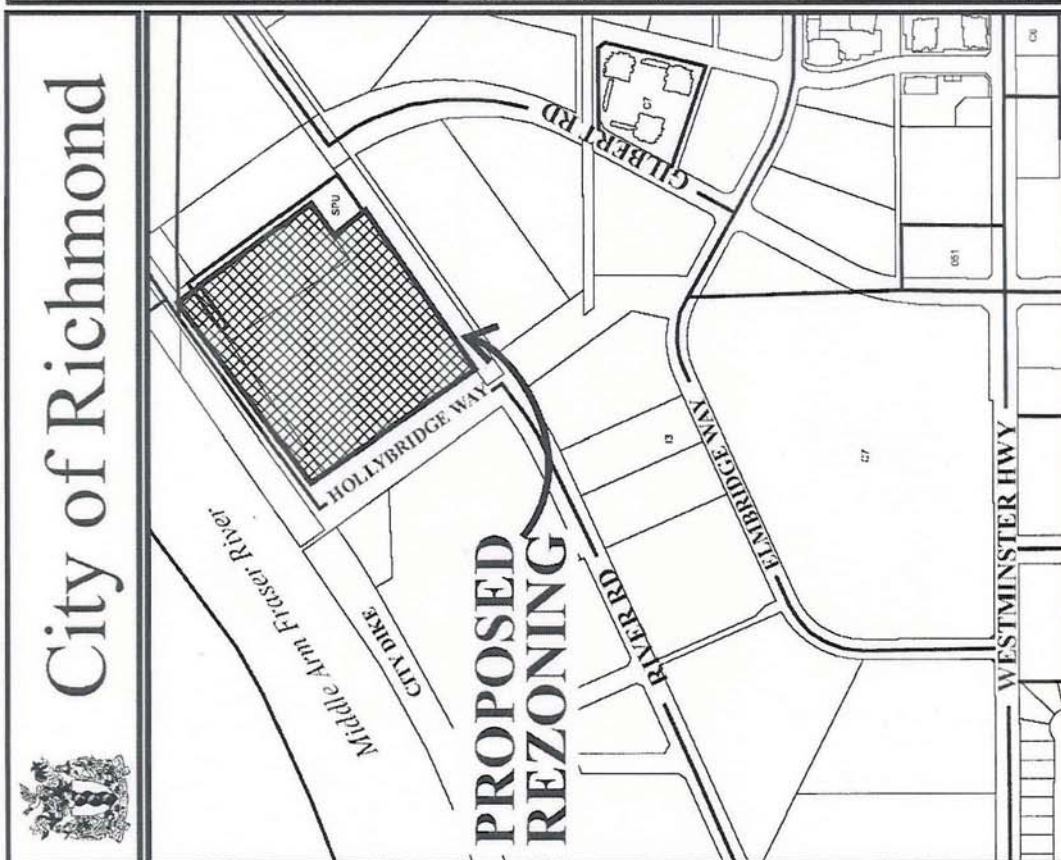


Original Date: 03/10/09  
Revision Date: 02/07/11  
Note: Dimensions are in METRES

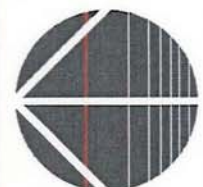


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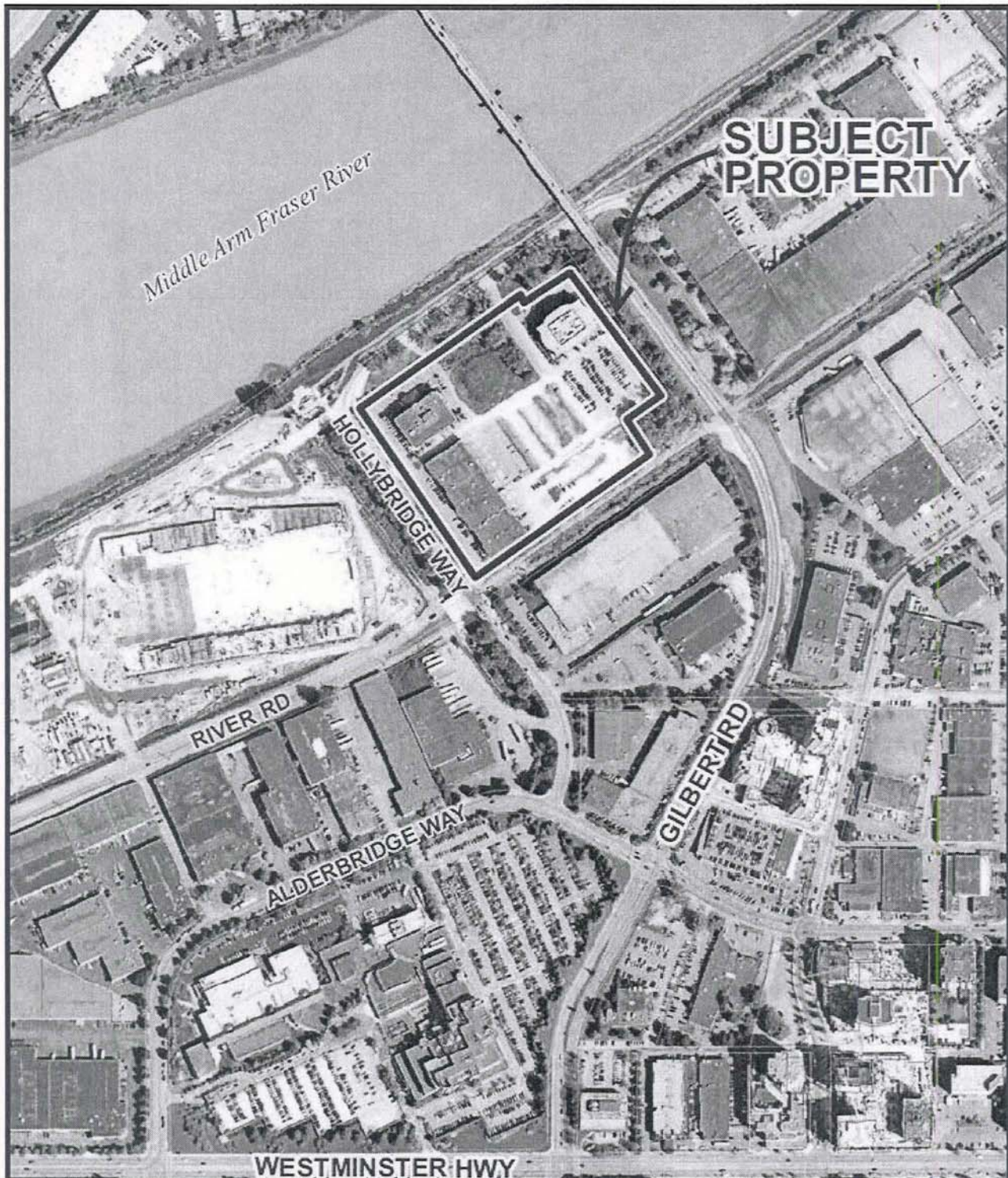


**PROPOSED  
REZONING**

RZ 09-460962







RZ 09-460962

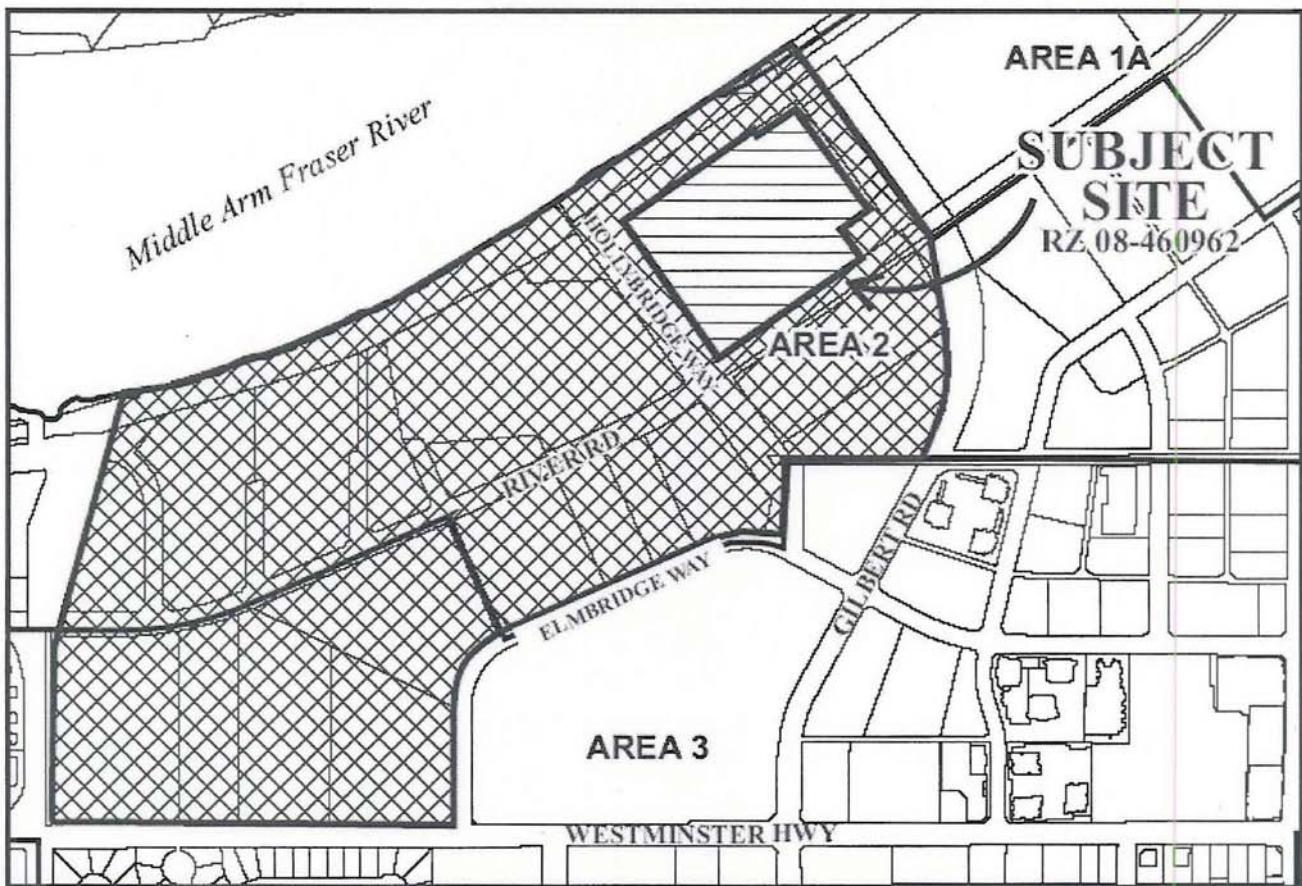
Original Date: 03/10/09

Amended Date:

Note: Dimensions are in METRES



**Attachment 3**  
Aircraft Noise Sensitive Development (ANSD) Map



### LEGEND

Aircraft Noise Sensitive Development Policy (ANSD) Areas  
(see Aircraft Noise Sensitive Development Policy Table)

**No New Aircraft Noise Sensitive Land Uses:**

**AREA 1A** - New Aircraft Noise Sensitive Land Use Prohibited.

**AREA 1B** - New Residential Land Uses Prohibited.

**Areas Where Aircraft Noise Sensitive Land Uses May be Considered:**  
**Subject to Aircraft Noise Mitigation Requirements:**


**AREA 2** - All Aircraft Noise Sensitive Land Uses (Except New Single Family) May be Considered (see Table for exceptions).

**AREA 3** - All Aircraft Noise Sensitive Land Use Types May Be Considered.

**AREA 4** - All Aircraft Noise Sensitive Land Use Types May Be Considered.

**No Aircraft Noise Mitigation Requirements:**

**AREA 5** - All Aircraft Noise Sensitive Land Use Types May Be Considered.

 **Objective:** To support the 2010 Olympic Speed Skating Oval:  
- Residential use: Up to 2/3 of the buildable square feet (BSF);  
- Non-residential: The remaining BSF (e.g., 1/3)



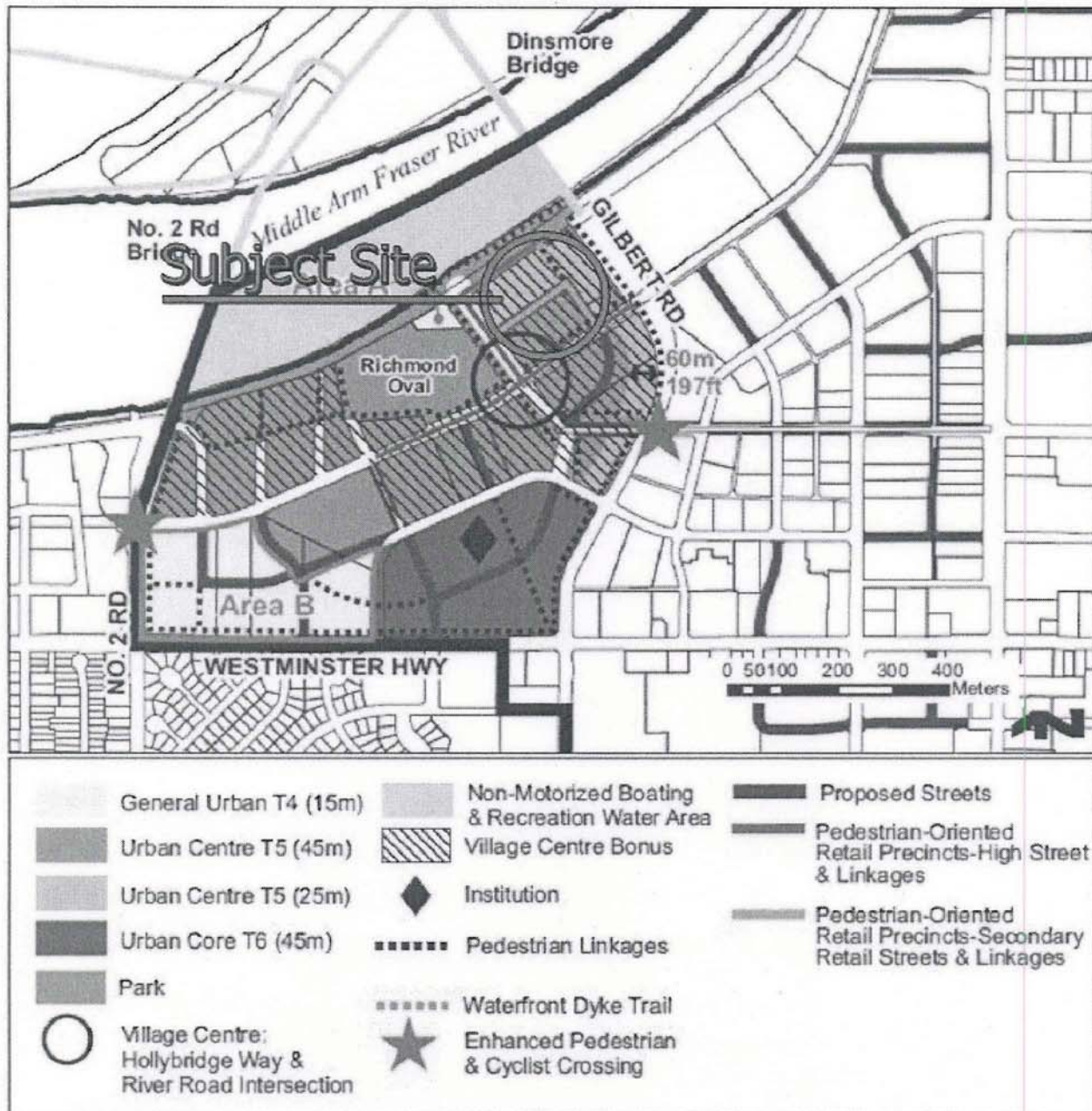
## Aircraft Noise Sensitive Development Location Map

Original Date: 03/10/09

Amended Date: 02/16/11

Note: Dimensions are in METRES

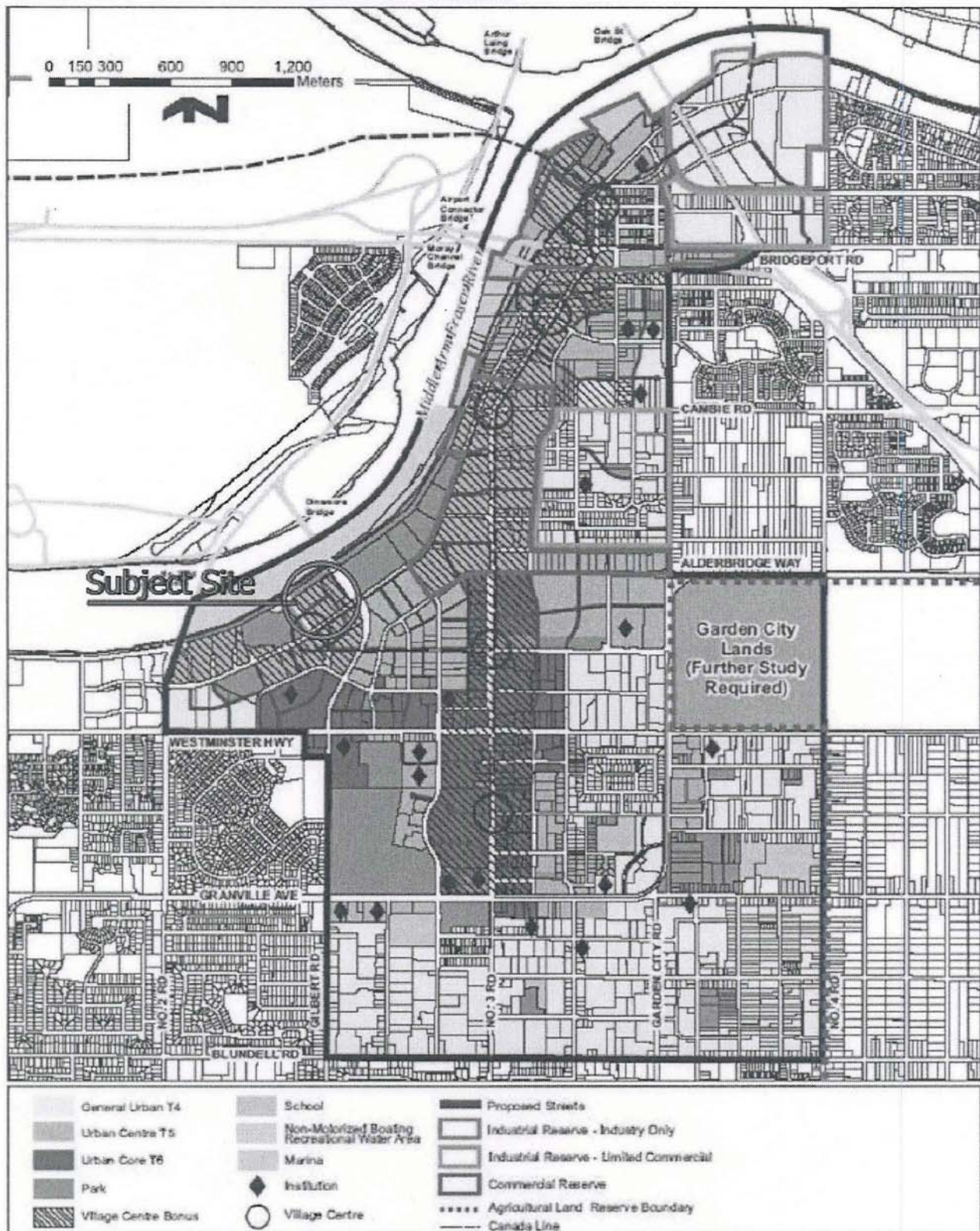
## Specific Land Use Map: Oval Village (2031)





**Attachment 5**  
**City Centre Area Plan Generalized Land Use Map (2031)**

**Generalized Land Use Map (2031)** Bylaws 9427 & 8516  
 2010/09/13



Original Adoption: June 19, 1995 / Plan Adoption: September 14, 2009

City Centre Area Plan M-2





## City of Richmond

6911 No. 3 Road  
Richmond, BC, V6Y 2C1  
www.richmond.ca

## Development Application Data Sheet Development Applications Division

**RZ 09-460962**

Address: 5200 Hollybridge Way, 6300, 6380, 6500 & a portion of 6900 River Road, & a portion of the River Road right-of-way between Hollybridge Way and Gilbert Road

Applicant: Oval 8 Holdings Ltd. (ASPAC Developments)      Oval 8 Holdings Ltd., Inc. No. BC0805724 & Owner: City of Richmond

Planning Area(s): City Centre Area (Oval Village)

Floor Area 118,083.0 m<sup>2</sup>, excluding standards zoning exclusions (e.g., parking)

	Existing	Proposed
Site Area	Existing 2 lots (ASPAC): 38,612.0 m <sup>2</sup> Part of River Road (City): 4,885.5 m <sup>2</sup> Part of 6900 River Road (City): 371.2 m <sup>2</sup> TOTAL: 43,868.7 m <sup>2</sup>	New lots (5): 39,361.0 m <sup>2</sup> Road dedication: 4,507.7 m <sup>2</sup>
Land Uses	Vacant & office building	High-rise, mixed-use over below-grade parking & public open space
City Centre Area Plan (CCAP) Designation	<ul style="list-style-type: none"> <li>• "General Urban T5 (45 m &amp; 25 m): 2 FAR max. (100% residential permitted)</li> <li>• "Village Centre Bonus": 1 FAR (limited to 100% commercial)</li> <li>• "Pedestrian-Oriented Retail Precincts"</li> </ul>	As per existing, EXCEPT: <ul style="list-style-type: none"> <li>• "Pedestrian-Oriented Retail Precincts – Secondary Retail Streets &amp; Linkages" is removed from the riverfront, internal street, and a portion of Hollybridge Way.</li> </ul>
Aircraft Noise Sensitive Development (ANSD)	<ul style="list-style-type: none"> <li>• Residential "buildable square footage (BSF)" is limited to 2/3 of total permitted.</li> <li>• "Area 2": All aircraft noise sensitive uses are permitted, provided that: <ul style="list-style-type: none"> <li>a) ANSD covenant is registered on title;</li> <li>b) Acoustics report is prepared;</li> <li>c) Mechanical ventilation &amp; central air conditioning (or a City-approved equivalent) are provided; and</li> <li>d) Noise mitigation measures are satisfactorily incorporated.</li> </ul> </li> </ul>	No change: <ul style="list-style-type: none"> <li>• Based on the proposed rezoning, BSF shall be calculated "bridge-to-bridge" (i.e. between No. 2 Road and Gilbert Road, north of "New" River Road): <ul style="list-style-type: none"> <li>a) Residential: 296,873.2 m<sup>2</sup> (65%)</li> <li>b) Non-residential: 161,083.6 m<sup>2</sup> (35%)</li> </ul> </li> </ul>
Zoning	<ul style="list-style-type: none"> <li>• "Industrial Business Park (IB1)"</li> <li>• "School &amp; Institutional Use (SI)"</li> </ul>	<ul style="list-style-type: none"> <li>• "High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)", as amended by both: <ul style="list-style-type: none"> <li>a) Zoning Amendment Bylaw No. 8686 (ZT 09-492885) for 6051 &amp; 6071 River Road ("Lots 3 &amp; 4") regarding subdivision &amp; related changes</li> <li>b) Subject rezoning regarding the addition of lands east of Hollybridge Way &amp; related use, density &amp; form of development considerations</li> </ul> </li> </ul>
Number of Units	Nil	+/-944 (To be confirmed @ DP stage)

	Existing Zoning (Excluding City Land & Road)	Proposed Zoning @ Net Development Site	Variance
Floor Area Ratio	<ul style="list-style-type: none"> <li>1.2 FAR</li> </ul>	<ul style="list-style-type: none"> <li>3 FAR max., regardless of subdivision</li> </ul>	None permitted
Max. Permitted Floor Area	<ul style="list-style-type: none"> <li>Residential: Nil</li> <li>Office/light industry: 46,334.4 m<sup>2</sup></li> <li>Total: 46,334.4 m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>Residential: 114,821.1 m<sup>2</sup></li> <li>Commercial: 3,261.9 m<sup>2</sup></li> <li>Total: 118,083.0 m<sup>2</sup> (excluding child care)</li> </ul>	None permitted
Lot Coverage (max.)	<ul style="list-style-type: none"> <li>Buildings: 90%</li> </ul>	Buildings: <ul style="list-style-type: none"> <li>Along riverfront: 45%</li> <li>Along "new" River Road: 90%</li> </ul>	None anticipated
Setback @ Road	<ul style="list-style-type: none"> <li>3.0 m min.</li> </ul>	<ul style="list-style-type: none"> <li>3.0 m min., except this may be reduced to 0 m along the Hollybridge Way greenway, as per an approved DP</li> </ul>	None anticipated
Setback @ Side & Rear Yard	<ul style="list-style-type: none"> <li>0 m min., except 3.0 m min. is required adjacent to residential</li> </ul>	<ul style="list-style-type: none"> <li>3.0 m min.</li> </ul>	None anticipated
Height	<ul style="list-style-type: none"> <li>25 m max., except that may be increased to 35 m as per an approved DP</li> </ul>	Where a portion of a building is: <ul style="list-style-type: none"> <li>Greater than 50 m from the dike: 47 m geodetic</li> <li>50 m or less from the dike: 25 m max., except this may be increased to 47 m geodetic as per an approved DP</li> </ul>	None anticipated
Lot Size (min.)	<ul style="list-style-type: none"> <li>2,400 m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>"Lot 9": 7,800 m<sup>2</sup></li> <li>"Lot 10": 8,100 m<sup>2</sup></li> <li>"Lot 11": 7,400 m<sup>2</sup></li> <li>"Lot 12": 10,000 m<sup>2</sup></li> <li>"Lot 13": 4,900 m<sup>2</sup></li> </ul>	None anticipated
Off-Street Parking	<ul style="list-style-type: none"> <li>As per Richmond Zoning Bylaw</li> </ul>	<ul style="list-style-type: none"> <li>As per Richmond Zoning Bylaw, except:               <ol style="list-style-type: none"> <li>66 commercial parking for "Lot 6" (5111 Hollybridge Way shall be provided on "Lot 12"</li> <li>Residential visitor parking required for "Lots 9, 10, 11 &amp; 13" may, in part, be located on "Lot 12" in order to facilitate its "sharing" with commercial parking for "Lot 12 &amp; 6"</li> </ol> </li> </ul>	None anticipated
Minimum Habitable Floor Elevation	As per Richmond's Flood Construction Level Bylaw: <ul style="list-style-type: none"> <li>For non-residential uses: 0.3 m min. above the crown of the fronting road</li> </ul>	Satisfies Richmond's Flood Construction Level Bylaw: <ul style="list-style-type: none"> <li>Typically 2.9 m geodetic, except 0.3 m above the crown of the fronting road for common lobbies &amp; commercial uses along Hollybridge Way</li> </ul>	None anticipated