 2003. To date, staff have received four letters from individuals, a letter from a Strata Council, and a petition signed by 27 neighbouring residents. All of the respondents oppose the project. The following concerns were expressed:

- View blockage
- Loss of sunlight
- Lot size not appropriate for a high-rise
- Too many high-rise buildings in neighbourhood
- Increased traffic congestion would result
- Tower is located too close to neighbouring buildings
- Fire hazard

Open House: The applicant organized a Public Information Meeting at Cook Elementary School for the neighbouring properties, held December 3, 2003. Notification was sent to 1,093 households and 320 business addresses. The invitation was written in both English and Chinese, and a translator was available at the Open House. Ten people attended the open house.

Staff Response to Concerns: The tower location and configuration are consistent with City Centre design guidelines, which establish minimum tower spacing to minimize impacts on neighbouring sunlight, views and privacy. Staff have concluded that the proposal is compatible with the adjacent residential towers and the neighbouring low rise residential buildings, with a lane providing a buffer to the existing homes to the south. The proposed provision of 34 dwelling units on the site is consistent with population forecasts for the City Centre, and transportation networks have been designed for this increased capacity.

Analysis

- The proposed project and its construction of a portion of a lane network to serve the block between Buswell Street and Cooney Road are consistent with Richmond's planning and development objectives. The project is expected to be an attractive and fitting addition to the City Centre's Downtown multiple-family neighbourhood.
- The applicant's proposal for a public gallery space for exhibiting community art is an appropriate public benefit. Legal agreements are required to secure the gallery space and associated outdoor sculpture garden for non-commercial public use.

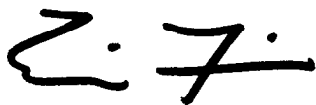
- The project requires rezoning to Downtown Commercial District (C7) to permit a maximum floor area ratio (FAR) of 3.0 on the site, the accepted maximum density for the City Centre Area, and to permit a form of development (height, setbacks, and site coverage) consistent with the adjacent downtown development.
- The proposed application has addressed the concerns that were made with regard to the previous application for rezoning of this site, in 1995, and has proposed a tower that is slimmer, shorter and with an improved public realm relationship. Staff recommend support for the subject application.

Financial Impact

None.

Conclusion

Rezoning of the subject site as proposed conforms to citywide and City Centre objectives for residential growth and merits favourable consideration.



Eric Fiss, MCIP
Community Planner - Urban Design

EF:ef

There are requirements to be dealt with prior to final adoption:

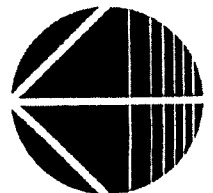
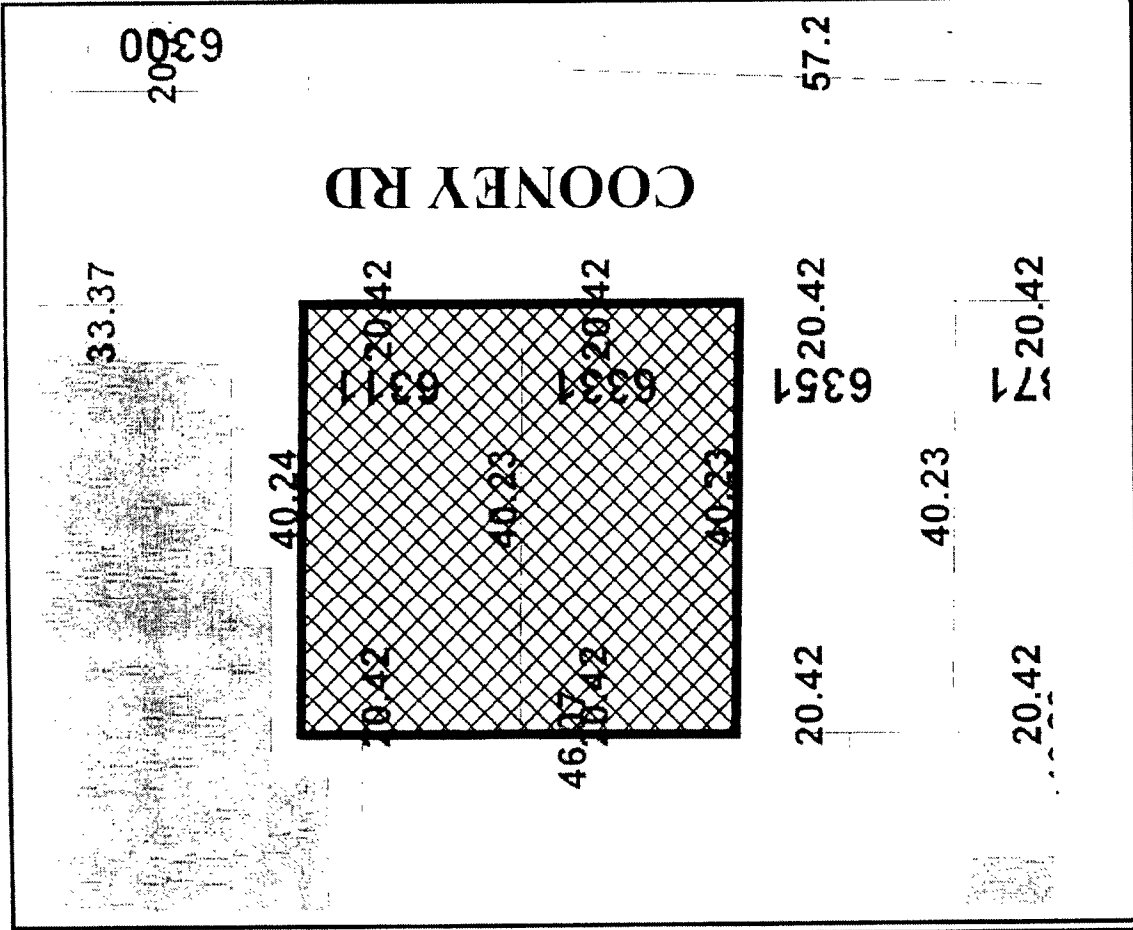
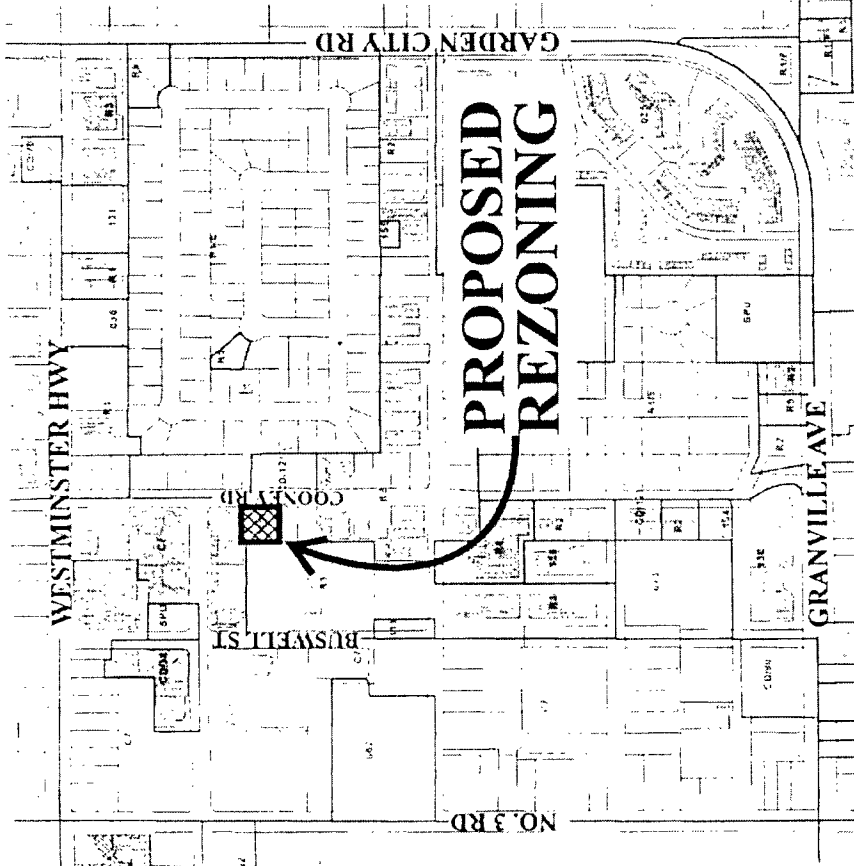
Legal requirement, specifically:

- The two lots shall be consolidated into one development parcel;
- Dedication of 0.11 m for Cooney Road plus an agreed upon extra width at the north property line to accommodate a power pole at about 1.8 m behind the existing curb, which will be now part of the relocated sidewalk. Consultation with the developer's Engineering consultant is required to finalize the exact size and location of the dedication.
- Granting of a 6 m Public Rights of Passage Right-of-Way for lane across the entire south edge of the site
- Registration of a covenant to restrict non-residential uses on site. Permitted uses are to be limited to Residential, including Congregate Housing; Boarding & Lodging, limited to two persons per dwelling unit; Home Occupation; Studio, for artist or display; and Accessory Uses, but excluding secondary suites;
- Registration of a restrictive covenant agreeing to provide an acoustic report recommending the incorporation of adequate sound measures against aircraft noise;
- Registration of a 1.5 m Public Rights of Passage Right-of-Way along the entire west property line for a future north-south lane; and
- Registration of a covenant, in consultation with the City, to secure the gallery space and associated outdoor sculpture garden for non-commercial public use to be made available to community arts groups for non-commercial art studio space or exhibitions, only.

Development requirements, specifically:

- Demolition of any existing structures on the subject properties;
- The applicant is required to provide a "parking during construction plan" (parking for workers, services, etc), noting there is to be no parking on Cooney Road and parking on Spires Gate will not be acceptable;
- Contribute funds towards the City's Affordable Housing Reserve at the rate of \$0.60 per buildable square foot (e.g. approximately \$28,100) of the proposed project, excluding parking, and
- Processing of a Development Permit application to the satisfaction of the Manager of Development Applications.

City of Richmond



RZ 03-238768

Original Date: 07/25/03

Revision Date:

Note: Dimensions are in METRES

DRAWING LIST:

- RZ-00 CONTEXT PLAN & DRAWING LIST
- RZ-10 SITE PLAN & ELEVATION
- RZ-11 GROUND FLOOR PLAN
- RZ-12 2ND. FLOOR PLAN
- RZ-13 3RD. FLOOR PLAN
- RZ-14 4TH. FLOOR PLAN
- RZ-15 TYPICAL FLOOR PLAN
- RZ-16 11TH/12TH. FLOOR PLAN
- RZ-17 ROOF PLAN
- RZ-21 EAST ELEVATION
- RZ-22 SOUTH ELEVATION
- RZ-23 NORTH ELEVATION
- RZ-24 WEST ELEVATION
- RZ-25 EASTWEST SECTION
- RZ-31 SHADOW DIAGRAM
- RZ11 LANDSCAPE PLAN

PROJECT DATA:

CIVIC ADDRESS:
#6311 & 6331 COONEY ROAD, RICHMOND, VA

LEGAL DESCRIPTION:
LOTS 10 & 11, SECTION 8, BLOCK 4, NORTH RANGE 6 WEST, NEW WESTMINSTER DISTRICT PLAN 16292.

SURVEY:
AUGUST 11TH, 2002
J. C. TAM & ASSOCIATES

EXISTING ZONING:
R-2

EXISTING USE:
ONE FAMILY DWELLING

PROPOSED ZONING:
CD

PROPOSED USE:
MULTIPLE-FAMILY DWELLING

SITE AREA:
17,674 S.F.

FLOOR AREA SUMMARY (S.F.)

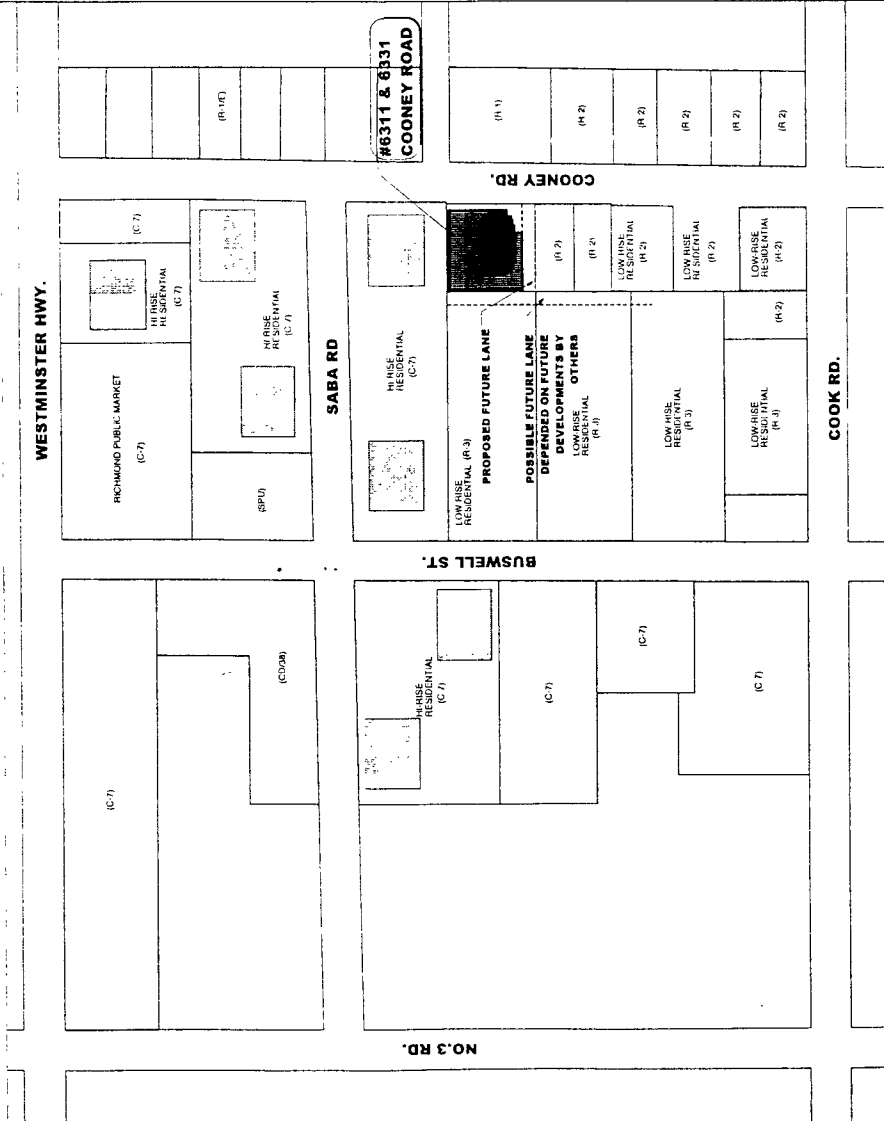
FLOOR	RESIDENTIAL GROSS FLOOR AREA	PARKING	AREA WITH SPACE	SUB-TOTAL	OPEN BAL.
GROUND FLOOR	3091.9	775.3	52.6	1100.9	1372.7
1ST FLOOR	2740.0	0.0	0.0	11392.0	1372.7
2ND FLOOR	3139.7	618.7	618.7	2427.4	1372.7
TYPICAL FLOOR (ENTR. TO TOP)	3139.7	618.7	618.7	1803.9	311.6
TOP FLOOR (ENTR. TO TOP)	582.6	0.0	0.0	582.6	0.0
TOTAL	46872.8	2495.2	1390.9	74116.8	1884.3

SITE AREA: 17,673.7 S.F.
F.S.R. 2.45

TOTAL LOTS: 34 (UMB. 6, ZUM. 15, S.M. 13)

TOTAL PARKING SPACE REQUIRED: 56

TOTAL PARKING SPACE PROVIDED: 36



SITE CONTEXT PLAN
1"=1000'

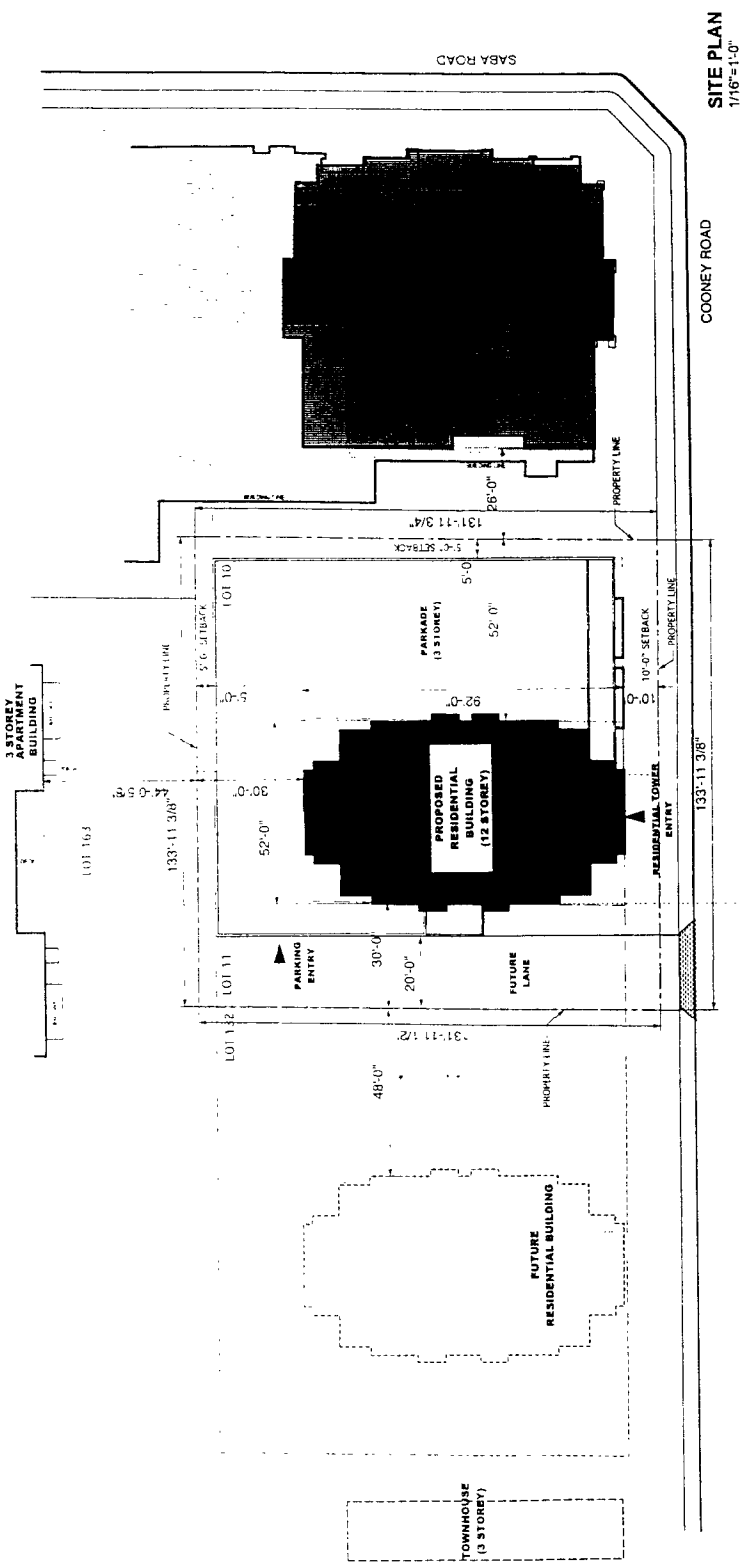
DATE: 4/23/2023

PROJECT:		
COONEY ROAD RESIDENTIAL PROJECT		
#4311 & 4331 COONEY ROAD BIRMINGHAM, AL		
DATE: 04/23/23		
DRAWN BY: WL		
CHECKED BY: WL		
DATE: 04/23/23		
SCALE: 1/8"=1'-0"		
SHEET NO. 02		
TOTAL SHEETS 02		
PROJECT NO. 2022-112		

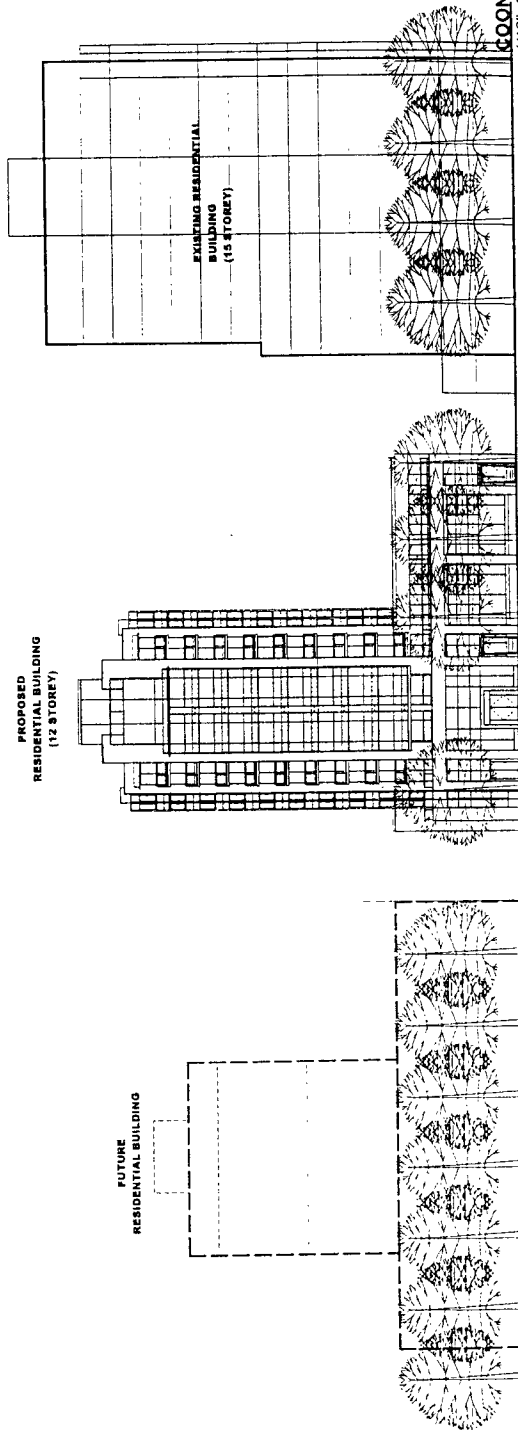
SITE PLAN /
ELEVATION

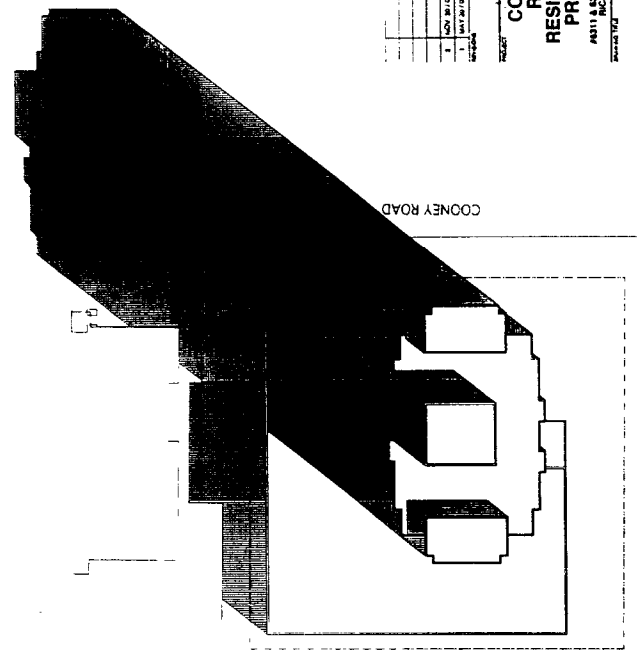
RZ-1.0

COONEY ROAD ELEVATION
1/8"=1'-0"

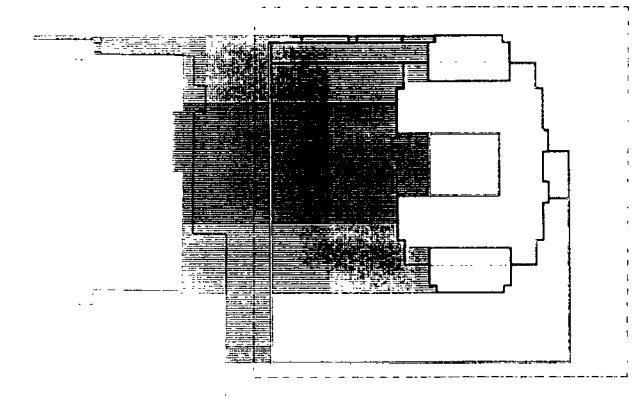


SITE PLAN
1/16"=1'-0"

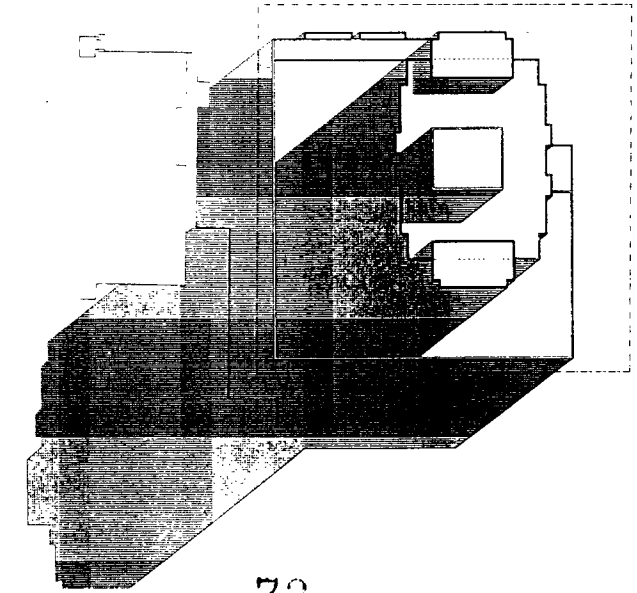




SEPTEMBER 22 / MARCH 22
2PM

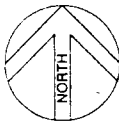


SEPTEMBER 22 / MARCH 22
12AM



SEPTEMBER 22 / MARCH 22
10AM


SHADOW DIAGRAM
1" = 20'

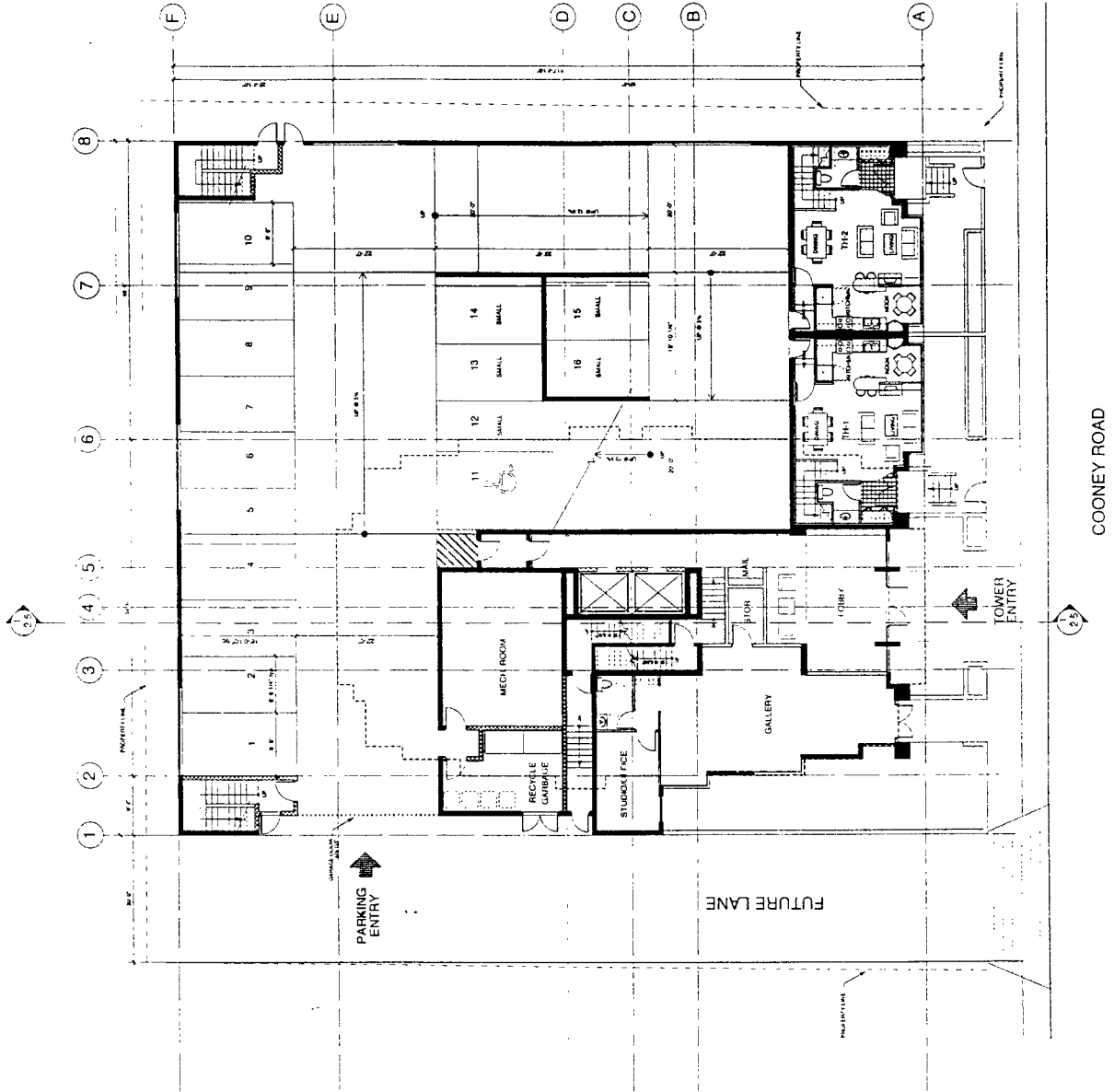


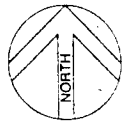
NO.	DATE	REVISIONS
1	APRIL 26, 2003	ISSUED FOR PERMITTING
2	APRIL 26, 2003	ISSUED FOR PERMITTING

**COONEY
ROAD
RESIDENTIAL
PROJECT**
4811 & 4831 COONEY ROAD
VANCOUVER, B.C.
OWNER: TST

**GROUND FLOOR
PLAN**

DATE	000
SCALE	1/8" = 1'-0"
DATE	APRIL 26, 2003
PROJECT	W.L.





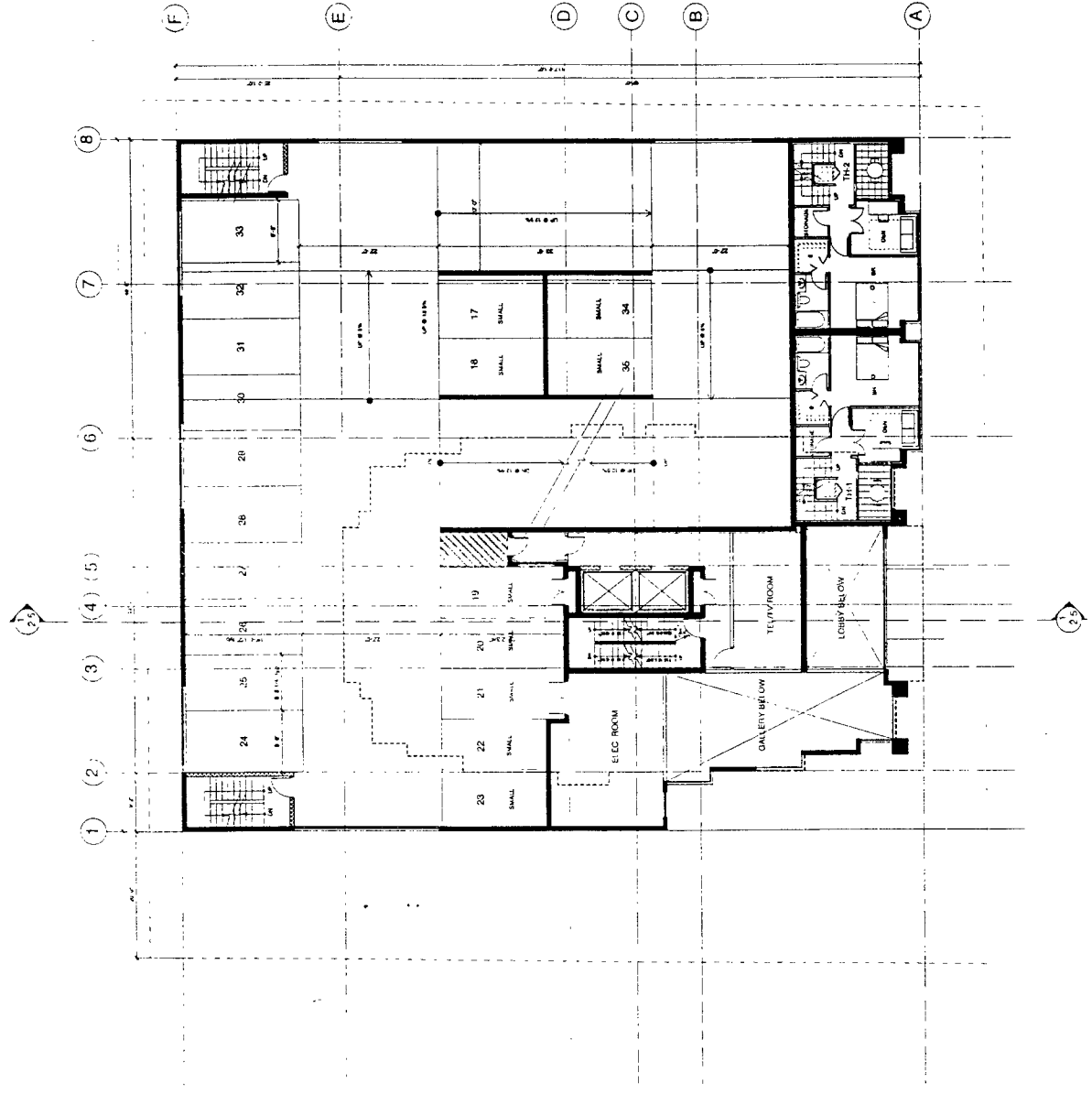
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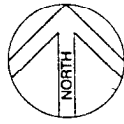
PROJECT:
COONEY ROAD RESIDENTIAL PROJECT
 4811 A & B SALMON C ROAD
 VANCOUVER, B.C. V6Z 2G8
 DRAWN: [Name]

2ND FLOOR PLAN

DATE	NO.	DESCRIPTION
	000	ISSUED FOR PERMITTING
	001	REVISION
	002	REVISION
	003	REVISION
	004	REVISION
	005	REVISION
	006	REVISION
	007	REVISION
	008	REVISION
	009	REVISION
	010	REVISION
	011	REVISION
	012	REVISION
	013	REVISION
	014	REVISION
	015	REVISION
	016	REVISION
	017	REVISION
	018	REVISION
	019	REVISION
	020	REVISION

RZ-1.2





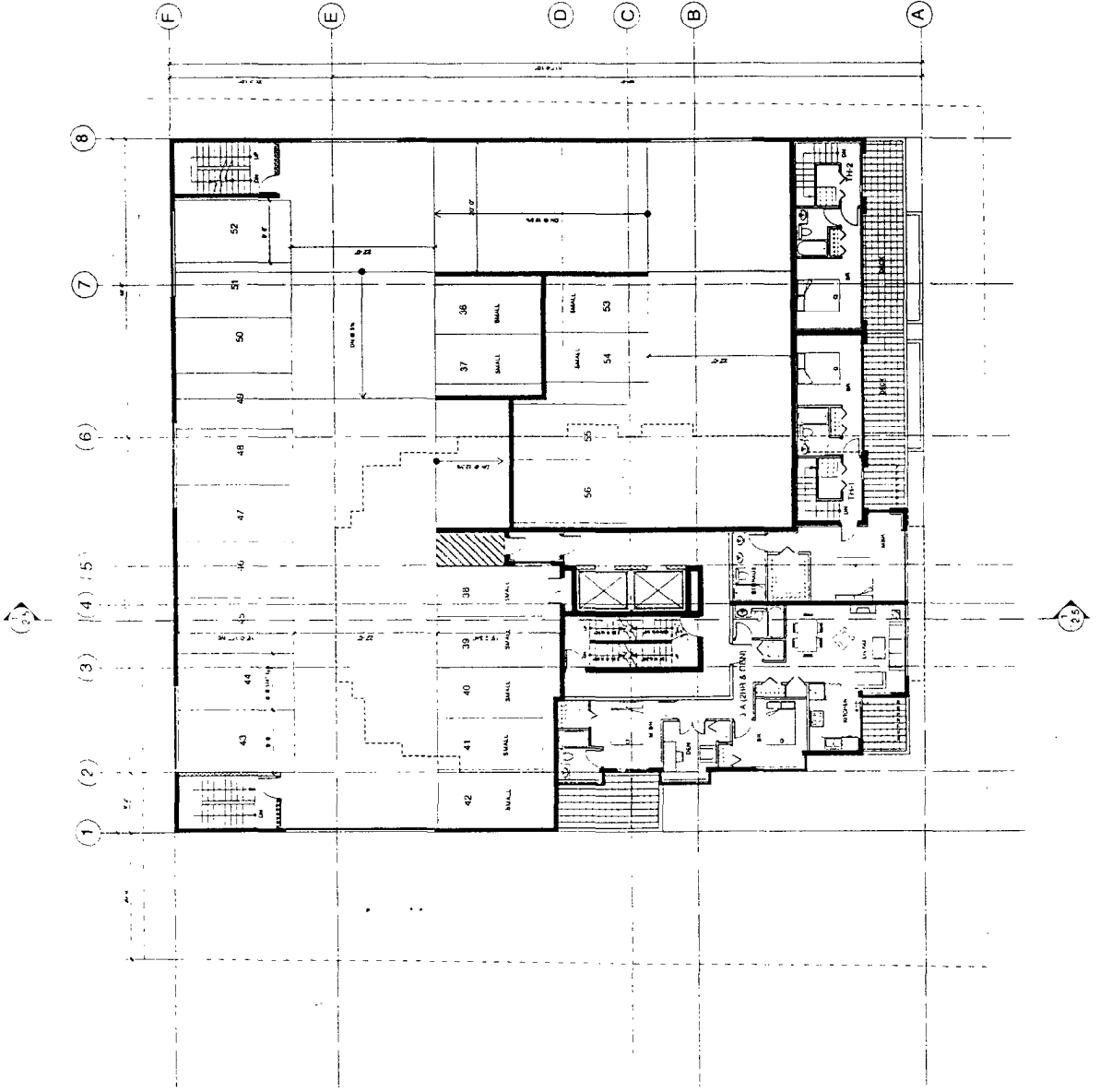
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2	04/22/08	ISSUED FOR PERMITS
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5	04/22/08	ISSUED FOR PERMITS

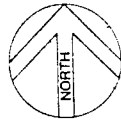
**COONEY
ROAD
RESIDENTIAL
PROJECT**
4811 FALGOUT ROAD
RICHMOND, TX

**3RD FLOOR
PLAN**

DATE	04/18/08
DESIGNER	JM
CHECKED	WTL
DATE	APRIL 28, 2008
SCALE	
<small>THIS PLAN IS TO BE USED IN CONNECTION WITH THE PERMITS FOR THE PROJECT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF W. T. LEUNG ARCHITECTS, INC.</small>	

RZ-1.3





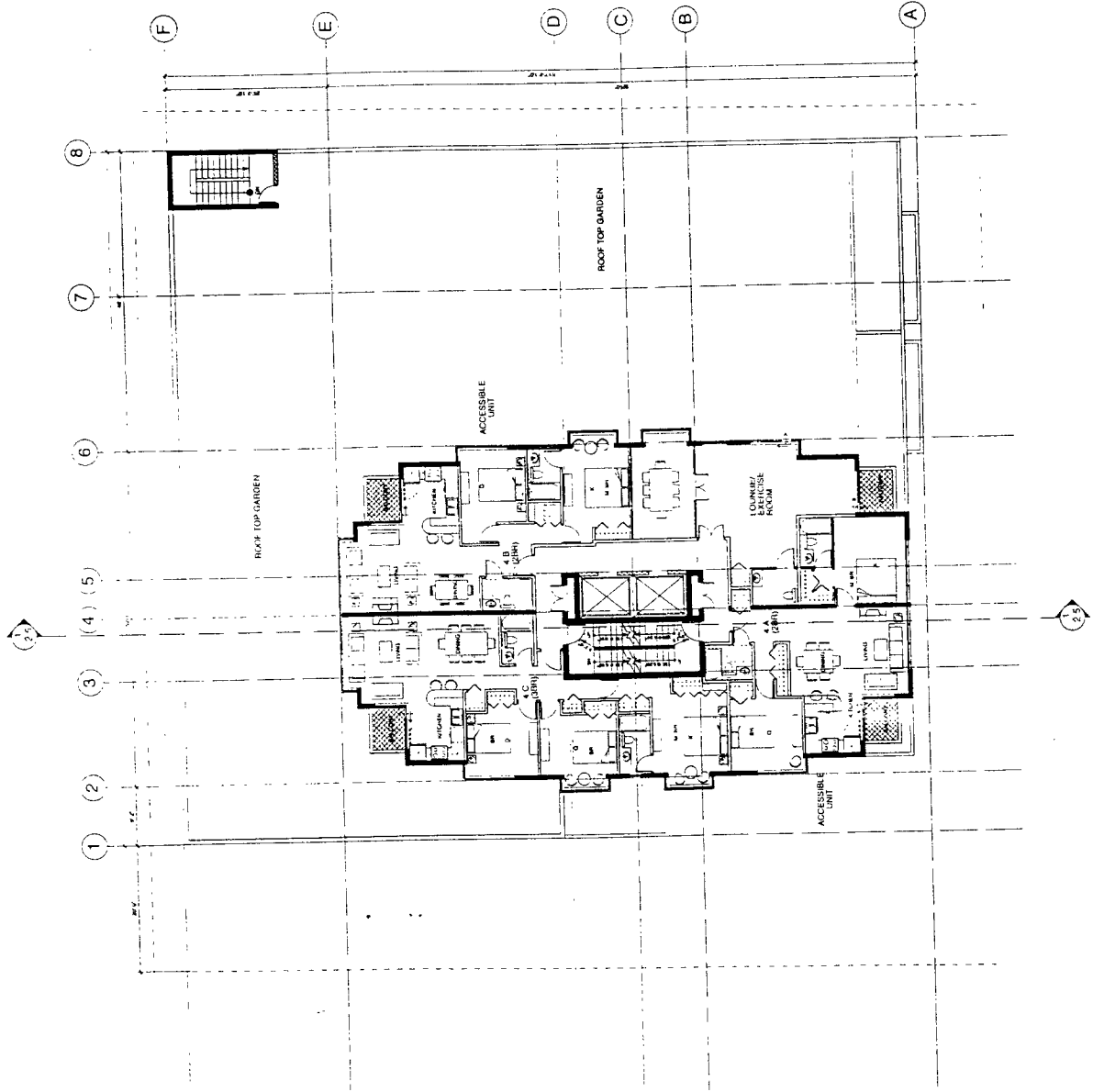
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3	10/11/11	ISSUED FOR PERMITS

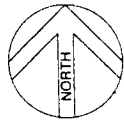
PROJECT
COONEY ROAD RESIDENTIAL PROJECT
4811 & 4813 COONEY ROAD
BROOKLYN, N.Y.

4TH FLOOR PLAN

NO.	DATE	DESCRIPTION
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2	10/11/11	ISSUED FOR PERMITS
3	10/11/11	ISSUED FOR PERMITS

RZ-1.4





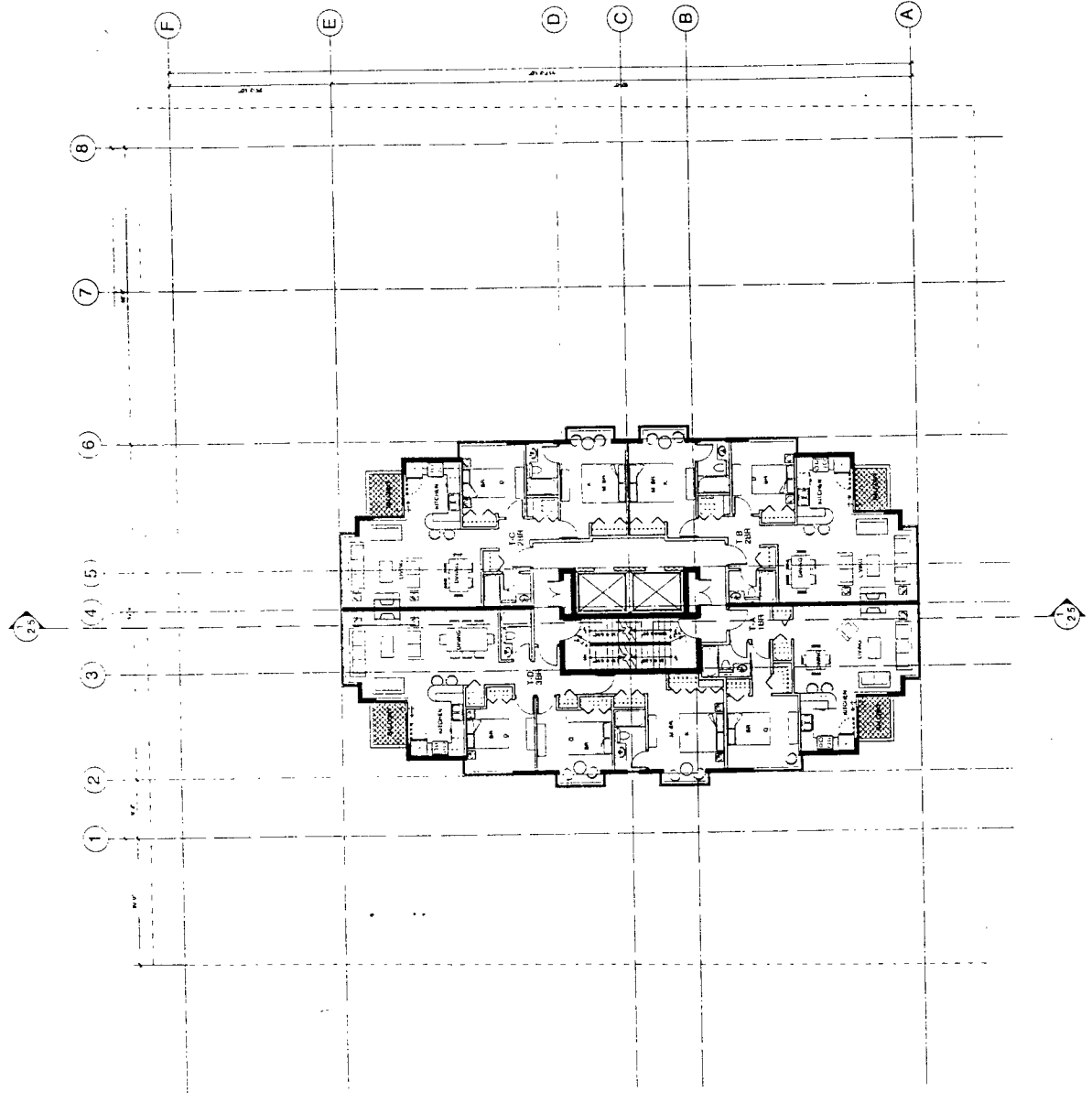
NO.	DATE	DESCRIPTION
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2	MAY 20 2004	ISSUED FOR CONSTRUCTION

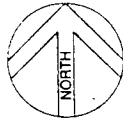
**COONEY
ROAD
RESIDENTIAL
PROJECT**
4411 & 531 COONEY ROAD
PORTLAND, ME 04103

**TYPICAL FLOOR
PLAN
(5TH TO 10TH)**

DATE	05/20/04
BY	JM
CHECKED	JM
DATE	APRIL 28, 2003
PROJECT	COONEY RD
SCALE	AS SHOWN
DESIGNED BY	W. T. LEUNG ARCHITECTS
PROJECT NO.	03-001

RZ-1.5



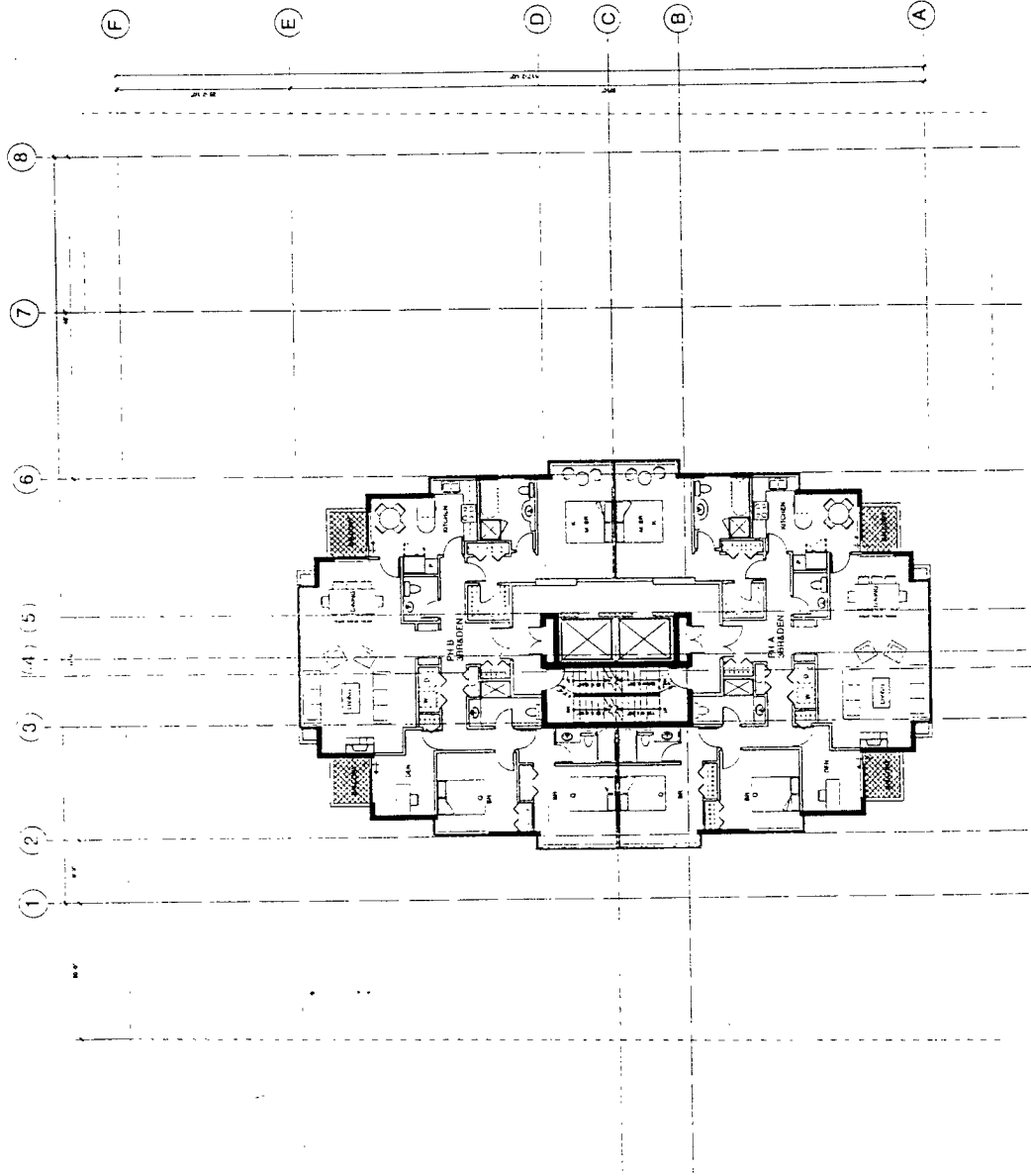


NO.	DATE	DESCRIPTION
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2	11/11/03	ISSUED FOR PERMITS
3	11/11/03	ISSUED FOR PERMITS

PROJECT
COONEY ROAD RESIDENTIAL PROJECT
 48111 A 881 COONEY ROAD
 RICHMOND, VA, U.S.A.

11TH/12TH FLOOR PLAN

DATE	03/03
DESIGNER	JM
CHECKED	W.L.
DATE	APRIL 28, 2003
SCALE	AS SHOWN
PROJECT NO.	03-001
DATE PLOTTED	04/28/03
PLANNER	W.L.

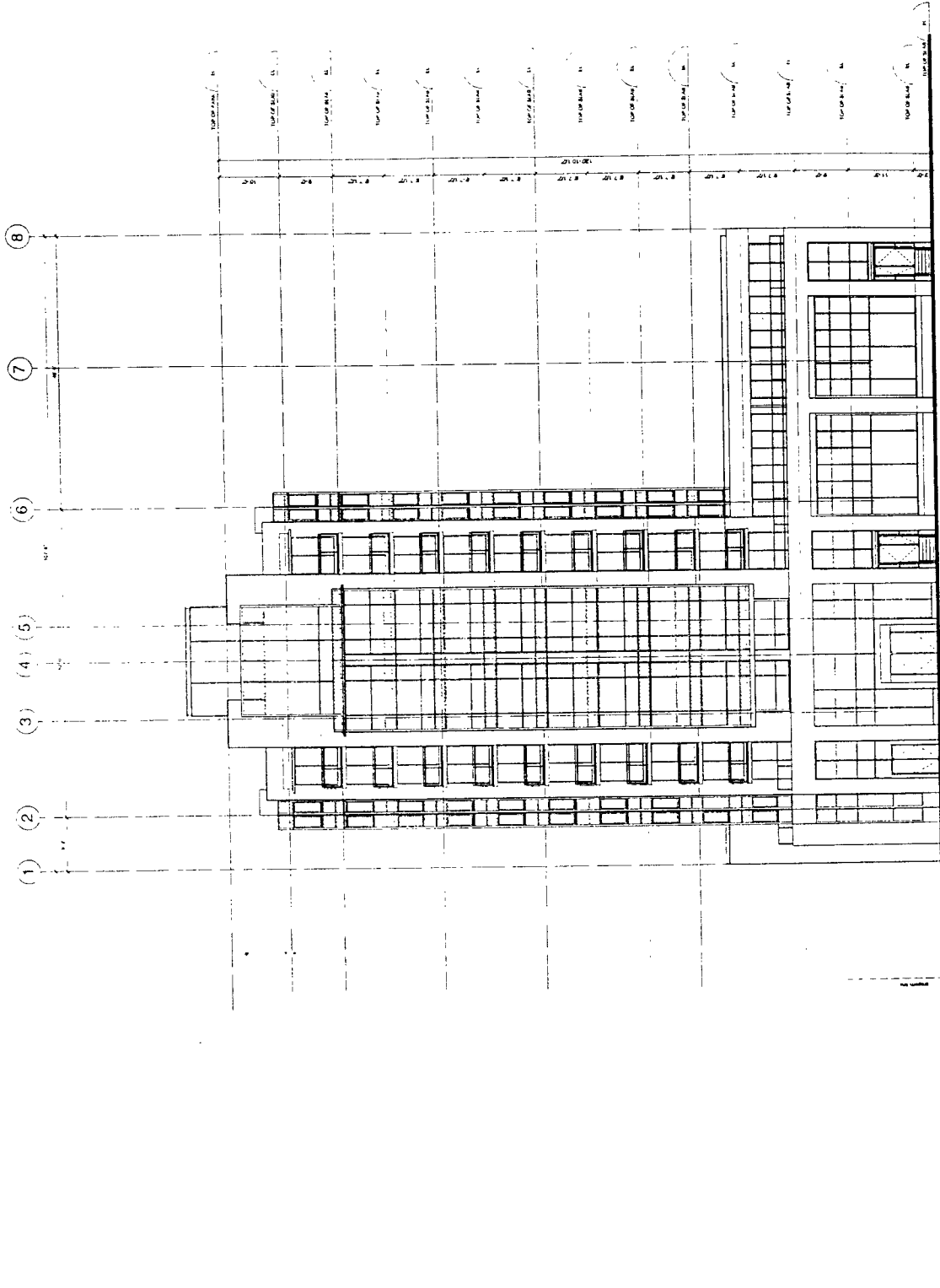


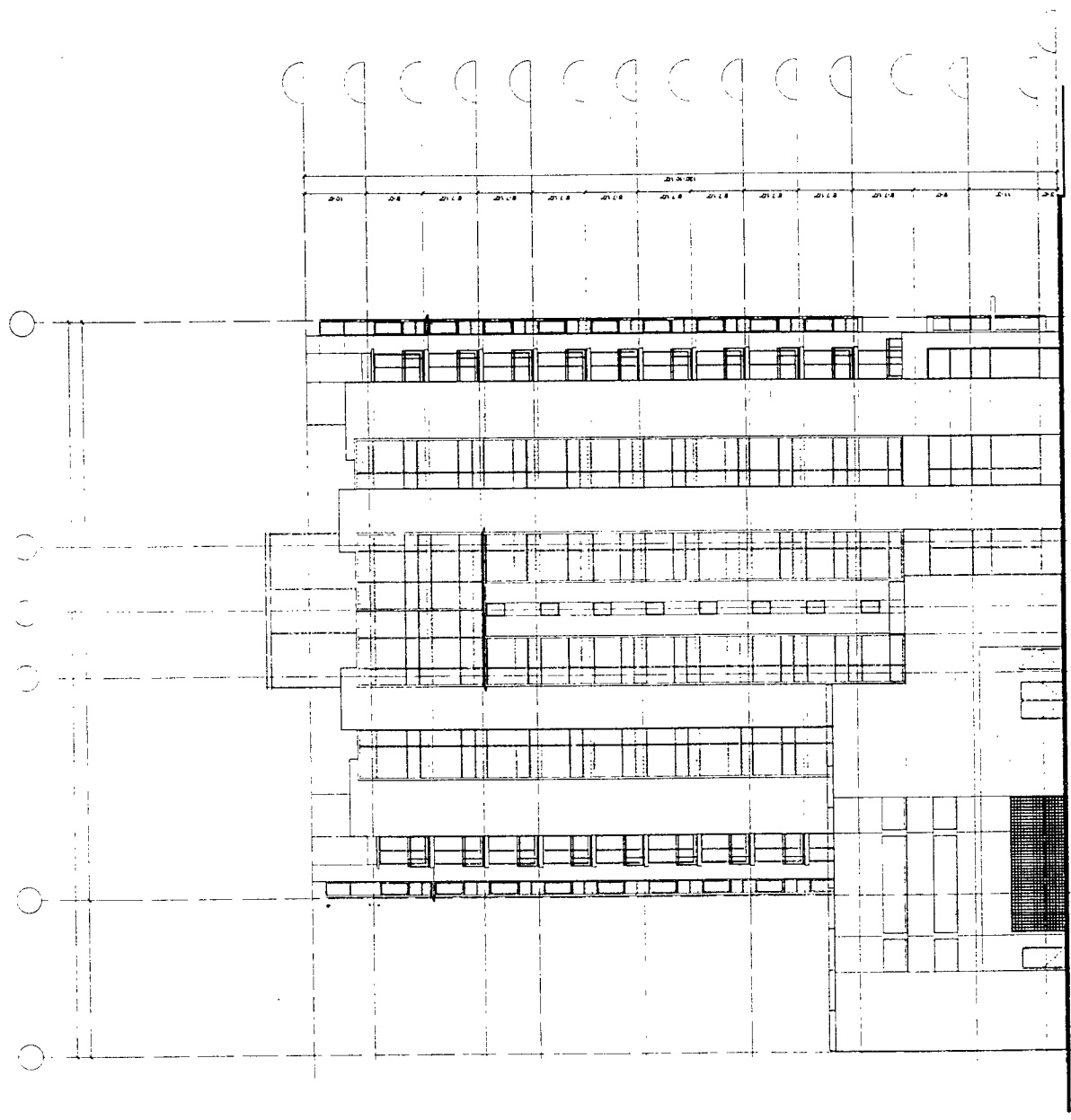
NOV 20 10	REVISED FOR PERMITS
MAY 20 10	REVISED FOR PERMITS
REVISIONS	

COONEY ROAD
RESIDENTIAL PROJECT
4811 & 4813 COONEY ROAD
RICHMOND, B.C.

EAST ELEVATION

DATE	000
PROJECT	PH
DWG	APRIL 28, 2010
SCALE	
DESIGNER	WTL
<small>© 2010 W. T. Leunig Architect. All rights reserved. This drawing is the property of W. T. Leunig Architect and is not to 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 the prior written permission of W. T. Leunig Architect.</small>	





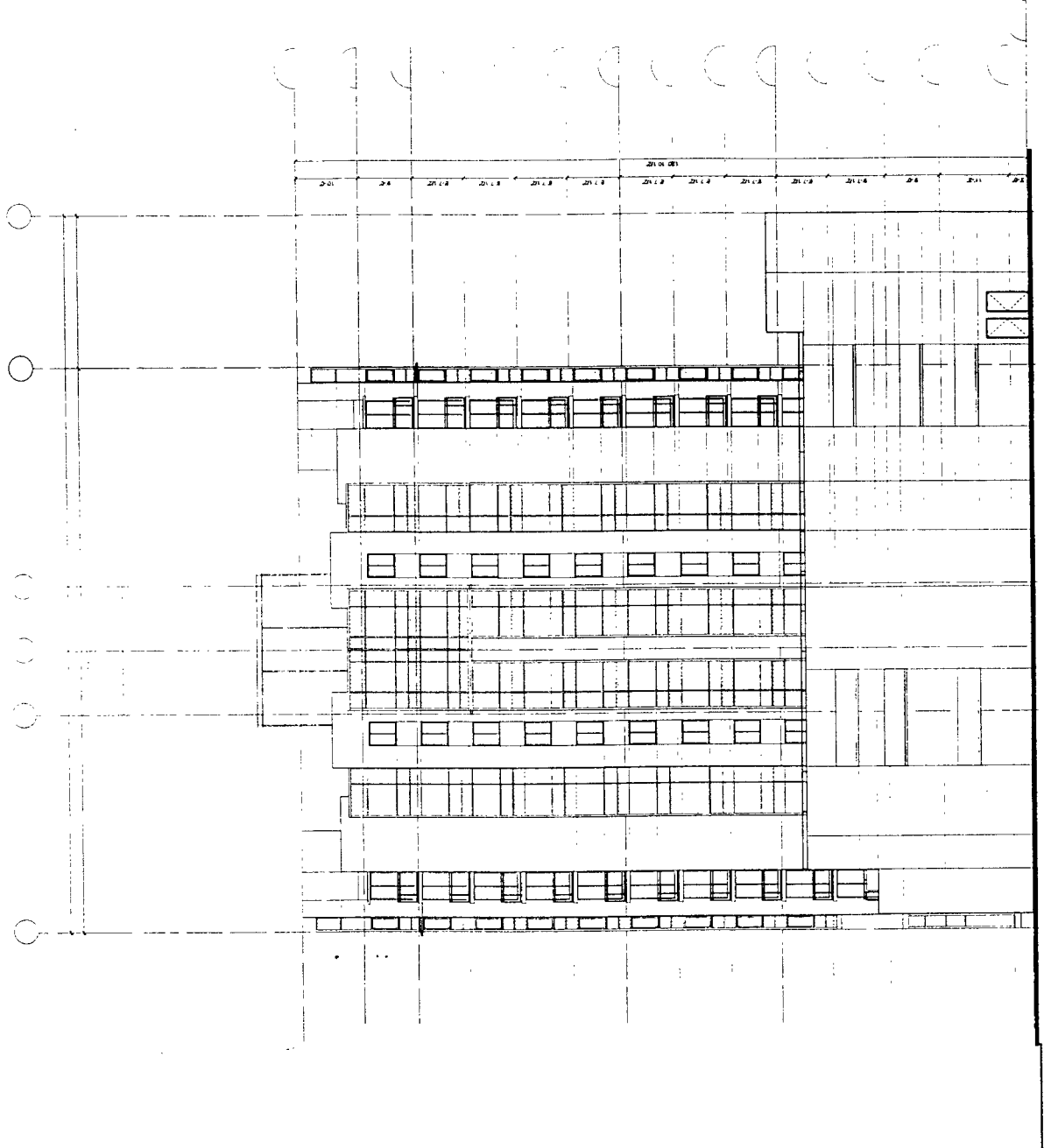
NOV 20 10	REVISION FOR ALLOCA
JAN 27 10	REVISION FOR REVISION
PROJECT	

**COONEY
ROAD
RESIDENTIAL
PROJECT**
4411 & 4431 COONEY ROAD
PICHONDA, B.C.
SCALE: 1/8" = 1'-0"

**NORTH
ELEVATION**

DATE	000
BY	JH
DATE	APRIL 26, 2003
SCALE	1/8" = 1'-0"
PROJECT	WI
<small>© 2003 W. T. Leung Architects Inc. All rights reserved. No part of this drawing may be reproduced without the written permission of W. T. Leung Architects Inc.</small>	

RZ-2.3
RZ-2.3



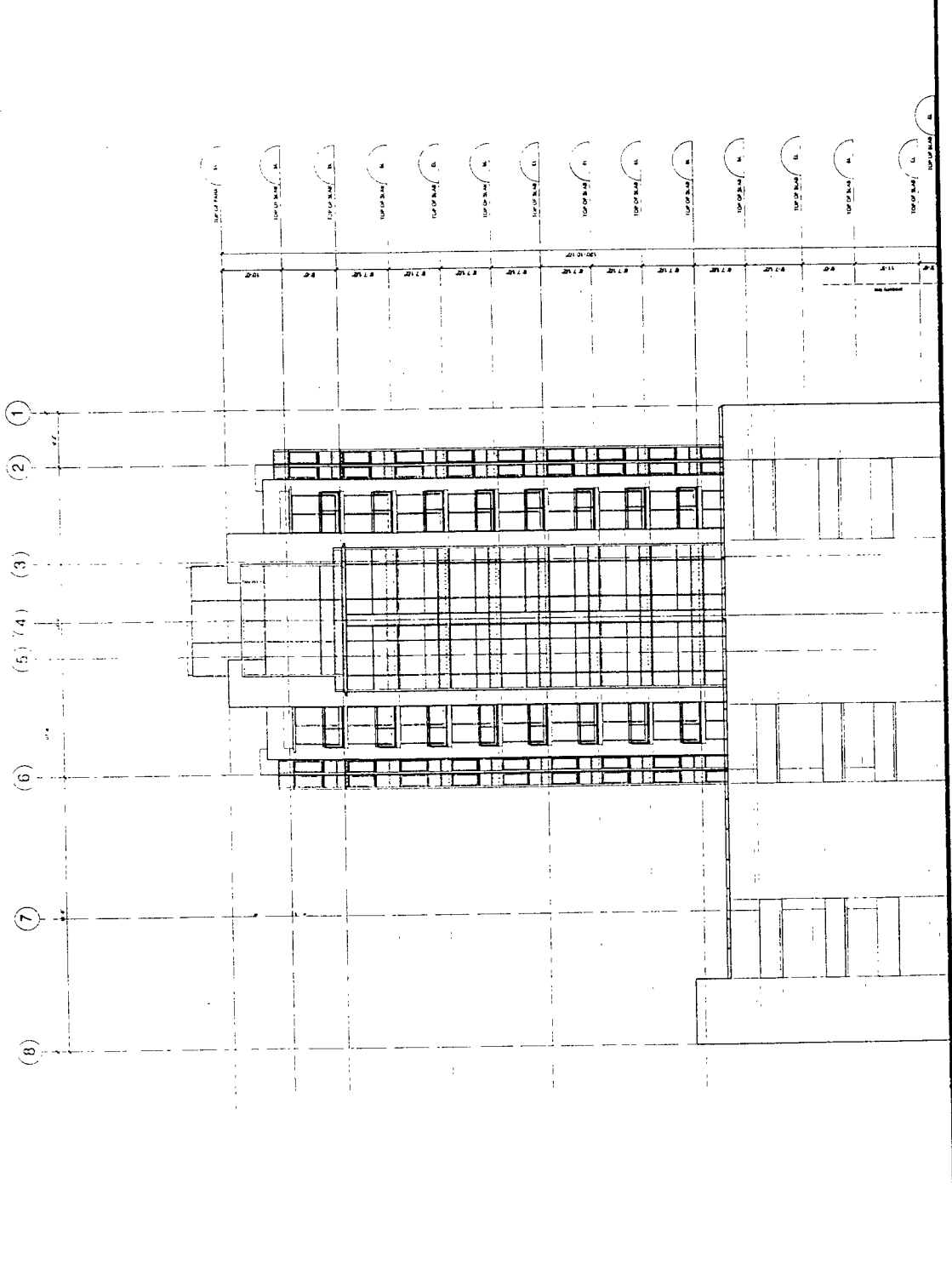
NO.	DATE	DESCRIPTION
1	NOV 20 2003	ISSUED FOR PERMITS
2	NOV 20 2003	ISSUED FOR PERMITS
3	NOV 20 2003	ISSUED FOR PERMITS
4	NOV 20 2003	ISSUED FOR PERMITS
5	NOV 20 2003	ISSUED FOR PERMITS

**COONEY
ROAD
RESIDENTIAL
PROJECT**
4311 & 4331 COONEY ROAD
RICHMOND, B.C.
DATE: 10/20/03

**WEST
ELEVATION**

DATE	BY	DESCRIPTION
10/20/03	JHL	APRIL 28, 2003
10/20/03	JHL	APRIL 28, 2003
10/20/03	JHL	APRIL 28, 2003
10/20/03	JHL	APRIL 28, 2003

RZ-2.4



P1

Henry Yau

808 - 8288 Saba Road
Richmond BC
V6Y 4C8

Rec'd Aug 1/03

July 30, 2003

Halger Burke
Development Application Dept
City of Richmond
6911 Number 3 Road
Richmond
V6Y 4C1


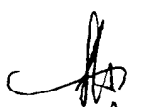
Dear Sir:

It has caught our attention that 6311 and 6331 of Cooney Street applied for rezone (file # RZ 03-238768) to build a twelve story structure. It is our concern that this structure will effectively shut off our view to the south and completely block off the sunlight from the south. With such a close proximity to our building that there may be fire hazard and traffic congestion.

Sincerely,



Henry Yau

- | | | |
|------|---|--------------|
| 1602 |  | 604-821-1019 |
| 1502 |  | 604-802-6336 |
| 603A | P Wang | 604-619-1896 |
| 1307 | Martin Boh | 604-214-3530 |
| 1302 | D.Y. JEON | 604-232-3366 |
| 1305 | L. Tsang | 604 273-1026 |
| 1201 | Elma Murray | 604 214-9517 |
| 1206 | Miran Peng | 604 214-8120 |

Ref: concern forkezone file # RZ-03238768

P2.

- # 707 *[Signature]* 604-2779380
- # 706 *Max Jun* 604-2310523
- 606 *Gene Lou* 604-272-5963
- 603 *J.K. Way* 604 3037328
- 601 *K. W. King* 604 3039022
- 602 *[Signature]* 604-214-0667
- 503 *[Signature]* (604) 271-9730
- 501 *[Signature]* (604) 278-7757
- 306 *[Signature]* (604) 303-0034
- 802 *[Signature]* (604) 274-0267
- 1106 *[Signature]* (604) 2733181
- 507 *Aladong* (604) 2728568
- 607 *[Signature]* (604) 273287 / 孔祥利
- 1003 *[Signature]* (604) 318-8733
- 701 *[Signature]* (604) 276-2473

1006	David Li	- 604- 278 214-8161
1507	Wije	604-214-9890
908	林锦政	604-272-8709
1007	胡	(604) 232-0836
808	H. Yan	604-278-1685

175 26 07 1.0

ATTACHMENT 3



BAYWEST

101 - 1965 West 4th Avenue,
Vancouver, B.C., Canada V6J 1M8
Phone 604-257-0325
Fax 604-736-5044

August 7, 2003

Development Application Dept.
City of Richmond
6911 Number 3 Road
Richmond, BC V6Y 4C1
Attention: Mr. Halger Burke

Dear Mr. Burke,

RE: APPLICATION OF 6311 & 6331 COONEY ROAD, RICHMOND
FILE # RZ 03 - 238768

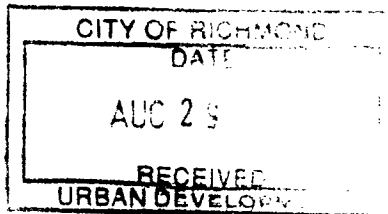
We are instructed by the Strata Council of the Owners of The Chancellor at 8238 & 8288 Saba Road, Richmond to inform you that the owners oppose to the re-zoning application for the above addresses, from Townhouse District (R2) to Comprehensive Development District Zone (CD).

The owners find that with the construction of a twelve storey complex, it would affect the southern view and block off the sunlight for the building of 8288 Saba Road. With such close proximity to our buildings, it could cause traffic congestion and even fire hazard.

Thank you for your consideration.

Yours truly,
On behalf of Owners of Strata Plan LMS 2970

Katie Khoo
Strata Property Agent
pc. Council
Councillor Bill McNulty; Planning Committee



ATTACHMENT
Mrs. Alice M. Mayhew
311-6340 Buswell St.
Richmond, B.C. V6Y2G1

August 28, 2003

Richmond City Hall
6911 - #3 Rd
Richmond, B.C. V6Y2C1

Dear Sir:

This letter is to oppose the construction of a Highrise on the property 6311 and 6331 Cooney Rd (R.L. 03-238768) which is directly behind me, my living room faces the back yard of the property.

In 1996 I presented a petition signed by over a hundred, to the Planning Department for the very same house numbers. The man in charge of the Planning Department, told me the lot was not deep enough for a highrise.

While being questioned at the meeting, I replied, that I figured they would build 2 down houses - like the ones further down Cooney Rd - towards Cook Road.

Sincerely,

Alice M. Mayhew

File # RZ 03 - 238768)

Sept. Nov. 3

attn. Mr. Holger Burke.
Dear Sir
114-6310 Summit
Richmond BC
V6X 2G1.

We have been asked to write to you that the High rise next to us is way to close. We have 2 high rises buildings one in front & one on side. So we don't need another one.



Thank you Sincerely
Helen Telford

Aug 31, 2003
81640 Busswell St.

attention Mr. Holger Burke,
I am opposed to the rezoning of the property located at 6311 and 6331 Conroy Road (on St.) in Richmond, B.C.

I personally do not approve of more high rises in Richmond, the traffic is horrendous as is.

What has happened to the old quote "This island will sink if building continues".

I really don't think the Island will sink, I do have confidence in our Richmond ~~of~~ engineers.

A reply would be appreciated.

Mary Ammerlaan
RZ 03 238768

To Richmond City Hall
6911- #3 Rd
Richmond, B.C.
V6V 2C1

Shalom and Dora
Labkovsky
6340 Buswell St #315
Richmond, B.C. V6V 2G6

Attention Mr. Holgar Burke

Re: File # RZ03 238768 - application
for rezoning 6311-6931 Cooney Rd.

We strongly object to the construction of
a 12 floor highrise right behind the building where
we live.

Respectfully

/S. Labkovsky/
S. Labkovsky
/D. Labkovsky/
D. Labkovsky

Richmond,
August 29, 2003

RECEIVED
CITY OF RICHMOND
PLANNING DEPARTMENT
AUG 29 2003



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7670 (RZ 03-238768)
6311 AND 6331 COONEY ROAD**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **DOWNTOWN COMMERCIAL DISTRICT (C7)**.

P.I.D. 003-844-544

Lot 11 Section 9 Block 4 North Range 6 West New Westminster District Plan 15292

P.I.D. 004-048-512

Lot 10 Section 9 Block 4 North Range 6 West New Westminster District Plan 15292

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7670”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAR 08 2004

CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for legality by Solicitor

MAYOR

CITY CLERK