City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	March 4, 2016
From:	Wayne Craig Director of Development	**File:**	DP 10-516068
Re:	**Application by Andrew Cheung Architects Inc. on behalf of 1044577 BC Ltd. for a Development Permit at 6740 Cooney Road and 6731, 6751 Eckersley Road**		

Staff Recommendation

That a Development Permit be issued which would permit the construction of approximately 41 apartment units and eight (8) townhouse units at 6740 Cooney Road and 6731, 6751 Eckersley Road on a site zoned Mid Rise Apartment & Townhouse (ZLR26) – Brighouse Village (City Centre).

Wayne Craig
Director of Development

DN:blg
Att.

Staff Report

Origin

Andrew Cheung Architects Inc., on behalf of 1044577 BC Ltd., has applied to the City of Richmond for permission to develop approximately 41 apartment units and eight (8) townhouse units above a partially submerged parking structure at 6740 Cooney Road and 6731, 6751 Eckersley Road. The site is being rezoned from "Single Detached (RS1/E)" to a new site specific zone, the "Mid Rise Apartment & Townhouse (ZLR26) – Brighouse Village (City Centre)" zone under Bylaw 9241 (RZ 10-516067). Three (3) vacant single family homes are currently located on the subject site, which will be demolished.

A Servicing Agreement (SA) is required as a condition of rezoning bylaw adoption. The scope of the SA includes upgrading existing drainage works along the site's Cooney Road, Eckersley Road and future Park Road frontages, improvements to the existing sanitary sewer works, and frontage upgrades, including the connection of Park Road between Cooney Road and Eckersley Road and new signalized traffic controls at the intersection of Cooney Road and the new portion of Park Road.

Surrounding Development

The subject site is in the Brighouse Village in an area designated for medium-density, mid-rise (4 to 8 storeys) housing under the City Centre Area Plan (CCAP) (Attachment 2). Development surrounding the subject site is as follows:

- To the north, two (2) City owned properties, which will be partially constructed as a new portion of Park Road as part of the subject development application, and north of the Park Road extension single-family lots zoned "Single Detached (RS1/E)" and designated General Urban T4 (15 m) in the Brighouse Village in the CCAP.
- To the east, Eckersley Road, four-storey low rise apartments zoned "Low Rise Apartment (ZLR23) – Brighouse Village (City Centre)" and designated Urban Centre T5 (25 m) in the Brighouse Village in the CCAP.
- To the south, street level townhouses and two (2) residential towers on a parking podium zoned "High Rise Apartment (ZHR5) – Brighouse Village (City Centre)" and designated Urban Centre T5 (25 m) in the Brighouse Village in the CCAP.
- To the west, Cooney Road and a nine (9) unit townhouse development zoned "Town Housing (ZT46) – South McLennan and Brighouse Village" and designated Urban Centre T5 (25 m) in the Brighouse Village in the CCAP.

Development Information

The subject site is comprised of the three (3) remaining undeveloped lots within the block (6740 Cooney Road and 6731, 6751 Eckersley Road) and abuts Cooney Road, Eckersley Road, and as yet, unconstructed Park Road. The three (3) properties are proposed to be consolidated into one (1) "L" shaped lot with frontage on Cooney Road, the Park Road extension, and Eckersley Road.

The development proposal includes both townhouse units and an apartment building and the proposed building typologies would fit well within the neighbourhood. The proposed three-storey townhouse units are located on the narrower western portion of the lot and are oriented toward future Park Road. The proposed six-storey apartment building, which would accommodate most of the proposed building density, anchors the development at the northeast corner of the site. Vehicle access to the site and required on-site loading and collection areas are proposed along the Eckersley Road frontage. Provisions for pedestrian access are accommodated from each of the site's three (3) road frontages.

The attached Development Application Data Sheet (Attachment 1) provides a comparison of the proposed development data with the relevant Bylaw requirements.

Related Policies and Bylaws

The applicant is required to comply with City bylaws and policies. In applicable cases, the terms are in the process of being secured through the associated rezoning application (RZ 10-516067).

Official Community Plan (OCP)/City Centre Area Plan (CCAP)
The site is designated "Mixed Use" in the Official Community Plan (OCP), which supports the proposed residential use. The site is located within the Brighouse Village in the CCAP in an area that is intended for medium-density, mid-rise (4 to 8 storeys) housing, which permits the proposed use and density (Attachment 2).

Flood Plain Designation and Protection (Bylaw 8204)
In accordance with the Flood Management Strategy, registration of a Flood Indemnity Restrictive Covenant is required prior to rezoning bylaw adoption.

Affordable Housing Strategy
In accordance with provisions in the Affordable Housing Strategy for smaller townhouse and apartment developments that consist of less than 80 units, the applicant will make a cash contribution to the affordable housing reserve fund in accordance with the Affordable Housing Strategy, secured through the associated rezoning application.

OCP Aircraft Noise Sensitive Development (ANSD) Policy
The subject property is located within Aircraft Noise Policy Area 4 (Aircraft Noise Notification Area) where all aircraft noise sensitive land uses may be considered. Registration on title of the City's standard aircraft noise sensitive use covenant is required as a condition of rezoning bylaw adoption. The applicant has provided an acoustical evaluation report that considers aircraft noise impacts and identifies suitable window gazing standards and recommends installation of weather stripping on exterior doors. In addition, all units would have central air conditioning; therefore, it would not be necessary for residents to open a window during warm weather.

OCP Sustainability Policy

- As a condition of rezoning bylaw adoption, the applicant is required to register a legal agreement on title to secure connection of the subject development to a future City Centre District Energy Utility (DEU).

- In accordance with the policies and requirements of the CCAP, the proposed development will be constructed to achieve LEED Silver equivalency. The applicant has provided a list of sustainability features that would be incorporated to ensure the development proposal achieves LEED Silver equivalency (Attachment 3).

OCP Accessibility Policy

- Of the 49 units proposed, all 41 apartment units would be constructed to be fully accessible in accordance with the Basic Universal Housing Features provisions outlined in Section 4.16 of the Zoning Bylaw. The applicant has proposed to apply the associated density exclusion of 1.86 m^2 (20 ft^2) per unit.
- All of the proposed units would incorporate aging in place features to accommodate mobility constraints associated with aging. These features include stairwell handrails; lever-type handles for plumbing fixtures and door handles; and solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.
- The proposed development would provide barrier-free access to the residential lobby and indoor and outdoor amenity space.

OCP Crime Prevention Through Environmental Design (CPTED)

The development proposal would include standard CPTED features, which are articulated by the applicant in Attachment 3.

Public Art Program (Policy 8703)

In response to the City's Public Art Program (Policy 8703), prior to rezoning bylaw adoption, the applicant will make a voluntary contribution to the City's Public Art Reserve Fund (e.g. $37,935.00).

Rezoning and Public Hearing Results

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

- Articulation and review of proposed building materials and colors;
- Provision of geotechnical information to confirm the elevation of the proposed semi-submerged parking;
- Development of a landscape plan that includes perimeter landscaping, landscaping of the building wall above the parking access ramp, and a minimum of 34 replacement trees on-site; and
- Provision of hard surface landscaping details to minimize the impact of the service access character of Eckersley Road, which accommodates on-site loading, a collection holding area, and vehicle access to the parking area.

In response to these issues, the plans attached to this report provide material and color details, a landscape plan that includes both confirmation that on-site tree planting will significantly exceed the minimum tree replacement requirement and hard surface landscaping details to minimize interruption of the pedestrian realm along Eckersley Road. The applicant has provided a geotechnical report confirming the feasibility of constructing the proposed semi-submerged parking.

The Public Hearing for the rezoning of this site was held on May 19, 2015 and the application was given second and third readings. Five (5) written submissions were received expressing the following concerns:

- The proposed development will increase traffic volume along Eckersley Road, create safety concerns, and result in on-street parking.

  The City Centre Transportation Plan identified the need to improve access and connectivity within the City Centre between the Canada Line Brighouse station and the Cooney Road neighbourhood. The extension of Park Road between Cooney Road and Eckersley Road is an important component of that network. Its introduction as part of the subject application will accommodate pedestrians, cyclists and vehicular circulation while encouraging walking and cycling by shortening the existing city block. Signal lights would be installed at the Cooney Road and Park Road intersection to manage traffic flow and improve safety. Vehicle access to the proposed development is proposed at the southern end of the site from the Eckersley Road frontage to minimize potential conflict with traffic at existing and future road intersections. Sixty four (64) parking stalls would be provided within the development, which complies with the Zoning Bylaw requirement.

  The development proposal includes measures to support use of alternative transportation including:
  - *A Transportation Demand Management (TDM) strategy supported by Transportation staff that incorporates a bike lane along Cooney Road and on-site benches to encourage walking and interaction at street level;*
  - *On-site secure bike parking that exceeds the Bylaw requirement; and*
  - *Installation of signal lights at the Cooney Road and future Park Road intersection.*

- Northeast views from the existing southern adjacent development would be obstructed.

  Although the CCAP supports 25.0 m (82 ft.) building height on the subject site, the subject development proposes to introduce a range of building heights. The maximum height proposed on-site is 23 m (75 ft.) for the apartment building located on the northeast corner of the site. The remainder of the site would be developed as townhouses. The proposal to develop a combination of apartment and townhouse units on-site and to vary building height minimizes the impact on views from the existing southern development.

At Public Hearing, staff was directed to examine Zoning Bylaw 8500 bicycle parking stall requirements for multi-residential units.

Transportation is in the process of reviewing the Parking and Loading Requirements of the Zoning Bylaw and anticipates bringing forward any proposed amendments for Council's consideration in a separate report in late Spring 2016. Although Transportation staff are still reviewing the referral, the project proponent has increased the number of on-site bicycle parking spaces and proposes to exceed the Bylaw requirement of 62 stalls by nineteen (19) additional stalls, for a total of 81 stalls.

Urban Design Response

The applicant has satisfactorily addressed the significant urban design issues identified during the Development Permit application review process. The proposal addresses the urban design objectives of the OCP and CCAP Development Permit Guidelines and the CCAP Mixed Use-Mid-Rise Residential and Limited Commercial Sub Area Guidelines.

Advisory Design Panel Comments

The current proposal incorporates changes in response to comments from the Advisory Design Panel (ADP) on June 3, 2015. Members of the ADP appreciated many elements of the proposed design including the scale and proportions of the development proposal, treatment along the road frontages, townhouse articulation and rhythm, and resolution of waste and recycling collection requirements. Members provided suggestions for further design development, in particular, consideration of an alternative to cedar cladding and some members suggested design development to the apartment penthouse level canopy design. A copy of the relevant excerpt from the ADP Minutes from June 3, 2015 is attached for reference (Attachment 4). The design response from the applicant has been included immediately following the specific comments from members of the Advisory Design Panel and is identified in ***'bold italics'***.

Conditions of Adjacency & Streetscape

- The proposed development would not significantly affect existing or future development that is located across any of the site's road frontages with regards to shadow, view or privacy/overlook impacts.
- The impact of the proposed development on north views from the existing southern residential tower is limited. The apartment building footprint is restricted to the northeast corner of the site, proposed on-site roof heights vary, and the rooftop materials would be arranged to introduce a pattern to address overlook impacts from adjacent taller residential tower units.
- Overall, the variety and siting of the proposed buildings softens the transition between the southern existing residential towers, low-rise and mid-rise development across Cooney Road and Eckersley Road respectively, and future low rise development on the north side of Park Road.
- Redeveloping the single family lots in this area involves incrementally relocating the sanitary sewer, which straddles the rear property lines between lots, to Eckersley Road. At the time the southern adjacent parcels were consolidated and redeveloped, the developer was unable to develop within the 3 m (10 ft.) wide sanitary right of way that is located on the portion of the site that abuts the rear property line shared with 6571 Eckersley Road. As development of the subject site would complete the process of relocating the sanitary within this block, the pipe would be filled and abandoned. The resulting void between the existing southern development and the subject development would be a safety concern that becomes visually unsightly as it fills with debris and/or stagnant water. To address this concern, the applicant has provided the City with a letter of commitment to offer to fill the gap area. The applicant has also provided staff with a copy of the letter sent to the adjacent strata that outlines the concern and offers to fill the space
- Through the associated rezoning process, a series of dedications and improvements will be undertaken to enhance the public realm. These measures include road widening and

introduction of a City Centre standard sidewalk and boulevard along Cooney Road and Eckersley Road, and construction of Park Road between Cooney Road and Eckersley Road.

- The proposed development would contribute to activity and animation along the site's road frontages by:
  - Defining the street edges with townhouses oriented toward future Park Road on the western half of the site, and a mid-rise apartment with active uses oriented toward both Park Road and Eckersley Road on the eastern portion of the site.
  - Supporting connectivity between private uses and the street by including individual unit patios and stairways to the road frontage, orienting active internal uses within units toward the street, providing pedestrian entries to the site and access to the common outdoor amenity area from each of the three (3) adjacent roads, and supplying outdoor benches along the perimeter of the site.
  - Maximizing landscaping opportunities to enhance the public realm along the Eckersley Road streetscape where the public realm is interrupted by vehicle access to the parking podium and a required on-site loading/collection area.

Site and Functional Planning

- The site's L-shape geometry influenced the site plan including selection and organization of building typologies and on-site allocation of density. Townhouse units on the narrower western portion of the site are not only an appropriate building form for this portion of the site based on the units' exposure to light and interface with the adjacent roads, but also acknowledge the existing and future context, which is characterized by low rise development west of adjacent Cooney Road and north of the Park Road extension. Anchoring the development with an apartment structure on the northeast portion of the site accommodates the bulk of the proposed development density within a building typology that softens transition between adjacent existing residential towers and a four (4) storey apartment building.
- The site's long 75 m (245 ft.) Park Road frontage is interrupted by a pedestrian link to the internal courtyard and internal pathway system, which would contribute to a pedestrian presence along Park Road. The proposed pathway width allows light penetration, variation in hard surface treatment, and incorporation of windows and openings in the adjacent building elevations that all contribute to a safe and inviting environment.
- The proposal includes 372 m^2 (4,006 ft^2) of outdoor amenity space located on the southern portion of the site adjacent to 115 m^2 (1,237 ft^2) of indoor amenity space that includes an exercise room and games room. The outdoor amenity space, particularly the proposed tree grove along the western boundary, would screen and soften the interface with the existing southern development's parkade edge, which is higher than the finished elevation of the proposed outdoor amenity area.
- All units have approximately 6m^2 (65 ft^2) of private outdoor amenity space in accordance with OCP guidelines.
- On-site loading and access to the parkade would be accommodated at the southern end of the development's Eckersley Road frontage. Strategic hard and soft landscaping, which is discussed in a subsequent section of this report, are used to minimize interruption of the public realm.

Parking & Loading

- Resident and visitor parking would be enclosed within a single storey, semi-submerged parking podium, with access provided at the south easterly end of the site. Ten (10) visitor parking stalls are provided on-site in accordance with the Zoning Bylaw. The bylaw required number of resident parking stalls may be reduced by up to a maximum of 10% (from 59 to 54 resident parking stalls) conditional to the implementation of Transportation Demand Management (TDM) measures that are supported by Transportation staff. A total of 54 resident parking stalls are proposed, which is supported by Transportation staff conditional to the project proponent undertaking the following TDM measures:
    - Installation of a bench mounted on a concrete pad along each of the site's three (3) road frontages. The benches are shown within the property lines in the attached site plan. The benches are integrated into the design of the terraced landscaped retaining wall and will remain accessible to the public; and
    - Construction of a bike lane along Cooney Road through the required Servicing Agreement.
- Both long term and short term bicycle parking is provided on-site. Ten (10) short term bicycle stalls would be provided within proximity of the apartment lobby. Subsequent to Public Hearing, the applicant has increased the number of proposed on-site long term bicycle parking stalls from the 62 stalls required by the Zoning Bylaw to 84 stalls within the parkade.
- The applicant has demonstrated, to the satisfaction of Transportation staff, that loading vehicles can be accommodated on-site within the designated on-site truck parking area.
- Through the associated SA, a layby will be introduced along the Eckersley Road frontage to accommodate garbage/recycling collection. To ensure the parkade driveway would not be blocked at any time by loading or collection and that two (2) lanes of traffic on Eckersley Road will remain clear at all time, signage would be installed to ensure the layby parking area is available for use only by collection vehicles.
- The proposed development would provide electric vehicle charging infrastructure in accordance with the OCP and is noted on the attached architectural plans.

Architectural Form and Character

The CCAP suggests that development within this part of the Brighouse Village introduce medium density, mid-rise housing to establish an appealing and intimate residential character. The development includes the following elements that contribute to the neighbourhood character:

- Modern, stylistically simple townhouses and an apartment building are proposed. The proposed color palate and building materials are consistent between the buildings. Horizontal hardi board siding and hardie panel in desert twilight and classic gray are the primary material proposed for both buildings.
- To strengthen the apartment building's presence at the corner of Eckersley Road and future Park Road, the roof height and parapet width is greater at the corner and the roof design includes a cantilever. To provide visual interest for the southern adjacent development, the roof, which is proposed to be treated with reflective white granules to minimize solar gain, includes gray stripes to introduce a pattern to the apartment's roof top.
- The northeast corner of the apartment building includes building recesses, variation in the outdoor patio arrangement between the 5th and 6th storey of the building, and changes to the exterior cladding pattern to add interest and break up the mass of the building.

- A cantilevered extension of the building provides weather protection at the apartment building's lobby entrance and weather protection is provided at each townhouse entry.

Landscape Design and Open Space Design

In accordance with CCAP guidelines for this sub area, the proposed landscape plan proposes enhanced shared landscaped areas and supports connectivity with the street. Specifically, the plans include the following provisions:

- Within the property lines, the ground level public realm includes a repeating pattern of landscaped terraced retaining walls. In accordance with CCAP guidelines, the elevation between the sidewalk elevation and outdoor patios and building entries would be no greater than 1.5 m (5 ft.). These areas are planted with a variety of trees, shrubs and grasses. Granite tile pavers at the ground level are proposed to identify the primary apartment building entry located on the site's Park Road frontage. Landscaping, including Magnolia trees, shrubs and groundcover, would screen the exposed wall of the required access ramp. The building recess overhanging the driveway access is planted with shade resistant perennials.
- First level private patios throughout the development are treated with a combination of hydra-pressed concrete pavers, shrubs, a Yew hedge and at least one (1) tree.
- Unit concrete paving is proposed for the internal pedestrian linkages on-site and connection to the outdoor amenity area. The proposed podium level outdoor amenity space includes active and passive areas and is sited on a southern portion of the site abutting the existing southern adjacent residential tower development. The common space would accommodate an amenity patio with direct access to the indoor amenity space, an open lawn area, a children's play area that includes a children's play hut that is designed to encourage active play, and a columnar tree grove that includes a children's discovery step stone path.
- Wall mounted illumination would be installed along pathways and within semi-private outdoor spaces. The outdoor amenity area would also include bollard illumination fixtures.
- Landscape features are used to minimize necessary interruptions of the public realm along the site's Eckersley Road frontage. Unit concrete paving is proposed for the required on-site loading space and the width of the planting islands on either side of the parking access have been designed to accommodate a tree in addition to shrubs and grasses. To minimize the impact of the garbage/recycling holding area that would be used only to accommodate scheduled collection, reinforced grass rings would be used within the boulevard.
- Through the associated rezoning application review process, the City Tree Protection Coordinator and Parks arboriculture staff reviewed an Arborist Report and associated tree plan submitted by the applicant and support removal of 17 on-site trees that are in poor condition and removal of 14 trees on City property that are located within future Park Road and associated sidewalk, curb, gutter and boulevard improvements. The applicant proposes to plant 68 trees on-site, which significantly exceeds the required minimum 34 replacement trees.

Engineering

- As identified during the associated rezoning review process, the existing sanitary main (statutory right of way J87135 Plan 44271), which crosses the proposed development site, is to be discharged and a new sanitary main introduced along Eckersley Road in accordance with the terms articulated in association with the SA.

- Excavation associated with the proposed parking level and preload required on the portion of the site proposed to be developed as a mid-rise apartment would impact the existing sanitary main. Therefore, prior to any excavation or preloading occurring on-site, the applicant is required to submit preload and/or geotechnical information and complete the installation of a new sanitary main to Engineering's satisfaction.

Conclusions

The proposed development is responsive to the City of Richmond's urban design objectives within the Brighouse Village of the City Centre. While responding to CCAP urban design objectives, the proposal consciously responds to site specific constraints by proposing both townhouses and a mid-rise apartment above a partially submerged parking structure. The proposal minimizes impacts on nearby properties and facilities transition between the existing range of building types and densities within the area that are a result of incremental redevelopment within this neighbourhood that occurred prior to adoption of the CCAP. Based on the proposal's design response to the objectives of the CCAP and the site context, staff support the development proposal.

Diana Nikolic
Senior Planner (Urban Design)
(604-276-4040)

DN:blg

Attachment 1: Data Sheet
Attachemnt 2: Brighouse Village Specific Land Use Map
Attachment 3: Sustainability and CPTED Provisions List (provided by applicant)
Attachment 4: Advisory Design Panel Minutes & Applicant Responses (inserted in bold italics)

The following are to be met prior to forwarding this application to Council for approval:

- Receipt of a Letter-of-Credit for landscaping in the amount of $274,706.30.
- City acceptance of the developer's voluntary contribution in the amount of $12,475.00 (i.e. $0.25/ft^2 of buildable area, excluding affordable housing) to future City community planning studies, as set out in the City Centre Area Plan.
- Submission of a preload plan to the satisfaction of Engineering. The pre-load plan is to show the extent of the required pre-load and an assessment of the pre-load's impact to the existing sanitary main that crosses the proposed development (statutory right of way J87135 Plan 44271). If the existing sanitary main will be impacted, the ultimate sanitary main along new Park Road (as indicated in the SA terms associated with the Rezoning Considerations) needs to be constructed and operational prior to installation of pre-load.
- Submission of a geotechnical report to the satisfaction of Engineer. If the depth of proposed excavation will conflict with the existing sanitary main that crosses the proposed development (statutory right of way J87135 Plan 44271), the ultimate sanitary main along new Park Road (as indicated in the SA terms associated with the Rezoning Considerations) needs to be constructed and operational prior to foundation excavation.

Prior to future Building Permit issuance, the developer is required to complete the following:

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- 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 Roadway (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Development Permit processes.
- Submission of confirmation whether the southern adjacent development supports filling a 3m (10 ft.) portion of the north eastern portion of the site to preclude the establishment of a gap between the two (2) developments.
- The preliminary geotechnical report indicated that dewatering is required. Prior to the start of foundation excavation, a dewatering agreement is required. To obtain a dewatering agreement with the City, the following needs to be addressed:
    - A seepage analysis by a Geotechnical Engineer is required to determine the projected excavation water volume.
    - An assessment of the existing City sanitary system to confirm its adequacy to accommodate the projected excavation water volume is required.
    - If the City's existing sanitary system can accommodate the projected excavation water volume then the developer needs to obtain a permit from Metro Vancouver prior to discharge of excavation water into the sanitary system.
    - Please contact Julie Hannan at jhannan@richmond.ca or call 604-276-4350 for your questions regarding the Metro Vancouver Waste Discharge Application.
    - If discharge to the sanitary system is not permitted, discharge of excavation water shall be into the City's drainage system. Please refer to the following:
        - An analysis of the existing drainage system to determine whether it has capacity to convey the proposed excavation water volume (per Geotech's seepage analysis) and a dewatering plan showing the excavation area, sediment control and the proposed tie-in point to the existing drainage are required. The plan and drainage analysis must be signed and sealed by a Professional Engineer and they are normally prepared by the project's civil consultant.
        - An environmental report prepared by a QEP is required. The report should indicate the treatment and monitoring procedures for excavation water prior to discharge into the City's drainage system. A dewatering agreement will be prepared when the QEP report is finalized. Please coordinate with Patrick Johnstone (City's Environmental Coordinator) on this.

City of Richmond

Development Application Data Sheet

Development Applications Department

DP 10-516068 **Attachment 1**

Address: 6731, 6751 Eckersley Road and 6740 Cooney Road

Applicant: Andrew Cheung Architects Inc. Owner: 1044577 BC Ltd., Inc. No. BC 1044577

Planning Area(s): Brighouse Village

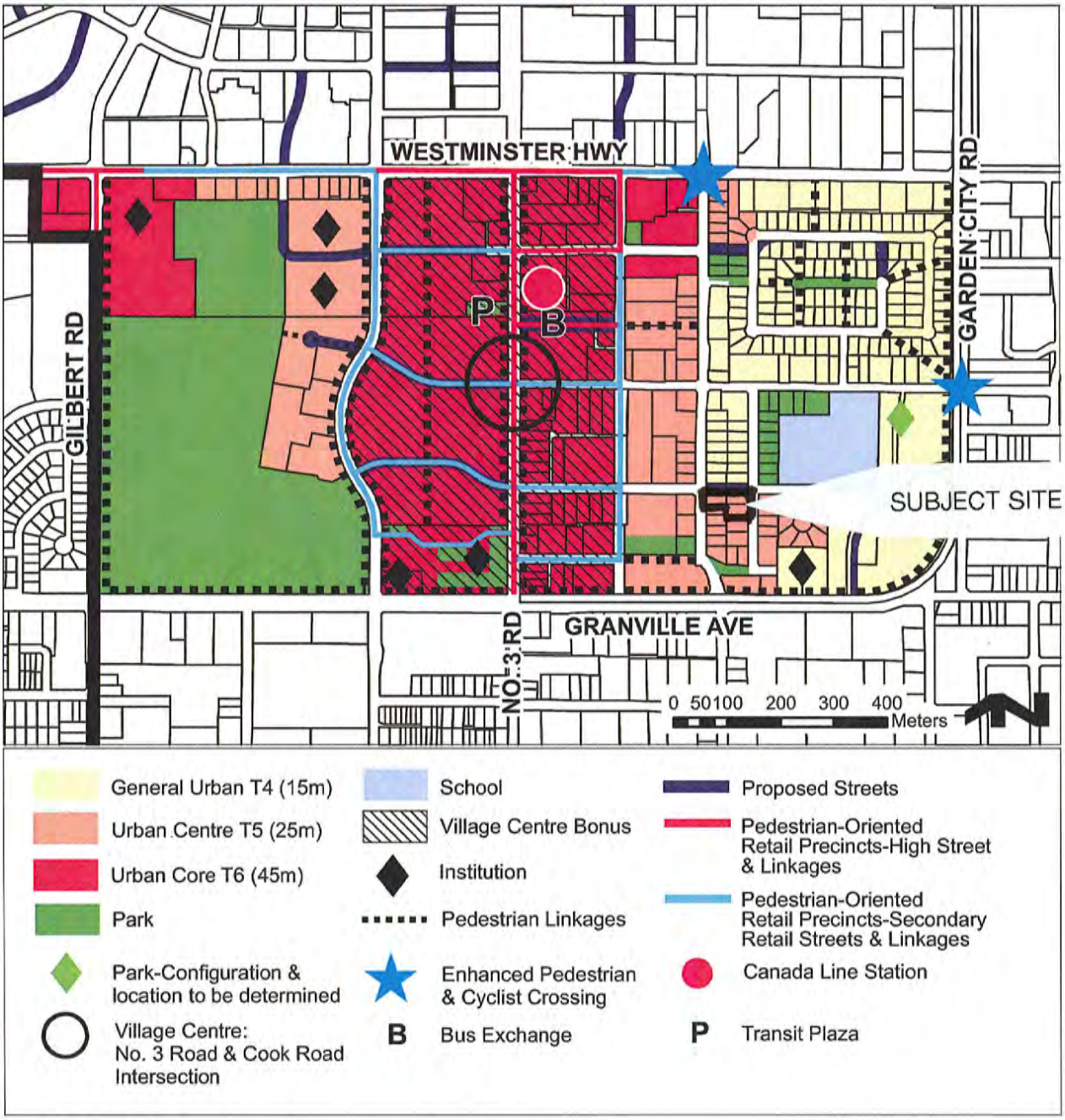
Floor Area Net: 4708.8 m^2 (50,685 ft^2) including BUH exemption (76.26 m^2 (820 ft^2)

	Existing	Proposed
Site Area:	2,428.7 m^2 (26,142 ft^2)	2,318 m^2 (24,960 ft^2) after dedication
Land Uses:	Single-family	Multi-family including townhouses and a mid-rise apartment
OCP Designation:	Mixed-Use	Mixed-Use
Area Plan Designation:	Urban Centre T5 (25 m)	Urban Centre T5 (25 m)
Zoning:	Single Detached (RS1/E)	Mid Rise Apartment and Townhouses (ZLR26) – Brighouse Village (City Centre)
Number of Units:	3 vacant single-family homes	Approximately 49 residential units consisting of 8 townhouse units and 41 apartment units

	Proposed Bylaw ZLR 26 Requirement	Proposed	Variance
Floor Area Ratio:	2.0 FAR plus BUH density exemption = 2.03	2.03 (including BUH exemption)	none permitted
Lot Coverage:	Max. 60%	53.2%	None
Lot size (min. dimensions):	2,300 m² (0.6 ac.)	2,318 m2 (0.57 ac)	None
Setback – Public Road:	Eckersley Road: 3.0 m Park Road: townhouse: 4.0 m apartment 3.0 m Cooney Road: 3.0 m	Eckersley Road: 3.02 m Park Road townhouse: 4.47 m apartment: 3.02 m Cooney Road: 3.02 m (with projecting bay windows)	None
Setback – Rear:	townhouses: 3.0 m apartments: 2.0 m	townhouses: 3.31 m apartments: 2.06 m	None
Setback – Parking Structure:	Public road: 3.0 m Rear yard: 0.0 m	Public road: 3.02 m Rear yard: 0.1 m	None
Height (m):	Apartment: 25.0 m Townhouses: 12.0 m	Apartment: 23.7 m Townhouses: 11.98 m	None

Off-street Parking Spaces – Regular (R) / Visitor (V):	Residential: 1.2/unit: 59 Visitor: 0.2/unit: 10	Residential: 1.2/unit: 54 (TDM permitted 10% reduction in residential parking requirement) Visitor: 0.2/unit: 10	None
Off-street Parking Spaces – Accessible:	Resident: 2 Visitor: 1	Resident: 2 Visitor: 1	None
Total off-street Spaces:	69	64 supported by proposed TDM provisions	None
Vehicle Charging	Resident: 120 Volt (20%): 11 Future (25%): 14 Visitor: 120 Volt (20%): 2 Future (25%): 3 120 V for every 10 class 1 secure bike spaces	Resident: 120 Volt (20%): 11 Future (25%): 14 Visitor: 120 Volt (20%): 2 Future (25%): 3 120 V for every 10 class 1 secure bike spaces: provided	
Bike Parking	Class 1: 62 Class 2: 10	Class 1: 81 Class 2: 10	None
Loading	Residential: 1 medium	Residential: 1 medium	None
Amenity Space – Indoor:	100 m^2 (1,076 ft^2)	115 m^2 (1,237 ft^2)	None
Amenity Space – Outdoor:	6 m^2/unit: 294 m^2	372.2m^2 (4,006 ft^2)	None

Specific Land Use Map: Brighouse Village (2031)



Sustainable Features

6740 Cooney Rd. Richmond. : Residential Apartments and Townhouses.

The following is a list of some of the sustainable related aspects and features included in this development design:

•The site is centrally located and close to transit, schools, shopping and parks.

•The site consists of 3 residual lots , and overall irregularly shaped. Once rezoned, the site will support a much higher density, contributing to better use of city centre land and efficiency of infrastructures.

•In response to the CCAP requirement this project will comply with LEED Silver equivalency, paying particular attention to features significant to Richmond (e.g., landscaped roofs, connecting and drawing power from District Energy Utility (DEU), storm water management and quality, etc.) Applicant will submit a LEED scoreboard confirming that the subject development will achieve between 50 and 60 points (Silver equivalency) prior to issuance of a Development Permit.

•The building will be DEU ready with a DEU connection room provided on ground floor, accessible directly from the exterior of the building.

•At least 20% of the materials will be locally sourced and at least 10% of the materials used in the building will be recycled materials (resource re-use).

•Construction Waste Management will be controlled to divert at least 50% of waste material from landfill.

•Low VOC emitting materials and low flow toilets, showers and lavatories will be used in the building.

•The building aims to achieve at least 23% savings in energy consumption and a 10% in energy cost savings. All exterior glazing will have 'low-e' coatings.

•"In-set" balconies ensure a better weather protection for outdoor experience of residents, and help provide better resistance against solar heat gains for units facing East, South and West directions.

•Large areas of non-roof (landscaped outdoor area) as well as larger roof terraces at the townhouses will help the heat island effect and contribute to additional insulation value and help reduce energy loss.

•All landscaping located on site, along the streets on tiered planters, as well as over the parking in outdoor amenity area will use low maintenance planting/landscape materials, and are irrigated with a highly efficient irrigation system (smart irrigation controllers, moisture sensors and other devices that will help avoid over-watering). Climate-tolerant plants and diversity of species will contribute to reduce water consumption.

•A second row of trees are added on site in addition to the city standard trees located in the boulevard. These additional trees help emphasize the "garden city" look and feel described in OCP.

•Accessible roof decks have pre-cast pavers or similar sustainable materials.

•Electric charging plug provisions are provided in enclosed bike storage rooms and for 20% of the required parking stalls.

•All units are provided with open balconies or landscape treated roof decks.

•Balconies have glazed guards to allow visibility.

•All bedrooms and living rooms have large glazed windows to allow maximum natural light and provide a lively atmosphere. All habitable rooms are provided with windows that open to allow natural/ventilation.

•Glazed windows and other exterior wall assemblies will have adequate acoustic performance as required by building code and regulations.

•Consideration will be given to sustainable fit and finish of the building including energy star appliances, lighting fixtures and other electrical appurtenances used throughout the building, as well as reduced allergen carpeting/ finishing materials.

Crime Prevention Through Environmental Design (CPTED)

The proposed development includes the following CPTED features:

•All street level untis, including all of the townhouses have entries that lead directly to street, with their main living rooms overseeing the public realm along the street sidewalk, with large overlooking windows.

•Front entry porches that are welcoming and encourage residents' presence in front of their unit and help monitoring events at public realm.

•Only 3 secured access gates to the landscaped podium / private yards / outdoor amenity area, each located on one of the three adjacent streets, and such as to offer easy access between the outdoor spaces and the surrounding public realm.

•Security features in the building lobby to limit access.

•Separate visitor parking with open grill roll-up gate, and additional secured gate beyond to protect access to private parking.

•Single vehicular access point to the parkade via a recessed entry gate for all visitors and residents.

•Parkade lighting with interior parkade walls and columns painted white to increase visibility.

•Glazing in all vestibule doors and access/exit doors from parking.

•Additional safety windows in concrete walls near key locations such as parking elevator vestibule..

•Secured garbage rooms with access via a large, 1 1/2 storey high covered loading bay.

•Secured bike storage rooms with view windows built in their entry doors.

•Secure podium-top common outdoor amenity area with children's play area located in the inner-most corner facing South West for best sun exposure all day . Overlooking views of the outdoor amenity area from residential units adjacent and from adjacent neighbouring Emerald development tower and podium.

6740 Cooney Rd

LEED Canada NC 2009 Scorecard Estimate
Last Updated: 2016-01-15

RECOLLECTIVE

T	P	U	N	
52	12	8	38	**Total Estimated Points**

Certified 40-49 points **Silver** 50-59 points **Gold** 60-79 points **Platinum** 80-110 points

T – "Targeted"	Points that are targeted and likely to be achieved
P – "Potential"	Points that may be achieved with some additional effort, cost or analysis.
U – "Unlikely"	Points that are unlikely to be achieved without significant effort, or cost.
N – "No"	Points that are either not applicable, or not recommended.
D - "Documented"	Points that are fully documented.

D	T	P	U	N			
	20		1	5	**Sustainable Sites**		26 Possible Points
	Prerequisite				SSp1	Construction Activity Pollution Prevention	Required
	1				SSc1	Site Selection	1
	5				SSc2	Development Density and Community Connectivity	3, 5
				1	SSc3	Brownfield Redevelopment	1
	6				SSc4.1	Alternative Transportation: Public Transportation Access	3, 6
	1				SSc4.2	Alternative Transportation: Bicycle Storage & Changing Rooms	1
	3				SSc4.3	Alternative Transportation: Low-Emitting & Fuel-Efficient Vehicles	3
				2	SSc4.4	Alternative Transportation: Parking Capacity	2
			1		SSc5.1	Site Development: Protect and Restore habitat	1
	1				SSc5.2	Site Development: Maximize Open Space	1
				1	SSc6.1	Stormwater Design: Quantity Control	1
	1				SSc6.2	Stormwater Design: Quality Control	1
	1				SSc7.1	Heat Island Effect: Non-Roof	1
	1				SSc7.2	Heat Island Effect: Roof	1
				1	SSc8	Light Pollution Reduction	1

D	T	P	U	N			
	4	1		5	**Water Efficiency**		10 Possible Points
	Prerequisite				WEp1	Water Use Reduction	Required
	2			2	WEc1	Water Efficient Landscaping	2, 4
				2	WEc2	Innovative Wastewater Technologies	2
	2	1		1	WEc3	Water Use Reduction	2 - 4

D	T	P	U	N			
	6	7	5	17	**Energy & Atmosphere**		35 Possible Points
	Prerequisite				EAp1	Fundamental Commissioning of Building Energy Systems	Required
	Prerequisite				EAp2	Minimum Energy Performance	Required
	Prerequisite				EAp3	Fundamental Refrigerant Management	Required
	6	3		10	EAc1	Optimize Energy Performance	1 - 19
				7	EAc2	On-Site Renewable Energy	1 - 7
			2		EAc3	Enhanced Commissioning	2
		2			EAc4	Enhanced Refrigerant Management	2
			3		EAc5	Measurement and Verification	3
		2			EAc6	Green Power	2

D	T	P	U	N			
	4	2	1	7	**Materials & Resources**		14 Possible Points
	Prerequisite				MRp1	Storage and Collection of Recyclables	Required
				3	MRc1.1	Building Reuse: Maintain Existing Walls, Floors, and Roof	1 - 3
				1	MRc1.2	Building Reuse: Maintain Interior Non-Structural Elements	1
	2				MRc2	Construction Waste Management	1 - 2
				2	MRc3	Materials Reuse	1 - 2
	1	1			MRc4	Recycled Content	1 - 2
	1	1			MRc5	Regional Materials	1 - 2
				1	MRc6	Rapidly Renewable Materials	1
			1		MRc7	Certified Wood	1

D	T	P	U	N			
	12	1	1	1	**Indoor Environmental Quality**		15 Possible Points
	Prerequisite				EQp1	Minimum Indoor Air Quality Performance	Required
	Prerequisite				EQp2	Environmental Tobacco Smoke (ETS) Control	Required
			1		EQc1	Outdoor Air Delivery Monitoring	1
				1	EQc2	Increased Ventilation	1
	1				EQc3.1	Construction IAQ Management Plan: During Construction	1
		1			EQc3.2	Construction IAQ Management Plan: Before Occupancy	1
	1				EQc4.1	Low-Emitting Materials: Adhesives and Sealants	1
	1				EQc4.2	Low-Emitting Materials: Paints and Coatings	1
	1				EQc4.3	Low-Emitting Materials: Flooring Systems	1
	1				EQc4.4	Low-Emitting Materials: Composite Wood and Agrifibre Products	1
	1				EQc5	Indoor Chemical and Pollutant Source Control	1
	1				EQc6.1	Controllability of Systems: Lighting	1
	1				EQc6.2	Controllability of Systems: Thermal Comfort	1
	1				EQc7.1	Thermal Comfort: Design	1
	1				EQc7.2	Thermal Comfort: Verification	1
	1				EQc8.1	Daylight and Views: Daylight	1
	1				EQc8.2	Daylight and Views: Views	1

D	T	P	U	N			
	2	1		3	**Innovation in Design**		6 Possible Points
	1				IDc1.1	Exemplary Performance: Sc7.1 - Heat Island Effect: Non-roof	1
		1			IDc1.2	LEED Canada-EB:O&M, MRc4 Sustainable Purchasing Reduced Me	1
				1	IDc1.3	Exemplary Performance: TBD	1
				1	IDc1.4	Innovation in Design: TBD	1
				1	IDc1.5	Innovation in Design: TBD	1
	1				IDc2	LEED® Accredited Professional	1

D	T	P	U	N			
	4				**Regional Priority**		4 Possible Points
	1				RPc1	Durable Building	1
	1				RPc2.1	Regional Priority: SSc2	1
	1				RPc2.2	Regional Priority: MRc2	1
	1				RPc2.3	Regional Priority: RPc1	1

Points in this scorecard represent estimates by the project team. The team intends to design and construct the project in compliance with LEED criteria, but there is no guarantee that points listed here will be achieved. The only process which awards LEED points and subsequent certification is submission to, and review by, the Canada Green Building Council.

Attachment 4

Excerpt from the Minutes from

The Advisory Design Panel Meeting

Wednesday, June 3, 2015 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

...

2. DP 10-516068 - APPROXIMATELY 41 APARTMENT UNITS & 8 TOWNHOUSE UNITS

APPLICANT: Andrew Cheung Architects Inc.

PROPERTY LOCATION: 6731, 6751 Eckersley Road, 6740 Cooney Road

Applicant's Presentation

Kassra Tavakoli, Matthew Cheung Architects, Inc., and Alain Lamontagne, Durante Kreuk Ltd., presented the project and answered queries from the Panel on behalf of the applicant.

Panel Discussion

Comments from the Panel were as follows:

- the scale of the project is appropriate with respect to the neighbouring developments; appreciate the proportions; the series of stairs surrounding the proposed development enhance the pedestrian scale of the project; also, the stairs also generate a lot of landscaping; appreciate the provision of a ramp at the entry to the building;

  Noted. Thank you.

- appreciate the design of the penthouse level of the apartment building; it stands out but ties in with the materials of the building;

  Noted. Thank you.

- appreciate the proposed children's discovery path in the outdoor amenity area; preferable than a children's play equipment;

  Noted. Thank you.

- the project is well-designed; scale is appropriate to its site context;

  Noted. Thank you.

- consider long-term maintenance issues associated with proposed extensive use of cedar siding in the six-storey apartment building;

  Acknowledged. We are proposing to replace all cedar wood siding with Cementicious boards, yet keeping the horizontal look of the wood by choosing similar sized and horizontally oriented panels.

- project is well-handled; however, the proposed use of brown cedar siding will take away the modern look of the apartment building;

  Acknowledged. As noted above, we have replaced the wood siding with cementitious boards.

- consider design development to the bay windows of townhouses to simplify their forms and balance the patios; will make the patios more useful;

  Acknowledged. We have simplified the townhouses' frontage by eliminating the bay windows.

- proposed ramp at the entry to the apartment building appears hard; consider introducing landscaping, e.g. planting strips to soften the harshness of the ramp and provide screening to the railings; also consider coordinating with the City to introduce 4-foot high parking that accommodates just the nose of the vehicle to provide extra space for improvement of the design of the ramp;

  We have introduced a 1 m strip of planting between the two stretches of the ramp. We have managed to keep the parking clearance heights above 7' under the section of the ramp that drops into the parking.

- appreciate the location of garbage and recycling pick-up;
- the canopy at the northeast corner of the apartment building does not work and needs to be redesigned;

  Acknowledged. We have reduced the overall size and overhang of this canopy as to make it appear lighter and less prominent.

- agree with comments that the proposed development is well-handled and well-designed; not concerned with the series of stairs in the proposed development; could be used for seating and as a gathering area;

  Noted. Thank you.

- the ramp at the entry to the apartment building is prominent and needs to be screened;

  Acknowledged. As noted above, the ramp width is reduced and planting strip is provided in front of the ramp and between its two long stretches. Adjacent one bedroom apartment's plan is revised to be oriented to the West with obscured windows for privacy adjacent to the ramp. A narrow buffer for planting and/or landscape elements is provided between the ramp and the apartment building.

- agree with the comment to reconsider the use of cedar in the apartment building considering the scale of the development and the climate in Richmond; cedar in the southern elevation of the building will get a lot of sun exposure and would deteriorate more quickly;

  Acknowledged. Cedar eliminated as noted above. (Also worth noting is that combustible siding is not allowed on 6 storey wood framed buildings in accordance with the updated BCBC)

- site is challenging due to adjacency impacts and interfaces with neighbouring developments; look at the space behind the subject site and the developed southern property which could be turned into a potential area for dumping garbage;

  Problem is acknowledged as noted. The above mentioned tract of land belongs to the neighbouring property and is hence outside of our control. We are proposing a guardrail height solid wall at this edge. The Servicing Agreement associated with this development will replace and discharge the public sewer associated with the easement that prevented the neighbours from building on this portion of the land.

- the canopy above the penthouse level at the northeast corner of the apartment building needs further design development as it currently appears two-dimensional and pulled out; also looks heavy-handed on the east elevation;

  Acknowledged. As noted above, we have redesigned and reduced the size of this canopy.

- support the project; applicant has done a good job in a challenging site; appreciate the massing of the apartment building and the townhouse building together; like the barge windows which lighten up the six-storey apartment building; appreciate the animation of the flat roof line through variation of the parapet;

  Noted. Thank you.

- appreciate the location of the canopy above the penthouse level which accents the northeast corner; however, it needs further design development;

  Acknowledged. Revised as suggested.

- like the articulation, rhythm and landscaping of the townhouse units;

  Noted. Thank you.

- consider using hardie plank in lieu of wood in the materials palette considering the climate in Richmond and to achieve a more contemporary look for the apartment building;

  Acknowledged. Revised as suggested.

- appreciate the high percentage of large units, i.e. 3-bedroom units, in the apartment building;

  Noted. Thank you.

- appreciate the accessibility features of the proposed development; turning circles in the architectural drawings are noted and appreciated;

  Noted. Thank you.

- appreciate the design of the units; consider using pocket doors in ensuite and other washrooms to create more circulation space;

  Acknowledged. We have replaced some doors with pocket doors. There is, however, a typical dislike for this type of door as it is more costly and locksets difficult to handle.

- consider introducing more landscaping to soften the appearance of the ramp;

  Acknowledged. Revised as suggested.

- applicant needs to provide the required LEED scorecards to verify how the project will achieve the targeted LEED Silver equivalency;

  Acknowledged. Green Building Advisory Consultants have submitted their proposals and the client is in the process of evaluation to retain them.

- suggest that the applicant include the use of low-flow fixtures and energy star appliances in their energy efficient strategies to achieve energy points;

  Acknowledged. As noted in the letter of Sustainability features, we are proposing such appliances and fixtures in all units.

- the applicant needs to comply with ASHRAE 90.1 2010 mandatory requirements as per the 2012 BC Building Code, in particular the requirements for entry vestibules or revolving doors;

  Acknowledged. We are working to clarify this requirement with the Building Department at City of Richmond. The clause that offers exemption from the need for the vestibule is not clear as to whether it applies to buildings with total area of less than 1,000 SF or the buildings with a lobby area of less than 1,000 SF. Proposed building design will comply with the ASHRAE 90.1 2010 requirements.

- consider ways to further integrate the ramp into the apartment building; ensure adequate soil volume for trees;

- consider adding height to the planting materials (e.g., by planting smaller trees) at the northeast corner to accentuate the void near the main entry to the apartment building;

- review the proposed use of grass-crete for the service areas; precedents in other developments have not been successful; the concrete material in the grass-crete is not pedestrian-friendly;

  Loading service area has been revised from grass-crete to vehicular unit pavers and reinforced concrete. Unit pavers provide a richer surface texture than on cast in place concrete.

- appreciate the planting between the garage entry and the neighbouring property to the south; however, consider bigger trees (conifer) in lieu of small flowering trees;

  Note that 3m high evergreens are now proposed.

- appreciate the stairs; project is sensitive to the views of neighbouring developments; and
- consider integrating a bike ramp into the stairs.

  Acknowledged. Upon recommendations received from transportation, we have eliminated the additional visitor bike lockers on the outdoor amenity space and limited those to the 10 spaces required as per current bylaw. Bike ramps are hence not required.

Panel Decision

It was moved and seconded
That DP 10-516068 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.

CARRIED

City of Richmond

Development Permit

No. DP 10-516068

To the Holder:	ANDREW CHEUNG ARCHITECTS INC. ON BEHALF OF 1044577 B.C. LTD., INC. NO. BC1044577
Property Address:	6731, 6751 ECKERSLEY ROAD AND 6740 COONEY ROAD
Address:	C/O SUITE 410, 1639 WEST 2ND AVENUE VANCOUVER, BC V6J 1H3

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans 1 to 12 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of $274,706.30 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 10-516068

To the Holder:	ANDREW CHEUNG ARCHITECTS INC. ON BEHALF OF 1044577 B.C. LTD., INC. NO. BC1044577
Property Address:	6731, 6751 ECKERSLEY ROAD AND 6740 COONEY ROAD
Address:	C/O SUITE 410, 1639 WEST 2ND AVENUE VANCOUVER, BC V6J 1H3

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

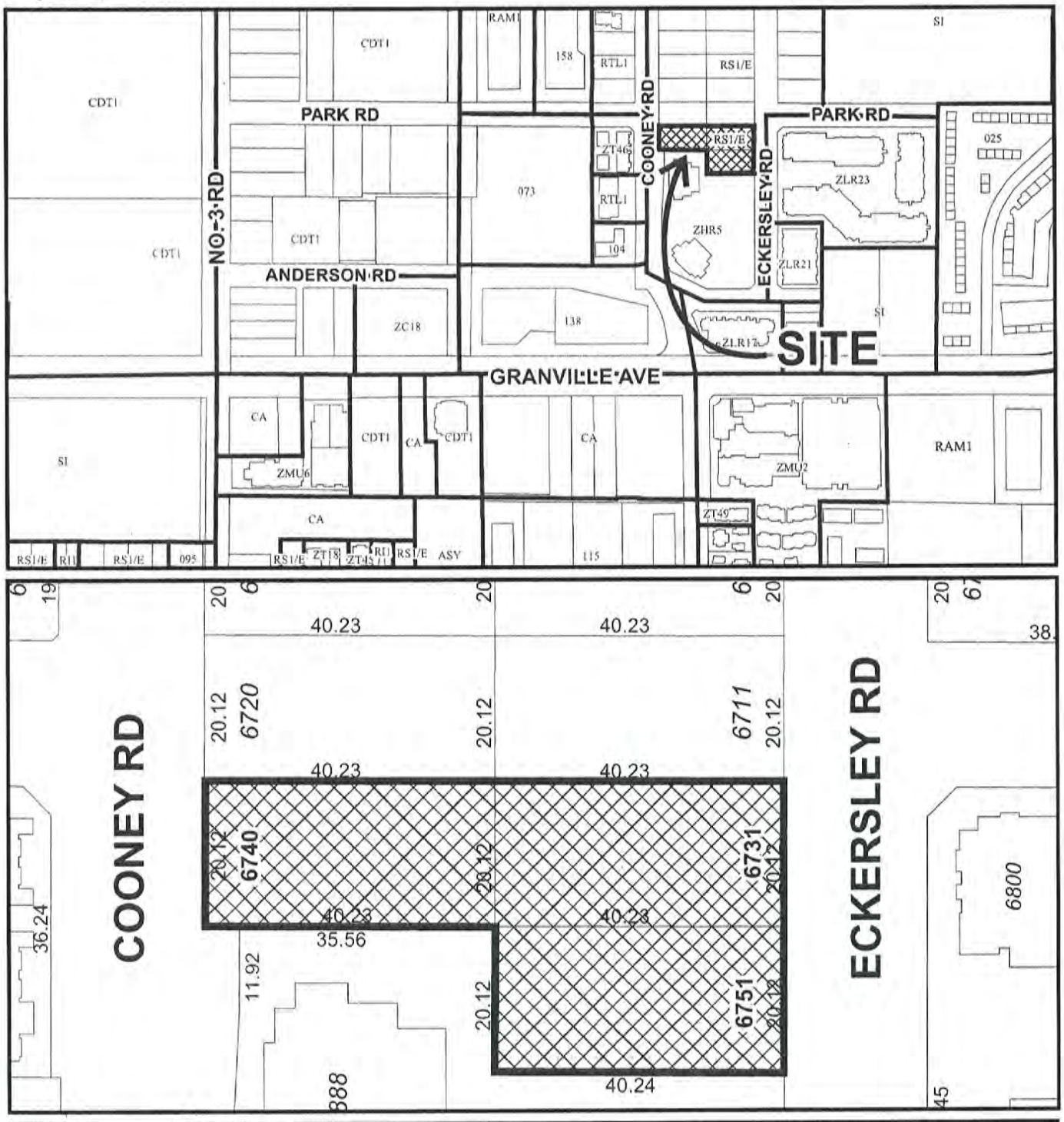
   This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR

City of Richmond



DP 10-516068

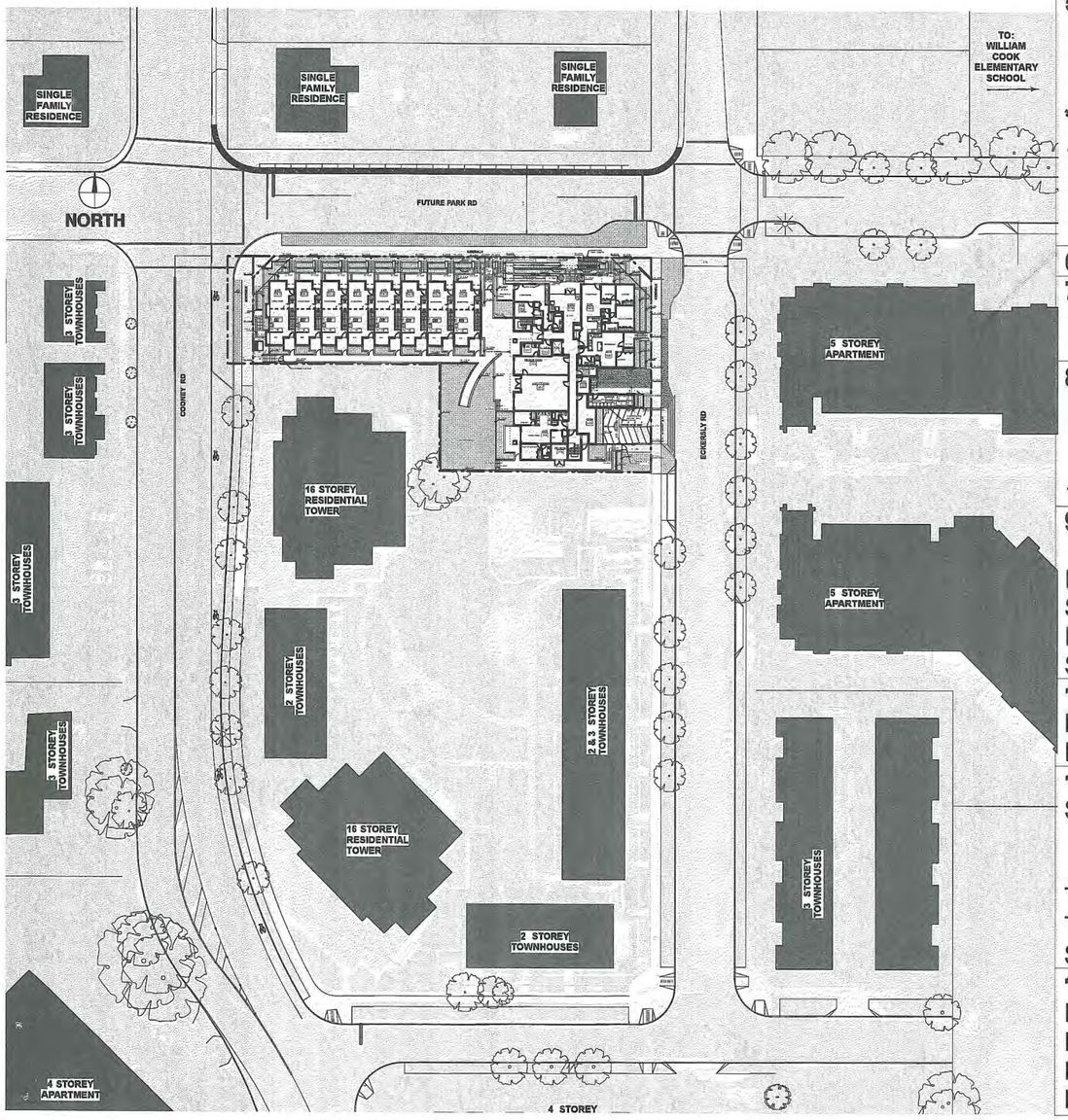
Original Date: 03/01/10

Revision Date: 01/18/16

Note: Dimensions are in METRES

DRAWING LIST

DP 1.1 CONTEXT PLAN AND PROJECT DATA
DP 1.2 SITE PLAN
DP 2.1 PARKING FLOOR PLAN
DP 2.2 GROUND FLOOR PLAN
DP 2.3 SECOND - FIFTH FLOOR PLANS
DP 2.4 THIRD & SIXTH FLOOR PLAN
DP 2.5 ROOF PLAN
DP 3.1 APARTMENT EAST & WEST ELEVATION
DP 3.2 APARTMENT NORTH & SOUTH ELEVATION
DP 3.3 TOWNHOUSE ELEVATIONS
DP 3.4 ECKERSLEY RD & COONEY RD ELEVATION
DP 4.1 SECTION 1
DP 4.2 SECTION 2
DP 4.3 SECTION 3, 4 & 5
DP 4.4 SECTION 6 & 7
DP 4.5 SECTION 8
DP 4.6 SECTION 9
DP 6.1 Rendering #1
DP 6.2 Rendering #2
DP 6.3 Rendering #3
DP 6.4 Rendering #4
DP 6.5 Rendering #5
DP 6.6 Rendering #6



PROJECT DATA

1. CIVIC ADDRESS:
6731/6751 ECKERSLEY ROAD, 6740 COONEY ROAD, RICHMOND, B.C.

2. LEGAL DESCRIPTION:
LOTS 27, 28 AND 48, ALL OF SECTION 29, BLOCK 4 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT, PLAN 16523

3. ZONING CLASSIFICATION:
PROPOSED RAH2 (EXISTING R1/E)

4. SITE AREA
GROSS SITE AREA: 2,428.7 sq. m (0.59 ACRES) (26,142.3 sq. ft.)
NET SITE AREA: 2,318.66 sq. m (0.57 ACRE) (24,957 sq. ft.)
(Calculated after road & corner cut dedication)

5. FLOOR AREA RATIO (FAR):
ALLOW. F.A.R. = 2.0 X 2,318.66 = 4,637.32 sq.m (49,915.7 sq. ft.)
PROP. F.A.R.: 4,708.83 sq. m. (50,685.42 sq.ft.)
4708.83 / 2318.66 = **2.0308 ***

* *Density bonus for BUHU (41 total accessible units provided),makes for a total of :*
41 Accessible Units x 1.86 sq.m. = 76.26 sq.m. (820 sq. ft.)
76.26 / 2318.66 (site area) = 0.0329 of bonus F.A.R.

TOTAL TOWN HOUSE AREA: 1,026.11 sq. m. (11,044.96 sq. ft.)
TOTAL APARTMENT AREA: 3,682.71 sq. m. (39,640.36 sq. ft.)

6. NUMBER OF UNITS PROPOSED : 49

7. AMENITY SPACE:
INDOOR AMENITY AREA PROPOSED : 115.0 sq. m. (1,237.8 sq. ft.)
OUTDOOR AMENITY AREA PROPOSED : 372.2 sq. m. (4,006.3 sq. ft.)

8. LOT COVERAGE:
Town House : 465.75 sq. m (5,013.29 sq. ft.)
Apartment: 768.8 sq. m (8, 275.3 sq. ft.)
Total: 1,234.55 sq. m(13,288.6 sq. ft.)
1234.55 / 2318.66 x 100 = 53.24% (53.24%< max. Lot Coverage allowed : 60%)

9. SETBACKS:

	Min req'd	Proposed T/H.	APT.	Garage
EAST (ECKERSLEY RD.):	3.0 m	--	3.02 m	3.02 m
SIDE - SOUTH: (NEIGHBOUR):	1.5 m	3.31 m	2.06 m	0.1 m
REAR - WEST: (COONEY ROAD):	1.5 m	3.02 m	14.1 m	3.02 m, 0.1 m
SIDE - NORTH: (PARK RD.)	3.0 m	4.47 m	3.02 m	3.02 m

10. HEIGHT:
MAX. Allowed: 25 M GEODETIC
Height Proposed : 22.34 M GEODETIC (73.29')

11. PARKING:
Standard residential (49 units):
49X1.2 =58.8=59 Residents + 49x0.2=9.8=10 Visitors = 69 total
69 x 0.9 (Reduction for Benches) = 62.1 = 63
Total parking required : 63
Total parking provided : 64
Small space : 32 (Accessible space : 3)

12. BICYCLE PARKING:
Residential required (49 units): 49 X 1.25 =61.25=62
Residential provided: 65 (Horizontal) + 19 (Vertical) = 84
Residential visitor required (49 units): 49 X 0.2 = 9.8 = 10
Residential visitor provided : 10

DP 10-516068
#1

notes

date	revisions
FEB 09, 2010	ISSUED FOR REZONING AND D.P. APPLICATION
FEB 27, 2013	ISSUED FOR REVIEW
APR. 04, 2013	ISSUED FOR REZONING AND DP APPLICATION
Nov. 14, 2014	ISSUED FOR REZONING AND DP APPLICATION
DEC. 19, 2014	ISSUED FOR REZONING AND DP APPLICATION
JAN. 15, 2015	ISSUED FOR REZONING AND DP APPLICATION
MAR 31, 2015	ISSUED FOR REZONING AND DP APPLICATION
APR 9, 2015	ISSUED FOR REZONING AND DP APPLICATION
MAY 26, 2015	ISSUED FOR ADP REVIEW
JUN 23, 2015	ISSUED FOR ADP REVIEW
JUL 13, 2015	ISSUED FOR ADP REVIEW
JUL 30, 2015	ISSUED FOR DPP REVIEW
DEC 15, 2015	ISSUED FOR DPP REVIEW

consultants

DEC 15 2015

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vancouver, b.c.
v6j 1h3
tel (604) 685-2088
fax (604) 685-1889

project
6740 COONEY ROAD RICHMOND

title
DRAWINGS LIST
PROJECT DATA

project number		file name
21519		
drawn KT	checked AC	scale 1:500
		drawing number DP 1.1

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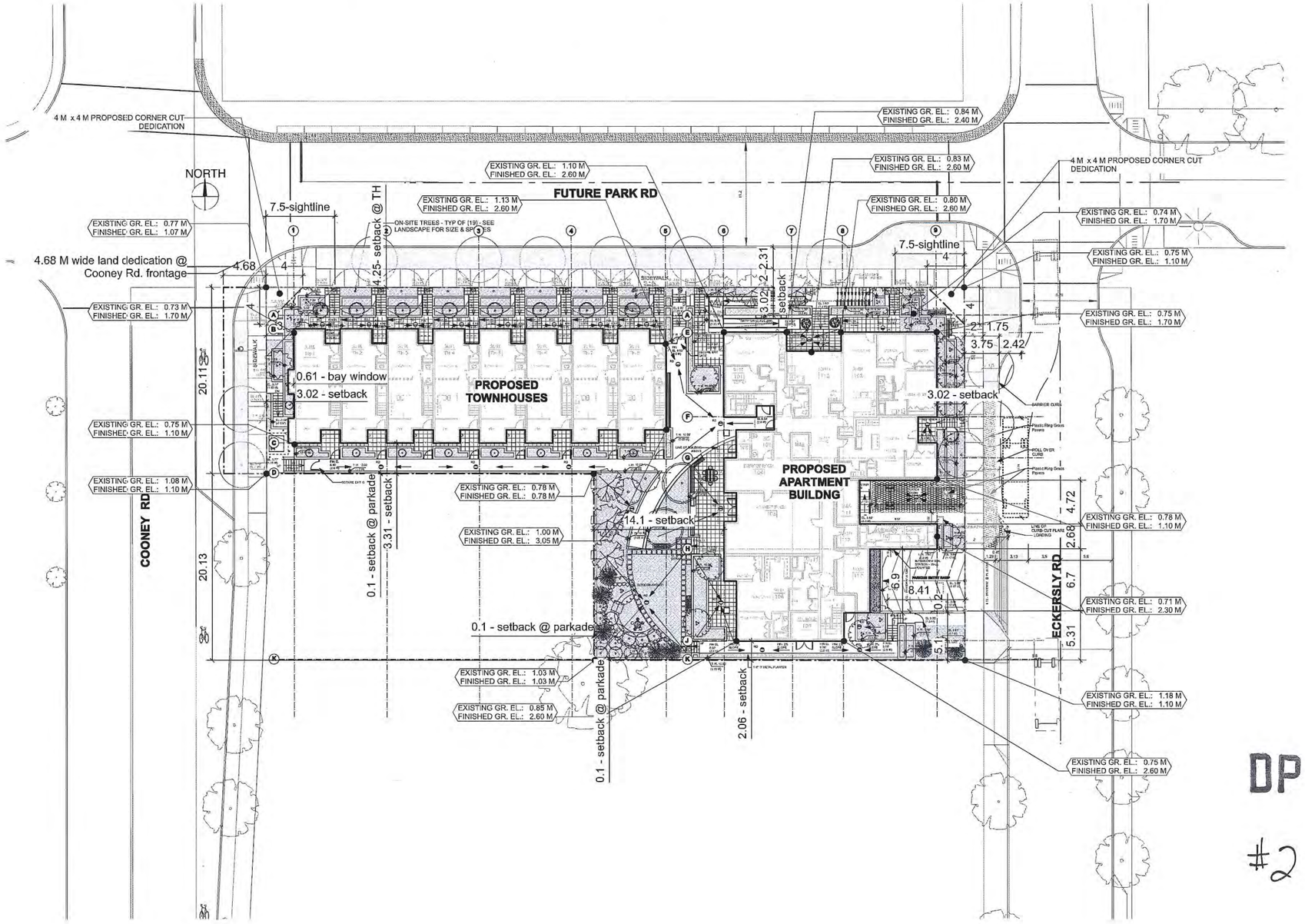

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MAY 26, 2015	ISSUED FOR ADP REVIEW
JUN 23, 2015	ISSUED FOR ADP REVIEW
JUL 13, 2015	ISSUED FOR ADP REVIEW
JUL 30, 2015	ISSUED FOR DPP REVIEW
DEC 15, 2015	ISSUED FOR DPP REVIEW

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FEB 23 2016

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fax (604) 685-1889

DP 10 516068

#2

project
6740 COONEY ROAD RICHMOND

title
SITE PLAN

project number		file name
21519		
drawn	checked	scale
SL	AC	1:100

drawing number
A 1.2

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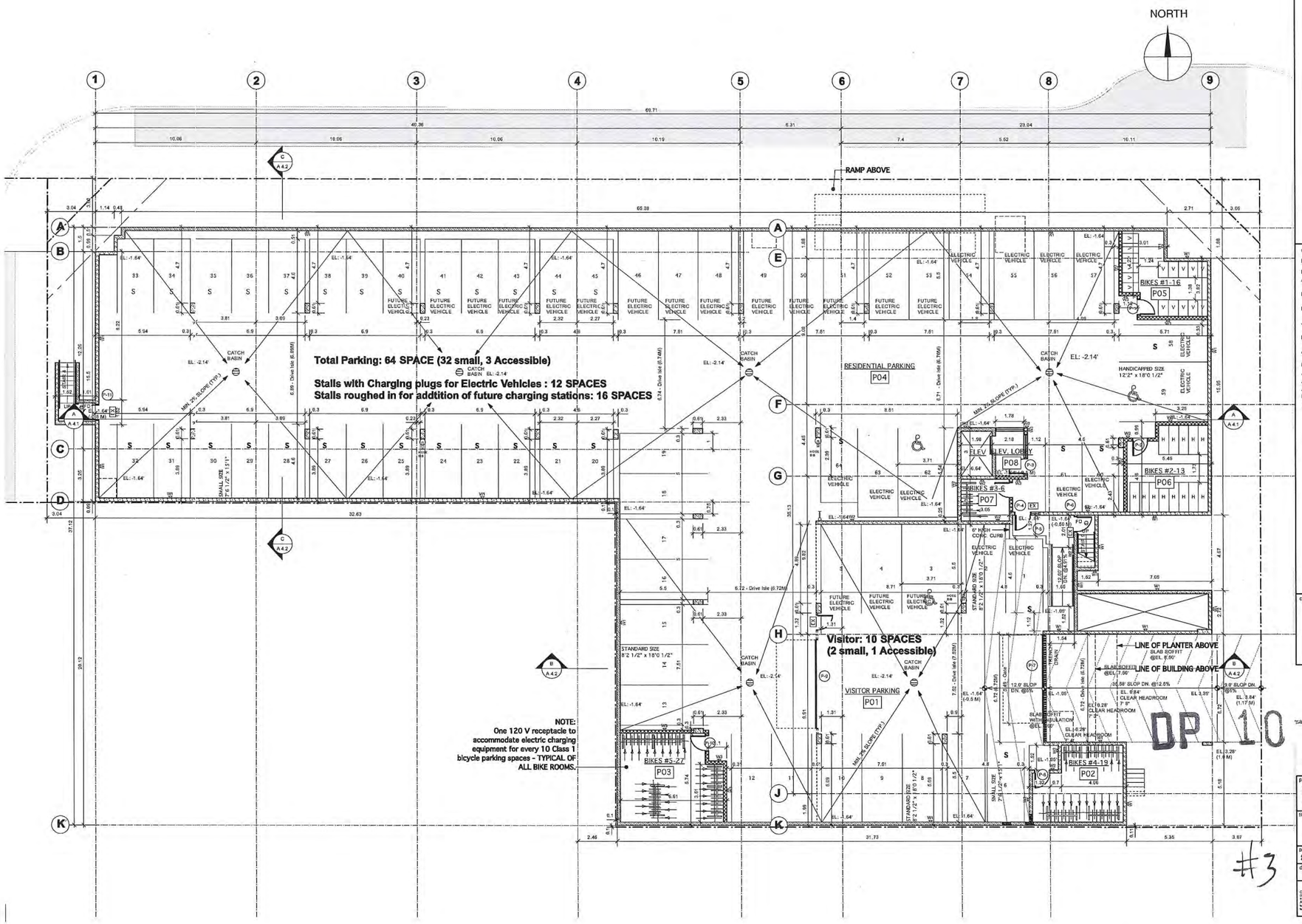

notes

date	revisions
FEB 09, 2010	ISSUED FOR REZONING AND D.P. APPLICATION
FEB 27, 2013	ISSUED FOR REVIEW
APR. 04, 2013	ISSUED FOR REZONING AND DP APPLICATION
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JUN 23, 2015	ISSUED FOR ADP REVIEW
JUL 13, 2015	ISSUED FOR ADP REVIEW
JUL 30, 2015	ISSUED FOR DPP REVIEW
DEC 15, 2015	ISSUED FOR DPP REVIEW
MAR 8,2016	ISSUED FOR DPP REVIEW

consultants

MAR 0 8 2016

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project
6740 COONEY ROAD RICHMOND

title
PARKING PLAN

project number		file name
21519		
drawn	checked	scale
SL	AC	1:100

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drawing number
A 2.1

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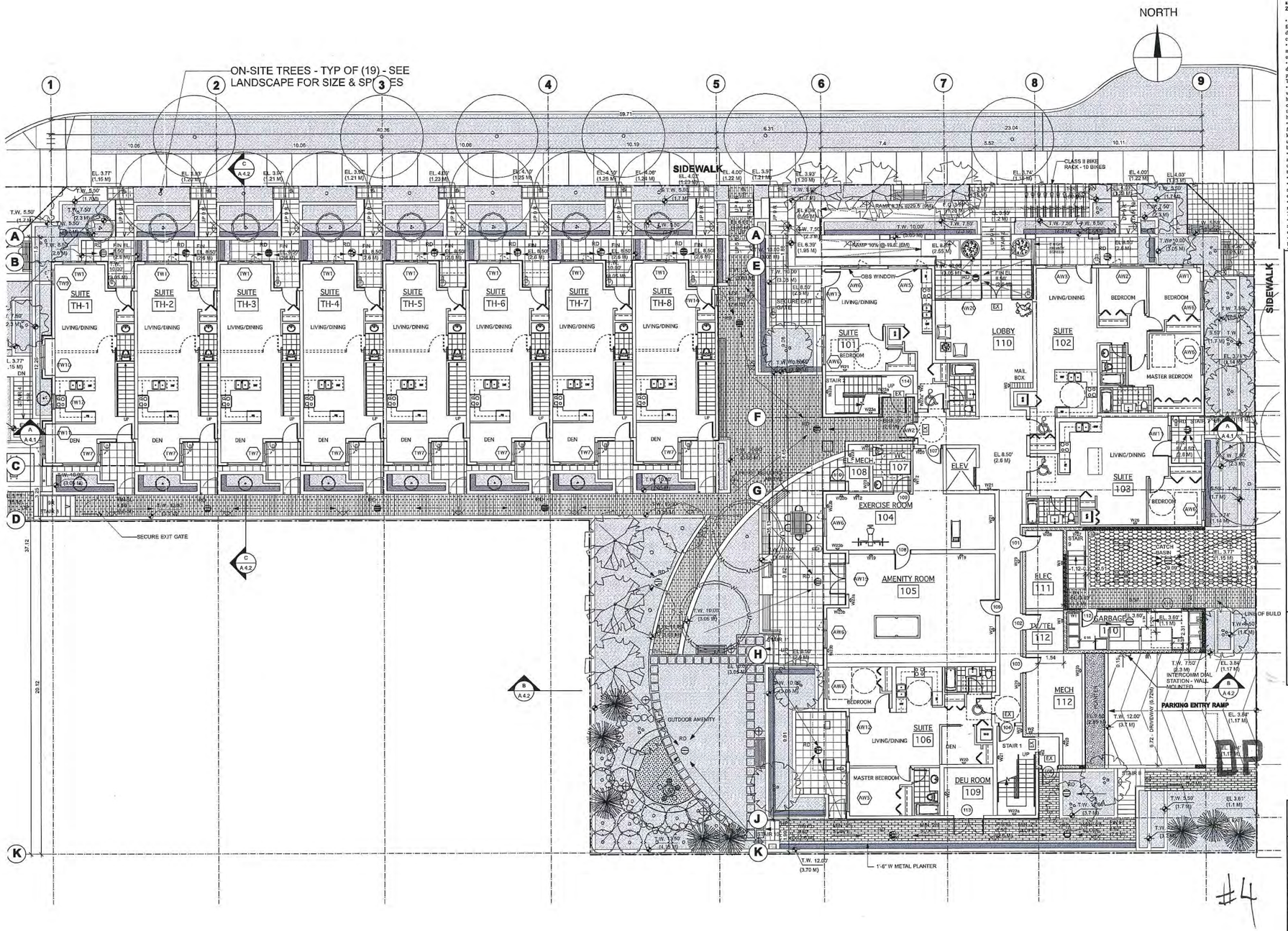

notes

Accessibility and Aging-in-Place Features : (Typical, all floors)

• All universally accessible suites (marked with accessibility symbol @ their entries on the plans), and all common areas are to comply with the requirements of City of Richmond Zoning Bylaw, section 4.16.

• All main doors to the entry of the tower and the common use facilities provided with automatic door opening devices or designed to address accessibility requirements. Bathrooms in the common amenity spaces are designed to be accessible.
• Common corridors are minimum 1220 mm wide and a minimum 1500 mm turning radius is provided at dead ends and other required areas.
• Common use areas and affordable (accessible) housing units designed to facilitate ready access from the road and the on-site parking area, and for unoccupancy by a person with disability. The elevators are located on an accessible path.
• All light switches in the affordable (accessible) units provided with rocker or paddle type switches. • All doors in the affordable housing (accessible) units and common use areas provided with operable devices suitable for use by people with a disability. The thresholds to the accessible doors are at the most, 13.0 mm in height.
• Affordable housing units have provision for converting units to fully universal accessible features such as re-positioning of kitchen counter top heights, removable toe and knee clearance under kitchen sink locations, provision for adjustable bread-boards.
• Windows are floor to ceiling windows providing seated views and with opening mechanisms suitable for use by people with a disability. All doors in the building have provisions to improve to fully accessible hardware.
• All floor surfaces are to be slip resistant.
• Switch controls, electrical panels and intercom buttons shall be at a maximum height of 1220 mm and the electrical / telephone / cable outlets will at least be 450 mm from the floor surface.
• Thermostats and other controls located between 900 — 1350 mm from the floor surface and provided with a clear space of 750 mm for access.
• The accessible bedrooms are designed such that they can accommodate a twin size bed and have a 1500 min turning diameter clearance on one side of the bed.
• All bathrooms and powder rooms are provided with reinforced backing for future grab bars at water closets, tub/shower

date	revisions
FEB 09, 2010	ISSUED FOR REZONING AND D.P. APPLICATION
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JUN 23, 2015	ISSUED FOR ADP REVIEW
JUL 13, 2015	ISSUED FOR ADP REVIEW
JUL 30, 2015	ISSUED FOR DPP REVIEW
DEC 15, 2015	ISSUED FOR DPP REVIEW

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10-516068

project
6740 COONEY ROAD RICHMOND

title
GROUND FLOOR PLAN

project number		file name
21519		
drawn SL	checked AC	scale 1:100
		drawing number A 2.2

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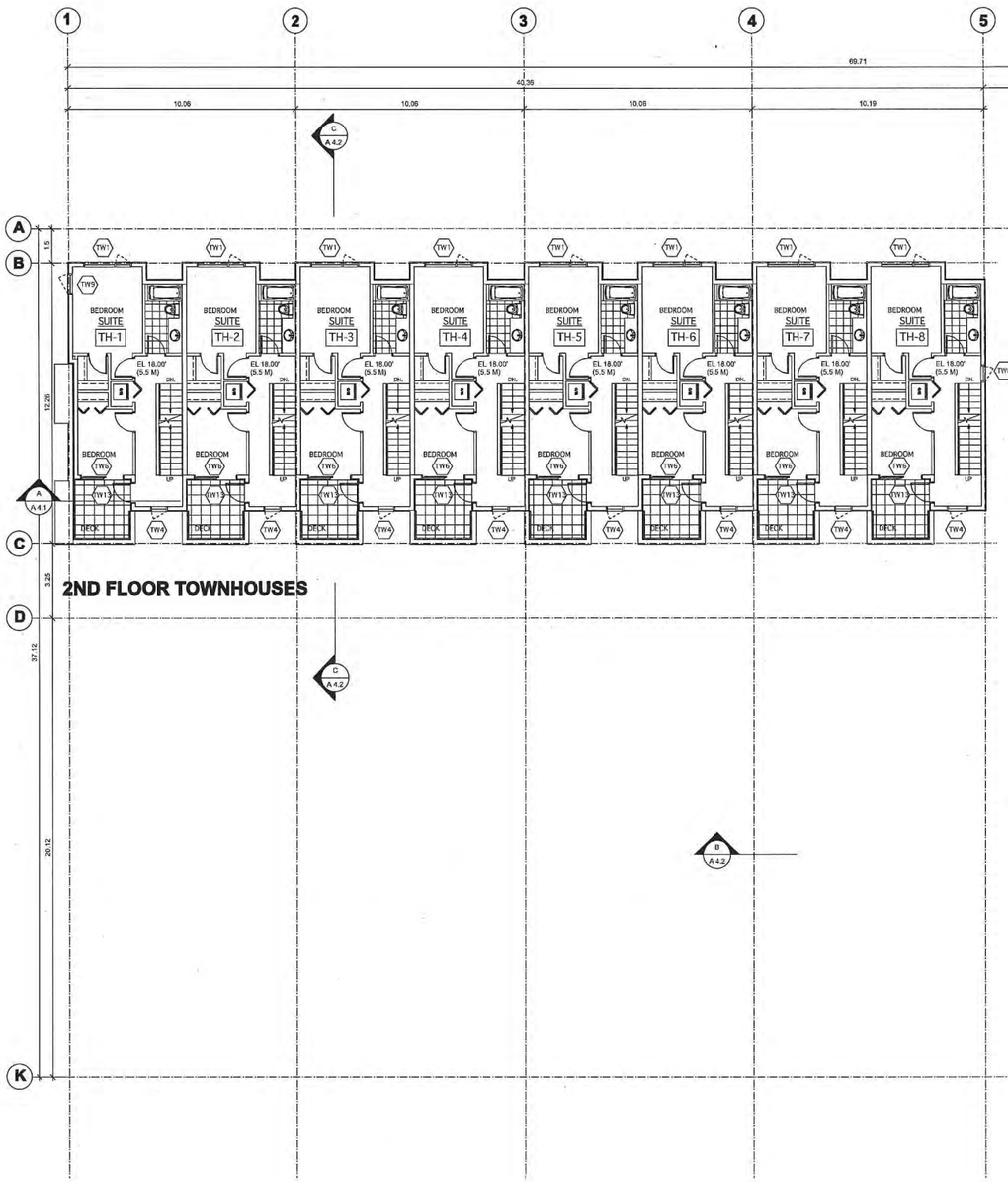

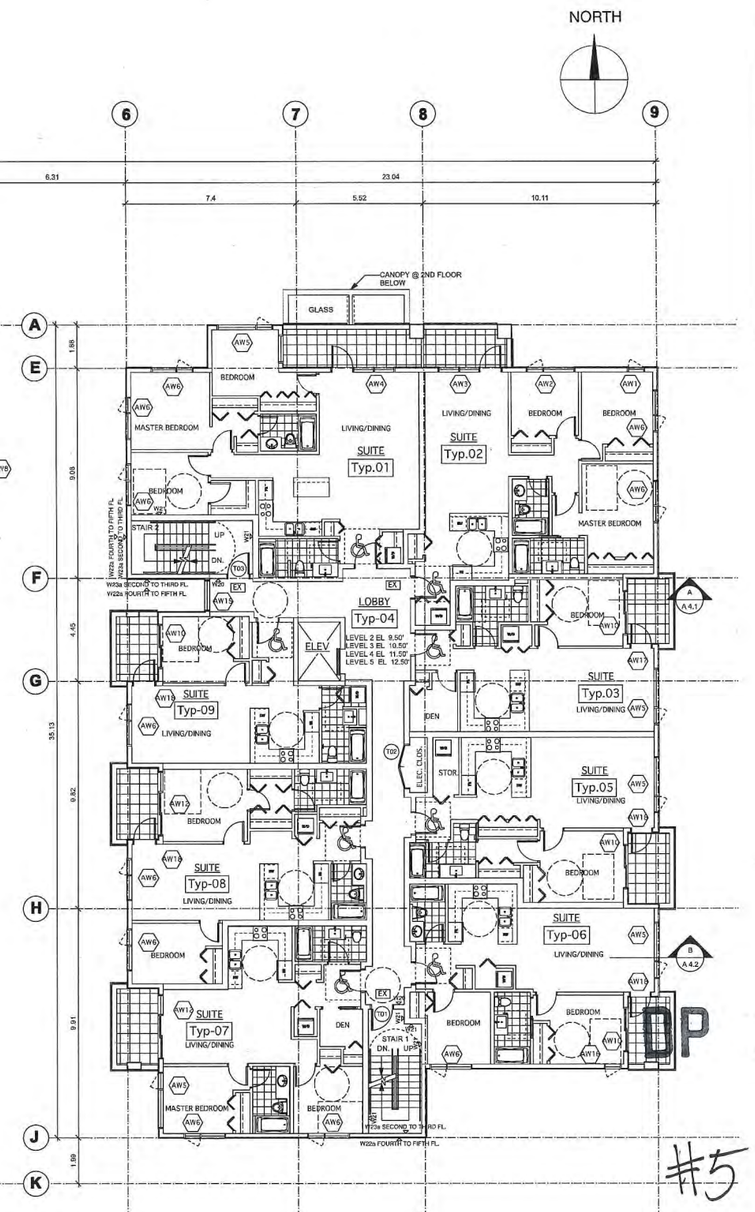

#5

DP

notes

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DEC 15, 2015	ISSUED FOR DPP REVIEW

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FEB 23 2016

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10-516068

project
6740 COONEY ROAD RICHMOND

title
SECOND-FIFTH FLOOR PLAN (APT)
SECOND FLOOR PLAN (TOWNHSE.)

project number		file name
21519		
drawn	checked	scale
SL	AC	1:100
		drawing number
		A 2.3

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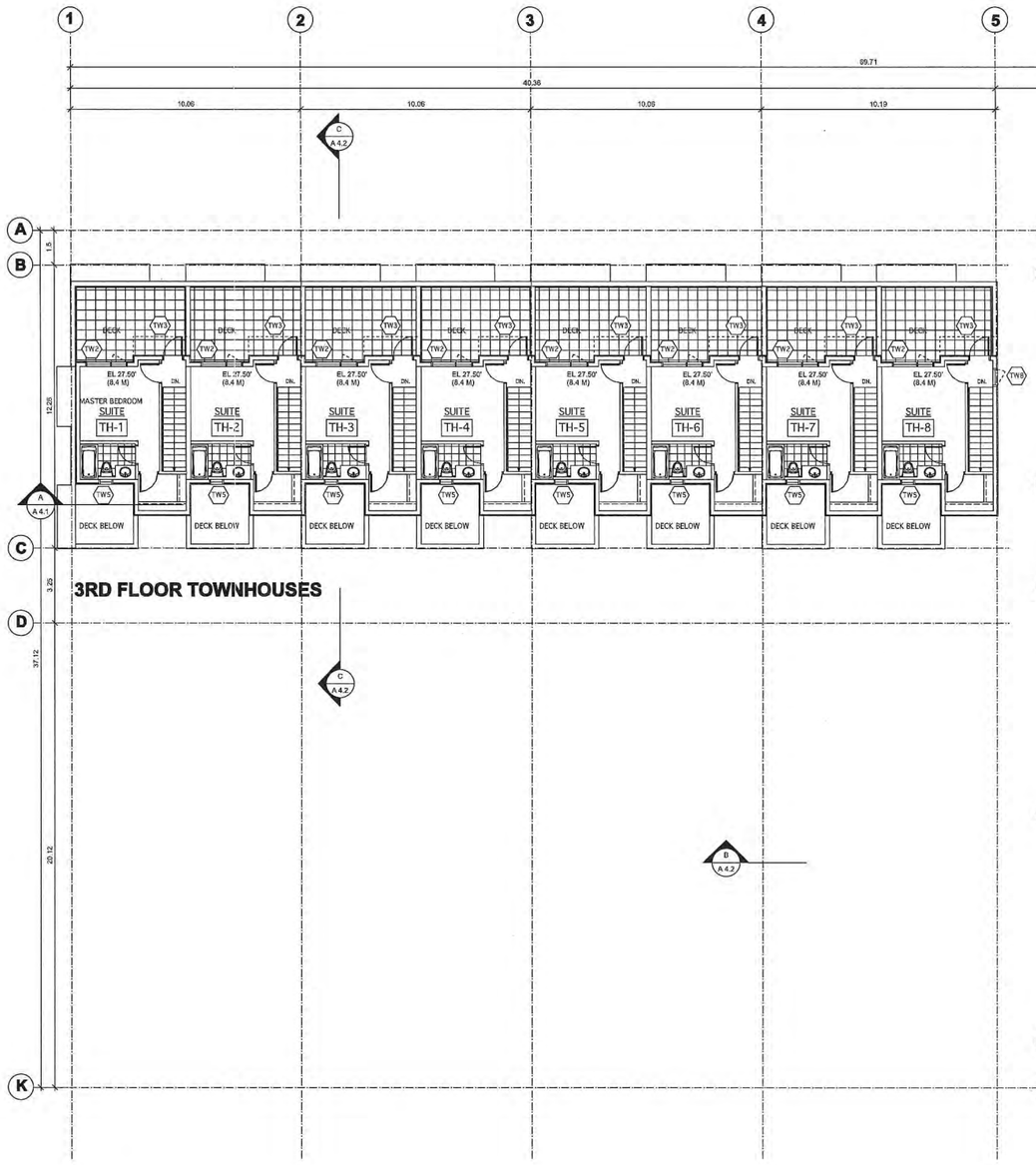

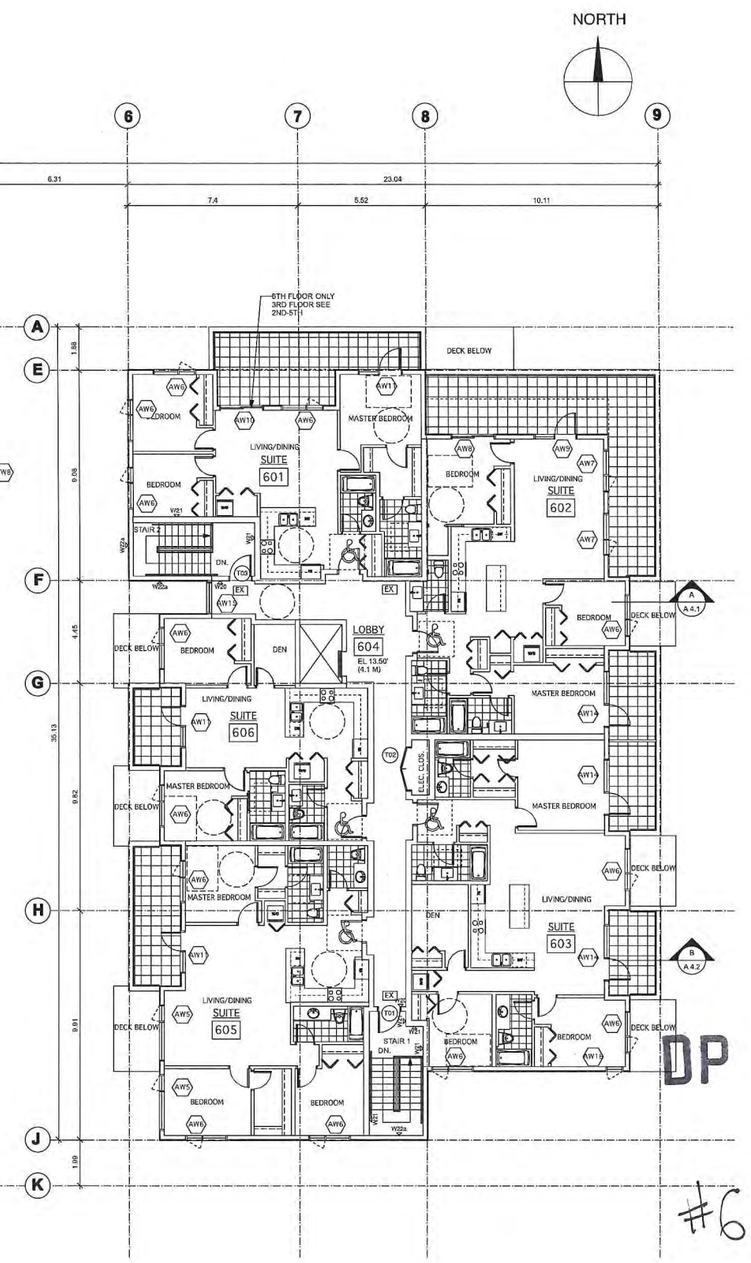

#6

date	revisions
FEB 09, 2010	ISSUED FOR REZONING AND D.P. APPLICATION
FEB 27, 2013	ISSUED FOR REVIEW
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JUN 23, 2015	ISSUED FOR ADP REVIEW
JUL 13, 2015	ISSUED FOR ADP REVIEW
JUL 30, 2015	ISSUED FOR DPP REVIEW
DEC 15, 2015	ISSUED FOR DPP REVIEW

notes

consultants

FEB 2 3 2016

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DP

10-556068

project
6740 COONEY ROAD RICHMOND

title
SIXTH FLOOR PLAN (APT)
THIRD FLOOR PLAN (TOWNHSE.)

project number		file name
21519		
drawn	checked	scale
BL	AC	1:100

drawing number
A 2.4

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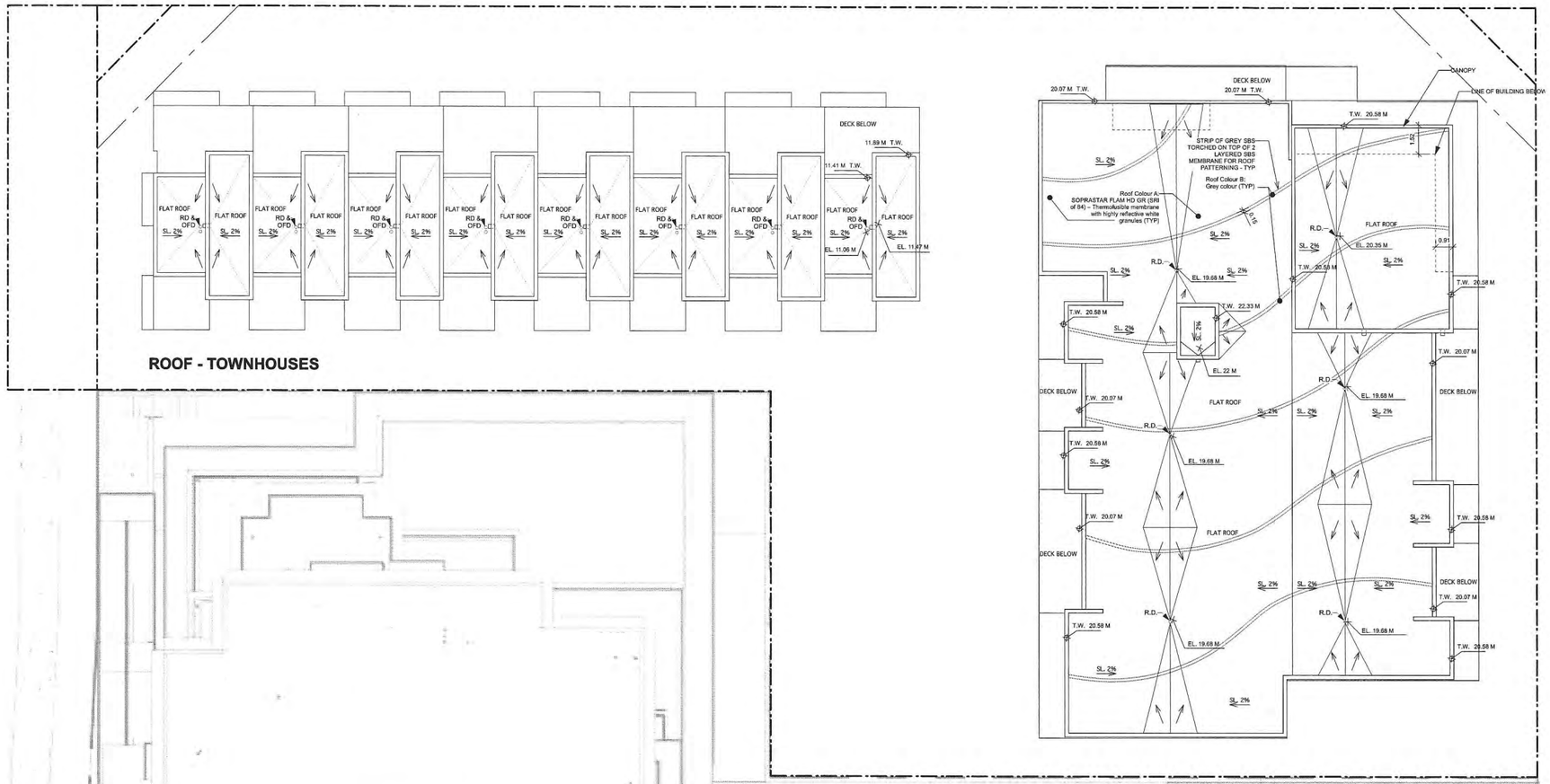
NORTH



ROOF - TOWNHOUSES

DP 10-510068
#7

notes

date	revisions
FEB 09, 2010	ISSUED FOR REZONING AND D.P. APPLICATION
FEB 27, 2013	ISSUED FOR REVIEW
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JUL 13, 2015	ISSUED FOR ADP REVIEW
JUL 30, 2015	ISSUED FOR DPP REVIEW
DEC 15, 2015	ISSUED FOR DPP REVIEW
JAN 12, 2016	ISSUED FOR DPP REVIEW

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JAN 1 3 2016

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project
6740 COONEY ROAD
RICHMOND

title
ROOF PLAN

project number		file name
21519		
drawn KT	checked AC	scale 1:125
		drawing number DP 2.5

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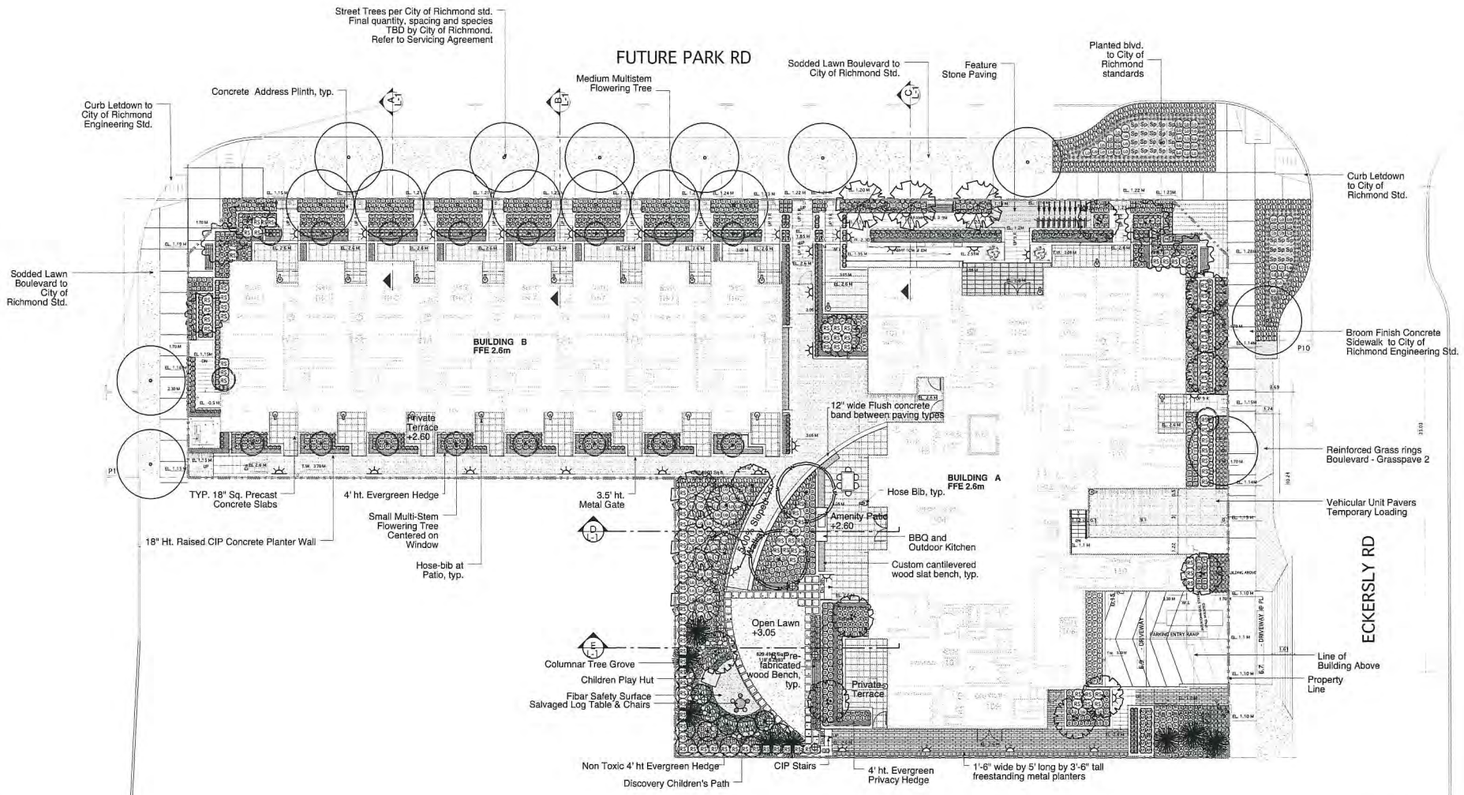
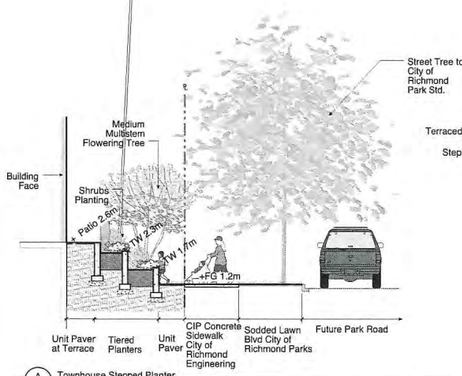
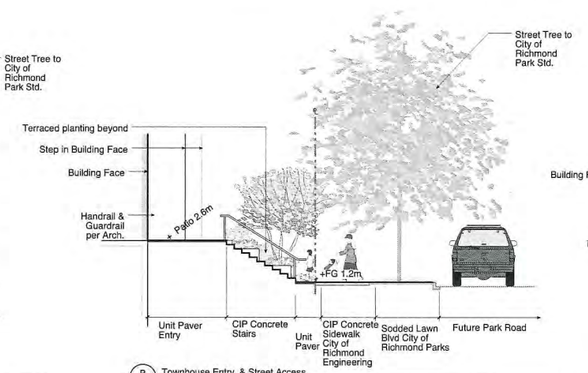
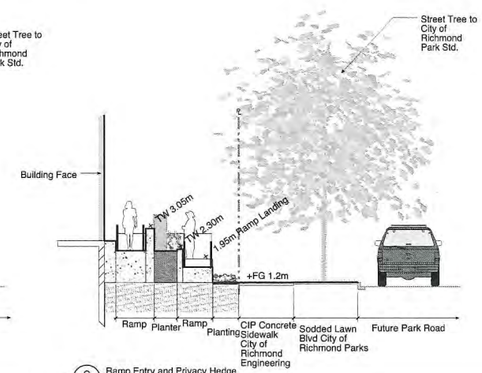




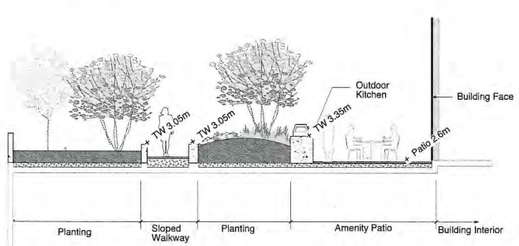
A L-1 Townhouse Stepped Planter
Scale 1/8" = 1'-0"



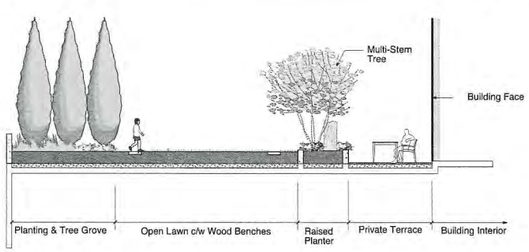
B L-1 Townhouse Entry & Street Access
Scale 1/8" = 1'-0"



C L-1 Ramp Entry and Privacy Hedge
Scale 1/8" = 1'-0"



D L-1 Amenity Patio
Scale 1/8" = 1'-0"



E L-1 Open Lawn
Scale 1/8" = 1'-0"

MATERIAL LEGEND

Graphic	Description
	Granite Tiles Paving Size: 12" x 24 x 1 1/4" Colour: Black Supplier: Bedrock (604-941-7783)
	CIP Concrete Paving Light broom finish to City of Richmond Engineering Standards
	Hydrapressed Concrete Pavers Size: 18" x 18" Colour: Tan Supplier: Abbotsford Concrete
	Unit Concrete Paving Size: 3" x 9" x 2" Colour: Natural Supplier: Abbotsford Concrete
	Planting
	Sodded lawn
	Fibar Play Surface Supplier: Rectech Industries
	Natural Stepstones Type: Tumbled Pensylvania Bluestone Supplier: Northwest Landscape Supplies
	Bench 6ft Premanufacture backed bench.
	Six stall bike rack Model: Landscape Forms Ring Finish: Stainless Steel Mounting: Surface
	Landscape Lighting Wall Light
	Bollard Lighting

North

no.:	date:	item:
09	Dec. 15 '15	Issued for DDP
08	Nov. 12 '15	Issued for DDP
07	Jul. 30 '15	Issued for City Review
06	May. 26 '15	Issued for ADP
05	Mar. 04 '14	Tree Protection Plan
04	Apr. 04 '13	Issued for Rezoning
03	Apr. 03 '13	Issued for Review
02	Mar. 18 '13	Issued for Review
01	Feb. 08 '10	Issued for Re-Zoning

Revisions:

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Vancouver BC V6J 1N5
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f: 604 684 0577
www.dkl.bc.ca

PLANT LIST

sym	qty	botanical name	common name	size	comments
		Trees			
	11	Acer palmatum	Japanese Maple	B&B, 3m ht.	Multi-stem
	3	Amelanchier 'Princess Diana'	Serviceberry	6cm cal. B&B	1.2m ht. standard
	18	Cornus kousa 'Satomi'	Satomi Dogwood	B&B, 3m ht.	Multi-stem
	6	Magnolia grandiflora 'Teddy Bear'	Teddy Bear Magnolia	7cm cal. B&B	1.8m ht. standard
	6	Magnolia kobus	Kobus Magnolia	7cm cal. B&B	1.8m ht. standard
	14	Populus tremuloides	Trembling Aspen	7cm cal. B&B	1.8m ht. standard
	2	Prunus 'Snow Goose'	Flowering Cherry	7cm cal. B&B	1.8m ht. standard
	8	Picea omorika	Serbian Spruce	B&B 3m ht.	
	18	Street Trees	TBD	7cm cal. B&B	1.8m ht. standard
		Shrubs			
a	147	Arctostaphylos uva-ursi	Kinnickinnick	#1 pot	
A	318	Azalea 'Gumpo White'	Dwarf Azalea	#2 pot	
Ah	78	Azalea 'HinoWhite'	Dwarf Azalea	#2 pot	
c	482	Cotoneaster dammeri	Cotoneaster	#1 pot	
D	118	Daphne 'Summer Ice'	Summer Ice Daphne	#2 pot	
Lo	129	Lonicera pileata	Privet Honeysuckle	#2 pot	
Pl	49	Prunus laur. 'Otto Luyken'	Otto Luyken Laurel	#3 pot	
RS	133	Rhododendron	Rhododendron	0.9m ht. specimen	
Sh	310	Sarcococca humilis	Dwarf Sweetbox	#2 pot	
Sp	29	Salix purpurea 'Nana'	Arctic Willow	#2 pot	
[+]	351	Taxus m. 'Hicksii'	Yew Hedge	1.2m ht. rootball to rootball, male plants only	
		Grasses, Perennials + Groundcovers			
co	163	Carex oshimensis 'Evergold'	Evergold Sedge	#1 pot	
e	275	Echinacea purpurea	Echinacea	#1 pot	
L	511	Lavandula a. 'Munstead'	English Lavender	#1 pot	
li	390	Liriope 'Silver Dragon'	Dwarf Lilyturf	#1 pot	
p	165	Pachysandra t. 'Green Sheen'	Japanese Spurge	#1 pot	
St	119	Stipa tenuissima	Mexican Feather Grass	#1 pot	

general planting notes:

1. All work shall meet or exceed the requirements as outlined in the current Edition of the B.C. Landscape Standard.
2. Plant sizes and related container classes are specified according to the current B.C. Landscape Standard Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers these shall be as defined in the BCNTA (ANSI) Standard.
3. All 'Soft Landscape Areas' are to be irrigated to IIABC Standards.
4. All irrigation valve boxes equipped with quick-couplers.

Project:

6740 COONEY ROAD RICHMOND

JAN 13 2016

Drawn by:	AL/CA/KS
Checked by:	JES/AL
Date:	Jan. 22, 2010
Scale:	1/16" = 1'-0"

Drawing Title:

LANDSCAPE PLAN

DP 10-516068

#8a

Project No.: 09078

Sheet No.:

L-1 of 2

Model #100121

The Clubhouse provides a social gathering ares for eating, playing or hanging out.

Features

- Bench with end panels
- House Panels
- Table Panel

Component Colors

Color is an important decision, and our products are available in many color options. Contact your consultant to find the colors available for this component.

Product Lines
Freestanding Play

Downloads/CAD Files
3D (PDF)
2D (PDF & DWG)

Age Ranges
2 to 5 Years
5 to 12 Years

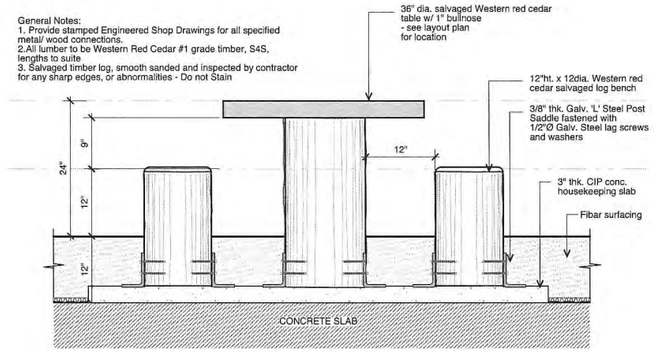
Landscape Structures "Clubhouse" model #100121

Dimensions: 44" x 44" (1.12m x 1.12m)

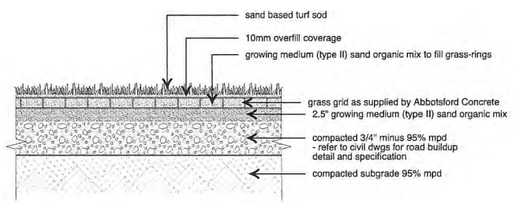
https://www.playlsi.com/en/commercial-playground-equipment/playground-components/clubhouse

Ld-1 / L-2 Children's Play Hut Details
Scale: As Noted

General Notes:
1. Provide stamped Engineered Shop Drawings for all specified metal/ wood connections.
2.All lumber to be Western Red Cedar #1 grade timber, S4S, lengths to suite
3. Salvaged timber log, smooth sanded and inspected by contractor for any sharp edges, or abnormalities - Do not Stain



Ld-2 / L-2 Salvaged Log Table and Chairs
Scale: 1" = 1'-0"



Ld-3 / L-2 Reinforced grass (CORE Systems)
Scale: 1" = 1'-0"

North

no.:	date:	item:
02	Dec. 15 '15	Issued for DDP
01	Nov. 12 '15	Issued for DDP

Revisions:

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www.dkl.bc.ca

Project:

6740 COONEY RD
RICHMOND

JAN 13 2016

Drawn by:	SF
Checked by:	AL
Date:	May 01 ,2014
Scale:	As Noted

Drawing Title:

Children's Play Structure and Salvaged Log Table & Chairs

DP 10-516068
#8b

Project No.:
13048

Sheet No.:

L-2 of **2**

1 - EAST ELEVATION - ECKERSLEY ROAD APARTMENT

2 - WEST ELEVATION -WALKWAY APARTMENT

LEGEND

1. ALUMINUM METAL FLASHING (painted to match adjacent siding)
2. HARDIE BOARD FASCIA (painted, Colour: Benjamin Moore: Classic Gray OC 23)
3. HORIZONTAL HARDIE BOARD SIDING (painted, Colour: Benjamin Moore: 2137-40 Desert Twilight)
4. VYNIL WINDOW (Colour: Black, Marvyn Widnows Ebony)
5. HARDIE PANEL (painted, Colour: Benjamin Moore: Classic Gray OC 23)
6. POWDER COATED ALUMINUM RAILING (Colour: Standard Black)
7. PAINTED CONCRETE (painted, Colour: Benjamin Moore: 2112-50 Stormy Monday)
8. ALUMINUM ROLL UP GATE (Natural anodized aluminum finish)
9. GLASS RAILING (Clear Tempered glass)
10. PRIVACY SCREEN (Powder Coated Aluminum, Colour: Standard Black)
11. WOOD FENCE (Clear stained Cedar Fence)

notes

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JUL 13, 2015	ISSUED FOR ADP REVIEW
DEC 15, 2015	ISSUED FOR DPP REVIEW

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FEB 2 3 2016

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DP 10-516068

#9.

project
6740 COONEY ROAD RICHMOND

title
APARTMENT EAST & WEST ELEVATION

project number		file name
28012		
drawn	checked	scale
sl	ac	1:100

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drawing number
A 3.1

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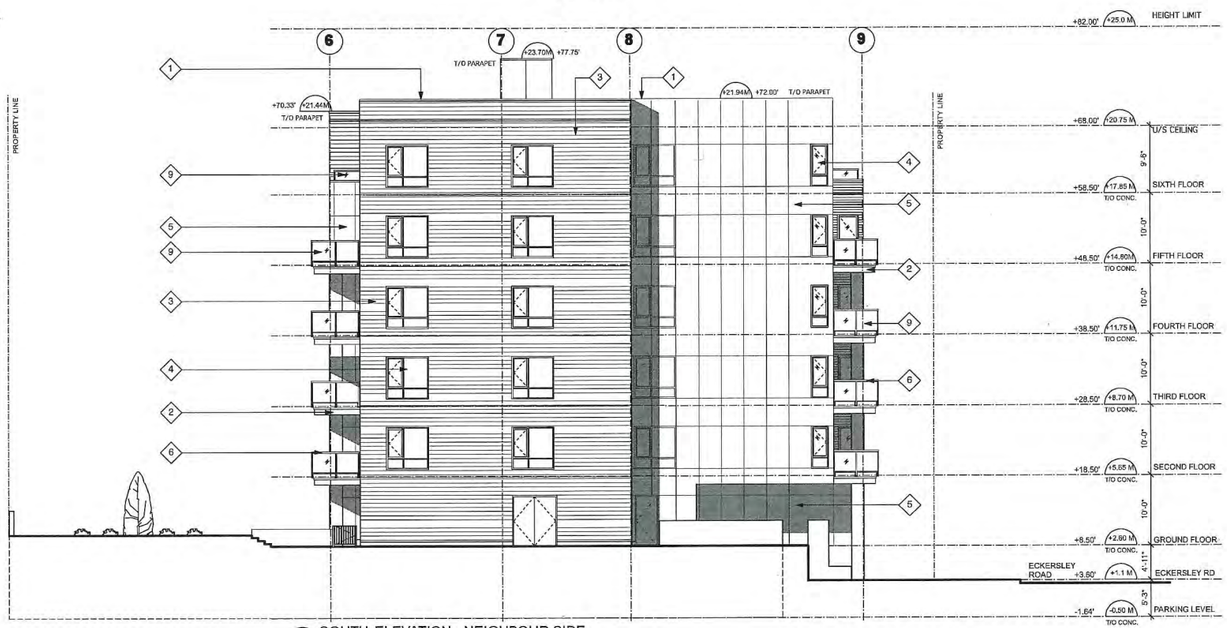
1 NORTH ELEVATION - FUTURE PARK ROAD APARTMENT



2 SOUTH ELEVATION - NEIGHBOUR SIDE APARTMENT

LEGEND

1. ALUMINUM METAL FLASHING (painted to match adjacent siding)
2. HARDIE BOARD FASCIA (painted, Colour: Benjamin Moore: Classic Gray OC 23)
3. HORIZONTAL HARDIE BOARD SIDING (painted, Colour: Benjamin Moore: 2137-40 Desert Twilight)
4. VYNIL WINDOW (Colour: Black, Marvyn Widnows Ebony)
5. HARDIE PANEL (painted, Colour: Benjamin Moore: Classic Gray OC 23)
6. POWDER COATED ALUMINUM RAILING (Colour: Standard Black)
7. PAINTED CONCRETE (painted, Colour: Benjamin Moore: 2112-50 Stormy Monday)
8. ALUMINUM ROLL UP GATE (Natural anodized aluminum finish)
9. GLASS RAILING (Clear Tempered glass)
10. PRIVACY SCREEN (Powder Coated Aluminum, Colour: Standard Black)
11. WOOD FENCE (Clear stained Cedar Fence)

notes

date	revisions
FEB 09, 2010	ISSUED FOR REZONING AND D.P. APPLICATION
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JUL 13, 2015	ISSUED FOR ADP REVIEW
DEC 15, 2015	ISSUED FOR DPP REVIEW

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FEB 23 2016

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DP 10 516068

#10

project
6740 COONEY ROAD RICHMOND

title
APARTMENT NORTH & SOUTH ELEVATION

project number		file name
28012		
drawn: al	checked: ac	scale: 1:100
		drawing number: A 3.2

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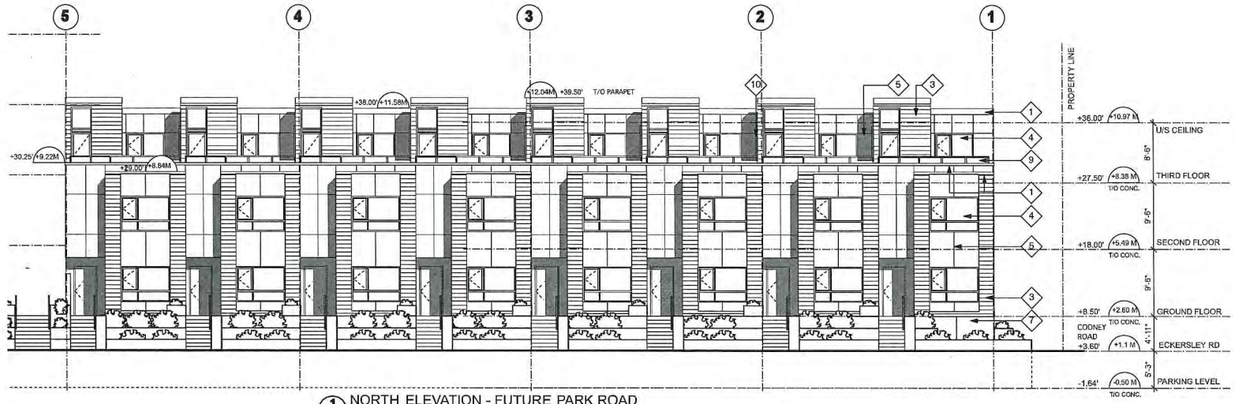
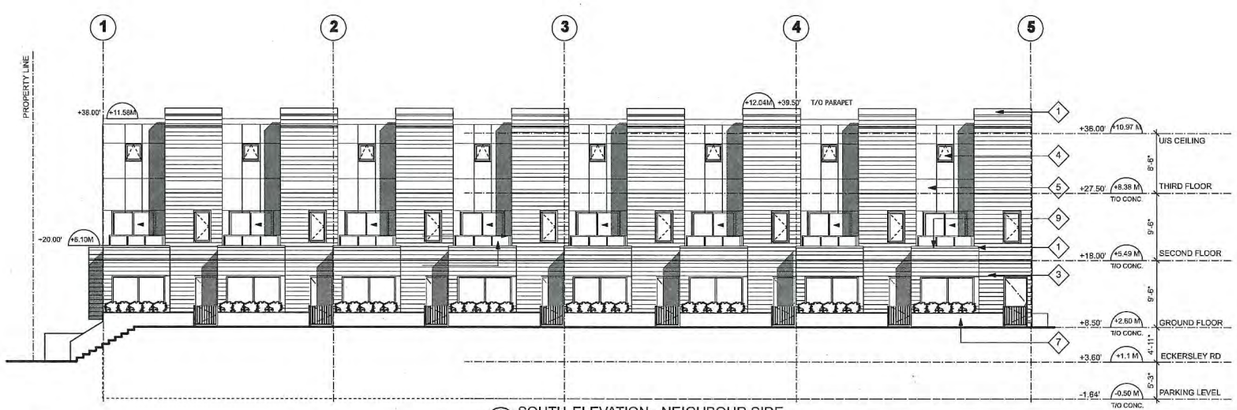
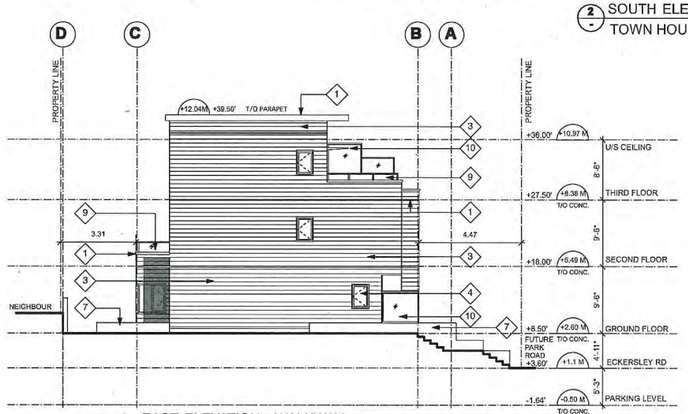


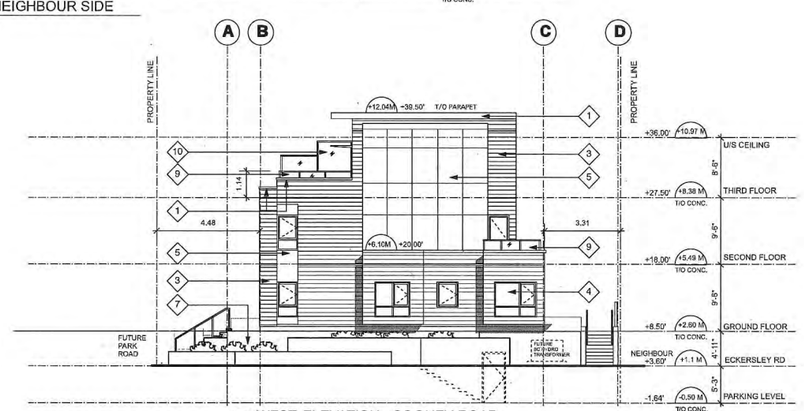
1 - NORTH ELEVATION - FUTURE PARK ROAD
TOWN HOUSE



2 - SOUTH ELEVATION - NEIGHBOUR SIDE
TOWN HOUSE



3 - EAST ELEVATION - WALKWAY
TOWN HOUSE



4 - WEST ELEVATION - COONEY ROAD
TOWN HOUSE

LEGEND

1. ALUMINUM METAL FLASHING (painted to match adjacent siding)
2. HARDIE BOARD FASCIA (painted, Colour: Benjamin Moore: Classic Gray OC 23)
3. HORIZONTAL HARDIE BOARD SIDING (painted, Colour: Benjamin Moore: 2137-40 Desert Twilight)
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DP 10-516068

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#11

project
6740 COONEY ROAD RICHMOND

title
TOWN HOUSE ELEVATIONS

project number		file name
28012		
drawn: sl	checked: ac	scale: 1:100
		drawing number: A 3.3

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1 - NORTH ELEVATION - FUTURE PARK ROAD
APARTMENT

2 - NORTH ELEVATION
TOWN HOUSE

3 - WEST ELEVATION - COONEY ROAD
TOWN HOUSE

KEY

1 **HARDIE BOARD**
HORIZONTAL SIDING PANEL
COLOUR:
BENJAMIN MOORE - 2137-40 DESERT TWILIGHT

2 **PAINTED CONCRETE**
COLOUR:
BENJAMINN MOORE - 2112-50 STORMY MONDAY

3 **HARDIE BOARD**
RECTANGULAR PANEL
COLOUR:
BENJAMIN MOORE - CLASSIC GRAY OC 23

4 **WINDOW/DOOR - MULLION AND TRIM**
COLOUR:
STRAIGHT BLACK

5 **WINDOW - GLASS**
FLOAT GLASS
COLOUR: CRYSTAL GRAY

notes

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DP 10 516068

#12

project
6740 COONEY ROAD
RICHMOND

title
MATERIAL PANEL

project number		file name
28012		
drawn sl	checked ac	scale 1: 75
		drawing number DP 8.1

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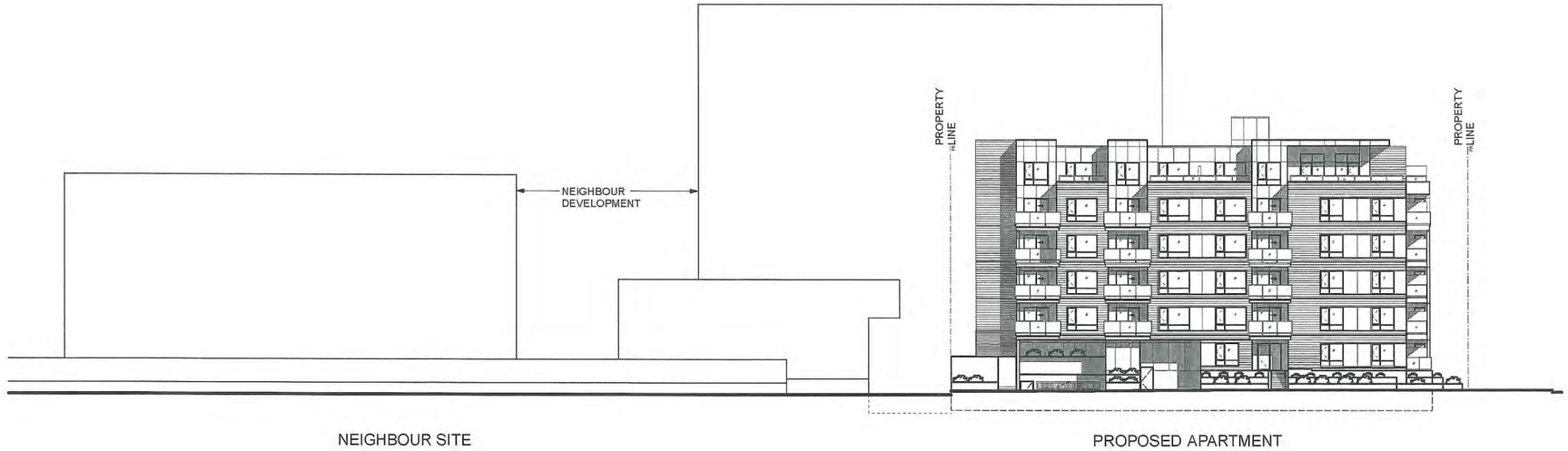

1 - ECKERSLEY ROAD - EAST ELEVATION

2 - COONEY ROAD - WEST ELEVATION

notes

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reference

DP 10-516068

project
6740 COONEY ROAD
RICHMOND

title
ECKERSLEY ROAD &
COONEY ROAD ELEVATION

project number		file name
28012		
drawn: sl	checked: ac	scale: 1/16" = 1'-0"
		drawing number: DP 3.4

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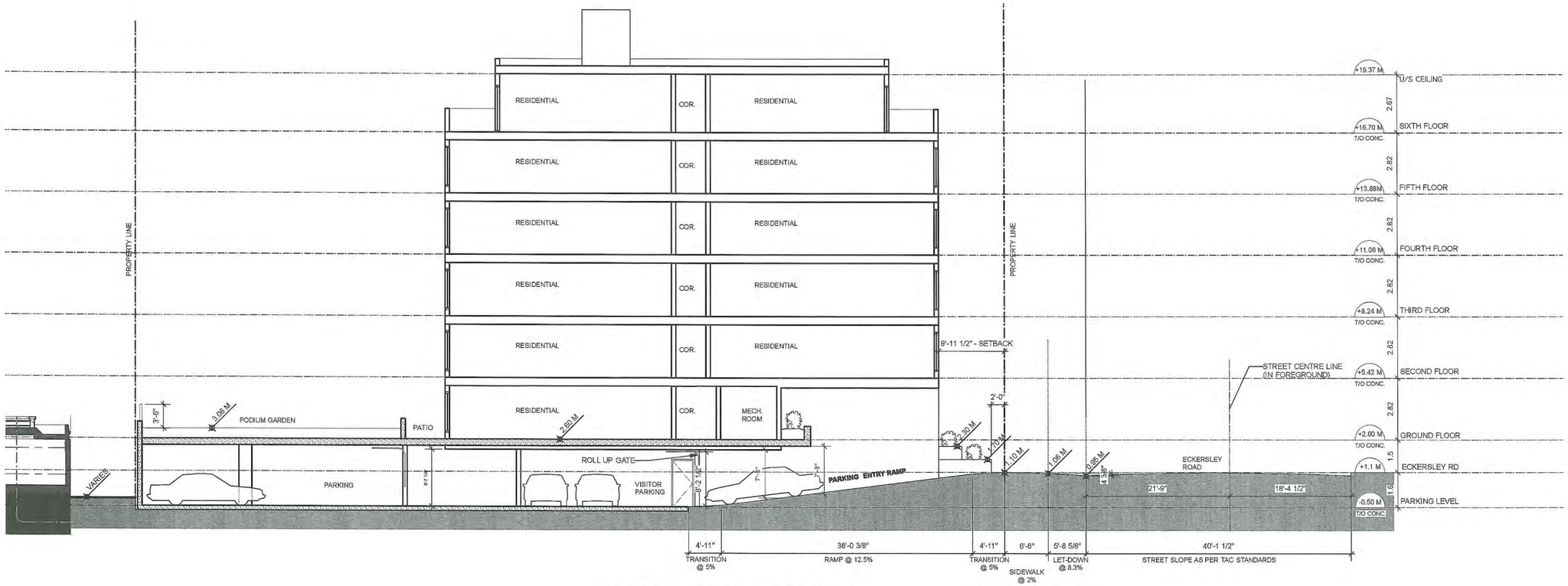

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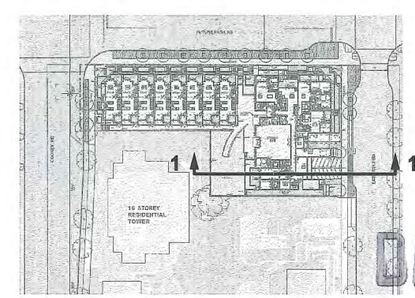

SECTIONS KEY PLAN

notes

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reference

DP 10-518068

project
6740 COONEY ROAD RICHMOND

title
SECTION 1

project number		file name
28012		
drawn: sl	checked: ac	scale: 1:100
		drawing number: DP 4.1

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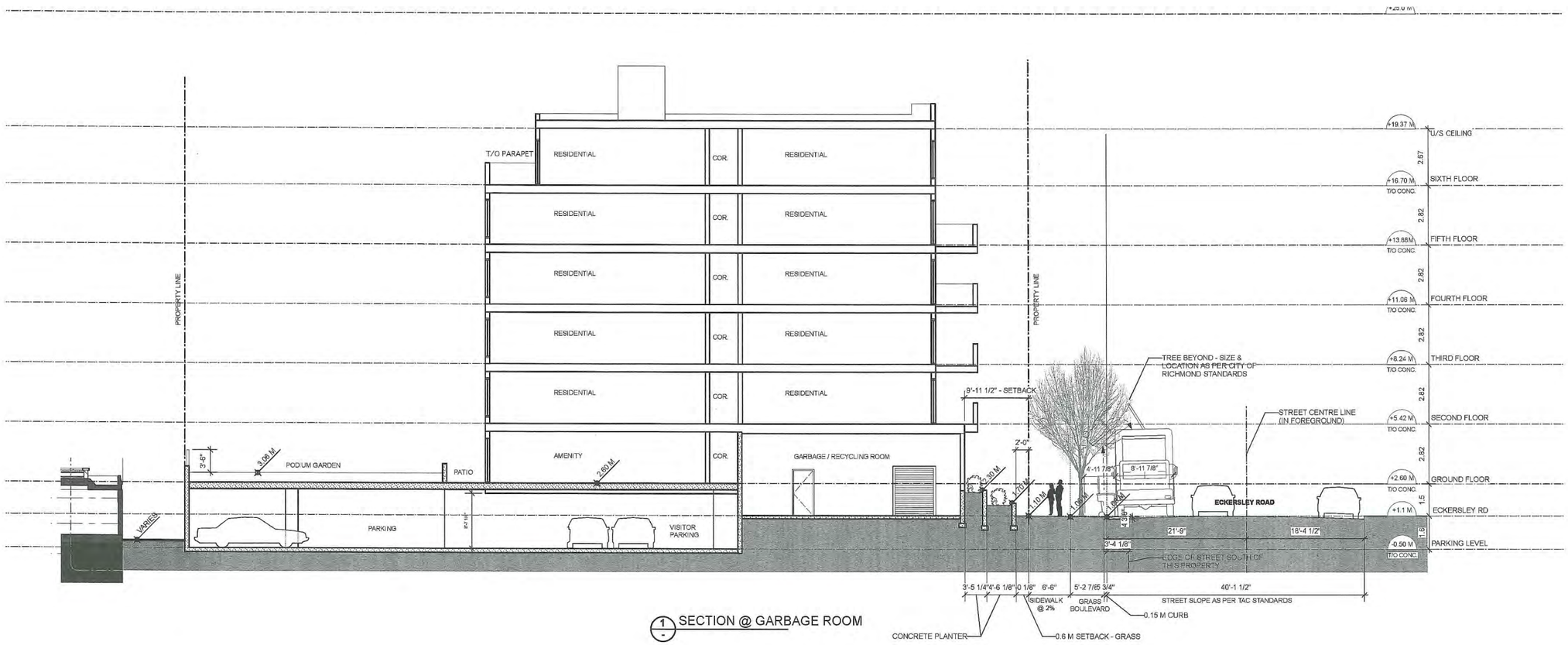

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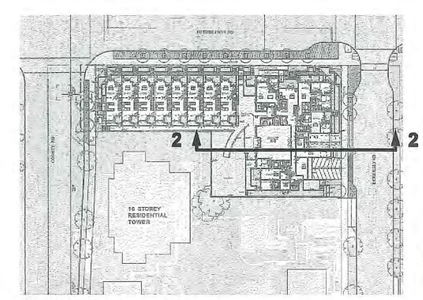

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reference

DP 10-416068

project
6740 COONEY ROAD RICHMOND

title
SECTION 2

project number	file name
28012	
drawn: sl / checked: ac	scale: 1:100
	drawing number: DP 4.2

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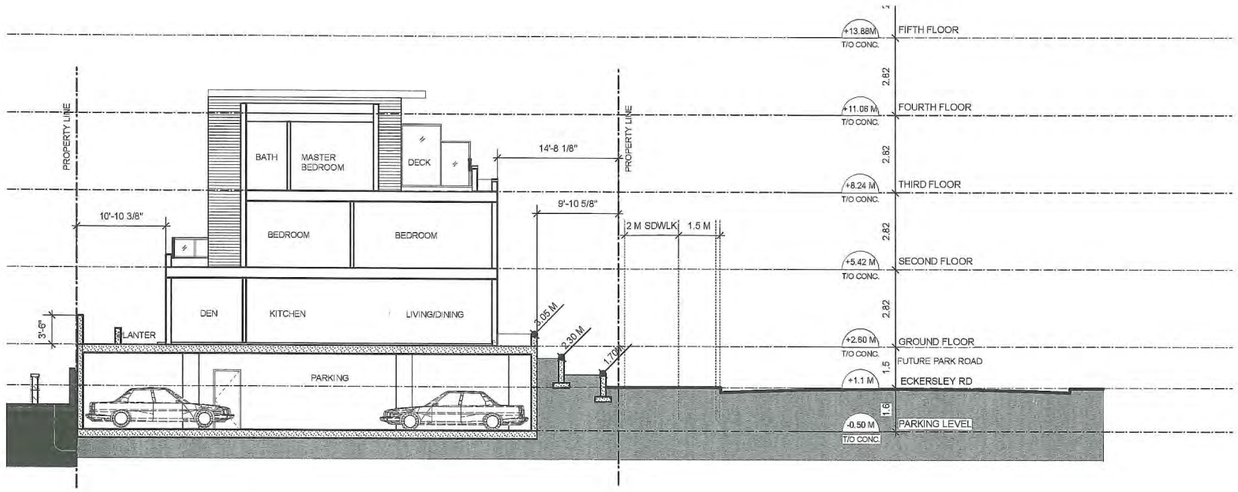

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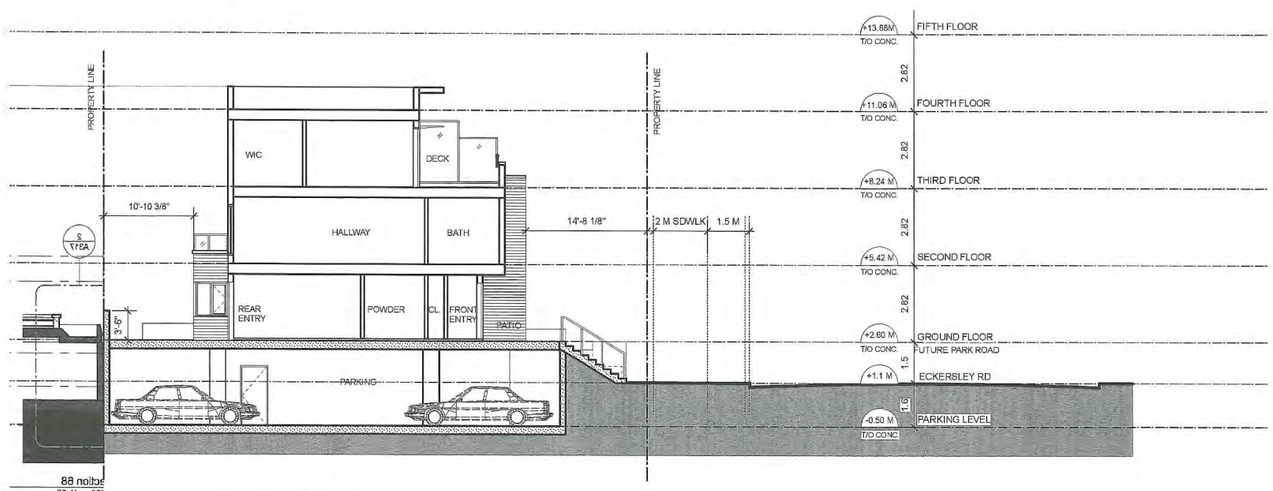

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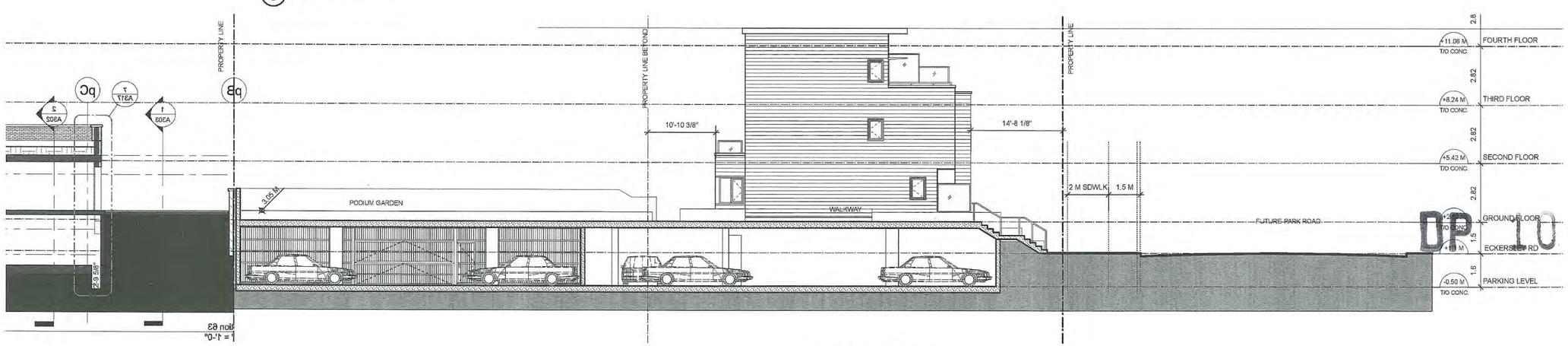

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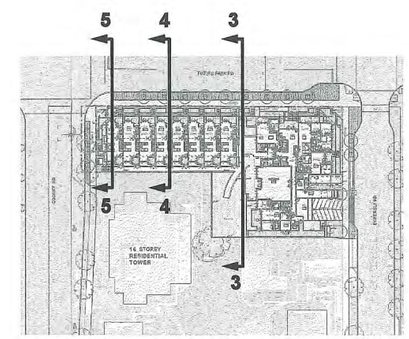

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DEC 1 5 2015

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reference

DP 10

516068

project
6740 COONEY ROAD RICHMOND

title
SECTIONS 3, 4 & 5

project number		file name
28012		
drawn	checked	scale
sl	ac	1:100
		drawing number
		DP 4.3

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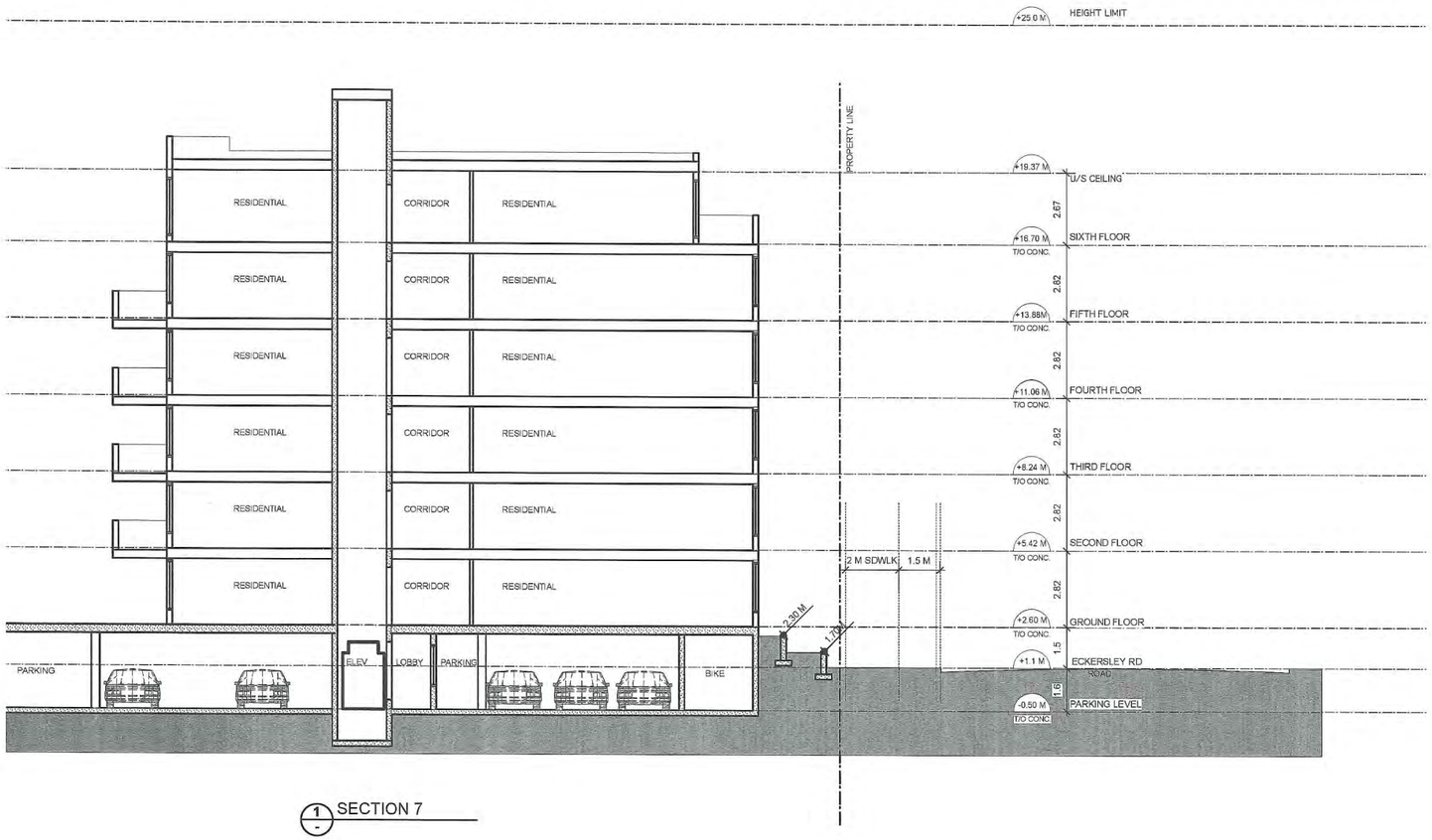

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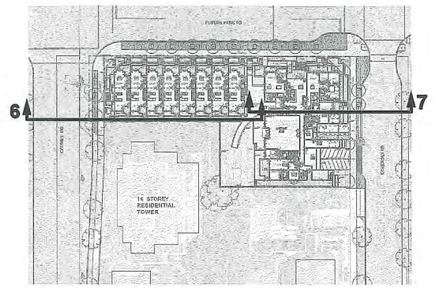
2 SECTION 6



SECTIONS KEY PLAN

+25.0 M HEIGHT LIMIT

notes

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reference

project
6740 COONEY ROAD RICHMOND

title
SECTIONS 6 & 7

DP 10 516068

project number		file name
28012		
drawn: sl	checked: ac	scale: 1:100
		drawing number: DP 4.4

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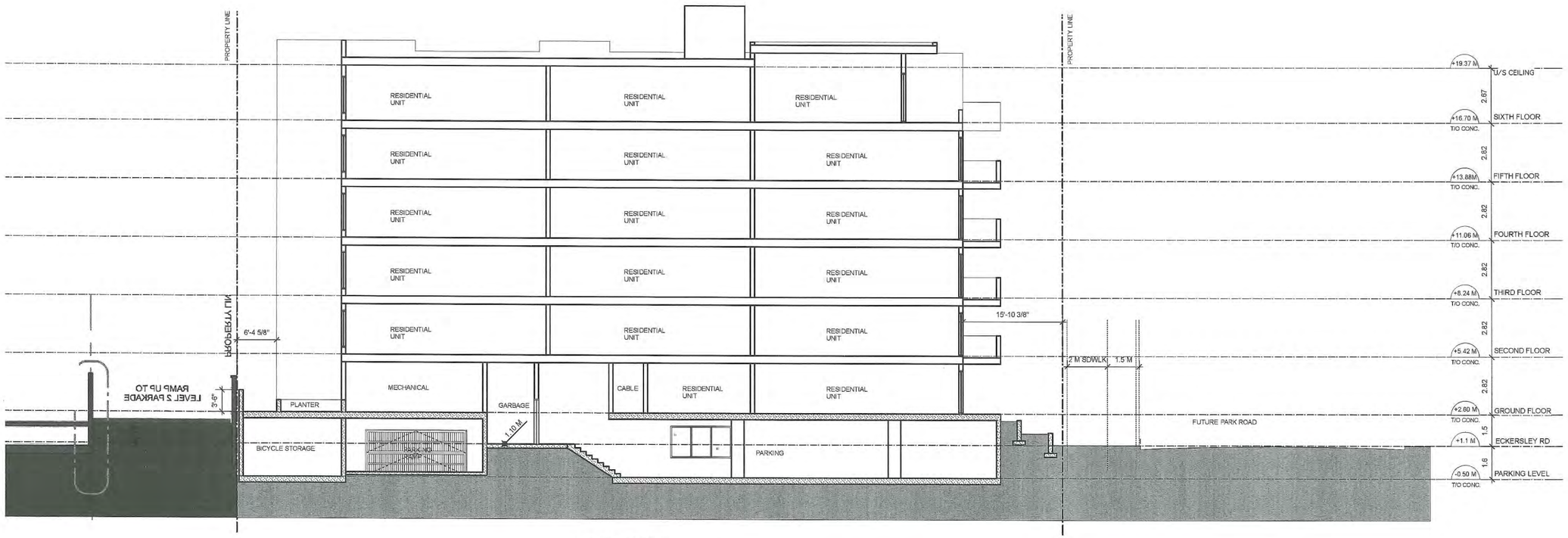

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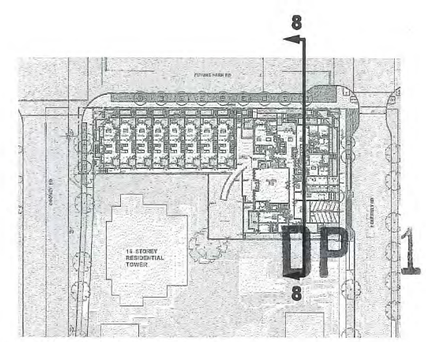

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reference

project
6740 COONEY ROAD
RICHMOND

title
SECTION 8

project number		file name
28012		
drawn	checked	scale
sl	ac	1:100

drawing number
DP 4.5

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