



## Development Permit Panel

### Council Chambers

Wednesday, July 13, 2011

3:30 p.m.

#### 1. Minutes

*Motion to adopt the minutes of the meeting of the Development Permit Panel held on Wednesday, June 29, 2011.*



#### 2. Development Permit 09-506909

(File Ref. No.: DP 09-506909) (REDMS No. 3191807)

APPLICANT: W.T. Leung Architects Inc.

PROPERTY LOCATION: 6331 and 6351 Cooney Road

##### INTENT OF PERMIT:

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

##### Manager's Recommendations

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



**3. Development Permit 10-538908**

(File Ref. No.: DP 10-538908) (REDMS No. 3193121)

APPLICANT: Doug Massie Architect of Chercover Massie & Associates Ltd.

PROPERTY LOCATION: 8851 Heather Street

**INTENT OF PERMIT:**

1. Permit the construction of a two-storey building for a licensed child care facility for approximately 60 children at 8851 Heather Street on a site zoned Assembly (ASY); and
2. Vary the provisions of Zoning Bylaw 8500 to:
  - a) Reduce minimum interior side yard from 7.5 m to 1.2 m
  - b) Reduce the minimum public road parking setback from 3 m to 1.5 m
  - c) Permit 54% small car parking spaces on a site with less than 31 parking spaces (8 small car parking spaces of total 15 spaces).

**Manager's Recommendations**

*That a Development Permit be issued which would:*

1. *Permit the construction of a two-storey building for a licensed child care facility for approximately 60 children at 8851 Heather Street on a site zoned Assembly (ASY); and*
2. *Vary the provisions of Zoning Bylaw 8500 to:*
  - a) *Reduce minimum interior side yard from 7.5 m to 1.2 m*
  - b) *Reduce the minimum public road parking setback from 3 m to 1.5 m*
  - c) *Permit 54% small car parking spaces on a site with less than 31 parking spaces (8 small car parking spaces of total 15 That a Development Permit be issued which would spaces).*



**4. New Business**

**5. Date Of Next Meeting: Wednesday, July 27, 2011**

**6. Adjournment**



## Development Permit Panel

Wednesday, June 29, 2011

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, Chair  
Robert Gonzalez, General Manager, Engineering and Public Works  
Dave Semple, General Manager, Parks and Recreation

The meeting was called to order at 3:30 p.m.

### 1. Minutes

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on June 15, 2011, be adopted.*

**CARRIED**

### 2. Development Permit 10-556148

(File Ref. No.: DP 10-556148) (REDMS No. 3183185)

APPLICANT: Gagan Chadha

PROPERTY LOCATION: 9131 and 9151 Williams Road

#### INTENT OF PERMIT:

1. Permit the construction of nine (9) townhouse units at 9131 and 9151 Williams Road on a site zoned Low Density Townhouses (RTL4); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to allow six (6) tandem parking spaces in three (3) of the nine (9) townhouse units.

#### Applicant's Comments

Taizo Yamamoto, Architect, Yamamoto Architecture Inc., provided the following details regarding the proposed nine townhouse units on Williams Road:

- the proposed development site is surrounded by single-family homes to the north, to the east, to the west, and across Williams Road to the south;

**Development Permit Panel**  
**Wednesday, June 29, 2011**

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- of the proposed nine townhouse units, those in the front centre of the site are three storeys, while those at the rear and east and west ends of the site are two storeys to better reflect the single family homes on the adjacent sites, and all units have two vehicle parking spaces;
- tree preservation is achieved by protecting four trees, located on the adjacent property to the north, and protecting four trees, located on the adjacent property to the east;
- the outdoor amenity space provides space for trees that will replace the nine on-site trees to be removed due to their poor condition;
- the site immediately to the east of the subject site has the potential for development in the future and the applicant has developed a scheme to demonstrate how a future development on that site could complement the development that is under discussion;
- the proposed rear yard setback is 4.5 metres, and is greater than the 3.0 metres required;
- sustainability features include: (i) permeable pavers on portions of the internal drive aisle as well as on the units' patios; (ii) energy efficient appliances; and (iii) water efficient plumbing fixtures;
- projected overhangs on the south side of the units prevent excessive sun penetration in the units;
- proposed building materials include Hardie-Plank siding and Hardie-Panel, with some vinyl in the recessed portions on the upper storeys;
- a combination of gable roofs and hip roofs: (i) minimizes the apparent height; and (ii) creates a scale transition to the single-family homes to the east and west; and
- there is one convertible unit and all other units include such accessibility features as blocking in all bathrooms for grab-bars, level handle for all doors, and lever faucet in all bathrooms;

Masa Ito, Ito Landscape Inc., provided the following information regarding the landscape scheme:

- the location of the outdoor amenity area was selected: (i) due to the existing trees on the neighbouring property; and (ii) in order to allow the full potential of the space;
- there are lush landscaping elements along the street frontage, including a variety of plant materials that change seasonally; and
- a right-of-way at the north property line restricts the presence of trees, but allows for maximum flexible use by individual owners of their patio spaces.

**Panel Discussion**

In response to queries, Mr. Yamamoto and Mr. Ito provided the following information:

**Development Permit Panel**  
**Wednesday, June 29, 2011**

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- Privacy: to provide privacy for the homeowners to the east there will be a six foot fence, and a trellis, with plans for additional planting, and the driveway is sited to provide planting between the driveway and the fence;
- Amenity Space: the size of the outdoor amenity space is based on the projected population of the nine townhouse units, and children's play structures designed for children between the ages of 2 and 4, promote social play, as opposed to physical play, with benches provided for guardians; and
- Access: the proposed development provides access to the east, while access will be provided from adjacent townhouse development to the west, if the adjacent site undergoes development.

**Staff Comments**

Brian J. Jackson, Director of Development, advised that staff supports the application and the requested variance. Mr. Jackson referenced the November, 2010 Public Hearing, during which concern was raised regarding reduction of privacy and sunlight to homes to the north. He advised that the applicant has ensured that existing maple trees to the north of the subject site would be retained, and that protective measures will be in place for these trees during construction, as well as for mature trees on the property to the east of the subject site.

Mr. Jackson provided the following additional advice:

- two storey units at both the rear of the development, and both ends of the townhouse block, addresses the privacy and adjacency issue;
- potential future redevelopment of the property to the east of the subject site would provide cross-access easement to the future development, as well as the shared use of the garbage/recycling facilities on the subject site; and
- the amount of the landscaped area exceeds the bylaw requirement, and the outdoor amenity space is almost double the Official Community Plan requirement.

The Chair noted that the applicant had sized the garbage/recycling facility for the development under review to accommodate a potential future development of the lot to the east of the subject site.

**Gallery Comments**

None.

**Correspondence**

Tom Cork, agent for owner William Go, 9171 Williams Road (Schedule 1)

Mr. Jackson advised that the correspondent's concerns related to: (i) decreased natural light; (ii) drainage; (iii) potential damage to a hedge on the west property line; and (iv) traffic congestion and access.

Mr. Jackson addressed these concerns and noted that:

- (i) both units adjacent to the property to the east are 2 storeys high, and if they were single-family homes, could be 2.5 storeys; the units are set back 5 metres at the outdoor amenity space site, and in excess of 7 metres at the drive aisle;
- (ii) the subject site's grade will be raised and the applicant is required to provide perimeter drainage in order that all of the site's drainage is handled on-site;
- (iii) the hedge is located, not at 9171 Williams Road, but is on the subject site, and will be removed and replaced with a fence as well as new hedging material; and
- (iv) the location of the internal drive aisle has been approved by the City's Director of Transportation, and the applicant has provided two parking spaces per townhouse unit, plus two visitor parking places.

In response to the Chair's query regarding the hedge, Mr. Jackson advised that due to the change of elevation of the subject site, the hedge would not survive in a pit beside the driveway, and that the landscaping scheme provides for enough planting to provide screening between the subject site and the correspondent's home.

#### **Panel Discussion**

There was general agreement that the development was well designed and that the applicant had addressed concerns raised at the November, 2010 Public hearing.

#### **Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would:*

1. *Permit the construction of nine (9) townhouse units at 9131 and 9151 Williams Road on a site zoned Low Density Townhouses (RTL4); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to allow six (6) tandem parking spaces in three (3) of the nine (9) townhouse units.*

**CARRIED**

#### **3. New Business**

#### **4. Date Of Next Meeting: Wed. July 13, 2011**

#### **5. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 3:50 p.m.*

**CARRIED**

**Development Permit Panel**  
**Wednesday, June 29, 2011**

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Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, June 29, 2011.

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Joe Erceg  
Chair

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Sheila Johnston  
Committee Clerk

<b>To Development Permit Panel</b>	
Date:	June 29, 2011
Item #	2
Re:	9131 & 9151 Williams Rd.

**MayorandCouncillors**

**From:** City of Richmond Website [webgraphics@richmond.ca]  
**Sent:** June 29, 2011 8:31 AM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #562)

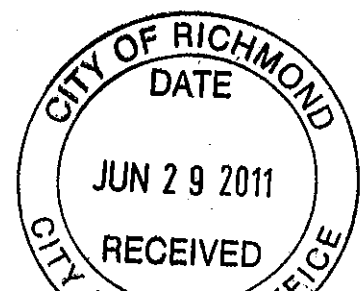
Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, June 29, 2011.

**Send a Submission Online (response #562)****Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/29/2011 8:30:18 AM

**Survey Response**

Your Name:	Tom Cork agent for owner William Go
Your Address:	c/o 9171 Williams Road, Richmond
Subject Property Address OR Bylaw Number:	9131 and 9151 Williams Road. Appl.# DP10-556148
Comments:	I submit that this development will, as stated in the previous hearing, directly affect the property at 9171 Williams Road which is directly adjacent to the proposed site. It will block and/or decrease the clear view and natural light to the adjacent property as well as the privacy due to the increased elevation of the proposed project. There is concern that the increased elevation will also affect the drainage of the property at 9171 Williams Road. There also is a large hedge on the west side of the property of 9171 Williams which I feel may be damaged. The additional parking will add to the traffic congestion and access to Williams Road which is already restricted. As well as adding to the congested area the property value of 9171 Williams Rd., will be decreased due to the a/m concerns.







**City of Richmond**  
Planning and Development Department

**Report to  
Development Permit Panel**

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**To:** Development Permit Panel  
**From:** Brian J. Jackson, MCIP  
Director of Development  
**Date:** June 14, 2011  
**File:** DP 09-506909  
**Re:** **Application by W.T. Leung Architects Inc. for a Development Permit at 6331 and 6351 Cooney Road**

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**Staff Recommendation**

That a Development Permit be issued which would:

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

Brian J. Jackson, MCIP  
Director of Development

BJJ:bg  
Att. 6

## Staff Report

### Origin

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

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

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

### Project Description

This proposed development contains a net floor area of 6,563.7m<sup>2</sup> (70,651.2 ft<sup>2</sup>) with a proposed density of 2.67 FAR. The main building components consist of a 14-storey tower with a roof deck including 77 apartment units and a 3½ storey low-rise building along the streetfront including 2 live/work units at grade on Cooney Road. The tower contains 35 one-bedroom units and 42 two-bedroom including 10 adaptable units suitable for aging-in-place. The low-rise portion of the building fronting Cooney Road includes 2 live/work units with direct access to the street, each with grade separation between the live/work components. Above the live/work units is a level of podium parking, screened with aluminum grillwork and brick cladding. Above the podium parking level are 5 x 1-storey residential units that all have access to the roof garden on level 4.

### Development Information

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

### Background

Development surrounding the subject site is as follows:

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

## Rezoning and Public Hearing Results

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

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

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

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

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

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

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

## Staff Comments

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

## Zoning Compliance/Variations

There are no requested variations.

## Advisory Design Panel Comments

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

## Analysis

### *Conditions of Adjacency*

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

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

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

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

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

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

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

***Transportation & Traffic***

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

New East-West Lane: The Owner/Developer has also agreed to provide the required 7.5m wide SRW along the south property line of the consolidated development parcel. This east-west lane will provide future access from Cooney Road to either Cook Road and/or Buswell Street. The ultimate 9.0m lane width will be achieved when the property to the south rezones and provides the remaining 1.5m. A 2m x 2m corner cut is also provided at the northwest corner of the lane to allow adequate vehicle manoeuvring for the future westward lane extension to Buswell Street.

On-Site Parking/Loading: The parking and loading requirements of the bylaw have been met (i.e. 95 required and 105 parking spaces provided - 88 residents and 17 visitors) with 16 small car parking stalls. Access to the resident and visitor parking is provided from the new east-west lane along the south property line. The required 115 bike spaces (Class 1 - 99 and Class 2 - 16) are also provided. The single loading space will accommodate 1 truck (SU-9 equivalent) with direct and separate access from the lane.

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

***Engineering & Servicing***

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

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

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

### ***Urban Design and Site Planning***

Urban Design: The massing of the tower has been revised to better reflect a transition between the existing high-rise building to the north (maximum 45.0m height) and the potential future development on the lot to the south (maximum 25.0m height). The roof deck on the south side of the tower is 35.8m high, which closely approximates the mid-point between the 45m height limit to the north and the 25m height limit to the south. Also, the top units on the south side of the tower have been set back 7.4m from the face of the building. In addition, the concrete frame grid on the south portion of the tower has been terminated one floor below the top level, which further reduces the apparent height of the tower on the south site. Finally, the new lane dedication to the south of this proposed development will serve to reinforce the transition in height from north to south. Rooftop mechanical equipment is hidden behind parapet masonry screening elements.

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

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

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

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

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

Existing Trees: A tree survey and arborist report has been submitted, which proposes the removal of 5 existing on-site trees greater than 20cm in caliper size. These include 4 trees between 20-30 cm (i.e. 1 cherry, 1 plum, 1 pear and 1 birch) plus 1 cedar tree at 62cm caliper. The arborist report indicates these trees are in "poor to very poor health ... with structural conditions ... and rated nil to marginal for retention value".

Space is limited on the ground plane for new replacement tree planting by the building footprint and existing or proposed SRW's/dedications along all property lines. The Owner/Developer proposes to plant 5 street trees at 8cm caliper along Cooney Road (i.e. species as required by the City) plus 5 trees along the lane (i.e. 4 serviceberry at 6cm caliper plus 1 japanese maple at 2.5m height). On the 4th level roof deck, the landscape design includes 10 serviceberry trees at 6cm caliper, 5 magnolia trees at 1.5m height and 42 smoke trees at 1.5m height. Since there are weight limits and height/wind considerations for trees on the roof deck, the proposed 57 smaller roof deck trees in combination with the proposed 10 trees on the ground plane are assessed as adequate compensation for the 5 existing on-site trees proposed to be removed.

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

Landscape: No tree planting is permitted on the sanitary ROW's along the north and west property lines but projecting demountable planters have been provided along the north, west and south sides of the parkade structure. The outdoor amenity area on the 4<sup>th</sup> level roof deck includes:

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

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

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

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

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

- Tower is designed in response to solar orientation to reduce heat gain. Balconies on the west and south facades act as sun shading devices. In contrast, the north and east facades are glazed to take advantage of the morning sun and softer natural light from the north.
- Window glass will have low-e coatings to reduce UV gain to the interior.
- Water conserving plumbing fixtures will be incorporated for the residential units, including low flow showerheads and low flow or dual flush toilets.
- Appliances will be chosen to meet standard Energy Star compliance.
- Sustainable landscape features include the use of drought-tolerant plantings to reduce load on the irrigation system, use of a high efficiency irrigation sprinklers and incorporation of soft landscape areas to absorb rainwater to reduce the rainwater load on the storm system.

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

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

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

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

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



## Conclusions

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



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

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

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

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

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

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

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

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

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

**Note:**

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

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

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



# City of Richmond

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

## Development Application Data Sheet Development Applications Division

**DP 09-506909**

**Attachment 1**

Address: 6331 and 6351 Cooney Road

Applicant: W.T. Leung Architects Inc.

Owner: Royal Grand Plaza Development Inc.

Planning Area(s): CCAP – Brighthouse Village

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

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

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

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 2.67	2.67	none permitted
Lot Coverage:	Max. 70%	69.57%	
Setback – Front Yard:	Min. 3.0 m	Min. 2.98 m	none
Setback – North Side Yard:	Min. 2.7 m	Min. 2.74 m	none
Setback – South Side Yard:	Min. 8.0 m	Min. 8.10 m	none
Setback – Rear Yard:	Min. 1.5 m	Min. 1.5 m	none
Height (m):	41 m	40.92 m	none
Lot Size (minimum dimension):	Not Applicable	none	none
Off-street Parking Spaces – Regular/Commercial:	1.0 (R) and 0.2 (V) per unit 79 (R) and 16 (V)	1.1 (R) and 0.2 (V) per unit 88 (R) and 17 (V)	none
Total off-street Spaces:	95	105	none
On-Site Bicycle Parking - Class 1:	99	99	none
On-Site Bicycle Parking - Class 2:	16	16	none
Amenity Space – Indoor:	Min. 70 m <sup>2</sup>	119.45 m <sup>2</sup> (1,285.7 ft <sup>2</sup> )	none
Amenity Space – Outdoor:	Min. 6m <sup>2</sup> / unit or 474 m <sup>2</sup> Total	660.30 m <sup>2</sup> (7,107.4 ft <sup>2</sup> )	none

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

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

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

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

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

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

B. The applicant taking into consideration the following comments:

1. Consider incorporating public art and its relationship with the water feature. *Applicant Response: A monetary contribution will be made to the Public Art Fund in lieu of public art onsite.*
2. Consider greater screening or softening along the north edge and Cooney Road. *Applicant Response: The suspended planter box pattern has been refined to provide better animation of the building face and the planter boxes have been raised to minimum 4.5m above grade. Shrubs and hedges remain as screening elements on the ground plane over the sanitary sewer SRW along the north face of the building.*
3. Consider strengthening the design of the play area surrounding the play equipment. *Applicant Response: The children's play area has been refined to provide additional detailing, denser landscape planting and creative play opportunities.*
4. Consider introducing paving treatment in the laneway. *Applicant Response: The detailed lane design to ensure preservation of the 6 existing trees along the adjacent property to the south (6371 Cooney Road) will be resolved at Development Permit to the satisfaction of the Directors of Engineering and Transportation.*
5. Consider opportunities to use water feature or roof treatment to collect rainwater. *Applicant Response: Collection of rainwater for reuse was considered however the impact and costs are prohibitive for a project of this scale.*
6. Consider livability of 4th level south edge south-facing units with regard to deep decks and raised planter conditions. *Applicant Response: The raised parapet provides a noise buffer to the vehicles in the lane. As the units are south facing, more direct sunlight will penetrate into the unit. The balconies will provide sun-shading during summer months.*
7. Consider opportunities to switch the location of the north-facing one-bedroom unit and amenity space to provide west lighting into apartment unit. *Applicant Response: After careful consideration this would reduce the size of the amenity space to 59.6m<sup>2</sup> (642 ft<sup>2</sup>) and this was considered inadequate for a development of this size.*
8. Consider podium roof treatment for attractive views from above. *Applicant Response: Coloured gravel ballast has been incorporated into roof of low-rise for visual interest from above.*
9. Consider glazing treatment in live-work units to take advantage of high ceiling. *Applicant Response: Glazing of the live-work units are within 0.3m (1 ft.) of the underside of the ceiling, allowing space for ceiling insulation and utilities between the unit and the parkade above.*
10. Consider reversed door swings to washrooms to increase manoeuvrability to all units; *Applicant Response: Reversed door swing into bathrooms is one of the adaptable and aging-in-place features.*
11. Consider ergonomics of handles and controls in selection of low-flow toilets. *Applicant Response: It is understood that lever-type toilet controls are preferred ergonomically and this will be taken into consideration for fixture specifications.*

12. Consider using rainwater collected from the roof for the water feature. *Applicant Response: In order for grey water to be used for a water feature it must be chemically treated and after careful consideration, it was determined that costs are prohibitive for installing and maintaining such a treatment system.*
13. Consider introducing areas of green roof treatment. *Applicant Response: Resulting from home warranty issues, green roofs are not recommended over living spaces. However, a landscaped garden is provided on the parkade roof. The low-rise roof has also been treated with a coloured gravel pattern to improve views from above.*



**City of Richmond**  
Planning and Development Department

**Development Permit**

**No. DP 09-506909**

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

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

# Development Permit

No. DP 09-506909

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

Property Address: 6331 AND 6351 COONEY ROAD

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

---

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

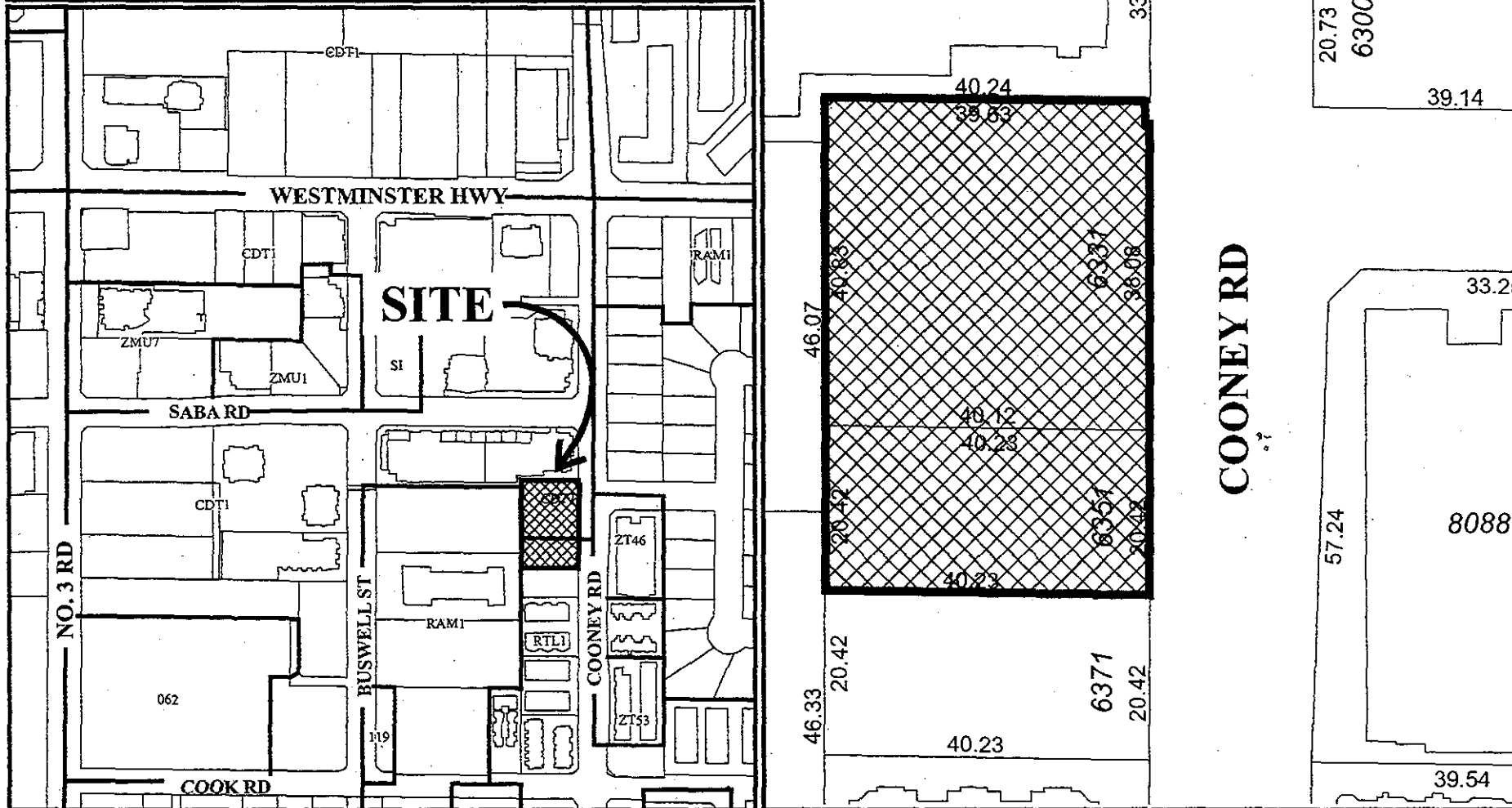
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MAYOR





# City of Richmond



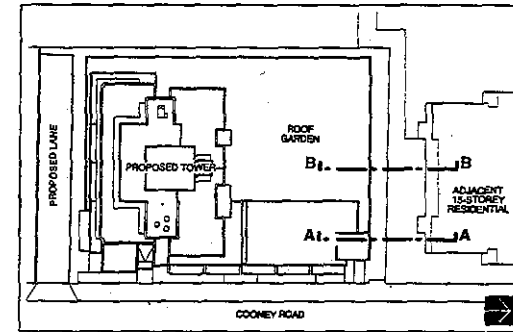
DP 09-506909  
SCHEDULE "A"

Original Date: 01/27/10

Revision Date:

Note: Dimensions are in METRES

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

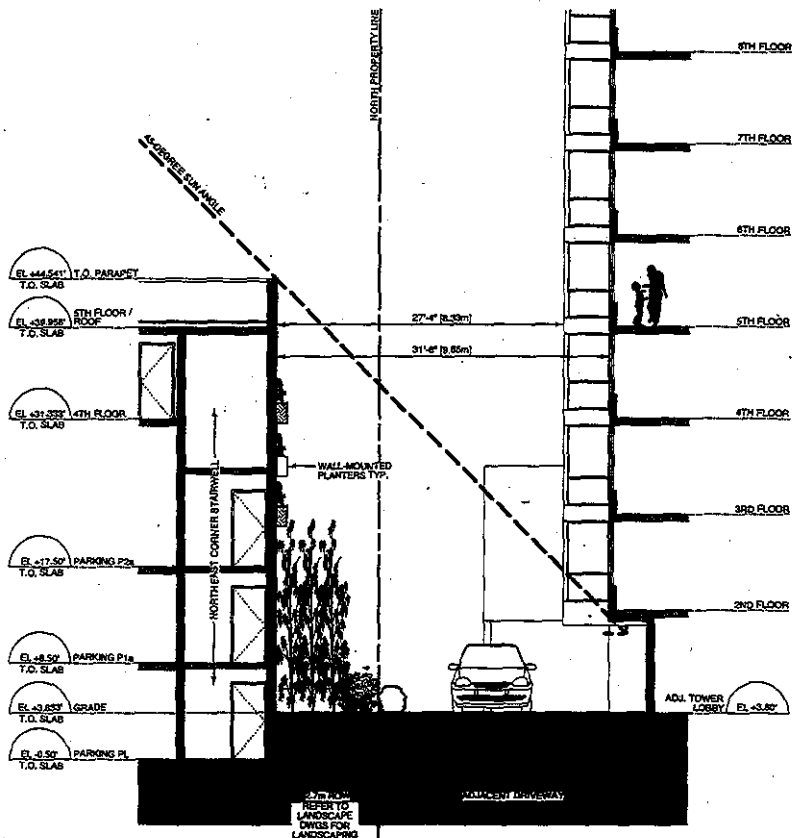


**W. T. LEUNG**  
ARCHITECTS  
INC.

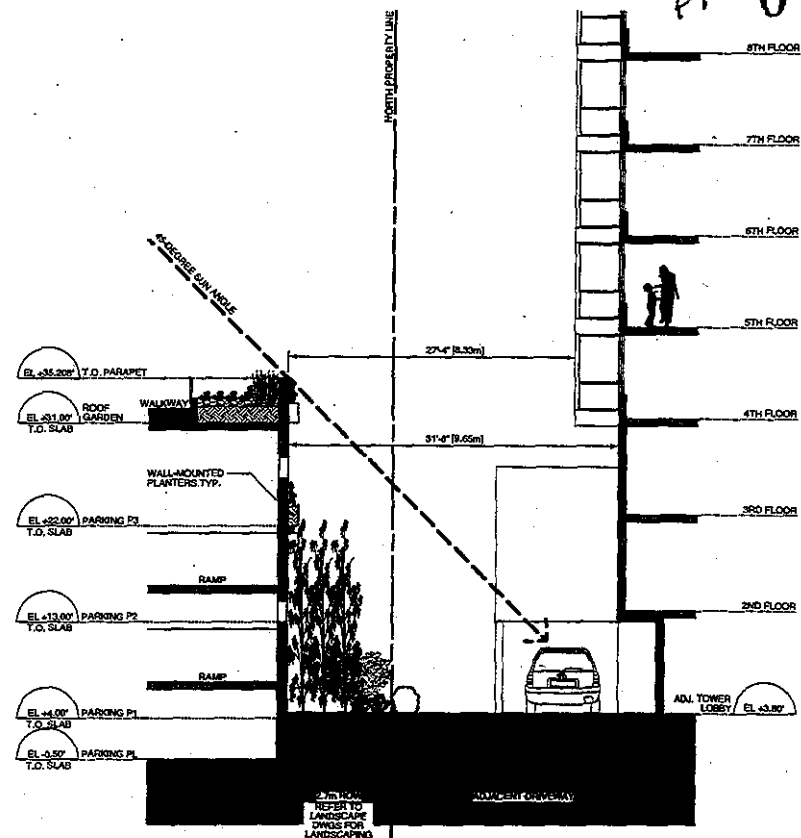
Unit 201, 870 West Broadway  
Vancouver, British Columbia, Canada V5Z 1G2  
Telephone (604) 738-4711 Fax (604) 738-7991

JUN 14 2011

DP 09506909



1 ADJACENCY A-A  
3/8" = 1'-0"



1 ADJACENCY B-B  
3/8" = 1'-0"

1	6/1/2011	REVISION FOR P.O.P.
2	6/1/2011	REVISION FOR REVISIONS & D.P.
3	6/1/2011	REVISION FOR REVISIONS & D.P.
4	6/1/2011	REVISION FOR REVISIONS & D.P.
5	6/1/2011	REVISION FOR REVISIONS & D.P.
6	6/1/2011	REVISION FOR REVISIONS & D.P.
7	6/1/2011	REVISION FOR REVISIONS & D.P.
8	6/1/2011	REVISION FOR REVISIONS & D.P.
9	6/1/2011	REVISION FOR REVISIONS & D.P.
10	6/1/2011	REVISION FOR REVISIONS & D.P.

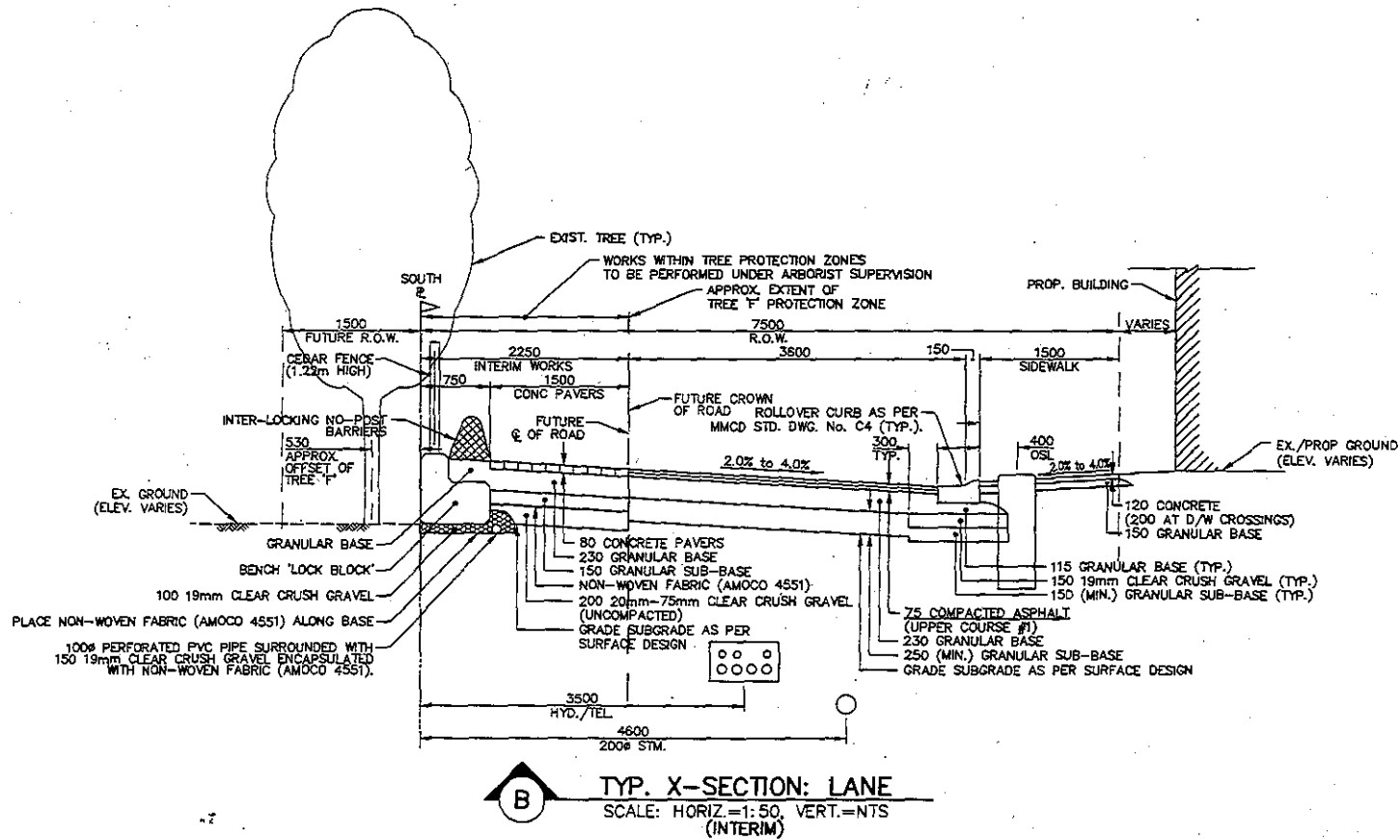
6331 - 6351  
COONEY ROAD  
RICHMOND, BC

NORTH PROPERTY  
LINE ADJACENCIES

DATE	1/1/2011
BY	WTL
FOR	AS NOTED
SCALE	3/8" = 1'-0"
PROJECT	WTL
REVISIONS	

A3.6

ATTACHMENT 4: PROPOSED 7.5m WIDE LANE DESIGN



ATTACHMENT 5: 6371 COONEY ROAD - RE-DEVELOPMENT POTENTIAL

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

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

6371 COONEY ROAD SCHEMATIC DATA	NET F.A.R. AREA	SALEABLE RESID'L AREA
------------------------------------	--------------------	--------------------------

GROUND FLOOR	733.32 SF	0.00 SF
2ND FLOOR	4,483.25 SF	3,962.53 SF
3RD FLOOR	4,462.93 SF	4,011.27 SF
4TH FLOOR	4,462.93 SF	4,011.27 SF
5TH FLOOR	3,634.58 SF	3,252.63 SF
TOTAL	17,777.01 SF	15,237.70 SF

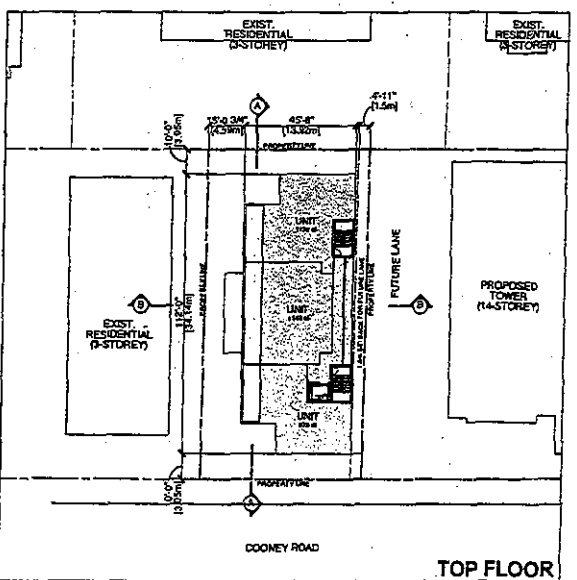
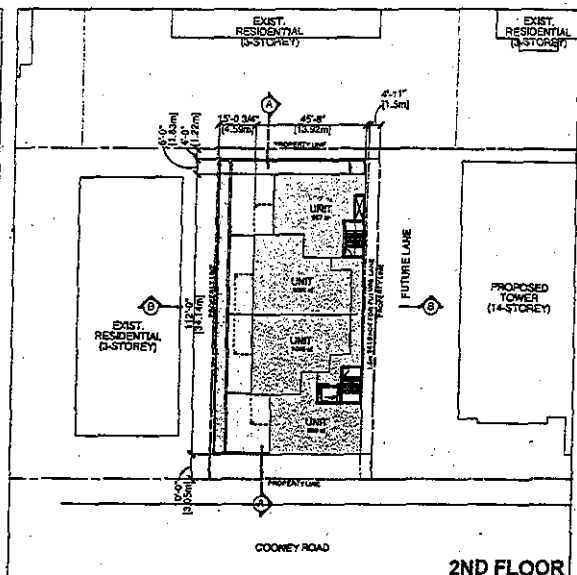
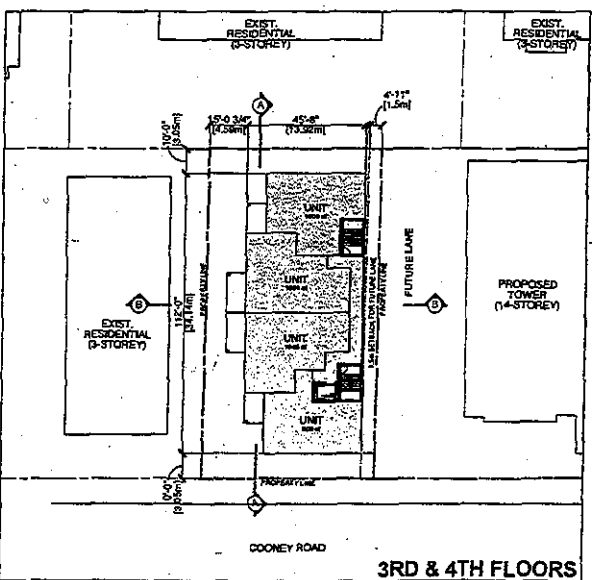
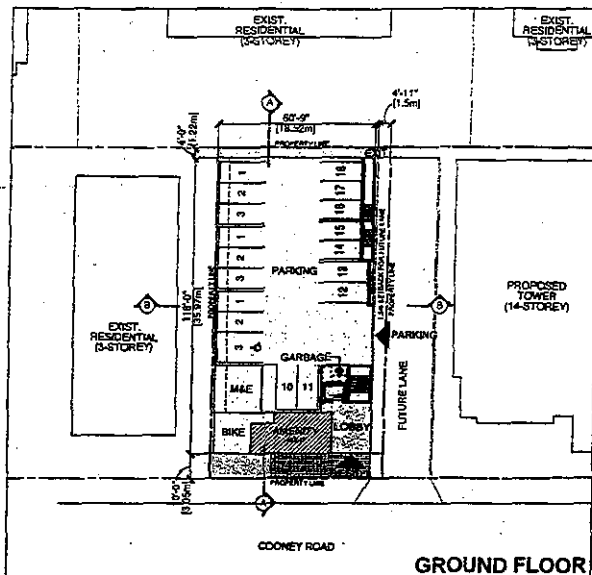
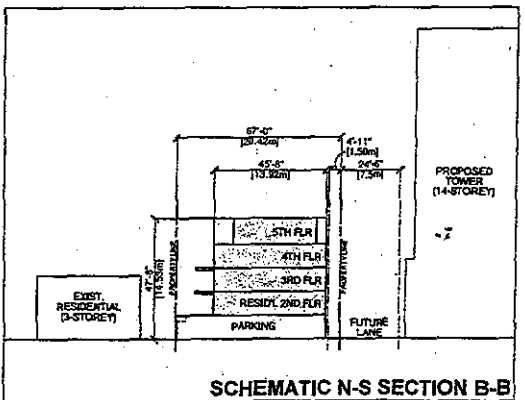
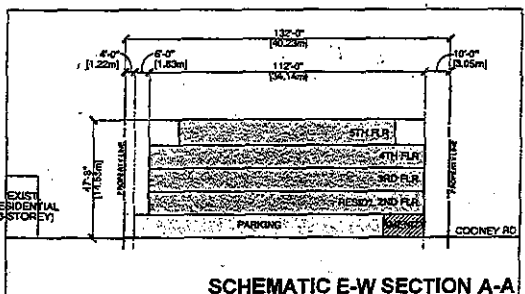
NUMBER OF UNITS: 15

EFFICIENCY RESID'L: 83.4 %

F.A.R.: 2.01

CARS REQ'D @ 1.2/ UNIT 18

CARS PROVIDED 18



PRELIMINARY  
FOR DISCUSSION ONLY.

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

ISSUE:

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

DRAWING TITLE:  
**6371 COONEY -  
SCHEMATIC**

JOB NO.:

DRAWN:

DATE: JUNE 07, 2011

SCALE: 1" = 50'-0"

CHECKED: WTL

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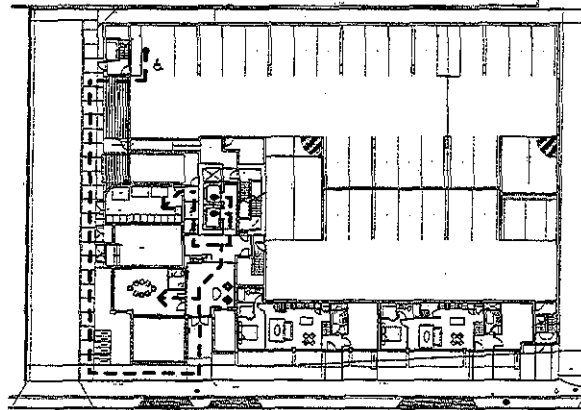
DRAWING NO.:

JUN 14 2011

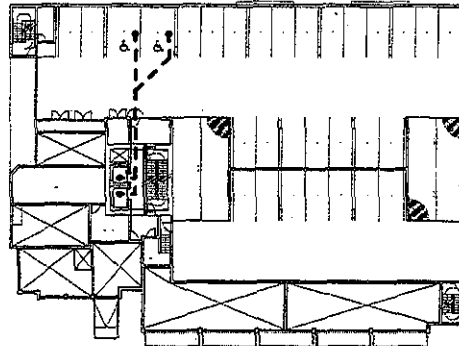
DP 09506909

B

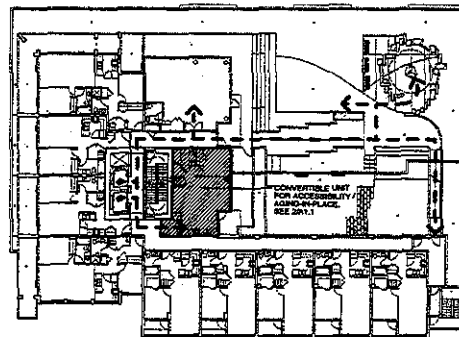
ATTACHMENT 6: BARRIER FREE ROUTES & CONVERTIBLE UNITS



GROUND FLOOR & VISITOR PARKING

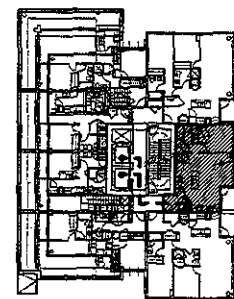
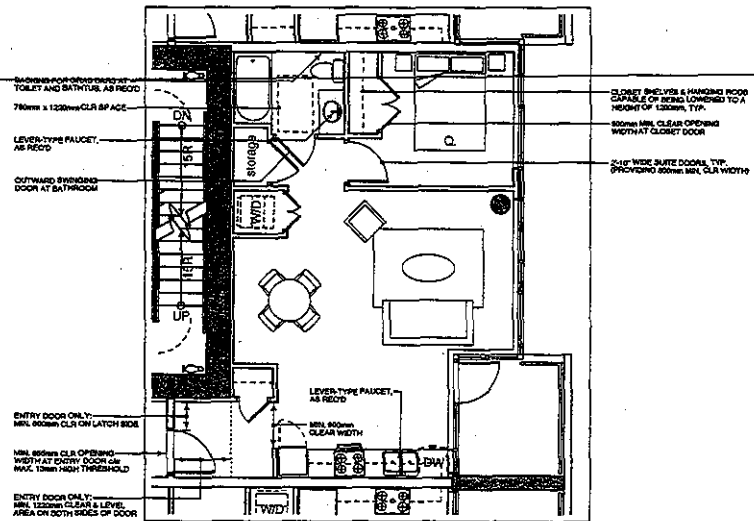


HANDICAPPED PARKING STALLS ON P2



4th FLOOR AMENITY & OUTDOOR GARDEN

1 ACCESSIBLE ROUTE OF TRAVEL



5th - 13th FLOORS, TYP.

2 CONVERSIONS TO ACCESSIBLE / AGING-IN-PLACE UNIT

1	WASHROOM	REQUIRED FOR D.P.
2	WASHROOM	REQUIRED FOR ACCESSIBLE & D.P.
3	WASHROOM	REQUIRED FOR ACCESSIBLE & D.P.
4	WASHROOM	REQUIRED FOR ACCESSIBLE & D.P.
5	WASHROOM	REQUIRED FOR ACCESSIBLE & D.P.

PROJECT

6331 - 6351  
COONEY ROAD  
RICHMOND, BC

CREATING TITLE

ACCESSIBILITY &  
AGING-IN-PLACE



NORTH

JUN 20 2011

DP 09-506909

DATE	09-08
DRAWN	KY
CHECKED	AS NOTED
SCALE	1/8" = 1'-0" (I.L.D.)
CONTRACT	WTL
DESIGNED BY	WTL
DESIGNED BY	WTL
DESIGNED BY	WTL

A1.1





6331 - 6351  
COONEY ROAD  
RICHMOND, BC

**GROUND FLOOR  
PLAN**



JOB NO. CD-08  
 DRAWN KT  
 DATE AS NOTED  
 SCALE 1/8" = 1'-0" U.N.O.  
 CHECKED WTL

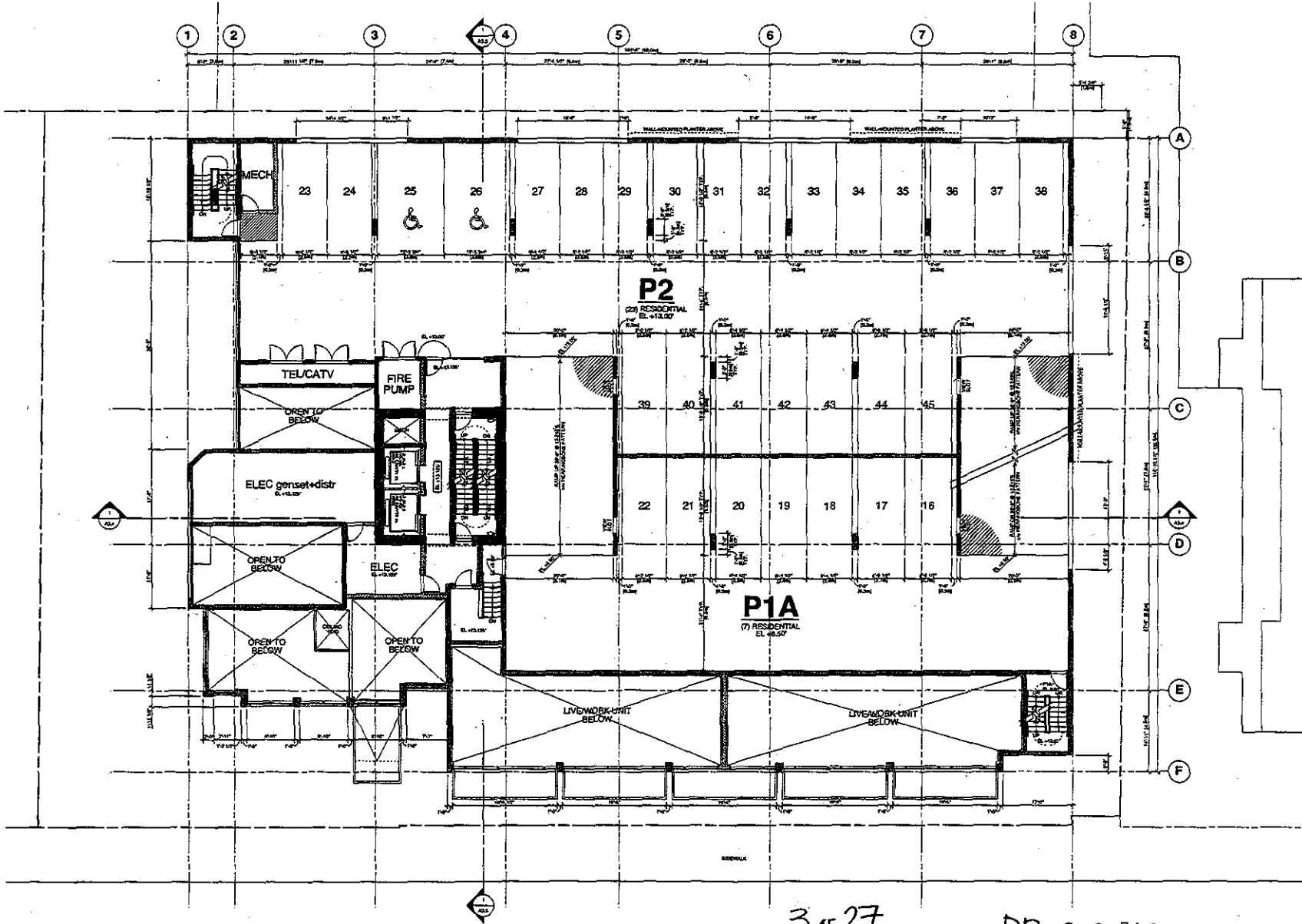
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COONEY ROAD

JUN 20 2011

2 of 27 DP 09.506909

## A2.0



1	STAIRWELL	REQUIRED FOR S.D.P.
2	STAIRWELL	REQUIRED FOR RECEIVING & S.D.P.
3	STAIRWELL	REQUIRED FOR RECEIVING & S.D.P.
4	STAIRWELL	REQUIRED FOR RECEIVING & S.D.P.
5	STAIRWELL	REQUIRED FOR RECEIVING & S.D.P.

PROJECT  
**5331 - 5351  
COONEY ROAD  
RICHMOND, BC**

2ND FLOOR PLAN



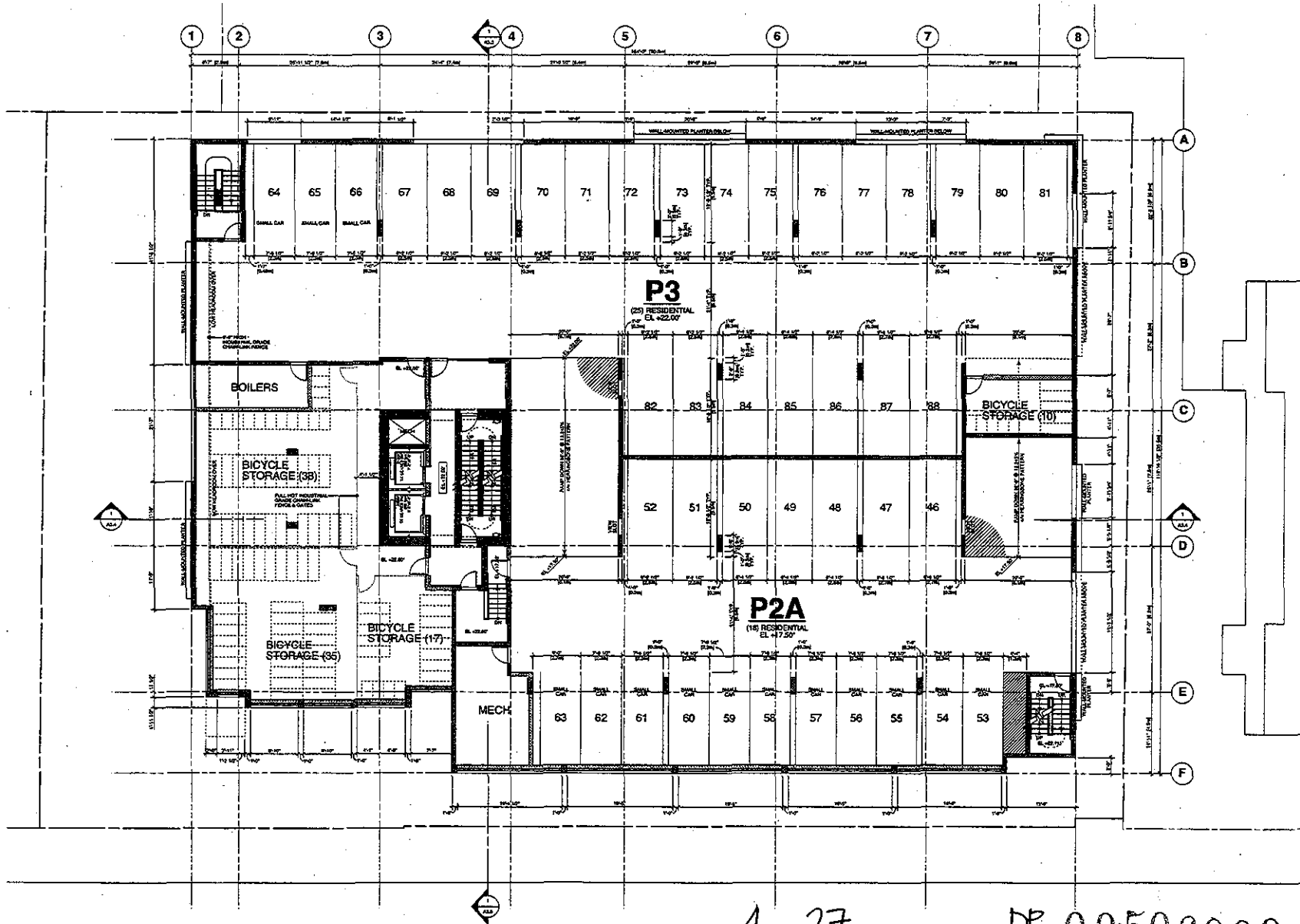
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DRAWN: JCT  
CHECK: AS NOTED  
SCALE: 1/8" = 1'-0" U.S.D.  
CONTRACT: WTL

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3 of 27 JUN 14 2011 DP 09506909

**A2.1**





1	4/20/2011	ISSUED FOR D.P.
2	3/24/2011	RE-DESIGNED FOR RECORDING & D.P.
3	3/23/2011	RE-DESIGNED FOR RECORDING & D.P.
4	3/23/2011	RE-DESIGNED FOR RECORDING & D.P.
5	3/23/2011	RE-DESIGNED FOR RECORDING & D.P.
6	3/23/2011	RE-DESIGNED FOR RECORDING & D.P.
7	3/23/2011	RE-DESIGNED FOR RECORDING & D.P.
8	3/23/2011	RE-DESIGNED FOR RECORDING & D.P.

6331 - 6351  
COONEY ROAD  
RICHMOND, BC

**3RD FLOOR PLAN**



DATE	03-05
DESIGN	KT
DATE	AS NOTED
SCALE	1/8" = 1'-0" U.S.D.
PROJECT	WTL

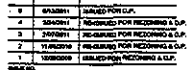
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4 of 27

JUN 14 2011

DP 09506909

**A2.2**



**PROJECT**

6331 - 6351  
COONEY ROAD  
RICHMOND, BC

**Desarrolla Tercer**

### 4TH FLOOR PLAN



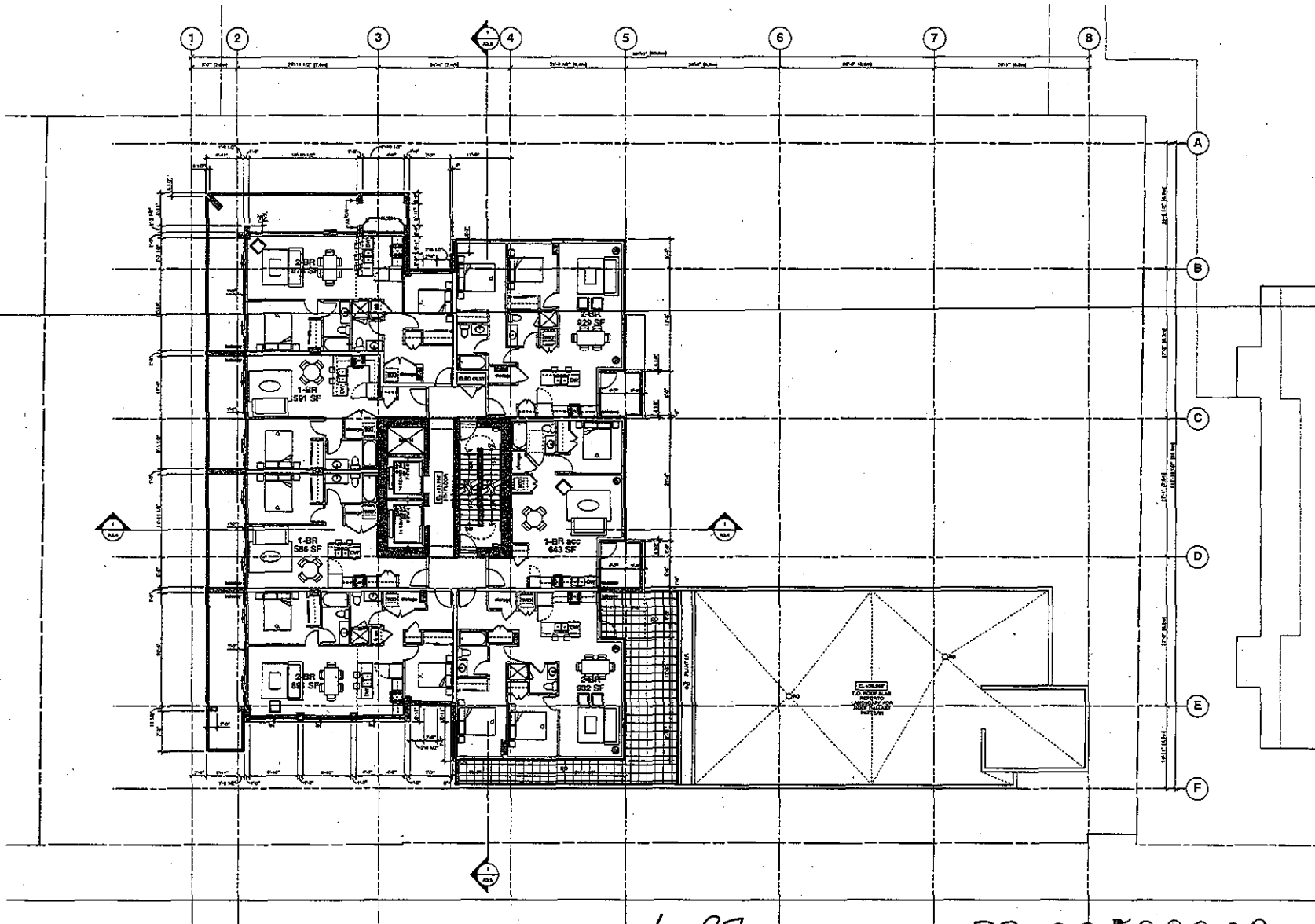
JOB NO. 08-08  
 UPMANU KT  
 DATE AS NOTED  
 SCALE 1/8" = 1'-0" U.M.L.  
 ORIGINATOR WTL

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 shall be considered void.

JUN 20 2011

DP 09.506909

### A2.3



1	6331-6351	REVISED FOR S.P.
2	6331-6351	REVISED FOR RECORDING & S.P.
3	6331-6351	REVISED FOR RECORDING & S.P.
4	6331-6351	REVISED FOR RECORDING & S.P.
5	6331-6351	REVISED FOR RECORDING & S.P.

PROJECT

6331 - 6351  
COONEY ROAD  
RICHMOND, BC

DRAWING TITLE

5TH FLOOR PLAN



JOB NO.	09-08
DATE	KT
BY	AS NOTED
SCALE	1/8" = 1'-0" U.N.C.
DESIGNER	WTL

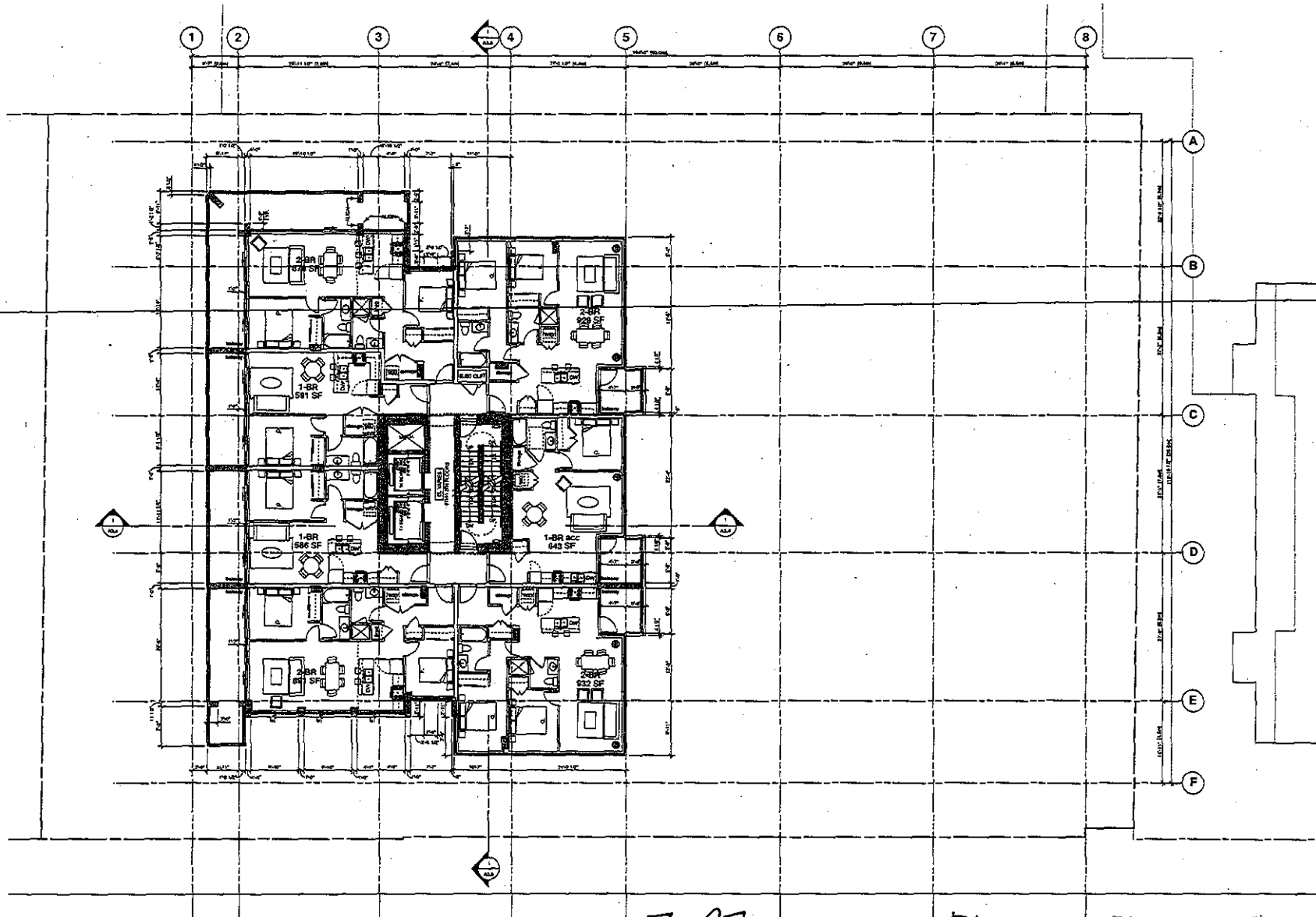
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6 of 27

JUN 20 2011

DP 09506909

**A2.4**



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2	03/08/11	RECEIVED FOR RECORDING & P.A.
3	05/08/11	RECEIVED FOR RECORDING & P.A.
4	11/08/11	RECEIVED FOR RECORDING & P.A.
5	11/08/11	ISSUED FOR RECORDING & D.P.

PROJECT:

6331 - 6351  
COONEY ROAD  
RICHMOND, BC

ISSUED DATE:

TYPICAL FLOOR  
PLAN (6TH TO  
12TH)



JOB NO.	09-08
OWNER	KT
DATE	AS NOTED
SCALE	1/8" = 1'-0" U.M.O.
DESIGNED	WTL

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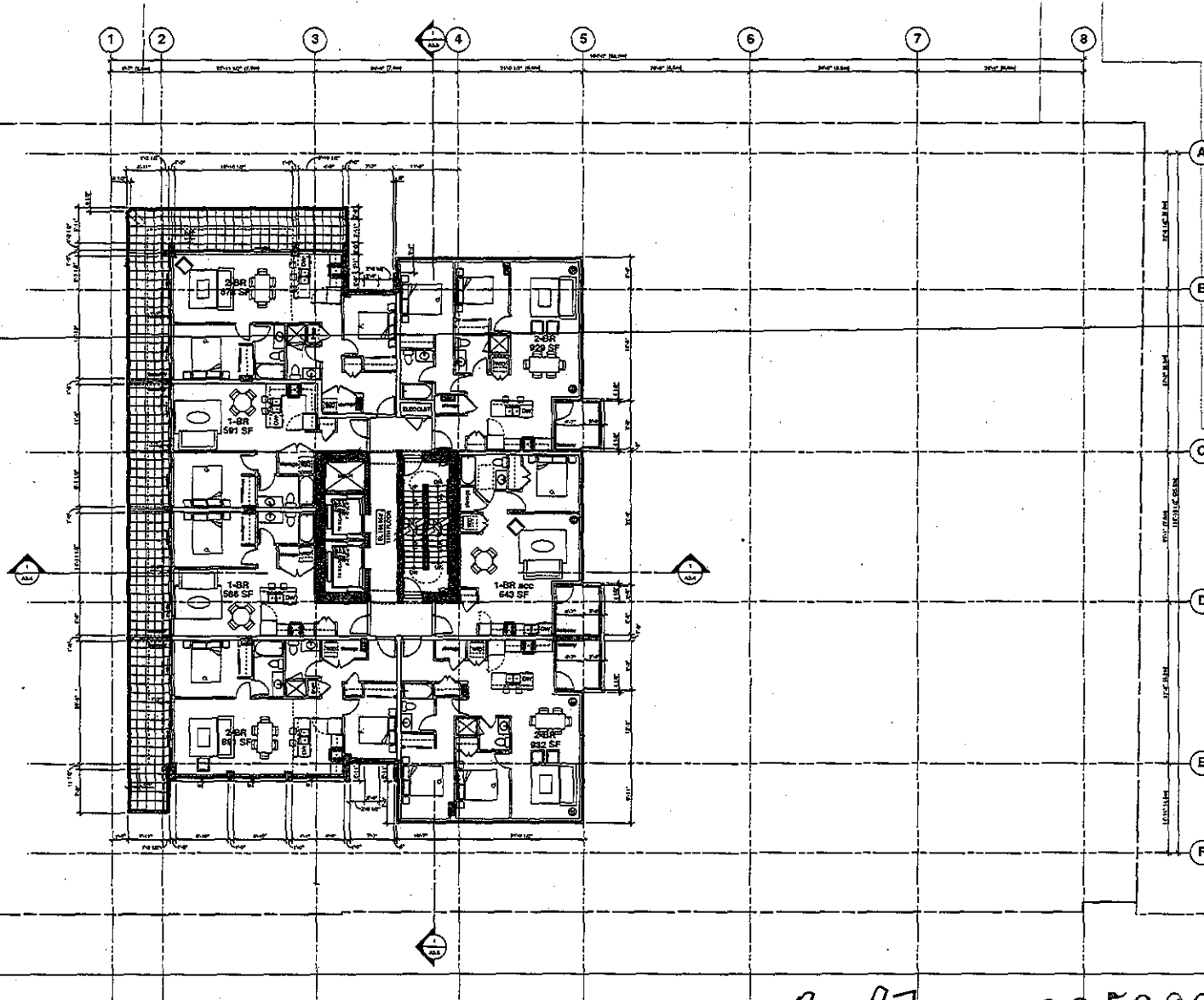
7 of 27

JUN 20 2011

DP

09.506909

A2.5



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5	6150005	REMOVED FOR RECORDING & S.P.

PROJECT:

6331 - 6351  
COONEY ROAD  
RICHMOND, BC

ISSUED DATE:

13TH FLOOR PLAN



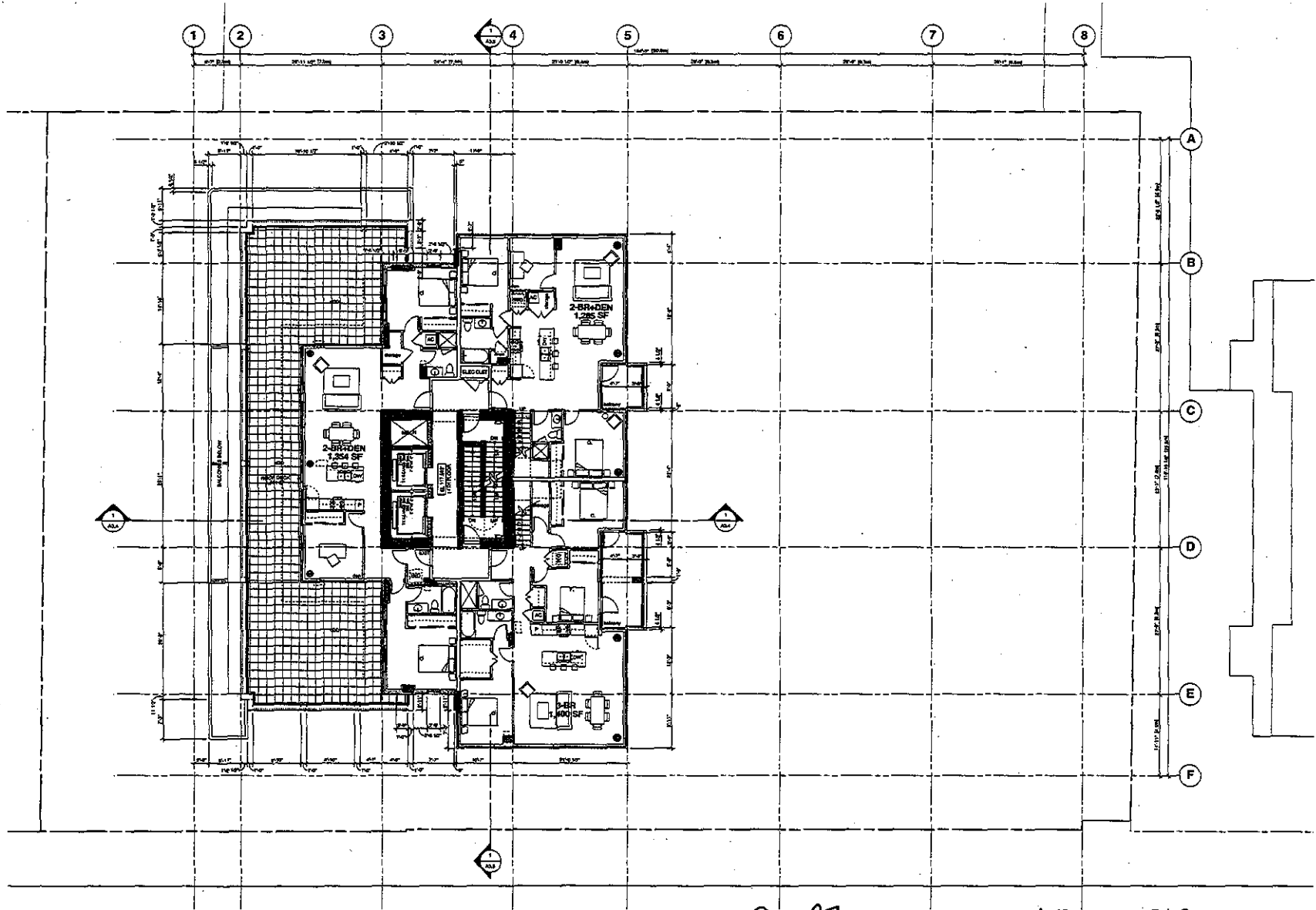
JOB NO. 09-08  
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DATE AS NOTED  
SCALE 1/8" = 1'-0" U.N.O.  
CHECKED WTL  
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JUN 20 2011

8 of 27

09506909

A2.6



1	STAIRWELL	RECEIVED FOR RECORD & O.P.
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8	STAIRWELL	RECEIVED FOR RECORD & O.P.

PROJECT

6331 - 6351  
COONEY ROAD  
RICHMOND, BC

ISSUED TITLE

14TH FLOOR PLAN

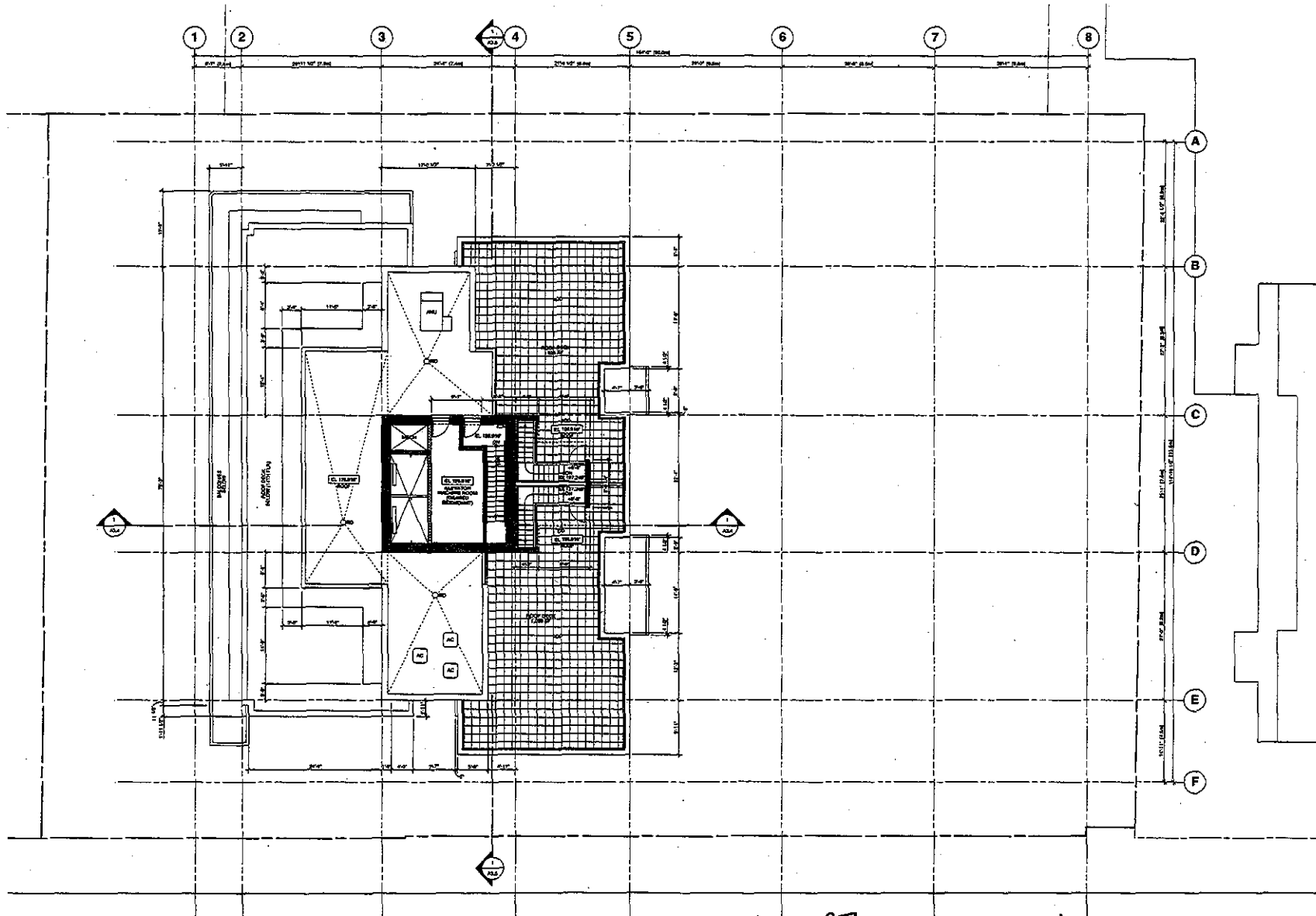


DATE	05-08
PROJECT	KT
DATE	AS NOTED
SCALE	1/8" = 1'-0" (1/4" = 1'-0")
DRAWN BY	WTL
CHECKED BY	
DATE	

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9 of 27 JUN 14 2011 DP 09506909

**A2.7**



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2	REVISION	FOR REVISION
3	REVISION	FOR REVISION
4	REVISION	FOR REVISION
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6	REVISION	FOR REVISION
7	REVISION	FOR REVISION
8	REVISION	FOR REVISION

PROJECT

6331 - 6351  
COONEY ROAD  
RICHMOND, BC

DRAWING TITLE

**ELEVATOR MACHINE  
ROOM / ROOF  
TERRACE PLAN**



DATE: 09-08  
DRAWN: ET  
DATE: AS NOTED  
SCALE: 1/8" = 1'-0" U.S.G.  
CHECKED: WTL

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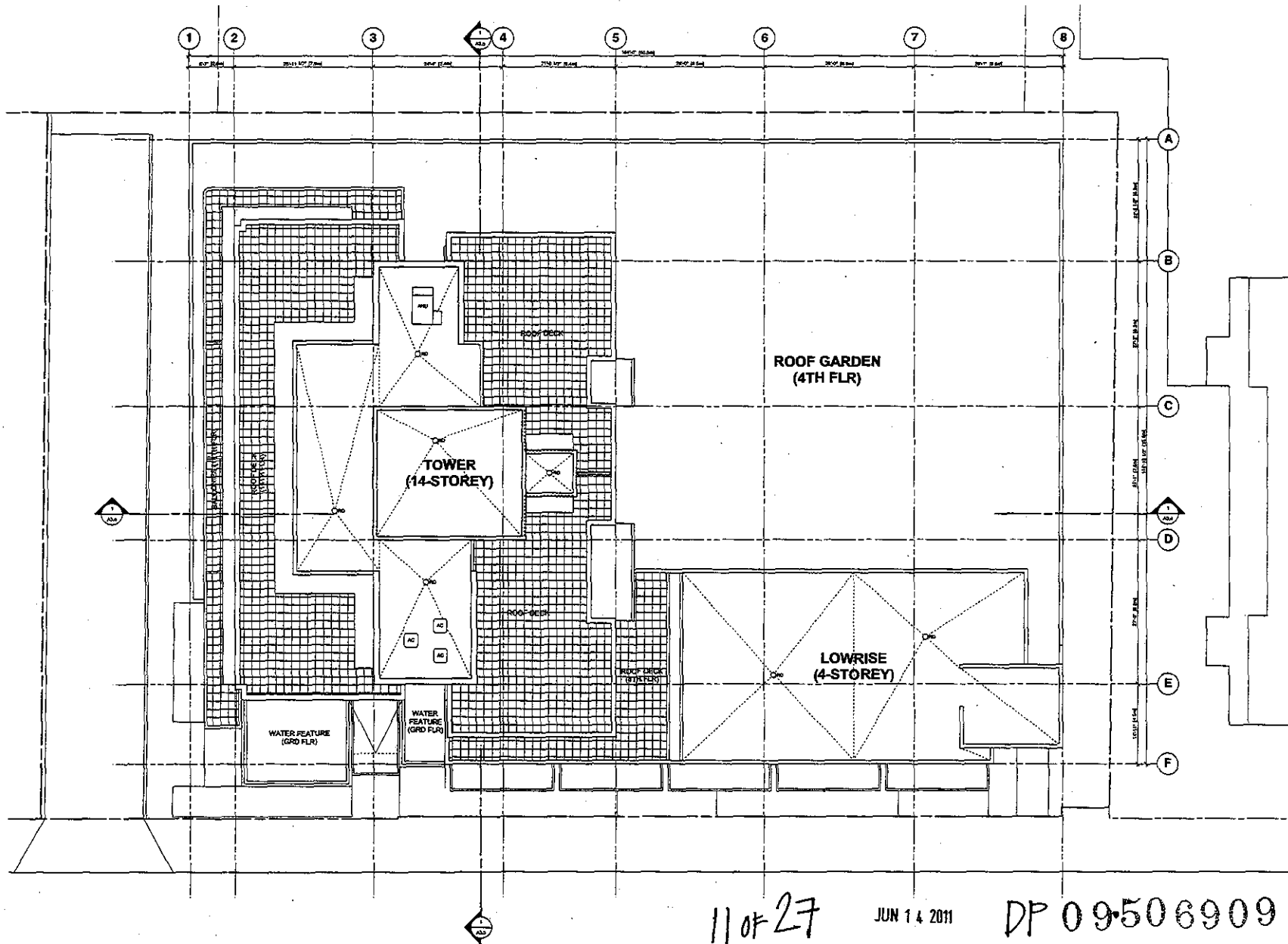
DATE: 09-08

10 of 27

JUN 14 2011

DP 09-506909

**A2.8**



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6	REVISION	REVISION FOR REVISIONS A.D.P.
7	REVISION	REVISION FOR REVISIONS A.D.P.
8	REVISION	REVISION FOR REVISIONS A.D.P.

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

**ROOF PLAN**

JOB NO. 09-08  
 DRAWN BY KT  
 DATE AS NOTED  
 SCALE 1/8" = 1'-0" U.L.S.  
 SHEETS WTL  
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 DRAWING NO. DP 09-506909

11 OF 27

JUN 14 2011

DP 09-506909

**A2.9**

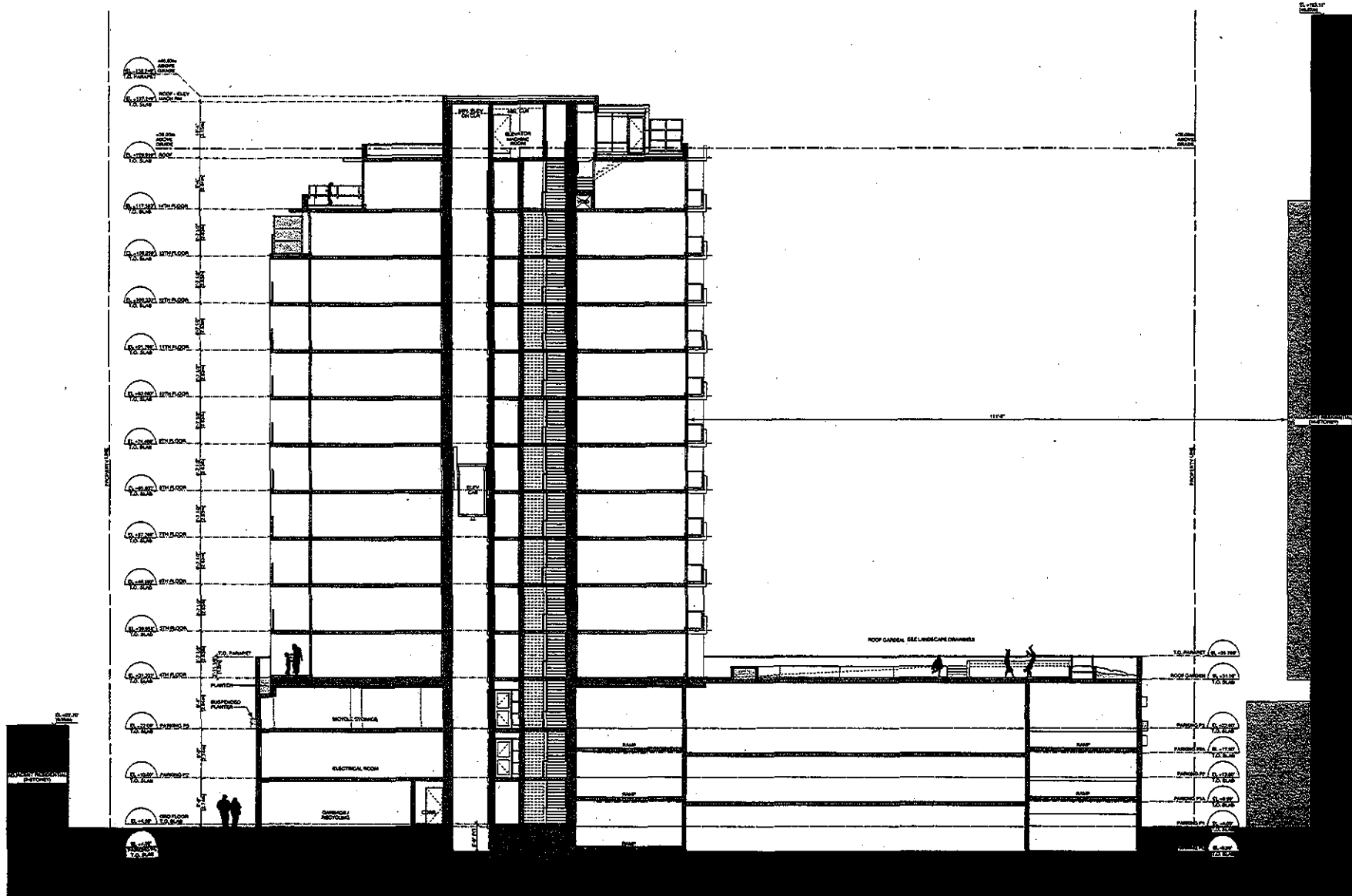












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5	050501	REQUIRED FOR MECHANICAL & S.P.

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

**BUILDING**  
**SECTION A-A**

DATE: **KT**  
BY: **AS NOTED**  
SCALE: **1/8" = 1'-0"**  
DRAWN: **WTL**

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160#27

JUN 14 2011

DP 09506909<sup>1</sup> BUILDING SECTION A-A

**A3.4**

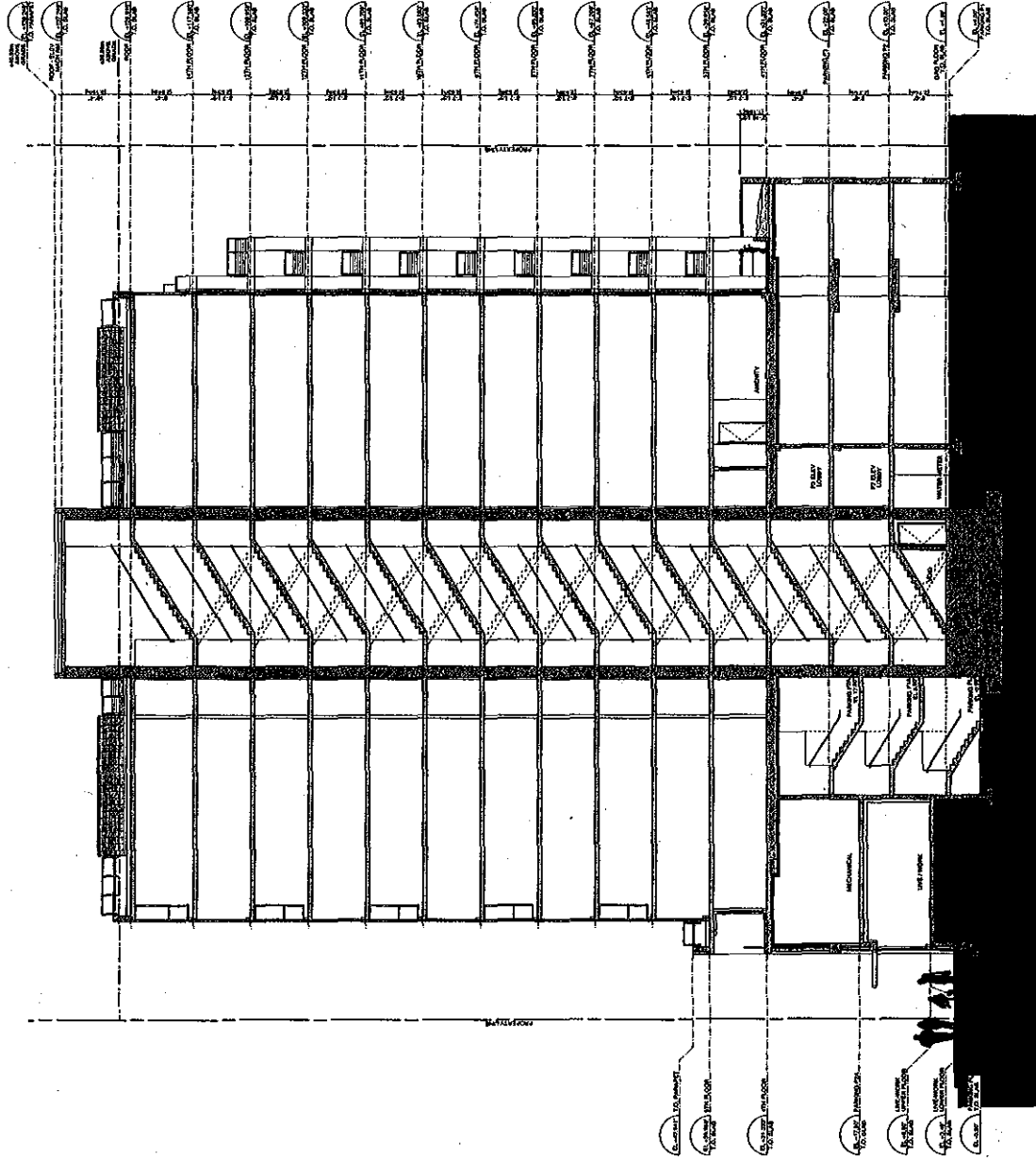
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9	REVISION	REVISION FOR B-8
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6331-6351  
COONEY ROAD  
RICHMOND, BC

BUILDING  
SECTION B-B

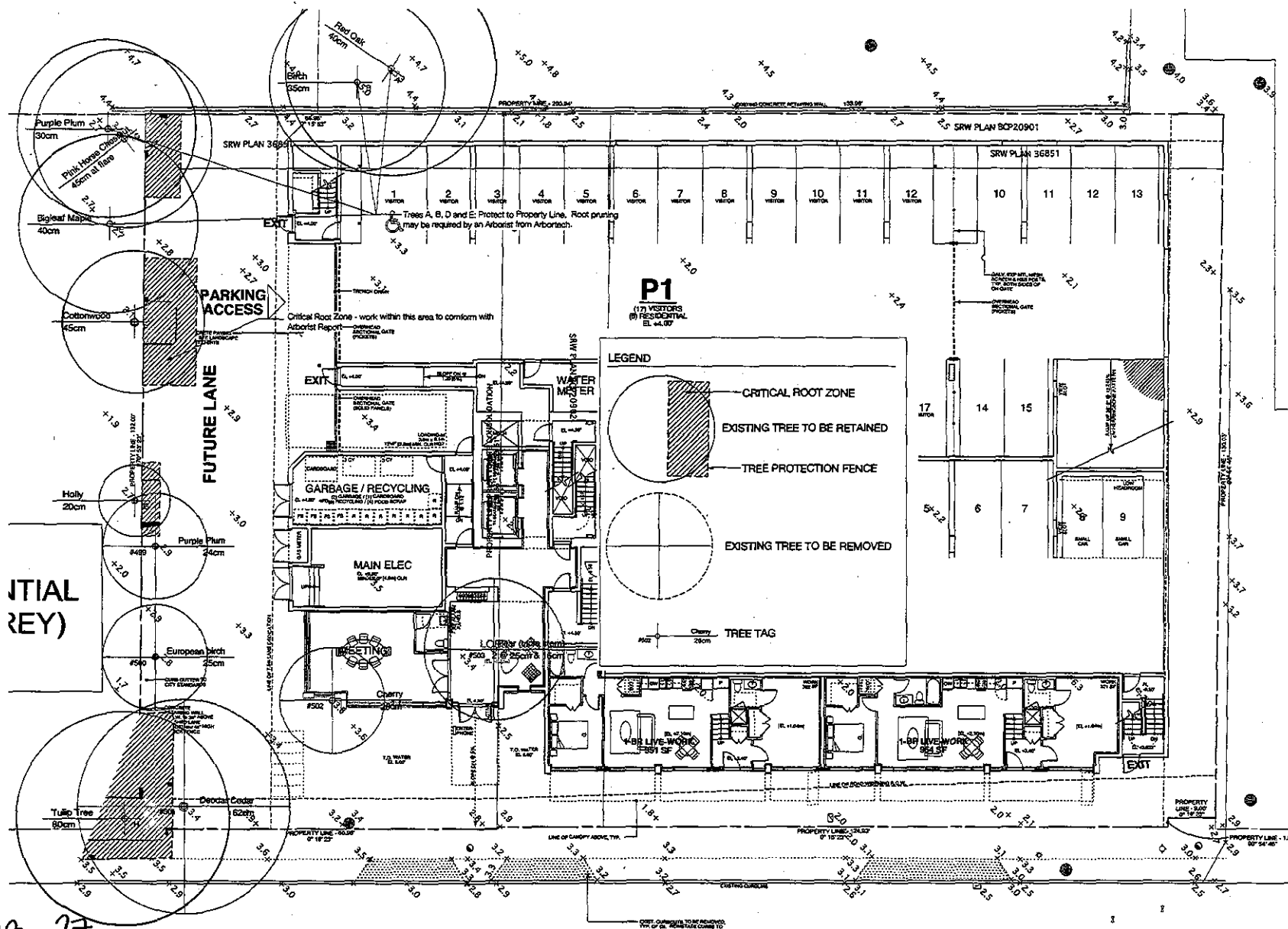
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BY	WTL
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DATE	1/1/01
BY	WTL
SCALE	1/4" = 1'-0"
DATE	1/1/01
BY	WTL
SCALE	1/4" = 1'-0"

A3.5



JUN 14 2011 DP09506909 1 BUILDING SECTION B-B

17 of 27



eckford + associates  
landscape architecture

4800 West 2nd Avenue, Vancouver, B.C., V6M 1Y8  
Tel: 604-276-1100, gordon@eckford.com, Tim@eckford.com

No. Date Revision Notes

No. Date Image Notes

- A 11/29/10 Issued for Re-Design + DP
- B 11/17/10 Issued for Design Panel
- C 12/1/11 Issued for Review
- D 1/25/11 Re-Design for the Building
- E 10/14/11 Issued for DP

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

Tree Management  
Plan

As Prepared by ECKFORD + ASSOCIATES  
In Accordance with the BC Tree Protection Act  
Noted in accordance with BC Tree Protection Act

Project Name	GE	220937
Project No.	GE	1/8"-1/4"
Scale	GE	
Date	11/26/09	L1.0
Sheet No.		10

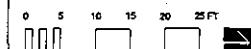
10 of 27

JUN 14 2011

DP 09506909

COONEY ROAD

NOTE  
This Management Plan to be read in conjunction with the arborist report created by  
ArborTech Consulting Ltd.



[illegible]

No.	Course	Image Notes
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A	11/2/90	dated for Re-Zoning + DE
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	Issued for Design Panel	Issued for Review
B	11/17/10	
C	2/28/11	

	Insured for 100	Insured for 200
0	3/25/11	1/5/25/11
5	3/31/27/11	1/5/31/27/11

Condition	Control (%)	MCI (%)	AD (%)
A	95	75	55
B	92	72	52
C	90	70	50
D	93	78	58

\_\_\_\_\_

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\_\_\_\_\_

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Age Group	Percentage of Respondents
18-29	85%
30-49	80%
50-69	75%
70+	70%

[illegible]

\_\_\_\_\_

Page No. \_\_\_\_\_

Multi-Family

Residential Building

6337-6351 Coopers Rd

Richmond, B.C.

10

Drawing Title

Ground Floor

**GROWING HOOD**  
**Landscape Plan**

Landscape Film

•

Subsequent Bird

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**THEODORE WOODS** is a professor of publishing program administration at Western Michigan University.

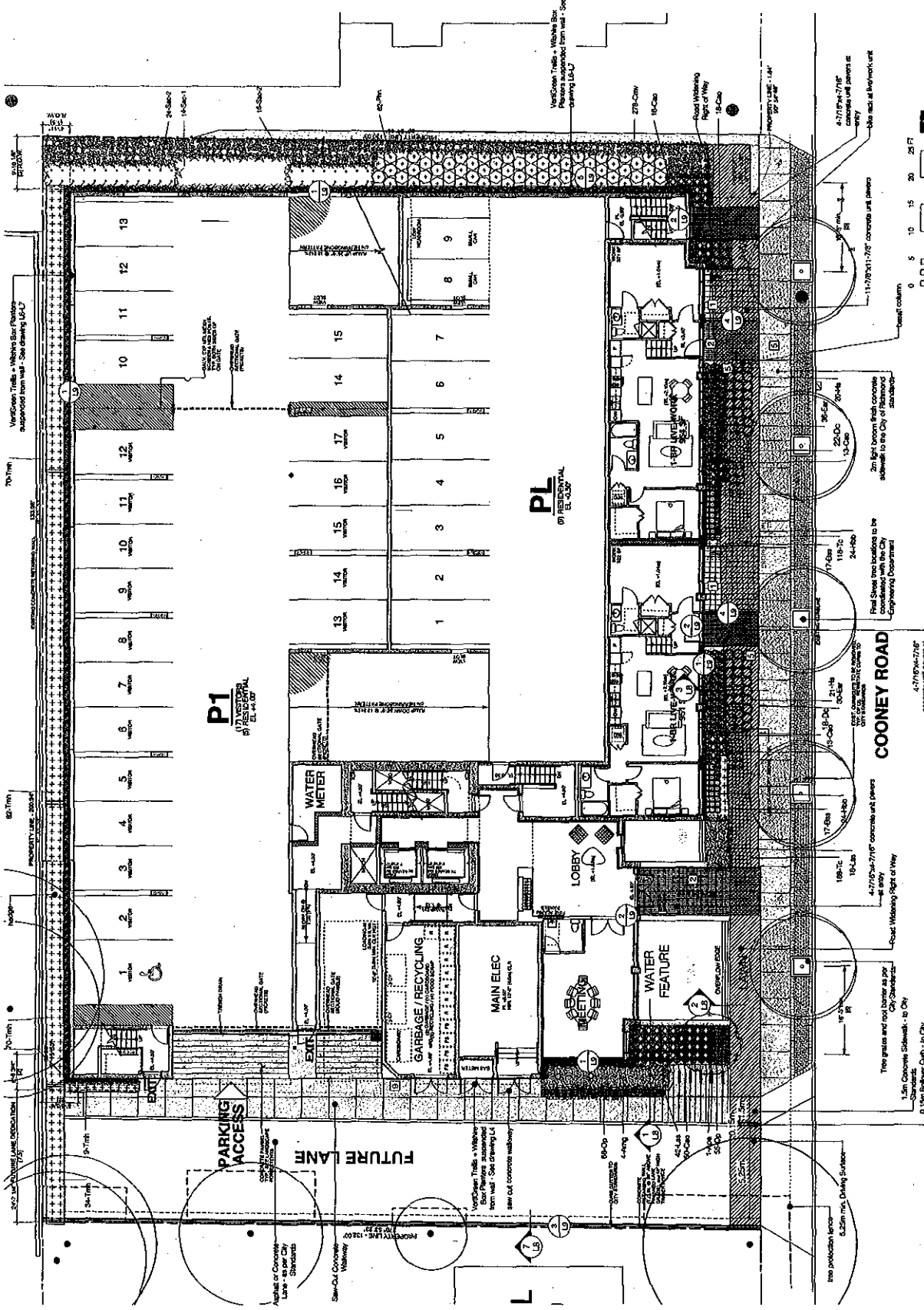
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20	20
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12.0

1126.09	of 10
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60690560 DP

19 of 27

JUN 14 2011



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landscape architecture

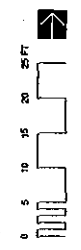
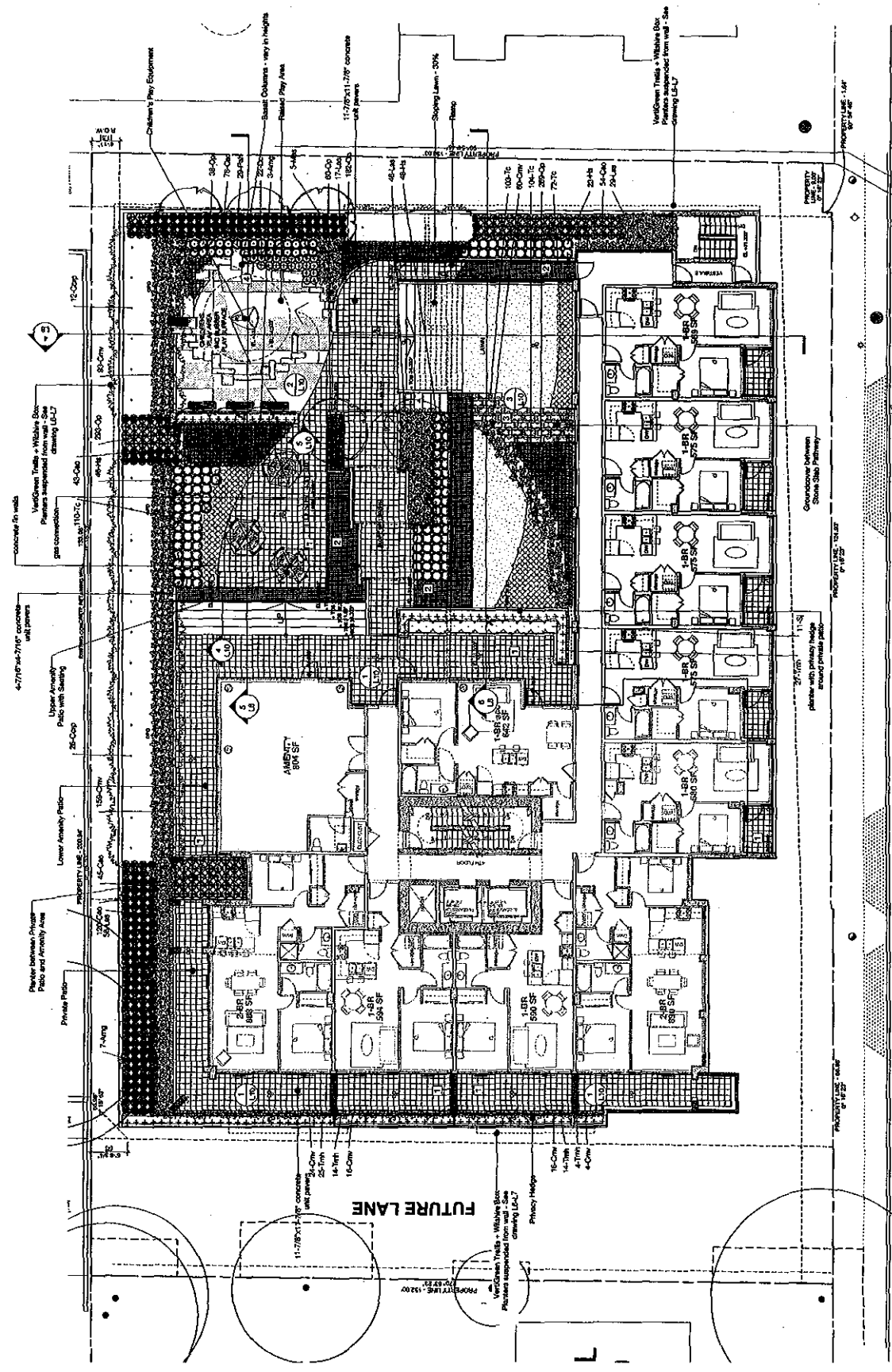
10000 Old Dominion Road, Suite 100  
Richmond, Virginia 23234  
Tel: 703.261.1000  
Fax: 703.261.1001  
www.eckford.com

No.	Date	Notes
A	1/19/10	Revised for Air-Conditioning - 3P
B	1/17/10	Revised for Design Panel
C	2/26/11	Revised for Review
D	3/25/11	Revised for Air-Conditioning
E	5/14/11	Revised for 3P

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

**Level 4 - Amenity  
Landscape Plan**

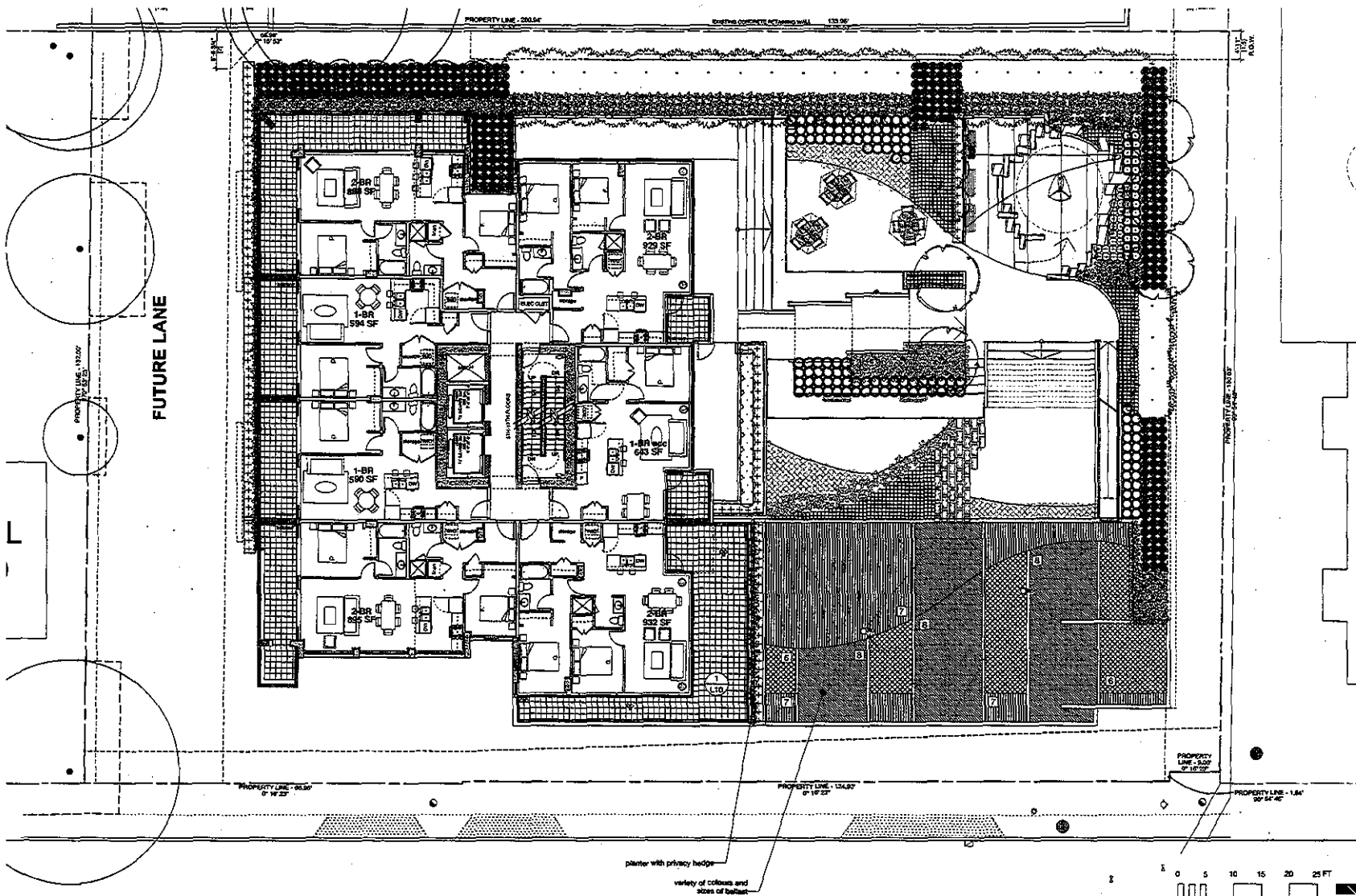
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Client	Richmond, B.C.
Scale	1" = 10'-0"
Sheet No.	13.0
Total Sheets	10



DP 09-506909

20 of 27

JUN 14, 2011



21 of 27

JUN 14 2011

DP 09506909

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landscape architecture

1000 West 10th Avenue, Suite 100, New York, NY 10014  
Tel: 212-691-1000 Fax: 212-691-1001

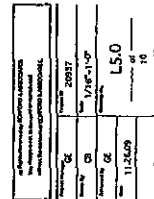
No. Date Revision Notes

No. Date Issue Notes  
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B 1/17/10 Issued for Design Panel  
C 2/16/11 Issued for Review  
D 3/25/11 Re-Zoned for Re-Zoning  
E 6/7/11 Issued for DP

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

Project Name  
**Level 5 &  
Level 4 Roof  
Landscape Plan**

Project Name  
GE  
Project No.  
20937  
Scale  
1/16"=1'-0"  
Date  
11.26.09  
Sheet  
L4.0  
of  
10



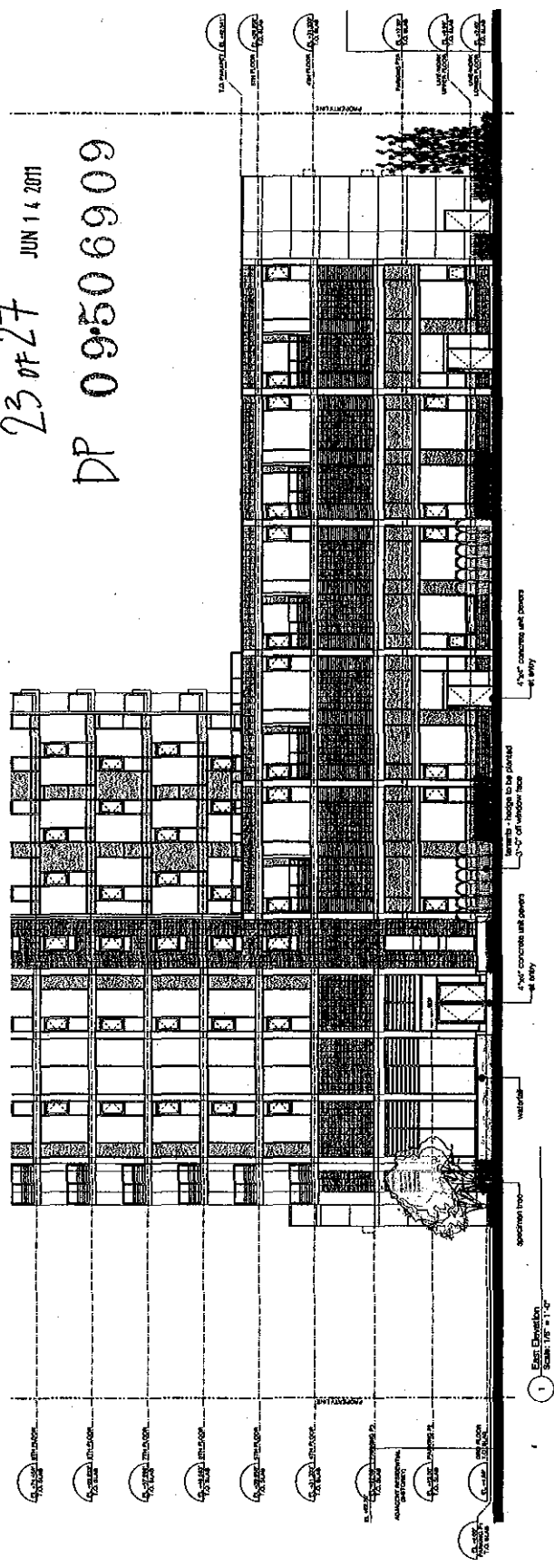
DP 09506909

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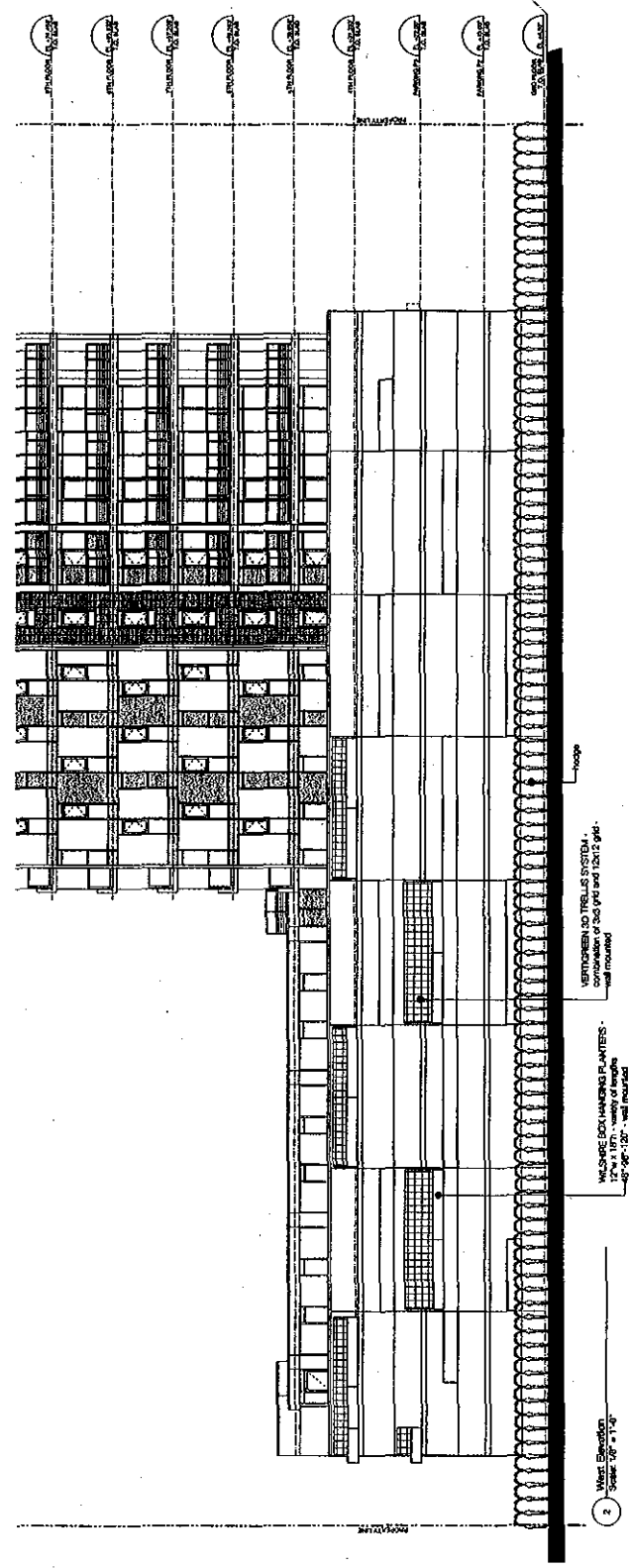
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3	BRICK	BRICK	#1 brick
4	WOOD	WOOD	#1 wood
5	GLASS	GLASS	#1 glass
6	ROOFING	ROOFING	#1 roofing
7	PAINT	PAINT	#1 paint
8	LANDSCAPE	LANDSCAPE	#1 landscape
9	MECHANICAL	MECHANICAL	#1 mechanical
10	ELECTRICAL	ELECTRICAL	#1 electrical
11	PLUMBING	PLUMBING	#1 plumbing
12	INTERIOR	INTERIOR	#1 interior
13	EXTERIOR	EXTERIOR	#1 exterior
14	FINISH	FINISH	#1 finish
15	INSULATION	INSULATION	#1 insulation
16	FOUNDATION	FOUNDATION	#1 foundation
17	STRUCTURE	STRUCTURE	#1 structure
18	CLADDING	CLADDING	#1 cladding
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23	EXTERIOR	EXTERIOR	#1 exterior
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La	50	Technical Name	Japanese Inclusive	1st cont
En	50	Technical Name	Japanese Inclusive	1st cont
En	50	Technical Name	Japanese Inclusive	1st cont

23 of 27 JUN 14 2011  
DP 09506909



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



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

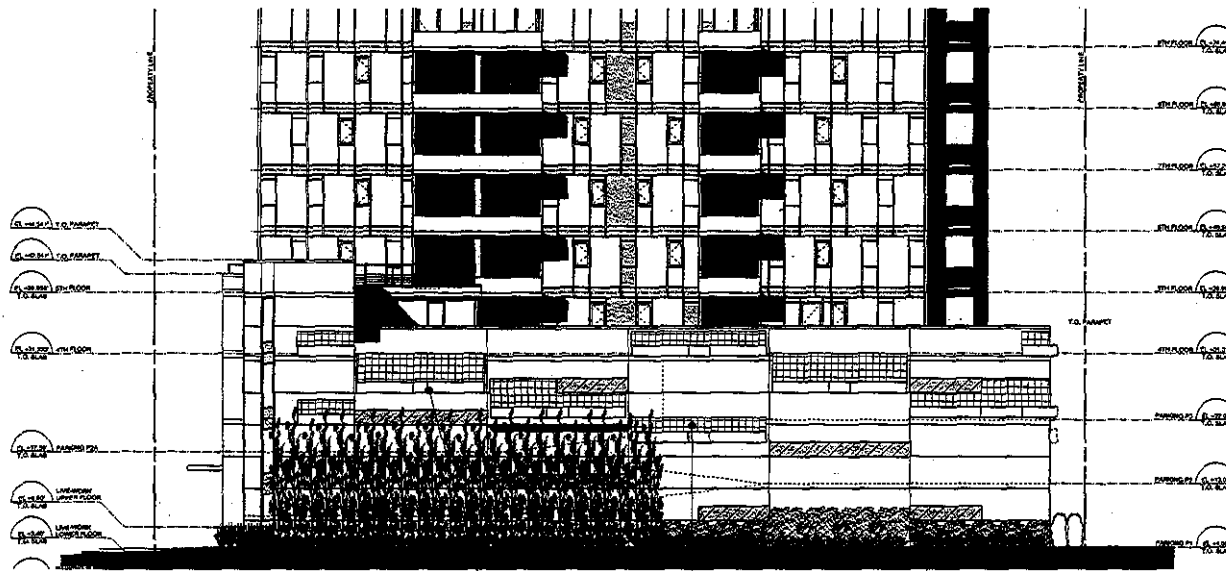
eckford + associates  
landscape architecture  
10000 Lakeside Drive, Suite 100  
Richmond, BC V6X 1A5  
Tel: 604-271-1111  
Fax: 604-271-1112  
www.eckford.ca

No. Date Issue  
A 11/27/10 Issued for Review - DP  
B 11/27/10 Revised for Design Final  
C 12/01/10 Revised for Review  
D 12/01/10 Revised for Review  
E 12/01/10 Revised for Review

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

Landscape Elevations

Project No. 20037  
Drawing No. 100-100  
Date 11-24-09  
Scale 1/8" = 1'-0"  
Sheet 23 of 27

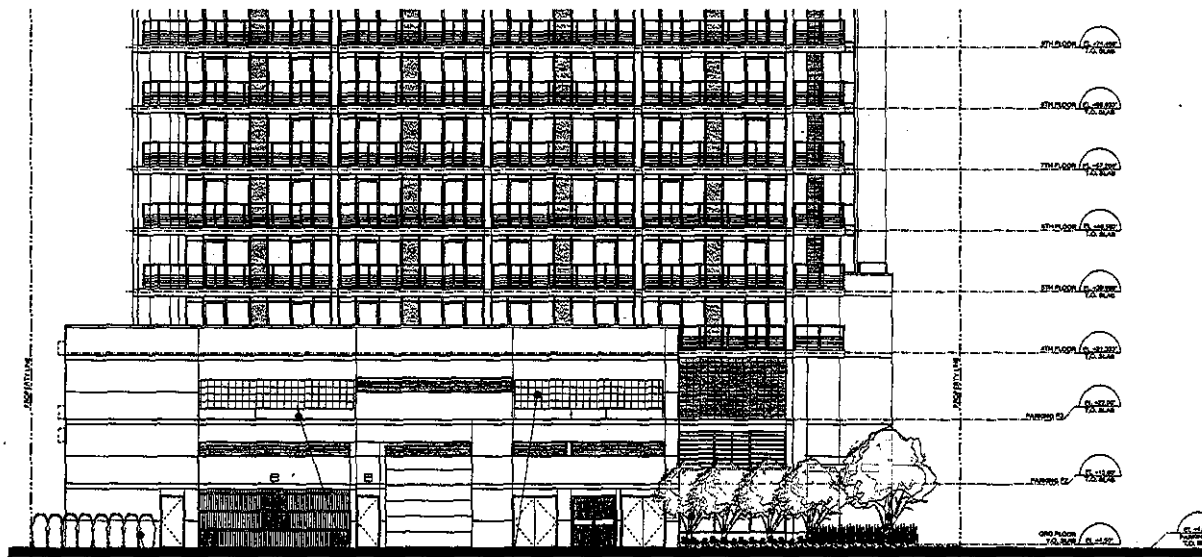


1 North Elevation  
Scale: 1/8" = 1'-0"

WILSHIRE BOX HANGING PLANTERS - 12" w x 18" h - variety of lengths 48"-96"-120" - wall mounted

VERTIGREEN 3D TRELLIS SYSTEM - combination of 3x3 grid and 12x12 grid - wall mounted

planting varying in height



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

WILSHIRE BOX HANGING PLANTERS - 12" w x 18" h - variety of lengths 48"-96"-120" - wall mounted

VERTIGREEN 3D TRELLIS SYSTEM - combination of 3x3 grid and 12x12 grid - wall mounted

spring flowering trees

specimen tree  
water feature

240+27

JUN 14 2011

DP 09.506909

eckford + associates  
landscape architecture

1880 West 2nd Avenue - Vancouver, B.C. V6J 1G5  
Tel: 604-681-1101 Fax: 604-681-1102

No. Date Revision Notes

No. Date Revision Notes

- A 11/9/10 Issued for Re-Zoning - CP
- B 11/17/10 Issued for Design Panel
- C 2/6/11 Issued for Review
- D 3/25/11 Re-issued for Re-Zoning
- E 6/14/11 Issued for CP

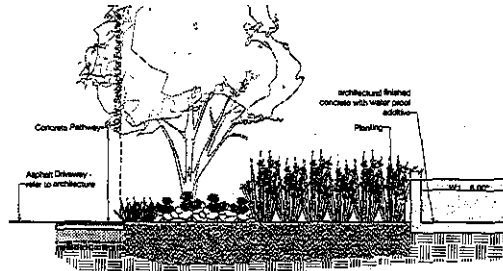
Project Title  
**Multi-Family Residential Building**  
6337-6351 Cooney Rd.  
Richmond, B.C.

Project No.  
**Landscape Elevations**

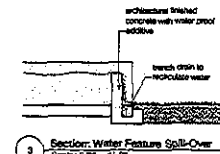
Project Information	
Client	CE
Project No.	20037
Scale	1/8" = 1'-0"
Drawn by	CE
Checked by	CE
Date	11.26.09
Sheet No.	L7.0
Total Sheets	10



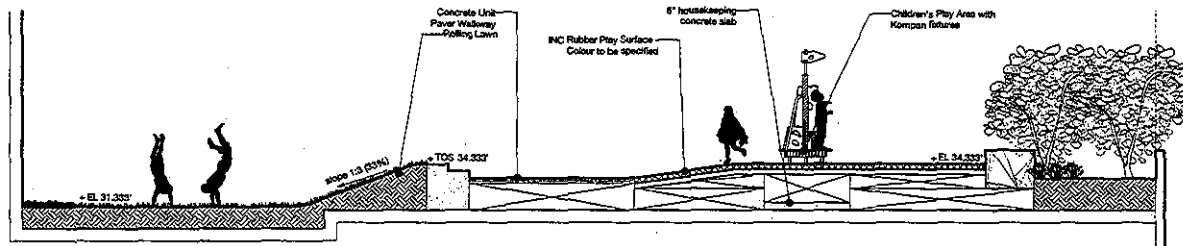
1 Section: West Building Facade to Cooney Road  
Scale: 3/8" = 1'-0"



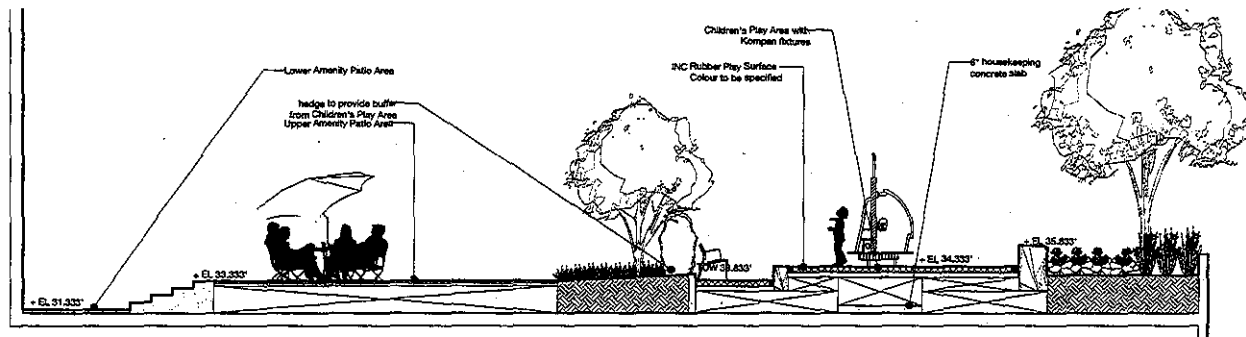
2 Section: South Walkway to Water Feature  
Scale: 3/8" = 1'-0"



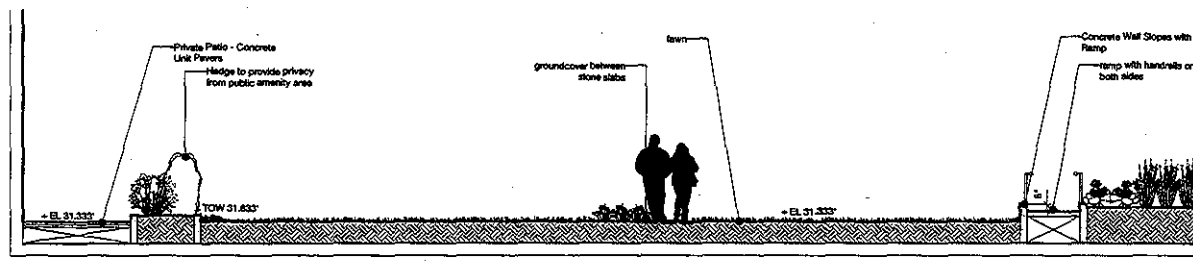
3 Section: Water Feature Spill-Over  
Scale: 3/8" = 1'-0"



4 West/East Section: Children's Play Area  
Scale: 1/4" = 1'-0"



5 North/South Section: Amenity Area and Children's Play Area  
Scale: 1/4" = 1'-0"



6 North/South Section: Private Patio and Amenity Area  
Scale: 1/4" = 1'-0"

eckford + associates  
landscape architecture

3400 West 10th Avenue, Vancouver, B.C. V6L 1P5  
Tel: 604-263-1400 Fax: 604-263-1401

No. Date Revision Notes

No. Date Issue Notes

- A 11/9/10 Issued for Re-Zoning + DP
- B 1/17/10 Issued for Design Panel
- C 2/8/11 Issued for Review
- D 3/25/11 Re-Issued for Re-Zoning
- E 6/14/11 Issued for DP

Scale

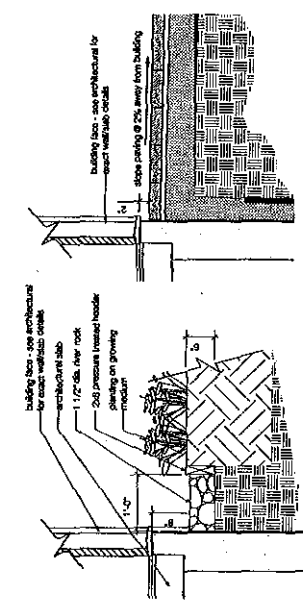
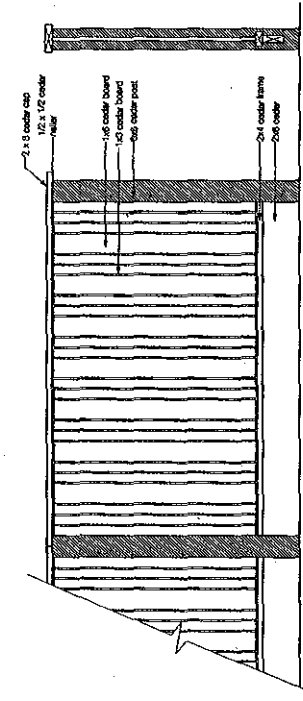
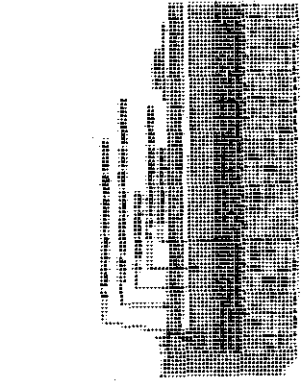
Project Title  
**Multi-Family Residential Building**  
6337-6351 Cooney Rd.  
Richmond, B.C.

Working Title  
**Landscape Sections**

Prepared For

25 of 27  
JUN 14 2011  
DP 09506909

Project Number: 200937	
Author: GC	Project: 200937
Drawn: CB	Scale: 1/4" = 1'-0"
Reviewed: GC	Version: L8.0
Date: 11.26.09	Sheet: 01
	Total: 10

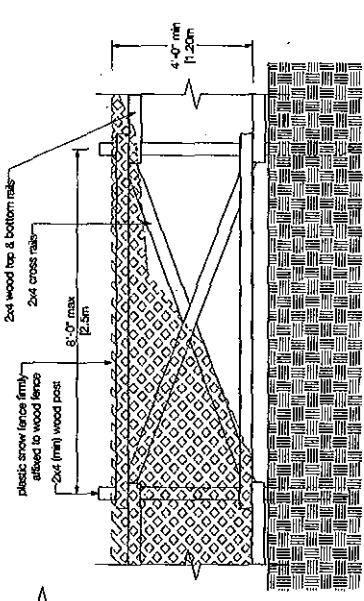


1 Detail: Driveway at Grade w/ Hand-Formed Concrete Edge Restraint  
Scale: 1" = 1'-0"

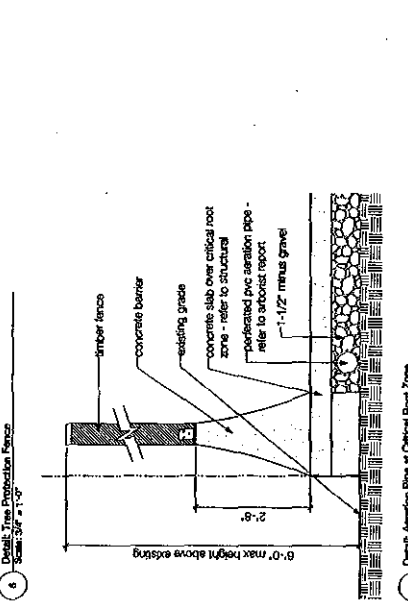
2 Detail: Timber Fence  
Scale: 3/4" = 1'-0"

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

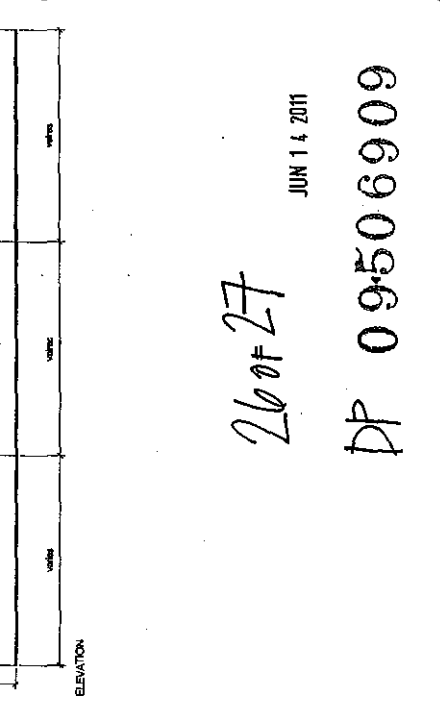
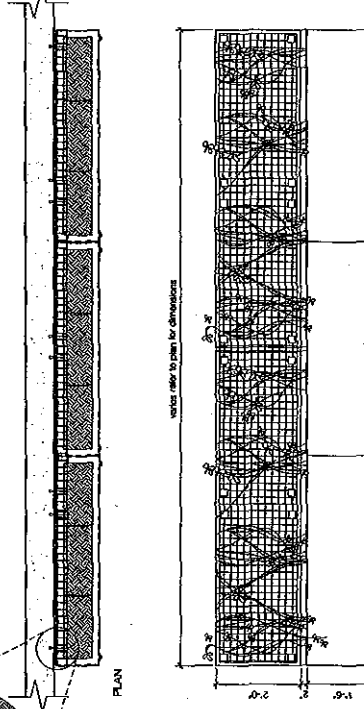
No.	Date	Revised Notes
A	11/17/10	Issued for Scheduling - CP
B	11/17/10	Issued for Design Team
C	12/01/11	Issued for Review
D	12/01/11	Revised for Scheduling
E	01/17/11	Revised for CP



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



5 Detail: Anesth Pipe at Critical Road Zone  
Scale: 3/4" = 1'-0"



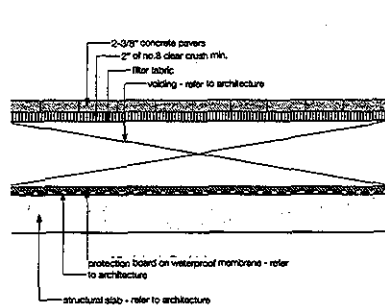
6 Detail: Plan-Section-Elevation of Removable Fences  
Scale: 3/4" = 1'-0"

Multi-Family  
Residential Building  
6337-6351 Cooney Rd  
Richmond, VA

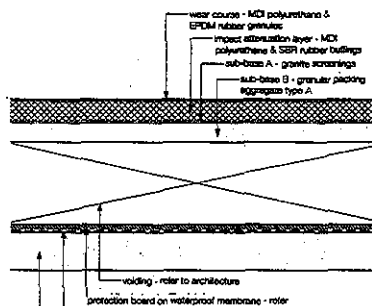
Landscape Details  
Ground Level

No.	Date	Revised Notes
A	11/17/10	Issued for Scheduling - CP
B	11/17/10	Issued for Design Team
C	12/01/11	Issued for Review
D	12/01/11	Revised for Scheduling
E	01/17/11	Revised for CP

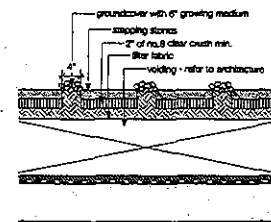
26 of 27  
JUN 14, 2011  
DP 09506909



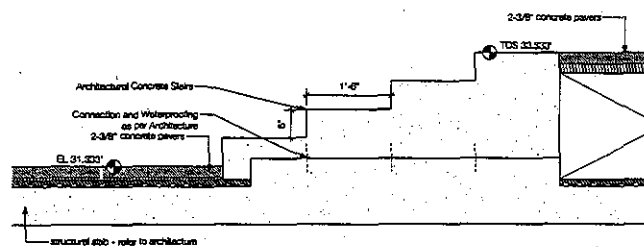
1 Detail: Pavers On-Slab  
Scale: 1" = 1'-0"



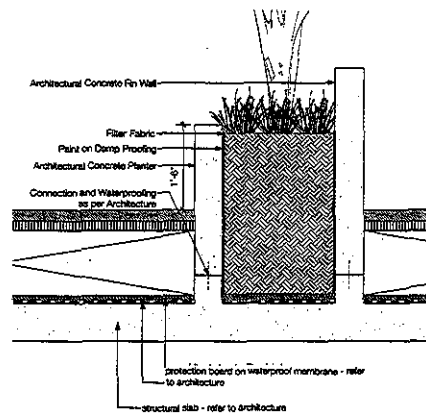
2 Detail: EPDM Play Surface  
Scale: 1" = 1'-0"



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



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



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

eckford + associates  
landscape architecture

1800 West 2nd Avenue, Vancouver, B.C. V6J 1K5  
Tel: 604-684-1000 Fax: 604-684-1001

No. Date Revision Notes

No. Date Revision Notes

A 11/9/10 Issued for Re-Design - DP  
B 11/17/10 Issued for Design Panel  
C 2/8/11 Issued for Review  
D 3/23/11 Re-Issued for Re-Design  
E 6/14/11 Issued for DP

Scale

Project Title

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

Working Title

Landscape Details  
Level 4 - Amenity

Professional Seal

27 of 27.

JUN 14 2011

DP 09506909

Designs Provided by: ECKFORD + ASSOCIATES  
Drawings are not to be used without written  
approval of ECKFORD + ASSOCIATES

Project Number	GE	Sheet No.	200937
Drawn by	CD	Date	28 May 2011
Checked by	GE	Scale	L10.0
Plot	11.26.09	Of	10







**City of Richmond**  
Planning and Development Department

**Report to  
Development Permit Panel**

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**To:** Development Permit Panel  
**From:** Brian J. Jackson, MCIP  
Director of Development  
**Date:** June 16, 2011  
**File:** DP 10-538908  
**Re:** Application by Doug Massie Architect of Chercover Massie & Associates Ltd.  
for a Development Permit at 8851 Heather Street

---

**Staff Recommendation**

That a Development Permit be issued which would

1. Permit the construction of a two-storey building for a licensed child care facility for approximately 60 children at 8851 Heather Street on a site zoned Assembly (ASY); and
2. Vary the provisions of Zoning Bylaw 8500 to:
  - a) Reduce minimum interior side yard from 7.5 m to 1.2 m
  - b) Reduce the minimum public road parking setback from 3 m to 1.5 m
  - c) Permit 54% small car parking spaces on a site with less than 31 parking spaces (8 small car parking spaces of total 15 spaces).

Brian J. Jackson, MCIP  
Director of Development

BJJ:sb  
Att.

## Staff Report

### Origin

Doug Massie Architect of Chercover Massie & Associates Ltd. has applied to the City of Richmond for permission to develop a two-storey building with a licensed child care facility for approximately 60 children at 8851 Heather Street on a site zoned Assembly (ASY). Variances are included in the proposal to: reduce the interior side yard, reduce the Heather Street public road parking setback, and permit small car parking spaces.

There is no associated rezoning application. The site currently contains a small vacant one-storey church building.

A Servicing Agreement is not required as no upgrades have been identified and the subject property frontage was recently improved through the rezoning and subdivision of the adjacent lands to the south at 8871 and 8875 Heather Street (RZ 07-374314 & SA 08-425332). The limited driveway relocation and boulevard restoration works for the subject development will be completed at the owners cost by work order through the future Building Permit process.

### Development Information

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

### Background

Development surrounding the subject Ash Street Sub-Area (Broadmoor Area) site is as follows:

- to the north and south sides of the subject site, fronting onto Heather Street, are recently rezoned and subdivided single-family lots (RZ 07-380065 and RZ 07-374314) zoned "Single Detached (RS1/K)";
- to the west, the subject site backs onto single-family lots fronting onto Dolphin Court zoned "Single Detached (RS1/B)"; and
- to the east, across Heather Street, is the city-owned Heather neighbourhood park, which contains a children's playground, zoned "School & Institutional Use (SI)".

### Public Input

No public input has been received regarding the subject application.

### Vancouver Coastal Health

Child Care facilities operate under the jurisdiction of the Provincial Government. In Richmond, child care licensing is the responsibility of Vancouver Coastal Health. Accordingly, the application was referred to Vancouver Coastal Health child care facility licensing for review.

The proposal includes 67% of the outdoor play area requirement for 60 children, or enough for 40 children as per the BC Child Care licensing regulations (7 m<sup>2</sup> per child). Outdoor children's play area is provided in the rear yard (212.9 m<sup>2</sup>) and on the second floor deck (69.25 m<sup>2</sup>). The applicant is proposing to schedule the use of the outdoor play area to meet the daily outdoor play needs of each of the four (4) child care rooms.

Vancouver Coastal Health child care facility licensing staff review applications on a case by case basis and have confirmed that they have no concerns with the subject proposal which would accommodate half of the children in the outdoor play area at any given time.

### Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with Zoning Bylaw 8500 except for the zoning variances noted below.

### Zoning Compliance/Variances (staff comments in bold)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) Reduce the minimum interior side yard from 7.5 m to 1.2 m

*(Staff supports the proposed variance as this provides for an appropriately sized building for child care use and matches the minimum interior side yard setback requirement of the adjacent single family lots to the north and south. To comply with the minimum 7.5 m side yard setback to the south and to the north of this small lot would result in a 7.3 m wide building, which is not usable for the proposed child care use. The existing small church building is also not usable for the proposed child care use, due to BC Building Code requirements, Vancouver Coastal Health licensing requirements, and City parking requirements. It is worth noting that the small existing church building on the site was originally constructed as a single family dwelling and does not comply with the current Assembly zoning setback requirements.)*

- 2) Reduce the minimum public road parking setback from 3 m to 1.5 m

*(Staff supports the proposed variance as it results in a site plan layout that accommodates the required parking onsite and a landscape buffer to screen the parking area from Heather Street. Although the 1.5 m landscape buffer along Heather Street is narrower than the required 3 m, it is wide enough to accommodate the proposed hedge and tree planting. The variance does not negatively impact the adjacent neighbours.)*

- 3) Permit 54% small car parking spaces on a site with less than 31 parking spaces (8 small car parking spaces of total 15 spaces).

*(Staff supports the proposed variance as it results in a site plan layout that accommodates the required parking onsite with an appropriate drive aisle width and wider landscape buffer to the adjacent single-family lots to the north and south. The provision of small car spaces is acceptable to staff as the users are expected to be familiar with the parking area layout and manoeuvring associated with the small car spaces. The variance does not negatively impact the adjacent neighbours.)*

### Advisory Design Panel Comments

The Advisory Design Panel was supportive of the project conditional to the applicant taking their comments into consideration, and design development to the column expression and use of pavers in the driveway. In response, the streetscape elevation and driveway have been improved. An annotated copy of the relevant excerpt from the Advisory Design Panel Minutes from January 19, 2011 is attached for reference (**Attachment 2**). The design response from the

applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

## **Analysis**

### ***Conditions of Adjacency***

- The proposed development includes an appropriate interface to Heather Street, enhanced with a pedestrian-oriented front entry, pedestrian walkway, landscape buffer to screen the front parking area, and permeable pavers across the vehicle entry driveway to mark the edge of the public pedestrian realm and to define the edge of the onsite surface parking area.
- The proposed development includes an appropriate interface to the surrounding single-family lots with existing solid wood privacy fencing, areas of landscaping and areas of cedar hedging where possible, and in particular along the sides of the parking area and at the corners of the outdoor play area.

### ***Urban Design and Site Planning***

- The proposed child care facility is well situated on the subject existing Assembly zoned lot across the street from the Heather neighbourhood park.
- The proposed site layout includes a two-storey building designed with residential character, set back behind a front surface parking area, and protecting a secure outdoor children's play area in the rear yard.
- A pedestrian walkway is provided, connecting to the Heather Street sidewalk and separated from the vehicle access driveway, also connecting to Heather Street.
- The Heather streetscape has been improved with recently constructed frontage improvements including a new grass boulevard with street trees behind a curb and gutter and a new sidewalk at the property line. The Heather streetscape edge is further defined with proposed landscape buffers with hedge and flowering tree planting, a line of permeable pavers at the driveway entry, and a pedestrian walkway connecting with the sidewalk.
- The number of off-street parking spaces for parents and staff (15 spaces) complies with the Zoning Bylaw requirements including accessible parking (1 space). Variances are requested to permit 8 small car parking spaces and to provide a 1.5 m parking setback from Heather Street.
- Bicycle storage complies with the Zoning Bylaw requirements and is located in the south side yard. Bicycle storage includes 4 class 1 vertical storage lockers and a rack for four (4) bicycles, both located in the covered area under the deck.
- A covered garbage and recycling enclosure is provided on the south side of the building. Garbage and recycling will be collected by a private contractor. To avoid conflict with parking, the applicant has advised that onsite collection will be scheduled for Saturday, when the daycare is closed and within the hours permitted through the City's noise bylaw.

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

- The proposed two-storey building has been designed with a residential character to better fit the approved institutional use into the predominantly single-family neighbourhood. The residential character is expressed with a single pedestrian oriented covered front entry, building articulation to break up the streetscape façade, the incorporation of uncovered second floor decks, durable brick base, stucco siding, smaller areas of glazing, and roof massing with pitched roofs, gable ends and asphalt shingles.
- The simple colour palette includes sand coloured stucco, grey brick, white windows, white trim, dark brown aluminium guard railing, and two-tone brown asphalt shingles.

- The project's accessibility features include: interior floor plans that accommodate wheelchair manoeuvring throughout, wider interior doors, an accessible washroom, and a vertical lift.

### ***Tree Management***

- There are three (3) existing trees on the lot and there were previously two (2) existing trees on the adjacent property to the north with canopies and root zones entering into the subject property. The two (2) neighbouring trees were recently removed as a part of the redevelopment of the neighbouring property with a new single-family home.
- One (1) existing Japanese maple tree will be transplanted and retained in the southeast corner of the property, adjacent to the Heather Street sidewalk. To protect the health and retention viability of the existing maple tree, the owner's arborist has recommended transplanting the tree to the higher proposed elevation in close to the same location. In the current location and lower grade, the existing tree is impacted by the new retaining wall of the adjacent raised neighbouring lot, the neighbour's storm sewer connection, and new City sidewalk. A contract with an arborist to ensure successful transplanting and retention of the maple tree is a requirement of the Development Permit.
- Two (2) existing fruit trees are proposed for removal. The centrally located trees are considered to be in poor condition by the City's Tree Preservation Official.
- Four (4) new trees will be planted, providing a 2:1 replacement ratio for the removal of existing trees.

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

- Outdoor children's play area is provided at the rear of the property with visual surveillance and access from the interior child care spaces. The play area is secured with lockable gates and existing perimeter solid wood privacy fencing. As noted above, the size and location of the play area have been reviewed as part of the application review and are acceptable to Vancouver Coastal Health child care licensing staff.
- The outdoor children's play area has been designed for active children's play, with durable materials, a small lawn hill and lawn areas, raised wooden deck stage element, rubber paved tricycle track, rubber paved open areas, sand boxes, outdoor sink, and portable water and sand boxes.
- Soft landscaping is provided in the rear yard, including existing perimeter coniferous hedging, tree planting, lawn areas, flowering low hedging and vines, and an edible garden area with blueberry and strawberry plants.
- The streetscape landscape buffer includes a retained transplanted existing Japanese maple tree, two (2) new flowering cherry trees, flowering shrubs, perennials, and groundcover.
- The landscape plan for the front of the property includes an open surface parking area, landscape buffer along the Heather Street edge providing screening of the surface parking area, a paved pedestrian walkway connecting to the Heather sidewalk, and continuous cedar hedging along the north and south edges of the surface parking area to provide screening to the adjacent neighbours.
- The surface parking area includes special treatment with areas of permeable pavers to improve the visual impact and also to increase the permeability of the parking area. The variety of surface materials breaks down the visual impact of the large paved surface and the pattern provides a visual containment or boundary for the parking area. A wide band of permeable pavers is proposed around the perimeter of the surface parking area: across the driveway at the entry to the site, in front of the main entry and in the parking spaces on the north and south sides. Asphalt is proposed in the central turning area of the parking area.

- In addition to the existing 1.8 m height solid wood privacy fencing along the north, south and west edges of the site, lockable access gates will be provided in the side yards.

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

The proposed design does not present CPTED concerns. The proposal includes:

- secured outdoor children's play areas with natural surveillance from the child care facility;
- clearly defined boundaries between the property, public and private spaces; and
- a front parking area with a high degree of natural surveillance both from the child care facility and also the public road.

### ***Sustainability***

The proposed infill redevelopment proposal will include the following sustainability measures:

- Location within 220 m of transit service provided along Garden City Road
- Bicycle storage lockers and racks
- Increased site permeability. Existing church asphalt parking area will be removed and the site will be redeveloped with a site design with 45% permeability through permeable pavers in the new front surface parking area, gravel cover in the passive north side yard, and live landscaping area.
- EnergyStar windows and appliances
- Increased insulation thermal resistance performance (the insulation rating will be increased from commercial to higher performance residential rating)
- Energy efficient heating and hot water systems
- Water efficient plumbing fixtures and fittings

### ***Floodplain Management***

- The proposal complies with Flood Plain Designation and Protection Bylaw No. 8204. The Bylaw requires a minimum flood construction level at 0.3 m above the highest crown of the adjacent public road.
- Registration of a flood indemnity covenant is a requirement of the Development Permit.

### ***Servicing Capacity***

- The applicant has submitted an engineering capacity analysis for the water, sanitary, and storm infrastructure. No upgrades are required.

### ***Community Benefits***

- The proposal addresses the child care needs for toddler and 3-5 years in the Broadmoor planning area and also contributes toward the needs in the City Centre planning area as identified in the 2009-2016 Richmond Child Care Needs Assessment and Strategy. The report identifies the estimated additional child care spaces needed by December 1, 2016 broken down by planning area and the different categories of child care needed. Toddler and 3-5 year child care proposed and needs in the Broadmoor and City Centre planning areas are summarized in the table below:

Estimated Child Care Space

	Proposed	Broadmoor Need	City Centre Need
Group (18 months - 2 years)	36	23	63
Group (3-5 years)	24	9	99

- Located in the northeast corner of the Broadmoor planning area, within 650 m of the City Centre planning area, the subject site is well positioned to meet the child care needs of both the Broadmoor and City Centre planning areas. For this reason, by providing more than the needed toddler and 3-5 child care spaces for the Broadmoor planning area, this facility will help address the larger need in the City Centre planning area.

### Conclusions

The applicant has satisfactorily addressed staff and the Advisory Design Panel's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design during the Development Permit review process. The proposal for a child care facility supports the community by helping to address the toddler and 3-5 years child care needs for the Broadmoor and City Centre planning areas. The existing Assembly zoned lot is well situated for a child care facility with a neighbourhood park across the street. Staff recommends support of this Development Permit Application.

*Sara Badyal*

Sara Badyal, M. Arch, MCIP  
Planner 2 (Urban Design)

SB:rg

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

- Registration of a flood plain indemnity covenant;
- Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the maple tree to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
- Installation of appropriate tree protection fencing around the maple tree to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
- Receipt of a Letter-of-Credit for landscaping in the amount of \$42,822.00.

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

- Incorporation of accessibility features shown in Development Permit drawings.
- Driveway relocation and boulevard restoration works to be done at the developer's sole cost via City Work Order.
- 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 Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).





# City of Richmond

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

## Development Application Data Sheet Development Applications Division

**DP 10-538908**

**Attachment 1**

Address: 8851 Heather Street

Doug Massie Architect of Chercover Massie &

Applicant: Associates Ltd.

Owner: Vancouver Star Education Ltd.

Planning Area(s): Ash Street Sub-Area (Broadmoor Area)

	Existing	Proposed
<b>Site Area:</b>	1,013 m <sup>2</sup>	No change
<b>Land Uses:</b>	Religious Assembly	Child Care
<b>OCP Designation:</b>	Community Institutional	Complies - Child Care
<b>Area Plan Designation:</b>	Public, Institutional & Open Space	Complies - Child Care
<b>Zoning:</b>	Assembly (ASY)	No change
<b>Number of Units:</b>	1	1

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.5	0.49 (492.84 m <sup>2</sup> )	None permitted
Lot Coverage:	Max. 35%	27%	None
Setback – Front Yard:	Min. 6 m	21.5 m	None
<b>Setback – Interior Side Yard:</b>	<b>Min. 7.5 m</b>	<b>1.2 m</b>	<b>6.3 m setback reduction</b>
Setback – Rear Yard:	Min. 7.5 m	7.5 m	None
<b>Parking Setback:</b>			<b>1.5 m reduction to Heather Street parking setback</b>
Public Road	Min. 3 m	1.5 m	
General	Min. 1.5 m	1.5 m to 2.8 m	
Height (m):	Max. 12 m	10.7 m	None
Off-street Parking Spaces:			
Staff	9	9	
Parent	6	6	
Accessible	(1)	(1)	
Total	15	15	None
<b>Small Car Parking Spaces</b>	<b>Not permitted</b>	<b>54% (8 spaces)</b>	<b>8 small car parking spaces</b>

**Annotated Excerpt from the Minutes from  
The Design Panel Meeting**

**Wednesday, January 19, 2011 – 4:00 p.m.**

[applicant design response is identified in '*bold italics*']

3. DP 10-538908 – CHILD CARE FACILITY  
ARCHITECT: Douglas Massie, Chercover Massie & Associates Ltd.  
PROPERTY LOCATION: 8851 Heather Street

**Panel Discussion**

Comments from the Panel were as follows:

- substantial changes have been made to the project in response to Panel's comments; wider space at the back of the building; richer treatment of surfaces both at the front and back of the building; appreciate decorative and permeable pavers at the parking stalls; playful attitude towards the lane is a great idea; bollards are a nice idea;
- decorative approach for screens that are proposed in front of the building might be more appropriate at the back where the children go out more often; move would be less intrusive to the architectural elevation – *Screens removed*;
- rubberized curb would be a more appropriate approach than timber edge along the curve – *Vertical timber rounds are proposed to address curves*;
- consider carrying the unit paving across the entrance area to provide a sense of entry – *Incorporated*;
- consider planting a row of trees along both side yards of the parking area; trees will provide cooling to the parking area during summer – *Tree planting incorporated on both sides*;
- playful area at the back of the building; concern on the smallness of the sandbox and lawn areas; consider larger and more useful areas such as planting or exploring area – *Outdoor activity areas sized and designed in consultation with licensing*;
- consider opportunities for infiltration in the gravel side yards; consider introducing swales – *Gravel bed is permeable*;
- provision for planting at the second level deck is a good idea; consider providing more opportunities for children activities – *Open deck design allows for flexible use*;
- ensure that scale of seating in the play area is appropriate for children – *Seating will be specified by daycare operator*;
- appreciate the design solution provided by the applicant;
- consider introducing elements to identify the building as a day care facility; signage at the entry roof portico can provide identification – *Signage will be provided through separate sign permit*;
- consider redesigning the two windows above the main entry portico to add a daycare character to the building; use of colour and/or introduction of play elements will introduce a sense of whimsy appropriate for a day care;
- consider child safety in determining height of guard rails – *Confirmed*;

- consider vertical posts on the side of the building to provide opportunity for a tent/covered space to create more play opportunities for children during the rainy season – ***Not incorporated due to guard rail post structural limits and building envelope concerns;***
- building more improved than when it was last presented to the Panel;
- project has been vastly improved with the addition of sloped roof forms and gable ended design;
- wraparound deck helps reduce the bulk of the building when viewed from the street;
- entry is more identifiable; removal of heavy horizontal banding has made the building look more residential in character which is a better fit;
- columns holding the deck are extremely thin and fragile; columns need to be more robust and should match the thickness of the deck – ***Columns in side yard removed to improve view from streetscape and to increase pedestrian and bicycle manoeuvring area;***
- commend the applicant for responses to comments in the previous meeting;
- appreciate the changes and efforts made by the applicant to make the facility fit into the neighbourhood; building is much more friendly to the neighbourhood;
- relocating deck from the back of the building to the south is a good gesture; gracious interface with the neighbour at the south side;
- front of the building is still a bit harsh as it is a wholly paved parking lot – ***Parking area appearance improved with permeable pavers and tree planting at edge;***
- location of the deck on the south side of the building is good; however, might give rise to noise issues with the neighbour to the south; consider railing (or other) treatment to mitigate noise concern;
- concern on shape of the toddler rooms; narrow and deep; not ideal;
- appreciate the changes made by the applicant; a big improvement compared to the previous presentation; and
- consider introducing something at the street level to help identify the project as a daycare facility, e.g. signage, fencing, or other types of identifiers – ***As noted above, signage will be incorporated through separate sign permit.***

### Panel Decision

It was moved and seconded

That DP 10-538908 move forward to the Development Permit Panel subject to the applicant taking into consideration the Panel's discussion points and making the following improvements to the project design:

1. design development to the columns under the decks to make them more robust and substantial – ***Columns removed from front and south side elevations. Columns in rear yard are maintained, but not visible from streetscape;*** and
2. design development to carry the unit paving across the driveway to define the entry – ***Incorporated.***

CARRIED



**City of Richmond**  
Planning and Development Department

**Development Permit**

**No. DP 10-538908**

To the Holder: DOUG MASSIE ARTHITECT  
Property Address: 8851 HEATHER STREET  
Address: c/o MASSIE CHERCOVER & ASSOCIATES LTD.  
603 - 1200 WEST 73 AVENUE  
VANCOUVER, BC V6P 6G5

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. The "Richmond Zoning Bylaw 8500" is hereby varied to:
  - a) Reduce minimum interior side yard from 7.5 m to 1.2 m
  - b) Reduce the minimum public road parking setback from 3 m to 1.5 m
  - c) Permit 54% small car parking spaces on a site with less than 31 parking spaces (8 small car parking spaces of total 15 spaces).
4. 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 #8 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$42,822 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.
7. 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 10-538908

To the Holder: DOUG MASSIE ARCHITECT  
Property Address: 8851 HEATHER STREET  
Address: c/o MASSIE CHERCOVER & ASSOCIATES LTD.  
603 - 1200 WEST 73 AVENUE  
VANCOUVER, BC V6P 6G5

---

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

This Permit is not a Building Permit.

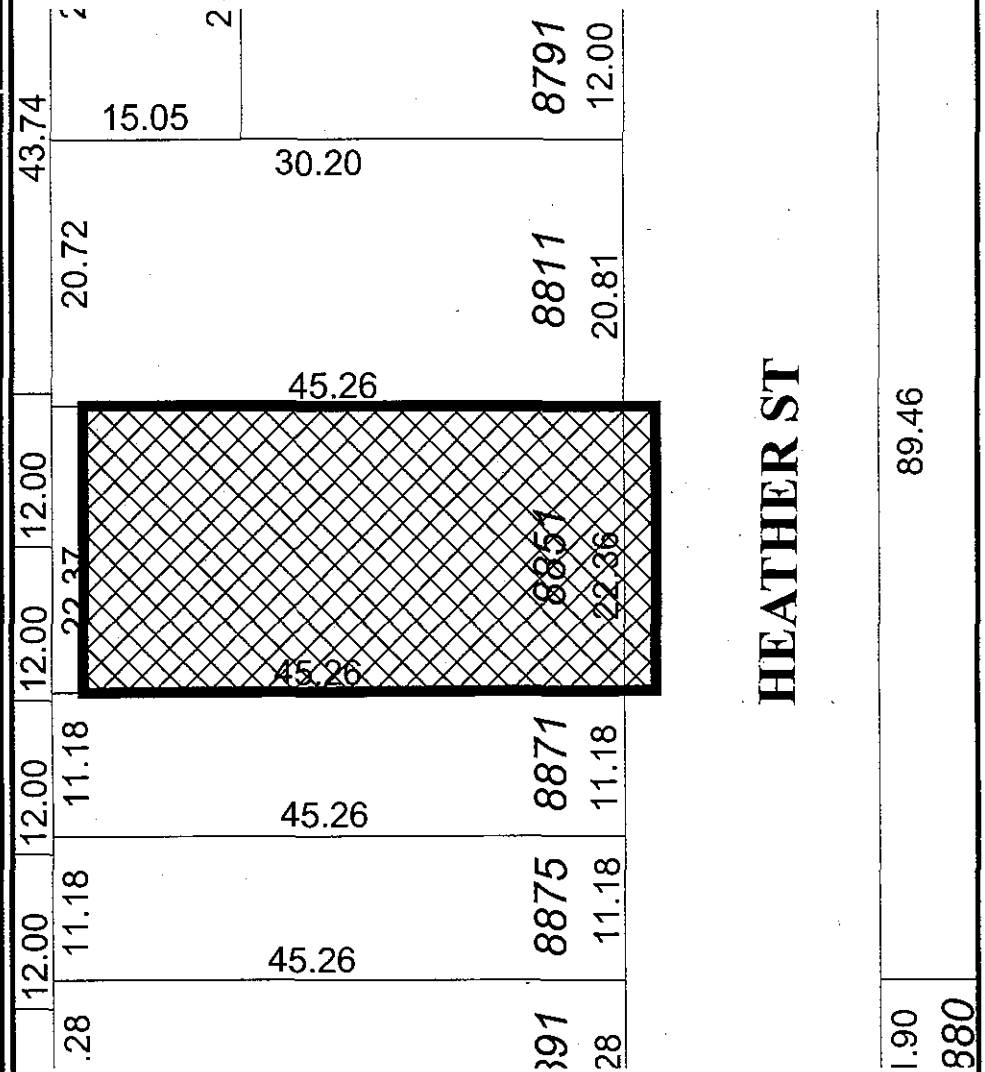
AUTHORIZING RESOLUTION NO.  
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

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MAYOR

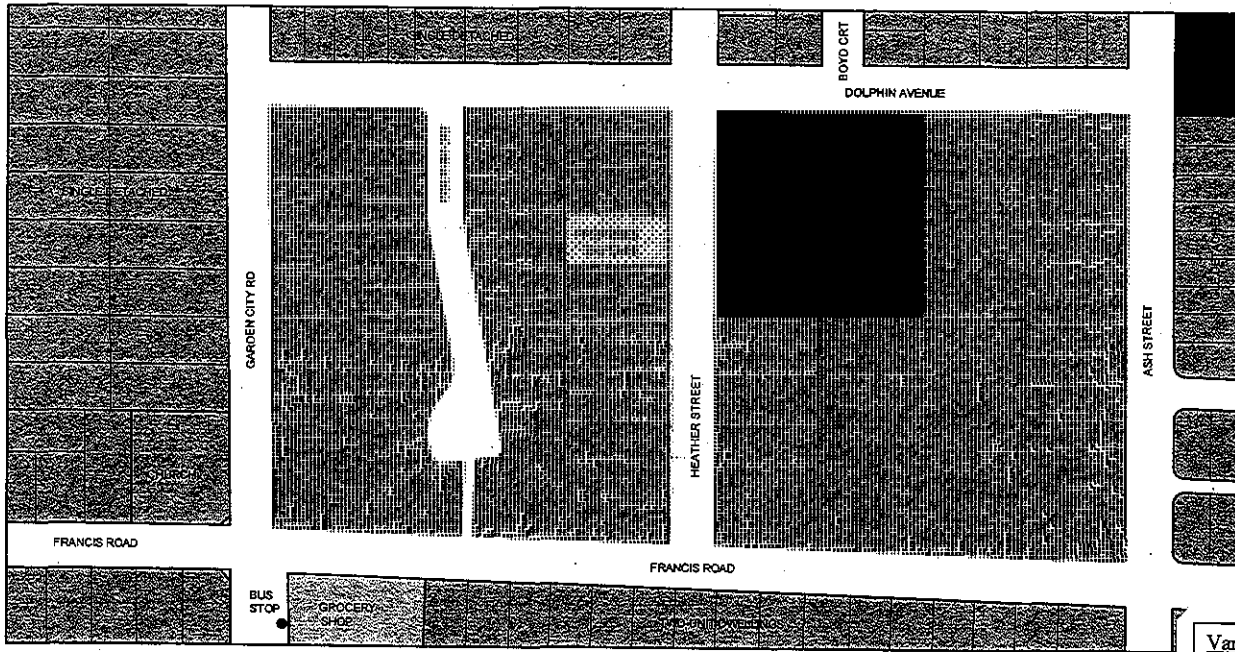


DP 10-538908  
SCHEDULE "A"

Original Date: 07/27/10

Revision Date:

Note: Dimensions are in METRES



1 CONTEXT PLAN  
SCALE: 1:500



LOCAL DESCRIPTION:  
 Lot: 73 500 23 BLVD RDW PL 2000  
 QMC ADDRESS:  
 8851 HEATHER ST  
 RICHMOND, B.C.



COPYRIGHT RESTRICTION  
 THIS DESIGN & DRAWING IS AND IS ALL  
 THINGS REMAIN THE EXCLUSIVE PROPERTY OF  
 CHERCOVER MASSIE & ASSOCIATES LTD. AND  
 CANNOT BE USED WITHOUT THE CONSENT OF  
 CHERCOVER MASSIE & ASSOCIATES LTD.

REVISION	REMARK	DATE

REVISION	REMARK	DATE

CONSULTANT

#### Variances:

- 1.2 m minimum side yard setback
- 1.5 m minimum public road parking setback
- 54% maximum small car parking (8 small car parking spaces of total 15 spaces)

#### Notes:

- Accessibility features for wheelchair manoeuvring: vertical lift, accessible washroom, wider interior doors and hallways.
- Sustainability features: 253 sq.m. permeable paving, 45% site permeability, higher performance residential rated insulation standard
- Off-site driveway relocation works via separate required Work Order.
- Separate permits required for signage.



PROJECT:  
 DAYCARE  
 8851 HEATHER STREET,  
 RICHMOND, BC

DRAWING TITLE:  
 CONTEXT PLAN

DRAWN: MEV  
 DATE: FEB/2011  
 SCALE: as noted  
 PROJECT No: 2ND-036  
 REV.

2 STREET VIEWS  
 SCALE: 1:50



Plan 1 Jun 20 2011  
 DP 10-538908

A0  
 OF





Project:  
Al Anderson Memorial Pool

**Landscape Architects:**  
van der Zalm + associates inc.

**Architect:**  
Chercover Maagie & Associates Ltd.

**John J. O'Connell**  
 6801 1st Avenue, N.E., Wash-44, DC.  
 202-775-1111

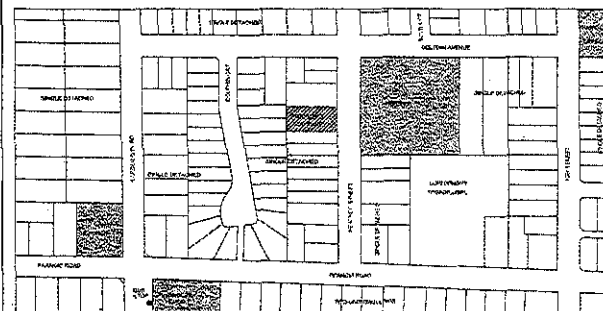
Suite 1, 2225 100th Street  
 Surrey, BC V4N 1P6  
 Tel: (604) 452-8884  
 Fax: (604) 452-8843  
 Contact: Heather, Rick's Wife and Sister

2000, 1999, 1998, 1997, 1996, 1995, 1994, 1993, 1992, 1991, 1990, 1989, 1988, 1987, 1986, 1985, 1984, 1983, 1982, 1981, 1980, 1979, 1978, 1977, 1976, 1975, 1974, 1973, 1972, 1971, 1970, 1969, 1968, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1959, 1958, 1957, 1956, 1955, 1954, 1953, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1943, 1942, 1941, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1922, 1921, 1920, 1919, 1918, 1917, 1916, 1915, 1914, 1913, 1912, 1911, 1910, 1909, 1908, 1907, 1906, 1905, 1904, 1903, 1902, 1901, 1900, 1899, 1898, 1897, 1896, 1895, 1894, 1893, 1892, 1891, 1890, 1889, 1888, 1887, 1886, 1885, 1884, 1883, 1882, 1881, 1880, 1879, 1878, 1877, 1876, 1875, 1874, 1873, 1872, 1871, 1870, 1869, 1868, 1867, 1866, 1865, 1864, 1863, 1862, 1861, 1860, 1859, 1858, 1857, 1856, 1855, 1854, 1853, 1852, 1851, 1850, 1849, 1848, 1847, 1846, 1845, 1844, 1843, 1842, 1841, 1840, 1839, 1838, 1837, 1836, 1835, 1834, 1833, 1832, 1831, 1830, 1829, 1828, 1827, 1826, 1825, 1824, 1823, 1822, 1821, 1820, 1819, 1818, 1817, 1816, 1815, 1814, 1813, 1812, 1811, 1810, 1809, 1808, 1807, 1806, 1805, 1804, 1803, 1802, 1801, 1800, 1799, 1798, 1797, 1796, 1795, 1794, 1793, 1792, 1791, 1790, 1789, 1788, 1787, 1786, 1785, 1784, 1783, 1782, 1781, 1780, 1779, 1778, 1777, 1776, 1775, 1774, 1773, 1772, 1771, 1770, 1769, 1768, 1767, 1766, 1765, 1764, 1763, 1762, 1761, 1760, 1759, 1758, 1757, 1756, 1755, 1754, 1753, 1752, 1751, 1750, 1749, 1748, 1747, 1746, 1745, 1744, 1743, 1742, 1741, 1740, 1739, 1738, 1737, 1736, 1735, 1734, 1733, 1732, 1731, 1730, 1729, 1728, 1727, 1726, 1725, 1724, 1723, 1722, 1721, 1720, 1719, 1718, 1717, 1716, 1715, 1714, 1713, 1712, 1711, 1710, 1709, 1708, 1707, 1706, 1705, 1704, 1703, 1702, 1701, 1700, 1699, 1698, 1697, 1696, 1695, 1694, 1693, 1692, 1691, 1690, 1689, 1688, 1687, 1686, 1685, 1684, 1683, 1682, 1681, 1680, 1679, 1678, 1677, 1676, 1675, 1674, 1673, 1672, 1671, 1670, 1669, 1668, 1667, 1666, 1665, 1664, 1663, 1662, 1661, 1660, 1659, 1658, 1657, 1656, 1655, 1654, 1653, 1652, 1651, 1650, 1649, 1648, 1647, 1646, 1645, 1644, 1643, 1642, 1641, 1640, 1639, 1638, 1637, 1636, 1635, 1634, 1633, 1632, 1631, 1630, 1629, 1628, 1627, 1626, 1625, 1624, 1623, 1622, 1621, 1620, 1619, 1618, 1617, 1616, 1615, 1614, 1613, 1612, 1611, 1610, 1609, 1608, 1607, 1606, 1605, 1604, 1603, 1602, 1601, 1600, 1599, 1598, 1597, 1596, 1595, 1594, 1593, 1592, 1591, 1590, 1589, 1588, 1587, 1586, 1585, 1584, 1583, 1582, 1581, 1580, 1579, 1578, 1577, 1576, 1575, 1574, 1573, 1572, 1571, 1570, 1569, 1568, 1567, 1566, 1565, 1564, 1563, 1562, 1561, 1560, 1559, 1558, 1557, 1556, 1555, 1554, 1553, 1552, 1551, 1550, 1549, 1548, 1547, 1546, 1545, 1544, 1543, 1542, 1541, 1540, 1539, 1538, 1537, 1536, 1535, 1534, 1533, 1532, 1531, 1530, 1529, 1528, 1527, 1526, 1525, 1524, 1523, 1522, 1521, 1520, 1519, 1518, 1517, 1516, 1515, 1514, 1513, 1512, 1511, 1510, 1509, 1508, 1507, 1506, 1505, 1504, 1503, 1502, 1501, 1500, 1499, 1498, 1497, 1496, 1495, 1494, 1493, 1492, 1491, 1490, 1489, 1488, 1487, 1486, 1485, 1484, 1483, 1482, 1481, 1480, 1479, 1478, 1477, 1476, 1475, 1474, 1473, 1472, 1471, 1470, 1469, 1468, 1467, 1466, 1465, 1464, 1463, 1462, 1461, 1460, 1459, 1458, 1457, 1456, 1455, 1454, 1453, 1452, 1451, 1450, 1449, 1448, 1447, 1446, 1445, 1444, 1443, 1442, 1441, 1440, 1439, 1438, 1437, 1436, 1435, 1434, 1433, 1432, 1431, 1430, 1429, 1428, 1427, 1426, 1425, 1424, 1423, 1422, 1421, 1420, 1419, 1418, 1417, 1416, 1415, 1414, 1413, 1412, 1411, 1410, 1409, 1408, 1407, 1406, 1405, 1404, 1403, 1402, 1401, 1400, 1399, 1398, 1397, 1396, 1395, 1394, 1393, 1392, 1391, 1390, 1389, 1388, 1387, 1386, 1385, 1384, 1383, 1382, 1381, 1380, 1379, 1378, 1377, 1376, 1375, 1374, 1373, 1372, 1371, 1370, 1369, 1368, 1367, 1366, 1365, 1364, 1363, 1362, 1361, 1360, 1359, 1358, 1357, 1356, 1355, 1354, 1353, 1352, 1351, 1350, 1349, 1348, 1347, 1346, 1345, 1344, 1343, 1342, 1341, 1340, 1339, 1338, 1337, 1336, 1335, 1334, 1333, 1332, 1331, 1330, 1329, 1328, 1327, 1326, 1325, 1324, 1323, 1322, 1321, 1320, 1319, 13










Sheet Number	Sheet Title
Plan #3	COVER PAGE & REFERENCE PLAN
Plan #3a	TREE RETENTION PLAN
Plan #3b	GRADING PLAN
Plan #3c	PLANTING PLAN
Plan #3d	SECTIONS AND DETAILS

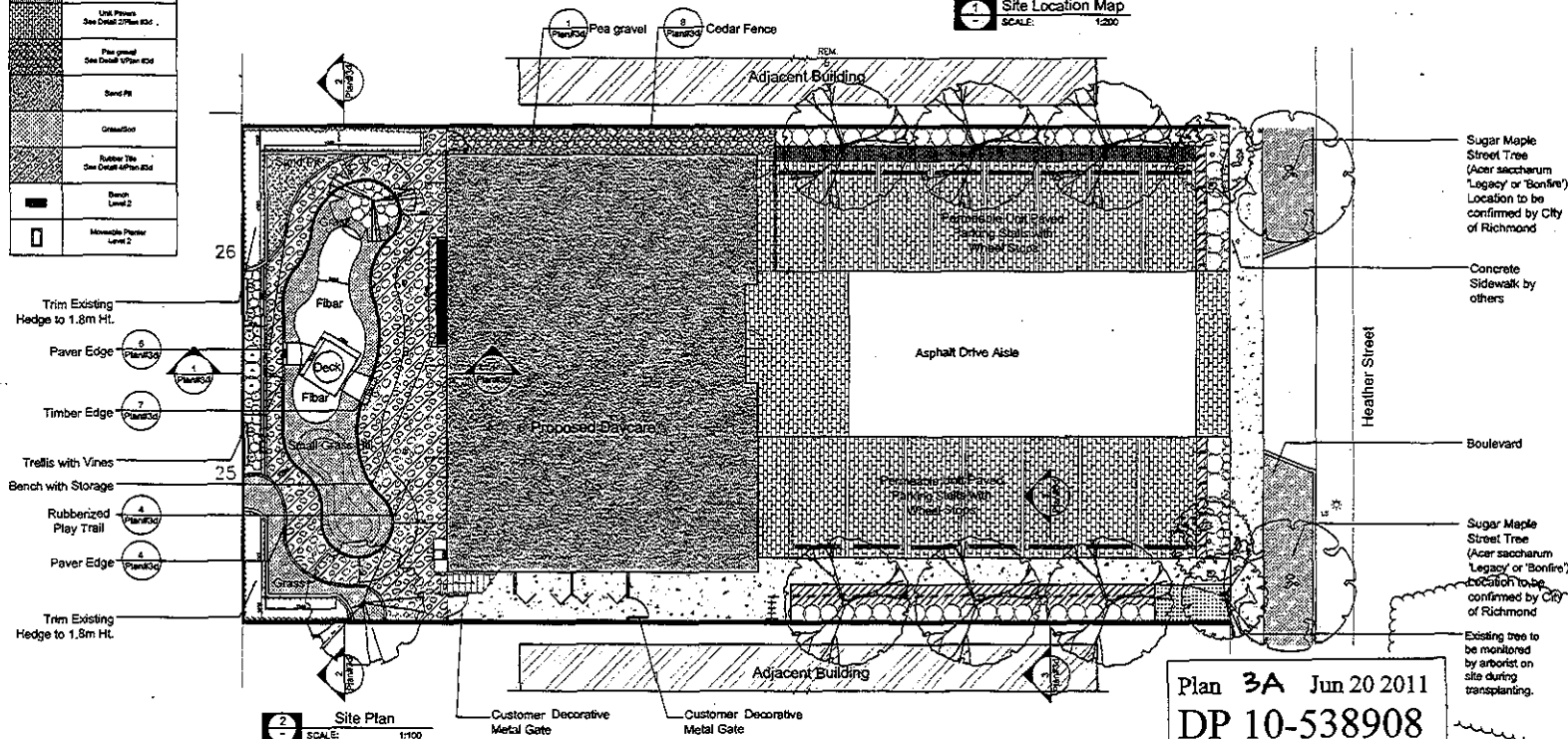
### General Notes

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. The contractor shall avoid all existing utilities underground and overhead where applicable. Where underground utilities exist, the contractor must be approved by the landscape architect prior to installation.
3. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variances.
4. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
5. Work shall conform to BCLNA Standards.
6. The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at size before planting, for compliance with requirements of variety, size and quality.
7. The landscape architect reserves the right to reject landscape material on site whether stock filled or preplanted in place.
8. All plants shall be planted per the landscape plan and specifications. Plantings not found to be in compliance shall be replanted correctly at no additional expense to the owner.
9. Fine grade, fertilize and sod/seed all disturbed areas within the construction limits as shown. All areas shall drain completely and shall not pond nor puddle.
10. Where planting beds meet turf areas, the contractor shall provide a cultivated edge. Mulch all shrub beds to the line shown.
11. For trees planted in turf areas, provide a 3'-6" ditch mulch ring (remove existing turf) at 2" thick with a cultivated edge.
12. An approved pre-emergent herbicide shall be applied in all planting beds at a rate specified by manufacturer for each plant variety.
13. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work as outlined in bid document.



**1** Site Location Map  
SCALE: 1:200

DETAIL MATCH LEGEND - HARDSCAPE	
	Concrete Walkways See Detail 37Plan-10d
	Wood Deck Level 2
	Unit Pavers See Detail 37Plan-10d
	Fine gravel See Detail 37Plan-10d
	Sand Fill
	Grass/Soil
	Rubber Tile See Detail 46Plan-10d
	Bushes Level 2
	Informational Pavers Level 2



Plan 3A Jun 20 2011  
DP 10-538908

  
van der Zalm & Associates Inc.  
Commercial Real Estate • Urban Design • Public & Municipal  
Suite 1,020 152 Street P 604.862.0000  
Surrey, British Columbia F 604.862.2000  
V4N 1V46 <http://www.vz.ca>

**NOTES:**

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4	For DP Re-Submission	June 15
3	For DP Re-Submission	May 15
2	For DP Submission	Feb 28
1	Issued for DP	Jan. 15
Rev.	Description	Criteria

**REVISIONS-OBSERVING PERIOD**

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF

PROJECT:  
PROPOSED DAYCARE  
DP 10-538908

LOCATION:  
8851 Heather Street  
Richmond, BC

DRAWN	RS	
CHECKED	MVDZ	
APPROVED	MVDZ	CAO PLOT Aeronautical Information
SCALE	1:100	DATE Jan. 10, 2011

COVER PAGE &amp; REFERENCE PLAN

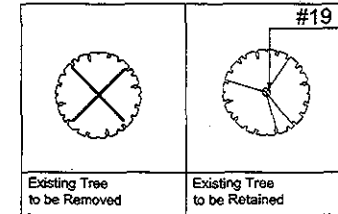
**PRAYING TIME**

PROJECT NO.  
DP2011-03

DRAWING NO.  
PLAN #3



**1** Tree Protection Fence  
SCALE: NTS

[illegible]

2 Tree Retention Plan  
SCALE: 1:100

**NOTE:**

4	For DP Re-Submission	June 16, 2011
3	For DP Re-Submission	May 9, 2011
2	For DP Submission	Feb 28th, 2011
1	Issued for DP	Jan. 18, 2011
File	Description	Date

REFLECTION-DRAWING ISSUE

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.

PROJECT:  
PROPOSED DAYCARE  
DP 10-538908

LOCATION:  
8851 Heather Street

Plan 3B Jun 20 2011  
DP 10-538908

APPROVED MVDZ	GAD FILE PLANK DEE NEEDS PLANK
SCALE 1:100	DATE Jan. 10, 2010

## TREE RETENTION PLAN

DP2011-03

**PLAN #3A**

**GRADING PLAN**

DATE: 10/10/2010  
 DRAWN BY: J. Z. (Signature)  
 CHECKED BY: J. Z.  
 PROJECT NO: DP2011-03

**PLAN #3B**

PROJECT: PROPOSED DAYCARE  
 DP 10-538908

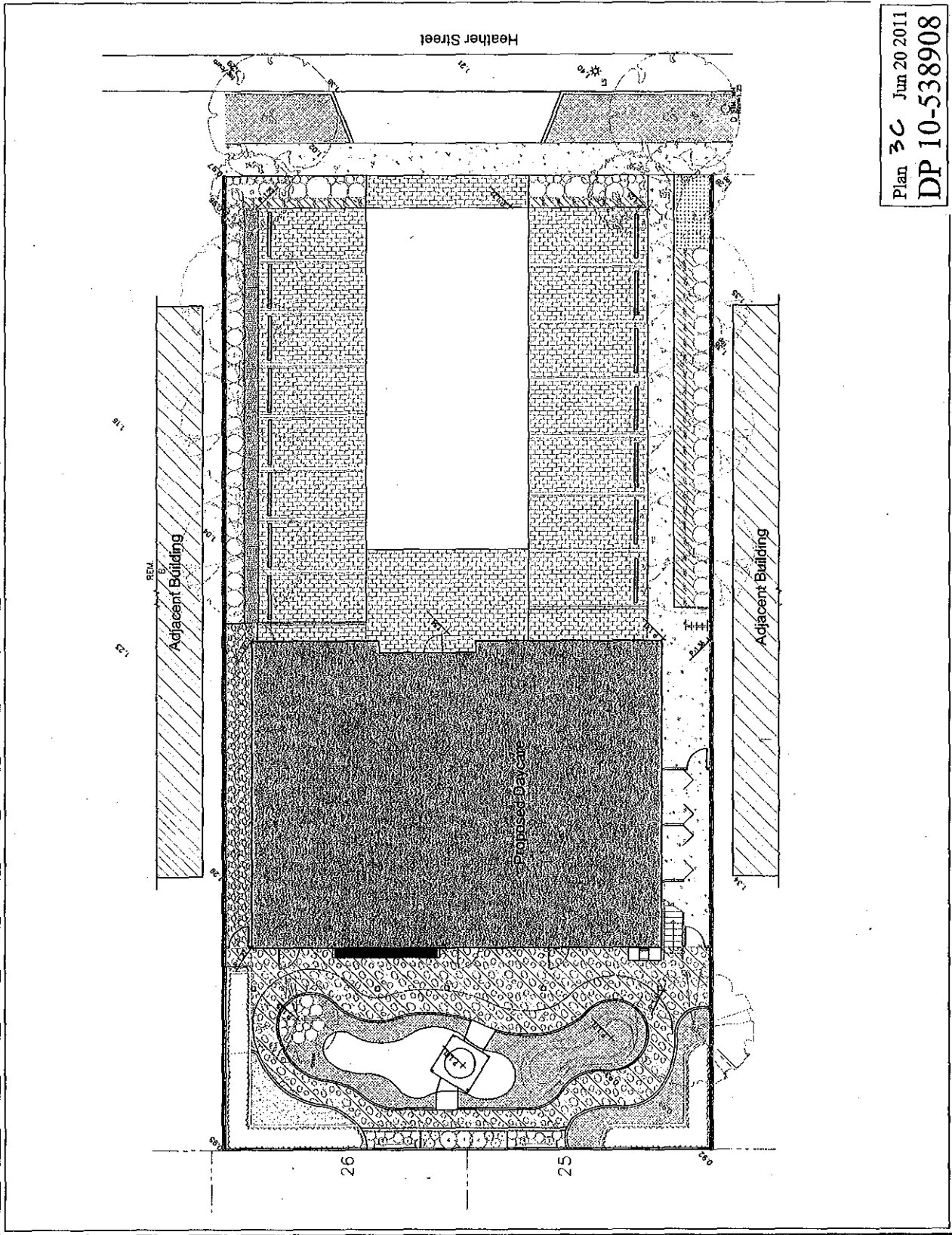
LOCATION: 8851 Heather Street  
 Richmond, BC

DATE: 10/10/2010  
 DRAWN BY: J. Z.  
 CHECKED BY: J. Z.  
 PROJECT NO: DP2011-03

DATE: 10/10/2010  
 DRAWN BY: J. Z.  
 CHECKED BY: J. Z.  
 PROJECT NO: DP2011-03

DATE: 10/10/2010  
 DRAWN BY: J. Z.  
 CHECKED BY: J. Z.  
 PROJECT NO: DP2011-03

DATE: 10/10/2010  
 DRAWN BY: J. Z.  
 CHECKED BY: J. Z.  
 PROJECT NO: DP2011-03

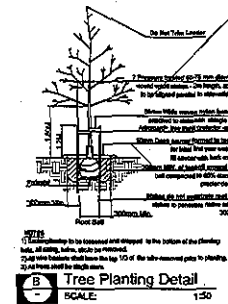
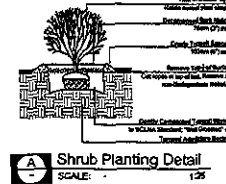


Plan 3C Jun 20 2011  
 DP 10-538908

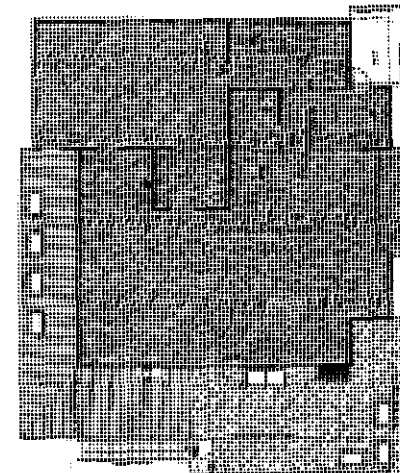
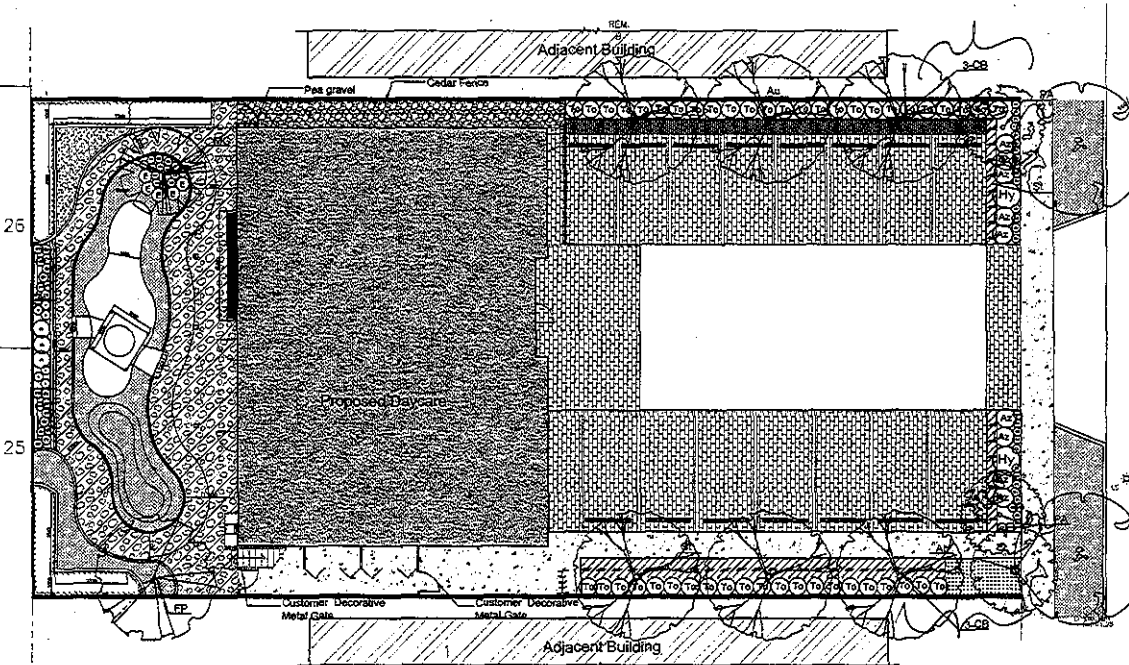
# PROPOSED PLANT SCHEDULE

CB	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	COMMENT	SPACING
CB	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	6cm cal/1.5m Std.	6	Flowering tree	
PA	Prunus 'Accolade'	Accolade Flowering Cherry	5cm cal/1.2m Std.	2	Flowering tree	
FP	Fraxinus pennsylvanica 'Patrium'	Patrium Green Ash	5cm cal/1.2m Std.	1	Shade tree	
MG	Magnolia grandiflora 'D.D. Blandford'	D.D. Blandford Southern Magnolia	5cm cal/1.2m Std.	1	Shade tree	
E	Eupatorium dubium 'Little Joe'	Dwarf Joe-Pye Weed	#3Pot	5	Flower Shrub	
Az	Rhododendron japonicum	Japanese Azalea	#2Pot	9	Flower Shrub	
Hy	Hydrangea macrophylla 'All Summer Beauty'	Hydrangea	#3Pot	2	Flower Shrub	
Cv	Erica darleyensis 'Mediterranean Pink'	Winter Heath	#1Pot	61	Perennial	
To	Thuja occidentalis 'Smaragd'	Emerald Cedar	B&B / 1.0 m Ht.	45	Hedge	
Vc	Vaccinium corymbosum 'Chippewa'	Chippewa Half-Highbush Blueberry	#2Pot	3	Edible Shrub	
Sb	Hood Strawberry Variety	Strawberry	#1Pot	6	Edible Shrub	
Lb	Lonicera x brownii 'Drooping Scarlet'	Scarlet Trumpet Honeysuckle	#1 Stake	4	Vine	
Wc	Aurelia Blue Carpet	Blue Grass	6 sqm		Groundcover	300mm O.C.
Sd	Sedum 'Twinkl Purple'	Twinkl Purple Stonecrop	#1Pot	20 sqm	Groundcover	300mm O.C.
Ar	Arctostaphylos uva-ursi	Kaulfleck	#1Pot	15sqm	Shrub	500mm O.C.
Lawn	Grass	Lawn	22 sqm		Lawn	

\* MIXED SEASON, MEDIUM GROW (Azalea japonica 'Grands Fuchs'; Azalea japonica 'Grands Purple'; Azalea japonica 'Lino Crimson')  
 ALL PLANTING MUST BE COMPLETED TO BCNA STANDARDS - LATEST EDITION



DETAIL HATCH LEGEND - HARDSCAPE	
[Hatch]	Concrete Walkway See Detail 30/Plan 30A
[Hatch]	Wood Deck Level 2
[Hatch]	Level Pavers See Detail 30/Plan 30A
[Hatch]	Pea gravel See Detail 30/Plan 30C
[Hatch]	Sand Pit
[Hatch]	Grass/Soil
[Hatch]	Rebarbed Tin See Detail 30/Plan 30A
[Hatch]	Gravel
[Hatch]	Mineral Paver Level 1



Plan 3D Jun 20 2011  
 DP 10-538908

Van der Zalm & Associates Inc.  
 Landscape Architecture • Urban Design • Interior Architecture  
 Suite 1, 2028 102 Street  
 Surrey, British Columbia  
 V3R 2H9  
 P 604.862.0044  
 F 604.867.0047  
 info@vza.com

PROJECT:

PROPOSED DAYCARE  
 DP 10-538908

LOCATION:

8851 Heather Street  
 Richmond, BC

DATE:

Jun. 10, 2010

PROJECT NO:

DP2011-03

PLAN #3C

REVISIONS/CHANGES TABLE

No.	Description	Date
1	Issued for DP	Jun. 10, 2010
2	For DP Submission	May 14, 2011
3	For DP Submission	May 14, 2011
4	For DP Submission	May 14, 2011

CONTRACTOR SHALL CHECK ALL DIMENSIONS OF THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT IMMEDIATELY. ALL DIMENSIONS AND PROPORTIONS ARE THE SOLE RESPONSIBILITY OF THE CONSULTANT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.

APPROVED:

RS

INVOICED:

APPROVED:

INVOICED

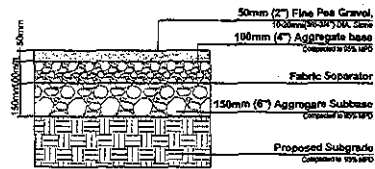
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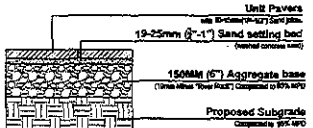
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Jun. 10, 2010

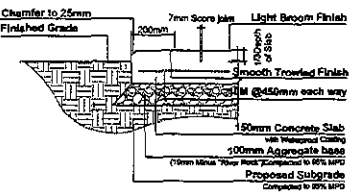
PLANTING PLAN



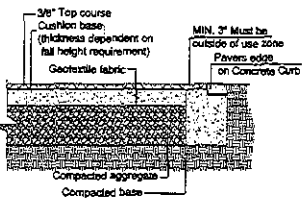
1 Pea Gravel Detail  
SCALE: 1:10



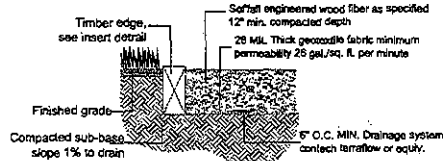
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SCALE: 1:10



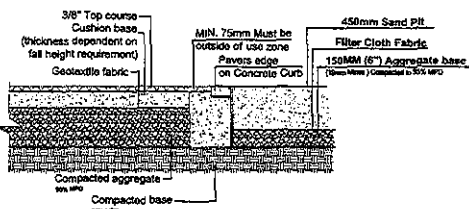
3 Concrete Detail  
SCALE: 1:10



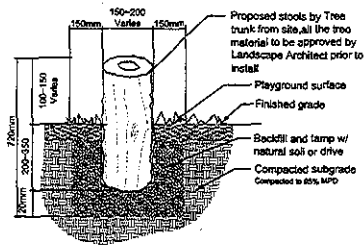
4 Rubber Tile Detail  
SCALE: 1:10



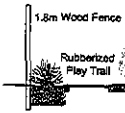
5 Fiber Installation Detail  
SCALE: NTS



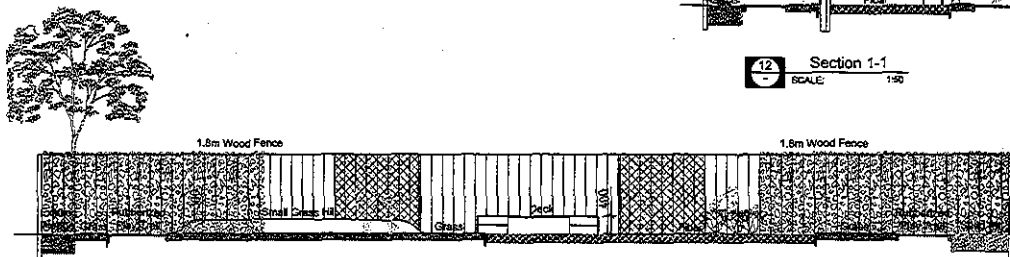
6 Sand Pit with Unit Pavers Edge Detail  
SCALE: 1:10



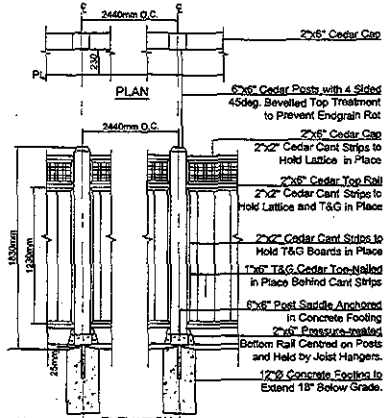
7 Timber Edge Detail  
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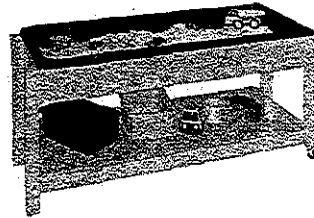
12 Section 1-1  
SCALE: 1:50



13 Section 2-2  
SCALE: 1:50



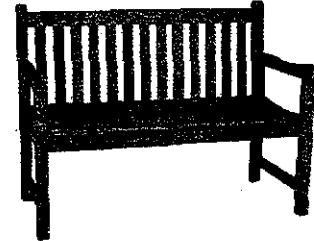
8 Cedar Fence Detail  
SCALE: 1:20



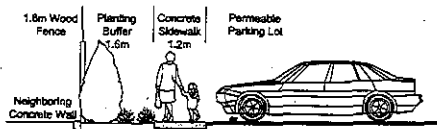
9 Sand and Water Table Image  
SCALE: NTS



10 Moveable Planter Image  
SCALE: NTS



11 Wood Bench Image  
SCALE: NTS



14 Section 3-3  
SCALE: 1:50

Plan 3E Jun 20 2011  
DP 10-538908

van der Zalm + Associates Inc.  
Landscape Architects • Urban Design • Parks & Recreation

8160 160th Street, Surrey, British Columbia V4N 3A9  
P: 604.583.2004 F: 604.583.2002 E: info@vzassociates.ca

NOTES:

4 For DP Sub-Submission June 18, 2011  
3 For DP Sub-Submission May 6, 2011  
2 For DP Sub-Submission Feb 28, 11  
1 Revised for DP Jan. 10, 10  
Rev. Description Date

REVISIONS REQUIRED:

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE DRAWING AND REPORT ANY DISCREPANCY TO THE CONSULTANT IMMEDIATELY. ALL DIMENSIONS AND SPECIFICATIONS AND THE CONSULTANT'S RESPONSIBILITY TO THE CONSULTANT SHALL BE MAINTAINED AT THE DISCRETION OF THE CONSULTANT.

PROJECT: PROPOSED DAYCARE DP 10-538908

LOCATION: 8851 Heather Street Richmond, BC

DATE: RS  
CHECKED: MVDZ  
APPROVED: MVDZ  
SCALE: AS NOTED

DATE: JUN 20 2011

DRAWING NO. PLAN #3D

PROJECT NO. DP2011-03

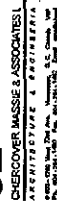
SECTIONS AND DETAILS





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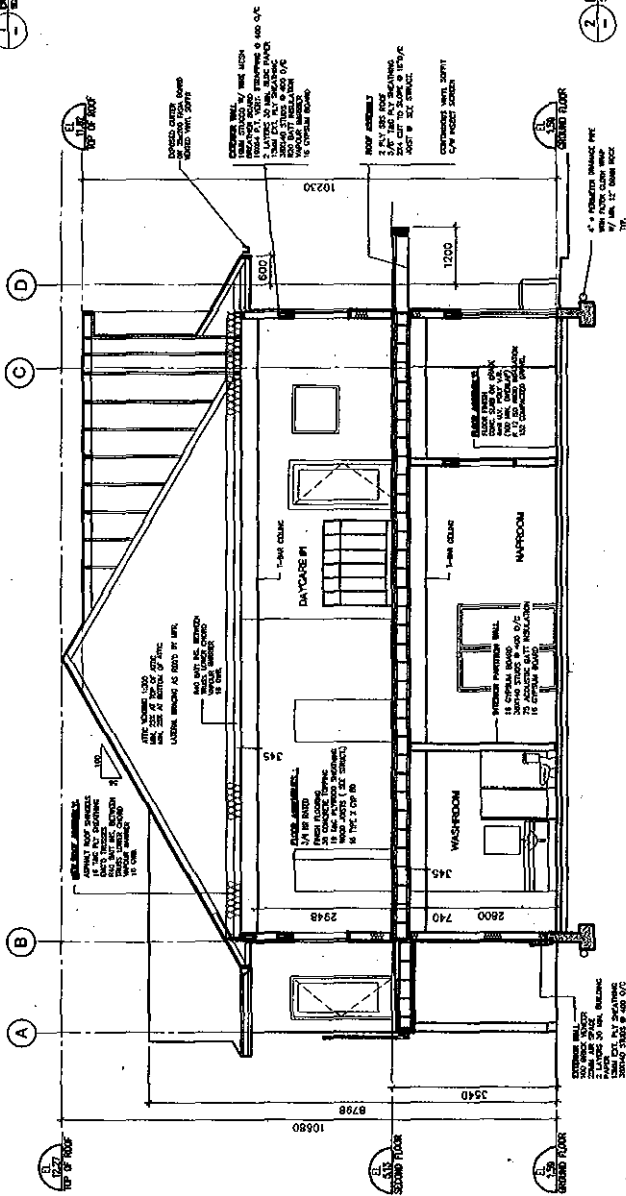
**CONSULTANT**



AMONG TITLE:

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DATE: FEB-2007	
SCALE: 1:50	
PROJECT NO: 270-038	

Plan 6 Jun 20 2011  
DP 10-538908





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**CONSULTANT**



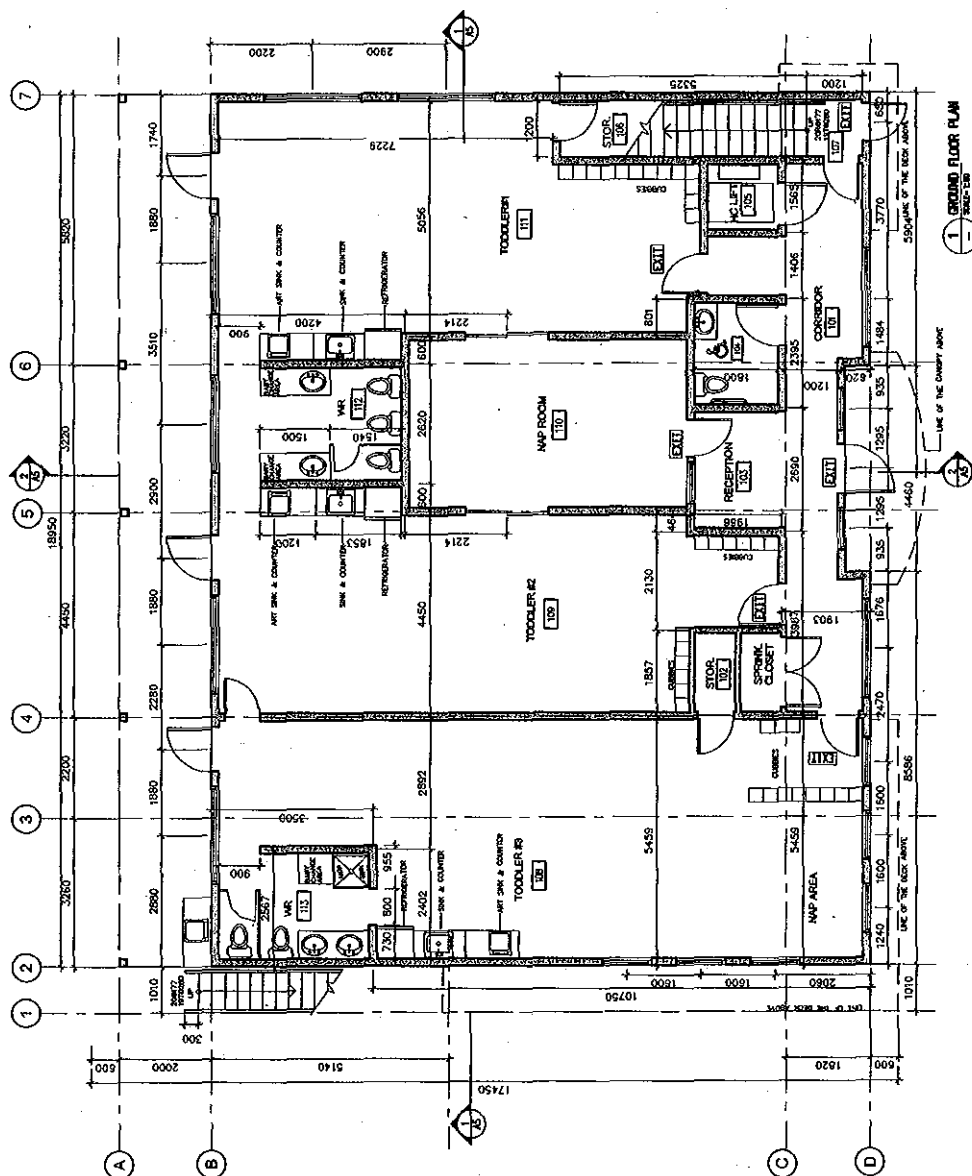
**RECOVER MASSIE & ASSOCIATES, L**  
**ARCHITECTURE & ENGINEERING**  
1073-1700 West 17th Ave., Vancouver, B.C. Canada V6P  
4K4, N6A-1S8 Tel: (604) 681-1111 Fax: (604) 681-1111

PROJECT:  
DAYCARE  
86651 HEATHER STREET,  
RICHMOND, BC

DRAWING TITLE:  
GROUND FLOOR PLAN

DRAWING INDEX	<div style="text-align: center;"> <h1>A2</h1> <h2>OF</h2> </div>
DATE: FEBRUARY	
SCALE: 1:300	
PROJECT No: ZND-036	

Plan 7 Jun 20 2011  
DP 10-538908



### ELECTRICAL LEGEND

115

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	REPORT	DATE
DP		
EP		
AC		

**CONSULTANT**



**CHERCOVER MASSIE & ASSOCIATES**  
**ARCHITECTURE & ENGINEERING**  
483-1350 West 25th Ave. Vancouver, B.C. Canada V6P  
4N. 469-246-1360 Fax: 604-261-9422 E-mail: [info@chercovermassie.com](mailto:info@chercovermassie.com)

## PROJECT

DAYCARE

8851 HEATHER STREET,

**DRAWING TITLE:**

## SECOND FLOOR PLAN

A3

DATE: FEB 2004

US66 01428

PROJECT No: 220-058

Plan 8 Jun 20 2011  
DP 10-538908

