



**City of Richmond**  
Planning and Development Department

**Report to Committee**

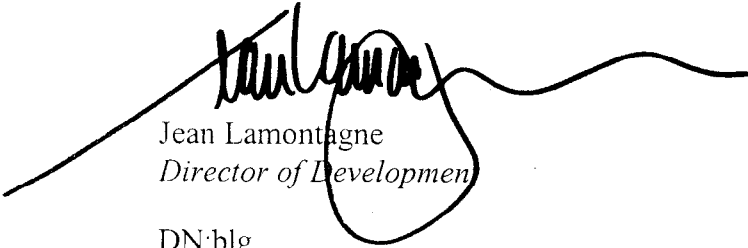
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**To:** Planning Committee  
**From:** Jean Lamontagne  
Director of Development  
**Date:** October 30, 2006  
**File:** RZ 04-268939  
**Re:** **Application by Regent International Developments Ltd. for Rezoning at 8011 Saba Road and 6088 No. 3 Road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

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**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.

<b>FOR ORIGINATING DEPARTMENT USE ONLY</b>
<b>CONCURRENCE OF GENERAL MANAGER</b>


## 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 m<sup>2</sup> 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 (ANSO) 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 m<sup>2</sup> (143,918.191 ft<sup>2</sup>) 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 m<sup>2</sup> 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 <sup>2</sup> (104,626 ft <sup>2</sup> )	Total area 9,720 m <sup>2</sup> (104,626 ft <sup>2</sup> )		
		Area A (Lot 1) 5905.9 m <sup>2</sup> (63,571 ft <sup>2</sup> )	Area B (Lot A) 1,668 m <sup>2</sup> (17,958 ft <sup>2</sup> )	Area C (Lot B) 660 m <sup>2</sup> (7,104 ft <sup>2</sup> )
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

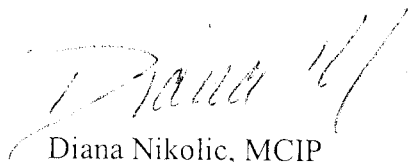
- In accordance with the Interim Flood Management Strategy, a flood indemnity covenant is required to be registered on title as a condition of final adoption.

#### **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.



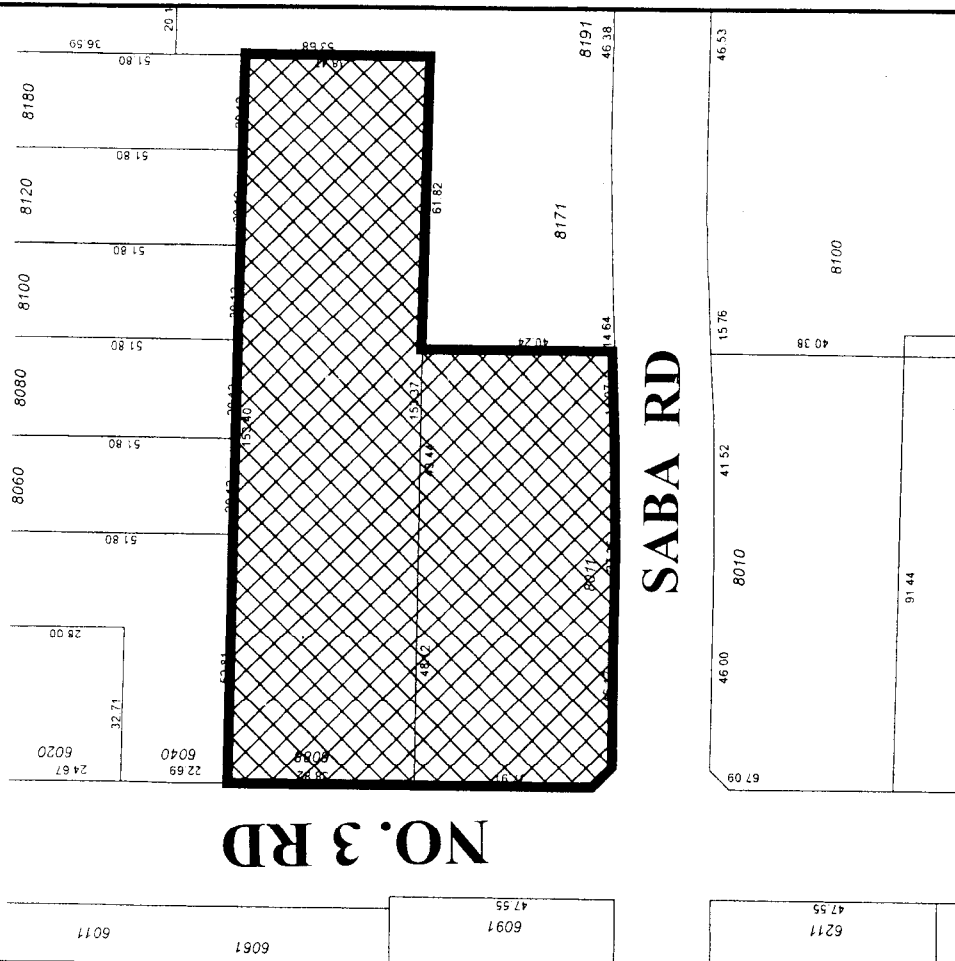
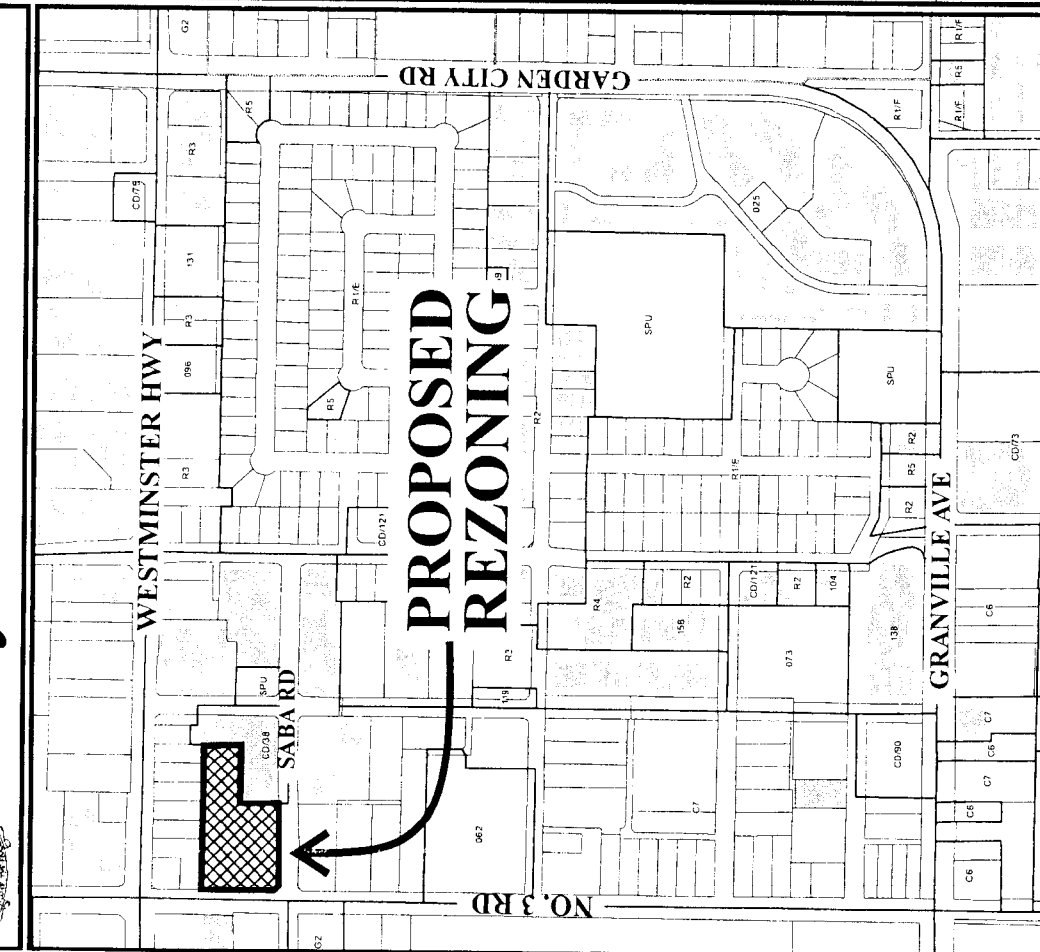
Diana Nikolic, MCIP  
*Planner II (Urban Design)*

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



Note: Dimensions are in METRES





RZ 04-268939

Original Date: 11/06/06

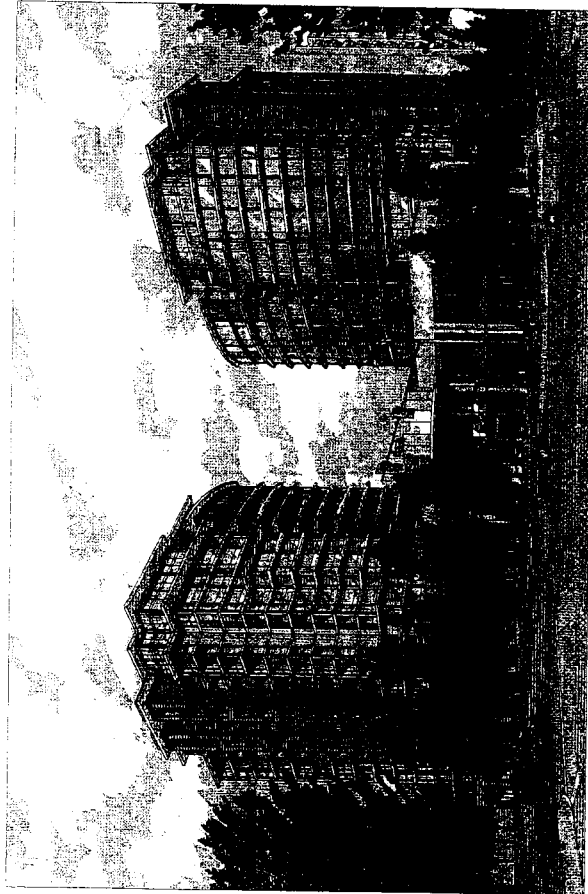
Amended Date:

Note: Dimensions are in METRES



I HEREBY CERTIFY this to be a true and correct copy of  
 P 19 of 19 to DP 04-277201 approved by  
 Richmond City Council on Feb 28/05

*David Weber*  
 DAVID WEBER, Acting City Clerk

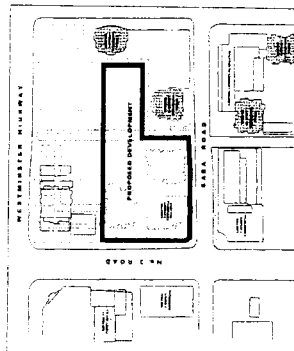


#### DESIGN RATIONALE

The buildings are located to respect the adjacent east residential tower and provide a new gateway to the city. The buildings are designed to connect two buildings. The buildings forms are represented as a "higher" and smaller scale elements to complement the garden scale. Lighter scale elements used treatment. The concrete in walls and stair-ends and window mullion treatment. The concrete in walls and stair-ends and window mullion upper level that caps the building.

The laneway has been characterized with the treatment of walkway materials, concrete and brick. The building is designed to be a dynamic appearance into the landscaped street to create a dynamic appearance.

#### CONTEXT PLAN



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

Project Name: Regent International Development  
 Project No: 04-277201  
 Date: 02/28/05

Project Data  
 Site Area: 1.12 Ha  
 Lot Area: 1.12 Ha  
 Lot Dimensions: 150.00m x 75.00m  
 Lot Elevation: 100.00m  
 Lot Orientation: North

Level	Area (sqm)	Volume (cu m)	Notes
Level 1	1,120.00	1,120.00	Ground Floor
Level 2	1,120.00	1,120.00	Second Floor
Level 3	1,120.00	1,120.00	Third Floor
Level 4	1,120.00	1,120.00	Fourth Floor
Level 5	1,120.00	1,120.00	Fifth Floor
Level 6	1,120.00	1,120.00	Sixth Floor
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Level 14	1,120.00	1,120.00	Fourteenth Floor
Level 15	1,120.00	1,120.00	Fifteenth Floor
Level 16	1,120.00	1,120.00	Sixteenth Floor
Level 17	1,120.00	1,120.00	Seventeenth Floor
Level 18	1,120.00	1,120.00	Eighteenth Floor
Level 19	1,120.00	1,120.00	Nineteenth Floor
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Level 35	1,120.00	1,120.00	Thirty-fifth Floor
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Level 94	1,120.00	1,120.00	Ninety-fourth Floor
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Level 100	1,120.00	1,120.00	Hundredth Floor

Project Name: Regent International Development  
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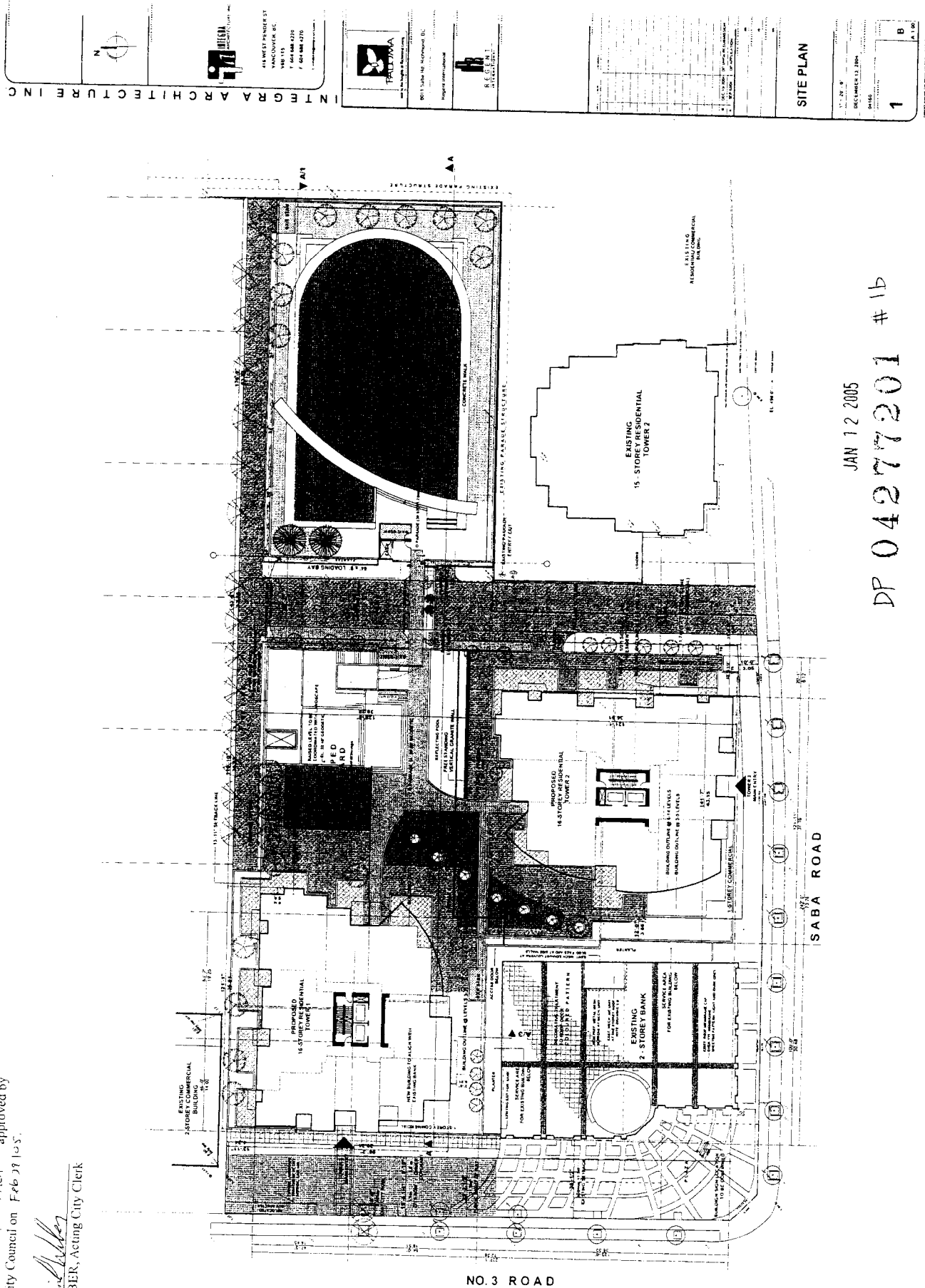
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Level 95	1,120.00	1,120.00	Ninety-fifth Floor
Level 96	1,120.00	1,120.00	Ninety-sixth Floor
Level 97	1,120.00	1,120.00	Ninety-seventh Floor
Level 98	1,120.00	1,120.00	Ninety-eighth Floor
Level 99	1,120.00	1,120.00	Ninety-ninth Floor
Level 100	1,120.00	1,120.00	Hundredth Floor

JAN 12 2005  
 DP 04277201 #1a

I HEREBY CERTIFY this to be a true and correct copy of  
 p 1b of 19 to DP 04 277201 approved by  
 Richmond City Council on Feb 28 10:57.

*David Weber*  
 DAVID WEBER, Acting City Clerk



JAN 12 2005  
 DP 04277201 #1b

I HEREBY CERTIFY this to be a true and correct copy of  
 P 29 of 14 to DP 04-073001  
 approved by  
 Richmond City Council on Feb 28/05

DAVID WEBER, Acting City Clerk

*David Weber*

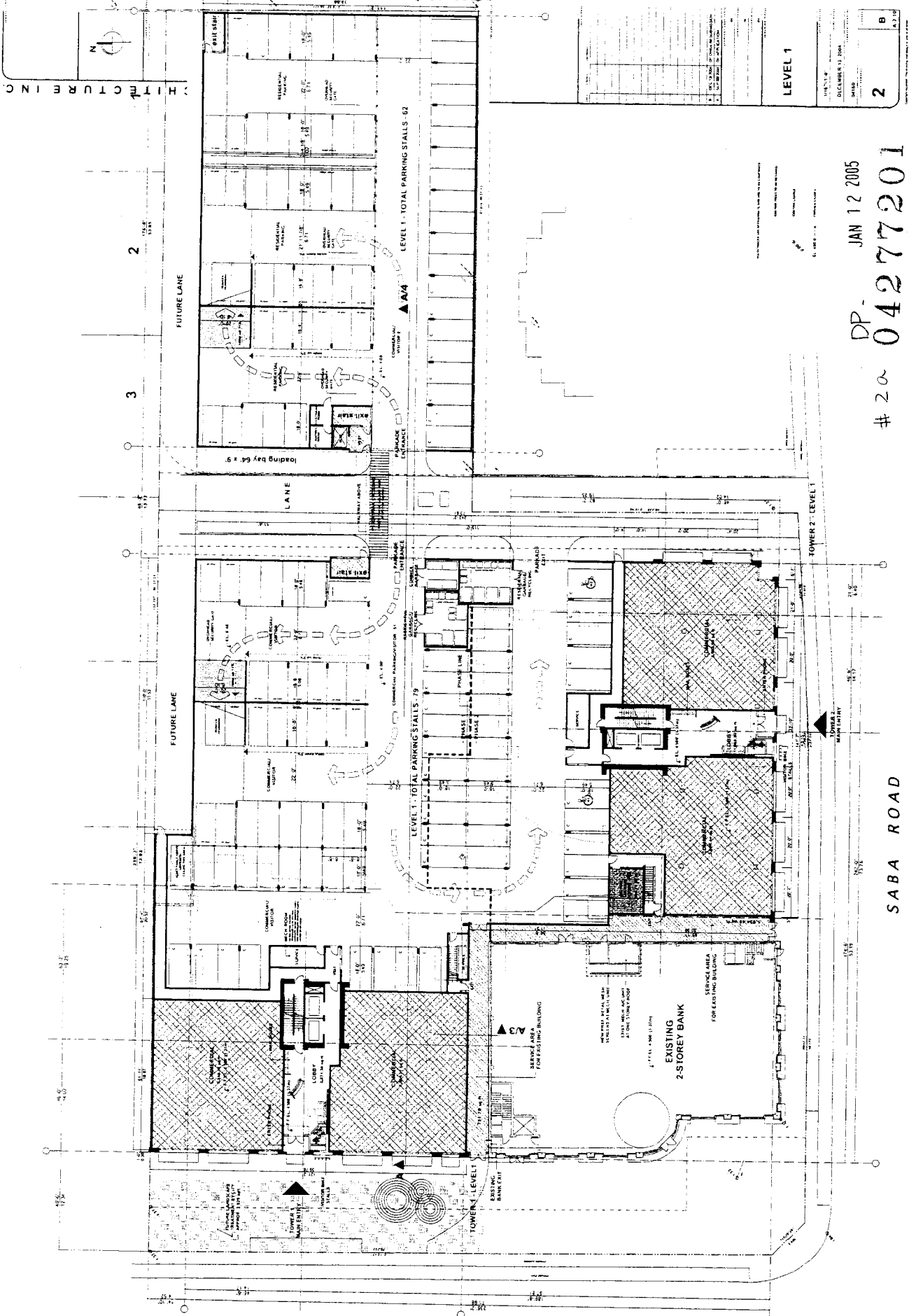
NO. 3 ROAD

SABA ROAD

JAN 12 2005

DP-#20

04277201



LEVEL 1

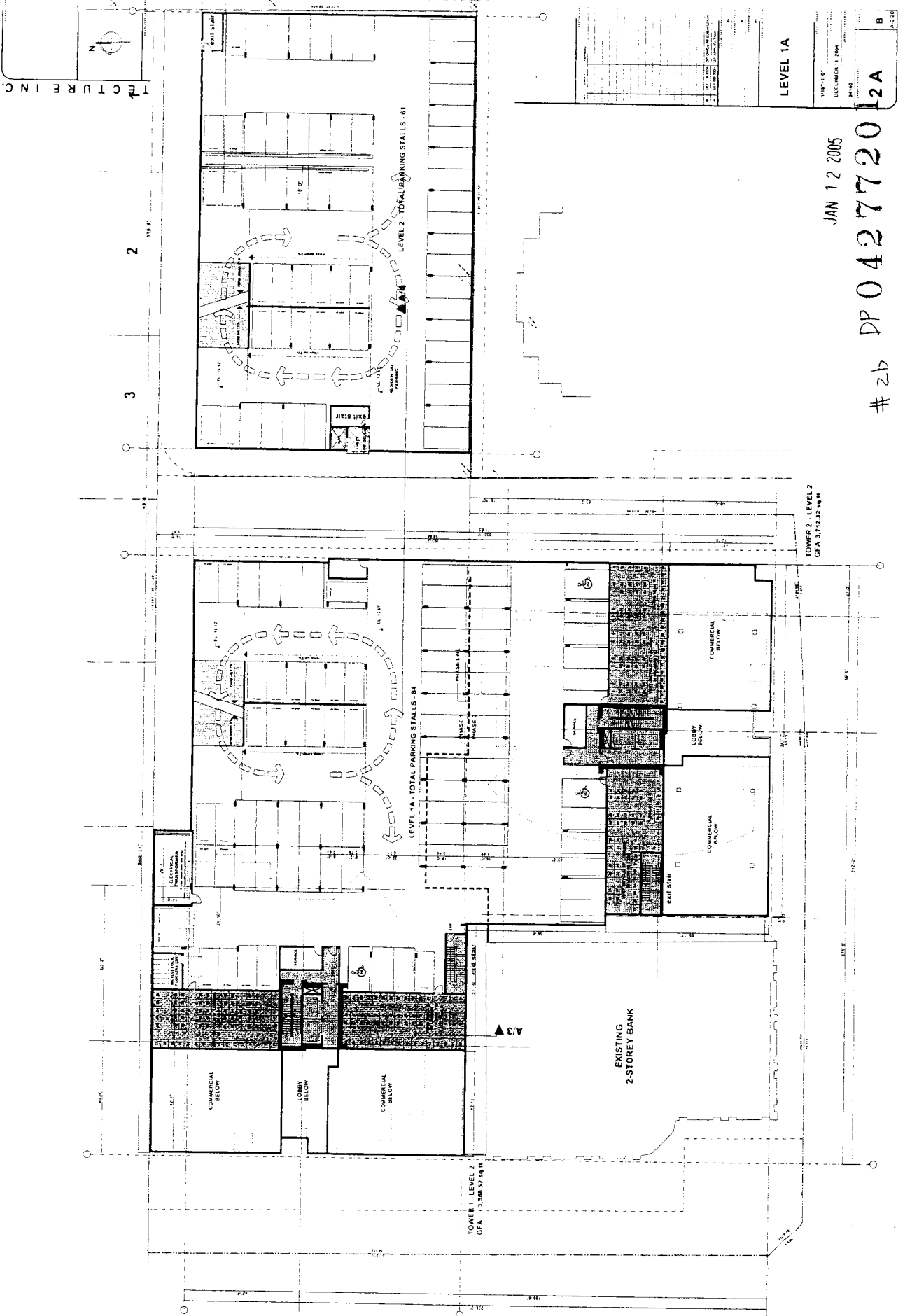
2

B

STRUCTURING

I HEREBY CERTIFY this to be a true and correct copy of  
 P 25 of 14 to DP 04-23-201  
 approved by  
 Richmond City Council on 1/26/2005

DAVID WEBER, Acting City Clerk  
*David Weber*



JAN 12 2005

#2b

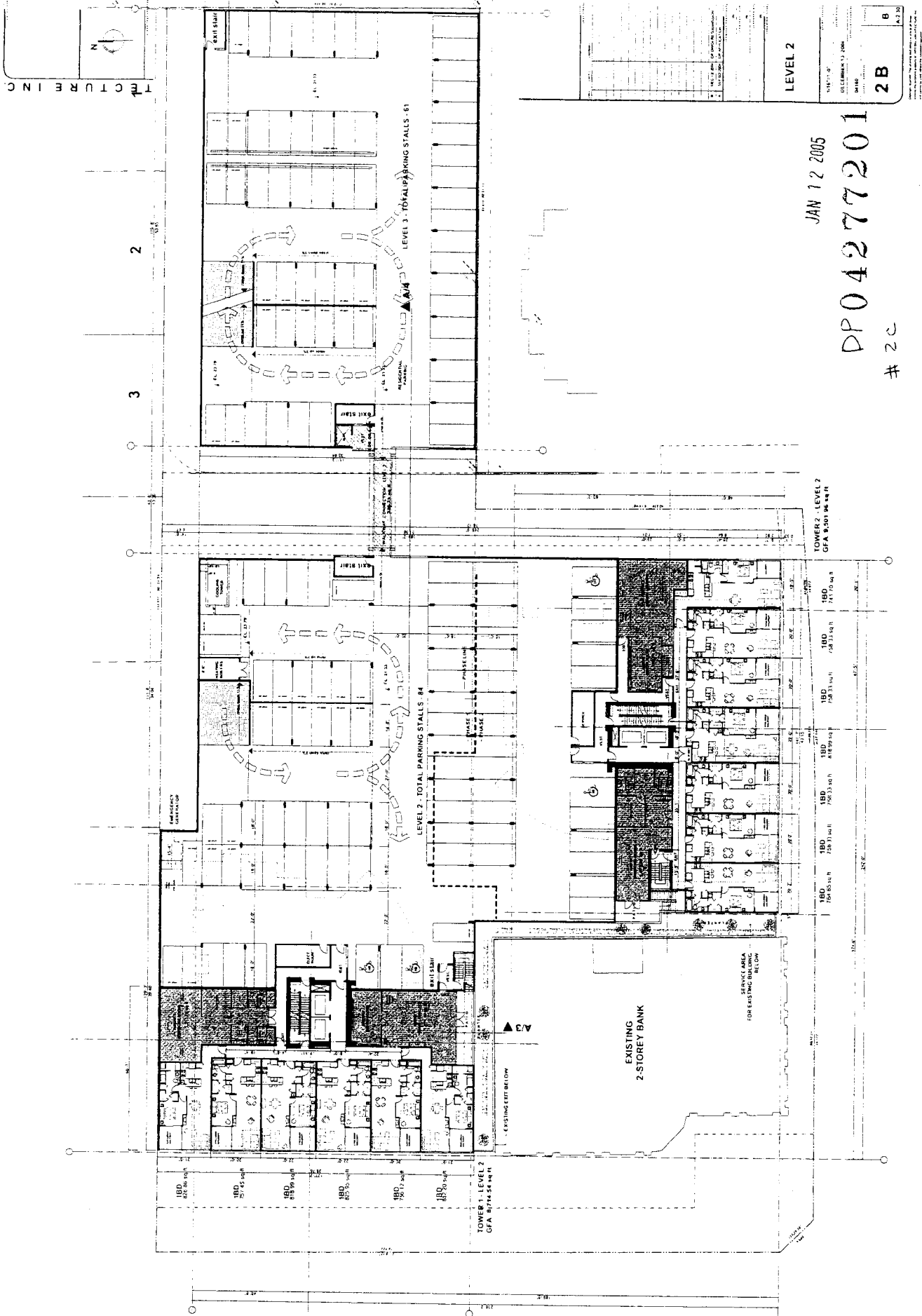
DP 042772012A

LEVEL 1A

12A

I HEREBY CERTIFY this to be a true and correct copy of  
 P 2c of 14 to DP 04-277201 approved by  
 Richmond City Council on Feb 26/05

DAVID WEBER, Acting City Clerk



JAN 12 2005  
 DP04277201  
 # 2c

LEVEL 2

2B

TOWER 2 - LEVEL 2  
 GFA 8,201 sq ft

TOWER 1 - LEVEL 2  
 GFA 8,774 sq ft

EXISTING  
 2-STORY BANK

SERVICE AREA  
 FOR EXISTING BUILDING

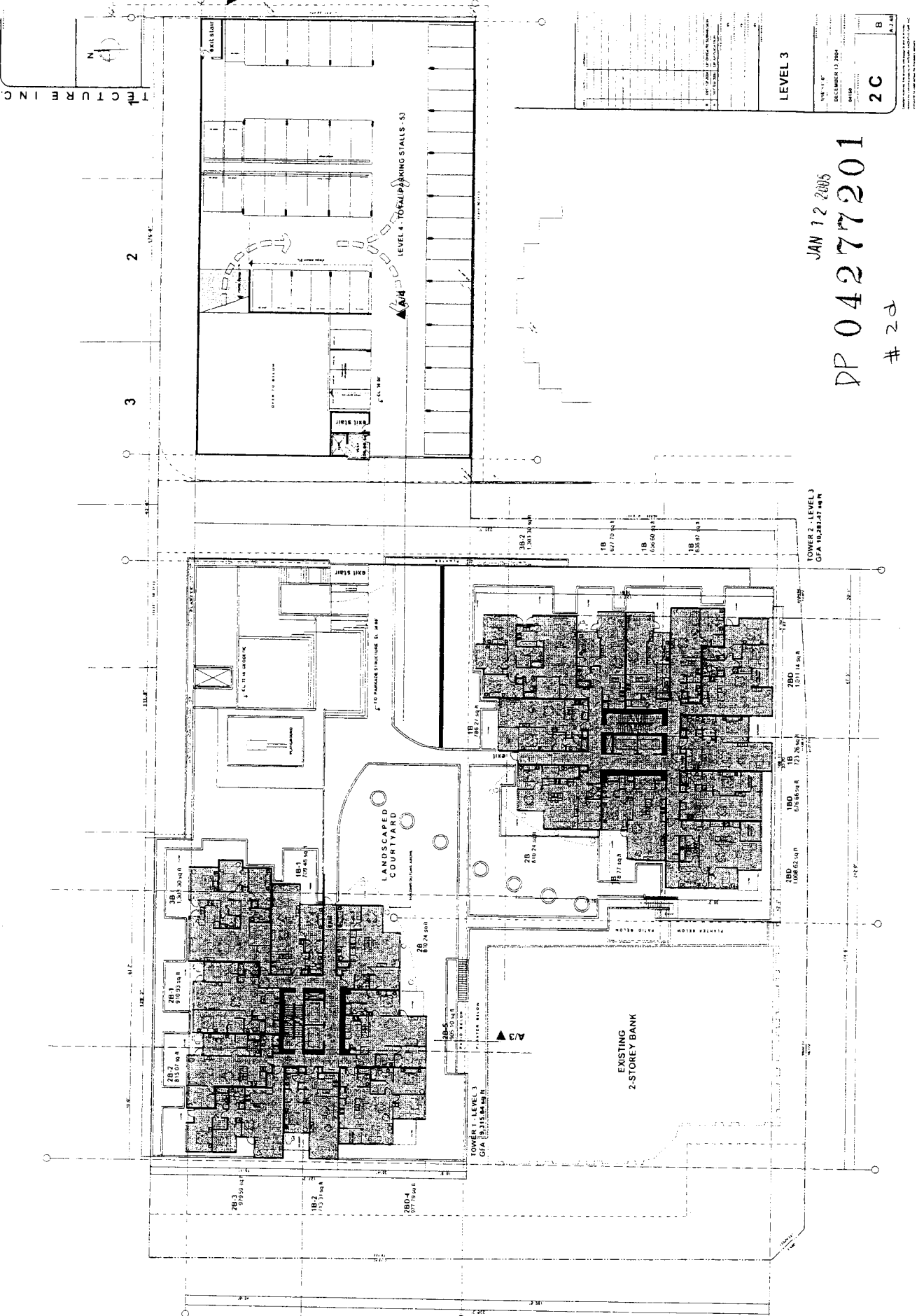
LEVEL 2 - TOTAL PARKING STALLS: 64

LEVEL 3 - TOTAL PARKING STALLS: 61

TECHNICAL

I hereby certify this to be a true and correct copy of  
 P 201 of 14 to DP 04-27201 approved by  
 Richmond City Council on 1-21-2015.

DAVID WEBER, Acting City Clerk  
*David Weber*

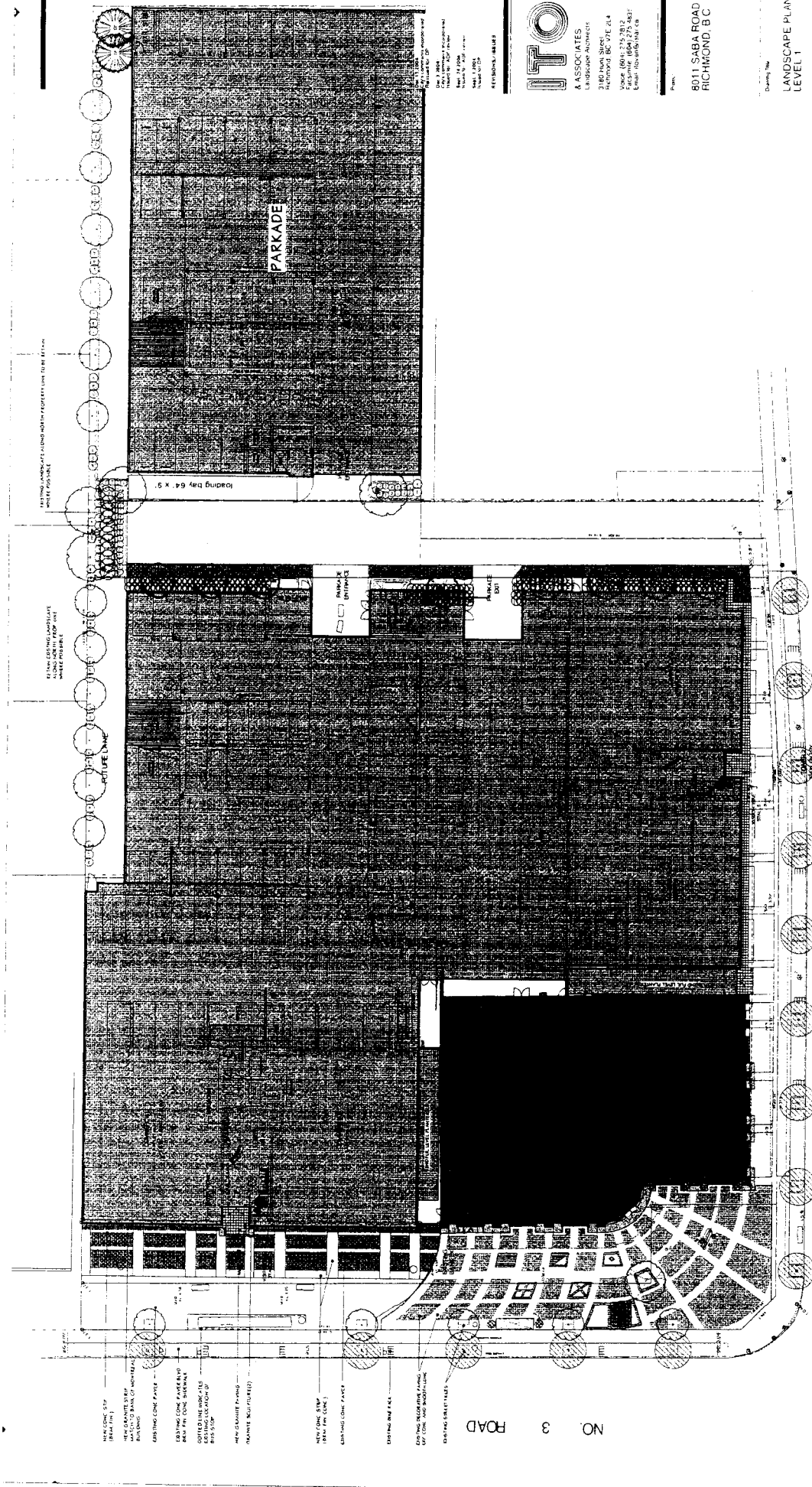


JAN 12 2005  
 DP 0427201  
 # 20

LEVEL 3

2C

B  
 4-2-05



SABA ROAD



JAN 12 2005

DP 04277201

#302

I HEREBY CERTIFY this to be a true and correct copy of  
 P 34 of 14 to DP 04-277201, approved by  
 Richmond City Council on SEP 28 2004.

*David Weber*  
 DAVID WEBER, Acting City Clerk

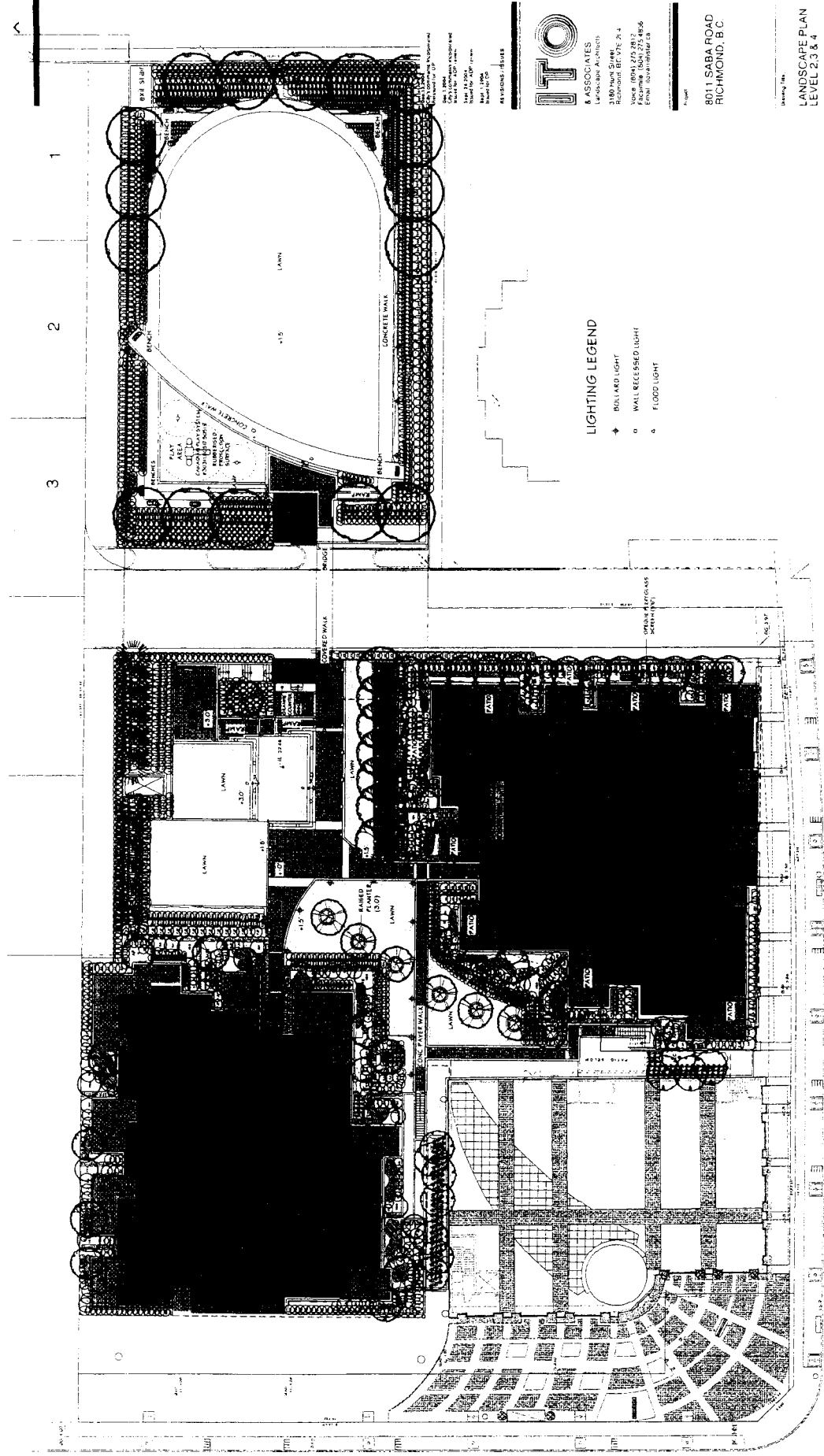
**ITO**

**ASSOCIATES**  
 LANDSCAPE ARCHITECTS  
 1111 HASTINGS STREET  
 VANCOUVER, BC V6E 2A4  
 PHONE (604) 275-7812  
 FACSIMILE (604) 275-7817  
 EMAIL: info@ito.ca

8011 SABA ROAD  
 RICHMOND, B.C.

LANDSCAPE PLAN  
 LEVEL 1

3a



**LIGHTING LEGEND**

- ◆ BOLLARD LIGHT
- WALL RECESSED LIGHT
- FLOOD LIGHT



**ITO ASSOCIATES**  
 LANDSCAPE ARCHITECTS  
 8011 SABA ROAD  
 RICHMOND, B.C. V6X 4A4  
 VOICE (604) 272-7812  
 FACSIMILE (604) 272-4856  
 EMAIL: info@ito.ca

8011 SABA ROAD  
 RICHMOND, B.C.

LANDSCAPE PLAN  
 LEVEL 2.3 & 4



JAN 12 2005  
 DP 04277201

3b

# 3b

SABA ROAD

NO. 3 ROAD

I HEREBY CERTIFY this to be a true and correct copy of  
 P 3b of 141 to DP 04-23-261 approved by  
 Richmond City Council on 1/14/05.

*David Weber*  
 DAVID WEBER, Acting City Clerk



DAVID WEBER, Acting C

ROAD

EXISTING STREET TREES

UAD  
E. A. 25



2007

#30

30

AREA DETAILS  
(LEVEL 1)

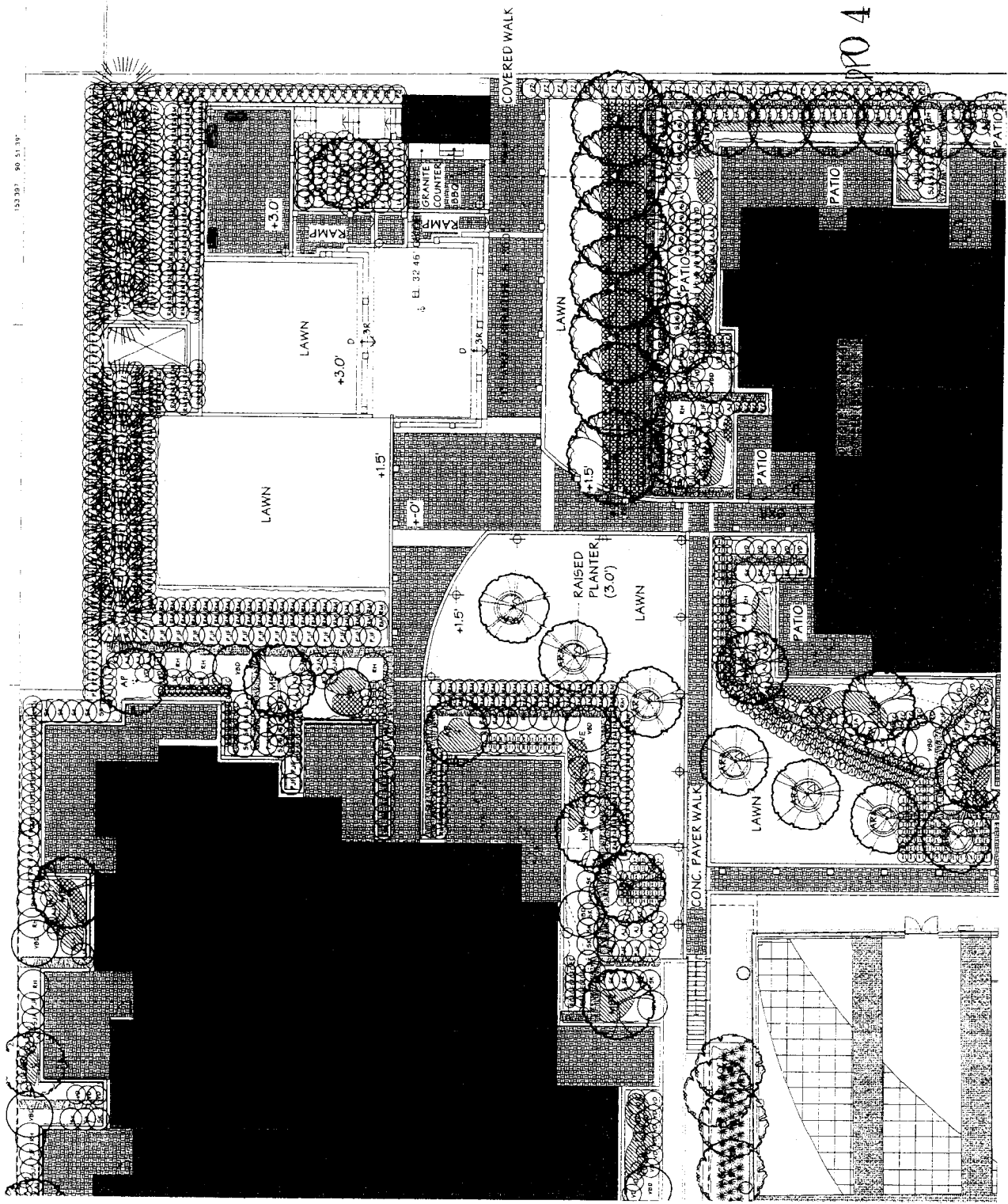
8011 SABA ROAD  
RICHMOND, B.C.

<p>Dec. 13, 2004 City's representatives unopposed reaffirmed no. 10</p>	<p>Dec. 3, 2004 City's documents incorporated in staff for ALUP program</p>	<p>Sept. 24, 2004 Staffed for ALUP program</p>	<p>Sept. 1, 2004 Meeting for City</p>	<p>REVISOR 2.05.05</p>
---	---	--	---	------------------------

**& ASSOCIATES**  
Landscape Architects  
3180 Hurst Street  
Richmond, BC V7E 2L4  
Voice (604) 275-2812  
Facsimile (604) 275-4898  
Email [info@vancouver.ca](mailto:info@vancouver.ca)

I HEREBY CERTIFY this to be a true and correct copy of P 3d of 14 to DP 64-273201 approved by Richmond City Council on Feb 27/05

DAVID WEBBER, Acting City Clerk



# 3d

3d

104277201  
JAN 12 2005  
AREA DETAILS  
(LEVEL 3)

8011 SABA ROAD  
RICHMOND, B.C.

**ITO**  
ASSOCIATES  
LANDSCAPE ARCHITECTS  
3780 Main Street  
Richmond, B.C. V7E 2E4  
Voice: (604) 275-2812  
Fax: (604) 275-2813  
Email: info@itoassociates.ca

DATE: 1/12/05  
DRAWN: J. WEBBER  
CHECKED: J. WEBBER  
DATE: 1/12/05  
SCALE: 1/8" = 1'-0"  
SHEET: 3d of 14  
PROJECT: 104277201



HEREBY CERTIFY this to be a true and correct copy of  
 4 of 14 to DP 04-27201 approved by  
 Richmond City Council on 4/26/05.

AVID WEBER, Acting City Clerk

*[Signature]*

DP 04277201  
 JAN 12 2005

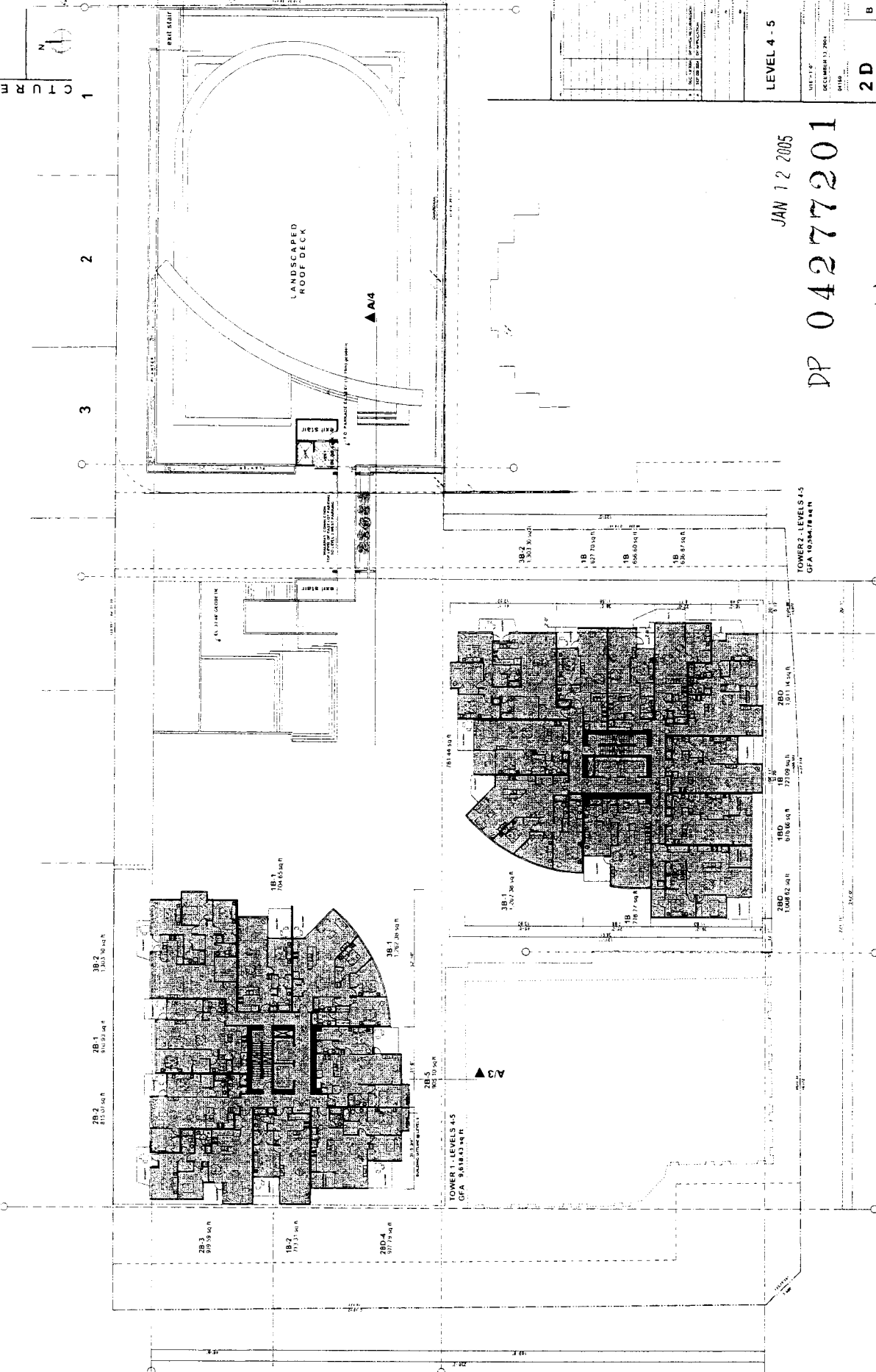
LEVEL 4-5

#4

2D

B

DATE: 12/28/04  
 SHEET: 13 OF 14  
 PROJECT: 04-27201



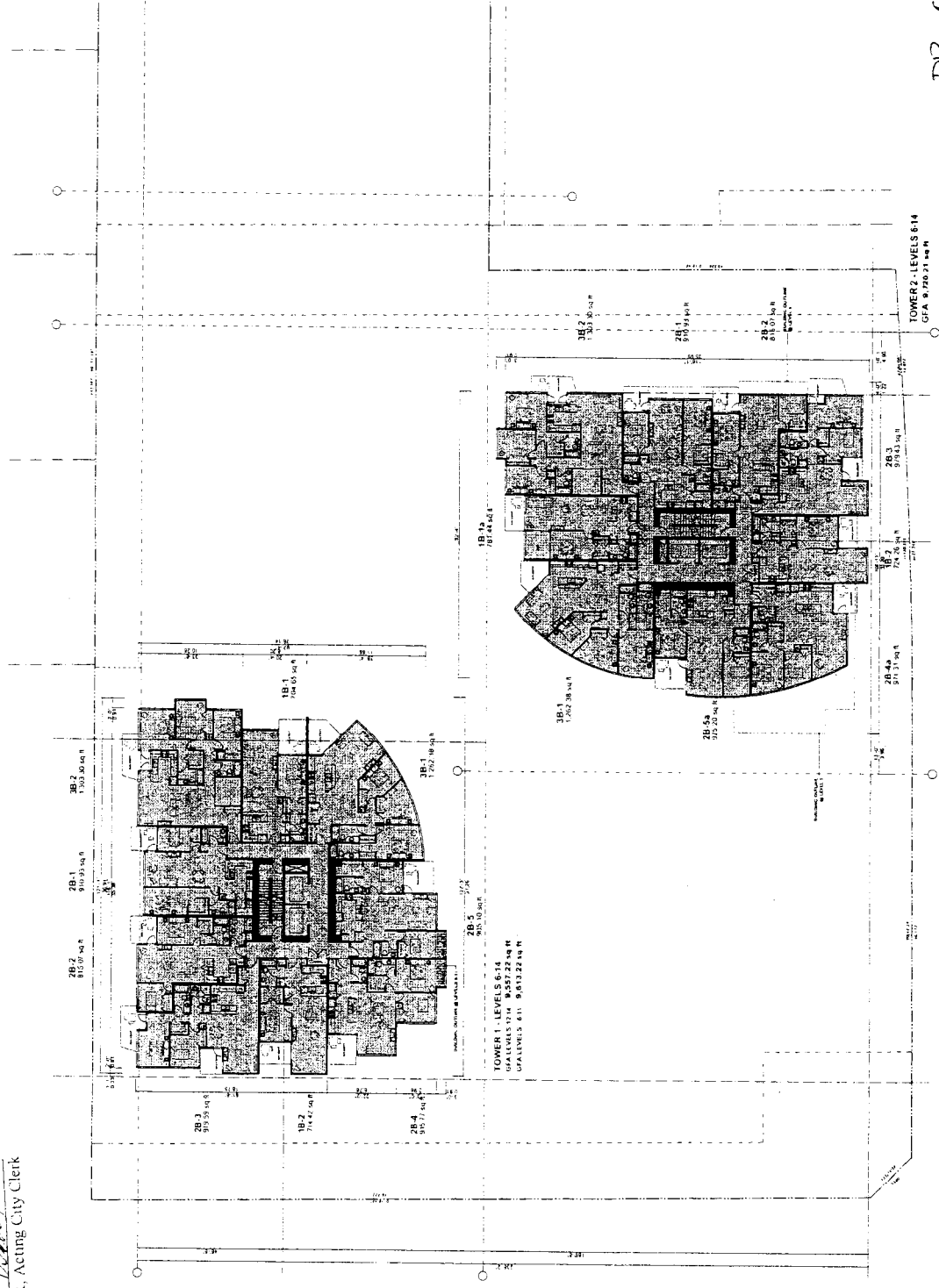
1 2 3



CLUSTERING

I HEREBY CERTIFY this to be a true and correct copy of  
 P S of to DP 04-231201 approved by  
 Richmond City Council on 6/23/05

*David Weber*  
 DAVID WEBER, Acting City Clerk



INTEGRA ARCHITECTURE INC.

414 WEST PARKSIDE ST  
 RICHMOND, VA 23220  
 TEL: 804-788-1171  
 FAX: 804-788-4212  
 WWW.INTEGRA-VA.COM

PALLADIUM

8011 S. 10th St. Richmond, VA  
 TEL: 804-788-1171  
 FAX: 804-788-4212  
 WWW.PALLADIUM-VA.COM

REGEN INTERIORS

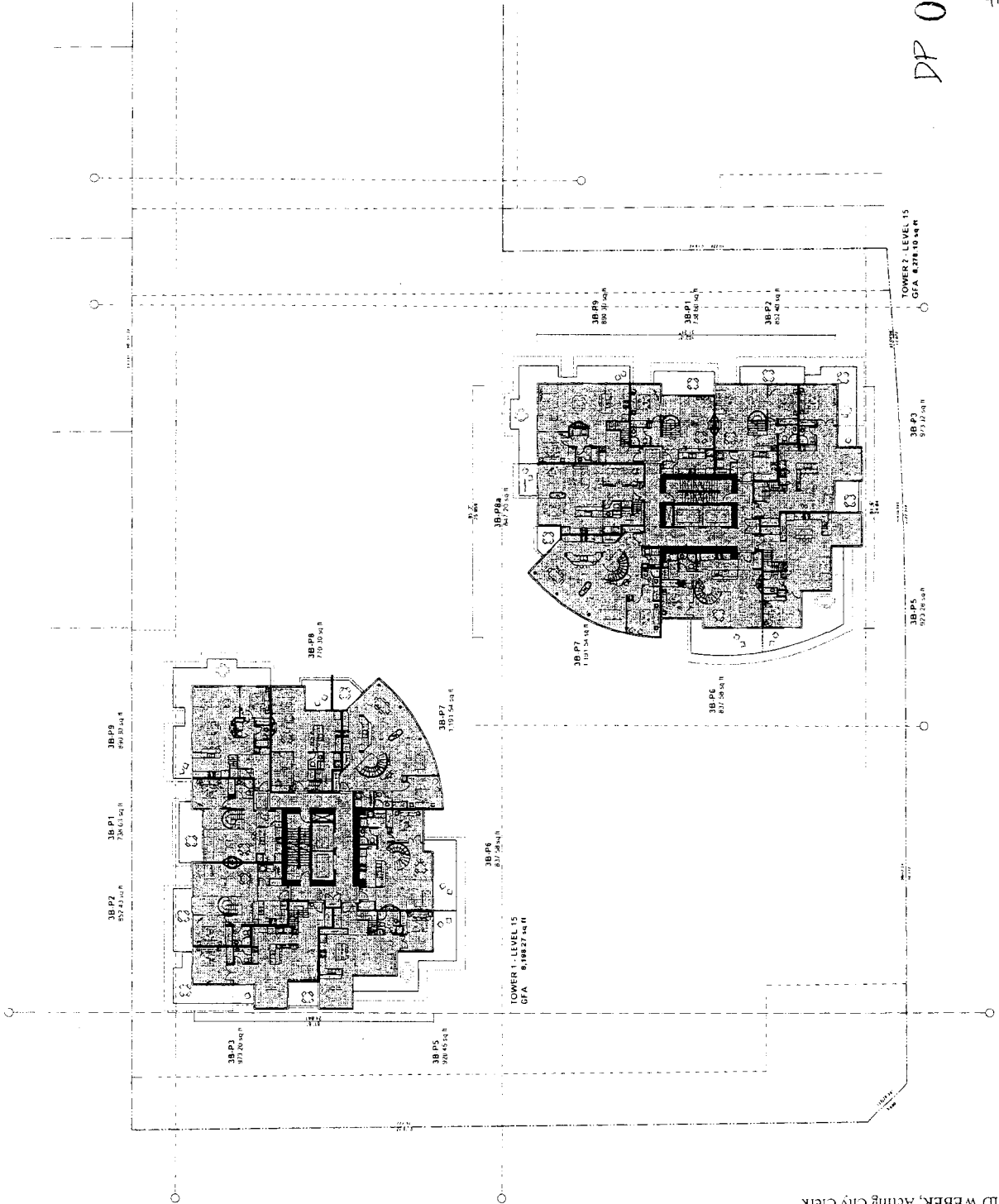
LEVEL 6-14  
 TYPICAL FLOOR

2 E

JAN 12 2005  
 DP 04277201  
 #3

HEREBY CERTIFY this to be a true and correct copy of  
 6 of 14 to DP 04-277201 approved by  
 Richmond City Council on 12/28/05.

DAVID WEBER, Acting City Clerk



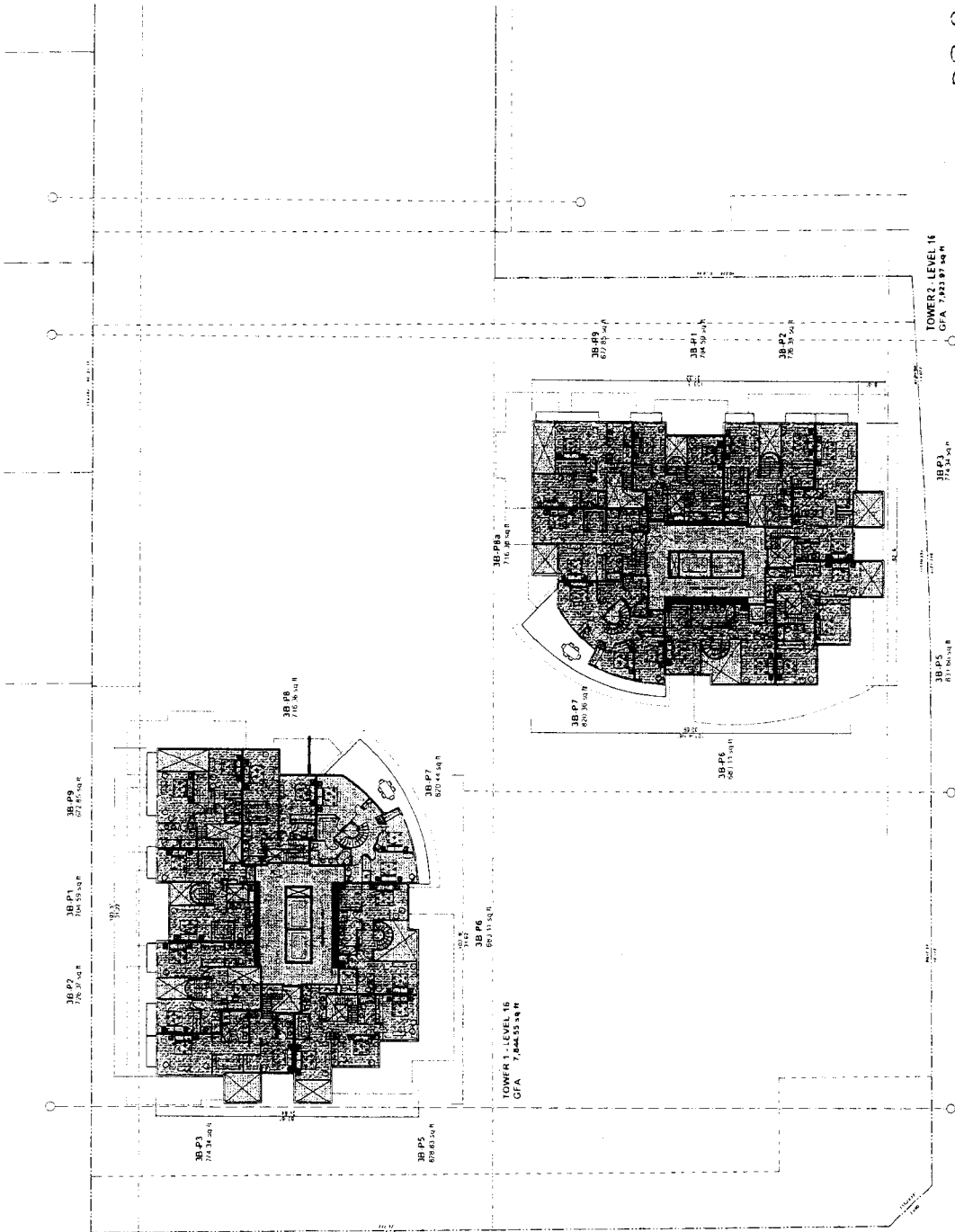
DP 04277201

#6

JAN 12 2005

<p>INTEGRA ARCHITECTURE INC.          11001 LAMAR BLVD. SUITE 115          RICHMOND, VA 23228          TEL: 781.556.4100          FAX: 781.556.4101          WWW.INTEGRA-ARCH.COM</p>		<p>RECEIVED          1/12/05</p>	<p>LEVEL 15          PENTHOUSE FLOOR</p>	<p>2F</p>
---	--	--------------------------------------	--	-----------

I HEREBY CERTIFY this to be a true and correct copy of  
 P 2 of 14 to DP 04-277201 approved by  
 Richmond City Council on Feb 22, 2005  
 DAVID WEBER, Acting City Clerk



JAN 12 2005  
 DP 04277201

#7

**INTEGRA ARCHITECTURE INC.**

418 WEST PALM BLVD  
 VAN COUVER  
 BC V6B 1Y5  
 TEL: 604-277-1111  
 FAX: 604-277-1112  
 E: info@intgra.ca

**FAIRWAY**

3011 Glen Hwy, Richmond BC  
 Registered Professional  
 B.C. Reg. No. 12345

**LEVEL 16**  
 PENTHOUSE FLOOR

104' 0" x 104' 0"  
 DECEMBER 12, 2004  
 84180

**2 G**

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 27/01

DAVID WEBER, Acting City Clerk

*David Weber*

JAN 12 2005

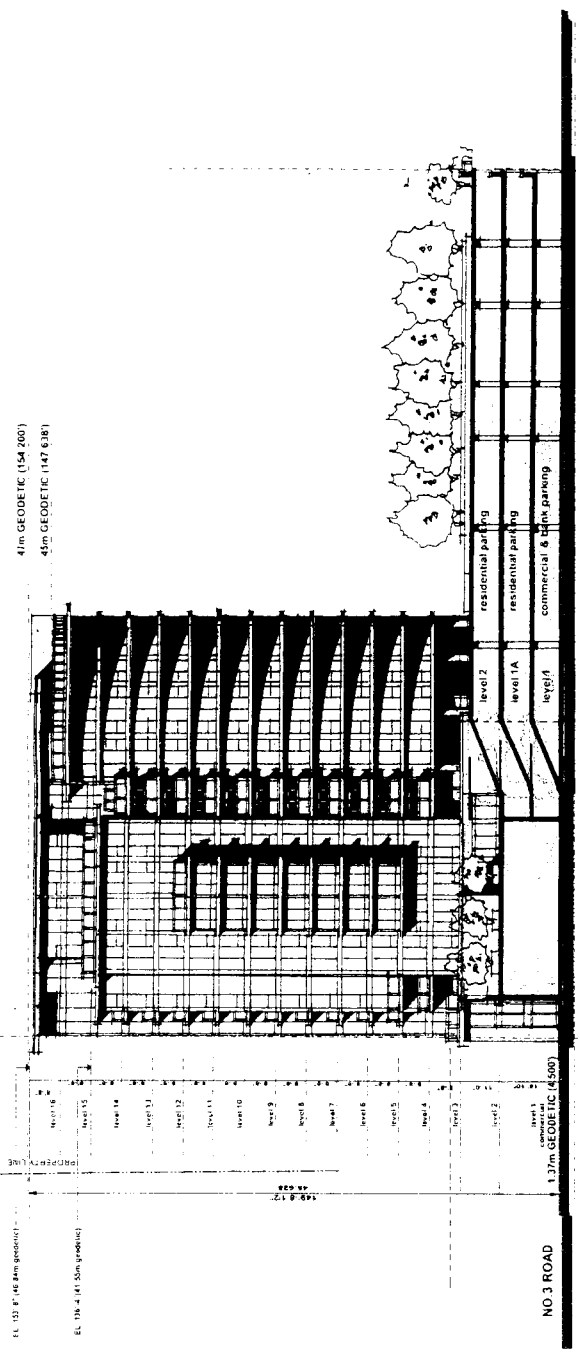
TOWER 1

WEST ELEVATION ALONG NO. 3 ROAD

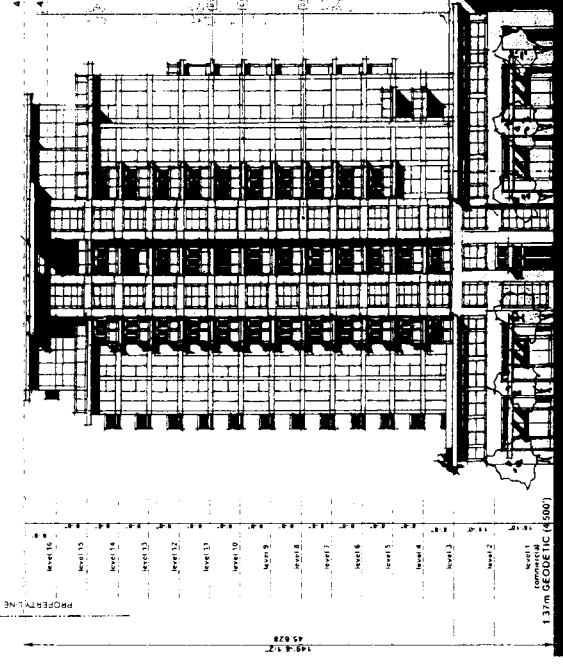
DP 04277201

#8

TOWER 1  
SOUTH ELEVATION / SECTION ACROSS MAIN COURTYARD



41m GEODETIC (154 200)  
45m GEODETIC (147 638)



FINISHES LEGEND:

FINISH	REFERENCE NO.
1. PAINT, WINDOW PANELS	1.1
2. METAL PANELS	2.1
3. BRICKWORK	3.1
4. CONCRETE CLADDING	4.1
5. ALUMINUM CLADDING	5.1
6. STONE CLADDING	6.1
7. METAL AND GLASS CLADDING	7.1

CORNER BUILDING APPROX PARADEY HT 30.8 (9 347m)

INTEGRA ARCHITECTURE INC

4150 51 STREET SW  
VANCOUVER  
BC V6P 1T5  
TEL: 604-688-7225  
F: 604-688-4775  
www.integra-arch.com

REGENT INTERNATIONAL

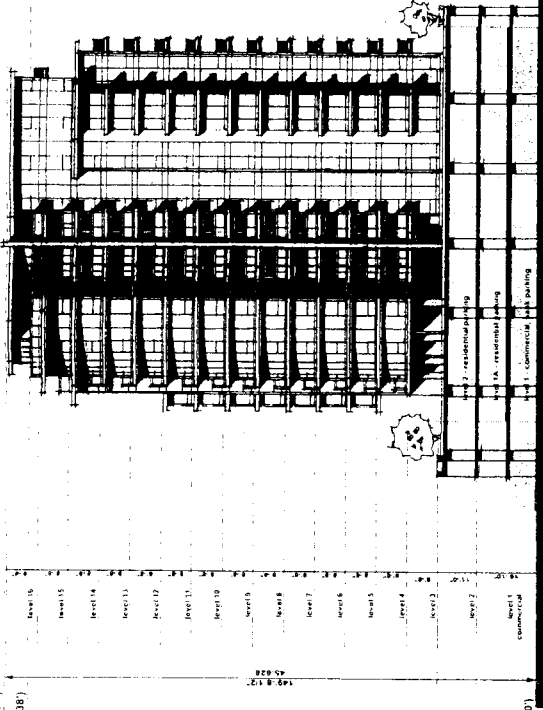
8011 Lake Rd Richmond BC

REGENT INTERNATIONAL

4150 51 STREET SW  
VANCOUVER  
BC V6P 1T5  
TEL: 604-688-7225  
F: 604-688-4775  
www.integra-arch.com



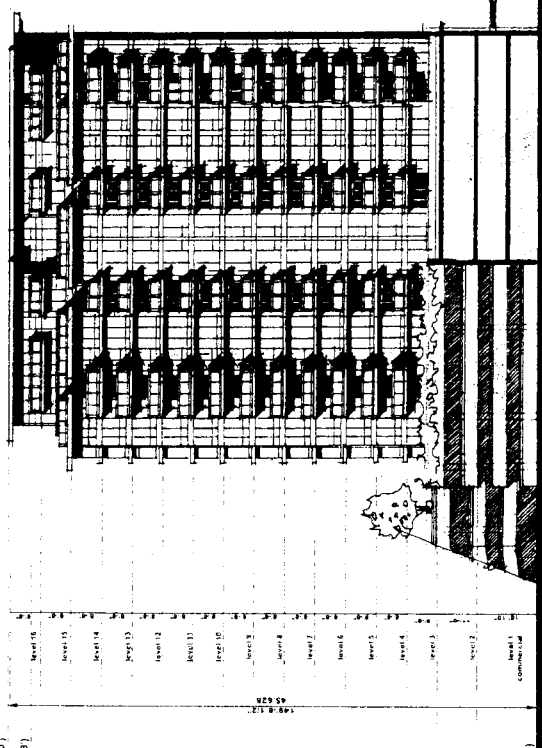
47m GEODETIC (154' 200")  
45m GEODETIC (147' 638")



1.37m GEODETIC (4' 500")

TOWER 1 - EAST ELEVATION

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



1.37m GEODETIC (4' 500")

TOWER 1 - NORTH ELEVATION

I HEREBY CERTIFY this to be a true and correct copy of  
P 1 of 14 to DP 04-032201 approved by  
Richmond City Council on 1 Feb 105.

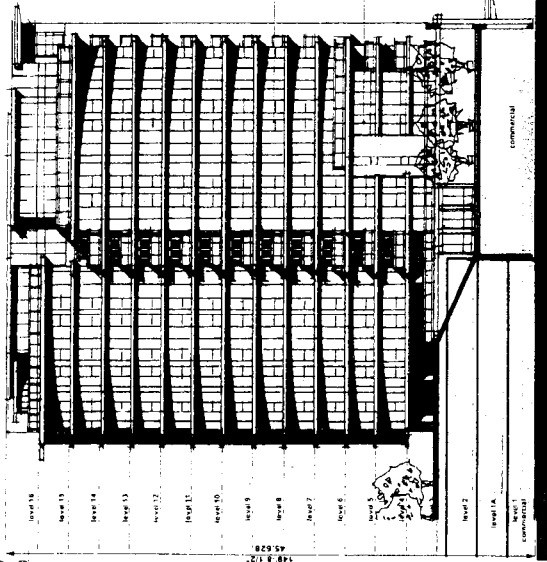
*David Weber*  
DAVID WEBER, Acting City Clerk

JAN 12 2005

DP 04277201

# 9

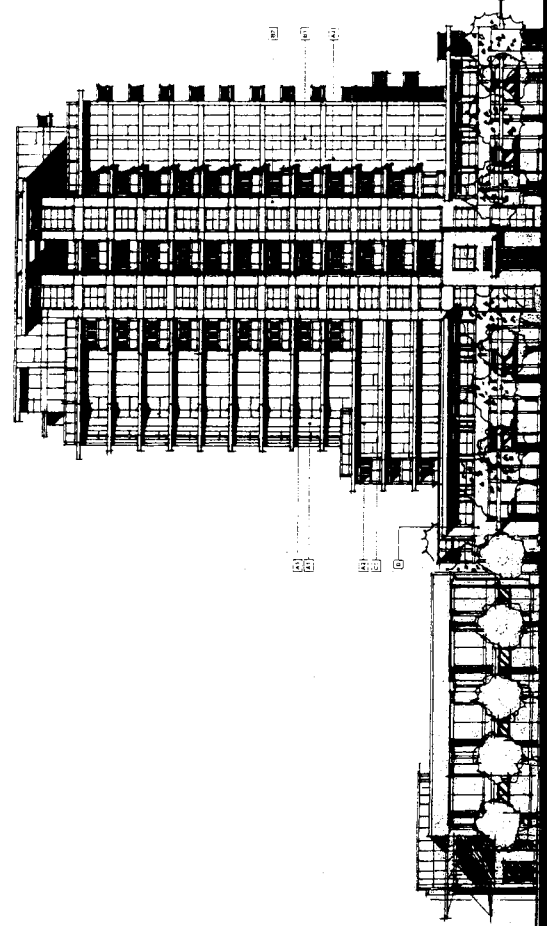
47m GEODETIC (154,200)  
45m GEODETIC (147,638)



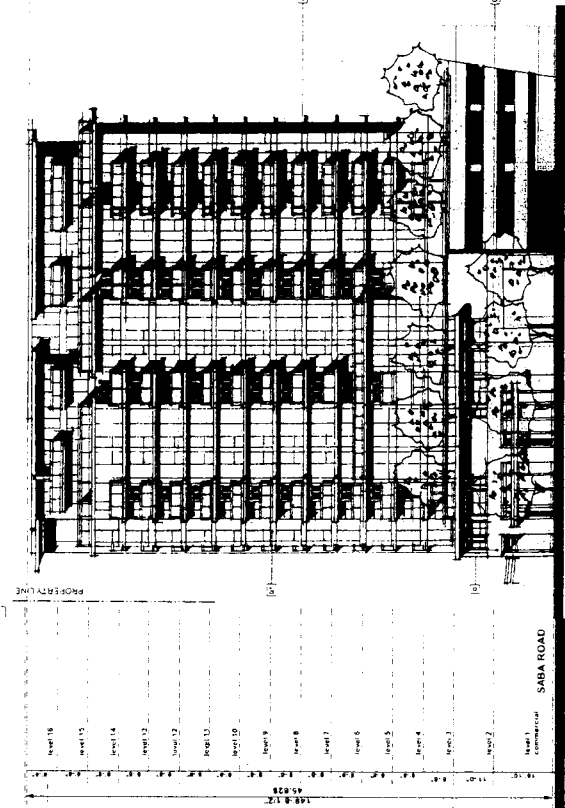
TOWER 2 - WEST ELEVATION

13.7m GEODETIC (4,507)

TOWER 2 - SOUTH ELEVATION



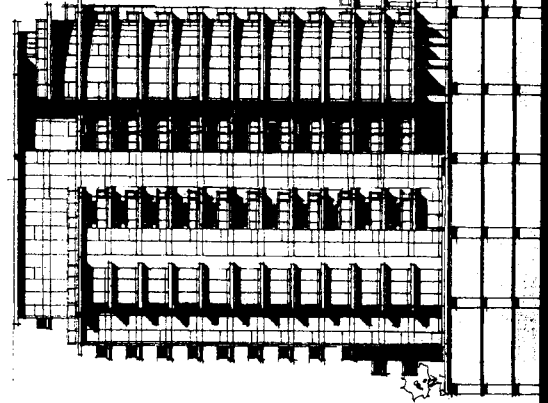
47m GEODETIC (154,200)  
45m GEODETIC (147,638)



TOWER 2 - EAST ELEVATION

13.7m GEODETIC (4,507)

TOWER 2 - NORTH ELEVATION



JAN 12 2005  
# 10

DP 04277201

TOWER 2 - NORTH ELEVATION

JAN 12 2005  
# 10

FINISHES LEGEND:

Code	Finish	Remarks
(1)	ALUMINUM PANELS	ALUMINUM PANELS
(2)	ALUMINUM PANELS	ALUMINUM PANELS
(3)	ALUMINUM PANELS	ALUMINUM PANELS
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(99)	ALUMINUM PANELS	ALUMINUM PANELS
(100)	ALUMINUM PANELS	ALUMINUM PANELS

DAVID WEBER, Acting City Clerk

Richmond City Council on February 10, 2005 approved by DP 04-297201

INTEGRA ARCHITECTURE INC.

418 WEST 17th AVENUE ST  
VANCOUVER BC V6M 1T5  
TEL: 604.681.1235  
F: 604.681.4100

PALETTE

3601 JAMES ST. VANCOUVER BC  
TEL: 604.681.1235  
F: 604.681.4100

REGENT

3601 JAMES ST. VANCOUVER BC  
TEL: 604.681.1235  
F: 604.681.4100

TOWER 2 ELEVATIONS

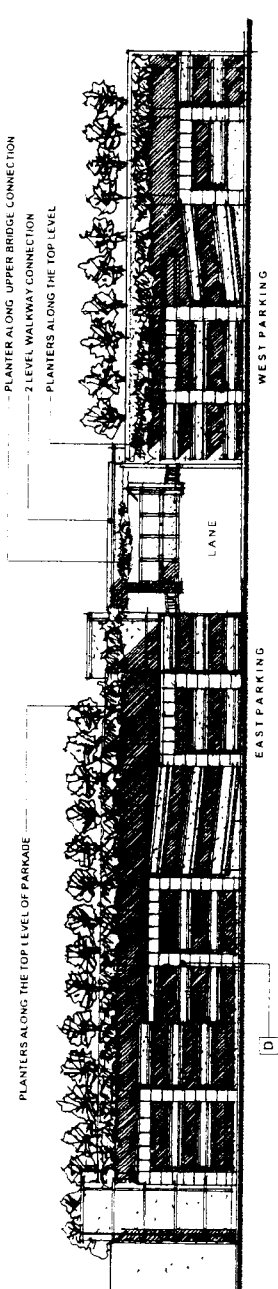
4 B

4-20

I HEREBY CERTIFY this to be a true and correct copy of  
 Page 14 of 14 to DP 04277201 approved by  
 Richmond City Council on 11/27/05

*David Weber*  
 DAVID WEBER, Acting City Clerk

INTEGRA ARCHITECTURE INC.  
 400 WEST PARKER ST  
 4TH FLOOR  
 RICHMOND, VA 23260  
 P: 804.644.2720  
 F: 804.644.2720  
 www.integraarch.com

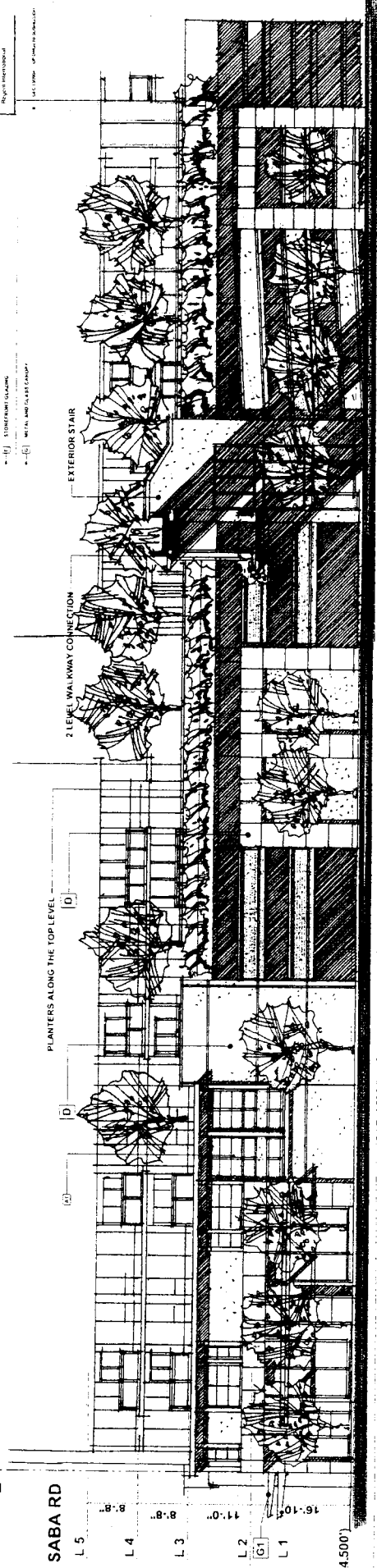


PARKING NORTH ELEVATION ALONG FUTURE LANE  
 SCALE 1/8" = 1'-0"

FINISHES LEGEND:

- 1. WALL: BRICK (SEE SPEC)
- 2. WALL: BRICK (SEE SPEC)
- 3. WALL: BRICK (SEE SPEC)
- 4. WALL: BRICK (SEE SPEC)
- 5. WALL: BRICK (SEE SPEC)
- 6. WALL: BRICK (SEE SPEC)
- 7. WALL: BRICK (SEE SPEC)
- 8. WALL: BRICK (SEE SPEC)
- 9. WALL: BRICK (SEE SPEC)
- 10. WALL: BRICK (SEE SPEC)
- 11. WALL: BRICK (SEE SPEC)
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- 99. WALL: BRICK (SEE SPEC)
- 100. WALL: BRICK (SEE SPEC)

PROPERTY LINE



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

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

JAN 12 2005

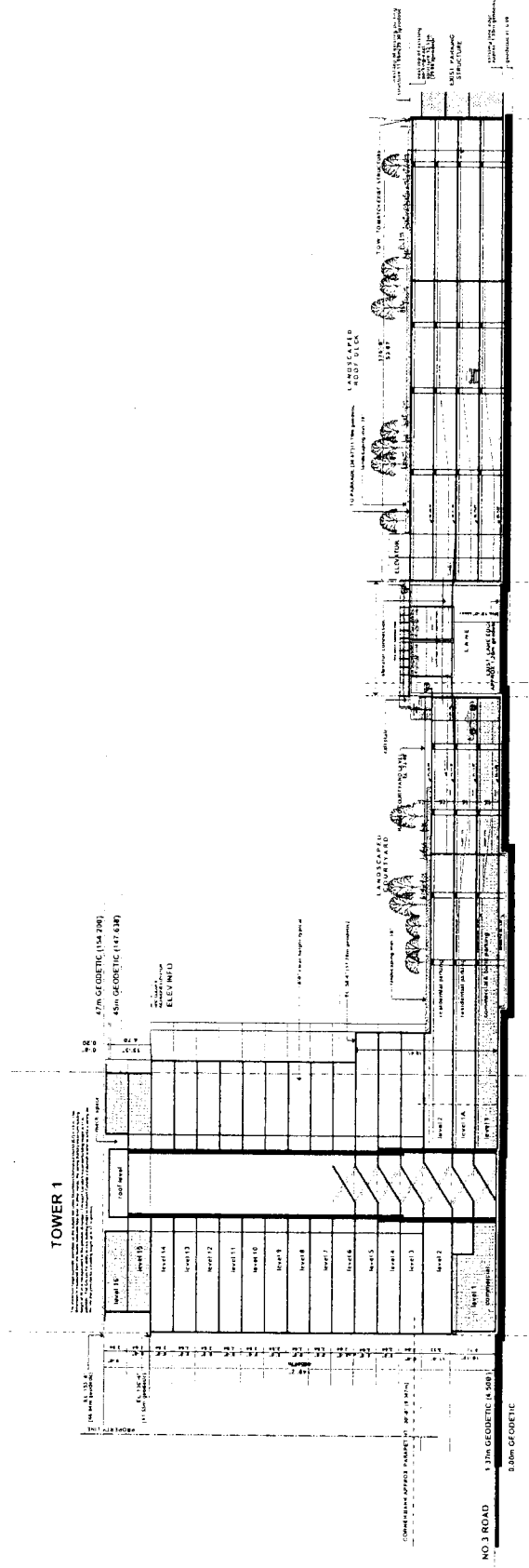
DP 04277201

# 11

PARKING  
 ELEVATIONS  
 4 C  
 B  
 4-1-20

I HEREBY CERTIFY this to be a true and correct copy of  
 P 12 of 14 to DP 04277201 approved by  
 Richmond City Council on: 08/26/05.

*David Weber*  
 DAVID WEBER, Acting City Clerk



SECTION A - SITE SECTION

JAN 12 2005  
 DP 04277201  
 # 12

INTEGRA ARCHITECTURE INC.

1000 17th Avenue S.W.  
 Suite 1000  
 Vancouver, BC  
 V6H 1T5  
 T 604 684 6222  
 F 604 684 6223

PALOMA

1000 17th Avenue S.W.  
 Suite 1000  
 Vancouver, BC  
 V6H 1T5  
 T 604 684 6222  
 F 604 684 6223

SECTION

5

TEGRA ARCHITECTURE INC.

400 WEST PEARLER ST  
FARMINGTON  
MO 64401  
P 504-488-4220  
F 504-488-4220  
P 504-488-4220

100%  
ARCHITECTURE INC.

**PALOMA**

ask us the height of things & living

2011 Salsbury Industries Inc.

Regent International

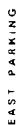
**RIGENT**  
INTERNATIONAL

[illegible]

JAN 12 2005

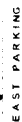
5A B A-510

Figure 1. Schematic representation of the experimental design. The subjects were divided into two groups: the control group (n = 10) and the intervention group (n = 10). The control group received a standard 12-week program of resistance training. The intervention group received a 12-week program of resistance training with a 4-week period of detraining. The subjects were then divided into two subgroups: the control subgroup (n = 5) and the intervention subgroup (n = 5). The control subgroup received a standard 12-week program of resistance training. The intervention subgroup received a 12-week program of resistance training with a 4-week period of detraining. The subjects were then divided into two subgroups: the control subgroup (n = 5) and the intervention subgroup (n = 5). The control subgroup received a standard 12-week program of resistance training. The intervention subgroup received a 12-week program of resistance training with a 4-week period of detraining.



## SECTION A-3

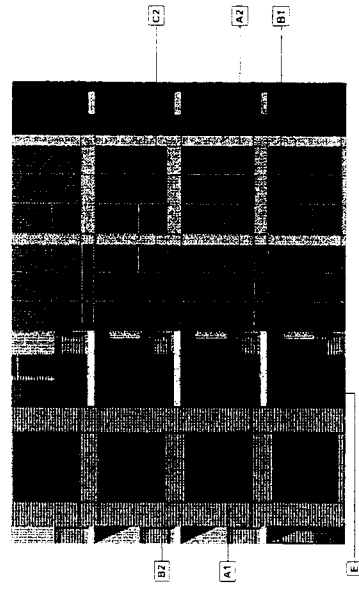
SECTION A-3  
SECTION OF BUILDING CONNECTION -  
EXISTING BANK AND PROPOSED BUILDING



SECTION A-4

SECTION A-4

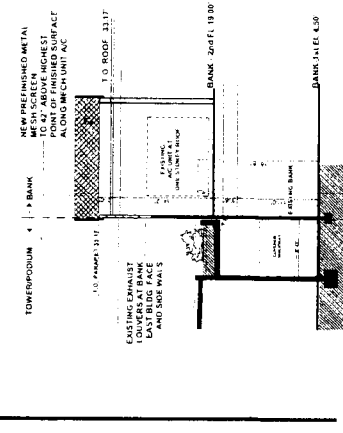
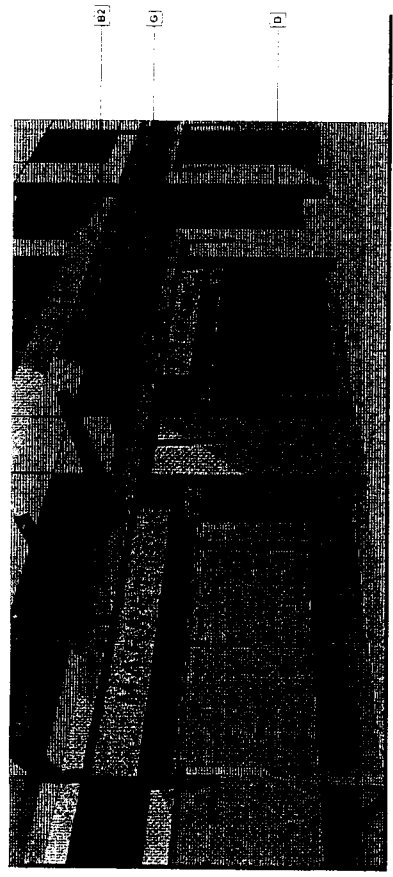
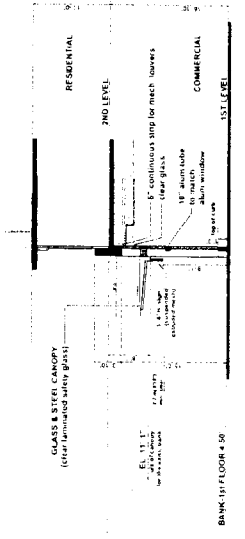
I HEREBY CERTIFY this to be a true and correct copy of  
 P 14 of 14 to DP 14-037201 approved by  
 Richmond City Council on Feb 21, 2005  
 DAVID WEBER, Acting City Clerk



**FINISHES LEGEND:**

Color	Material	Reference
(A)	WALL WINDOW PANELS	See Section 10.1
(B)	WALL PANELS	See Section 10.1
(C)	SPANDREL PANELS	See Section 10.1
(D)	SPANDREL PANELS	See Section 10.1
(E)	SPANDREL PANELS	See Section 10.1
(F)	SPANDREL PANELS	See Section 10.1
(G)	SPANDREL PANELS	See Section 10.1
(H)	SPANDREL PANELS	See Section 10.1
(I)	SPANDREL PANELS	See Section 10.1
(J)	SPANDREL PANELS	See Section 10.1
(K)	SPANDREL PANELS	See Section 10.1
(L)	SPANDREL PANELS	See Section 10.1
(M)	SPANDREL PANELS	See Section 10.1
(N)	SPANDREL PANELS	See Section 10.1
(O)	SPANDREL PANELS	See Section 10.1
(P)	SPANDREL PANELS	See Section 10.1
(Q)	SPANDREL PANELS	See Section 10.1
(R)	SPANDREL PANELS	See Section 10.1
(S)	SPANDREL PANELS	See Section 10.1
(T)	SPANDREL PANELS	See Section 10.1
(U)	SPANDREL PANELS	See Section 10.1
(V)	SPANDREL PANELS	See Section 10.1
(W)	SPANDREL PANELS	See Section 10.1
(X)	SPANDREL PANELS	See Section 10.1
(Y)	SPANDREL PANELS	See Section 10.1
(Z)	SPANDREL PANELS	See Section 10.1

**SECTION - CANOPY AND COMMERCIAL STORE FRONT**  
 TOWER 2 SOUTH ELEVATION



JAN 12 2005  
 SCREEN AT EXISTING BANK ROOF  
 DP 01077901 #14

INTEGRA ARCHITECTURE INC.  
 418 WEST PLYMOUTH ST.  
 VANCOUVER BC V6B 1Y5  
 TEL: 604-681-4228  
 FAX: 604-681-4229  
 www.integra-architect.com

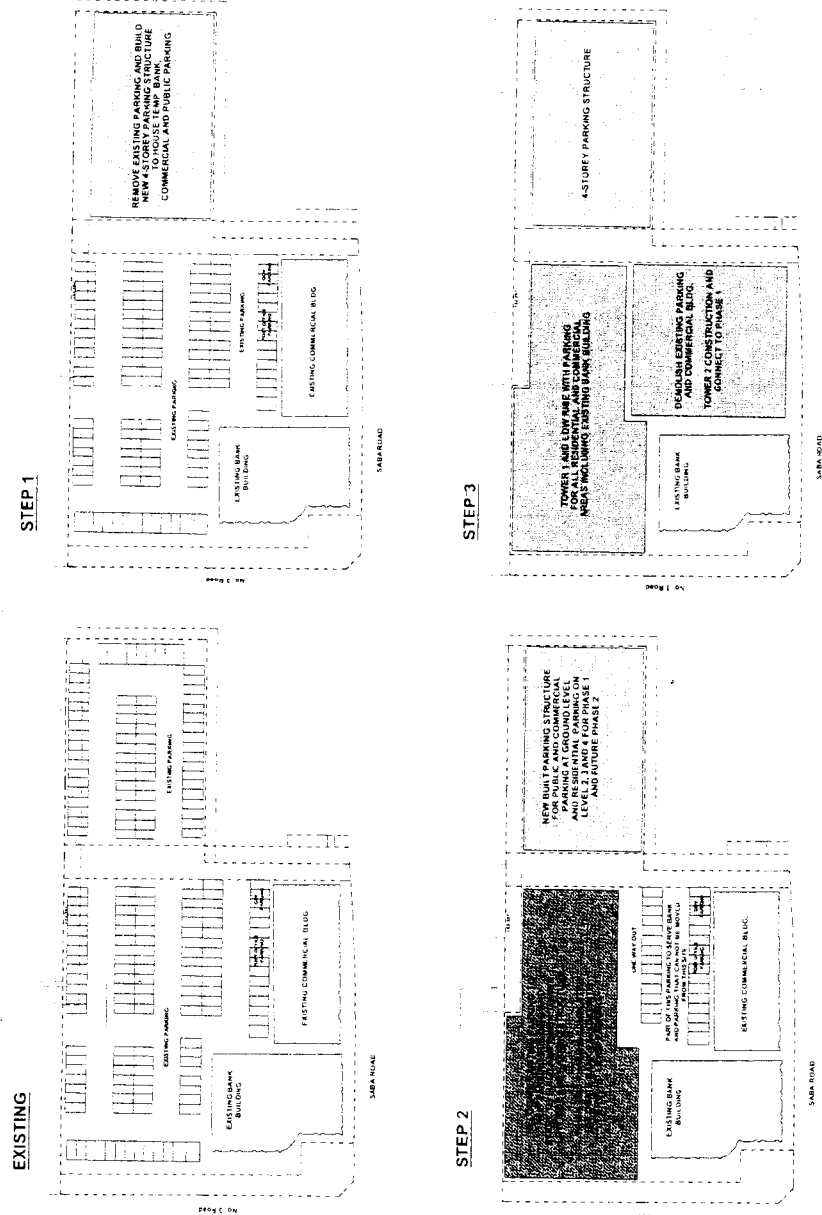
TALVANA  
 418 West 10th Street, Vancouver, BC  
 Tel: 604-681-4228  
 Fax: 604-681-4229  
 www.talvana.com

5 B  
 JAN 12 2005  
 DP 01077901 #14

I HEREBY CERTIFY this to be a true and correct copy of  
 P 04 of 14 to DP 04-07321 approved by  
 Richmond City Council on Feb 26, 2015

DAVID WEBER, Acting City Clerk

ATTACHMENT 3



REFERENCE  
 PARKING PHASES DIAGRAM

**INTEGRA ARCHITECTURE INC**

410 WEST 17th AVENUE, SUITE 217  
 VANCOUVER, BC V6M 1T5  
 T: 604-681-0210  
 F: 604-681-0710  
 E: info@integra.ca

**PAUDWA**

1011-1013, 1015, 1017, 1019, 1021, 1023, 1025, 1027, 1029, 1031, 1033, 1035, 1037, 1039, 1041, 1043, 1045, 1047, 1049, 1051, 1053, 1055, 1057, 1059, 1061, 1063, 1065, 1067, 1069, 1071, 1073, 1075, 1077, 1079, 1081, 1083, 1085, 1087, 1089, 1091, 1093, 1095, 1097, 1099, 1101, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121, 1123, 1125, 1127, 1129, 1131, 1133, 1135, 1137, 1139, 1141, 1143, 1145, 1147, 1149, 1151, 1153, 1155, 1157, 1159, 1161, 1163, 1165, 1167, 1169, 1171, 1173, 1175, 1177, 1179, 1181, 1183, 1185, 1187, 1189, 1191, 1193, 1195, 1197, 1199, 1201, 1203, 1205, 1207, 1209, 1211, 1213, 1215, 1217, 1219, 1221, 1223, 1225, 1227, 1229, 1231, 1233, 1235, 1237, 1239, 1241, 1243, 1245, 1247, 1249, 1251, 1253, 1255, 1257, 1259, 1261, 1263, 1265, 1267, 1269, 1271, 1273, 1275, 1277, 1279, 1281, 1283, 1285, 1287, 1289, 1291, 1293, 1295, 1297, 1299, 1301, 1303, 1305, 1307, 1309, 1311, 1313, 1315, 1317, 1319, 1321, 1323, 1325, 1327, 1329, 1331, 1333, 1335, 1337, 1339, 1341, 1343, 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4333, 4335, 4337, 4339, 4341, 4343, 4345, 4347, 4349, 4351, 4353, 4355, 4357, 4359, 4361, 4363, 4365, 4367, 4369, 4371, 4373, 4375, 4377, 4379, 4381, 4383, 4385, 4387, 4389, 4391, 4393, 4395, 4397, 4399, 4401, 4403, 4405, 4407, 4409, 4411, 4413, 4415, 4417, 4419, 4421, 4423, 4425, 4427, 4429, 4431, 4433, 4435, 4437, 4439, 4441, 4443, 4445, 4447, 4449, 4451, 4453, 4455, 4457, 4459, 4461, 4463, 4465, 4467, 4469, 4471, 4473, 4475, 4477, 4479, 4481, 4483, 4485, 4487, 4489, 4491, 4493, 4495, 4497, 4499, 4501, 4503, 4505, 4507, 4509, 4511, 4513, 4515, 4517, 4519, 4521, 4523, 4525, 4527, 4529, 4531, 4533, 4535, 4537, 4539, 4541, 4543, 4545, 4547, 4549, 4551, 4553, 4555, 4557, 4559, 4561, 4563, 4565, 4567, 4569, 4571, 4573, 4575, 4577, 4579, 4581, 4583, 4585, 4587, 4589, 4591, 4593, 4595, 4597, 4599, 4601, 4603, 4605, 4607, 4609, 4611, 4613, 4615, 4617, 4619, 4621, 4623, 4625, 4627, 4629, 4631, 4633, 4635, 4637, 4639, 4641, 4643, 4645, 4647, 4649, 4651, 4653, 4655, 4657, 4659, 4661, 4663, 4665, 4667, 4669, 4671, 4673, 4675, 4677, 4679, 4681, 4683, 4685, 4687, 4689, 4691, 4693, 4695, 4697, 4699, 4701, 4703, 4705, 4707, 4709, 4711, 4713, 4715, 4717, 4719, 4721, 4723, 4725, 4727, 4729, 4731, 4733, 4735, 4737, 4739, 4741, 4743, 4745, 4747, 4749, 4751, 4753, 4755, 4757, 4759, 4761, 4763, 4765, 4767, 4769, 4771, 4773, 4775, 4777, 4779, 4781, 4783, 4785, 4787, 4789, 4791, 4793, 4795, 4797, 4799, 4801, 4803, 4805, 4807, 4809, 4811, 4813, 4815, 4817, 4819, 4821, 4823, 4825, 4827, 4829, 4831, 4833, 4835, 4837, 4839, 4841, 4843, 4845, 4847, 4849, 4851, 4853, 4855, 4857, 4859, 48


**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
<b>Owner:</b>	RFC Holdings Ltd., Inc. No. 390743	RFC Holdings Ltd., Inc. No. 390743
<b>Site Size (m<sup>2</sup>):</b>	5905.9 m <sup>2</sup>	5905.9 m <sup>2</sup>
<b>Land Uses:</b>	residential/commercial	residential/commercial
<b>OCP Designation:</b>	High density mixed-use	High density mixed-use
<b>Area Plan Designation:</b>	Mixed use – high density	Mixed use – high density
<b>702 Policy Designation:</b>	n/a	n/a
<b>Zoning:</b>	C7	CD
<b>Number of Units:</b>	122 residential units	122 residential units
<b>Other Designations:</b>	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 <sup>2</sup>	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
<b>Owner:</b>	RFC Holdings Ltd., Inc. No. 390743	RFC Holdings Ltd., Inc. No. 390743
<b>Site Size (m<sup>2</sup>):</b>	3820 m <sup>2</sup>	1668.4 m <sup>2</sup>
<b>Land Uses:</b>	bank	bank
<b>OCP Designation:</b>	High Density Mixed-Use	High Density Mixed-Use
<b>Area Plan Designation:</b>	Mixed Use – High Density	Mixed Use – High Density
<b>702 Policy Designation:</b>	n/a	n/a
<b>Zoning:</b>	C7	CD
<b>Number of Units:</b>	-	no residential units
<b>Other Designations:</b>	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 <sup>2</sup>	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
<b>Owner:</b>	RFC Holdings Ltd., Inc. No. 390743	RFC Holdings Ltd., Inc. No. 390743
<b>Site Size (m<sup>2</sup>):</b>	3820 m <sup>2</sup>	2149.7 m <sup>2</sup>
<b>Land Uses:</b>	retail/commercial/parking	residential/commercial
<b>OCP Designation:</b>	High Density Mixed-Use	High Density Mixed-Use
<b>Area Plan Designation:</b>	Mixed Use – High Density	Mixed Use – High Density
<b>702 Policy Designation:</b>	n/a	n/a
<b>Zoning:</b>	C7	CD
<b>Number of Units:</b>	-	122 residential units
<b>Other Designations:</b>	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 <sup>2</sup>	none
Setback – From Saba Road (m):	Min. 3 m	<b>3 m</b>	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**

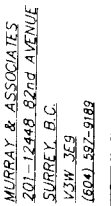
- The owner is required to contribute storm and sanitary sewer upgrades. A contribution of \$100,000 toward the sanitary sewer upgrade costs has been received. A contribution of \$144,000 to be applied towards storm sewer upgrades along No. 3 Road from Saba Road is required to be submitted.
- A Servicing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

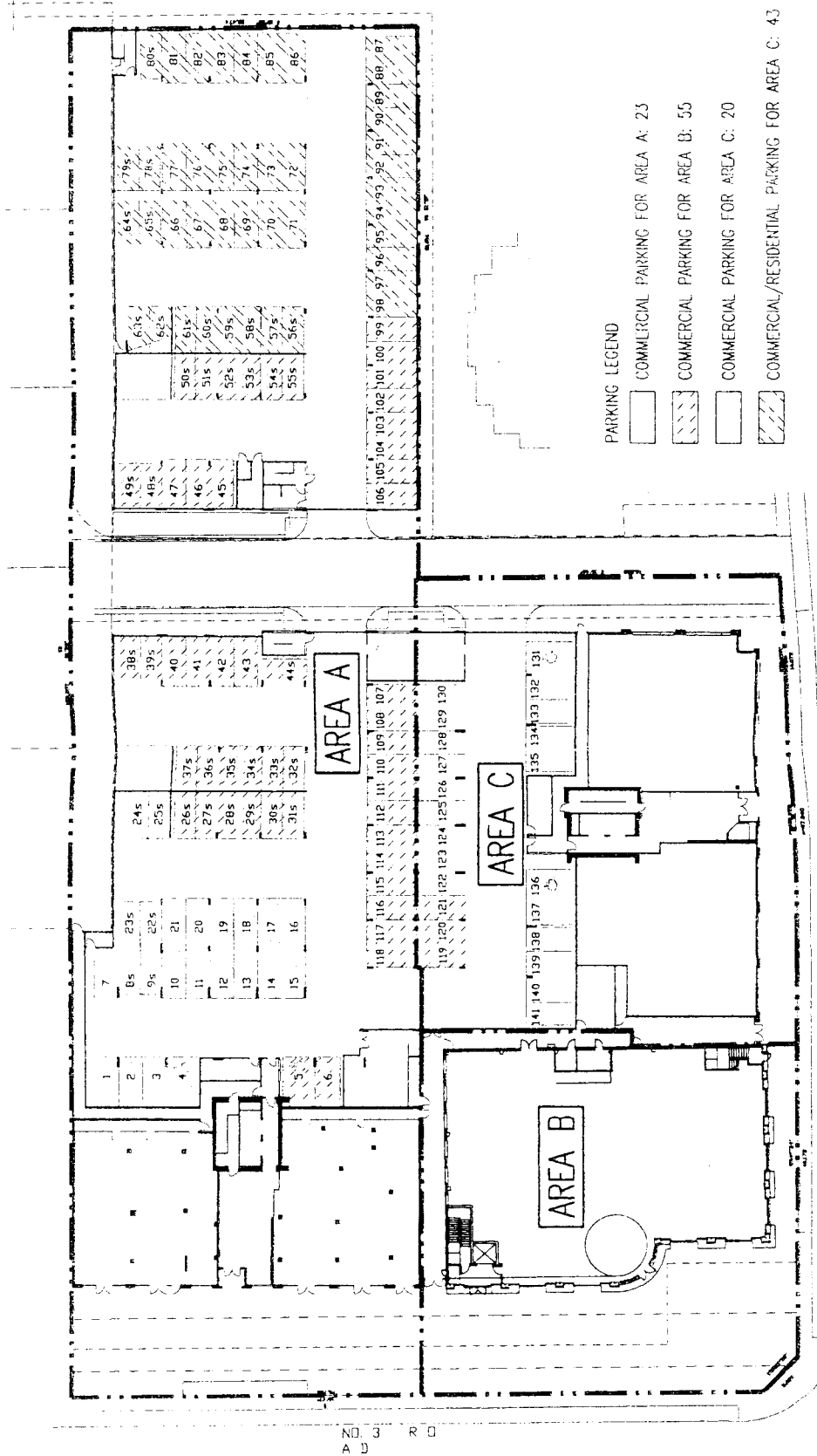
FILE

5 0 5 10 20 30

SCALE 1 : 500

ALL DISTANCES ARE IN METRES





# PARKING COUNT AT LEVEL 1

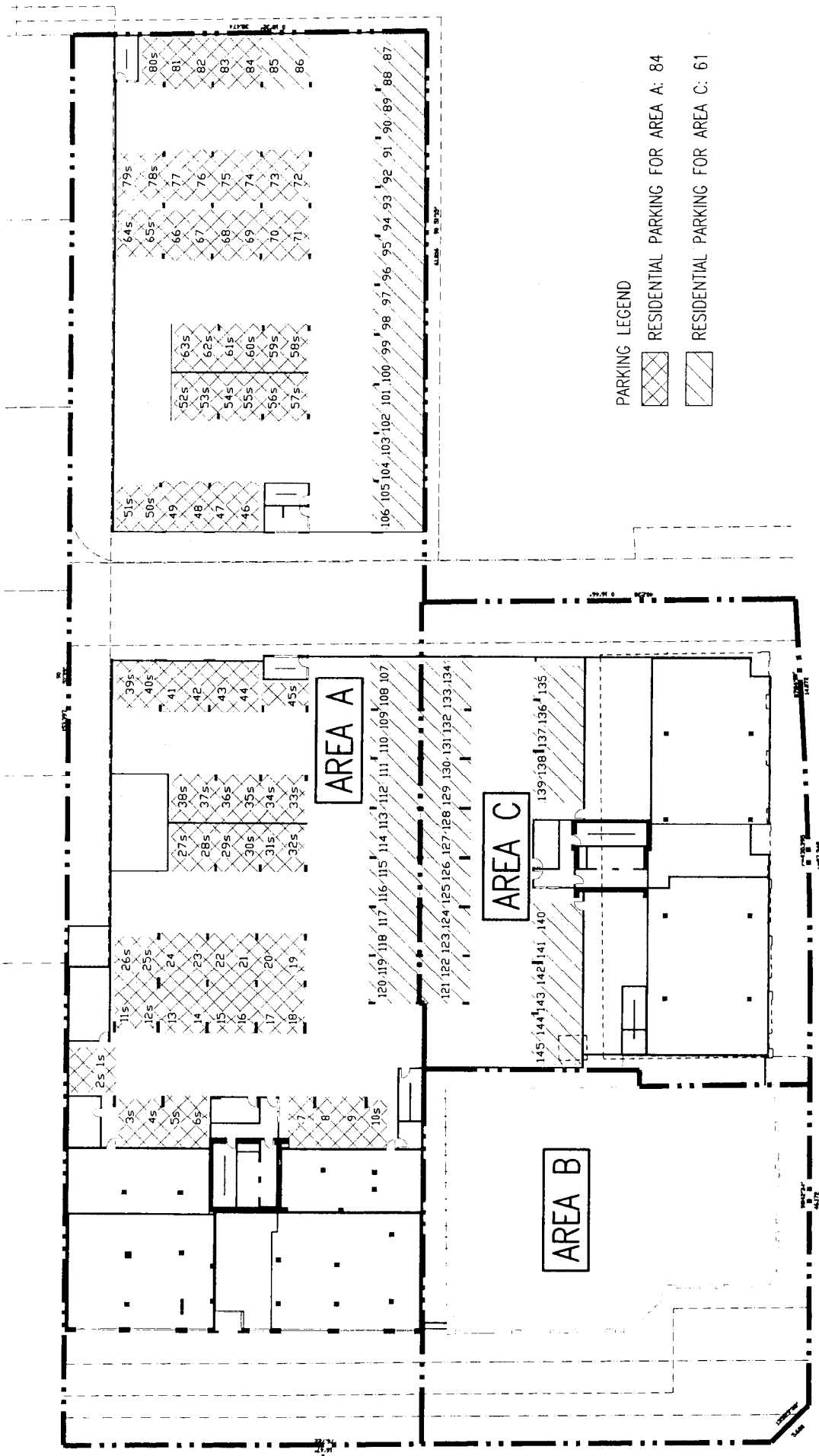
HCP STALLS:	4
REGULAR STALLS:	95
SMALL STALLS:	42
TOTAL FOR LEVEL 1:	141

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 1A

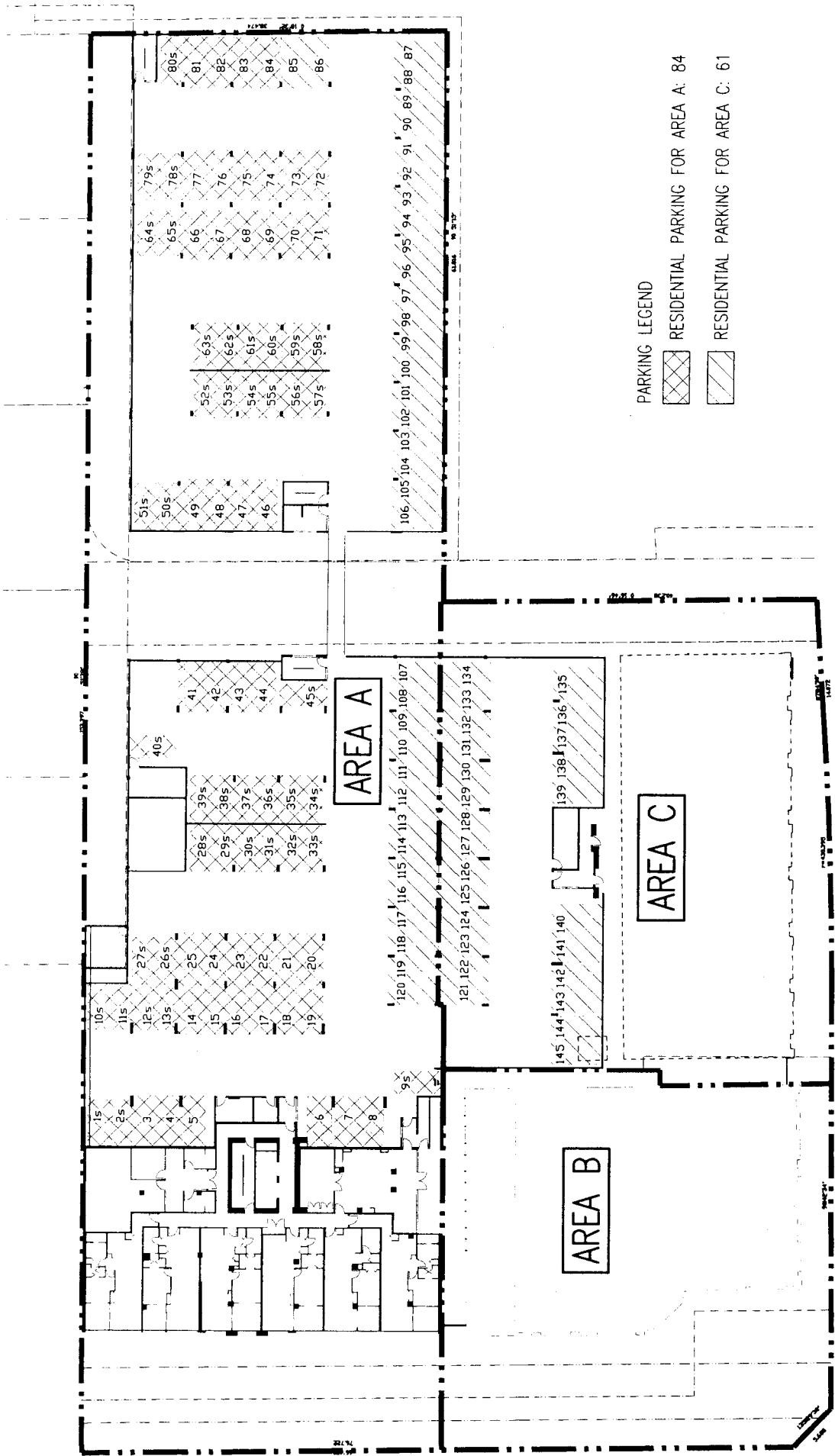
HCP STALLS:	3
REGULAR STALLS:	97
SMALL STALLS:	45
TOTAL FOR LEVEL 1A:	145



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

## PARKING PLAN: LEVEL 1A

DATE: SEPTEMBER 28, 2006

REISSUE DATE: NOVEMBER 16, 2006



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

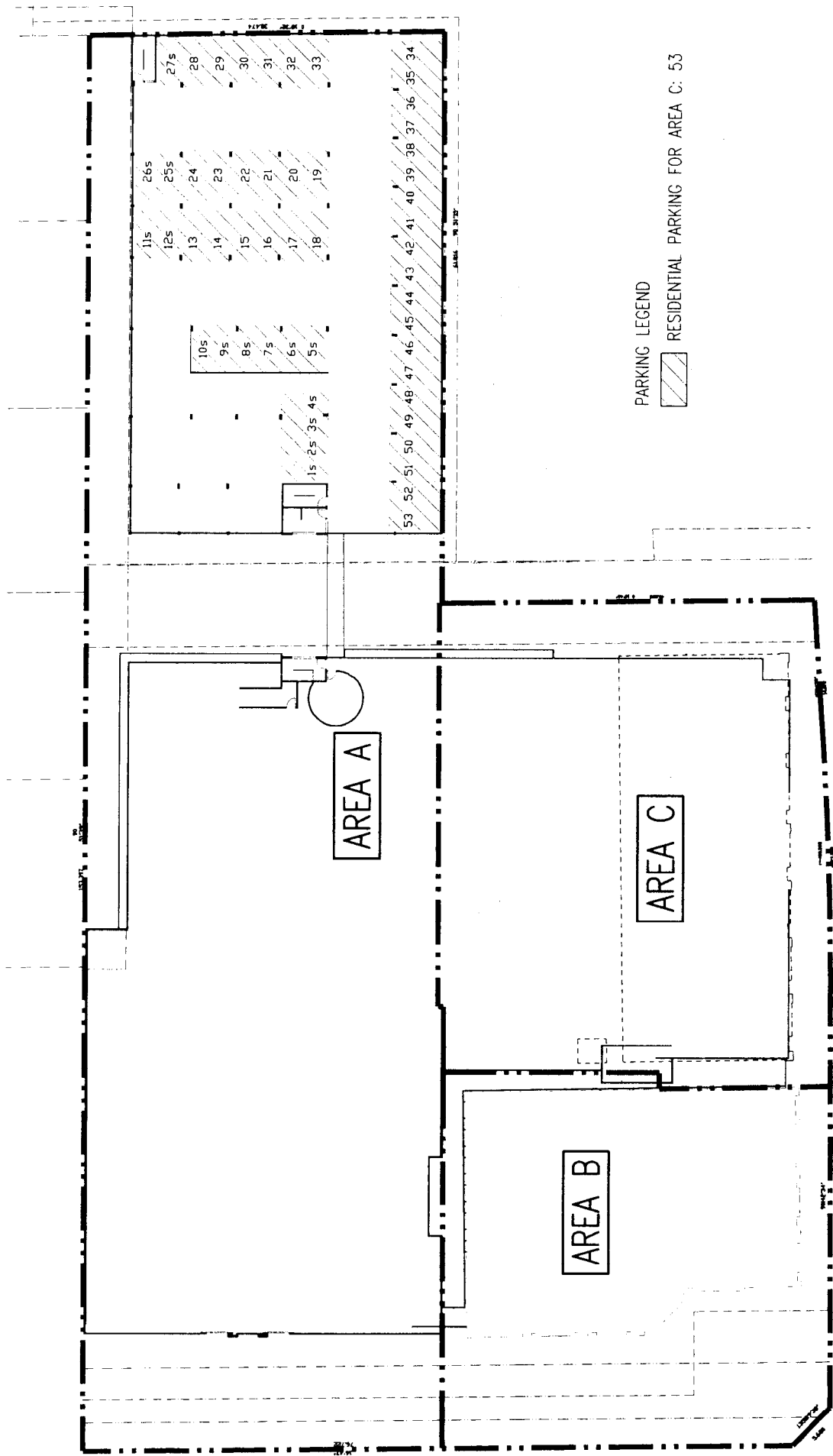
PARKING COUNT AT LEVEL 2

HCP STALLS:	4
REGULAR STALLS:	99
SMALL STALLS:	42
<u>TOTAL FOR LEVEL 2:</u>	<u>145</u>

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]

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Signed

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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**

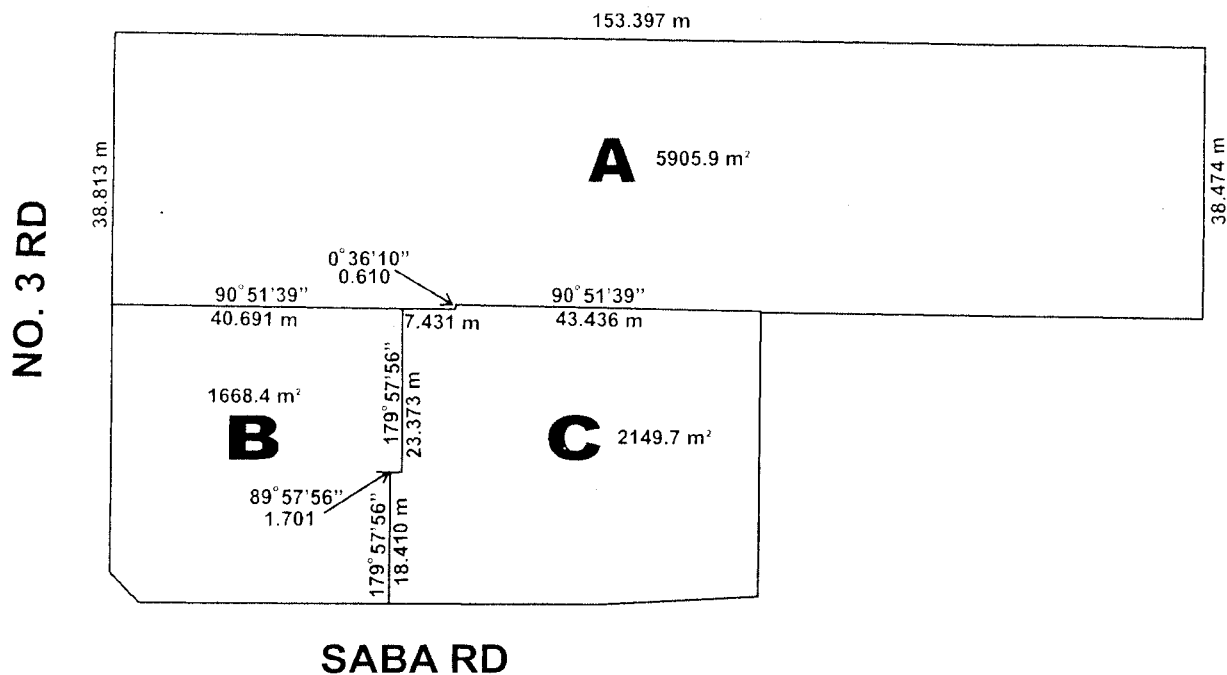
- .01 The following **uses** are permitted within the areas identified as “A”, “B” and “C” in Diagram 1, Section 291.179.1.03:

**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

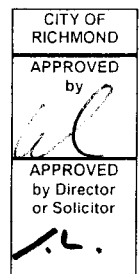
A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER