



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee

From: Jean Lamontagne
Director of Development

Re: **Application by Regent International Developments Ltd. for Rezoning at 8011 Saba Road and 6088 No. 3 Road from "Downtown Commercial District (C7)" to "Comprehensive Development (CD/179)"**

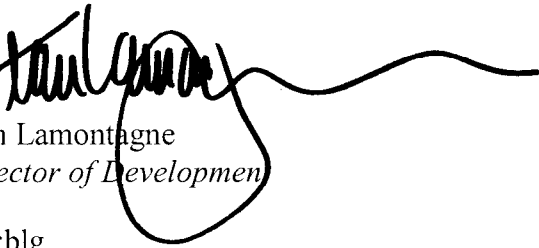
To Council - Dec 11, 2006
To Planning - Dec. 05, 2006
Date: October 30, 2006

RZ 04-268939

File: 12-8000-20-8168.

Staff Recommendation

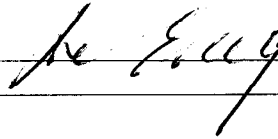
That Bylaw No. 8168 to create "Comprehensive Development District (CD/179)" and for the rezoning of 8011 Saba Road and 6088 No. 3 Road from "Downtown Commercial District (C7)" to "Comprehensive Development (CD/179)", be introduced and given first reading.


Jean Lamontagne
Director of Development

DN:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Regent International Developments Ltd. has applied to the City of Richmond to rezone 8011 Saba Road and 6088 No. 3 Road (**Attachment 1**) from “Downtown Commercial District (C7)” to “Comprehensive Development District (CD/179)” to permit subdivision of the site into three (3) parcels. On February 28, 2005, council issued a Development Permit (DP 04-277201) for the subject site that permits the construction of two (2) 16-storey residential towers, containing approximately 251 apartments above three (3) storeys of parking, approximately 1,293 m² of new commercial units on the ground floor and a free-standing four (4) storey parkade with a pedestrian connection on the third level (**Attachment 2**). The existing bank will be retained at the corner of Saba Road and No. 3 Road. The proposed rezoning will not alter the form of the development approved by DP 04-277201.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 3**).

Surrounding Development

To the North: Existing retail/commercial buildings zoned Downtown Commercial District (C7) that are accessed via Westminster Highway. A development permit application has been initiated at 6040 No. 3 Road, and 8060/80 Westminster Highway to permit development of a residential high rise, seniors housing, and commercial use on the ground floor (DP 06-350946).

To the East: Existing Evergreen mixed residential commercial high-rise development zoned Comprehensive Development District (CD/38);

To the South: Existing commercial and high density residential development on the south side of Saba Road zoned Downtown Commercial District (C7); and

To the West: Existing Three West Centre commercial and office building located on the west side of No. 3 Road zoned Downtown Commercial District (C7).

Related Policies & Studies

Official Community Plan (OCP) and City Centre Area Plan

The subject site is designated “High-Density Mixed-Use” in the Official Community Plan (OCP) and “Mixed-Use High-Density” in the City Centre Area Plan. The proposed land use and density are consistent with the plans and development occurring elsewhere within the neighbourhood.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject site is located south of Westminster Highway in an area that permits consideration of all aircraft noise sensitive land use types. However, as the site is affected by Airport Noise Contours, the development was required to register a covenant to disclose noise restrictions and

to engage an acoustical consultant prior to the associated Development Permit application being forwarded to Council for approval. The required covenant is registered on title.

Consultation

This rezoning application does not require an Official Community Plan (OCP) amendment. In accordance with City policy, consultation with external agencies, organizations and authorities, including School District No. 38, was not deemed to be required. The statutory Public Hearing will provide area residents, businesses and property owners with opportunity to comment on the application.

Public Input

An updated development sign, that reflects updates since the application was initiated in 2004, has been posted on site. There have been no public inquiries received as a result of the development sign.

Staff Comments

Staff Technical Review comments are attached (**Attachment 4**). No significant concerns have been identified through the technical review.

Analysis

Background

- The applicant is in the process of constructing two (2) 16-storey residential towers, containing approximately 251 apartments above three (3) storeys of parking, approximately 1,293 m² (143,918.191 ft²) of new commercial space on the ground floor and a freestanding parkade with a skywalk connection at the third level. The existing two-storey commercial building located at the corner of No. 3 Road and Saba Road will be retained (**Attachment 2**).
- Development Permit (DP 04-277201) was issued on the subject site on February 28, 2005. The development proposed was approved under the existing Downtown Commercial District (C7) zoning. The possible subdivision and rezoning of the site was noted in the Development Permit report in order to facilitate moving the development of this site forward. The Development Permit report noted that subdivision of the site would be subject to successful rezoning of the site, maintaining a density of 3.0 floor area ratio (F.A.R.) on the total site, and registration of appropriate access and use agreements to ensure a seamless comprehensively designed development.
- Due to the existence of a long term lease with the existing bank at the corner of Saba Road and No. 3 Road, eventual subdivision of the lot was identified as a condition necessary to facilitate development on the subject site and to sever the ownership of the bank from the future strata owners. Without the subdivision and associated rezoning, the development of this site would not have been feasible. The City encouraged the development of this site in order to secure the No. 3 Road Rights-of-Way for the Canada

Line construction and to achieve the long term goals of the Richmond Official Community Plan for high density urban development within close proximity to the Canada Line.

- In addition to the City obtaining a Rights of Way along No.3 Road that is required for construction of the Canada Line, the development of this site has facilitated the attainment of a substantial portion of a north-south lane system through additional Public-Rights-of-Passage, which introduces a finer grid network in accordance with the City Centre Transportation Plan.
- At the time DP 04-277201 was issued, design specifics related to the No. 3 Road streetscape with respect to the Canada Line route and alignment were not yet substantiated. The applicant was permitted to proceed conditional to the provision of a payment in lieu to address the construction of the streetscape. The contribution amount was based on \$250 per m² of frontage improvement area between the property line and the front of the proposed new buildings along No. 3 Road, which is the approach that has been applied to other developments along No.3 Road within City Centre. Confirmation of the detailed design is scheduled for July 2007.
- The issued Development Permit (DP 04-277201) includes provisions to vary the maximum height of the towers from the permitted 45 metres to 45.5 metres, to vary the manoeuvring aisle width in the parking structure from 7.5 metres to 6.7 metres, and to vary the required number of residential parking spaces from 377 to 340.
- Most of the Engineering and Transportation requirements were addressed prior to the issuance of the Development Permit; the remaining outstanding items are outlined in the Staff Technical Comments (**Attachment 4**).

Proposed Comprehensive Development (CD) Bylaw

- The proposed Comprehensive Development (CD) Bylaw is a tailored version of the existing Downtown Commercial District (C7) zone.
- The list of permitted uses has been amended to limit the uses listed in the Downtown Commercial District (C7) zone to those that are suitable to the specific context.
- DP 04-277201 accommodates a mixed-use development on a consolidated site according to the existing zoning, which permits mixed residential and commercial downtown uses. The intention of the Comprehensive Development (CD) zone is to facilitate subdivision of 8011 Saba Road while ensuring the individual lots continue to remain associated by outdoor amenity space, access, and parking agreements resulting in the retention of a comprehensively designed development ultimately located on three (3) individual lots (**Attachment 5**).
- The density, lot coverage, and setbacks have been written to reflect the comprehensive and integrated nature of the development. Although the intention is to subdivide the site into three (3) separate lots, the development functions as a single comprehensive

development situated on a lot zoned to permit mixed residential and commercial downtown uses.

	DP 04-277201	RZ 04-268939 and associated proposed subdivision		
Site area	Total area 9,720 m ² (104,626 ft ²)	Total area 9,720 m ² (104,626 ft ²)		
		Area A (Lot 1) 5905.9 m ² (63,571 ft ²)	Area B (Lot A) 1,668 m ² (17,958 ft ²)	Area C (Lot B) 660 m ² (7,104 ft ²)
Density	3.0 FAR over the entire site	3.0 FAR over the entire site		
		Area A (Lot 1) 2.3 FAR (excluding indoor amenity space)	Area B (Lot A) 1.1 FAR	Area C (Lot B) 6.6 FAR (excluding indoor amenity space)
Setbacks	3 metres from No. 3 Road	11 metres from No. 3 Road and 3 metres from Saba Road		
Lot coverage	90%	Area A (Lot 1) 78%	Area B (Lot A) 62%	Area C (Lot B) 82%

- Considered comprehensively, the rezoning maintains the integrity of both the Downtown Commercial District (C7) zone and issued DP 04-277201.

Parking

- As a result of the relationships between the complementary uses on site, a general parking allocation agreement and an access agreement were registered on the site as a condition of DP 04-277201.
- To ensure clarity regarding allocation of parking, the applicant has substantiated the provision of parking with an allocation plan (**Attachment 6**). The allocation outlined in Attachment 6 will be ascertained by either the existing allocation agreement being released and a new agreement that is reflective of the attached allocation plan being registered on title, or the existing agreement being amended to facilitate attachment of a parking allocation plan similar to Attachment 6.

Servicing Capacity

- The owner is required to contribute storm and sanitary sewer upgrades. A contribution of \$100,000 toward the sanitary sewer upgrade costs has been received. A contribution of

\$144,000 to be applied towards storm sewer upgrades along No. 3 Road and from Saba Road is required to be submitted. The applicant has committed to provide this payment.

Flood Indemnity Covenant

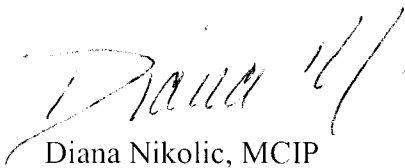
- In accordance with the Interim Flood Management Strategy, a flood indemnity covenant is required to be registered on title as a condition of final adoption.

Financial Impact or Economic Impact

No financial or economic impact is anticipated as a result of the proposed development.

Conclusion

Rezoning of the site complies with both the intention of the City Centre Area Plan and the existing Development Permit (DP 04-277201). On this basis, the proposed density and land use is supportable.



Diana Nikolic, MCIP
Planner II (Urban Design)

DN:blg

Attachment 1: Location Map

Attachment 2: Development Permit 04-277201 Plans

Attachment 3: Development Application Data Sheet

Attachment 4: Staff Technical Review Comments

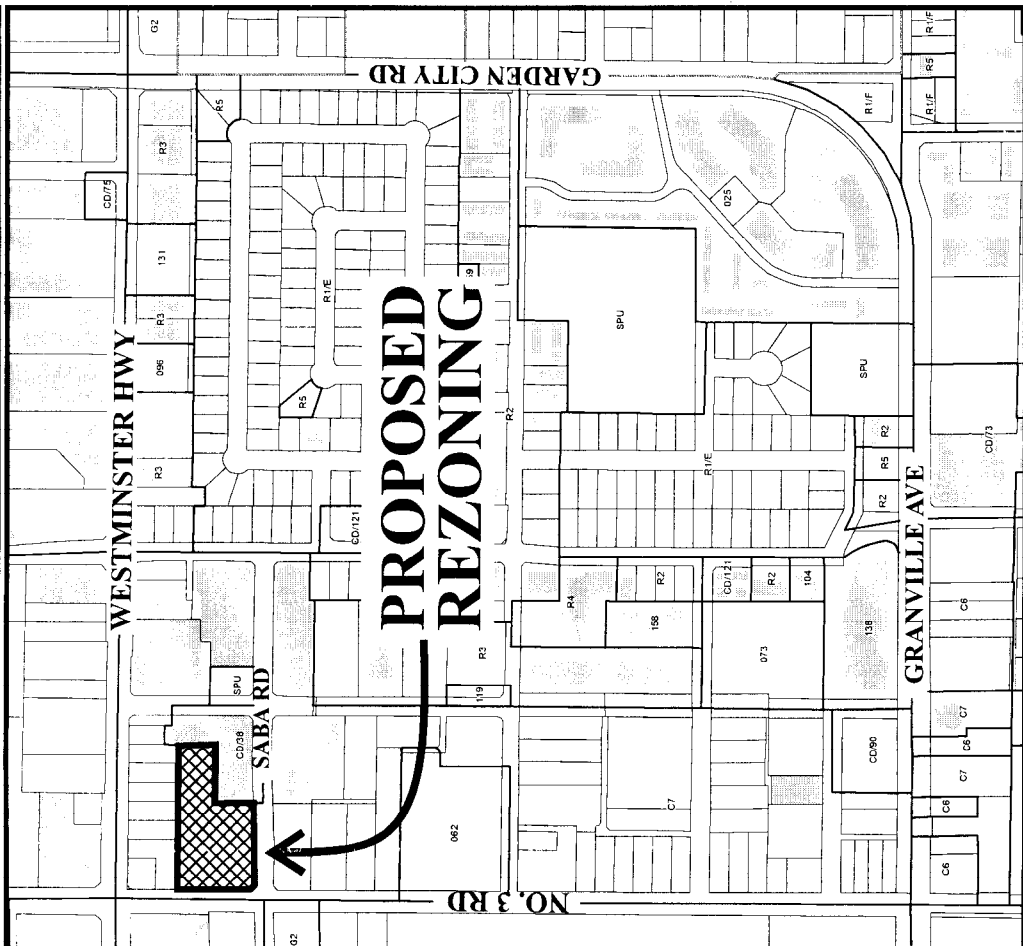
Attachment 5: Proposed Subdivision Plan

Attachment 6: Parking Allocation Plans

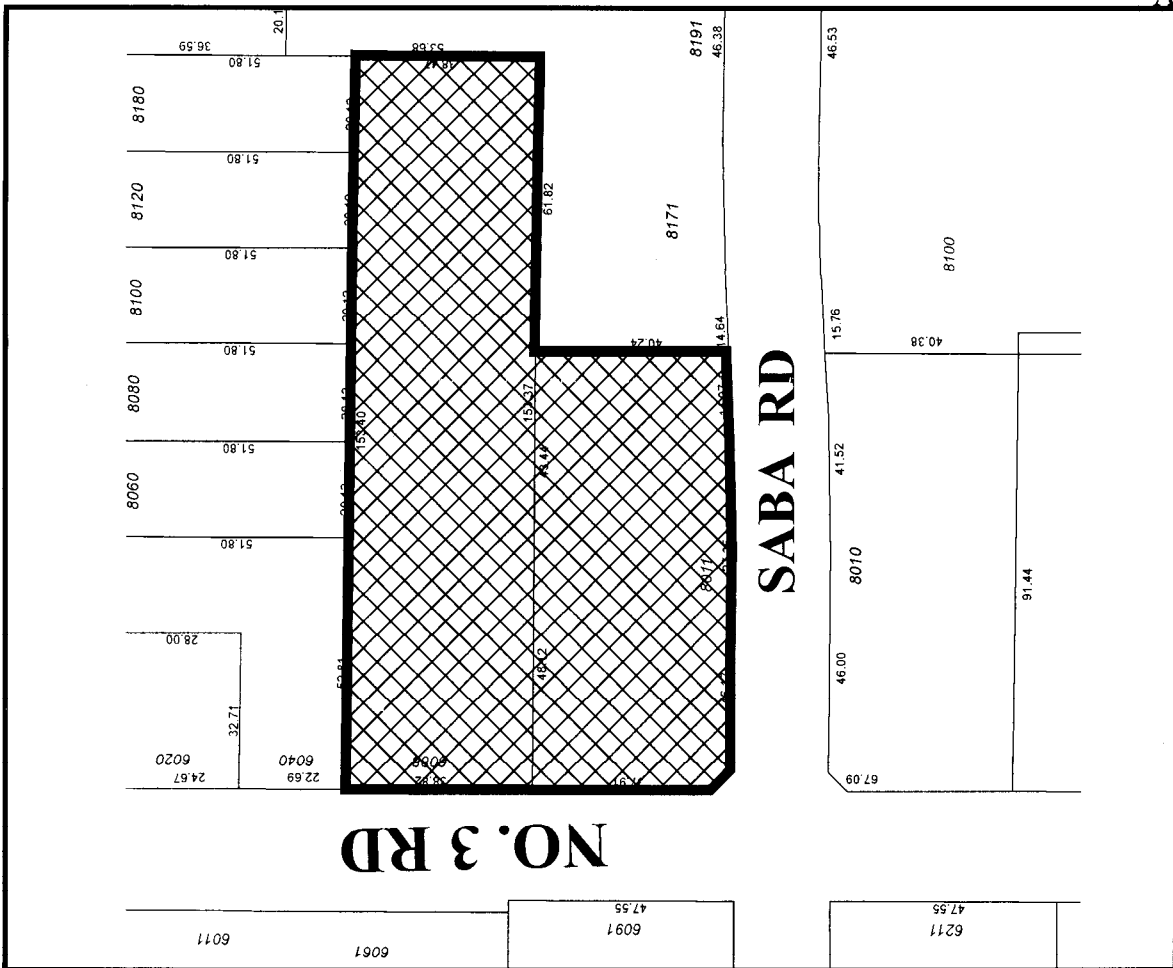
Attachment 7: Conditional Rezoning Requirements Concurrence



City of Richmond



PROPOSED REZONING

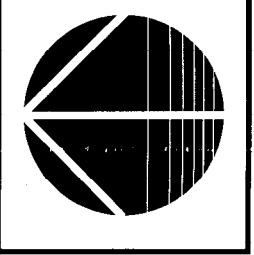


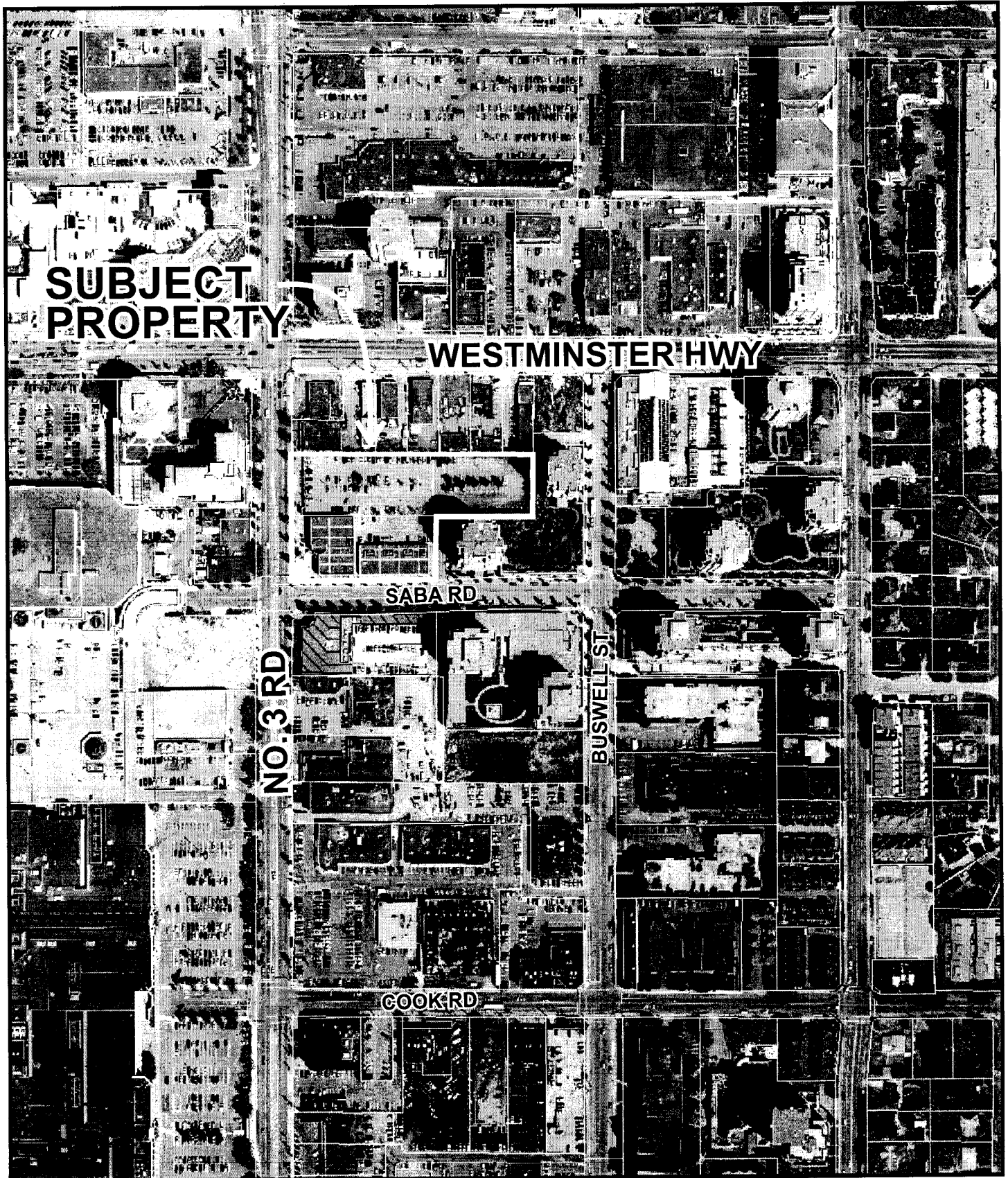
NO. 3 RD

SABA RD

RZ 04-268939

Original Date: 05/03/04
 Revision Date: 11/06/06
 Note: Dimensions are in METRES





**SUBJECT
PROPERTY**

WESTMINSTER HWY

SABA RD

NO. 3 RD

BUSWELL ST

COOK RD



RZ 04-268939

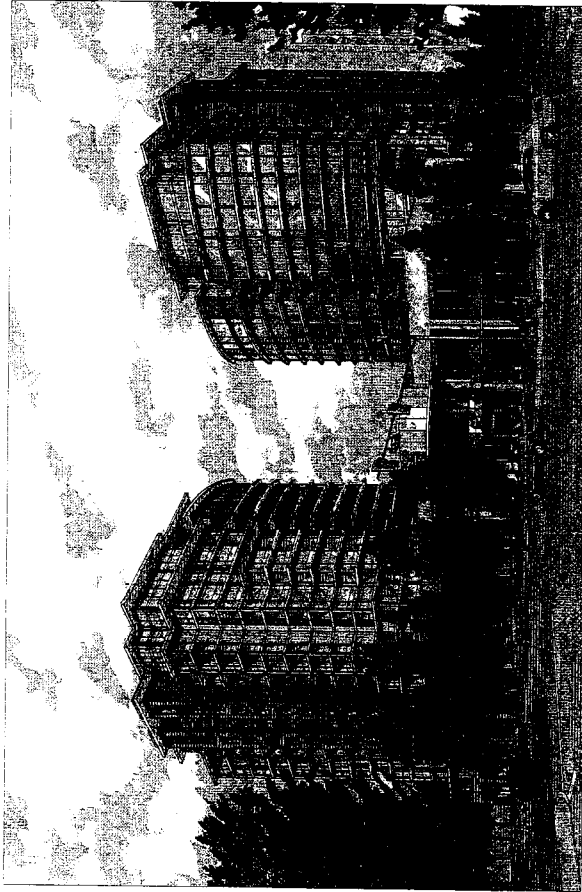
Original Date: 11/06/06

Amended Date:

Note: Dimensions are in METRES

I HEREBY CERTIFY this to be a true and correct copy of P 14 of 14 to DP 04-2005 approved by Richmond City Council on Feb 28, 2005

David Weber
 DAVID WEBER, Acting City Clerk



Project Name: 8011 Saba Road, Richmond, BC
 Client: Regent International Development
 Architect: David Weber Architects Inc.
 Date: 2005.02.28

PROJECT DATA

Item	Unit	Quantity	Rate	Total
Site Preparation	m ²	10,000	1.50	15,000.00
Excavation	m ³	5,000	3.00	15,000.00
Foundation	m ²	10,000	2.00	20,000.00
Structure	m ²	100,000	1.00	100,000.00
Interior Finishes	m ²	100,000	0.50	50,000.00
Exterior Finishes	m ²	10,000	0.50	5,000.00
MEP Installation	m ²	100,000	0.30	30,000.00
Landscaping	m ²	10,000	0.20	2,000.00
Contingency				10,000.00
Total				327,000.00

CONTRACT SCHEDULE

Phase	Description	Start Date	End Date	Duration (Days)
1	Site Preparation	2005-03-01	2005-03-15	15
2	Excavation	2005-03-15	2005-03-30	15
3	Foundation	2005-03-30	2005-04-15	15
4	Structure	2005-04-15	2005-06-15	60
5	Interior Finishes	2005-06-15	2005-08-15	60
6	Exterior Finishes	2005-08-15	2005-08-30	15
7	MEP Installation	2005-08-30	2005-09-15	15
8	Landscaping	2005-09-15	2005-09-30	15
Total				180

CONTRACT SCHEDULE (continued)

Phase	Description	Start Date	End Date	Duration (Days)
9	Final Inspection	2005-09-30	2005-10-15	15
10	Handover	2005-10-15	2005-10-31	15
Total				210

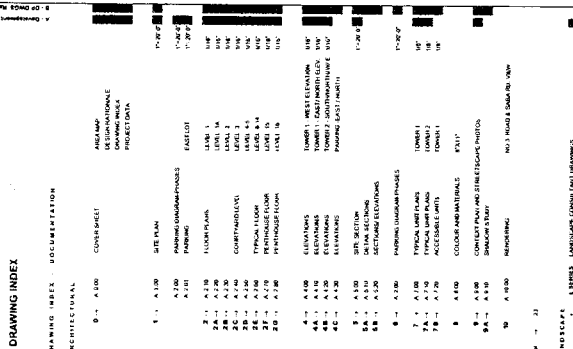
Notes: 1. All dates are approximate and subject to change. 2. Weather delays are not included. 3. Site access is required for all phases.

JAN 12 2005
 # 04277201

DRAWING INDEX

Sheet No.	Description
A-1.00	SITE PLAN
A-1.01	PLANNING
A-1.02	FOUNDATION
A-1.03	STRUCTURE
A-1.04	MEP
A-1.05	EXTERIOR FINISHES
A-1.06	LANDSCAPING
A-1.07	CONTRACT SCHEDULE
A-1.08	CONTRACT SCHEDULE (continued)
A-1.09	CONTRACT SCHEDULE (continued)
A-1.10	CONTRACT SCHEDULE (continued)
A-1.11	CONTRACT SCHEDULE (continued)
A-1.12	CONTRACT SCHEDULE (continued)
A-1.13	CONTRACT SCHEDULE (continued)
A-1.14	CONTRACT SCHEDULE (continued)
A-1.15	CONTRACT SCHEDULE (continued)
A-1.16	CONTRACT SCHEDULE (continued)
A-1.17	CONTRACT SCHEDULE (continued)
A-1.18	CONTRACT SCHEDULE (continued)
A-1.19	CONTRACT SCHEDULE (continued)
A-1.20	CONTRACT SCHEDULE (continued)
A-1.21	CONTRACT SCHEDULE (continued)
A-1.22	CONTRACT SCHEDULE (continued)
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A-1.99	CONTRACT SCHEDULE (continued)
A-2.00	CONTRACT SCHEDULE (continued)

CONTEXT PLAN



DESIGN RATIONALE

The buildings are located to respect the adjacent east residential lower and positioned to open up and to respond to a landscaped garden connecting two buildings. The buildings forms are represented as a "bookends" that relates to the existing building forms and scale. Higher scale elements include the use of concrete in walls and slab edges and window/mulion treatment. The building top floors are pulled back to create a recessed upper level that caps the building.

The laneway has been characterized with the treatment of walkway materials, street trees, and pedestrian entrances to parking areas. Pedestrian bridges at the site are also used to connect parking structures and are integrated into the landscaped deck to create a dynamic appearance.

REGENT INTERNATIONAL - 8011 Saba Road, Richmond, BC
 RESIDENTIAL / COMMERCIAL DEVELOPMENT

REGENT INTERNATIONAL
 8011 Saba Road, Richmond, BC
 RESIDENTIAL / COMMERCIAL DEVELOPMENT

I HEREBY CERTIFY this to be a true and correct copy of
 P 1b of 19 to DP 04. 273201 approved by
 Richmond City Council on Feb 27 2005.

David Weber
 DAVID WEBER, Acting City Clerk

INTEGRA ARCHITECTURE INC.
 418 WEST PENDER ST
 VANCOUVER, BC
 V6B 1T5
 T 604 682 2325
 F 604 682 2325
 www.integra-arch.com

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 www.integra-arch.com

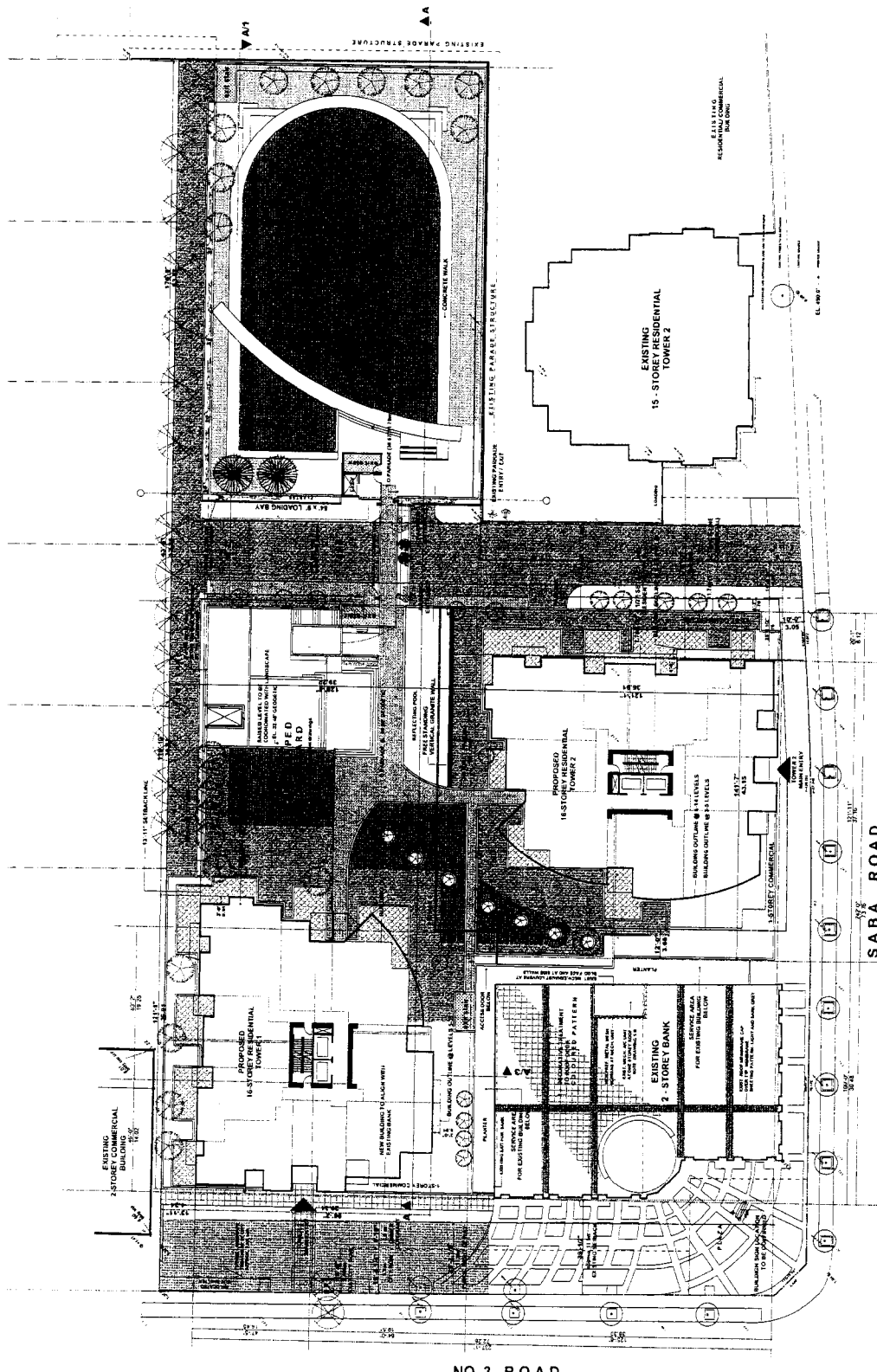
PAVLOWA
 8911 Lake Rd Richmond, BC
 V6X 4E9
 T 604 271 1111
 www.pavlowa.com

PROPOSED 16-STOREY RESIDENTIAL TOWER 1
 PROPOSED 16-STOREY RESIDENTIAL TOWER 2
 PROPOSED 2-STOREY COMMERCIAL BUILDING

SITE PLAN

DATE: JAN 12 2005
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"

1 B

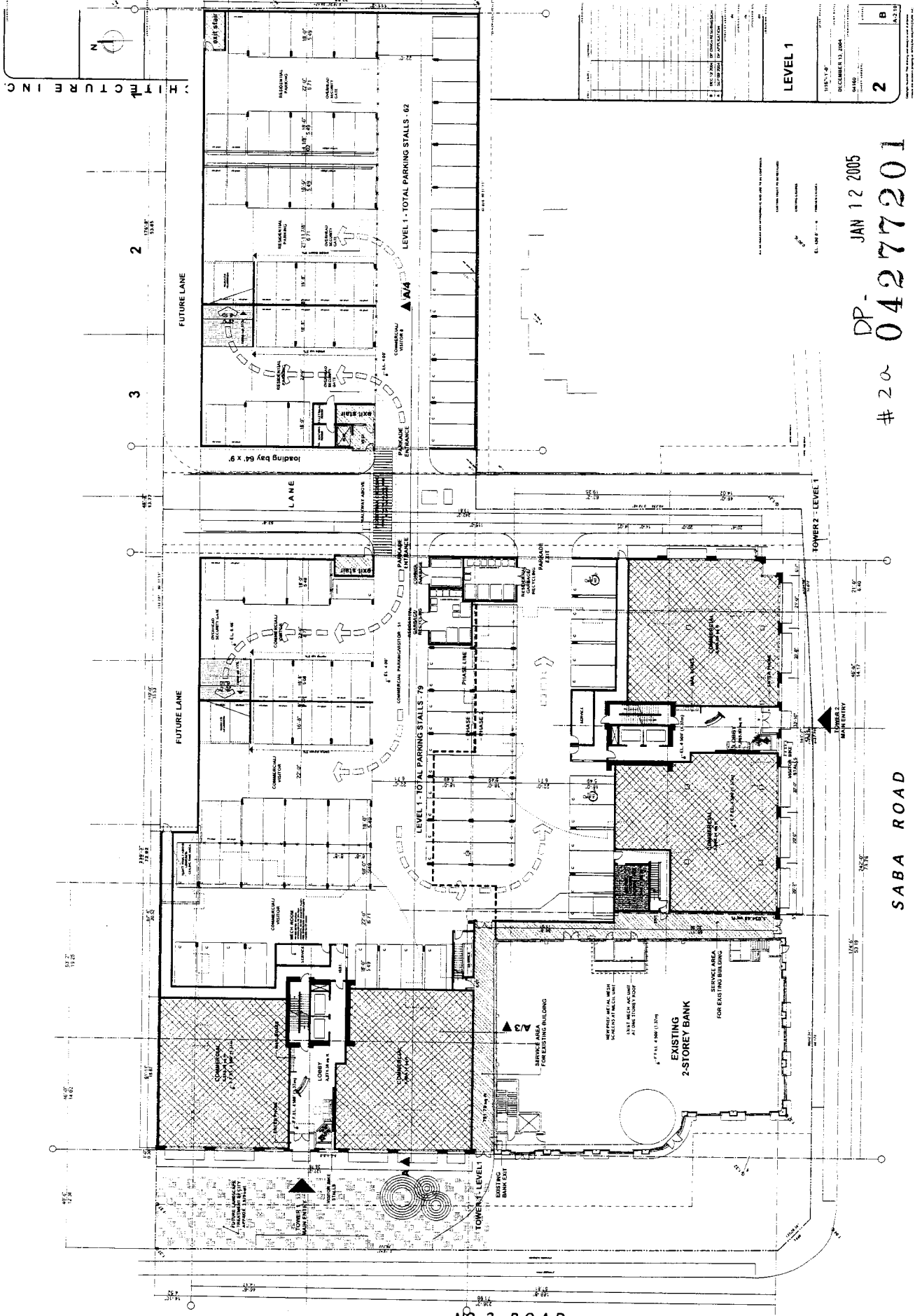


JAN 12 2005
 DP 04277201 # 1b

1 HERBY CERTIFY this to be a true and correct copy of
 P 24 of 14 to DP 04-27201
 approved by
 Richmond City Council on Feb 28/05

David Weber
 DAVID WEBER, Acting City Clerk

DOOR 3 ON



DP- # 20 04277201
 JAN 12 2005


LEVEL 1
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 1/21/05

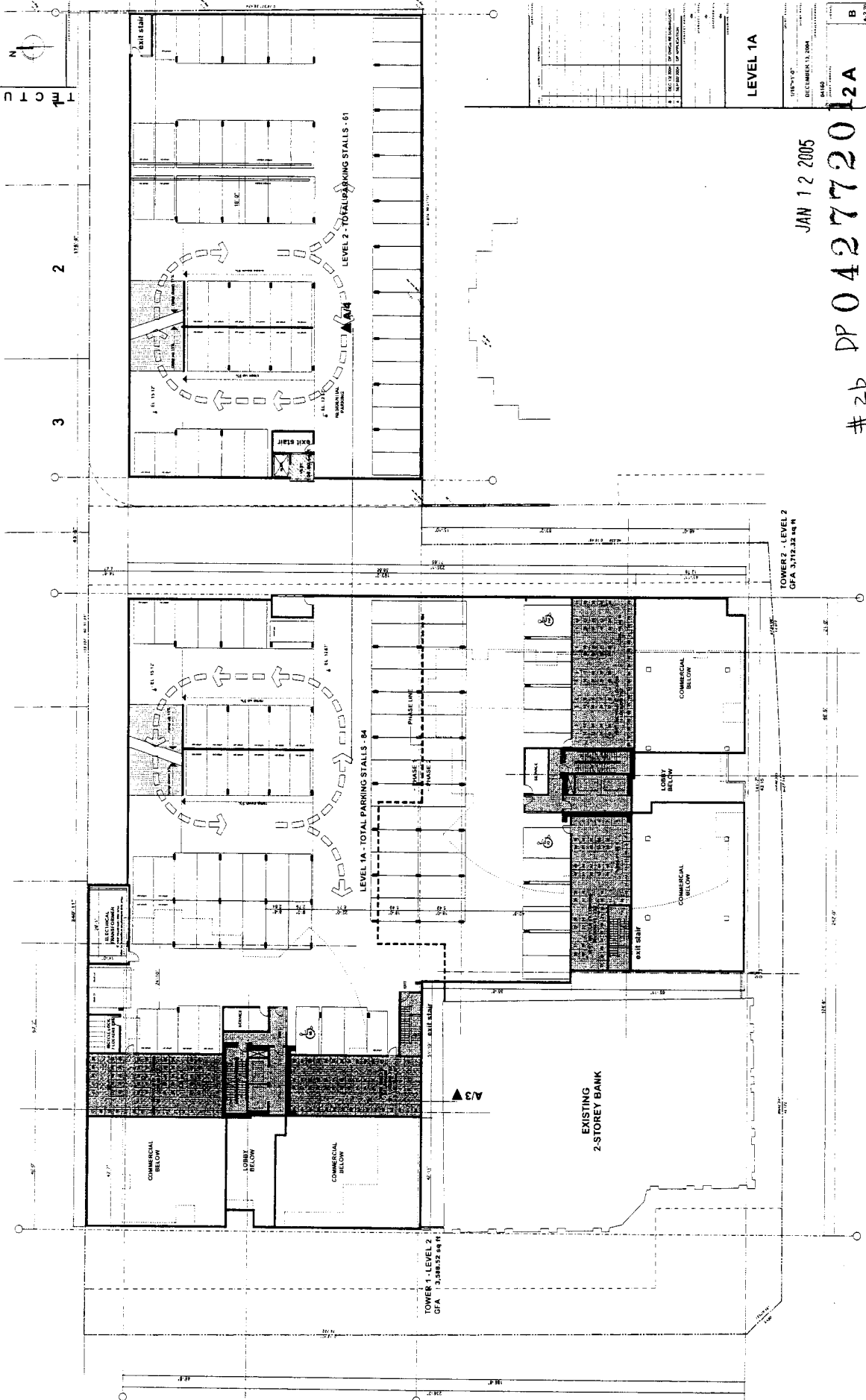
SABA ROAD

HITTING INC.

I HEREBY CERTIFY this to be a true and correct copy of
 p. 25 of 14 to DP 04-277201 approved by
 Richmond City Council on 1/12/2005.

David Weber
 DAVID WEBER, Acting City Clerk

TECHNICAL INC. 



TOWER 1 - LEVEL 2
 GFA 3,388.32 sq ft

TOWER 2 - LEVEL 2
 GFA 3,712.32 sq ft

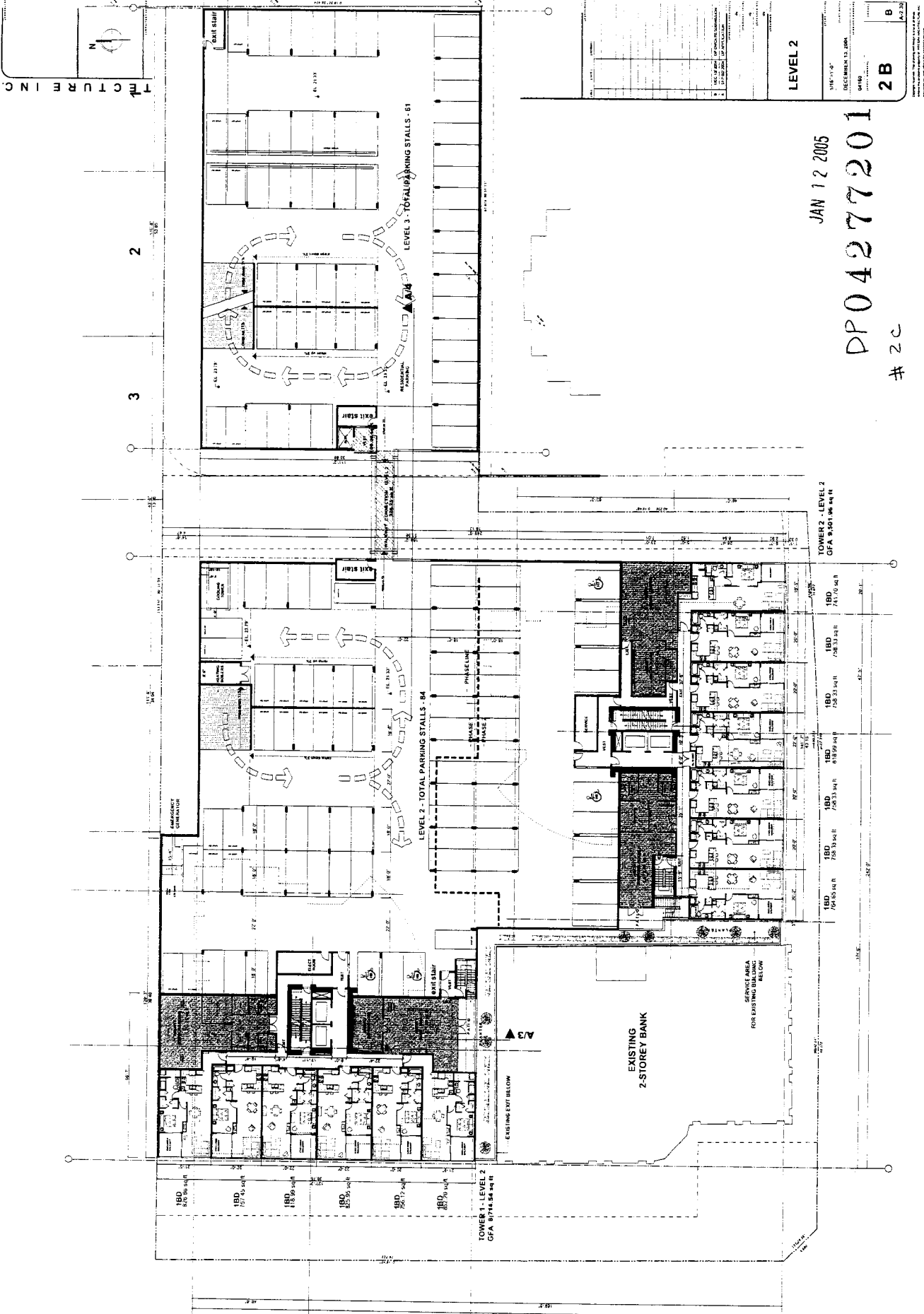
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JAN 12 2005

2b DP 04277201 2A

I HEREBY CERTIFY this to be a true and correct copy of
 p 2c of 14 to DP 04-2392c1 approved by
 Richmond City Council on Feb 23, 2005

David Weber
 DAVID WEBER, Acting City Clerk

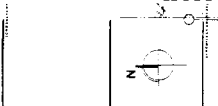


JAN 12 2005
 DP04277201
 # 2c

LEVEL 2
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 DECEMBER 13, 2004
 2 B
 A2.2B

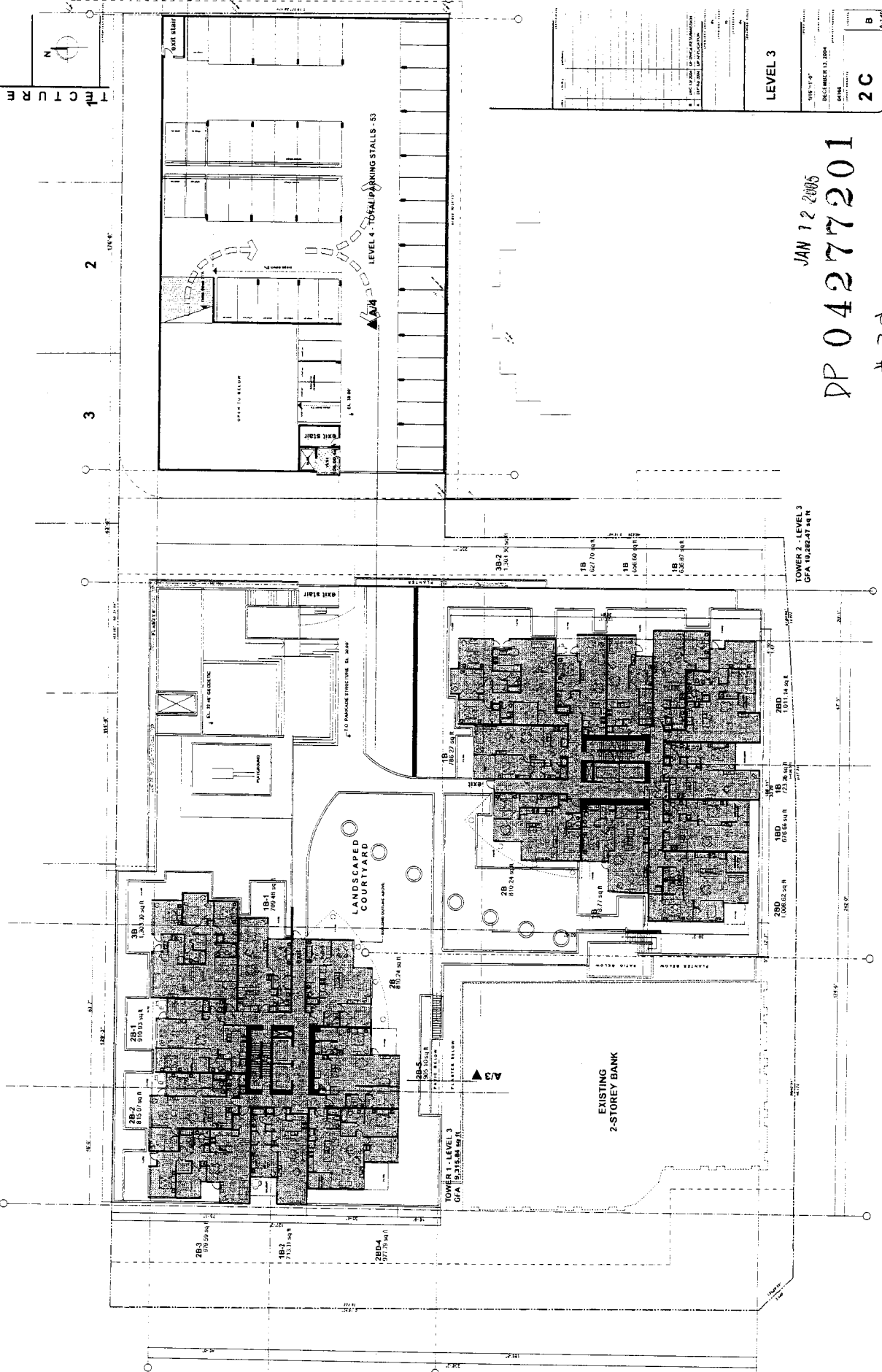
DAVID WEBER, Acting City Clerk
Richmond City Council on Feb 23, 2005.
P 2 of 14 to DP 04-27201 approved by

TELECTURE INC.



2

3



TOWER 2 - LEVEL 3
GFA 10,262-47 sq ft

TOWER 1 - LEVEL 3
GFA 9,316.84 sq ft

LEVEL 4 - TOTAL PARKING STALLS - 53

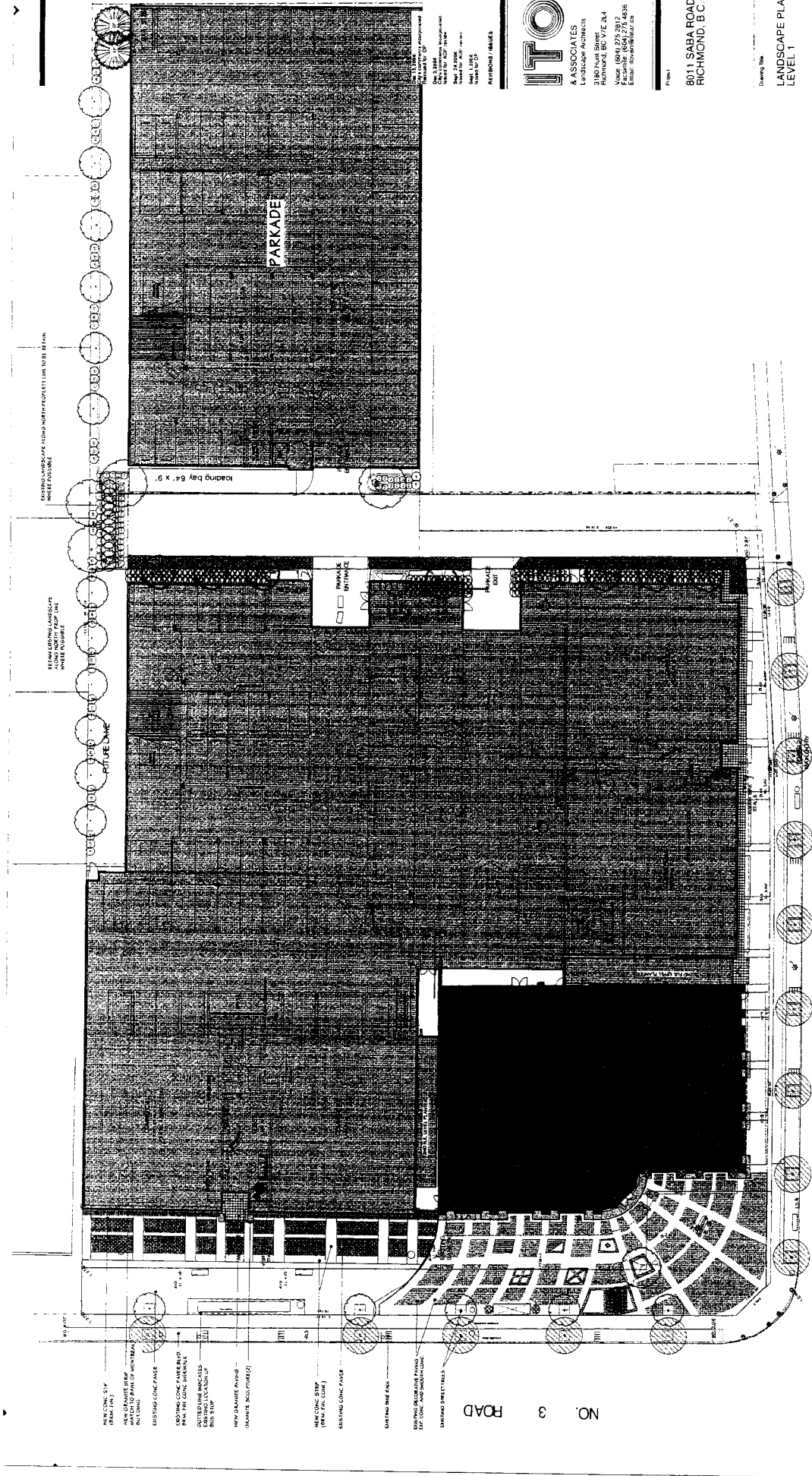
JAN 12 2005
DP 04277201
2d

LEVEL 3

2C

B

REVISIONS	
NO.	DESCRIPTION
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NO. 3
ROAD



JAN 12 2005

DP 04277201

#3a

SABA ROAD

PARKADE DRIVE

ROAD

I HEREBY CERTIFY this to be a true and correct copy of P 39 of 14 to DP 04-277201 approved by Richmond City Council on FEB 28 2005.

David Weber
DAVID WEBER, Acting City Clerk

3a

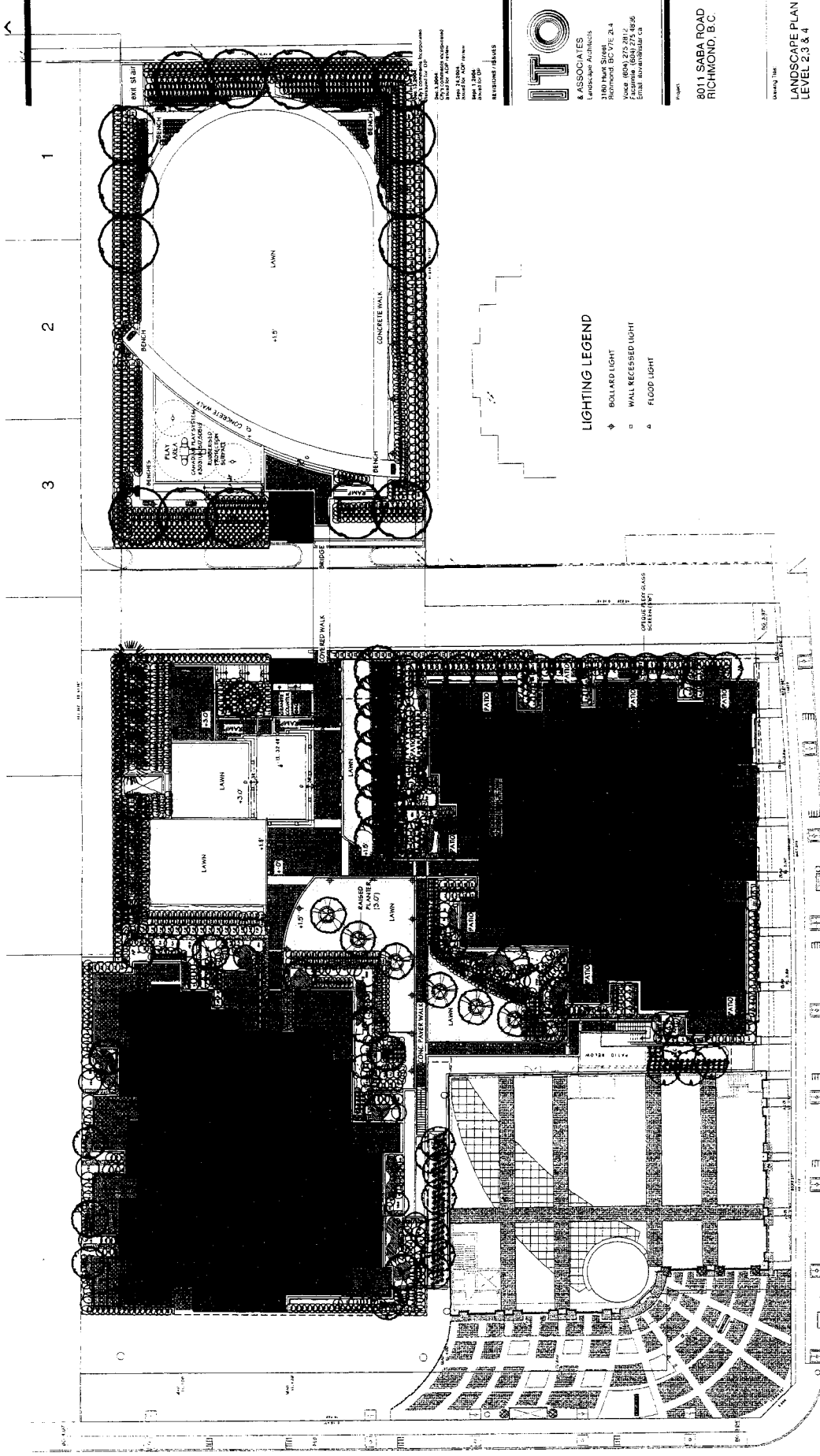


ITO
ASSOCIATES
Landscape Architects
2190 Hunt Street
Richmond, BC V6E 2L4
Phone: (604) 272-2812
Fax: (604) 272-2818
E-mail: info@ito.ca

Project: 8011 SABA ROAD
RICHMOND, B.C.

Drawing Title: LANDSCAPE PLAN
LEVEL 1

Author:	11/07/04
Checked:	11/07/04
Drawn:	11/07/04
Scale:	AS SHOWN
Date:	11/07/04



ITO
 & ASSOCIATES
 Landscape Architects
 3180 Main Street
 Richmond B.C. V7E 2L4
 Voice: (604) 275-2812
 Fax: (604) 275-2816
 Email: info@ito.ca

8011 SABA ROAD
 RICHMOND, B.C.

LANDSCAPE PLAN
 LEVEL 2, 3 & 4

Scale	1:100 - 1:10'
Client	City of Richmond
Contract	104-222261
Date	NOV 21, 2004
Drawn	ML/JS
Checked	ML/JS

3b

JAN 12 2005

DP 04277201

3b

I HEREBY CERTIFY this to be a true and correct copy of
 p. 3b of 14 to DP 04-222261 approved by
 Richmond City Council on Feb 21, 2005.

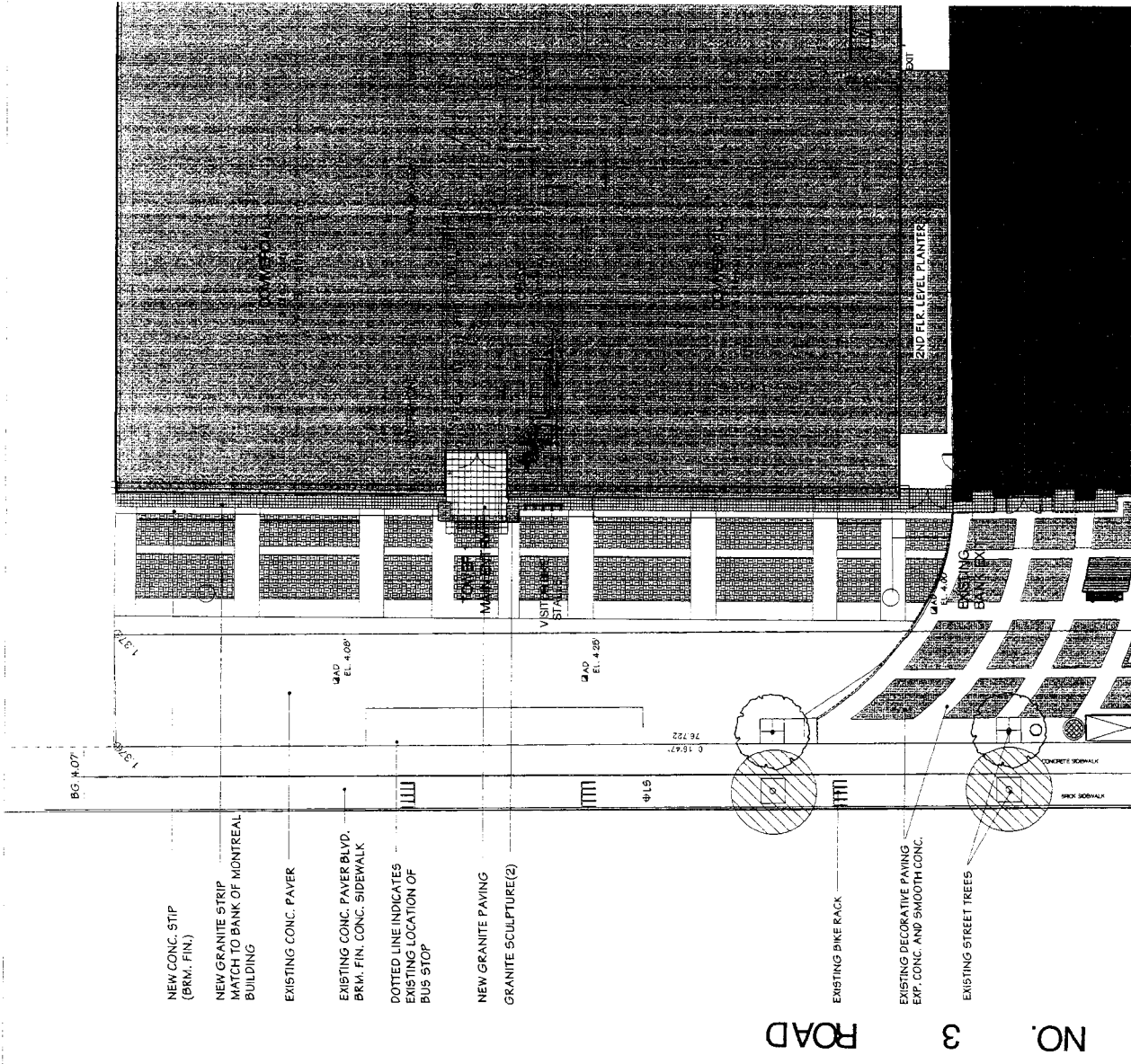
David Weber
 DAVID WEBER, Acting City Clerk

NO. 3 ROAD

SABA ROAD

I HEREBY CERTIFY this to be a true and correct copy of
 P 36 of 14 to DP CV-277201 approved by
 Richmond City Council on Feb 28/05

David Weber
 DAVID WEBER, Acting City Clerk



- NEW CONC. STIP (BRM. FIN.)
- NEW GRANITE STRIP MATCH TO BANK OF MONTREAL BUILDING
- EXISTING CONC. PAVER
- EXISTING CONC. PAVER BLYD. BRM. FIN. CONC. SIDEWALK
- DOTTED LINE INDICATES EXISTING LOCATION OF BUS STOP
- NEW GRANITE PAVING
- GRANITE SCULPTURE(2)

ROAD 3 NO. 3

JAN 12 2005
 DP04277201

#3C

3C

City of Richmond
 City Engineer/Inspector
 1100 Bloor Street West
 Richmond, BC V6Y 2R6
 Tel: (604) 273-5999
 Fax: (604) 273-5999
 Email: ce@cityofrichmond.ca
 Website: www.cityofrichmond.ca

ITO
 & ASSOCIATES
 LANDSCAPE ARCHITECTS
 1100 Bloor Street West
 Richmond, BC V6Y 2R6
 Tel: (604) 273-2832
 Fax: (604) 273-4836
 Email: ito@ito.ca

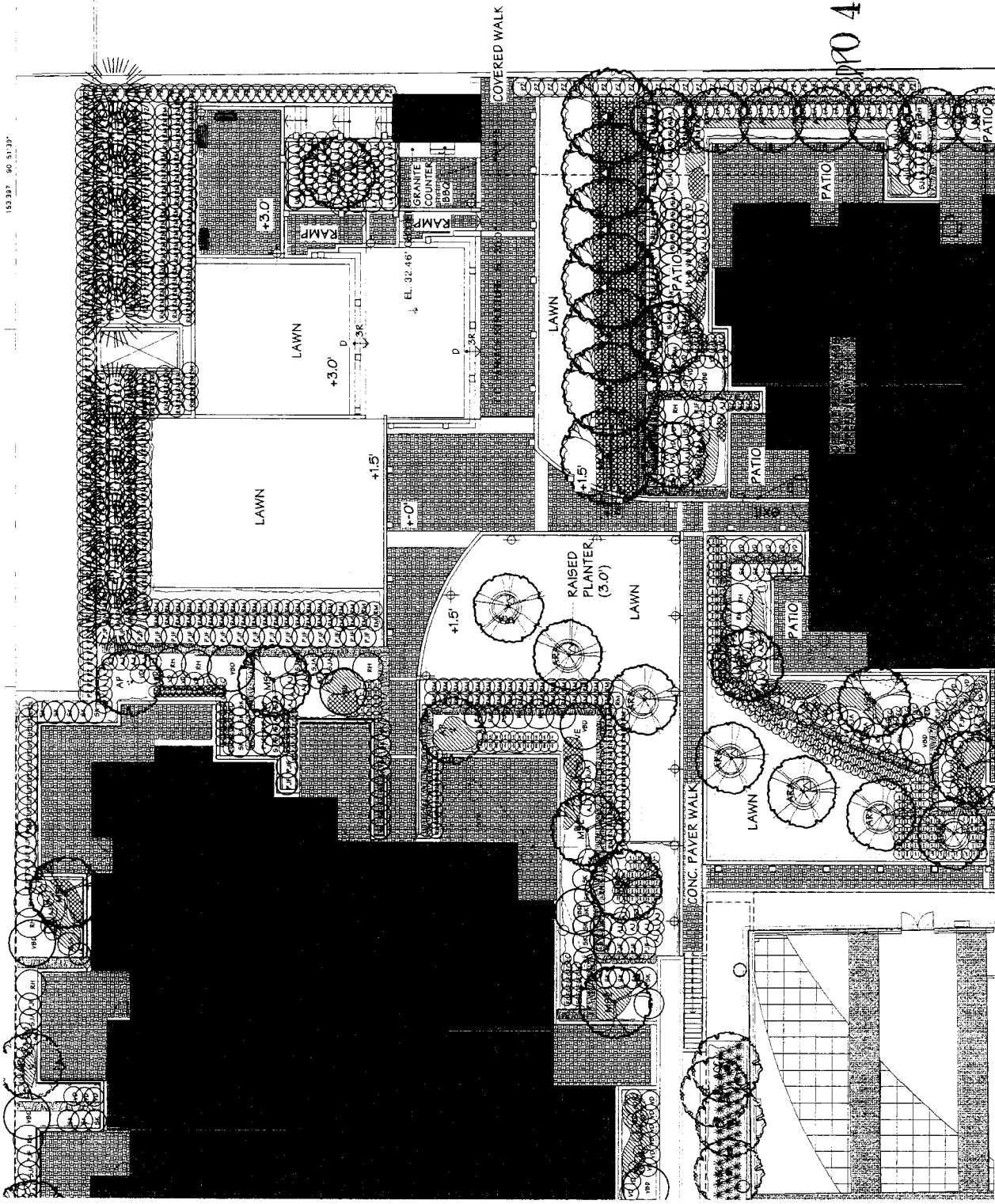
Project:
 8011 SABA ROAD
 RICHMOND, B.C.

Drawing Title:
 AREA DETAILS
 (LEVEL 1)

Scale:	1" = 10'
Sheet:	MM
Contract:	MM
Date:	JAN 12 2005
Drawn:	MM
Checked:	MM
Approved:	MM

HEREBY CERTIFY this to be a true and correct copy of
 p 3d of 14 to DP 64-27201 approved by
 Richmond City Council on Feb 27/05.

David Weber
 DAVID WEBER, Acting City Clerk



153.337 90 5133P

DESIGNER:
 ITO & ASSOCIATES
 LANDSCAPE ARCHITECTS
 3180 Hunt Street
 Richmond, BC V6V 2L4
 Phone: (604) 273-7878
 Fax: (604) 273-7866
 Email: info@ito.ca



PROJECT:
 8011 SABA ROAD
 RICHMOND, B.C.

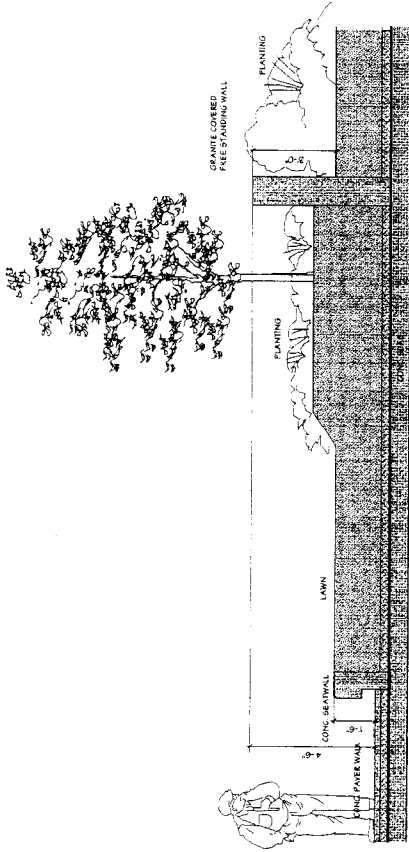
DATE:
 AREA DETAILS
 (LEVEL 3)

JAN 12 2005
 04277201

DATE	DESCRIPTION
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10/1/04	REVISED
9/1/04	REVISED
8/1/04	REVISED
7/1/04	REVISED
6/1/04	REVISED
5/1/04	REVISED
4/1/04	REVISED
3/1/04	REVISED
2/1/04	REVISED
1/1/04	REVISED

3d

3d



1 PLANTING ON 3RD FLOOR LEVEL
SCALE 1/4" = 1'-0"

PLANT LIST

PALOMA 8011 SABA ROAD RICHMOND

KEY	CITY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
ACC	11	ACER/CORNUTUM	VINE MAPLE	2.5m HT BAB 3 STEMS W/IN
AP	20	ACER/PALMATICUM	JAPANESE MAPLE	2.5m HT BAB
AR	19	ACER/PLATANIFOLIUM	RED MAPLE	8.0m CAL BAB 1 8m STD
QTA	16	ALNUS/INCANA	WHITE BIRCH	8.0m CAL BAB 1 8m STD
MB	7	ALNUS/TIMOCKENSIS	SKUNKY BIRCH	8.0m CAL BAB 1 8m STD
MSL	12	MAGNOLIA/GRANDIFLORA	SOUTHERN MAGNOLIA	2.0m HT BAB
TS	12	MAGNOLIA/SOLANGIANA	FURLEAF SAUCEWOOD	2.0m HT BAB
TS	347	FRAX/ALBOCORNUTAUS	EMERALD CEDAR	1.25m HT
SHRUBS				
AJ	129	AZALEA/JAPONICA	JAPANESE AZALEA	#2 POT
EL	437	ERICA/CARNEA	WINTER HEATH	#2 POT
LA	193	LEUCODIUM/AULIARIS	COAST LEUCODIUM	#2 POT
PK	36	PRUNUS/LAURENCEANA	OTTO LINDER LAUREL	#5 POT
PZ	951	PRUNUS/LAURENCEANA	ZABEL'S LAUREL	#5 POT
PK	32	PRUNUS/LAURENCEANA	PRUNUS LAUREL	1.00m HT
SK	43	SAUKIA/JAPONICA	SHAMAMA	#2 POT
SJA	65	SPRINGER/JAPONICA	ANTHONY WATERER SPRINGEA	#2 POT
VB	12	VERBANNA/BOURNAIENSE	DAWY VIBURNUM	2.00m HT
GROUND COVERS				
AJU	945	ARCTOSTAPHYLOS/MAYA/UREI	RINKINKINCK	#SP1 POT
PA	1825	PUSZKARA/ARHENS	Heide Flower	#SP1 POT
VINES				
CH	5	CAMPRESS/INDICANS	TRUMPET VINE	#1 POT STAKED
PERENNIALS/ANNUALS/PERENNIALS/GRASSES/AQUATIC PLANTS				
BC	436	BEGONIA/CHRISSEOLA	HEARTLEAF BEGONIA	#1 POT
CAW	136	CAMELIOPHYLLIS/ALBIVAREATA	CAMEL	#1 POT
FLA	137	FOX/STYLIDUM/MUNITUM	WESTERN SWOONLET	#1 POT
ANN	530	ANNUALS **		#SP1 POT
PER	360	PERENNIALS **		#1 POT

NOTES

- ** DENOTES SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT
- ALL MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS
- PLANTER #1 THIS IS NOT USE SPECIES ACCORDING TO THE OVER SEAS SPECIES FOR BERRY STOCK AND THE BERRY STANDARDS FOR CONTAINER GROWN PLANTS
- ALL PLANT QUANTITY DISCREPANCIES BETWEEN PLAN AND PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BIDS
- ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE SHALL BE DEFINED AS THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT
- THE CONTRACTOR SHALL MAINTAIN ACCESSANCE TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER

JAN 12 2005

DP 04277201

3e

I HEREBY CERTIFY this to be a true and correct copy of p 3e of 14 to DP 04-2007-201 approved by Richmond City Council on 6-26-2007.

DAVID WEBER, Acting City Clerk

ITO & ASSOCIATES
LANDSCAPE ARCHITECTS
2180 Howe Street
Richmond, BC V7E 2L4
Phone: (604) 271-2700
Fax: (604) 271-4806
Email: info@ito.ca

8011 SABA ROAD
RICHMOND, B.C.

Planting List/DETAILS

3e

HEREBY CERTIFY this to be a true and correct copy of
 4 of 14 to DP 04-27201, approved by
 Richmond City Council on 1/26/2005.

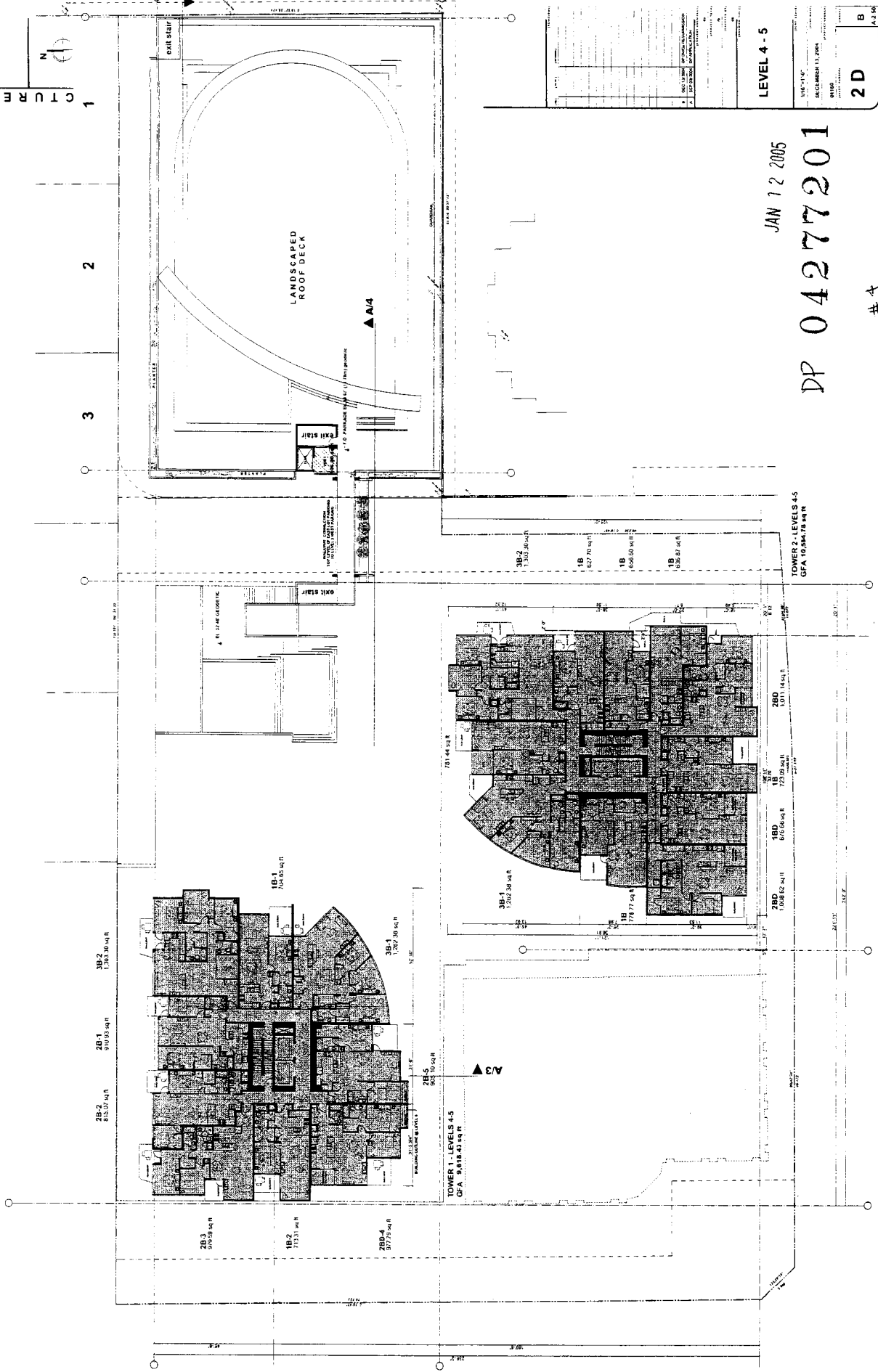
Avid Weber
 AVID WEBER, Acting City Clerk

JAN 12 2005

DP 04277201

#4

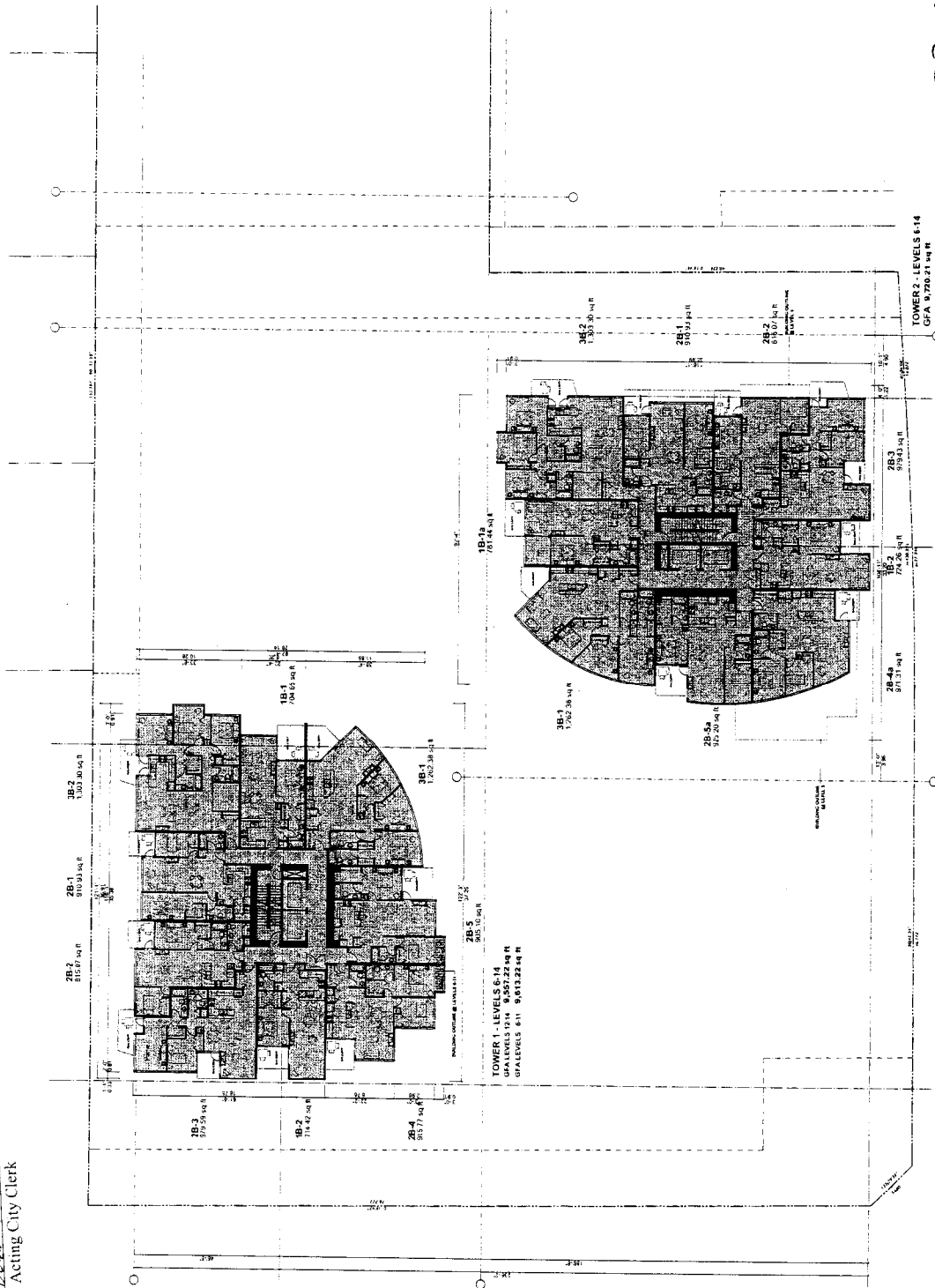
LEVEL 4-5
 2D B
 A2.5



1 CTURE INC.

I HEREBY CERTIFY this to be a true and correct copy of
 P 5 of 14 to DP 04-277201 approved by
 Richmond City Council on 1/12/05

David Weber
 DAVID WEBER, Acting City Clerk



DP 04277201

JAN 12 2005

#5

INTEGRA ARCHITECTURE INC.

414 WEST PARADISE ST
 VANCOUVER, BC V6B 1T5
 T: 604-681-4228
 F: 604-681-4215

TRACOMIA

8011 Saba Rd, Richmond BC
 Registered International

REGISTERED ARCHITECT

BRITISH COLUMBIA

LEVEL 6-14
 TYPICAL FLOOR

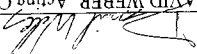
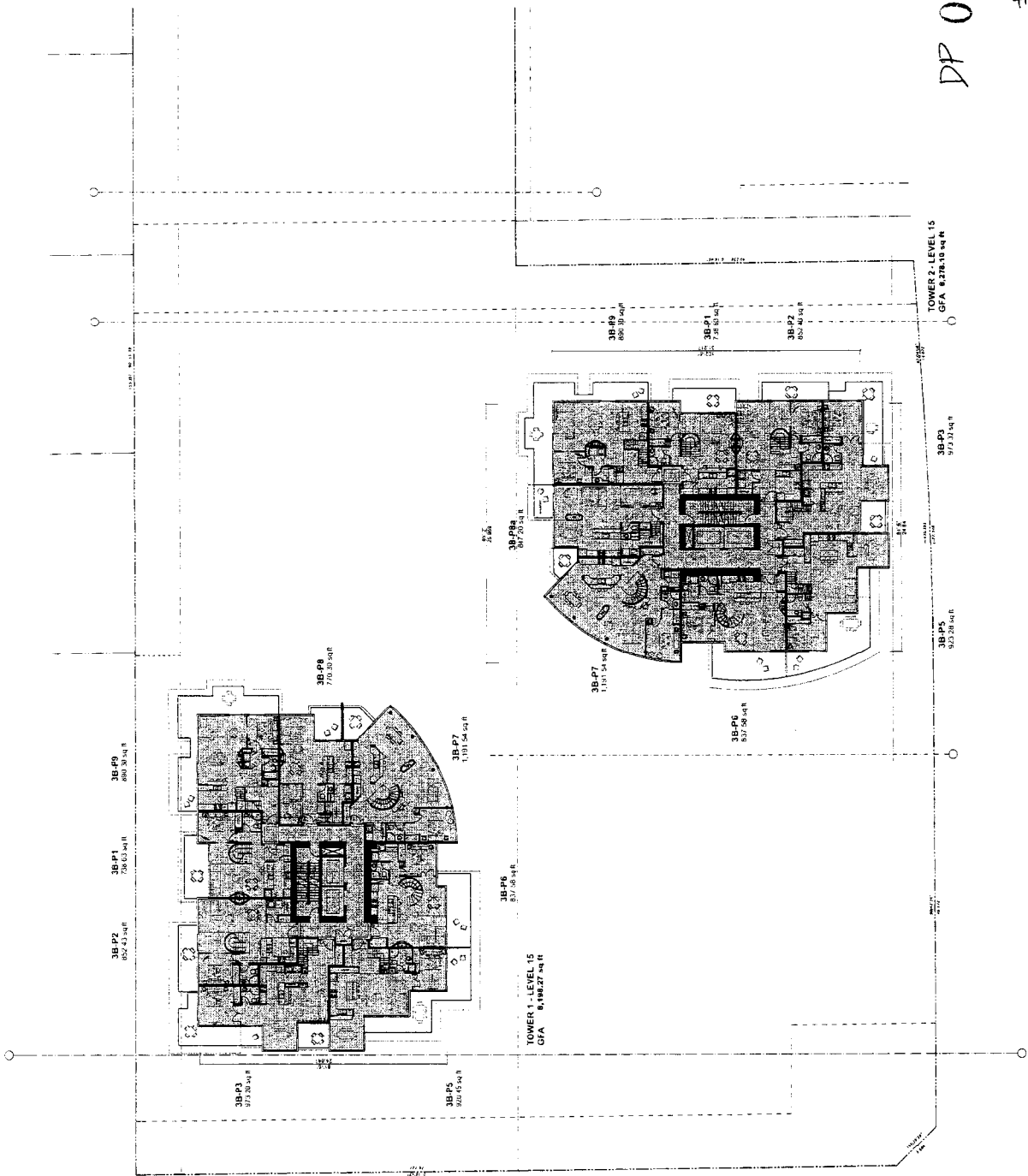
DATE: 01/12/05
 DRAWN BY: [Name]

2E

B
 A-2-80

HEREBY CERTIFY this to be a true and correct copy of
 6 of 14 to DP 04-27201 approved by
 Richmond City Council on Feb 28/05

DAVID WEBER, Acting City Clerk








TOWER 2 - LEVEL 15
 GFA 4,278.19 sq ft

TOWER 1 - LEVEL 15
 GFA 8,198.27 sq ft

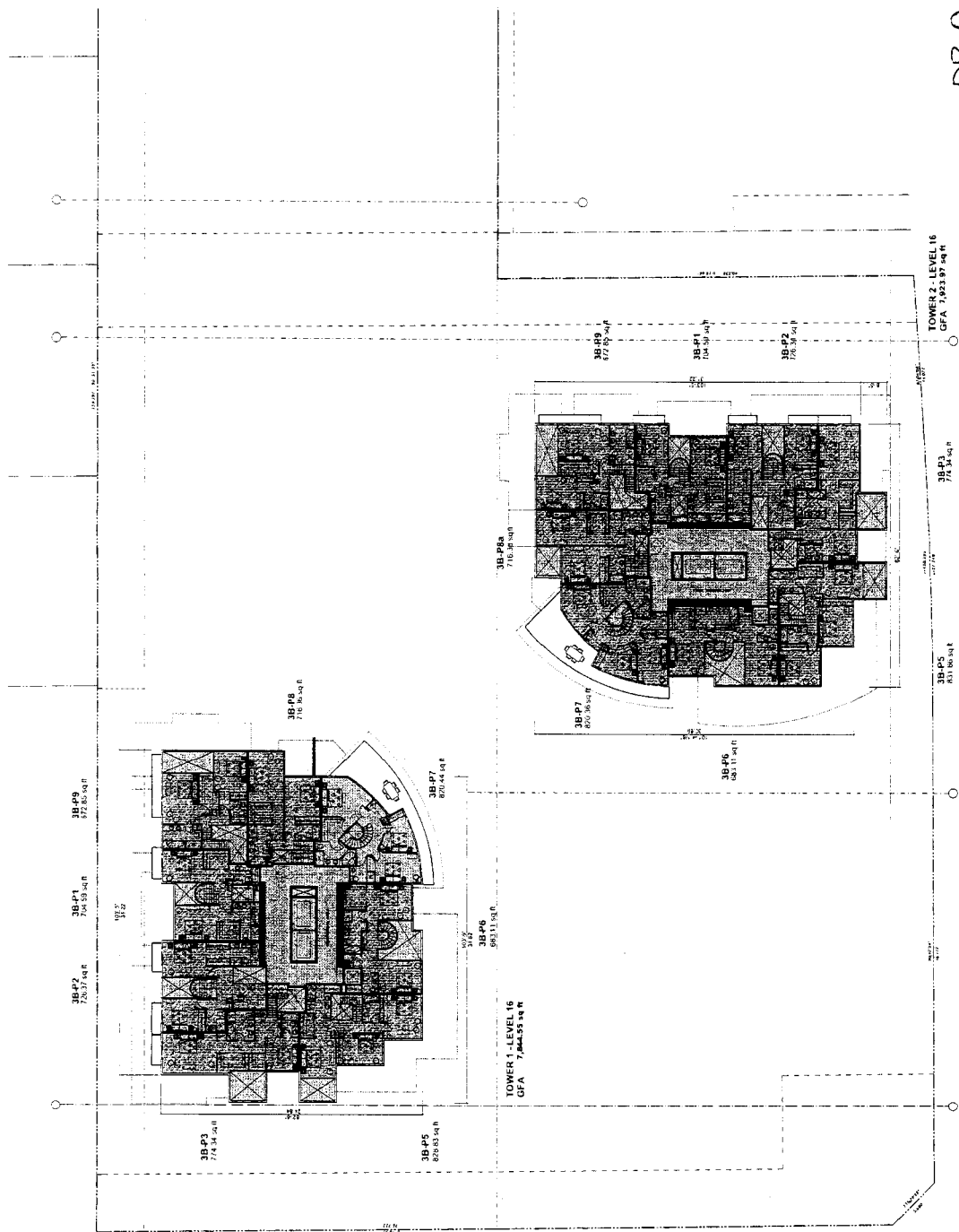
JAN 12 2005
 DP 04277201

#6

 INTEGRA ARCHITECTURE INC.	 115 WEST PALM BEACH WASHINGTON, DC 20001 T 202 638 4220 F 202 638 4270	 8011 Lakeside, Richmond, VA Virginia 22186	 1000 COMMONWEALTH BLVD RICHMOND, VA 23290	LEVEL 15 PENTHOUSE FLOOR SHEET NO. 15.000 DATE: 01/12/05	2 F B
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I HEREBY CERTIFY this to be a true and correct copy of
 P 2 of 14 to DP 04-03201 approved by
 Richmond City Council on Feb 28/05.

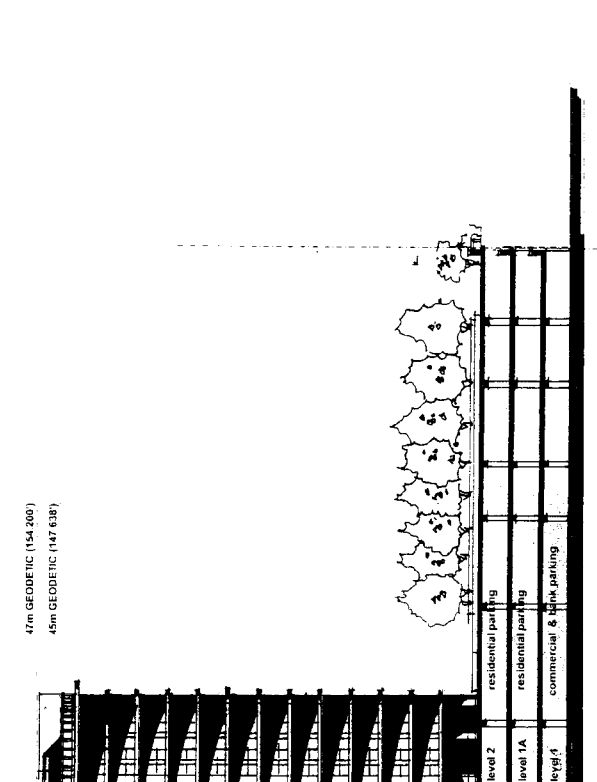
David Weber
 DAVID WEBER, Acting City Clerk



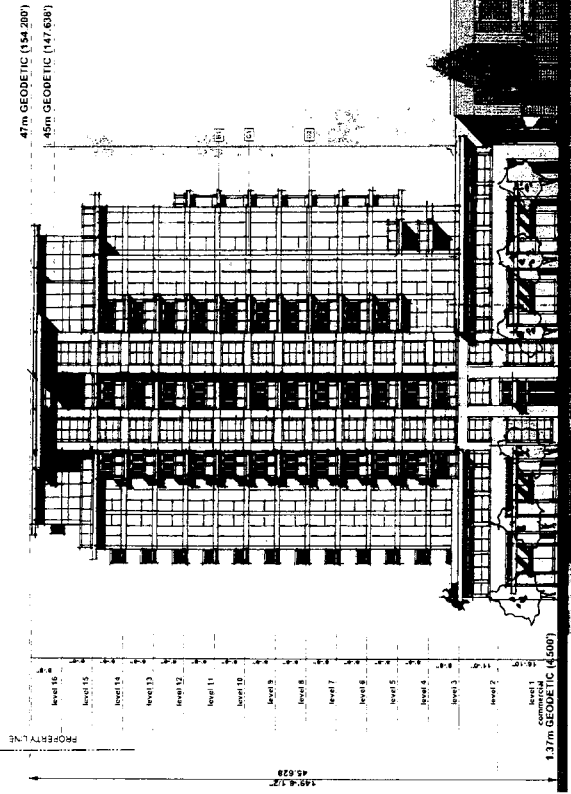
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DP 04277201
 JAN 12 2005

 418 WEST PENNINGTON VANCOUVER, BC, V6B 1T5 T 604 686 4226 F 604 686 4218 www.integraarch.com	 8011 Lakeside Rd. Richmond BC Project Information	 1100 15th St. Vancouver BC Project Information	 0 10 20 30 40 50 60 70 80 90 100 METERS	LEVEL 16 PENTHOUSE FLOOR	DRAWN BY DECEMBER 13, 2004 04155	SHEET NO. 2 G B A-2-B
				PROJECT NO. 04-03201	DATE 12/13/04	SCALE 1/8" = 1'-0"



TOWER 1
SOUTH ELEVATION / SECTION ACROSS MAIN COURTYARD



- FINISHES LEGEND:**
- WALL WINDOW PANELS
 - METAL PANEL
 - SPANDREL PANEL
 - GLASS CURTAIN WALL
 - ALUMINUM PANEL
 - STATIONERY GLAZING
 - METAL AND GLASS CURTAIN

CORNER BUILDING APPROX PARAPET HT. 30'-8" (9.317m)

JAN 12 2010
TOWER 1
WEST ELEVATION ALONG NO. 3 ROAD

DP 04277201
#8

EL. 157'-8" (48.04m geodetic) - PROPERTY LINE

EL. 149'-4" (45.53m geodetic) - PROPERTY LINE

NO. 3 ROAD

1.37m GEODETIC (4.509)

0.00m GEODETIC

EL. 157'-8" (48.04m geodetic) - PROPERTY LINE

EL. 149'-4" (45.53m geodetic) - PROPERTY LINE

NO. 3 ROAD

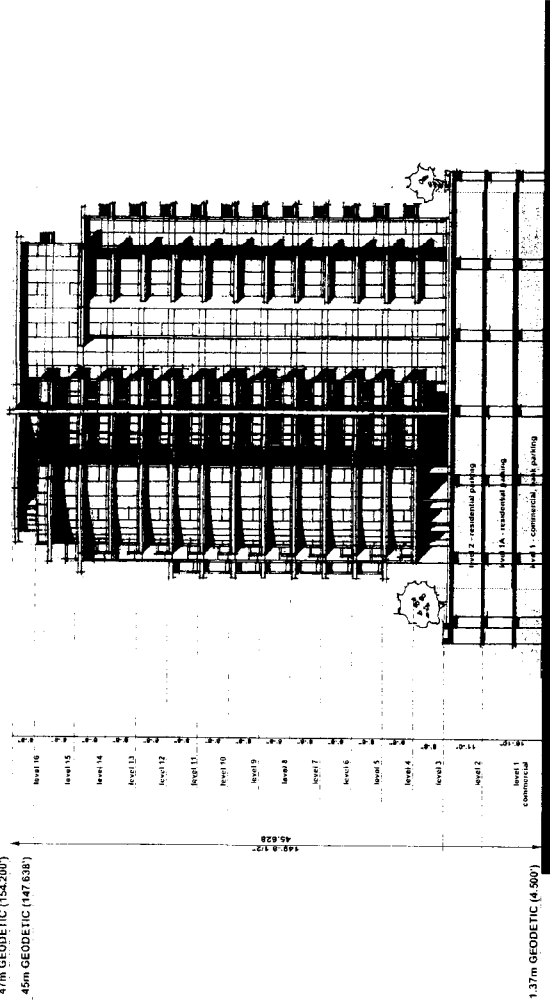
1.37m GEODETIC (4.509)

0.00m GEODETIC

I HEREBY CERTIFY this to be a true and correct copy of
P 2 of 14 to DP 04-27201 approved by
Richmond City Council on Feb 22/10

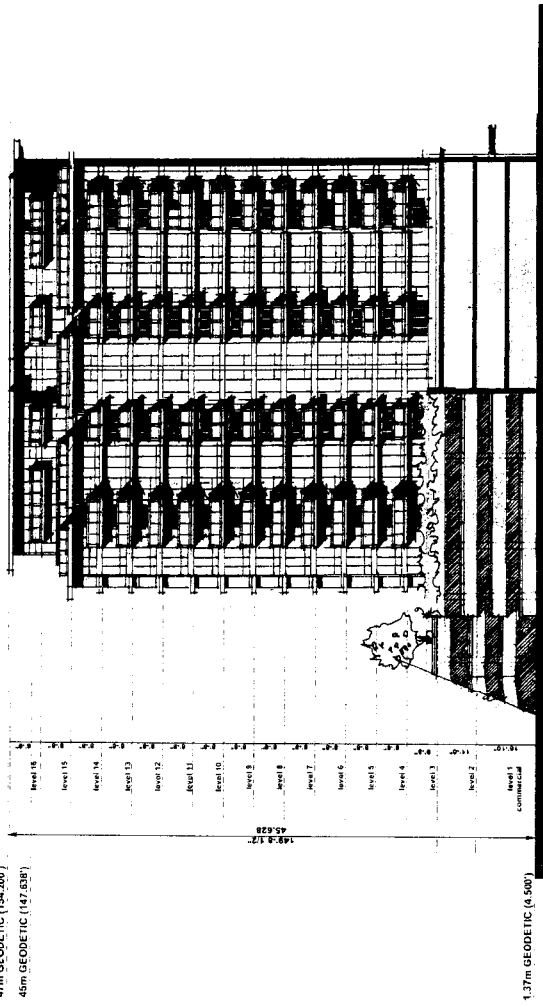
DAVID WEBER, Acting City Clerk

47m GEODETIC (154,200')
45m GEODETIC (147,638')



TOWER 1 - EAST ELEVATION
TOWER 1 - EAST ELEVATION

47m GEODETIC (154,200')
45m GEODETIC (147,638')



TOWER 1 - NORTH ELEVATION
TOWER 1 - NORTH ELEVATION

I HEREBY CERTIFY this to be a true and correct copy of
P 4 of 14 to DP 04-07720, approved by
Richmond City Council on 11/05.

David Weber
DAVID WEBER, Acting City Clerk

JAN 12 2005

DP 0427720

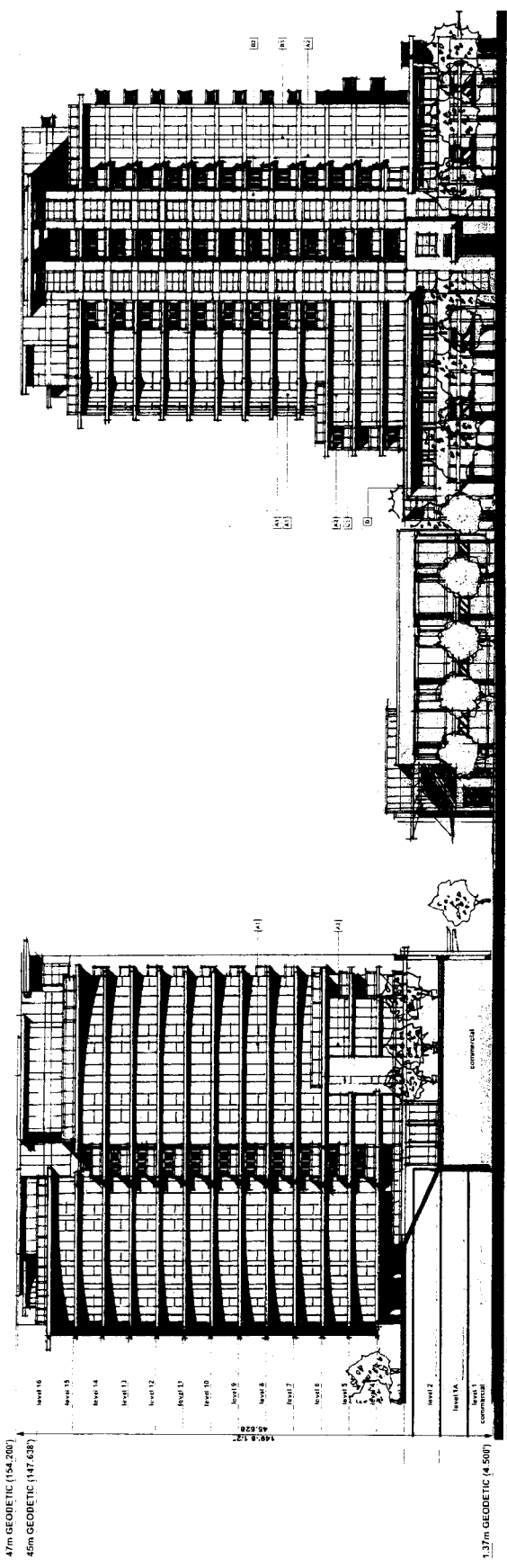
9

INTEGRA ARCHITECTURE INC.
414 WEST PARKER ST
RICHMOND, VA
VA 23261
P 804.688.4229
F 804.688.4210

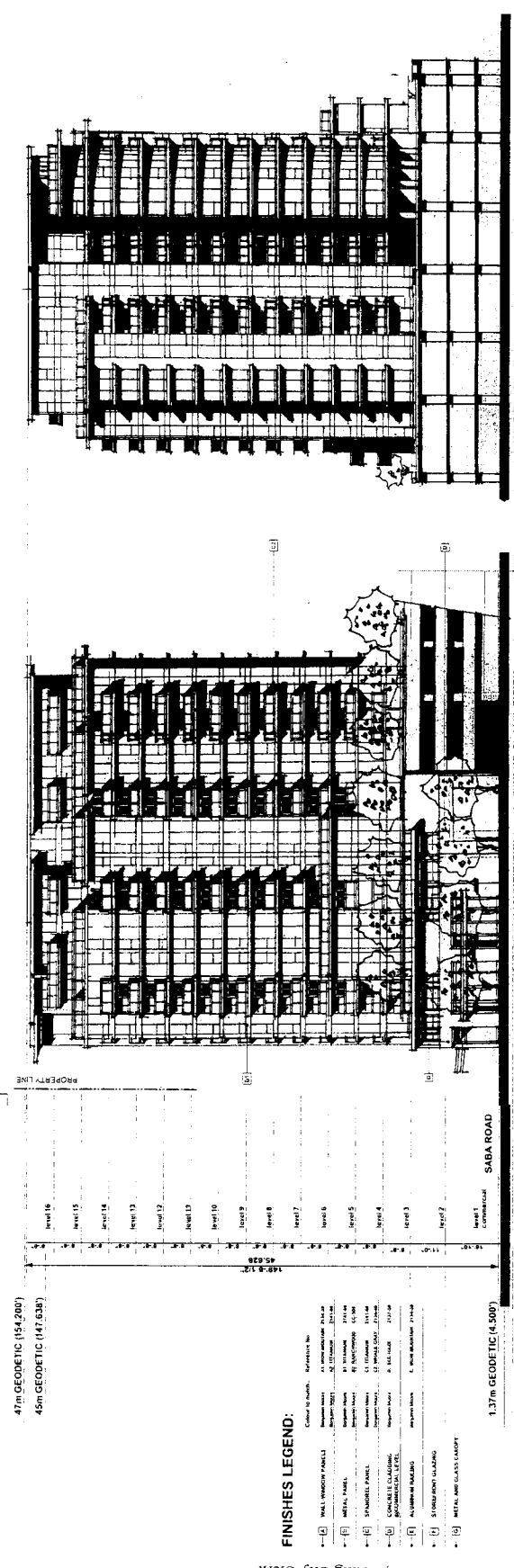
TRADISMA
8011 Salsburg Rd, Richmond, VA
RICHMOND, VA 23235
R.E. SELL
ARCHITECTURAL

TOWER 1 ELEVATIONS
DATE: DECEMBER 13, 2004
SCALE: AS SHOWN
DRAWN BY: [Name]
CHECKED BY: [Name]

4A
B
A-110



TOWER 2 - WEST ELEVATION



TOWER 2 - SOUTH ELEVATION

JAN 12 2005 # 10

TOWER 2 - NORTH ELEVATION

DP 04277201

TOWER 2 - EAST ELEVATION

DAVID WEBER, Acting City Clerk

Richmond City Council on February 15, 2005
 P 10 of 14 to DP 04-277201 approved by

FINISHES LEGEND:

Symbol	Color to match	Reference No.
(1)	WALL WINDOW PANELS	A1 WINDOW PANELS
(2)	METAL PANELS	A2 METAL PANELS
(3)	SPANDREL PANELS	A3 SPANDREL PANELS
(4)	CONCRETE PANELS	A4 CONCRETE PANELS
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(87)	SPANDREL PANELS	A87 SPANDREL PANELS
(88)	SPANDREL PANELS	A88 SPANDREL PANELS
(89)	SPANDREL PANELS	A89 SPANDREL PANELS
(90)	SPANDREL PANELS	A90 SPANDREL PANELS
(91)	SPANDREL PANELS	A91 SPANDREL PANELS
(92)	SPANDREL PANELS	A92 SPANDREL PANELS
(93)	SPANDREL PANELS	A93 SPANDREL PANELS
(94)	SPANDREL PANELS	A94 SPANDREL PANELS
(95)	SPANDREL PANELS	A95 SPANDREL PANELS
(96)	SPANDREL PANELS	A96 SPANDREL PANELS
(97)	SPANDREL PANELS	A97 SPANDREL PANELS
(98)	SPANDREL PANELS	A98 SPANDREL PANELS
(99)	SPANDREL PANELS	A99 SPANDREL PANELS
(100)	SPANDREL PANELS	A100 SPANDREL PANELS

1.37m GEODETIC (4.500')

47m GEODETIC (154.200')
 45m GEODETIC (147.638')

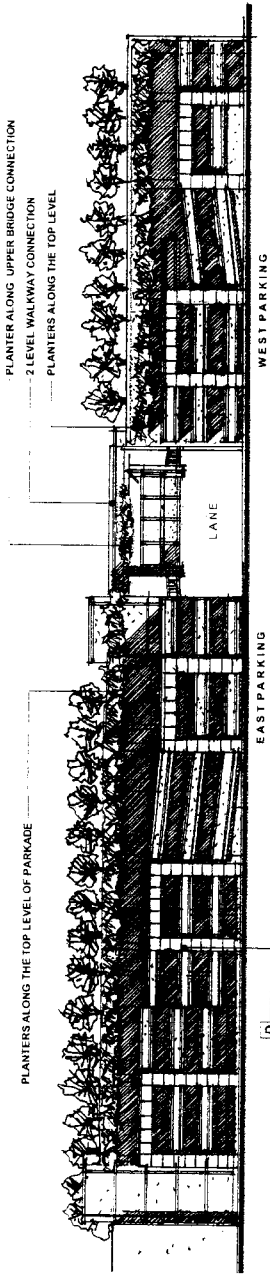
47m GEODETIC (154.200')
 45m GEODETIC (147.638')

1.37m GEODETIC (4.500')

I HEREBY CERTIFY this to be a true and correct copy of
 Page 14 of 14 to DP 04-272200 approved by
 Richmond City Council on 1/12/05

David Weber
 DAVID WEBER, Acting City Clerk

INTEGRA ARCHITECTURE INC.
 418 WEST FIFTH ST
 SUITE 100
 RICHMOND, VA 23219
 TEL: 629-444-2222
 FAX: 629-444-2222
 WWW.INTEGRAARCHITECTURE.COM



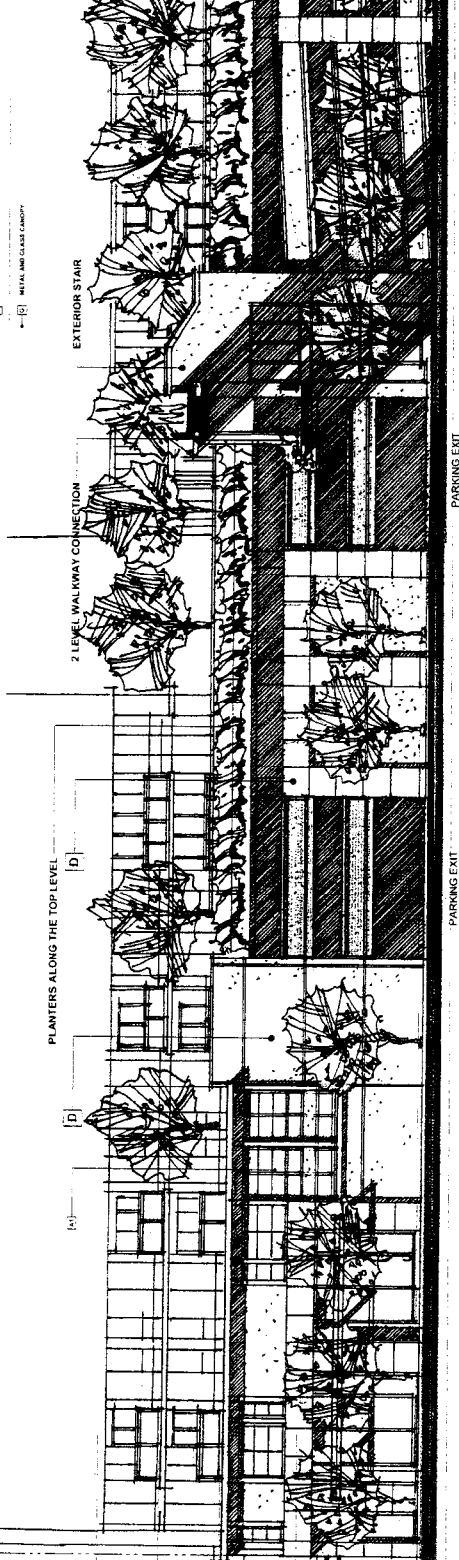
PARKING NORTH ELEVATION ALONG FUTURE LANE
 SCALE 1/8"=1'-0"

FINISHES LEGEND:

- 1 WALL WINDOW PANELS
- 2 METAL PANELS
- 3 SPANDREL PANELS
- 4 CONCRETE CLADDING
- 5 ALUMINUM CLADDING
- 6 STOREFRONT GLAZING
- 7 METAL AND GLASS CANOPY

PROPERTY LINE

SABA RD
 L 5
 L 4
 L 3
 L 2
 G1
 L 1
 (4.500')



TOWER 2 - PARKING EAST ELEVATION ALONG LANE
 SCALE 1/8"=1'-0"

JAN 12 2005

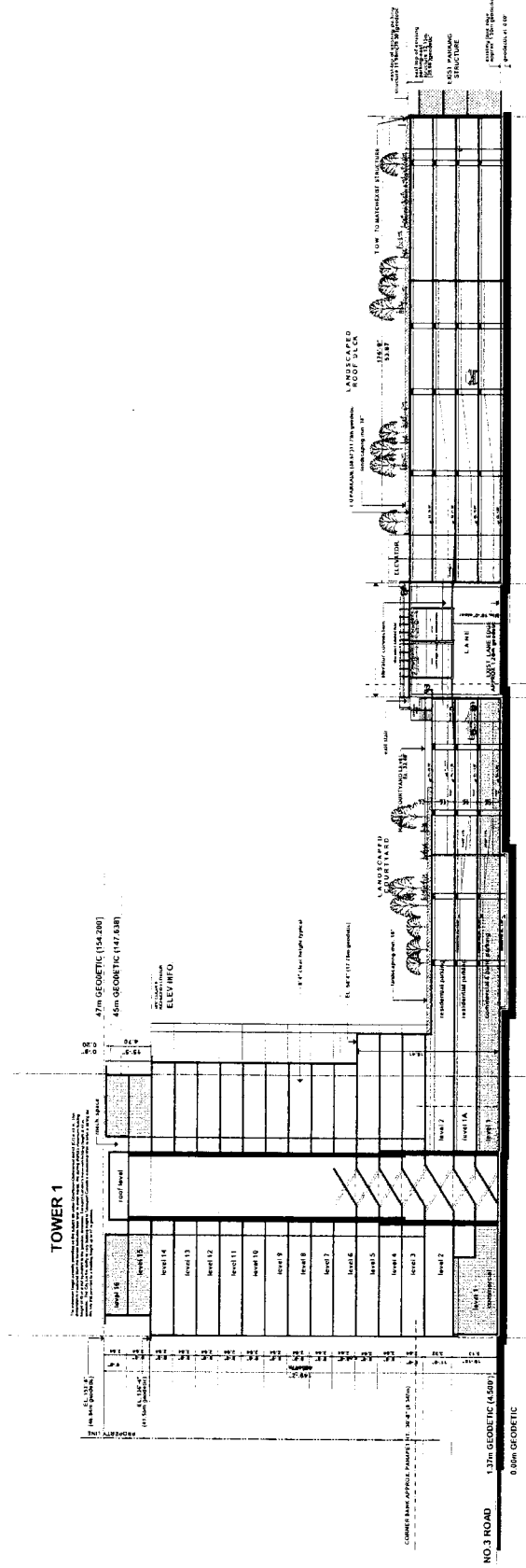
DP 04277201

11

PARKING ELEVATIONS
 SHEET NO. 4C
 DATE: DECEMBER 15, 2004
 SCALE: 1/8"=1'-0"



I HEREBY CERTIFY this to be a true and correct copy of
 P. 12 of 44 to DP 04-277201 approved by
 Richmond City Council on 4-26-07.


 DAVID WEBER, Acting City Clerk



SECTION A - SITE SECTION

JAN 12 2005
 DP 04277201
 # 12

INTEGRA ARCHITECTURE INC.


 44 WEST PARKWAY ST
 WASHINGTON, DC
 20015
 T 202.684.4232
 F 202.684.4230

PALCOMA
 4011 Gateway Blvd. Richmond, VA
 23220
 T 804.270.1100
 F 804.270.1101

REGENT
 ARCHITECTS
 10100 West Lake Avenue
 Suite 200
 Denver, CO 80233
 T 303.751.1100
 F 303.751.1101

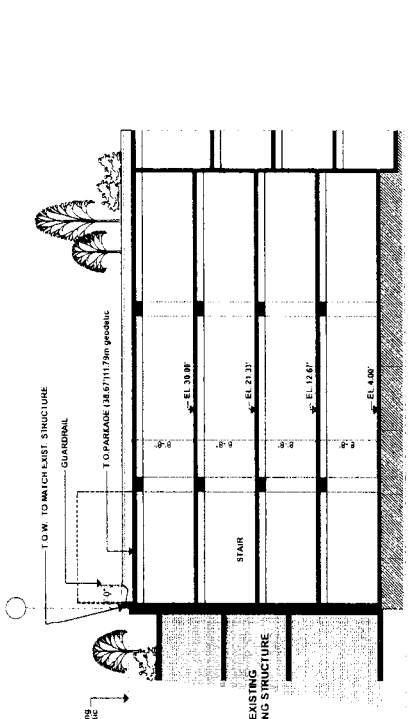
SECTION

1	06/13/04	01	REVISED
2	08/13/04	02	REVISED
3	10/13/04	03	REVISED
4	12/13/04	04	REVISED
5	01/12/05	05	REVISED

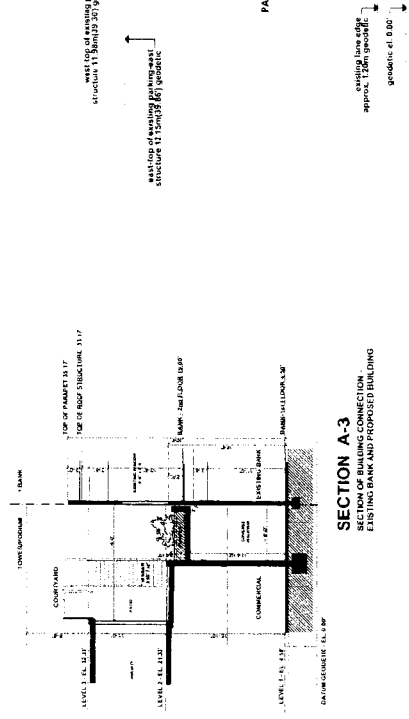
SECTION
 1" = 20'
 1/4" = 10'
 DRAWN: J. D. JONES
 DATE: 1/12/05
 5
 B
 1/12/05

I HEREBY CERTIFY this to be a true and correct copy of
 P 13 of 14 to DP 04-277201 approved by
 Richmond City Council on 1/12/05

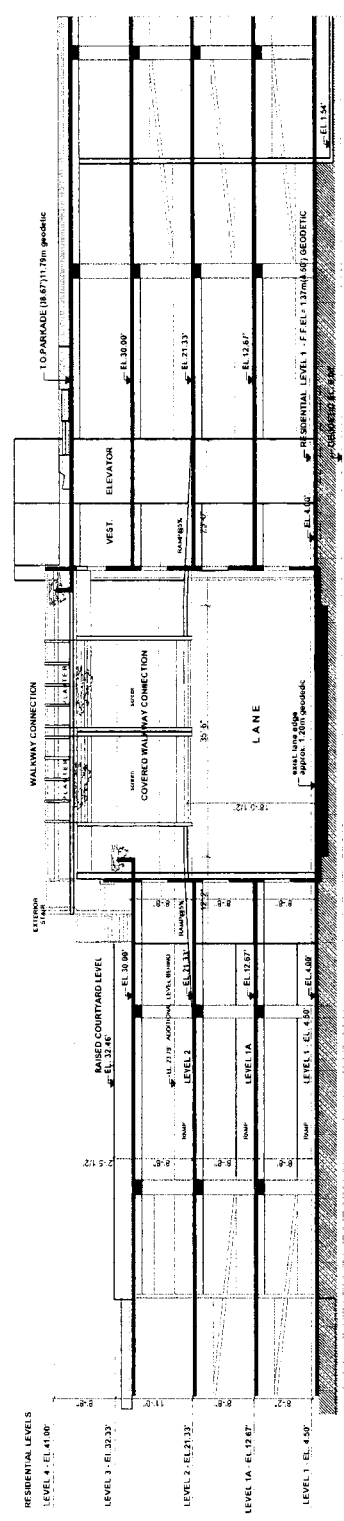
David Weber
 DAVID WEBER, Acting City Clerk



SECTION A-1
 CONNECTION EXISTING PARKING STRUCTURE AND PROPOSED WEST PARKING



SECTION A-3
 CONNECTION EXISTING BANK AND PROPOSED BUILDING



SECTION A-4
 LANE SECTION AT LEVEL WALKWAY CONNECTION

JAN 12 2005

DP 04277201

#13

EAST PARKING

WEST PARKING

RESIDENTIAL LEVELS
 LEVEL 4 - EL 4.00
 LEVEL 3 - EL 3.23
 LEVEL 2 - EL 2.67
 LEVEL 1A - EL 2.02
 LEVEL 1 - EL 1.50

DATE PLOTTED: 1/12/05
 TIME PLOTTED: 10:00 AM
 PLOTTER: HP DesignJet 5000

INTEGRA ARCHITECTURE INC.

418 WEST PENDER ST
VANCOUVER, BC
V6C 2K7
TEL: 604-681-4322
F: 604-681-4310

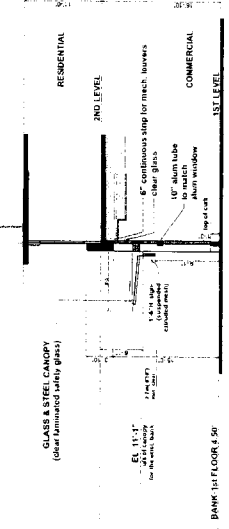
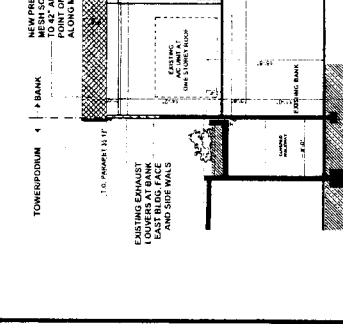
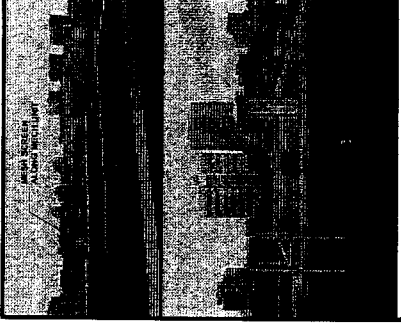
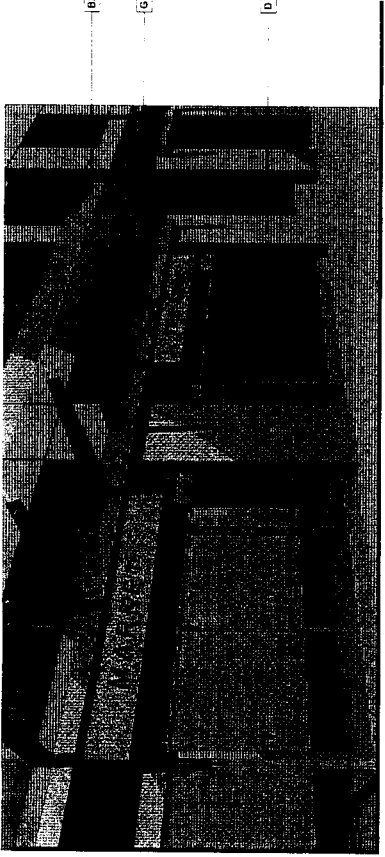
TALCOTTA

8011 Cedar Hill, Richmond, BC
V6X 3L9
Tel: 604-271-5500

SECTION/ELEVATION	DATE	BY	APP'D
SCREEN AT EXISTING BANK ROOF	DECEMBER 13, 2004		

5 B

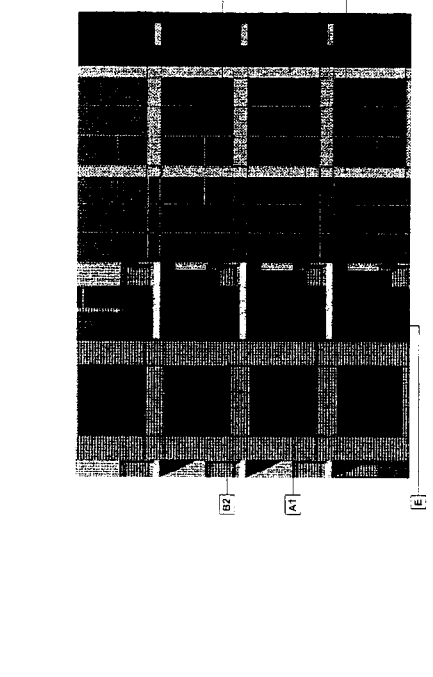
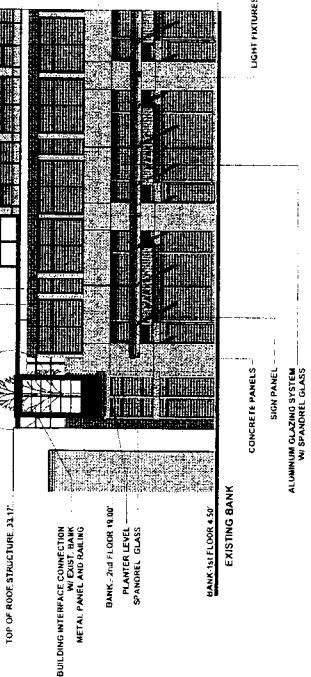
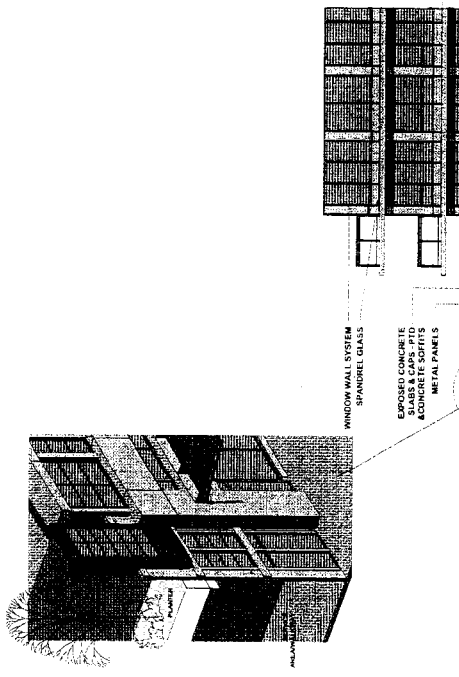
B
A 5.0



SECTION - CANOPY AND COMMERCIAL STORE FRONT
TOWER 2 SOUTH ELEVATION

FINISHES LEGEND:

Color or Finish	Reference No.
1. METAL WINDOW PANELS	1.1 METAL WINDOW PANELS
2. METAL PANEL	2.1 METAL PANEL
3. SPANDREL PANELS	3.1 SPANDREL PANELS
4. CONCRETE CLADDING	4.1 CONCRETE CLADDING
5. ALUMINUM GLAZING	5.1 ALUMINUM GLAZING
6. METAL HAND GLASS CANOPY	6.1 METAL HAND GLASS CANOPY



JAN 12 2005
DP 01977201 #14

DAVID WEBER, Acting City Clerk

I HEREBY CERTIFY this to be a true and correct copy of P 14 of 14 to DP 04-297201 approved by Richmond City Council on Feb 26, 2005.

ATTACHMENT 3

INTEGRAL ARCHITECTURE INC.

N

INTEGRAL ARCHITECTURE INC.

418 WEST BLANKEN ST
VANCOUVER
BC, V6B 1V5
T 604-688-0220
F 604-688-8720
www.integralarch.com

PALOMA

8111 Saba Rd Richmond, BC
Project Introduction

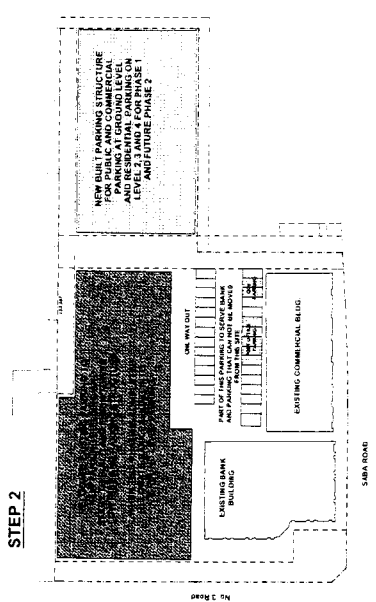
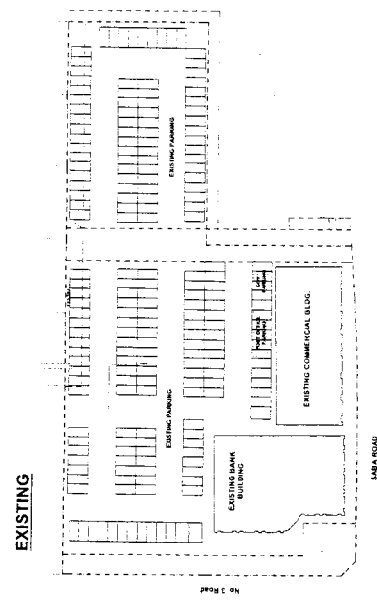
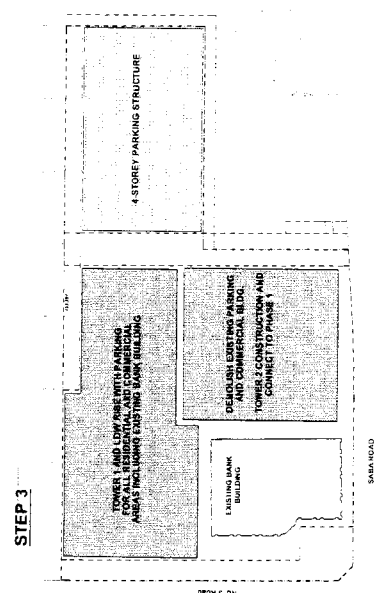
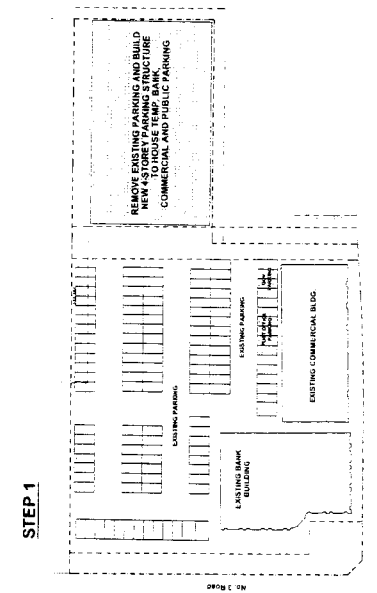
REGENT
ARCHITECTURE

PARKING DIAGRAM

1" = 20' 0"

DECEMBER 16, 2004

6



REFERENCE
PARKING PHASES DIAGRAM

I HEREBY CERTIFY this to be a true and correct copy of P 24 of 14 to DP 04-293201 approved by Richmond City Council on Feb 26, 2005.

David Weber
DAVID WEBER, Acting City Clerk



City of Richmond

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

Development Application Data Sheet

RZ 04-268939
Attachment 3 (page 1)

 Address: 8011 Saba Road AREA A

 Applicant: Regent International Developments Ltd. for RFC Holdings Ltd., Inc. No. 390743

 Planning Area(s): City Centre

	Existing	Proposed
Owner:	RFC Holdings Ltd., Inc. No. 390743	RFC Holdings Ltd., Inc. No. 390743
Site Size (m²):	5905.9 m ²	5905.9 m ²
Land Uses:	residential/commercial	residential/commercial
OCP Designation:	High density mixed-use	High density mixed-use
Area Plan Designation:	Mixed use – high density	Mixed use – high density
702 Policy Designation:	n/a	n/a
Zoning:	C7	CD
Number of Units:	122 residential units	122 residential units
Other Designations:	n/a	n/a

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	n/a	n/a	none permitted
Floor Area Ratio:	Max. 3.0	2.3 FAR	none permitted
Lot Coverage – Building:	Max. 90%	78%	none
Lot Size (min. dimensions):	n/a	5,905.9 m ²	none
Setback – from No. 3 Road (m):	Min. 3 m	11 m Min.	none
Setback – Side & Rear Yards (m):	n/a	n/a	none
Height (m):	45 m	45.5 m geodetic 10 m for parking	none
Off-street Parking Spaces for residential units:	340 stalls to be allocated for residential units (Area A (Lot 1) and Area C (Lot B)) by variance	168 stalls provided for residential units developed on site	none
Off-street Parking Spaces for commercial space:	19	23	none
Tandem Parking Spaces:	n/a	none	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Amenity Space – Indoor:	minimum 100 sq.m	204 sq.m.	none
Amenity Space – Outdoor:	6 sq.m/ unit	1,506 sq. m. shared between Lot A and Lot B	none

Other: Tree replacement compensation required for loss of significant trees in good health.



City of Richmond

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

**Development Application
 Data Sheet**

RZ 04-268939

Attachment 3 (page 2)

Address: 8011 Saba Road AREA B

Applicant: Regent International Developments Ltd. for RFC Holdings Ltd., Inc. No. 390743

Planning Area(s): City Centre

	Existing	Proposed
Owner:	RFC Holdings Ltd., Inc. No. 390743	RFC Holdings Ltd., Inc. No. 390743
Site Size (m²):	3820 m ²	1668.4 m ²
Land Uses:	bank	bank
OCP Designation:	High Density Mixed-Use	High Density Mixed-Use
Area Plan Designation:	Mixed Use – High Density	Mixed Use – High Density
702 Policy Designation:	n/a	n/a
Zoning:	C7	CD
Number of Units:	-	no residential units
Other Designations:	n/a	n/a

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	n/a	n/a	none permitted
Floor Area Ratio:	Max. 3.0	1.1 upa	none permitted
Lot Coverage – Building:	Max. 90%	62%	none
Lot Size (min. dimensions):	n/a	1668.4 m ²	none
Setback – From No.3 Road From Saba Road (m):	Min. 3 m	11 m Min. 3 m Min	none
Setback – Side & Rear Yards (m):	n/a	n/a	none
Height (m):	45 m	10 m geodetic	none
Off-street Parking Spaces for residential units:	n/a	n/a	none
Off-street Parking Spaces for commercial space:	49	55	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Tandem Parking Spaces:	n/a	none	none
Amenity Space – Indoor:	n/a	n/a	none
Amenity Space – Outdoor:	n/a	n/a	none

Other: Tree replacement compensation required for loss of significant trees in good health.



City of Richmond

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

**Development Application
 Data Sheet**

RZ 04-268939

Attachment 3 (page 3)

Address: 8011 Saba Road AREA C

Applicant: Regent International Developments Ltd. for RFC Holdings Ltd., Inc. No. 390743

Planning Area(s): City Centre

	Existing	Proposed
Owner:	RFC Holdings Ltd., Inc. No. 390743	RFC Holdings Ltd., Inc. No. 390743
Site Size (m²):	3820 m ²	2149.7 m ²
Land Uses:	retail/commercial/parking	residential/commercial
OCP Designation:	High Density Mixed-Use	High Density Mixed-Use
Area Plan Designation:	Mixed Use – High Density	Mixed Use – High Density
702 Policy Designation:	n/a	n/a
Zoning:	C7	CD
Number of Units:	-	122 residential units
Other Designations:	n/a	n/a

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	n/a	n/a	none permitted
Floor Area Ratio:	Max. 3.0	6.6 (excluding indoor amenity space)	none permitted
Lot Coverage – Building:	Max. 90%	82%	none
Lot Size (min. dimensions):	n/a	2149.7 m ²	none
Setback – From Saba Road (m):	Min. 3 m	3 m	none
Setback – Side & Rear Yards (m):	n/a	n/a	none
Height (m):	45 m	45.5 m geodetic	none
Off-street Parking Spaces for residential units:	340 stalls to be allocated for residential units (Area A (Lot 1) and Area C (Lot B)) by variance	175 stalls provided for residential units developed on site	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces for commercial space:	20	20	none
Tandem Parking Spaces:	n/a	none	none
Amenity Space – Indoor:	minimum 100 sq.m	210.5 sq.m.	none
Amenity Space – Outdoor:	6 sq.m/ unit	1,506 sq. m. shared between Lot A and Lot B	none

Other: Tree replacement compensation required for loss of significant trees in good health.

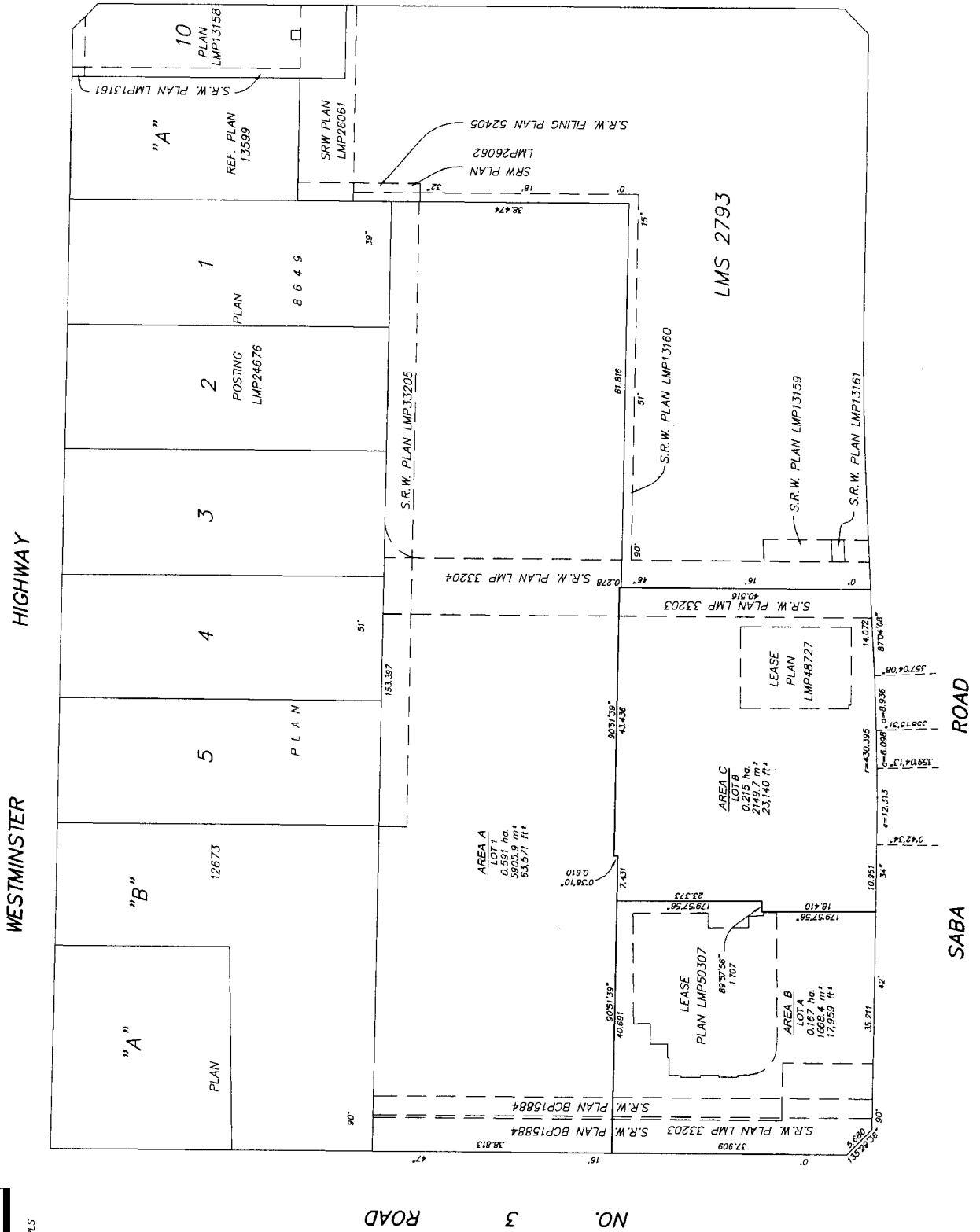
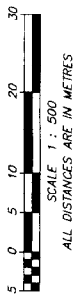
Staff Technical Comments

Development Permit DP 04-277201 preceded rezoning of the site; most of the technical requirements have already been addressed, only a few items remain to be addressed prior to final adoption of the rezoning bylaw or issuance of a Building Permit if specified.

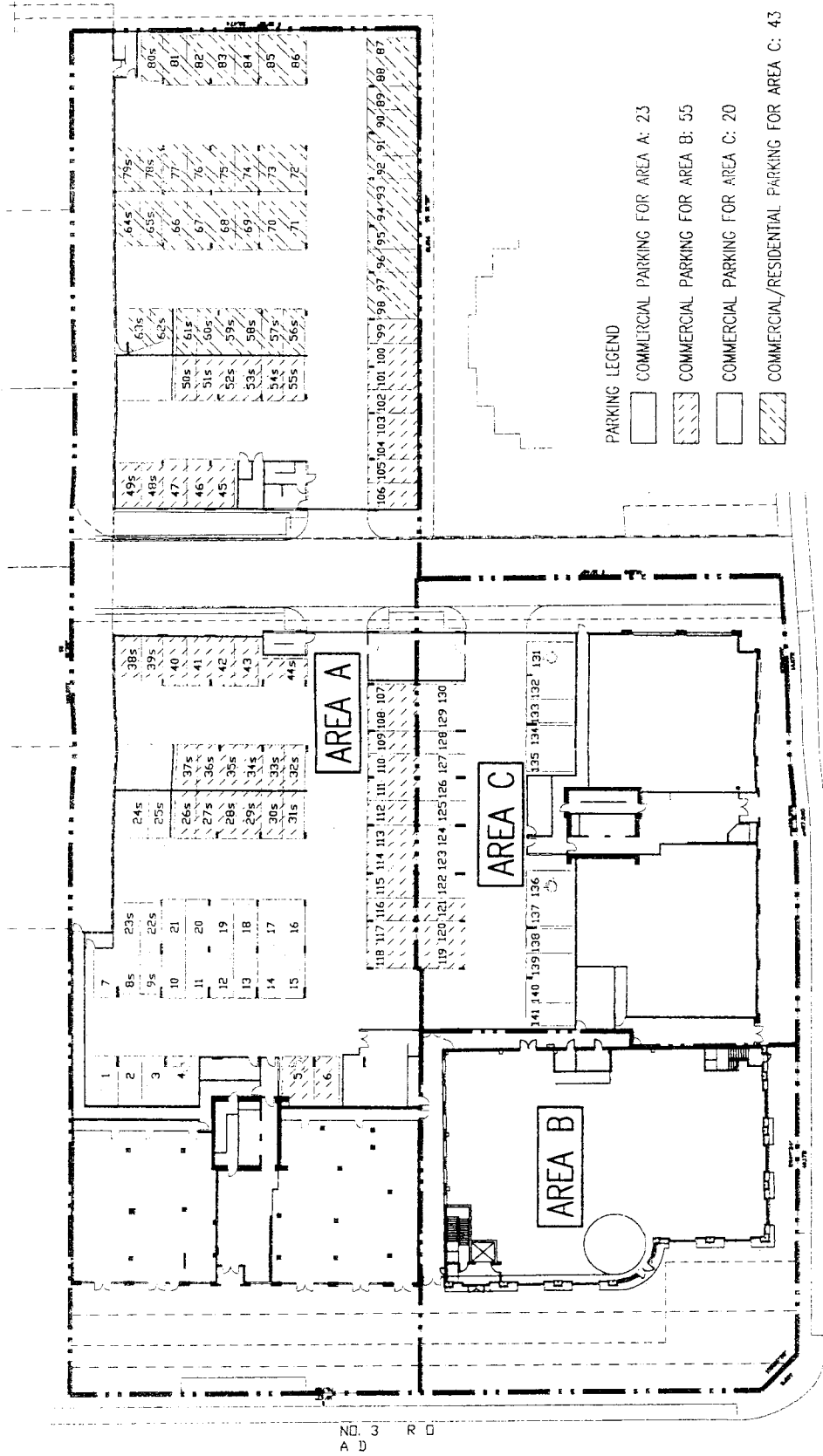
Engineering Works Design and Transportation

- The owner is required to contribute storm and sanitary sewer upgrades. A contribution of \$100,000 toward the sanitary sewer upgrade costs has been received. A contribution of \$144,000 to be applied towards storm sewer upgrades along No. 3 Road from Saba Road is required to be submitted.
- A Servicing Agreement is not required.
- Applicant to ensure that commercial parking spaces have direct access to the commercial areas and sufficient parking is allocated to all on-site uses.

SKETCH PLAN OF LOT 1, PLAN BCP21386, AND LOTS A AND B,
 PLAN BCP-_____, SECTION 9, BLOCK 4 NORTH,
 RANGE 6 WEST, NEW WESTMINSTER DISTRICT.



MURRAY & ASSOCIATES
 201-12448 820A AVENUE
 SURREY, B.C.
 V3W 3F9
 (604) 592-9188



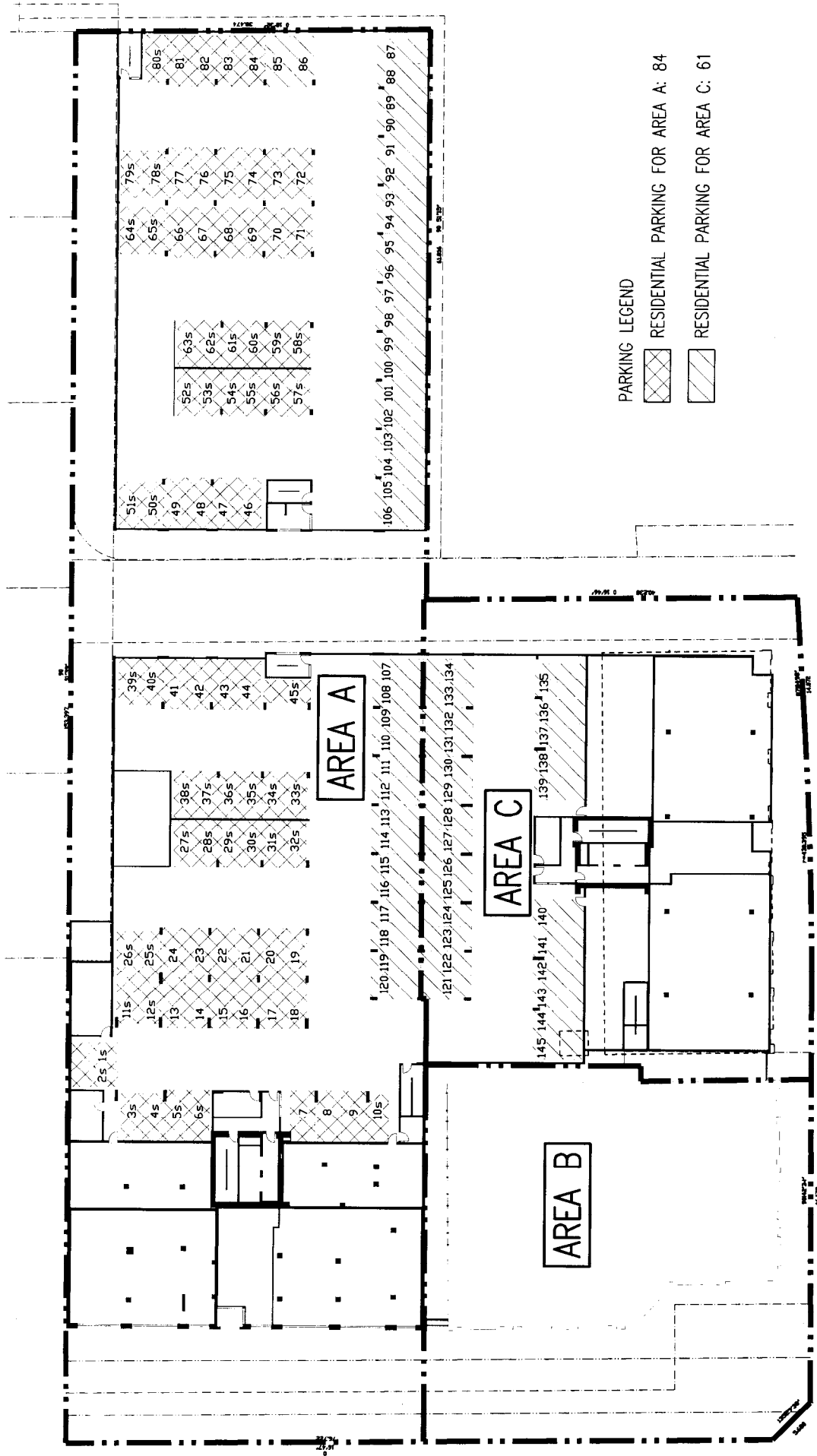
6088 No 3 Road & 8011 Saba Road
 RZ: 04-268939

PARKING PLAN: LEVEL 1

DATE: SEPTEMBER 28, 2006
 REISSUE DATE: NOVEMBER 16, 2006

PARKING COUNT AT LEVEL 1

HCP STALLS:	4
REGULAR STALLS:	95
SMALL STALLS:	42
TOTAL FOR LEVEL 1:	141



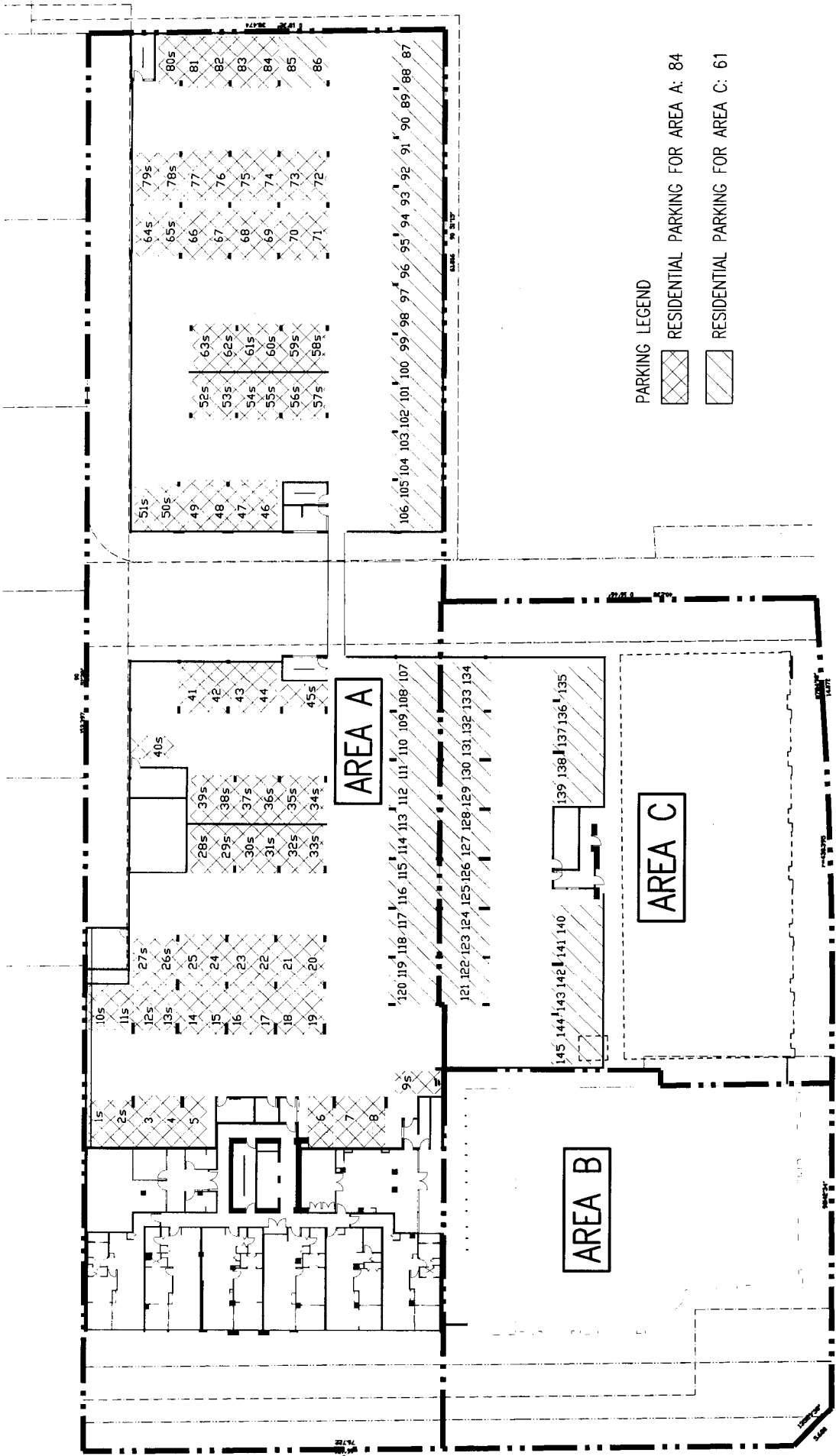
PARKING COUNT AT LEVEL 1A

HCP STALLS:	3
REGULAR STALLS:	97
SMALL STALLS:	45
TOTAL FOR LEVEL 1A:	145

6088 No 3 Road & 8011 Saba Road
 RZ: 04-268939

PARKING PLAN: LEVEL 1A

DATE: SEPTEMBER 28, 2006
 REISSUE DATE: NOVEMBER 16, 2006



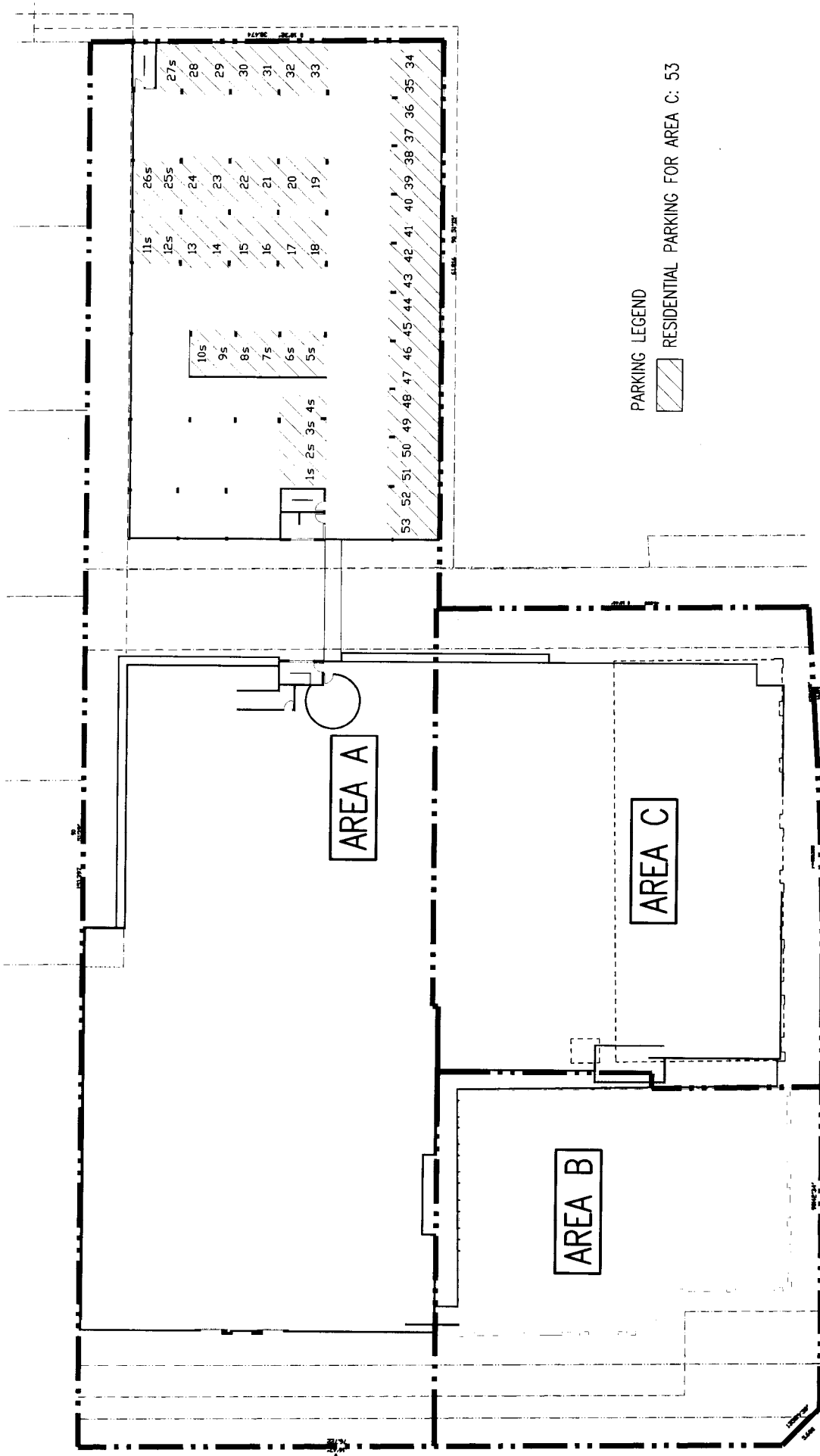
PARKING COUNT AT LEVEL 2

HCP STALLS:	4
REGULAR STALLS:	99
SMALL STALLS:	42
TOTAL FOR LEVEL 2:	145

6088 No 3 Road & 8011 Saba Road
 RZ: 04-268939

PARKING PLAN: LEVEL 2

DATE: SEPTEMBER 28, 2006
 REISSUE DATE: NOVEMBER 16, 2006



PARKING COUNT AT LEVEL 3

HCP STALLS:	0
REGULAR STALLS:	38
SMALL STALLS:	15
TOTAL FOR LEVEL 3:	53

6088 No 3 Road & 8011 Saba Road
 RZ: 04-268939

PARKING PLAN: LEVEL 3

DATE: SEPTEMBER 28, 2006
 REISSUE DATE: NOVEMBER 16, 2006

Conditional Rezoning Requirements

8011 Saba Road
RZ 04-268939

Prior to final adoption of Zoning Amendment Bylaw 8168, the developer is required to complete the following requirements:

- A contribution of \$144,000 to be applied towards storm sewer upgrades along No. 3 Road from Saba Road is required to be submitted; and
- Registration of a flood indemnity covenant on title.

The following are conditions that the developer is required to complete as conditions of subdivision:

- To ensure clarity of parking allocation, either the existing allocation agreement (BX 594763) will be released and a new agreement that complies with the allocation plan attached to this report will be registered on the site, or the existing agreement will be amended to facilitate attachment of a parking allocation plan that complies with the intention of the plans attached to this report;
- The outdoor space for the residential units is shared, as a result an agreement to facilitate sharing of outdoor space between residential uses on Lot A and Lot B is required;
- Ensure each lot is appropriately serviced in accordance with the Subdivision Control Bylaw; and
- Bylaw 8168 must be adopted prior to subdivision approval.

[Signed original on file]

Signed

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8168 (RZ 04-268939)
8011 SABA ROAD AND 6088 NO. 3 ROAD**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by inserting as Section 291.179 thereof the following:

“291.179 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/179)”

The intent of this zoning district is to provide for the downtown shopping, personal service, business, entertainment and residential demands of the City.

291.179.1 PERMITTED USES

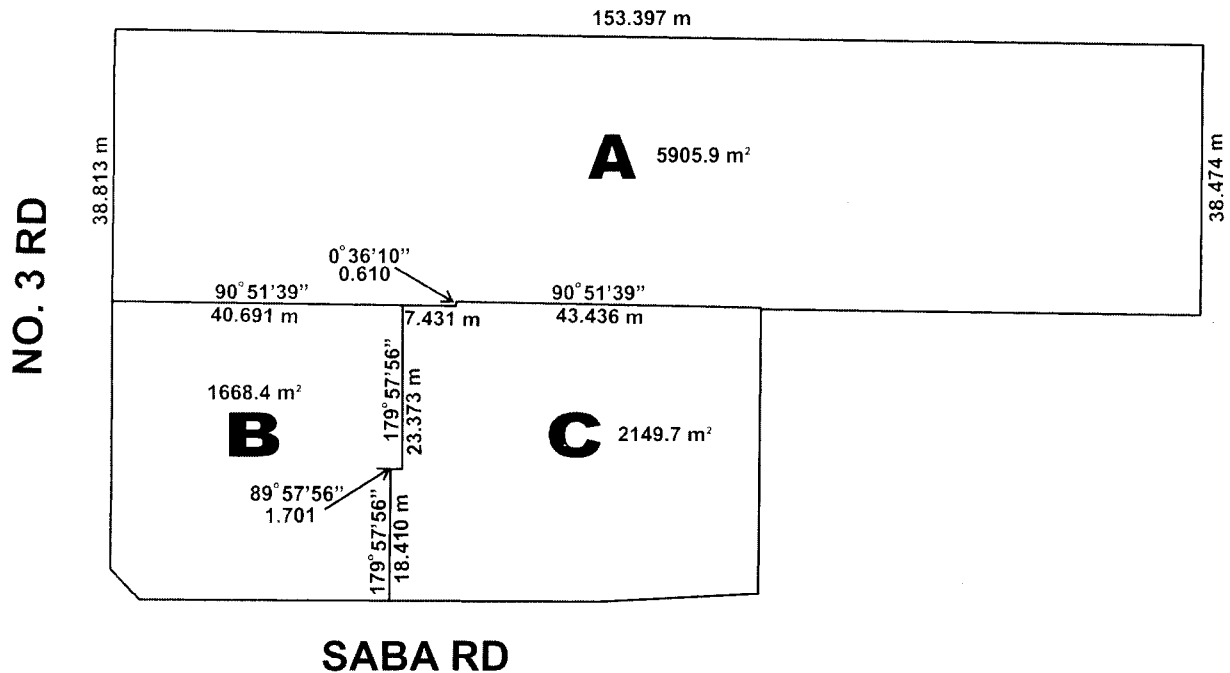
- .01 The following **uses** are permitted within the areas identified as “A”, “B” and “C” in Diagram 1, Section 291.179.1.03:

ANIMAL HOSPITAL or CLINIC, including caretaker residential accommodation in conjunction therewith;
AUTOMOBILE PARKING;
COMMERCIAL ENTERTAINMENT;
COMMUNITY USE;
EDUCATIONAL INSTITUTION;
FOOD CATERING ESTABLISHMENT;
NEIGHBOURHOOD PUBLIC HOUSE;
OFFICE;
RECREATION FACILITY;
RETAIL TRADE & SERVICES, but excluding gas station, and the sales and servicing of automobiles, trailers or motorcycles;
STUDIO for artist, display, dance, radio, television or recording;
and
ACCESSORY USES, BUILDING & STRUCTURES.

- .02 The following **uses** are permitted only within the areas identified as “A” and “C” in Diagram 1, Section 291.179.1.03:

MIXED COMMERCIAL/RESIDENTIAL USE; and
MULTIPLE-FAMILY DWELLING.

.03 Diagram 1



SABA RD

291.179.2 PERMITTED DENSITY

- .01 For the purposes of this subsection, the **lot area used** in the calculation of **Floor Area Ratio** is based on block areas "A", "B", and "C" referenced in Diagram 1, Section 291.179.1.03.
- .02 For the area identified as "A" in Diagram 1, Section 291.179.1.03 the maximum **Floor Area Ratio** shall be: 2.3
- (a) An additional 0.05 **Floor Area Ratio** shall be permitted provided that it is entirely **used** to accommodate **Amenity Space**.
- .03 For the area identified as "B" in Diagram 1, Section 291.179.1.03 the maximum **Floor Area Ratio** shall be: 1.1
- .04 For the area identified as "C" in Diagram 1, Section 291.179.1.03 the maximum **Floor Area Ratio** shall be: 6.6
- (a) An additional 0.12 **Floor Area Ratio** shall be permitted provided that it is entirely **used** to accommodate **Amenity Space**.
- .05 For the purpose of this subsection, **Floor Area Ratio** excludes the following:
- (a) **buildings** or portions of a **building** that are used for off-street parking, loading, and bicycle storage;

- (b) elevator shafts and common stairwells; and
- (c) unenclosed balconies.

291.179.3 MAXIMUM LOT COVERAGE

- .01 For the purposes of this subsection, the **lot area used** in the calculation of the maximum **lot coverage** is based on block areas "A", "B", and "C" referenced in Diagram 1, Section 291.179.1.03.
- .02 For the area identified as "A" in Diagram 1, Section 291.179.1.03 the maximum **lot coverage** shall be: 78%
- .03 For the area identified as "B" in Diagram 1, Section 291.179.1.03 the maximum **lot coverage** shall be: 62%
- .04 For the area identified as "C" in Diagram 1, Section 291.179.1.03 the maximum **lot coverage** shall be: 82%

291.179.4 MINIMUM SETBACKS FROM PROPERTY LINES

- .01 **Public Road** Setback:
 - (a) No. 3 Road: 11 m (36.1 ft.); and
 - (b) Saba Road: 3.0 m (10 ft.).

291.179.5 MAXIMUM HEIGHTS of BUILDINGS & STRUCTURES

- .01 For the area identified as "A" in Diagram 1, Section 291.179.1.03 the maximum **building height** shall be:
 - (a) For off-street parking **structures**: 15 m (49.2 ft.); and
 - (b) For all other **buildings** and **structures**: 45.5 m (149.3 ft.).
- .02 For the area identified as "B" in Diagram 1, Section 291.179.1.03 the maximum **building height** shall be:
 - (a) For **buildings** and **structures**: 10 m (32.8 ft.).
- .03 For the area identified as "C" in Diagram 1, Section 291.179.1.03 the maximum **building height** shall be:
 - (a) For **buildings** and **structures**: 45.5 m (149.3 ft.).

291.179.6 MINIMUM LOT SIZE

.01 The minimum lot size shall be as shown in Diagram 1, Section 291.179.1.03

291.179.7 OFF-STREET PARKING AND LOADING

.01 Off-street parking and loading shall be provided and maintained in accordance with Division 400 of Richmond Zoning and Development Bylaw 5300.

291.179.8 SIGNAGE

.01 Signage must comply with City of Richmond's Sign Bylaw No. 5560 as it applies to development in the "Downtown Commercial District (C7)" Zone."

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following areas and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/179)**.

P.I.D. 026-537-699
Lot 2 Section 9 Block 4 North Range 6 West New Westminster District Plan
BCP21386

P.I.D. 026-537-681
Lot 1 Section 9 Block 4 North Range 6 West New Westminster District Plan
BCP21386

3. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8168"**.

FIRST READING

DEC 11 2006

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER