



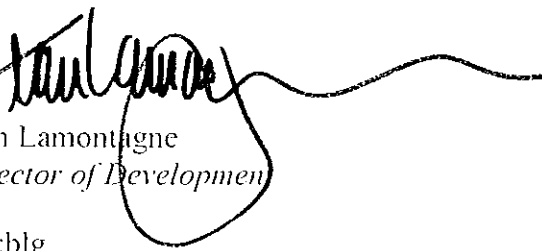
City of Richmond
 Planning and Development Department

Report to Committee

To: Planning Committee to Planning - Dec. 05, 2006
 From: Jean Lamontagne Date: October 30, 2006
 Director of Development RZ 04-268939
 Re: Application by Regent International Developments Ltd. for Rezoning at File: 12-8000-20-8168
 8011 Saba Road and 6088 No. 3 Road from "Downtown Commercial
 District (C7)" to "Comprehensive Development (CD/179)"

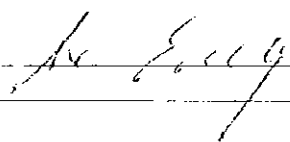
Staff Recommendation

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

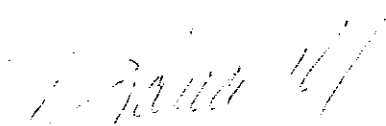
- In accordance with the Interim Flood Management Strategy, a flood indemnity covenant is required to be registered on title as a condition of final adoption.

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

**SUBJECT
PROPERTY**

WESTMINSTER HWY

SABA RD

NO. 3 RD

BUSWELL ST

GOOK RD



RZ 04-268939

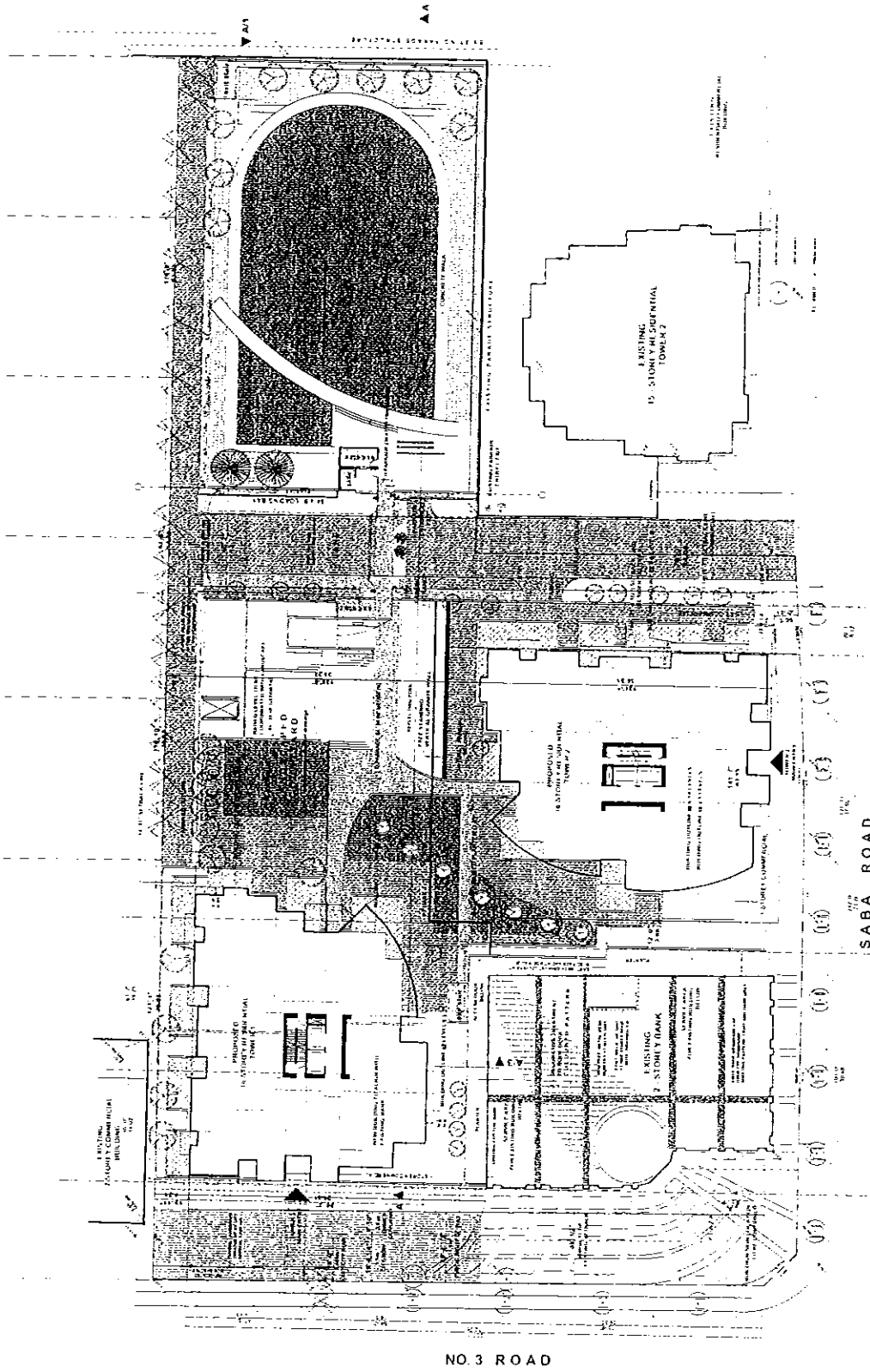
Original Date: 11/06/06

Amended Date:

Note: Dimensions are in METRES

I HEREBY CERTIFY this to be a true and correct copy of
 P.D. of 19 to 11P 01 2005 approved by
 Richmond City Council on 1/16/05.

David Wehler
 DAVID WEHLER, Acting City Clerk



JAN 12 2005
 DP 04277201 #116

INTEGRA ARCHITECTURE INC
 415 WEST PALMER ST
 SUITE 111
 RICHMOND, VA 23220
 TEL: 804.771.1111
 FAX: 804.771.1112
 WWW.INTEGRAARCHITECTURE.COM

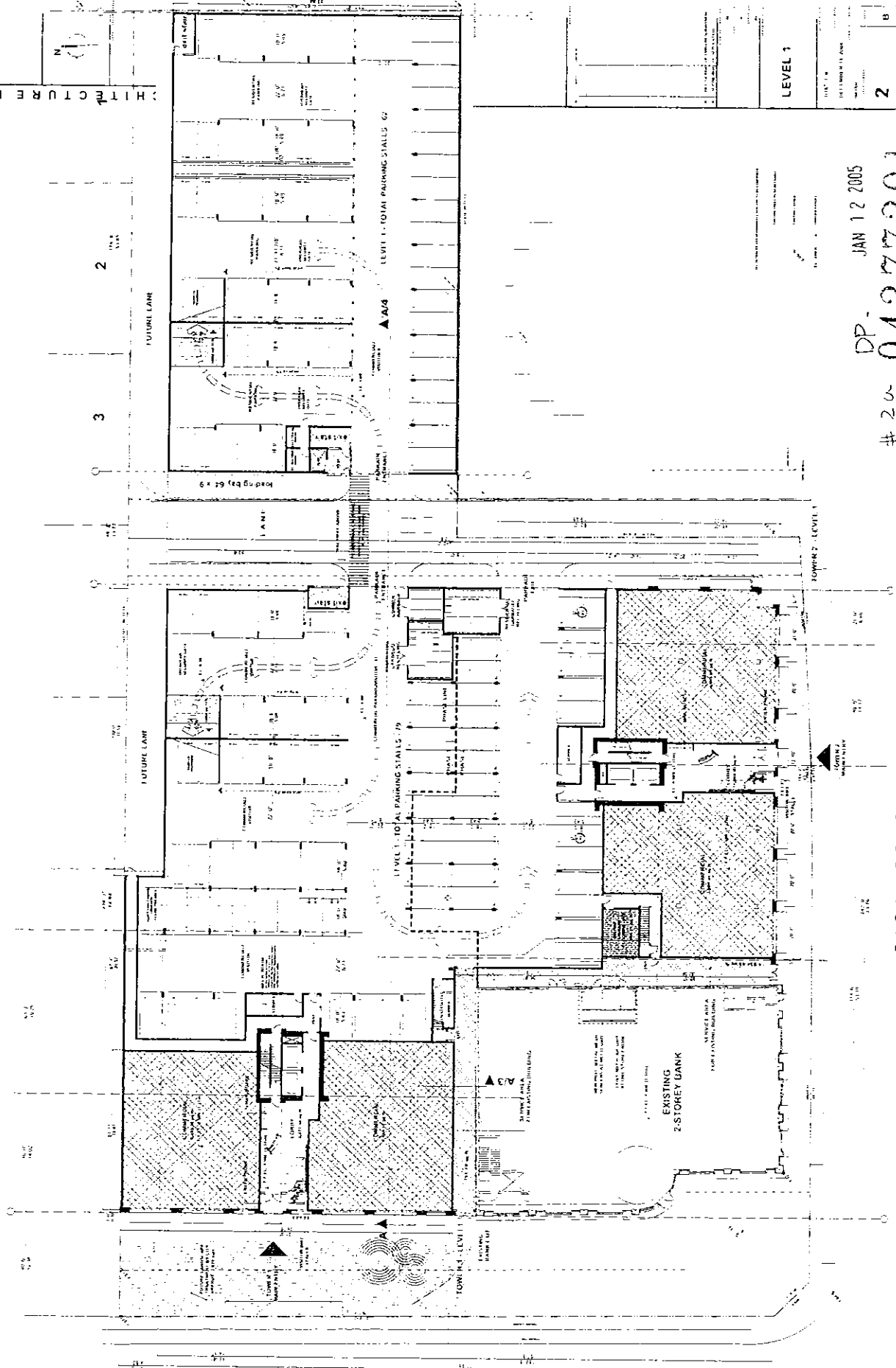
INTEGRARCHITECTURE.COM

1 0

SITE PLAN

I HEREBY CERTIFY this to be a true and correct copy of
 p 2 of 10 to DP C-97201
 approved by
 Richmond City Council on 1/12/05
 DAVID WEBER, Acting City Clerk

NO. 3 ROAD



SABA ROAD

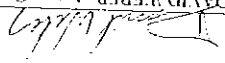
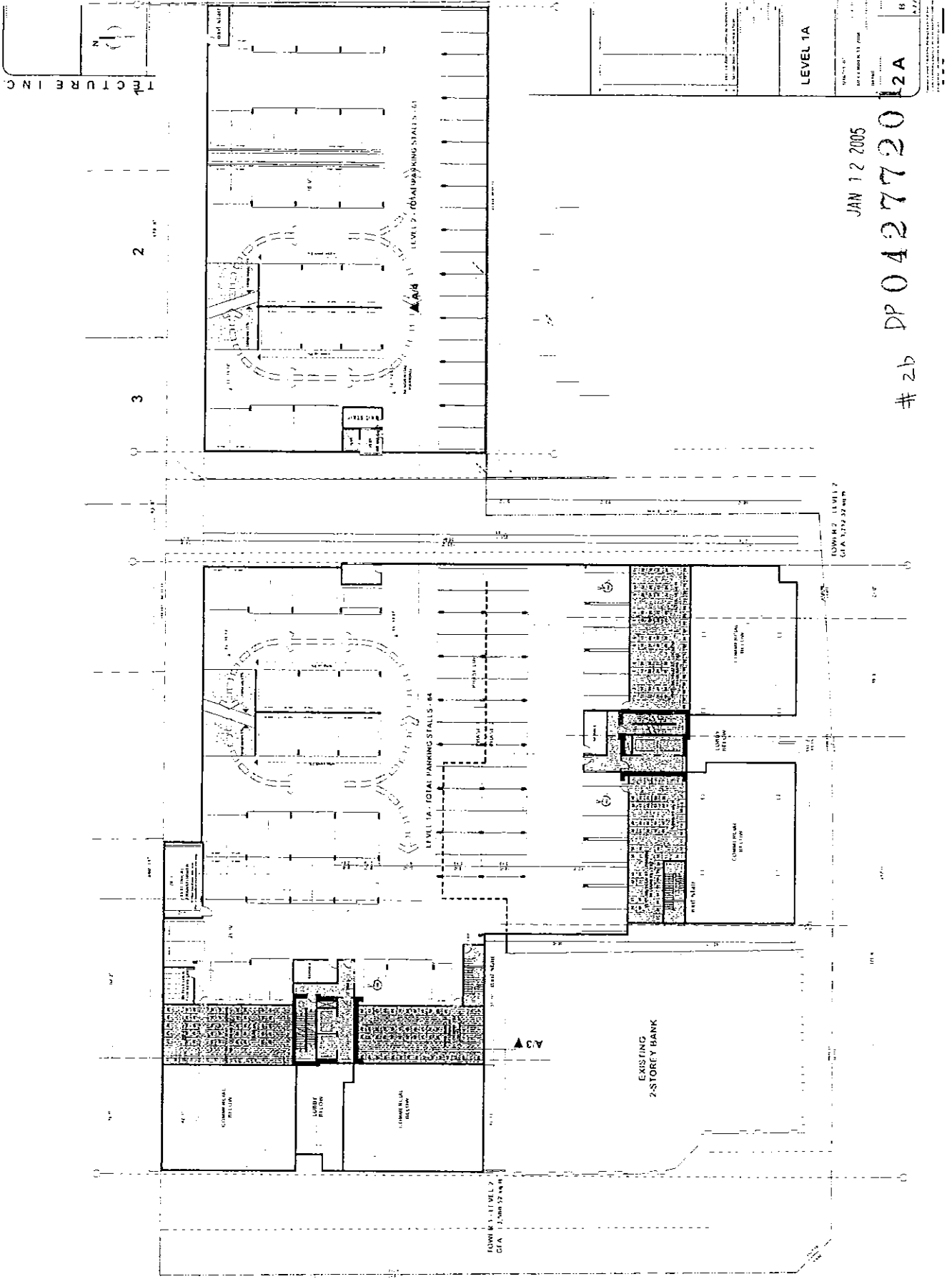
DP # 2004277201
 JAN 12 2005

LEVEL 1	2
LEVEL 2	8

CHITRE INC

I HEREBY CERTIFY this to be a true and correct copy of
 P 25 of 18 to DP CA-27201 approved by
 Richmond City Council on 1/12/05

DAVID WEBER, Acting City Clerk

JAN 12 2005

12A

2b DP 0427720

LEVEL 1A

LEVEL 2 - TOTAL PARKING STALLS: 61

LEVEL 1A - TOTAL PARKING STALLS: 104

EXISTING 2-STORY BANK

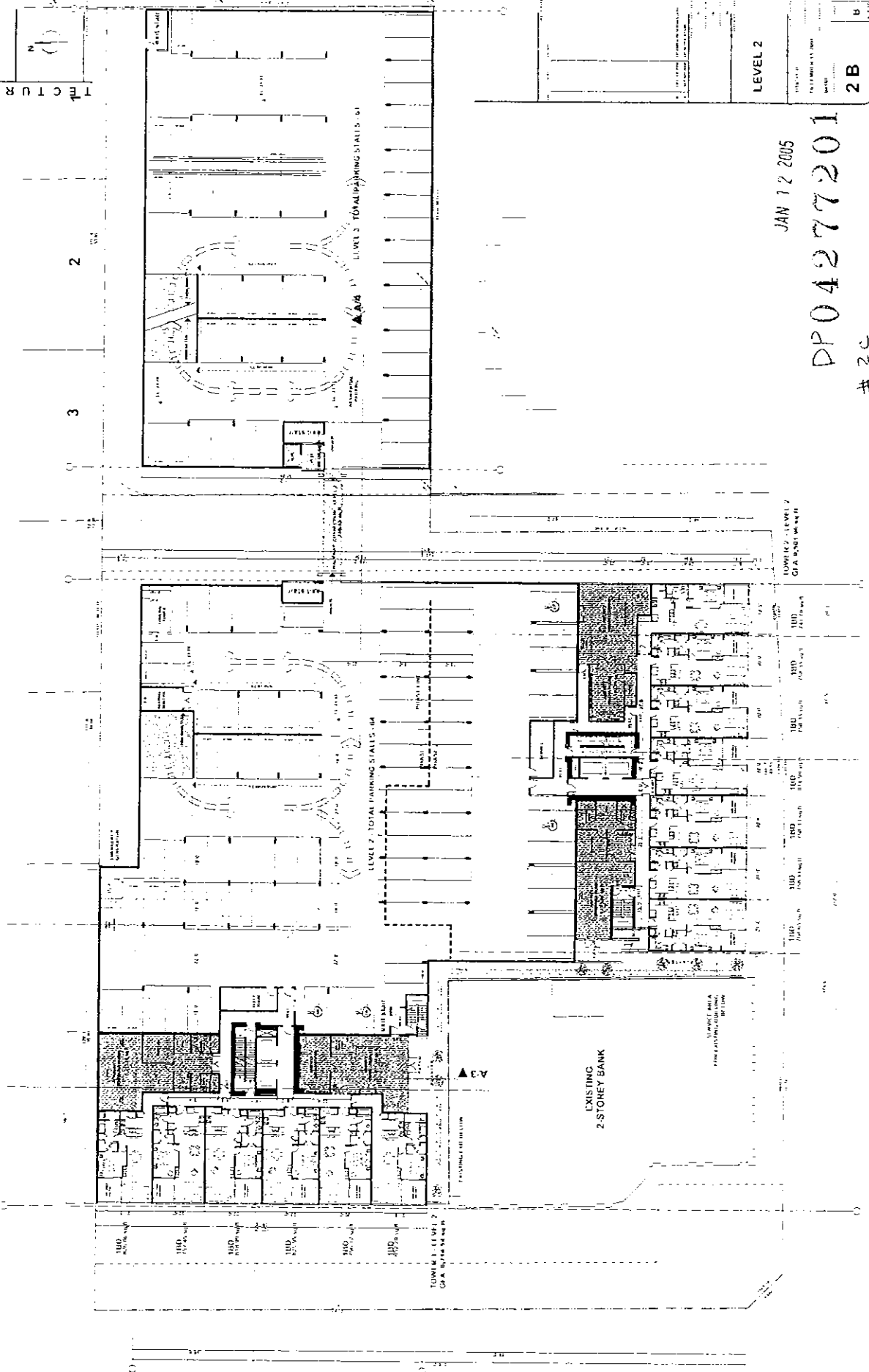
LEVEL 1 - LEVEL 2
 GFA 2,000,000 sq ft

TECHNICAL INC.



DATE	1/12/05
PROJECT	12A
SCALE	1/8" = 1'-0"
DESIGNER	TECHNICAL INC.
CHECKED BY	
APPROVED BY	

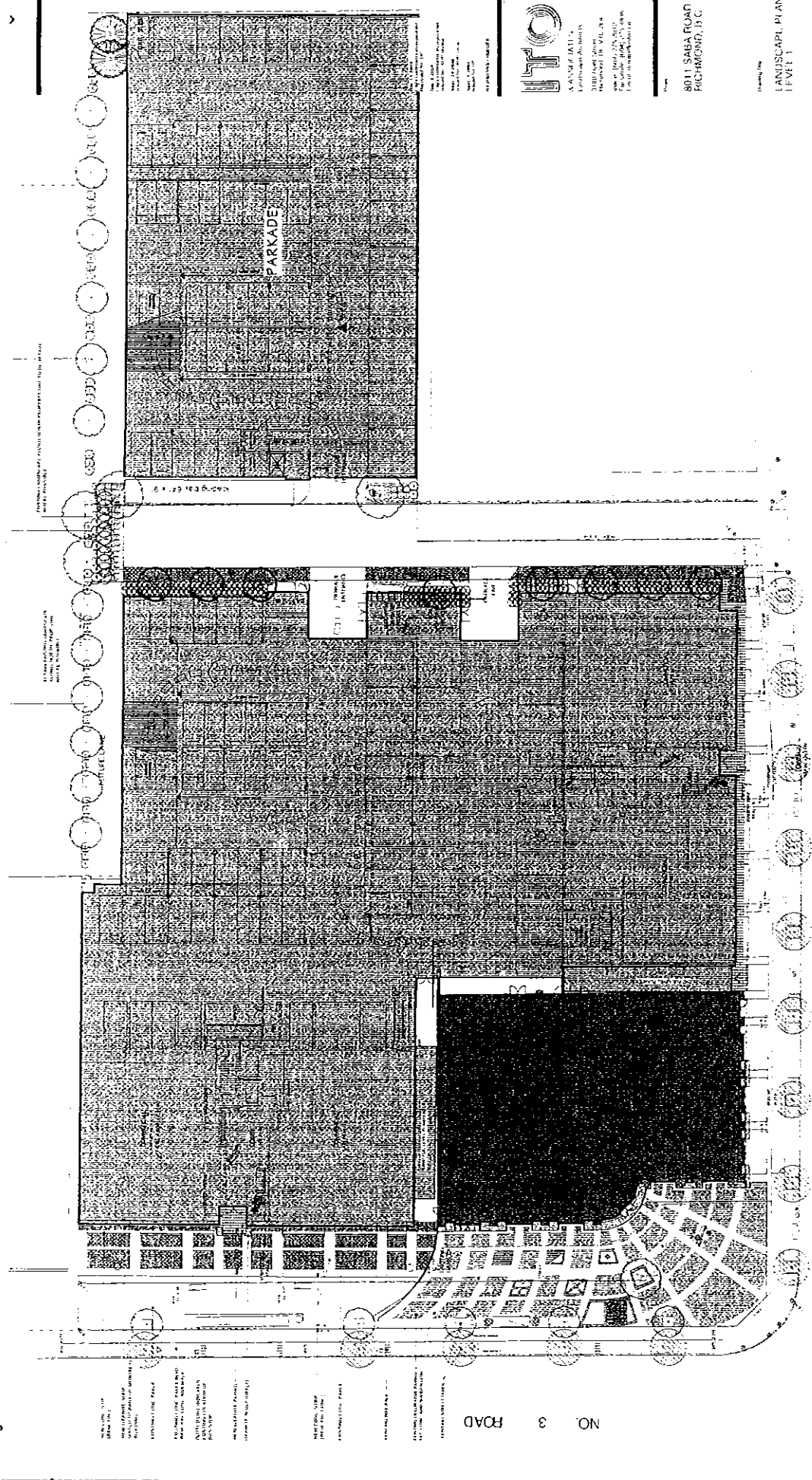
I HEREBY CERTIFY this to be a true and correct copy of
 P 2c of DP 05-299261 approved by
 Richmond City Council on 1/14/05
 DAVID WEBER, Acting City Clerk



JAN 12 2005
 DP04277201
 # 2c

LEVEL 2
 2B

TECHNICAL
 INC



ITC
 LANDSCAPE ARCHITECTS
 8011 SABA ROAD
 RICHMOND, D.C. 22304
 TEL: (703) 270-8800
 FAX: (703) 270-8801
 WWW: www.itc.com

8011 SABA ROAD
 RICHMOND, D.C.

LANDSCAPE PLAN
 LEVEL 1

DATE: 1/12/05
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN

3a

JAN 12 2005

DP 04277201

#302

SABA ROAD

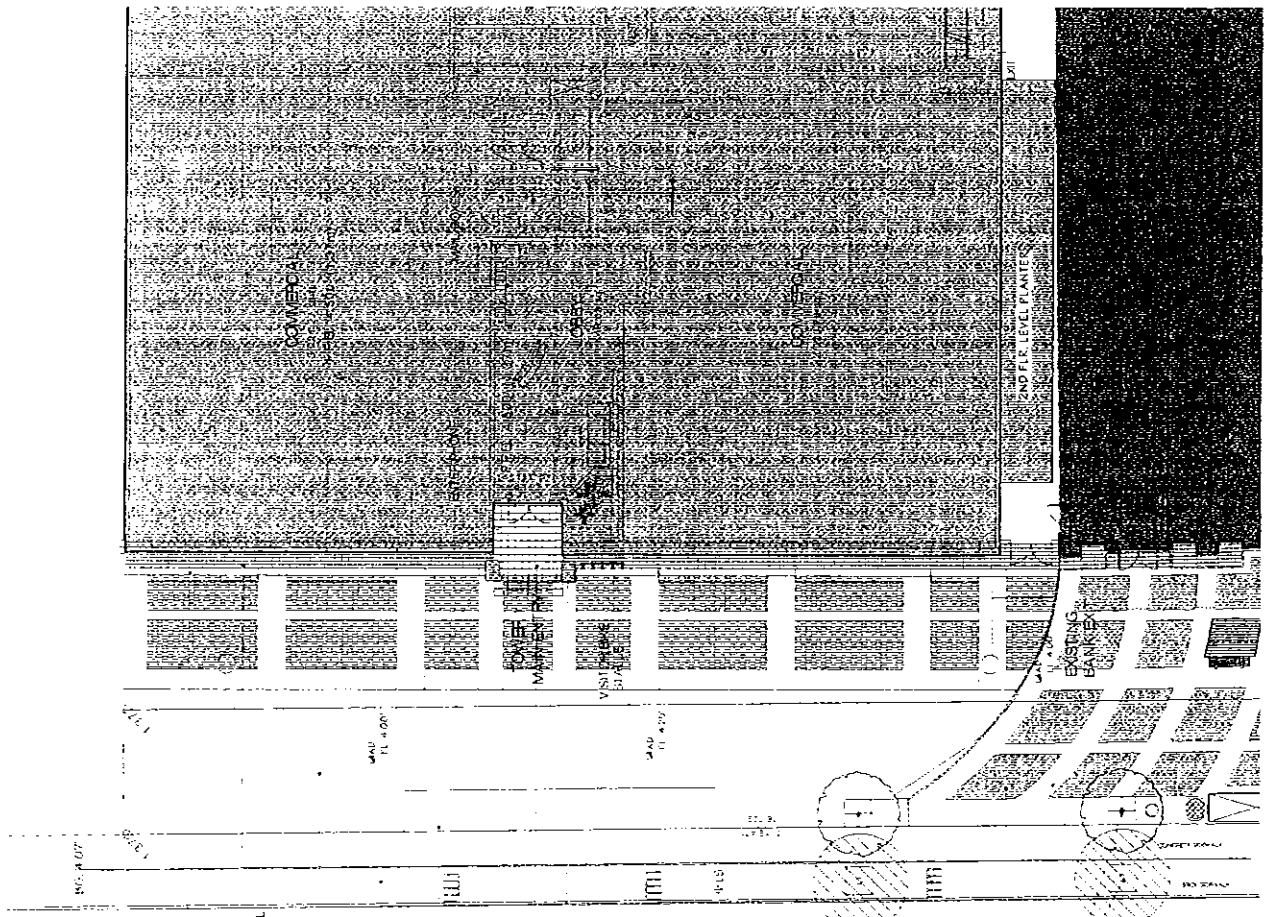
FROAD

NO. 3 FROAD

I HEREBY CERTIFY this to be a true and correct copy of
 p 34 of 14 to DP 04277201 approved by
 Richmond City Council on 6/2/2005

David Weber
 DAVID WEBER, Acting City Clerk

I HEREBY CERTIFY this to be a true and correct copy of
 P 31 of 10 DP 02-0397201 approved by
 Richmond City Council on 12/12/05
 DAVID WEBER, Acting City Clerk



ROAD NO. 3

- NEW CONC. STRIP (BRN. FIN.)
- NEW GRANITE STRIP MATCH TO BANK OF MONTREAL BUILDING
- EXISTING CONC. PAVER
- EXISTING CONC. PAVER BLVD. (BRN. FIN. CONC. SIDEWALK)
- DOTTED LINE INDICATES EXISTING LOCATION OF BUS STOP
- NEW GRANITE PAVING GRANITE SCULPTURE(2)
- EXISTING BUS STOP
- EXISTING DECORATIVE PAVING - EXT. CONC. AND SMOOTH CONC.
- EXISTING STREET TREES

JAN 12 2005

PP04277201

3C

3C

PROJECT: 02-0397201
 DATE: 01/12/05
 DRAWING NO.: 02-0397201-01
 SHEET NO.: 3C
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 CLIENT: ARLA DUBAIS (LEVEL 1)

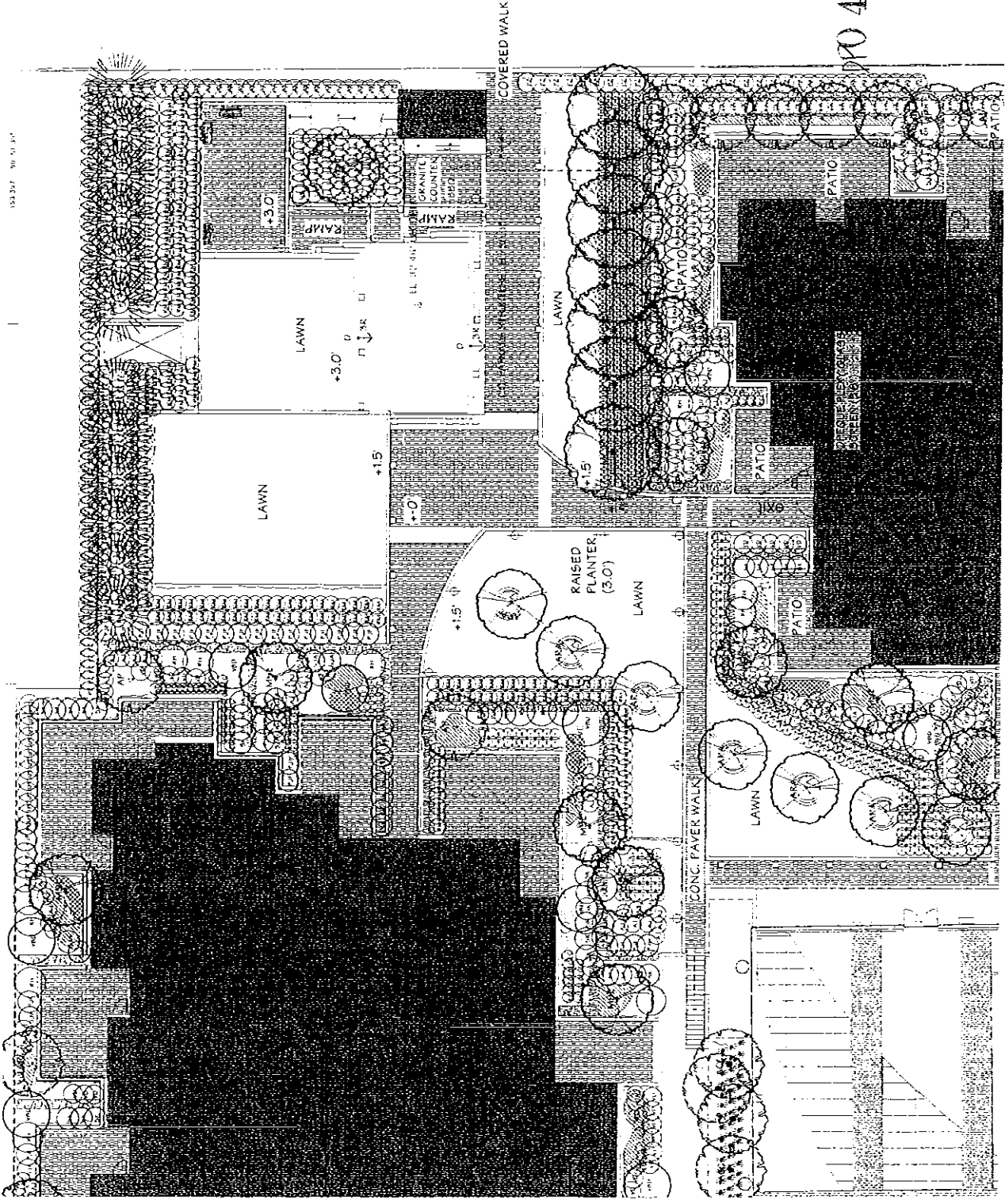


1011 SABA ROAD RICHMOND, B.C.

ARLA DUBAIS (LEVEL 1)

DATE: 01/12/05
 DRAWING NO.: 02-0397201-01
 SHEET NO.: 3C

I HEREBY CERTIFY this to be a true and correct copy of
 P 59 of 10 DP 04-277201 approved by
 Richmond City Council on 1/12/2015
 DAVID WEBER, Acting City Clerk



4x 3d

104277201
 JAN 12 2015
 AIRA DI TALLS
 CIVIL 20

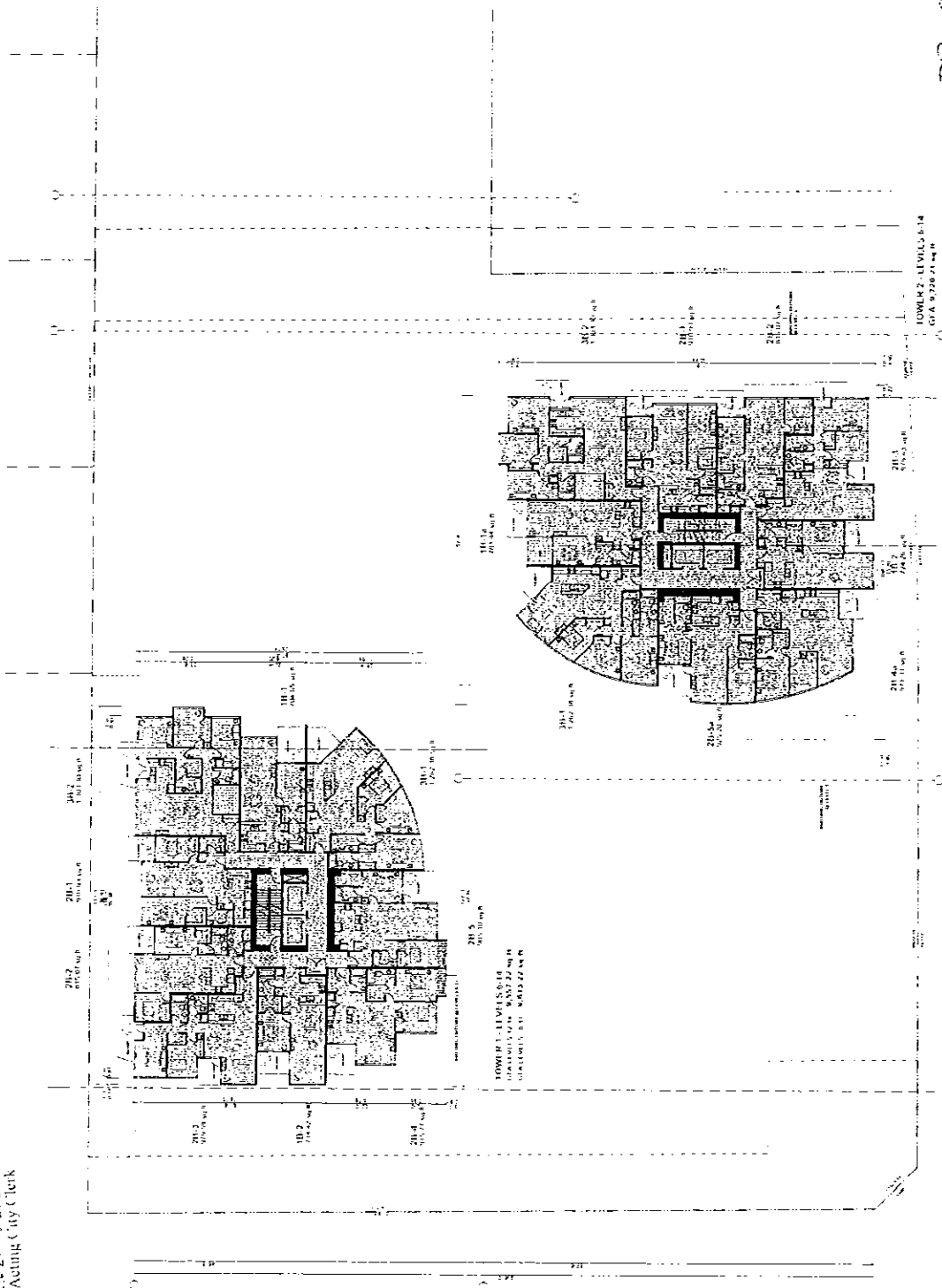
BOYI SABA HEAD
 RICHMOND, BC

itc
 LANDSCAPE ARCHITECTURE
 1100 BROADVIEW AVENUE
 RICHMOND, BC V6X 4E6
 TEL: (604) 273-1100
 FAX: (604) 273-1101
 WWW.ITCARCHITECTURE.COM

PROJECT NO. 104277201
 SHEET NO. 3d
 DATE: 1/12/2015

I HEREBY CERTIFY this to be a true and correct copy of
P 5 of 14 to DP 04277201 approved by
Richmond City Council on 05/13/05

David Webber
DAVID WEBBER, Acting City Clerk



JAN 12 2005

DP 04277201

#5

INTEGRA ARCHITECTURE INC.

11000 W. 10th Street, Suite 100
Denver, CO 80202
Tel: 303.733.1100
Fax: 303.733.1101
www.integra-arch.com

LEVEL 6-14
TYPICAL FLOOR

2 E

INTEGRA ARCHITECTURE INC.

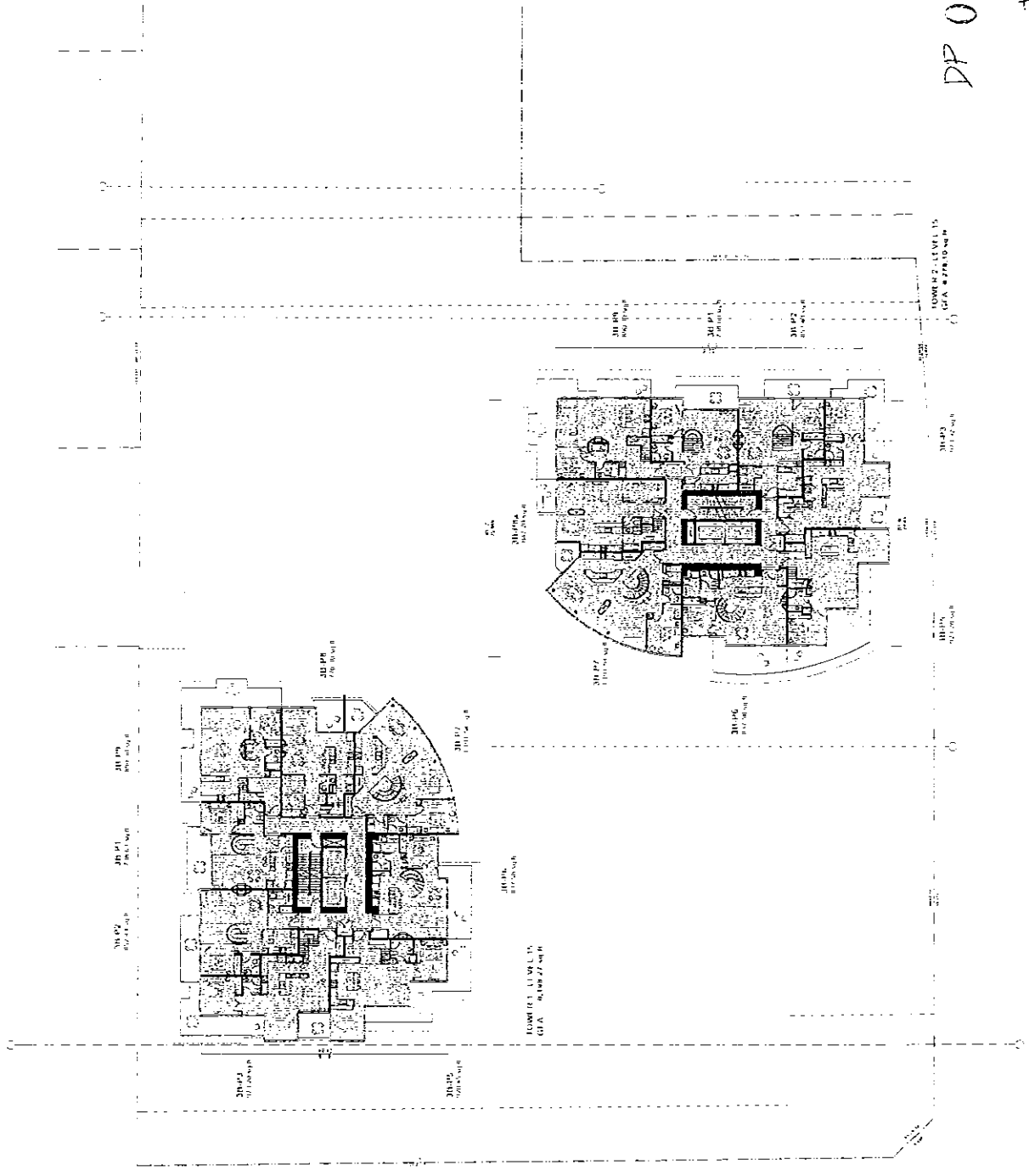
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LEVEL 15
 PERFORMANCE ELEVATION

2 F

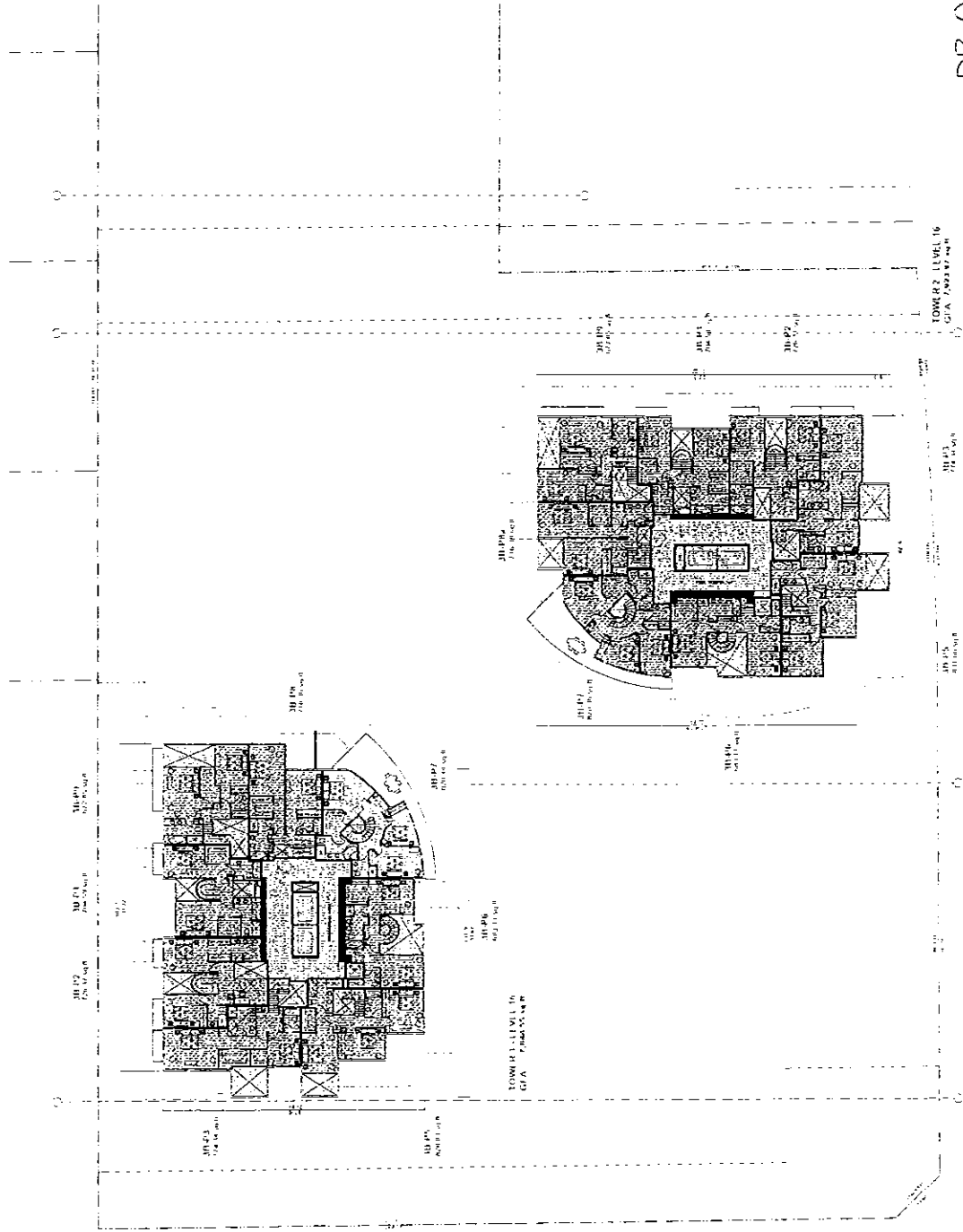
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 DP 04277201

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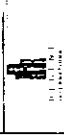
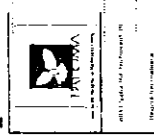
HERBY CERTIFY this to be a true and correct copy of
 3 of 10 DP 04277201 approved by
 David Weber, Acting City Clerk
 Richmond City Council on 1/12/05

JAN 12 2005
 DP 04277201
 #7



DAVID WEBER, Acting City Clerk

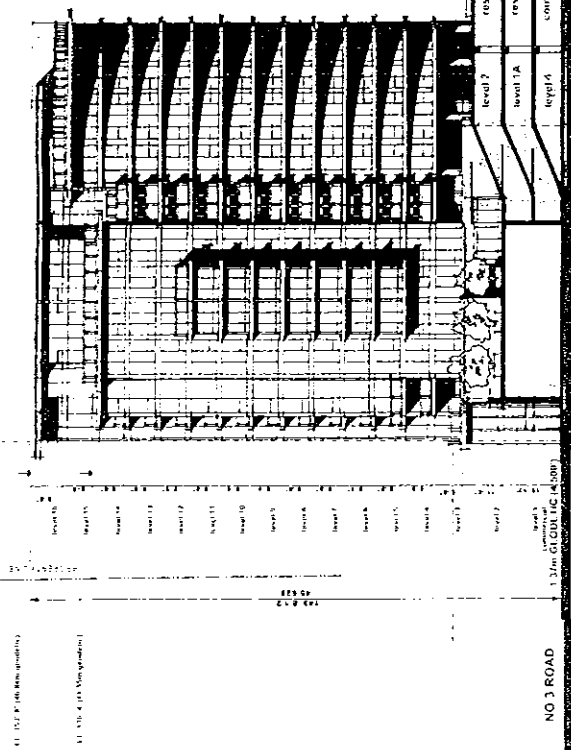
THEREBY CERTIFY this to be a true and correct copy of
 P 2 of 14 to DP 04277201 approved by
 Richmond City Council on 1/12/05



ELEVATIONS

NO.	DESCRIPTION	DATE
1	South Elevation	12/10/09
2	West Elevation	12/10/09
3	North Elevation	12/10/09
4	East Elevation	12/10/09

47th St. Grid Line (154.700)
 45th St. Grid Line (147.000)

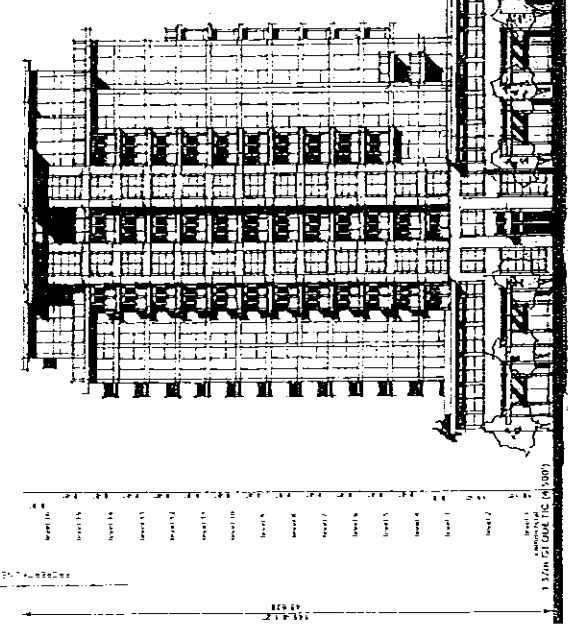


**TOWER 1
 SOUTH ELEVATION / SECTION ACROSS MAIN COURTYARD**

NO 3 ROAD

1.37m Grid Line (4.500)
 0.90m Grid Line

47th St. Grid Line (154.700)
 45th St. Grid Line (147.000)



**TOWER 1
 WEST ELEVATION ALONG NO. 3 ROAD**

DATE: 12/10/09
 SHEET NO.: 4
 PROJECT: TOWER 1
 DRAWING NO.: DP 04277201

FINISHES LEGEND:

NO.	DESCRIPTION	DATE
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2	Paint	12/10/09
3	Tile	12/10/09
4	Carpet	12/10/09
5	Wood	12/10/09
6	Stucco	12/10/09
7	Brick	12/10/09
8	Stone	12/10/09
9	Marble	12/10/09
10	Granite	12/10/09
11	Slate	12/10/09
12	Ceramic	12/10/09
13	Porcelain	12/10/09
14	Glass	12/10/09
15	Aluminum	12/10/09
16	Steel	12/10/09
17	Copper	12/10/09
18	Brass	12/10/09
19	Nickel	12/10/09
20	Chromium	12/10/09
21	Plastic	12/10/09
22	Rubber	12/10/09
23	Leather	12/10/09
24	Fabric	12/10/09
25	Textile	12/10/09
26	Paper	12/10/09
27	Cardboard	12/10/09
28	Concrete	12/10/09
29	Brick	12/10/09
30	Stone	12/10/09
31	Marble	12/10/09
32	Granite	12/10/09
33	Slate	12/10/09
34	Ceramic	12/10/09
35	Porcelain	12/10/09
36	Glass	12/10/09
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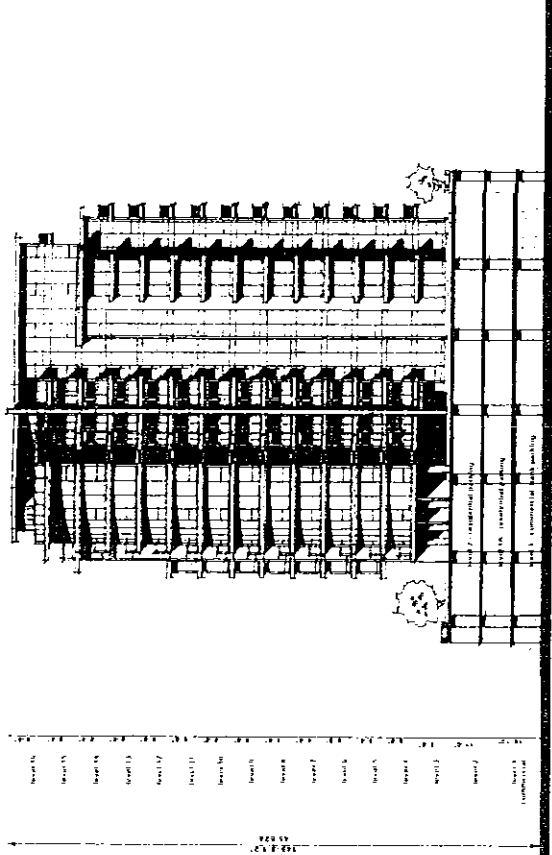
CORNER BUILDING APPROX. PARAPET 1.41' BS. 4' (1.34m)

DAVID WEBER, Acting City Clerk

David Weber

HEREBY CERTIFY this to be a true and correct copy of the DP 04277201 approved by Richmond City Council on 12/21/09

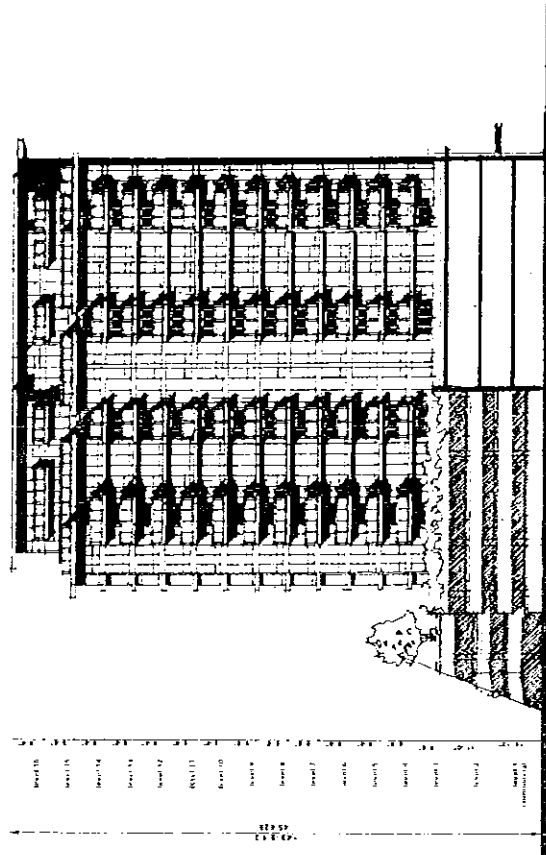
47m - GEODE TIC (154 2005)
 45m - GEODE TIC (147 6315)



1:17m GEODE TIC (4 3005)

TOWER 1 - EAST ELEVATION

47m - GEODE TIC (154 2005)
 45m - GEODE TIC (147 6315)



1:17m GEODE TIC (4 3005)

TOWER 1 - NORTH ELEVATION

I HEREBY CERTIFY this to be a true and correct copy of
 P 4 of P 4 to DP 04-27-2001 approved by
 Richmond City Council on 1/23/05.

David Werber
 DAVID WERBER, Acting City Clerk

INTEGRA ARCHITECTURE INC.

1100 N. 10th Street, Suite 200
 Raleigh, NC 27601
 Phone: 919.850.1100
 Fax: 919.850.1101
 Website: www.integraarch.com



Project Information
 Project Name: Tower 1
 Project Location: Raleigh, NC

Scale	1:17m GEODE TIC (4 3005)
Date	1/23/05
Drawn By	[Name]
Checked By	[Name]
Project No.	04-27-2001

TOWER 1
 ELEVATIONS

4 A

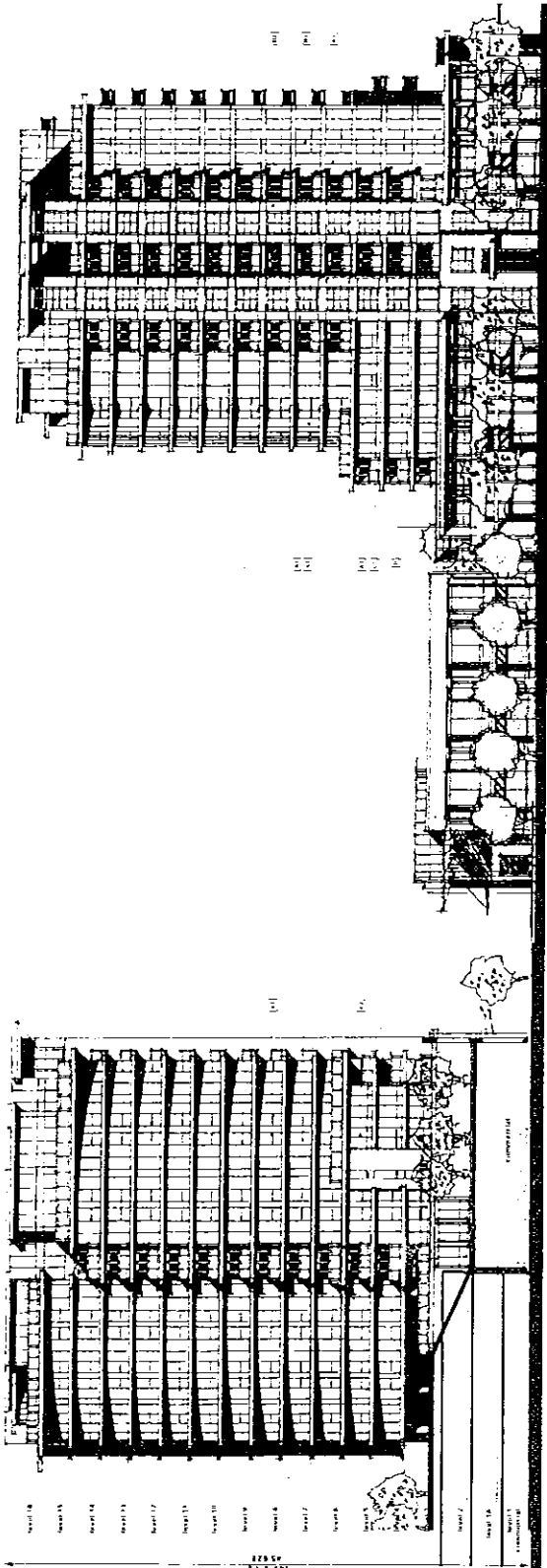
Sheet 4 of 4

JAN 12 2005

DR 0427720

4

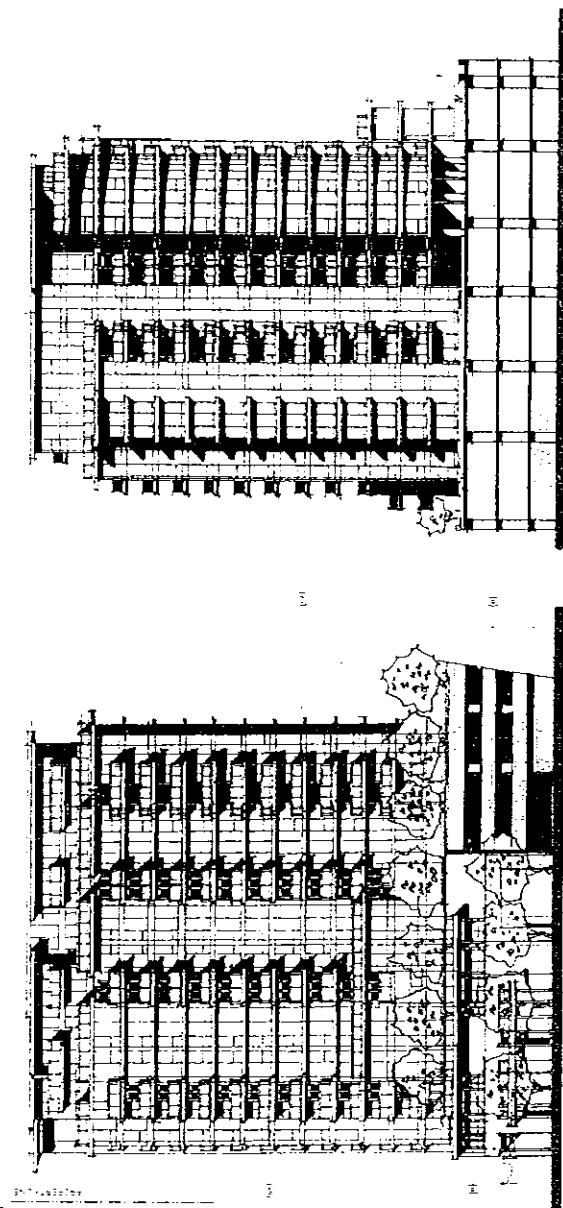
4th FLOOR TIC (1/4 2007)
 5th FLOOR TIC (1/4 2007)
 6th FLOOR TIC (1/4 2007)



TOWER 2 - WEST ELEVATION

TOWER 2 - SOUTH ELEVATION

4th FLOOR TIC (1/4 2007)
 5th FLOOR TIC (1/4 2007)



TOWER 2 - EAST ELEVATION

TOWER 2 - NORTH ELEVATION

FINISHES LEGEND:

- 1. [Symbol] EXTERIOR WALLS
- 2. [Symbol] EXTERIOR ROOF
- 3. [Symbol] INTERIOR WALLS
- 4. [Symbol] INTERIOR ROOF
- 5. [Symbol] FLOORING
- 6. [Symbol] CEILING
- 7. [Symbol] PAINT
- 8. [Symbol] GLASS
- 9. [Symbol] METAL
- 10. [Symbol] WOOD
- 11. [Symbol] STONE
- 12. [Symbol] TILE
- 13. [Symbol] BRICK
- 14. [Symbol] CONCRETE
- 15. [Symbol] PLASTER
- 16. [Symbol] GYPSONUM BOARD
- 17. [Symbol] POLYURETHANE
- 18. [Symbol] POLYURETHANE
- 19. [Symbol] POLYURETHANE
- 20. [Symbol] POLYURETHANE

1. [Symbol] EXTERIOR WALLS (1/4 2007)

DAVID WEBER, Acting City Clerk
David Weber

Richmond City Council on 1/12/05 approved by P 2 of 4 DP 2005 approved by

DP 04277201

JAN 12 2005 # 10

INTEGRA ARCHITECTURE INC. 1000 WEST 10TH AVENUE SUITE 100 DENVER CO 80202
 303.733.1111
 1000 WEST 10TH AVENUE SUITE 100 DENVER CO 80202
 303.733.1111
 1000 WEST 10TH AVENUE SUITE 100 DENVER CO 80202
 303.733.1111
 TOWER 2 ELEVATIONS
 4B
 1000 WEST 10TH AVENUE SUITE 100 DENVER CO 80202
 303.733.1111

I HEREBY CERTIFY this to be a true and correct copy of
 P 12 of 31 to DP 04277201 approved by
 Richmond City Council on 1/26/05.

David Weber
 DAVID WEBER, Acting City Clerk

JAN 12 2005
 DP 04277201
 # 12

INTEGRA ARCHITECTURE INC.

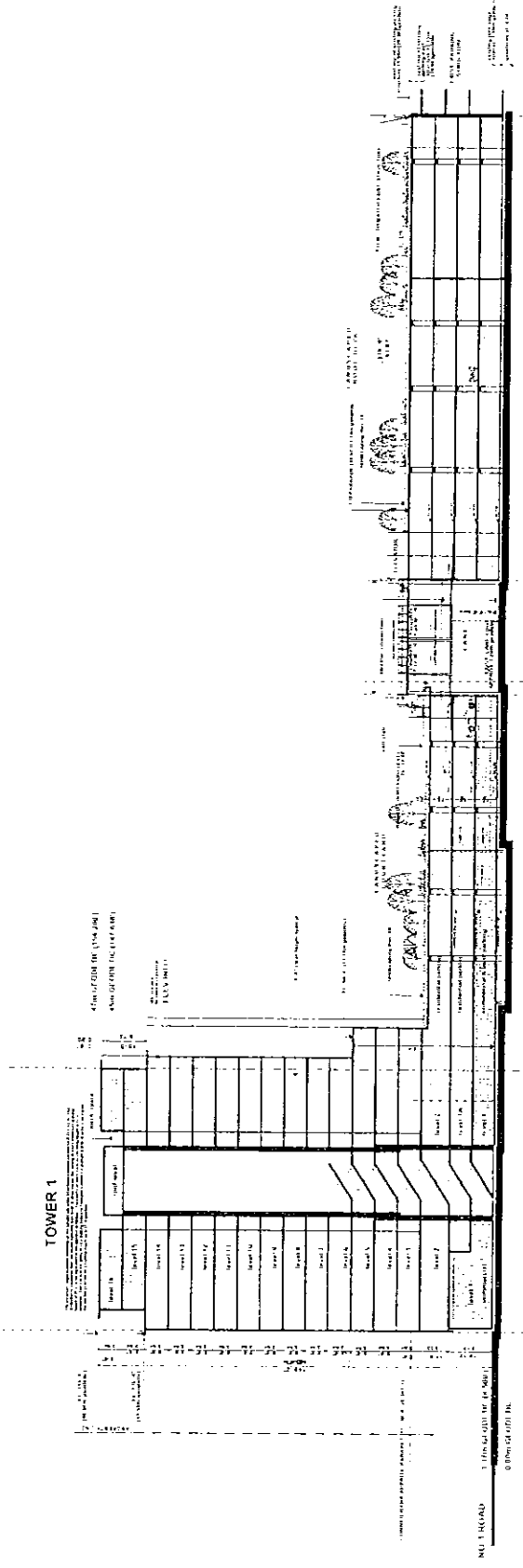
1717
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INTEGRATION

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SECTION

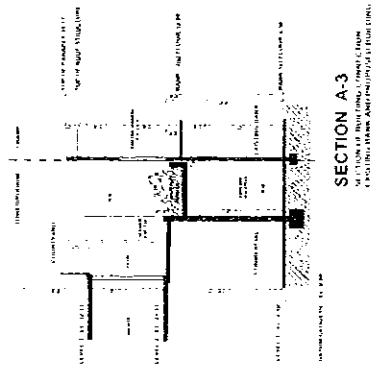
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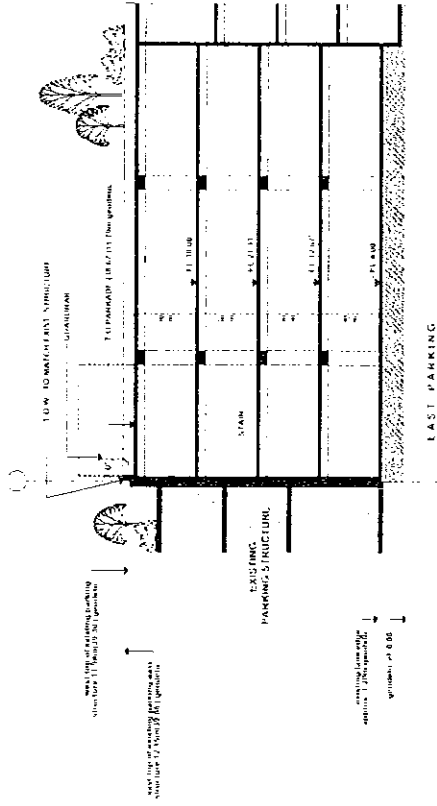
SECTION A - SITE SECTION

I HEREBY CERTIFY this to be a true and correct copy of
 P 1/2 of 17 to 13P 06/2/2001 approved by
 Richmond City Council on 1/17/2001

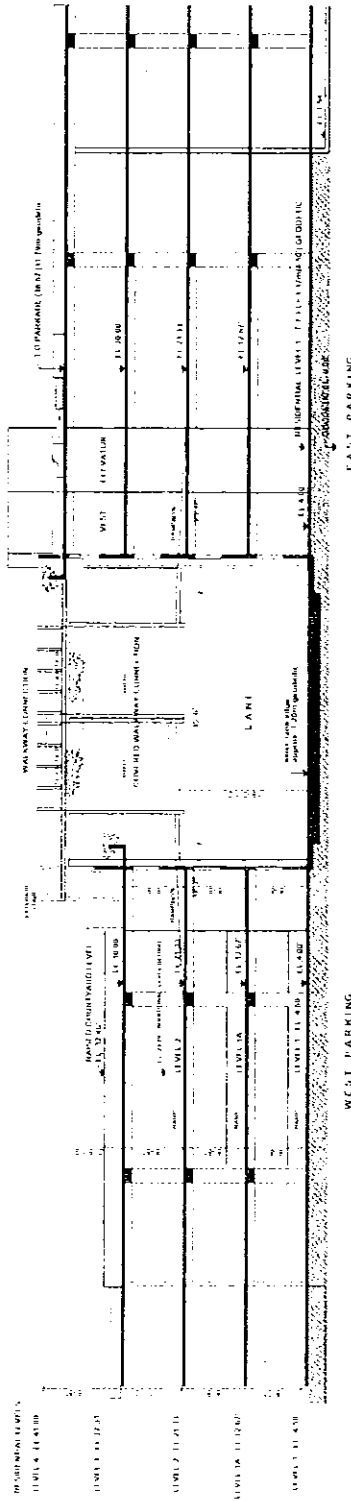
David Webber
 DAVID WEBBER, Acting City Clerk



SECTION A-3
 SECTION THROUGH BUILDING, TRUNK CURB,
 AND HIGHWAY 27 WEST PARKING



SECTION A-1
 SECTION THROUGH BUILDING, TRUNK CURB,
 AND HIGHWAY 27 WEST PARKING



SECTION A-4
 SECTION THROUGH BUILDING, TRUNK CURB,
 AND HIGHWAY 27 WEST PARKING

JAN 12 2005

DP 0427720

#13

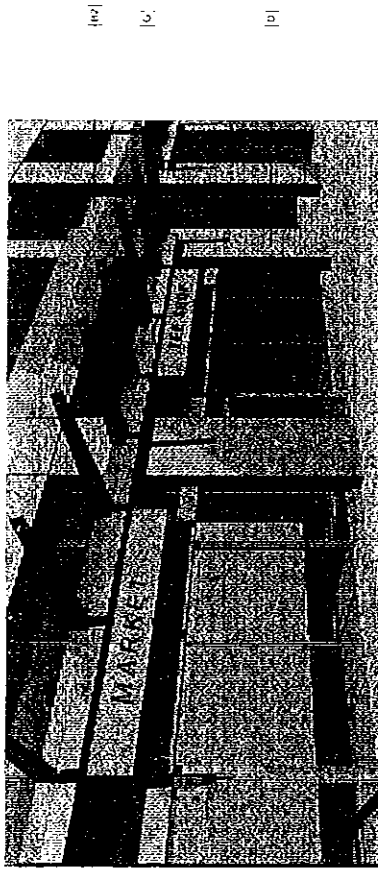
INTEGRA ARCHITECTURE INC.
 418 WEST 10TH STREET
 SUITE 1000
 RICHMOND, VA 23224
 P: 804.644.1234
 F: 804.644.1235
 WWW.INTEGRAARCHITECTURE.COM

LANDSCAPE ARCHITECTURE
 418 WEST 10TH STREET
 SUITE 1000
 RICHMOND, VA 23224
 P: 804.644.1234
 F: 804.644.1235
 WWW.LANDSCAPEARCHITECTURE.COM

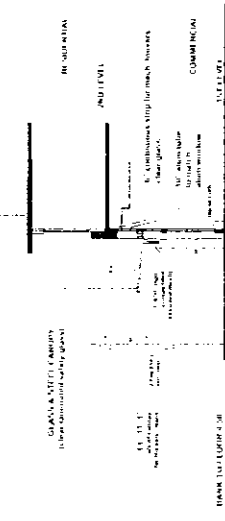
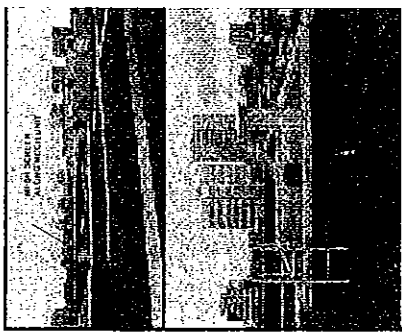
ENGINEERING
 418 WEST 10TH STREET
 SUITE 1000
 RICHMOND, VA 23224
 P: 804.644.1234
 F: 804.644.1235
 WWW.ENGINEERING.COM

DETAIL SECTIONS

5A



[B] [C] [D]

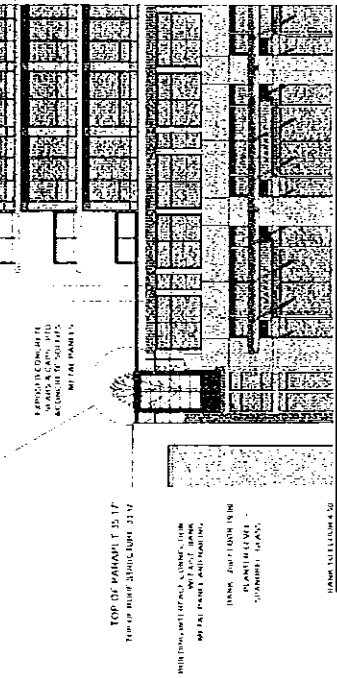
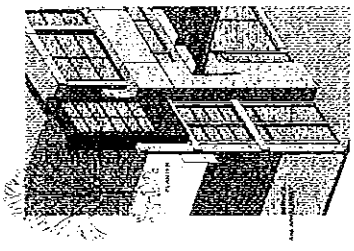


SECTION - CANOPY AND COMMERCIAL STORE FRONT

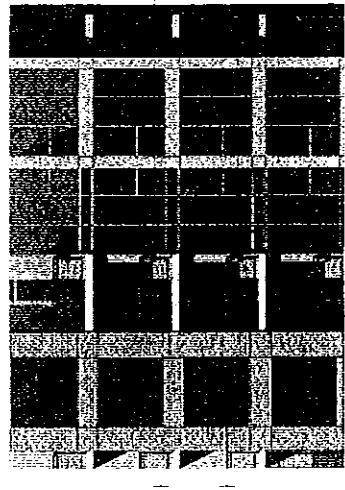
FINISHES LEGEND:

- [A] 1/4" BRASS
- [B] 1/4" BRASS
- [C] 1/4" BRASS
- [D] 1/4" BRASS
- [E] 1/4" BRASS
- [F] 1/4" BRASS
- [G] 1/4" BRASS
- [H] 1/4" BRASS
- [I] 1/4" BRASS
- [J] 1/4" BRASS
- [K] 1/4" BRASS
- [L] 1/4" BRASS
- [M] 1/4" BRASS
- [N] 1/4" BRASS
- [O] 1/4" BRASS
- [P] 1/4" BRASS
- [Q] 1/4" BRASS
- [R] 1/4" BRASS
- [S] 1/4" BRASS
- [T] 1/4" BRASS
- [U] 1/4" BRASS
- [V] 1/4" BRASS
- [W] 1/4" BRASS
- [X] 1/4" BRASS
- [Y] 1/4" BRASS
- [Z] 1/4" BRASS

JAN 12 2005
 DP 010277001 #14
 SCREEN AT EXISTING BANK ROOF



SECTION - WINDOW WALL SYSTEM



[A] [B] [C]

I HEREBY CERTIFY this to be a true and correct copy of
 Pdf of 19 to DP 07-2022 approved by
 Richmond City Council on 11/17/22

DAVID WEBER, Acting City Clerk

Referenc
 PARKING PHASES DIAGRAM



PARKING DIAGRAM

DATE: 11/17/22

SCALE: 1/8" = 1'-0"

6

INTEGRARCHITECTURE INC.

1100 N. 19TH STREET, SUITE 200
 WASHINGTON, DC 20036
 TEL: 202.462.1234
 FAX: 202.462.1235



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 (m ²):	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.

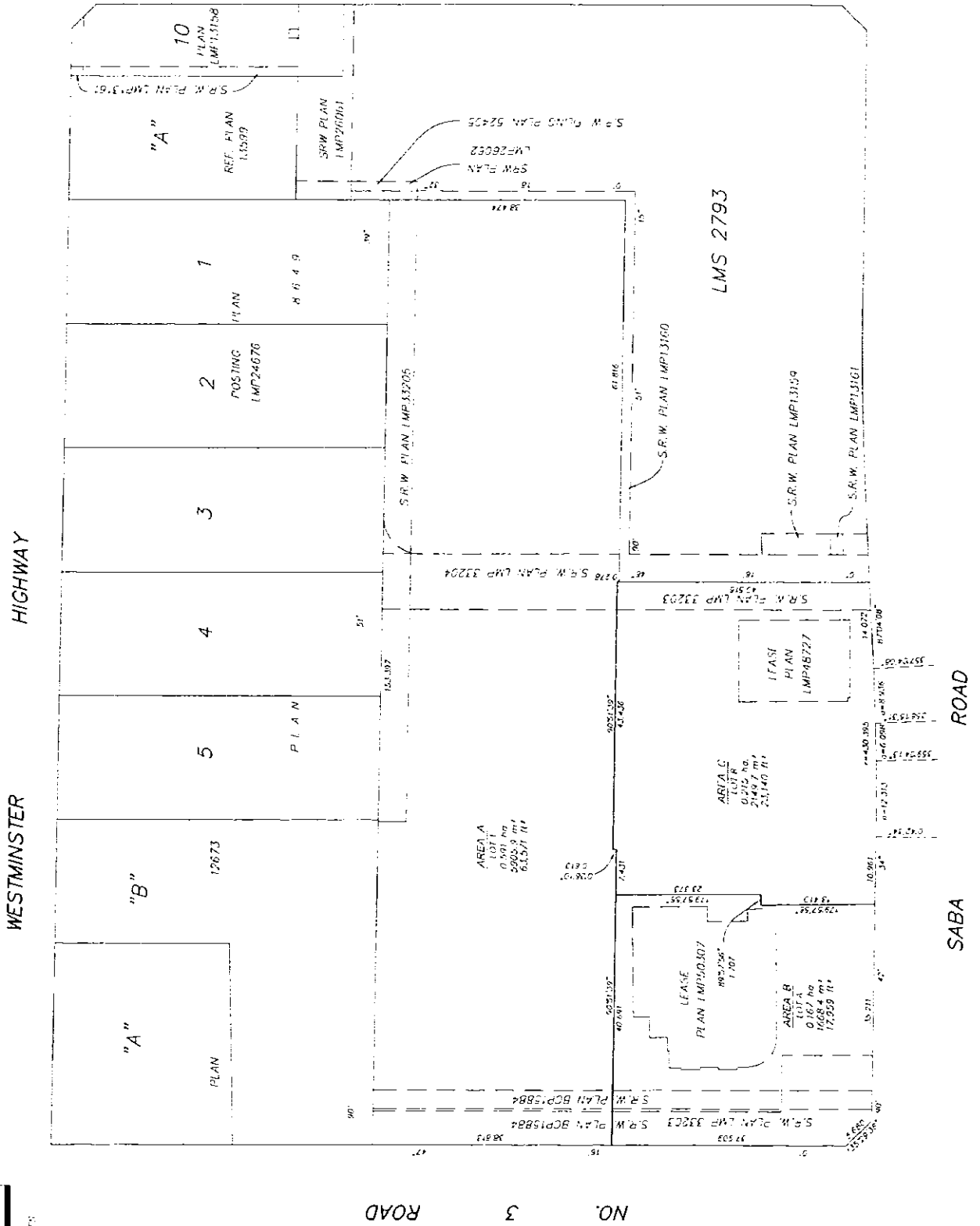
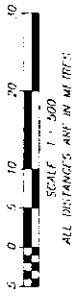
Staff Technical Comments

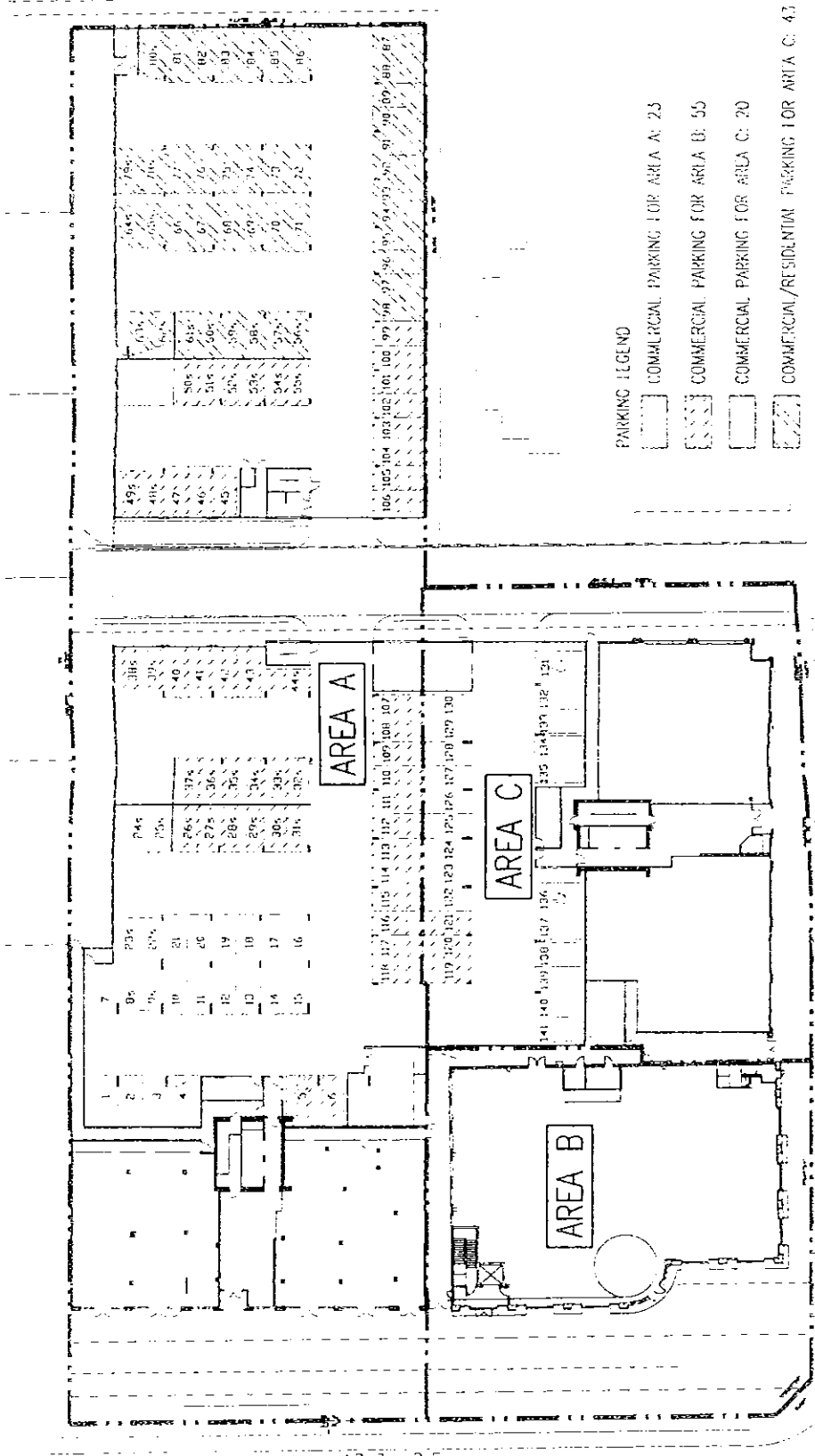
Development Permit DP 04-277201 preceded rezoning of the site; most of the technical requirements have already been addressed, only a few items remain to be addressed prior to final adoption of the rezoning bylaw or issuance of a Building Permit if specified.

Engineering Works Design and Transportation

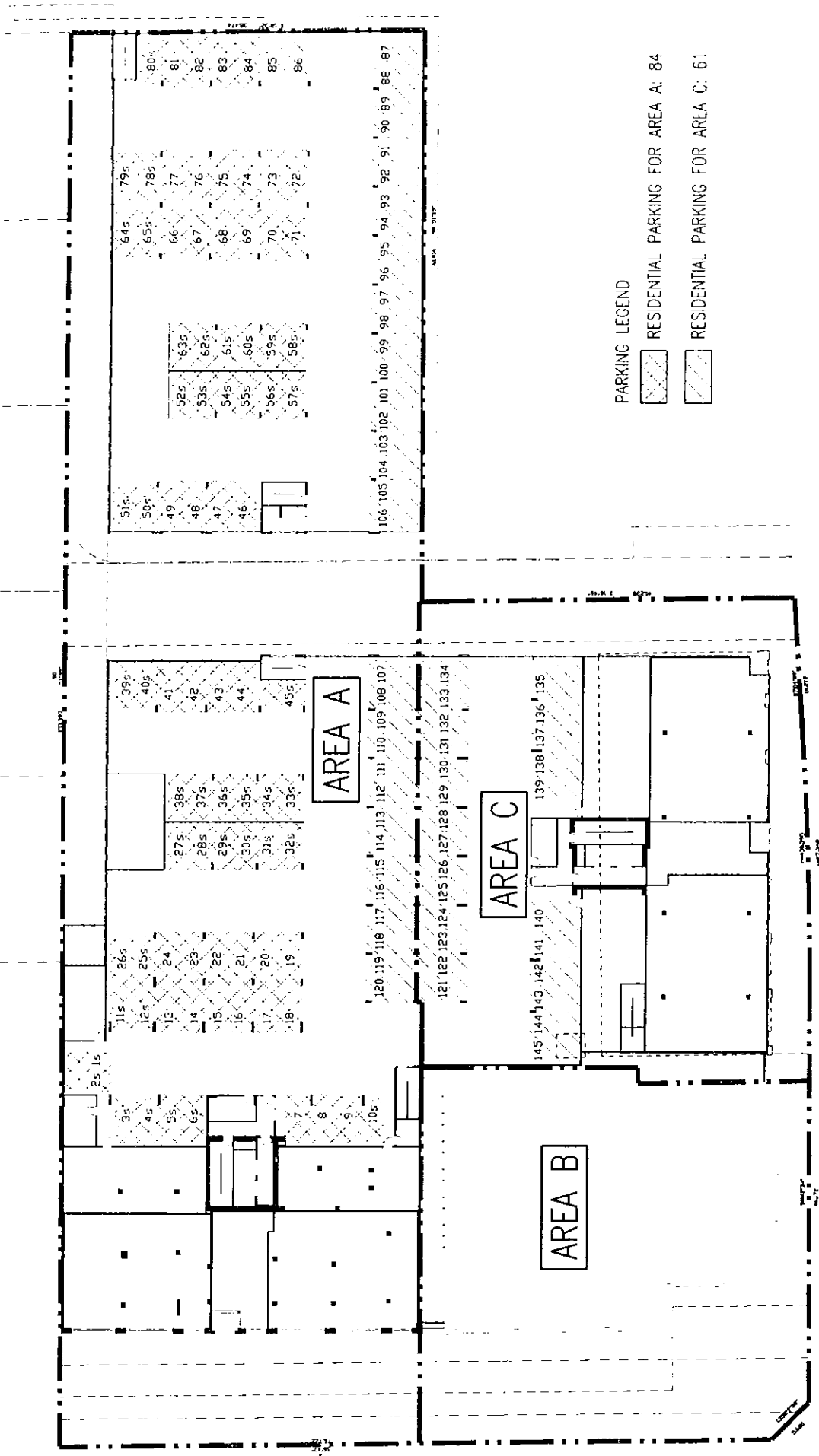
- The owner is required to contribute storm and sanitary sewer upgrades. A contribution of \$100,000 toward the sanitary sewer upgrade costs has been received. A contribution of \$144,000 to be applied towards storm sewer upgrades along No. 3 Road from Saba Road is required to be submitted.
- A Servicing 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.





S A R A H H A D



PARKING COUNT AT LEVEL 1A

HCP STALLS:	3
REGULAR STALLS:	97
SMALL STALLS:	45
<u>TOTAL FOR LEVEL 1A:</u>	<u>145</u>

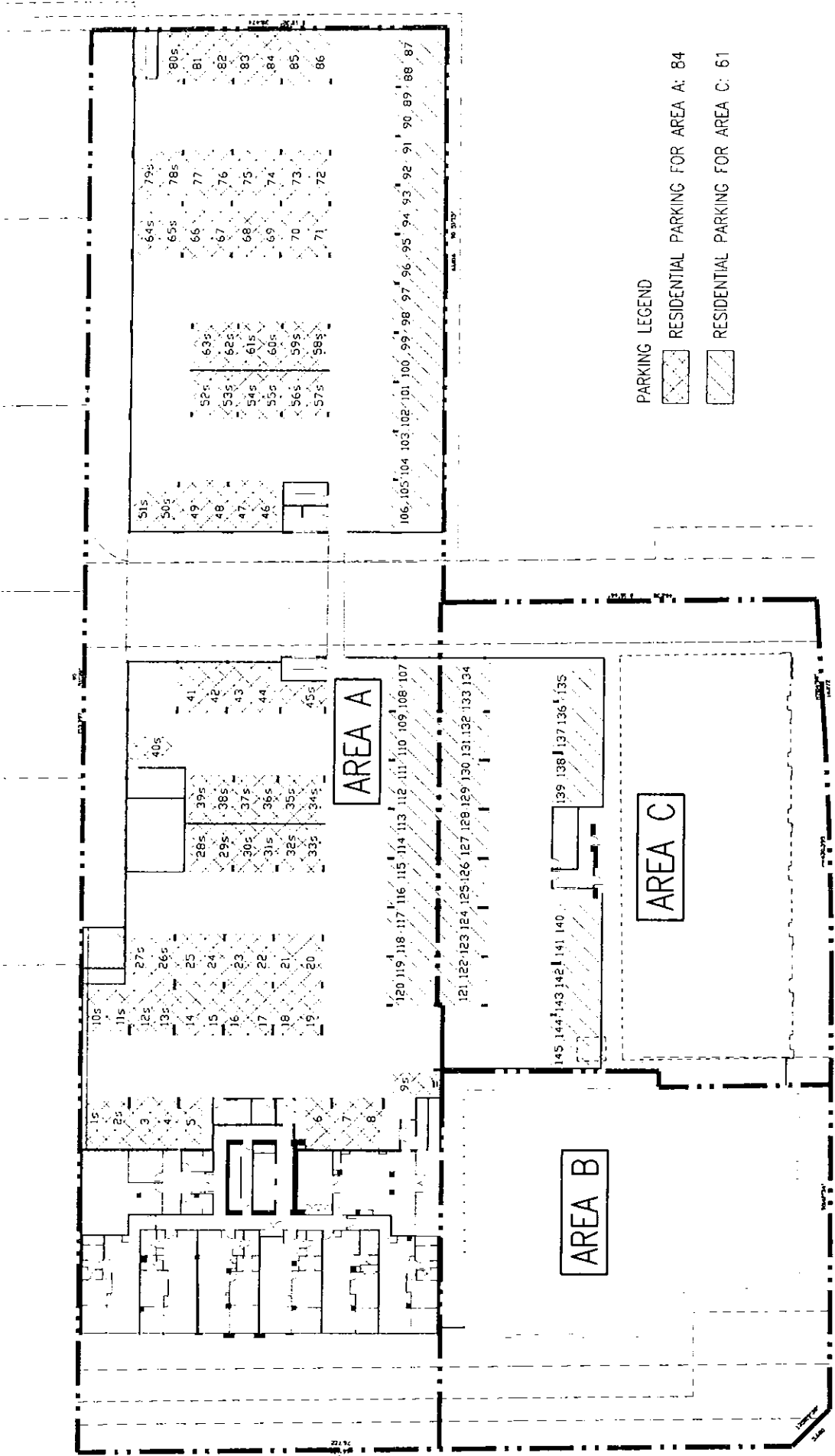
6088 No 3 Road & 8011 Saba Road
 RZ: 04-268939

PARKING PLAN: LEVEL 1A

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

PARKING LEGEND

- RESIDENTIAL PARKING FOR AREA A: 84
- RESIDENTIAL PARKING FOR AREA C: 61



PARKING LEGEND
 [Cross-hatched box] RESIDENTIAL PARKING FOR AREA A: 84
 [Diagonal lines box] RESIDENTIAL PARKING FOR AREA C: 61

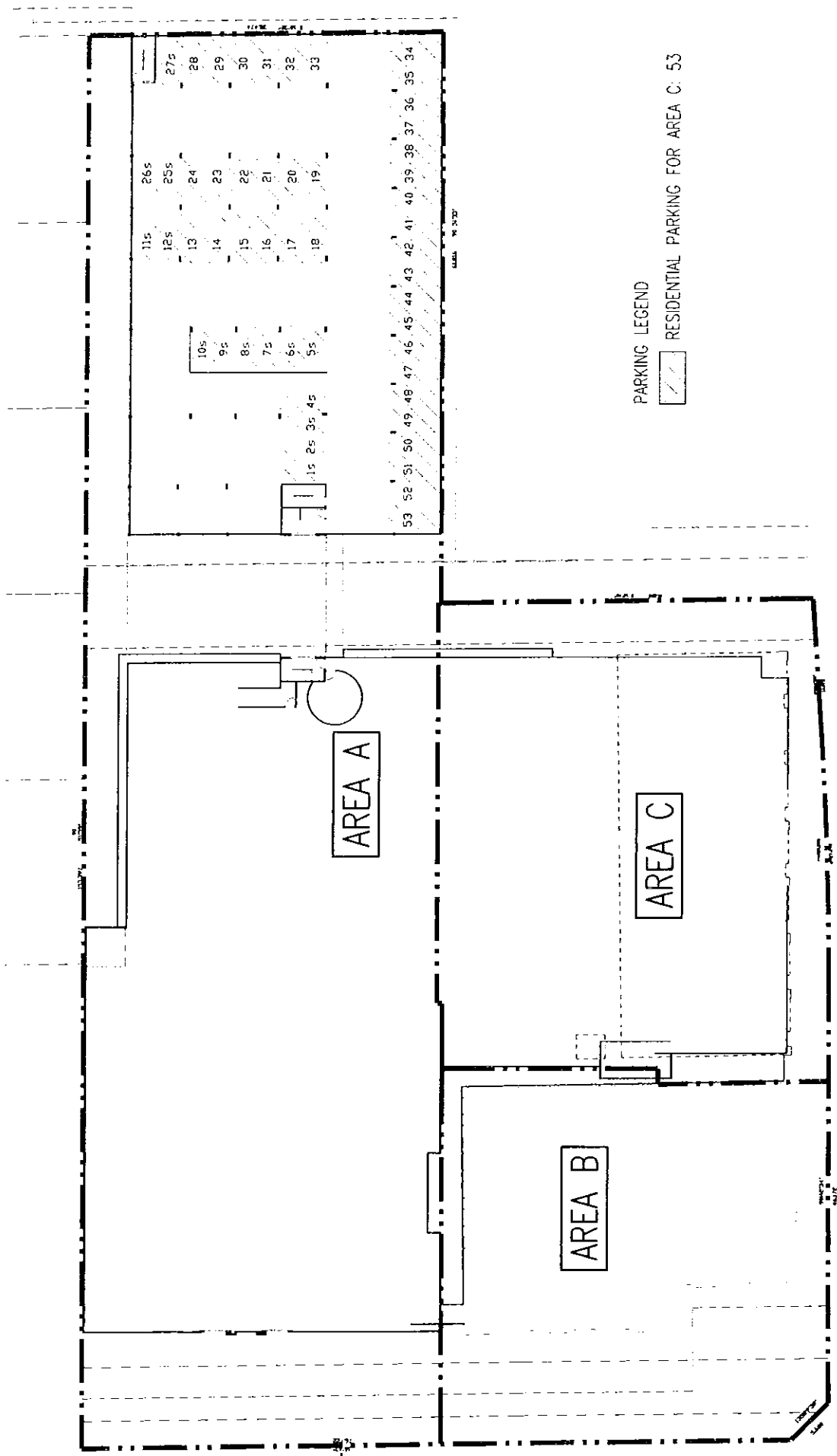
PARKING COUNT AT LEVEL 2


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 LEGEND
 RESIDENTIAL PARKING FOR AREA C: 53

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

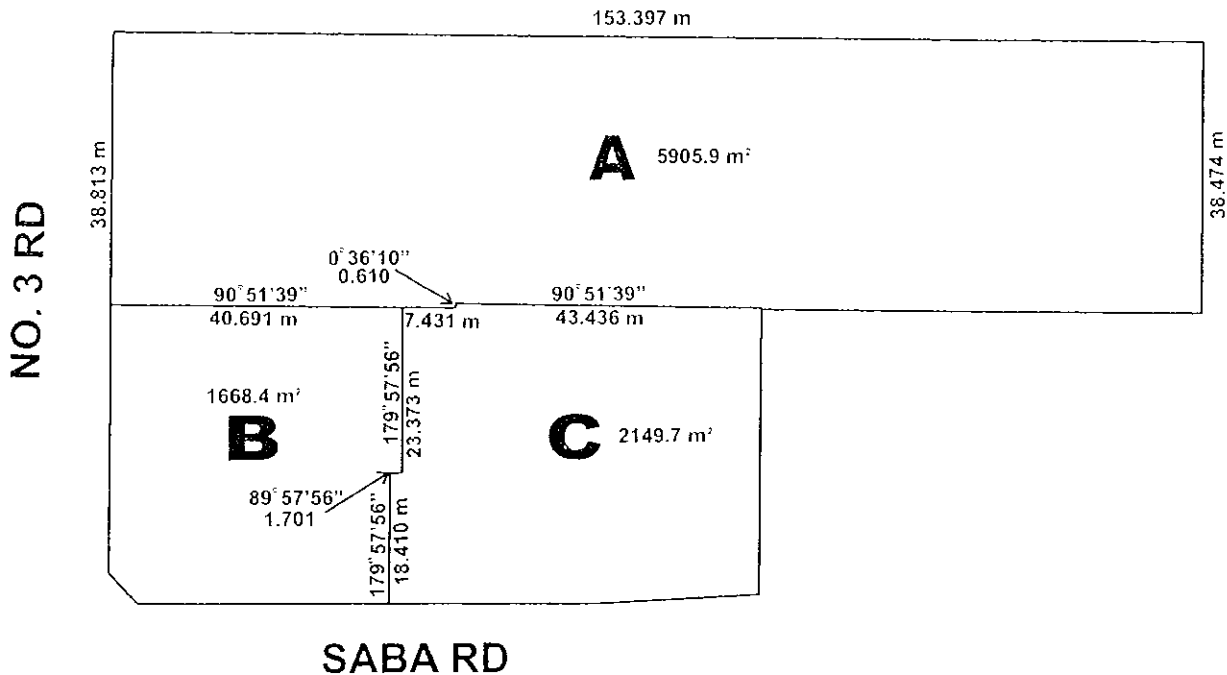
- .01 The following **uses** are permitted within the areas identified as "A", "B" and "C" in Diagram 1, Section 291.179.1.03:

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



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

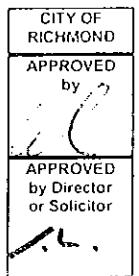
A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER