



# City of Richmond

## Report to Council

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**To:** Richmond City Council  
**From:** Joe Erceg, MCIP  
Chair, Development Permit Panel  
**Date:** June 9, 2010  
**File:** 0100-20-DPER1  
**Re:** **Development Permit Panel Meeting Held on April 28, 2010**

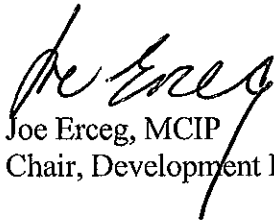
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### Panel Recommendation

That the recommendations of the Panel to authorize the issuance of:

- i) a Development Permit (DP 07-374744) for the property at 6888 Cooney Road (formerly 6760, 6780, 6800, 6820 Cooney Road; 8371, 8411 Anderson Road; and 6771, 6811, 6831 Eckersley Road);

be endorsed, and the Permit so issued.



Joe Erceg, MCIP  
Chair, Development Permit Panel

SB:blg

### Panel Report

The Development Permit Panel considered the following item at its meeting held on April 28, 2010.

DP 07-374744 – IREDALE GROUP ARCHITECTURE – 6888 COONEY ROAD  
(FORMERLY 6760, 6780, 6800, 6820 COONEY ROAD; 8371, 8411 ANDERSON ROAD; AND  
6771, 6811, 6831 ECKERSLEY ROAD)

(April 28, 2010)

The Panel considered an application to permit the construction of a 227-unit residential high-rise development on a site zoned “High Rise Apartment (ZHR5) – Brighthouse Village (City Centre) District”. There are no variances included in the proposal.

Architect, Richard Iredale and Landscape Architect, Jonathan Losee, provided brief descriptions of the project, including:

- Two (2) high-rise buildings organized around a landscaped courtyard, and two-storey townhouse units along the streetscapes. “The Jade” 14-storey building on the northeast corner and “The Emerald” 15-storey building on the west side, both front onto Cooney Road. Car and truck access is from Eckersley Road.
- Since the August 27, 2008 Development Permit Panel, where the project was presented and was met with the Panel’s approval, revisions were made, including the elimination of a six-storey mid-rise building and the addition of three (3) floors to “The Jade” building.
- The two-level parkade is depressed and tanked to maintain the townhouses entries at approximately 4 ft. above the sidewalk level.
- The design includes a mixture of paint, concrete, wood, three (3) tones of brick cladding, and a variety of paving materials and textures.
- Pedestrians access the central courtyard through a number of stairs and passages. The courtyard is accessible by wheelchair through the lobbies of the two (2) high-rise towers.
- The site is intensively landscaped. The central courtyard is split-level and features a sunken lawn area, a supervised playground, and hard surface area with a pond.

Staff supported the Development Permit application, which has been revised from the original development concept for the subject site. The new two-tower design replaces the former three-tower scheme. The streetscape has been improved with townhouse units that create appealing streetscapes along both Cooney and Eckersley Roads. The applicant’s parking plan conforms to the City’s Zoning Bylaw and did not include a parking reduction.

In response to queries, Mr. Iredale advised that:

- The new scheme differs from the original scheme in the following ways:
  - two (2) high-rise towers and 12 two-storey townhouse units, compared to the previous three (3) high-rise towers and six (6) townhouse units;

- the secured rental units are located in the 14-storey tower (The Jade) to intermingle rental and market accommodation, compared to the previous location in a third single use building;
  - more low townhouse units than the original scheme, in order to transition better with established and occupied townhouse units on Cooney Road; and
  - a larger central courtyard.
- The roof treatment makes the one-storey height difference between the high-rise towers appear to be two-storey with different ceiling heights in the penthouses.
  - Both a children's play structure and open space are included in the central courtyard area, and the applicant could make a voluntary contribution to park development.
  - Garbage and recycling facilities are located on the second floor of the parkade.
  - The incorporation of a geo-exchange system was investigated, but not included in the proposal. A natural gas system was proposed. On-site well testing was done, ground water flow analysed and high installation was cost was not economically feasible.
  - The project would achieve a high LEED silver, or a low gold LEED rating.

Public comments were received regarding the application.

Tina Hu, neighbour, addressed the Panel requesting information regarding compensation should her home be damaged as a result of construction on the subject site. The Chair advised that this was a civil matter between the two (2) property owners and recommended that Ms. Hu take photographs of her residence prior to construction activity to create a photographic record.

In response to Ms. Hu's second remark, concerning the hours during which construction can take place, staff advised that a City Bylaw provides a 12-hour construction day, from 7 a.m. to 7 p.m., and that Ms. Hu could approach the applicant, and request that as a good neighbour, the construction start time could perhaps be delayed until 8 a.m.

Correspondence was received from Ms. June Weepers, expressing concern with the height of the proposed two (2) high-rise towers. Staff advised that the applicant's plans for the height of the proposed towers conform to the City Centre Area Plan and the rezoning of the subject site.

Positive comments were made regarding the design of the proposed development. The Chair commended the height difference between the two (2) high-rise towers, and the improvements to the streetscape, which resulted in a better project than the original design scheme.

The Panel recommends that the Permit be issued.

Subsequent to the Panel Meeting:

- The applicant confirmed the use of a natural gas system, not a geo-exchange system.
- The applicant provided a \$5000 voluntary contribution towards City park development in addition to the provision of on-site children's play equipment for the use of residents.