



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee
From: Brian Jackson
Director of Development

To Council - Jul 28, 2008
To Planning - July 22, 2008
Date: July 7, 2008
File: 12-8060-20-8411
RZ 08-406081

Re: Application by Lawrence Doyle Architect Inc. (IBI) to Amend Rezoning Bylaw 8073 at 3099 Corvette Way "Comprehensive Development District (CD/173)"

Staff Recommendation

That Bylaw No. 8411, to amend "Comprehensive Development District (CD/173)" to increase the permitted density at 3099 Corvette Way be introduced and given first reading.

Brian Jackson
Director of Development

BJ:dn
Att.

FOR ORIGINATING DEPARTMENT USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Lawrence Doyle Architect Inc. (IBI) has applied to the City of Richmond to amend "Comprehensive Development District (CD/173)" to permit an additional 1,856 m² (19,977 ft²) of hotel space at 3099 Corvette Way (formally 8200 Corvette Way).

Background

Rezoning of the subject site to permit a mixed-use commercial residential development with two (2) 16 storey residential high-rise towers and four (4) townhouse units (totalling 231 units) and a 14-storey hotel (with 176 rooms) was adopted by Council on June 11, 2007. The associated Development Permit (DP 05-317013) was adopted by Council on September 10, 2007. Plans from the issued Development Permit are attached to this report (**Attachment 2**).

Subsequent to the adoption of the rezoning bylaw and issuance of the development permit, the owner has secured an operator for the hotel. The hotel operator has requested changes to the configuration and total floor area to improve efficiencies and operations, which necessitate an amendment to the density permitted by "Comprehensive Development District (CD/173)".

The proposed additional floor area includes the following:

Elevation	Floor area use	Total additional floor area
Ground level	Office and recycling area. (The recycling space was included due to Building Code construction requirements for the space, which result in the space being more comparable to habitable space than space within the parking structure)	121 m ² (1,307 ft ²)
2 nd Floor	Storage space and staff rooms	446 m ² (4,804 ft ²)
3 rd Floor	Office space resulting from changes to geometry of the offices	24 m ² (263 ft ²)
4 th Floor	Adjustment to location of wall	0.3 m ² (3 ft ²)
5 th Floor	Introduction of a corridor	79 m ² (847 ft ²)
6 th -14 th Floor	Additional floor area facilitates reorganization of hotel room floor area to include a wider range of room types and to increase the total number of hotel rooms from 176 to 185.	1,185 m ² (12,753 ft ²) 132 m ² (1,417 ft ²)/floor

A total of 1,856 m² (19,977 ft²) of additional floor area is proposed within the hotel building (**Attachment 3**).

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 4**).

Surrounding Development

The site is located within the City Centre Area, at a gateway entrance to Richmond via the Moray Channel Bridge that turns into Sea Island Way. The development surrounding the site is as follows:

To the North: Moray Channel Bridge transitioning into Sea Island Way, which is a single direction eastern route in this location. The north side of Sea Island Way is characterized by existing light industrial and commercial uses with surface parking; the lot located on the north side of Sea Island Way is zoned "Automobile-Oriented Commercial District (C6)";

To the East: Corvette Way and the existing Comfort Inn (Skyline Comfort Inn) zoned "Comprehensive Development District (CD/85)" and two (2) commercial parcels with surface parking zoned "Automobile-Oriented Commercial District";

To the South: Corvette Way extension (introduced in association with RZ 04- 275910) and parcels with existing light industrial uses zoned "Automobile-Oriented Commercial District";

To the West: CP Rail Right of Way and existing marina zoned "Automobile-Oriented Commercial District (C6)".

Related Policies & Studies

Official Community Plan (OCP)

The subject site is designated "Mixed Use" in the Official Community Plan (OCP). The proposed land use is consistent with those permitted by the designation.

Existing City Centre Area Plan

In association with RZ 04-275910, OCP amendment Bylaw No. 8000 was adopted to re-designate the site in the existing City Centre Area Plan from "Mixed-Use-Riverfront" to "Mixed-Use-Riverfront A" to reflect an increase in the maximum density and to allow non-river oriented commercial uses.

The proposed Text Amendment is consistent with the existing City Centre Area Plan.

City Centre Update Study (CCAP)

The CCAP Update is currently in process. The proposed Land Use and Density map designates the site as "T5 Urban Centre", and includes the site within a village centre (**Attachment 5**). The mixed-use commercial residential development approved through prior rezoning and development permit applications is responsive to the objectives of the area plan based on its comprehensive mixed use character.

The plan allows 2.0 Floor Area Ratio (F.A.R.) of residential density with opportunity for bonus floor area, particularly within the Village Centre, to a maximum on-site density of 3.0 F.A.R.. The additional density, beyond 2.0 F.A.R., may consist only of non-residential uses. The subject development supersedes the proposed maximum density limitation of 3.0 F.A.R.. The density

permitted was supported based on the mixed-use character of the development, the limitation of residential use to a maximum of two-thirds (2/3) of the site density, and the provision of generous indoor and outdoor amenity space, which includes shared amenity facilities between residents and the hotel, and a green roof above Level 5 of the hotel building in addition to the landscaped podium. Additionally, the development contributes to the general area. Development of the site includes introduction of a greenway suitable for bicycle and pedestrian use along the west side of the site, which will be constructed on a Greater Vancouver Sewer and Drainage District right of way. The development also included road dedications, and utility and public rights of passage rights of ways to facilitate utility services and greenways.

Although the proposed density exceeds 3.0 F.A.R., the proposal is in accordance with principles associated with bonus density, including the site's inclusion within the proposed Village Centre Bonus area, the allocation of additional floor area to non-residential use, and compliance with residential and non-residential uses promoted within the area.

The Specific Land Use Map for Capstan Village requires that funding for the proposed Capstan Canada Line Station be secured to the satisfaction of the City prior to rezoning development applications proceeding. The subject site was successfully rezoned to CD/173 on June 11, 2007; the subject application consists solely of a text amendment to facilitate efficient distribution of hotel floor area. The scope of the proposal is neither associated with additional upgrades to the infrastructure provisions identified in association with the original rezoning application (RZ 04-275910), nor additional transportation requirements.

As the proposal does not impact the on or off-site infrastructure requirements, the minor scope of the proposal is such that staff recommend that it be exempted from the forthcoming hold on review of rezoning applications within the Capstan Village neighbourhood. Further, in association with the original rezoning (RZ 04-275910), the applicant voluntarily contributed \$863,558 (based on \$4/ft² of permitted residential floor area) toward either Transit Oriented Development or affordable housing within the city; the allocation of the contribution was at the discretion of Council.

Floodplain Management Implementation Strategy

In accordance with the City's Flood Management Strategy, and as a condition of the issuance of Development Permit (DP 05-317013), the applicant registered a Flood Indemnification Covenant on title referencing the minimum habitable elevation for the area, which is 0.9 m (geodetic).

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject site is located within "Area 3 – Moderate Aircraft Noise", which permits all new aircraft noise sensitive land uses to be considered, provided that the covenant is registered on title regarding aircraft noise, an acoustical report by a certified consultant is provided, and developments incorporate noise mitigation as per City policy. These requirements were addressed in association with the previous development applications (RZ 04-275910 / DP 05-317013). No further action is required.

The development complies with the OCP Aircraft Noise Sensitive Development Policy, which permits a maximum two-thirds of the gross site area for residential uses and one-third of the gross site area as “non-residential” uses in areas where “all aircraft noise sensitive land use types may be considered”.

Consultation

This rezoning application complies with the Official Community Plan (OCP) and the existing City Centre Area Plan. The statutory Public Hearing will provide area residents, businesses and property owners with opportunity to comment on the application. No additional consultation with external agencies, organizations and authorities, including School District No. 38 is required specific to development of the subject site.

Public Input

A development sign has been posted on the site referencing the proposed addition of 1,856 m² (19,977 ft²) in association with the hotel.

Staff has received one (1) written submission related to current construction on-site, which is associated with the previously finalized development applications (RZ 04-275910 /DP 05-317013). Concern has been expressed that works being undertaken on the subject site have resulted in damage to the building at 8211 Sea Island Way, which is located on the north side of Sea Island Way, separated from the subject site by Sea Island Way. The letter was forwarded to both the Building and the Engineering Departments for consideration.

Staff Comments

No significant concerns have been identified through the technical review.

Analysis

Proposed Amendment to CD/173

- As a result of proposed changes to the hotel layout to maximize efficiency, the applicant proposes to amend CD/173 to increase the permitted on-site density from 3.2 F.A.R. to 3.4 F.A.R.
- The increase in floor area applies only to non-residential uses on-site. The total residential floor area on-site remains unchanged at 19,820 m² (213,341 ft²). CD/173 specifies that the total F.A.R. permitted for residential use may be no more than 2.15 F.A.R.; the approved ratio remains unchanged at 2.13 F.A.R..
- The increase of approximately 1,856 m² (19,977 ft²) consists of storage space, office space, and additional hotel room area. The proposed increase in floor area would result in the total floor area of the hotel increasing from the original 9,933 m² (106,922 ft²) to 11,780 m² (126,799 ft²). The resulting proposed increase in total area is 1,856 m² (19,977 ft²), which constitutes an additional 0.2 F.A.R.
- The form and character of the development determined by DP 05-317013 would remain substantially unchanged; however, a Development Permit application (DP 08-406340) has been initiated with the City to review the minor changes to the building's form and character resulting from the proposed amendment.

Amenity Contributions

- In association with the original rezoning (RZ 04-275910), the developer voluntarily contributed \$863,558 (based on \$4/ft² of permitted residential floor area) to facilitate Transit Oriented Development in the City, including provisions for a portion of the contribution to be directed towards affordable housing, at the discretion of the City.
- The applicant has offered a voluntary contribution of \$250,000 in association with the additional floor area proposed on-site, which is to be allocated to the City's Affordable Housing Fund.

Parking

- The parking meets the provisions of the Comprehensive Development (CD/173) Bylaw. The original proposal secured 306 residential parking spaces and 165 hotel parking spaces. Thirty five (35) of the 165 hotel parking spaces were secured by a covenant registered on title for the exclusive use of the existing Comfort Inn (Skyline Comfort Inn) (located at 3031 No. 3 Road on the east side of Corvette Way), to address its parking shortfall.
- By reducing the restaurant size from 93 m² (1,000 ft²) to 65 m² (700 ft²) and closing the lounge (consisting of 93 m² (1,000ft²)), the applicant was able to demonstrate a reduction in the number of parking stalls required for the Comfort Inn (Skyline Comfort Inn) Hotel (from 35 to 22 parking stalls). These stalls compensate for the additional nine (9) stalls required due to the proposed increase in number of hotel rooms from 176 to 185, and additional proposed floor area increases.
- The applicant has forwarded written confirmation that the amendments to the floor area of the Comfort Inn (Skyline Comfort Inn) have been undertaken. Amendment of the rezoning bylaw is subject to changes to the Comfort Inn (Skyline Comfort Inn) being deemed satisfactory to the Director of Transportation.

Utilities and Site Servicing

- As a result of proposing an increase in floor area, updated capacity analysis information was submitted to the Engineering Department for review.
- The Engineering Department accepts the findings of the sanitary and storm analysis submitted by the applicant, which demonstrates that the additional floor area, including nine (9) additional hotel rooms will not require additional upgrades to those originally identified by the Servicing Agreement (SA 06-332908) associated with RZ 04-275910. Minor changes to individual sheets of the Servicing Agreement may be submitted in accordance with the 'Post Revision Approval' process.

Development Permit

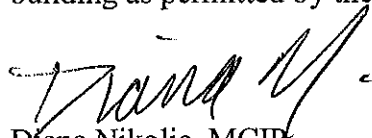
- As the amendment to total floor area will be associated with minor changes to the building's massing, the applicant has initiated review through a Development Permit (DP 08-406340).
- The applicant proposes to undertake improvements to the skyline by further articulating the hotel building's roof in association with DP 08-406340. The hotel's strategic location at a primary gateway into the City necessitates that the level of attention invested in the podium level is replicated in the roof design and contributes to the building's unique character.

Financial Impact or Economic Impact

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

Conclusion

A minor amendment to the density permitted by CD/173 is outlined in this report. The amendment will facilitate improvements to the layout of the hotel building to improve efficiency and functionality in accordance with similar facilities managed by the hotel operator. The increased density affects only the non-residential component of the mixed-use commercial residential development and will not result in substantial changes to the form and character of the building as permitted by the issued development permit (DP 05-317013).



Diana Nikolic, MCIP
Planner II (Urban Design)
(Local 4040)

DN:rg

Attachment 1: Location Map

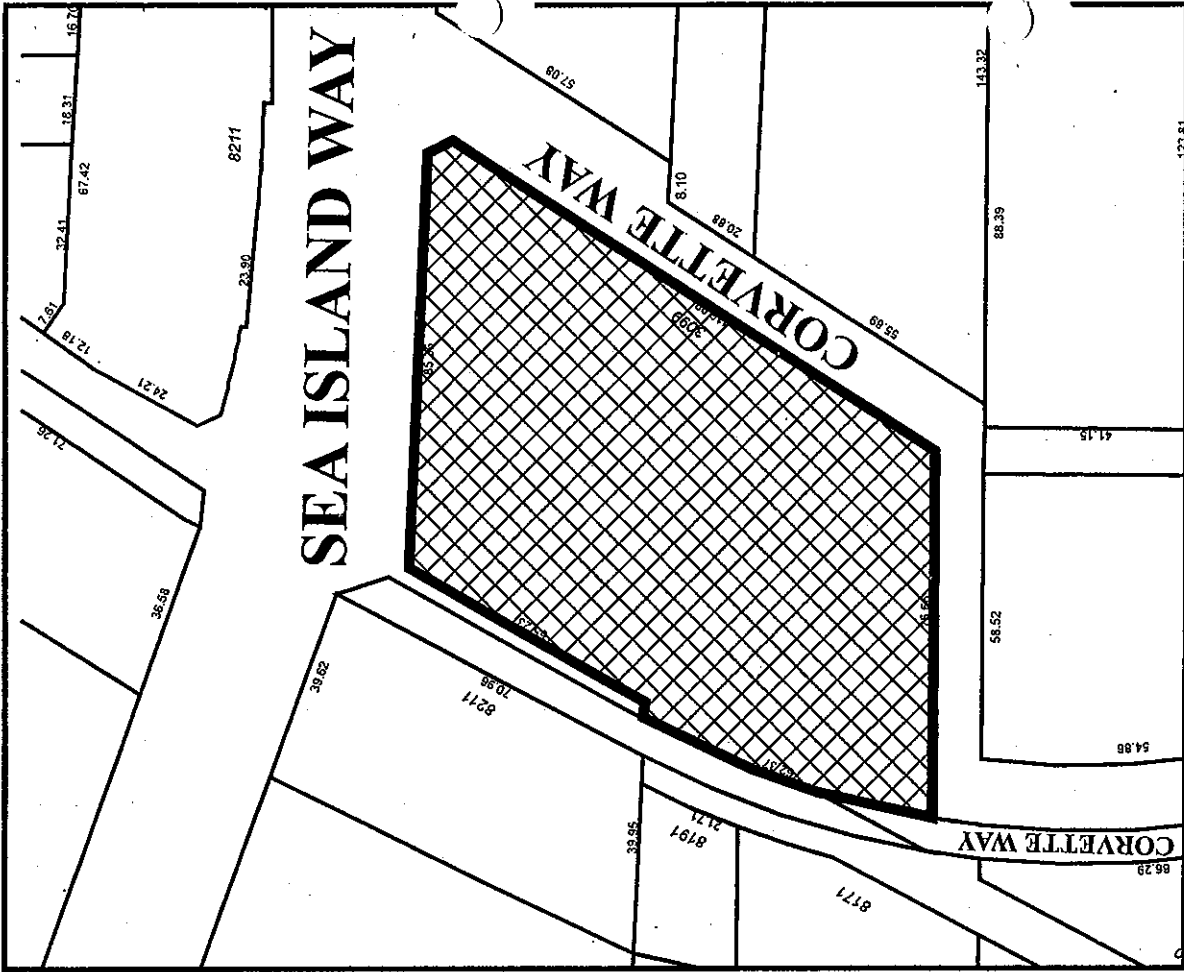
Attachment 2: Plans from Issued DP 05-317013

Attachment 3: Location of Additional Proposed Floor Area

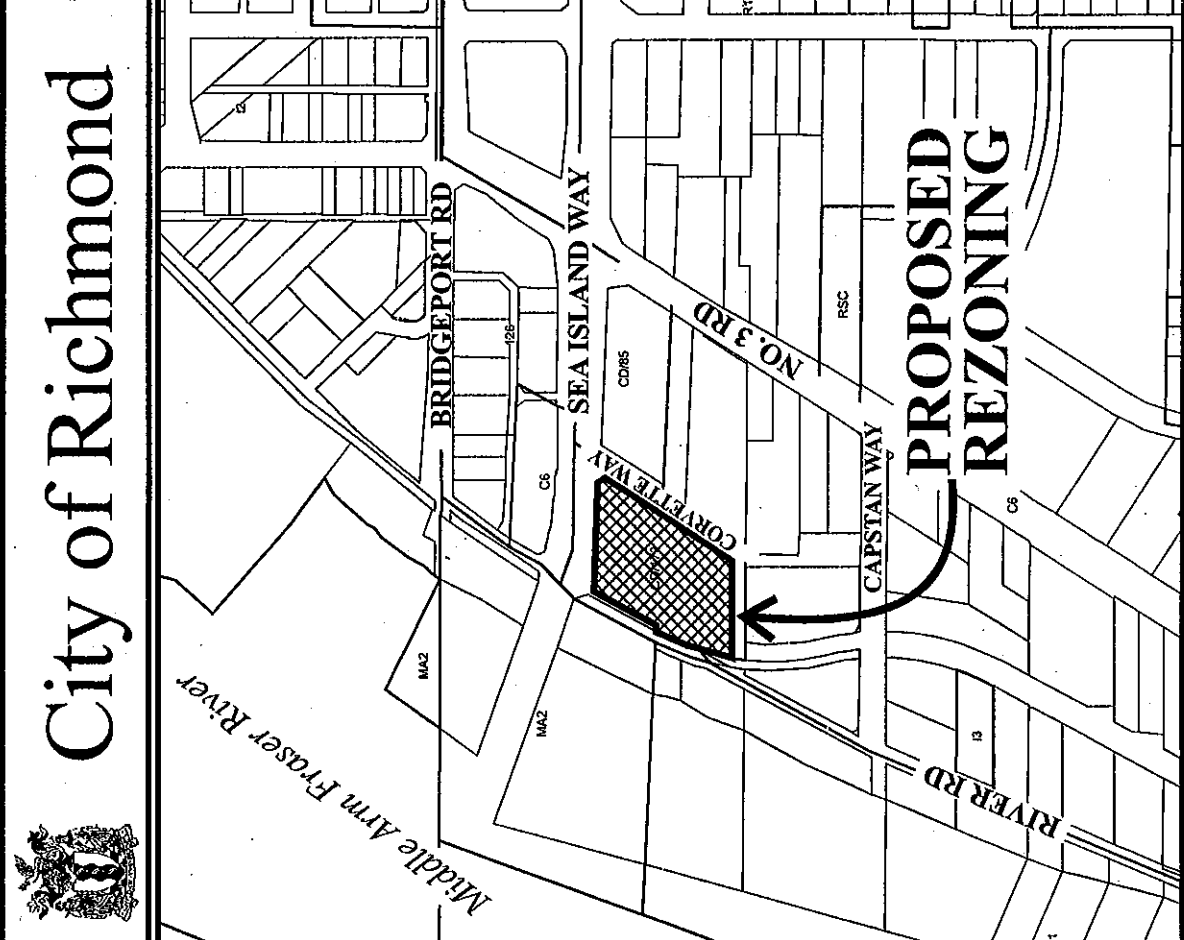
Attachment 4: Development Application Data Sheet

Attachment 5: Proposed Designation within Specific Land use Map for Capstan Village

Attachment 6: Rezoning Considerations



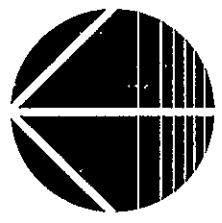
Original Date: 02/26/08
 Revision Date:
 Note: Dimensions are in METRES



City of Richmond



RZ 08-406081





**SUBJECT
PROPERTY**

BRIDGEPORT RD

SEA ISLAND WAY

CORVETTES WAY

NO. 3 RD

CAPSTAN WAY

RIVER RD

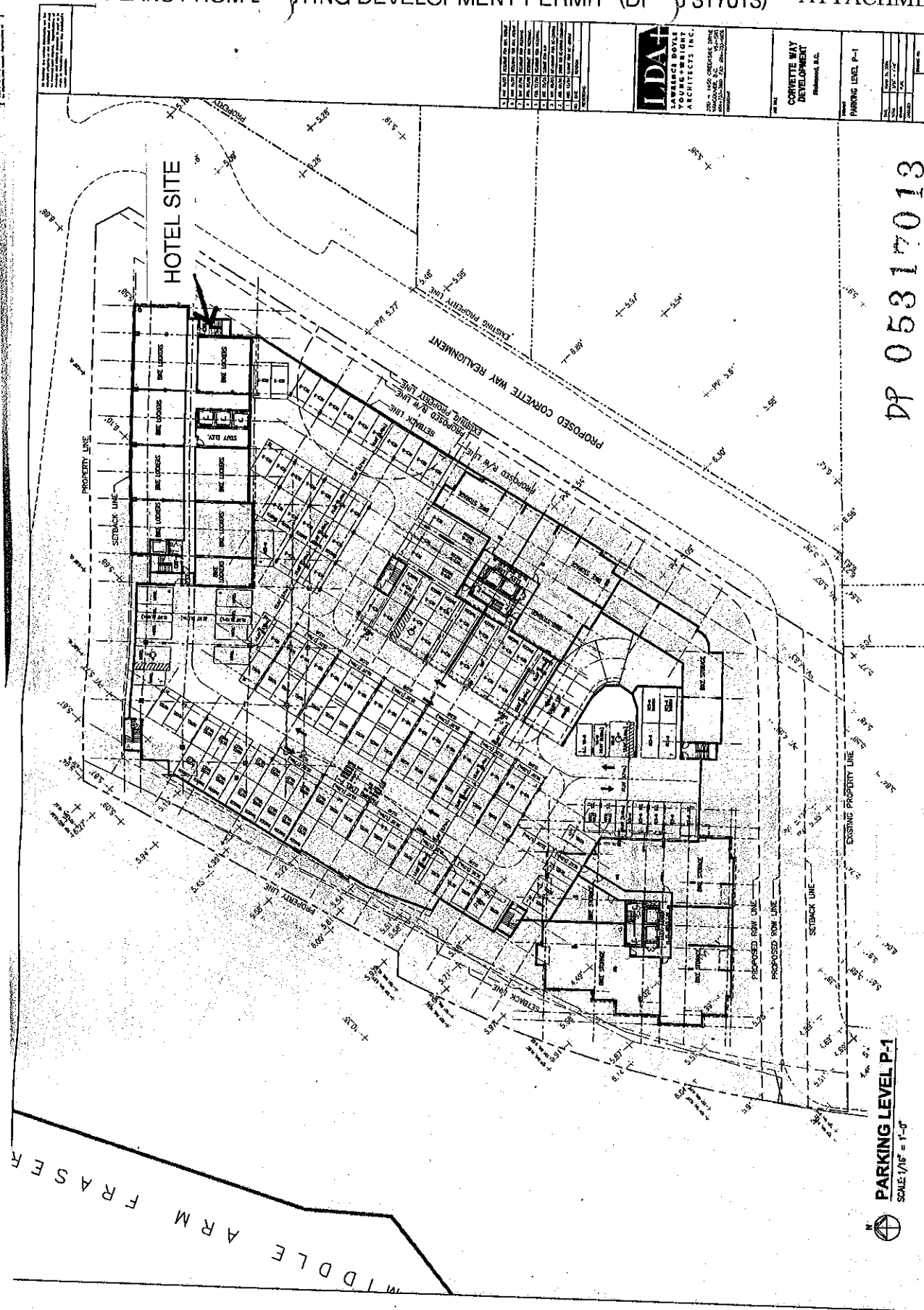


RZ 08-403603

Original Date: 02/26/08

Amended Date:

Note: Dimensions are in METRES



NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60	NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70	NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80	NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90	NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100
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LDAT
 LAWRENCE DOYLE
 ARCHITECTS INC.
 1000 W. 10TH AVE. SUITE 100
 DENVER, CO 80202
 (303) 733-1100

CORNETTE WAY DEVELOPMENT
 BIRMINGHAM, AL.

PARKING LEVEL P-1
 SHEET NO. 1 OF 1
 DATE: 5/23/07

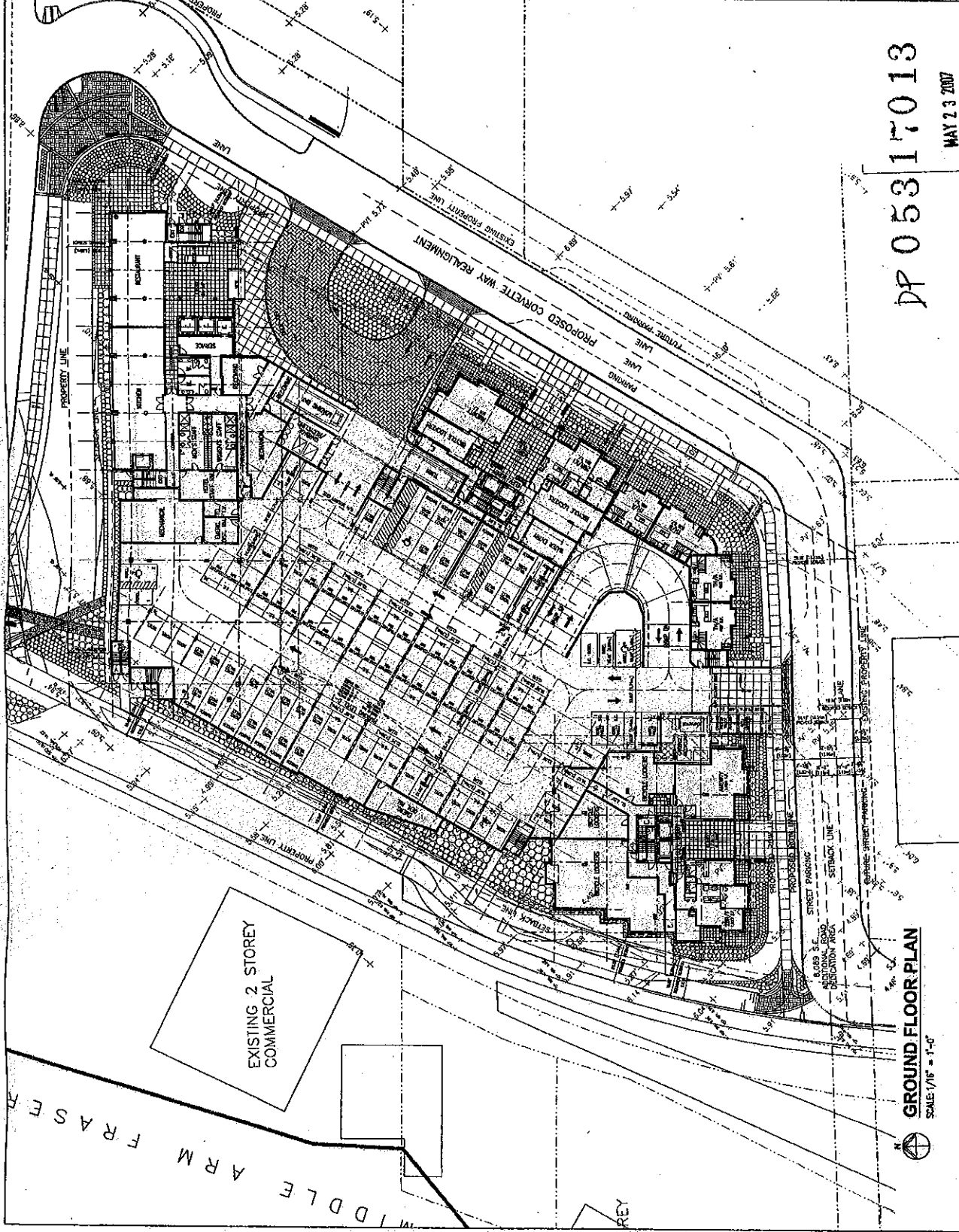
A.2.1

DP 05317013
 MAY 23 2007

PARKING LEVEL P-1
 SCALE: 1/8" = 1'-0"



LDA+ LAWRENCE DUBOIS YOUNG & RUBICAM ARCHITECTS INC. 300 - 14th Street, N.W. Atlanta, GA 30334 Phone: (404) 525-1100 Fax: (404) 525-1101		CONNETTE WAY DEVELOPMENT WASHINGTON, D.C.		GROUND FLOOR PLAN DATE: 5/23/07 SCALE: 1/8" = 1'-0" SHEET: A.2.2	
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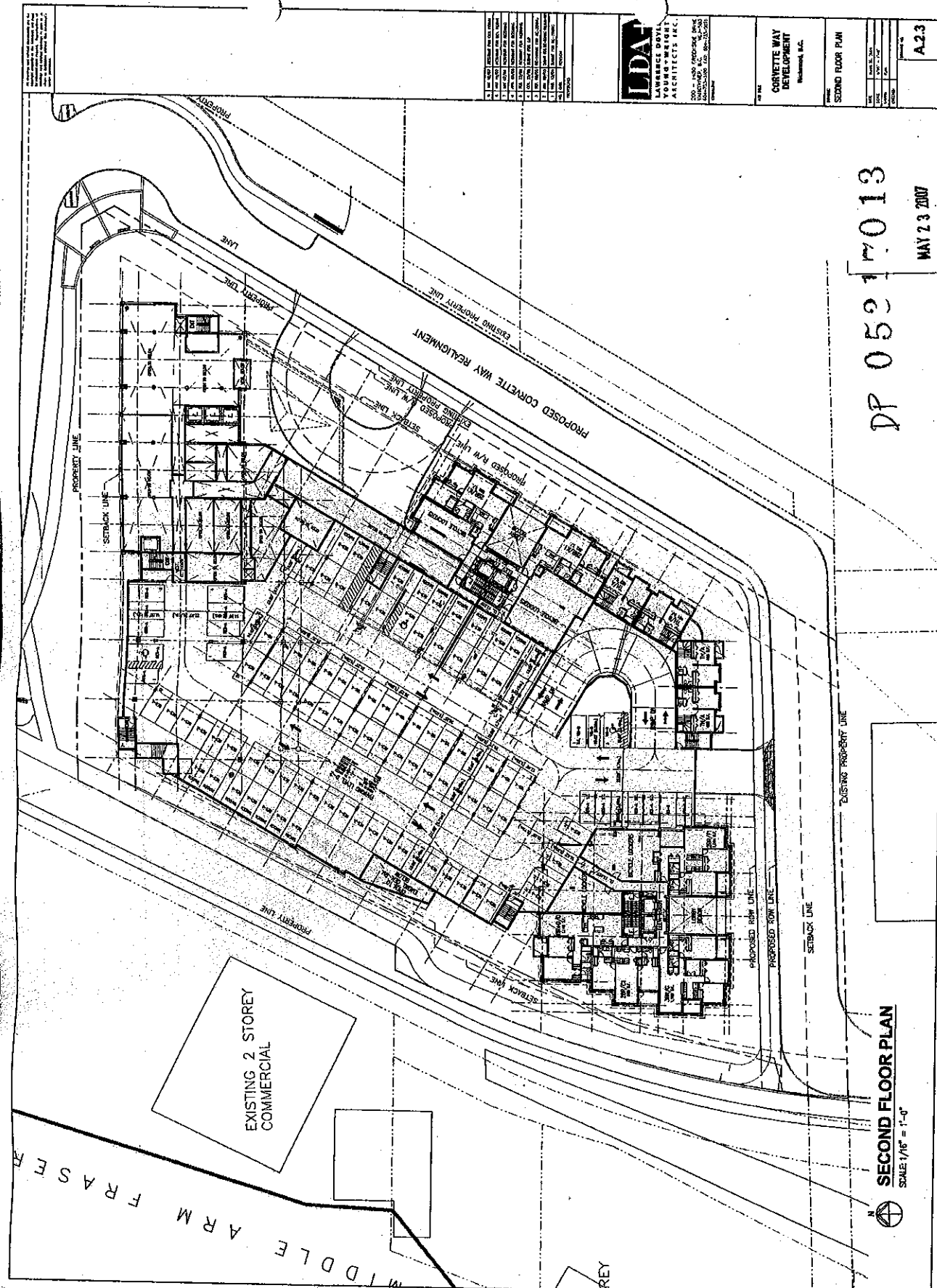


DP 05317013

MAY 23 2007

GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

MIDDLE ARM FRASER



1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL WALLS ARE 12" THICK UNLESS NOTED OTHERWISE.
 4. ALL DOORS ARE 36" WIDE UNLESS NOTED OTHERWISE.
 5. ALL WINDOWS ARE 48" WIDE UNLESS NOTED OTHERWISE.
 6. ALL CEILING HEIGHTS ARE 10' UNLESS NOTED OTHERWISE.
 7. ALL FLOOR FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
 8. ALL WALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
 9. ALL CEILING FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
 10. ALL MECHANICAL AND ELECTRICAL SYSTEMS ARE TO BE DETERMINED BY THE ARCHITECT.

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	05/23/07
2	ISSUED FOR PERMITS	05/23/07
3	ISSUED FOR PERMITS	05/23/07
4	ISSUED FOR PERMITS	05/23/07
5	ISSUED FOR PERMITS	05/23/07
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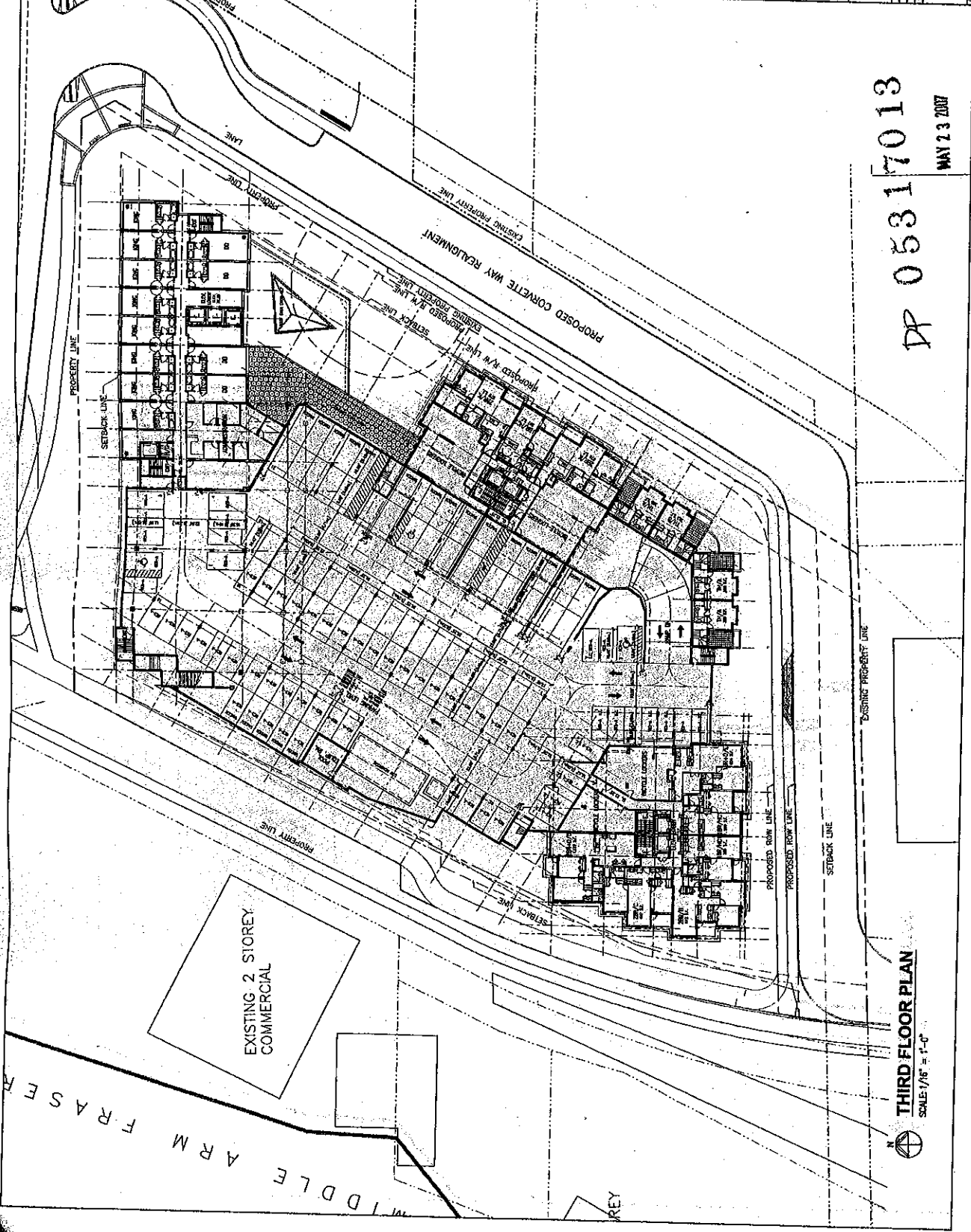
LDPA
 LAWRENCE DYER
 YOUNG & BRIGHT
 ARCHITECTS INC.
 200 - 1400 PROGRESS BLDG
 WASHINGTON, D.C. 20004
 PHONE: (202) 462-1100
 FAX: (202) 462-1101
 WWW: WWW.LDPA.COM

CORNETTE WAY
 DEVELOPMENT
 Washington, D.C.
 SECOND FLOOR PLAN
 DATE: 05/23/07
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 A23

DP 05212013
 MAY 23 2007

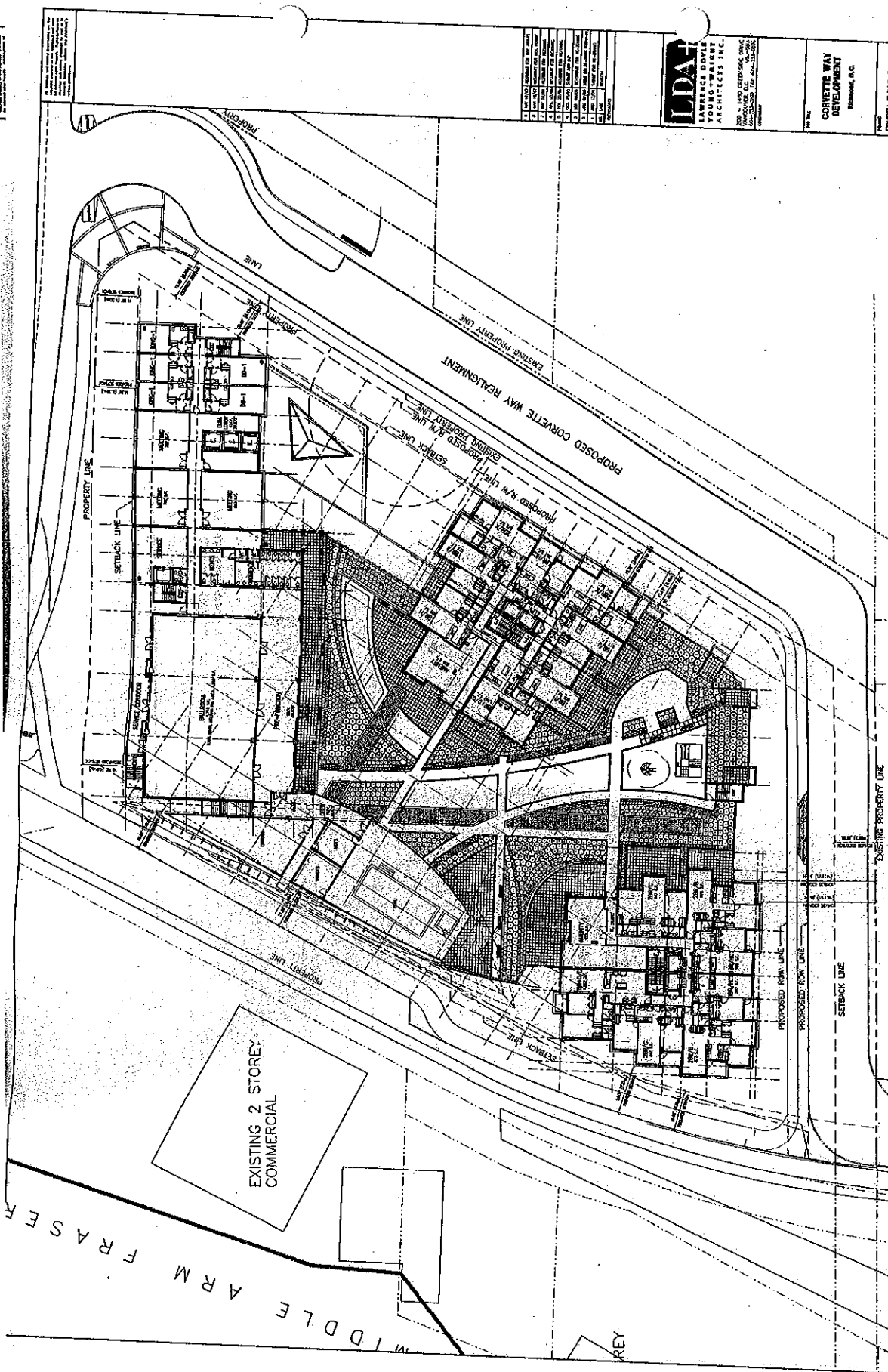
SECOND FLOOR PLAN
 SCALE: 1/16" = 1'-0"

LDAT LAWRENCE DOWLE YOUNG & WRIGHT ARCHITECTS INC. 2000 - 1500 OFFSHORE DRIVE SUITE 100 ANNAPOLIS, MD 21403 TEL: 410-291-1100 FAX: 410-291-1101 WWW.LDAT.COM		CORBETTE WAY DEVELOPMENT ANNAPOLIS, MD	THIRD FLOOR PLAN DATE: 5/23/07 DRAWN BY: [] CHECKED BY: [] SCALE: 1/8" = 1'-0" SHEET NO. A.24
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DP 05317013
MAY 23 2007

THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



MIDDLE ARM FRASER

EXISTING 2 STOREY
COMMERCIAL

FOURTH FLOOR PLAN
SCALE: 1/16" = 1'-0"



DP 05317013

MAY 2 2007

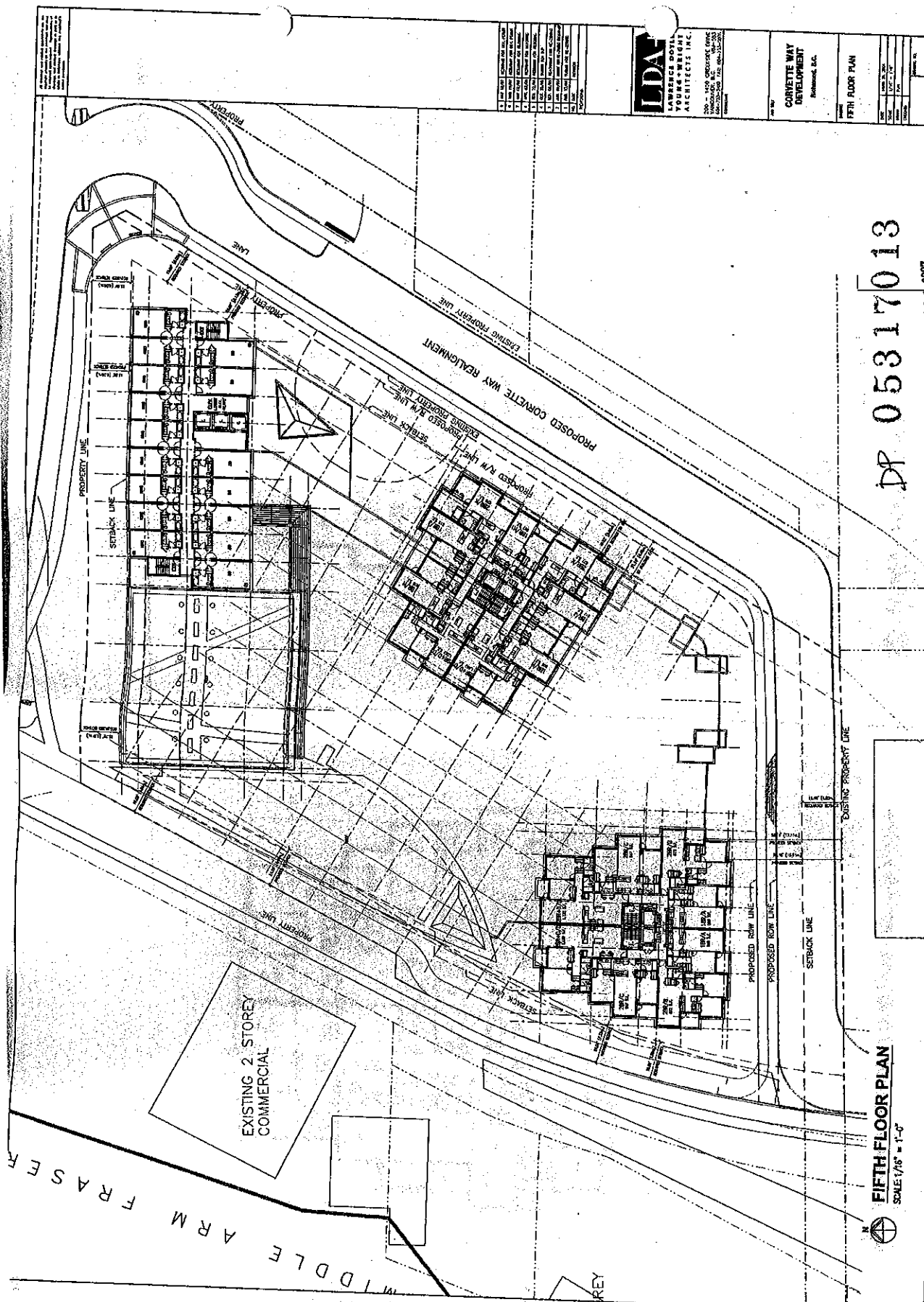
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LDAT
LAWRENCE DOWNE
ARCHITECTS INC.

**CORLETTE WAY
DEVELOPMENT**
RICHMOND, B.C.

FOURTH FLOOR PLAN

1	PROPOSED CORRETTE WAY REALIGNMENT
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3	PROPOSED 1/4" LINE
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94	EXISTING 11 1/2" LINE
95	PROPOSED 11 3/4" LINE
96	EXISTING 11 3/4" LINE
97	PROPOSED 12" LINE
98	EXISTING 12" LINE
99	PROPOSED 12 1/4" LINE
100	EXISTING 12 1/4" LINE



MIDDLE ARM FRASER

EXISTING 2 STOREY COMMERCIAL

PROPOSED CORVETTE WAY REALIGNMENT

DP 05317013

MAY 23 2007

FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



		CORVETTE WAY DEVELOPMENT Richmond, VA	FIFTH FLOOR PLAN	SHEET NO. A.26
L. DAVIS ARCHITECTS 1000 N. 10TH STREET, SUITE 200 RICHMOND, VA 23218 TEL: (804) 771-1100 FAX: (804) 771-1101 WWW.LDAF.COM				

SEAT

PROPERTY LINE

SETBACK LINE

REQUIRED SETBACK 19.69' (6.00m)

PROVIDED SETBACK 19.88' (6.06m)

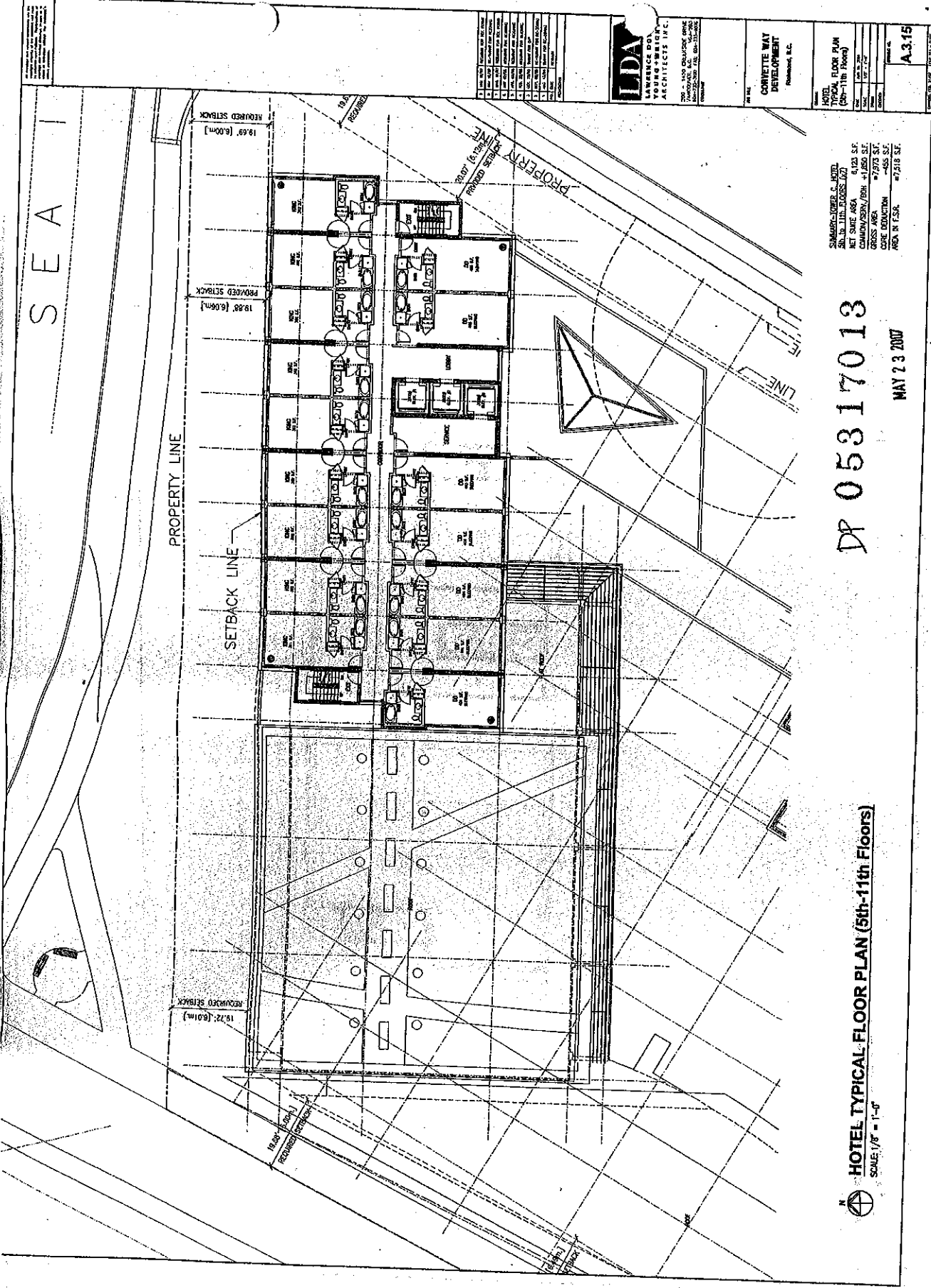
REQUIRED SETBACK 19.72' (6.01m)

19.88' (6.06m) PROVIDED SETBACK

19.50' (5.94m) REQUIRED

19.07' (5.81m) PROVIDED SETBACK

PROPERTY LINE



1	NO. OF ROOMS	100
2	NO. OF BATHS	100
3	NO. OF KITCHENS	100
4	NO. OF OFFICES	100
5	NO. OF STAIRS	100
6	NO. OF ELEVATORS	100
7	NO. OF SERVICE AREAS	100
8	NO. OF LOBBIES	100
9	NO. OF CONFERENCE ROOMS	100
10	NO. OF STORAGE AREAS	100
11	NO. OF MEETING ROOMS	100
12	NO. OF RESTROOMS	100
13	NO. OF JANITORIES	100
14	NO. OF LAUNDRIES	100
15	NO. OF GARAGES	100
16	NO. OF PARKING SPACES	100
17	NO. OF DRIVEWAYS	100
18	NO. OF FENCES	100
19	NO. OF LIGHT FIXTURES	100
20	NO. OF ELECTRICAL PANELS	100
21	NO. OF MECHANICAL UNITS	100
22	NO. OF WATER HEATERS	100
23	NO. OF AIR CONDITIONERS	100
24	NO. OF ROOF STRUCTURES	100
25	NO. OF FOUNDATIONS	100
26	NO. OF WALLS	100
27	NO. OF FLOORS	100
28	NO. OF CEILING	100
29	NO. OF ROOFING	100
30	NO. OF EXTERIOR FINISHES	100
31	NO. OF INTERIOR FINISHES	100
32	NO. OF PAINTS	100
33	NO. OF GLAZES	100
34	NO. OF DOORS	100
35	NO. OF WINDOWS	100
36	NO. OF PARTITIONS	100
37	NO. OF CABINETS	100
38	NO. OF COUNTERTOPS	100
39	NO. OF SINKS	100
40	NO. OF STOVES	100
41	NO. OF REFRIGERATORS	100
42	NO. OF FREEZERS	100
43	NO. OF DISHWASHERS	100
44	NO. OF MICROWAVES	100
45	NO. OF TOASTERS	100
46	NO. OF KETTLES	100
47	NO. OF IRONS	100
48	NO. OF HAIR DRYERS	100
49	NO. OF SHAMPOOS	100
50	NO. OF SOAP DISPENSERS	100
51	NO. OF TOWEL DISPENSERS	100
52	NO. OF TOILET PAPER DISPENSERS	100
53	NO. OF TISSUE DISPENSERS	100
54	NO. OF WASTE BINS	100
55	NO. OF RECYCLING BINS	100
56	NO. OF FIRE EXTINGUISHERS	100
57	NO. OF SMOKE DETECTORS	100
58	NO. OF CARBON MONOXIDE DETECTORS	100
59	NO. OF SECURITY SYSTEMS	100
60	NO. OF ACCESS CONTROL SYSTEMS	100
61	NO. OF VIDEO SURVEILLANCE SYSTEMS	100
62	NO. OF INTERCOM SYSTEMS	100
63	NO. OF PUBLIC ADDRESS SYSTEMS	100
64	NO. OF TELEPHONE SYSTEMS	100
65	NO. OF DATA SYSTEMS	100
66	NO. OF NETWORK SYSTEMS	100
67	NO. OF SERVERS	100
68	NO. OF STORAGE DEVICES	100
69	NO. OF PRINTERS	100
70	NO. OF SCANNERS	100
71	NO. OF COPIERS	100
72	NO. OF FAXES	100
73	NO. OF MULTIFUNCTION DEVICES	100
74	NO. OF PROJECTORS	100
75	NO. OF DISPLAY DEVICES	100
76	NO. OF KEYBOARDS	100
77	NO. OF MICE	100
78	NO. OF TRACKBALLS	100
79	NO. OF TOUCHPADS	100
80	NO. OF MONITORS	100
81	NO. OF SPEAKERS	100
82	NO. OF HEADPHONES	100
83	NO. OF KEYCAMS	100
84	NO. OF SMART CARDS	100
85	NO. OF BIOMETRIC DEVICES	100
86	NO. OF FACIAL RECOGNITION DEVICES	100
87	NO. OF VOICE RECOGNITION DEVICES	100
88	NO. OF HAND SIGNATURE DEVICES	100
89	NO. OF PALM VEIN DEVICES	100
90	NO. OF IRIS DEVICES	100
91	NO. OF FINGERPRINT DEVICES	100
92	NO. OF RETINA DEVICES	100
93	NO. OF HAIR DEVICES	100
94	NO. OF EYE DEVICES	100
95	NO. OF EAR DEVICES	100
96	NO. OF NOSE DEVICES	100
97	NO. OF MOUTH DEVICES	100
98	NO. OF TONGUE DEVICES	100
99	NO. OF SKIN DEVICES	100
100	NO. OF BLOOD DEVICES	100

LDA LAWRENCE DON YOUNG ARCHITECTS INC.

200 S. TAYLOR BLVD. SUITE 1000 TAMPA, FL 33606

COMBITE WAY DEVELOPMENT

HOTEL TYPICAL FLOOR PLAN (5th-11th Floors)

DATE: 05/23/2007

A-3.15

SHAW-WALKER & PARTNERS
 2015 J.W. FLORES, AIA
 NET SUE AREA 6,124 S.F.
 COMMON/SEPA/BBK 41,850 S.F.
 GROSS AREA 47,974 S.F.
 CORE REDUCTION 455 S.F.
 AREA N.F.S.A. 47,519 S.F.

DP 05317013

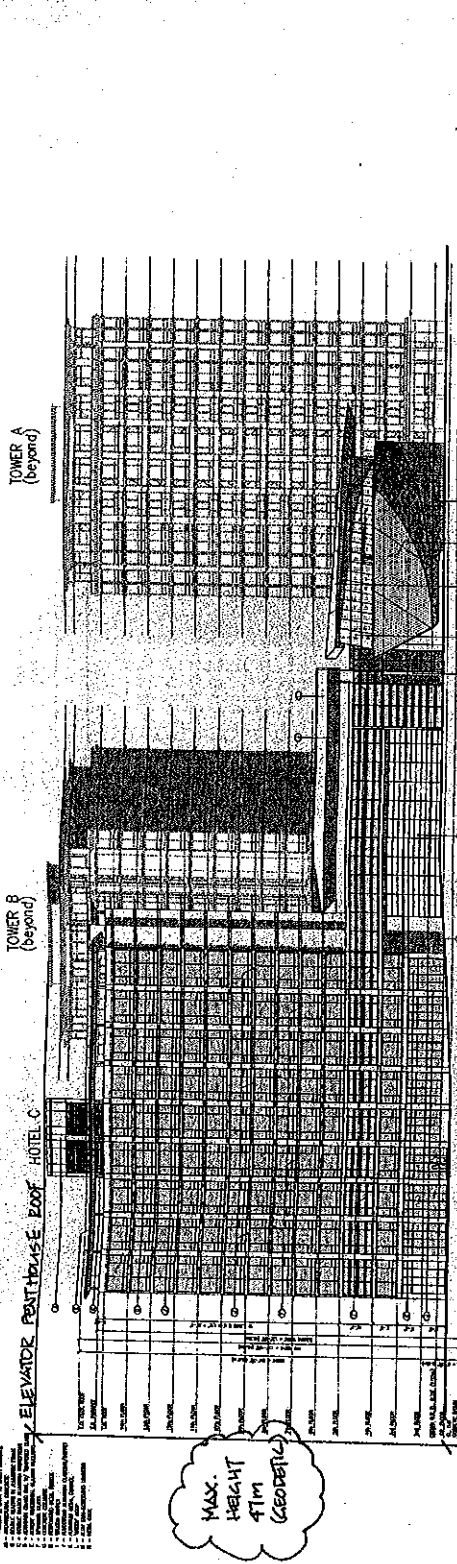
MAY 23 2007

HOTEL TYPICAL FLOOR PLAN (5th-11th Floors)

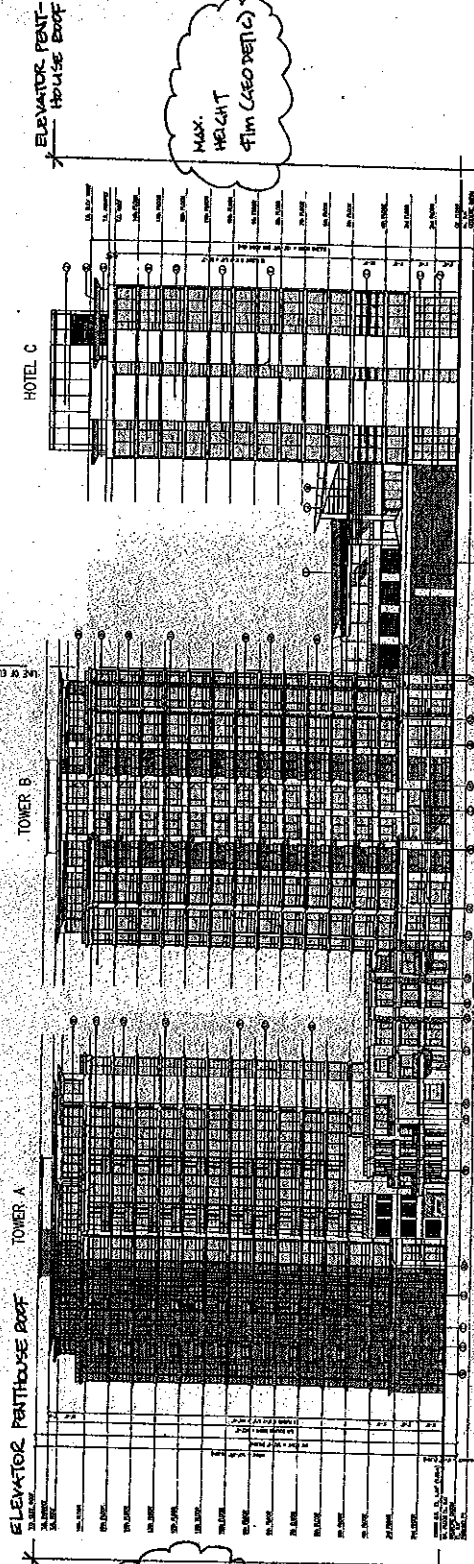
SCALE: 1/8" = 1'-0"



GENERAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL BUILDING CODE AND ALL APPLICABLE BY-LAWS.
 2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT.
 3. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
 4. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.



NORTH ELEVATION
 SCALE: 1/16" = 1'-0"



EAST ELEVATION
 SCALE: 1/16" = 1'-0"

MAX. HEIGHT 41m (Geometric)

MAX. HEIGHT 41m (Geometric)

MAX. HEIGHT 41m (Geometric)

IDA+
 ARCHITECTURAL
 INTERIORS
 ARCHITECTS INC.

100 BAYVIEW AVE. SUITE 100
 SCARBOROUGH, ONT. M1S 5B7
 TEL: (416) 291-1111
 FAX: (416) 291-1112
 WWW.IDA-ARCHITECTS.COM

CONSTRUX
 GENERAL CONTRACTORS
 100 BAYVIEW AVE. SUITE 100
 SCARBOROUGH, ONT. M1S 5B7
 TEL: (416) 291-1111
 FAX: (416) 291-1112
 WWW.CONSTRUX.COM

CORVETTE WAY DEVELOPMENT
 Richmond, B.C.

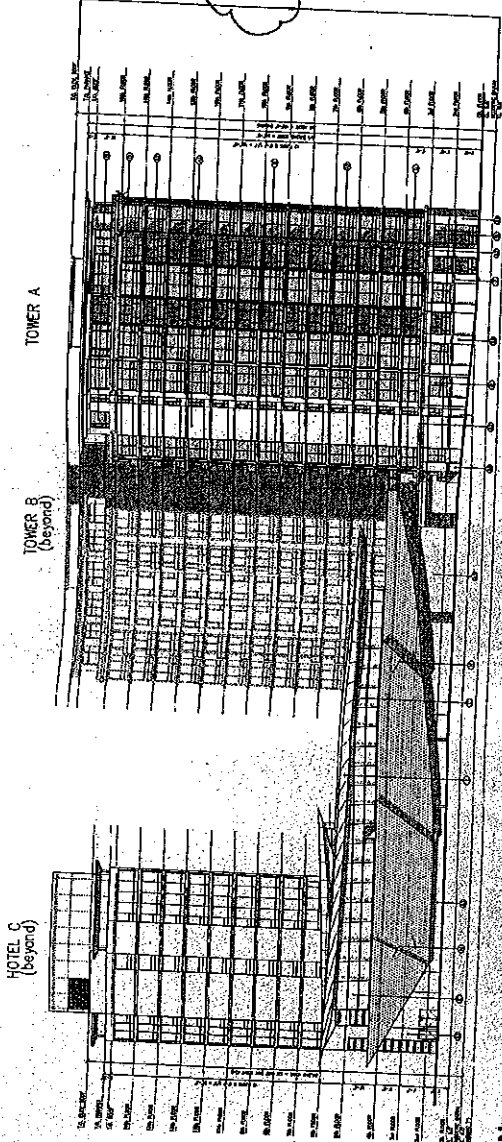
NORTH & EAST CONSULTING

A5.1

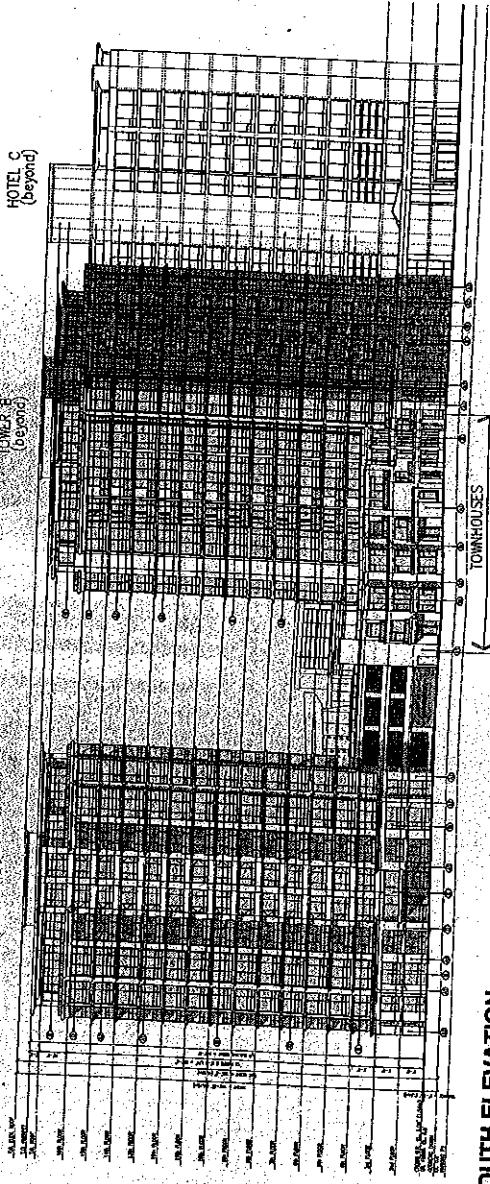
DP 05317013

MAY 23 2007

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
- 2. THE 2000 INTERNATIONAL BUILDING CODES
- 3. THE 2000 INTERNATIONAL PLUMBING CODE
- 4. THE 2000 INTERNATIONAL MECHANICAL AND ELECTRICAL CODES
- 5. THE 2000 INTERNATIONAL FIRE CODE
- 6. THE 2000 INTERNATIONAL ENERGY CONSERVATION CODE
- 7. THE 2000 INTERNATIONAL SMOKE CONTROL CODE
- 8. THE 2000 INTERNATIONAL SAFETY CODE
- 9. THE 2000 INTERNATIONAL CODE OF BOILER AND PRESSURE VESSEL SAFETY
- 10. THE 2000 INTERNATIONAL CODE OF CRANE SAFETY
- 11. THE 2000 INTERNATIONAL CODE OF CONSTRUCTION SAFETY
- 12. THE 2000 INTERNATIONAL CODE OF ELECTRICAL SAFETY
- 13. THE 2000 INTERNATIONAL CODE OF FIRE SAFETY
- 14. THE 2000 INTERNATIONAL CODE OF MECHANICAL SAFETY
- 15. THE 2000 INTERNATIONAL CODE OF PLUMBING SAFETY
- 16. THE 2000 INTERNATIONAL CODE OF SAFETY FOR CONSTRUCTION WORKERS
- 17. THE 2000 INTERNATIONAL CODE OF SAFETY FOR ELECTRICAL WORKERS
- 18. THE 2000 INTERNATIONAL CODE OF SAFETY FOR MECHANICAL WORKERS
- 19. THE 2000 INTERNATIONAL CODE OF SAFETY FOR PLUMBING WORKERS
- 20. THE 2000 INTERNATIONAL CODE OF SAFETY FOR CONSTRUCTION MANAGERS



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



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

MAY 23 2007

DP 05317013

1	DATE	DESCRIPTION
1	05/23/07	ISSUED FOR PERMIT
2	05/23/07	ISSUED FOR PERMIT
3	05/23/07	ISSUED FOR PERMIT
4	05/23/07	ISSUED FOR PERMIT
5	05/23/07	ISSUED FOR PERMIT
6	05/23/07	ISSUED FOR PERMIT
7	05/23/07	ISSUED FOR PERMIT
8	05/23/07	ISSUED FOR PERMIT
9	05/23/07	ISSUED FOR PERMIT
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11	05/23/07	ISSUED FOR PERMIT
12	05/23/07	ISSUED FOR PERMIT
13	05/23/07	ISSUED FOR PERMIT
14	05/23/07	ISSUED FOR PERMIT
15	05/23/07	ISSUED FOR PERMIT
16	05/23/07	ISSUED FOR PERMIT
17	05/23/07	ISSUED FOR PERMIT
18	05/23/07	ISSUED FOR PERMIT
19	05/23/07	ISSUED FOR PERMIT
20	05/23/07	ISSUED FOR PERMIT

IDA
LAWRENCE
YOUNG
ARCHITECTS INC.

200 - 450 GERRARD ST. E.
SUITE 200
TORONTO, ONT. M5C 1A5
CANADA
TEL: 416-593-9300
FAX: 416-593-9301
WWW.IDAYOUNG.COM

CONSTRUX
CORPORATE WAY
DEVELOPMENT
Brampton, ON

WEST & SOUTH
ELEVATIONS
DATE: 05/23/07
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/8" = 1'-0"

A.52

EXTERIOR FINISHES

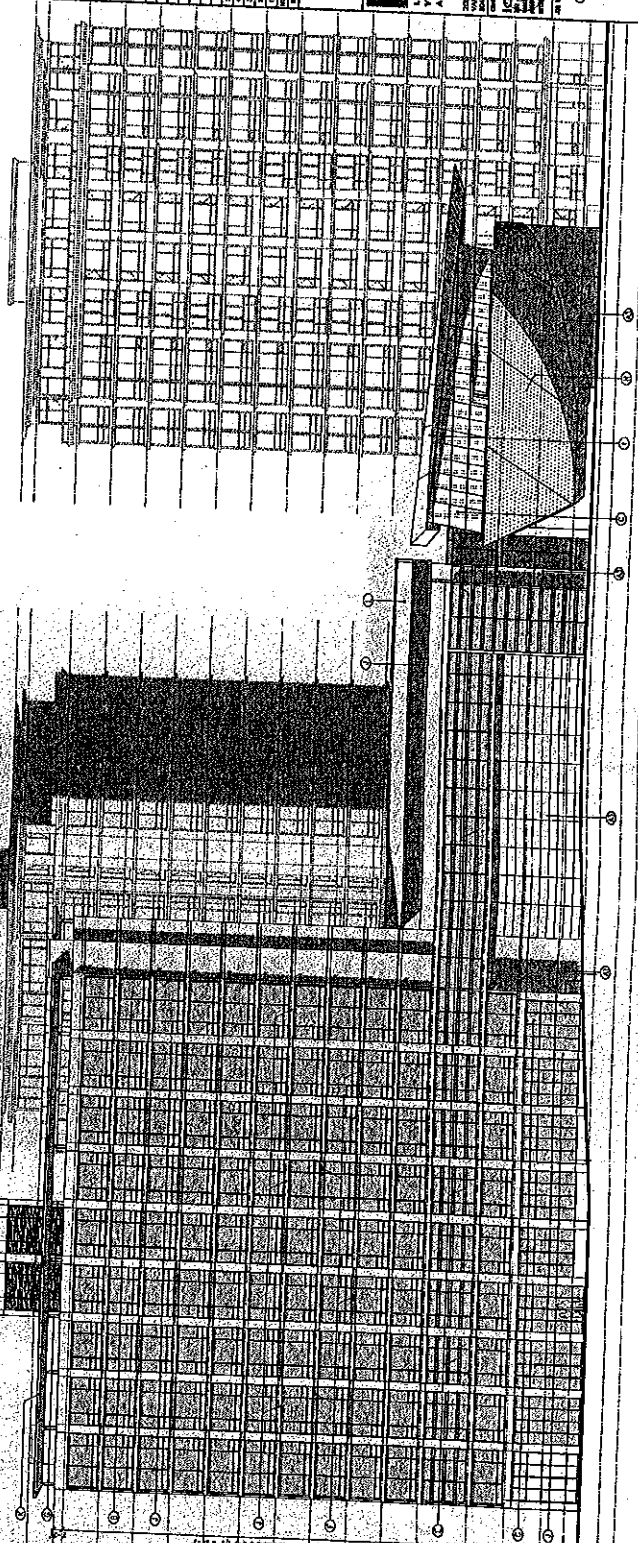
- A1 - CERAMIC TILE ON CONCRETE
- A2 - CERAMIC TILE ON G.I. DECK
- A3 - CERAMIC TILE ON G.I. DECK
- A4 - CERAMIC TILE ON G.I. DECK
- A5 - CERAMIC TILE ON G.I. DECK
- A6 - CERAMIC TILE ON G.I. DECK
- A7 - CERAMIC TILE ON G.I. DECK
- A8 - CERAMIC TILE ON G.I. DECK
- A9 - CERAMIC TILE ON G.I. DECK
- A10 - CERAMIC TILE ON G.I. DECK
- A11 - CERAMIC TILE ON G.I. DECK
- A12 - CERAMIC TILE ON G.I. DECK
- A13 - CERAMIC TILE ON G.I. DECK
- A14 - CERAMIC TILE ON G.I. DECK
- A15 - CERAMIC TILE ON G.I. DECK
- A16 - CERAMIC TILE ON G.I. DECK
- A17 - CERAMIC TILE ON G.I. DECK
- A18 - CERAMIC TILE ON G.I. DECK
- A19 - CERAMIC TILE ON G.I. DECK
- A20 - CERAMIC TILE ON G.I. DECK
- A21 - CERAMIC TILE ON G.I. DECK
- A22 - CERAMIC TILE ON G.I. DECK
- A23 - CERAMIC TILE ON G.I. DECK
- A24 - CERAMIC TILE ON G.I. DECK
- A25 - CERAMIC TILE ON G.I. DECK
- A26 - CERAMIC TILE ON G.I. DECK
- A27 - CERAMIC TILE ON G.I. DECK
- A28 - CERAMIC TILE ON G.I. DECK
- A29 - CERAMIC TILE ON G.I. DECK
- A30 - CERAMIC TILE ON G.I. DECK
- A31 - CERAMIC TILE ON G.I. DECK
- A32 - CERAMIC TILE ON G.I. DECK
- A33 - CERAMIC TILE ON G.I. DECK
- A34 - CERAMIC TILE ON G.I. DECK
- A35 - CERAMIC TILE ON G.I. DECK
- A36 - CERAMIC TILE ON G.I. DECK
- A37 - CERAMIC TILE ON G.I. DECK
- A38 - CERAMIC TILE ON G.I. DECK
- A39 - CERAMIC TILE ON G.I. DECK
- A40 - CERAMIC TILE ON G.I. DECK
- A41 - CERAMIC TILE ON G.I. DECK
- A42 - CERAMIC TILE ON G.I. DECK
- A43 - CERAMIC TILE ON G.I. DECK
- A44 - CERAMIC TILE ON G.I. DECK
- A45 - CERAMIC TILE ON G.I. DECK
- A46 - CERAMIC TILE ON G.I. DECK
- A47 - CERAMIC TILE ON G.I. DECK
- A48 - CERAMIC TILE ON G.I. DECK
- A49 - CERAMIC TILE ON G.I. DECK
- A50 - CERAMIC TILE ON G.I. DECK
- A51 - CERAMIC TILE ON G.I. DECK
- A52 - CERAMIC TILE ON G.I. DECK
- A53 - CERAMIC TILE ON G.I. DECK
- A54 - CERAMIC TILE ON G.I. DECK
- A55 - CERAMIC TILE ON G.I. DECK
- A56 - CERAMIC TILE ON G.I. DECK
- A57 - CERAMIC TILE ON G.I. DECK
- A58 - CERAMIC TILE ON G.I. DECK
- A59 - CERAMIC TILE ON G.I. DECK
- A60 - CERAMIC TILE ON G.I. DECK
- A61 - CERAMIC TILE ON G.I. DECK
- A62 - CERAMIC TILE ON G.I. DECK
- A63 - CERAMIC TILE ON G.I. DECK
- A64 - CERAMIC TILE ON G.I. DECK
- A65 - CERAMIC TILE ON G.I. DECK
- A66 - CERAMIC TILE ON G.I. DECK
- A67 - CERAMIC TILE ON G.I. DECK
- A68 - CERAMIC TILE ON G.I. DECK
- A69 - CERAMIC TILE ON G.I. DECK
- A70 - CERAMIC TILE ON G.I. DECK
- A71 - CERAMIC TILE ON G.I. DECK
- A72 - CERAMIC TILE ON G.I. DECK
- A73 - CERAMIC TILE ON G.I. DECK
- A74 - CERAMIC TILE ON G.I. DECK
- A75 - CERAMIC TILE ON G.I. DECK
- A76 - CERAMIC TILE ON G.I. DECK
- A77 - CERAMIC TILE ON G.I. DECK
- A78 - CERAMIC TILE ON G.I. DECK
- A79 - CERAMIC TILE ON G.I. DECK
- A80 - CERAMIC TILE ON G.I. DECK
- A81 - CERAMIC TILE ON G.I. DECK
- A82 - CERAMIC TILE ON G.I. DECK
- A83 - CERAMIC TILE ON G.I. DECK
- A84 - CERAMIC TILE ON G.I. DECK
- A85 - CERAMIC TILE ON G.I. DECK
- A86 - CERAMIC TILE ON G.I. DECK
- A87 - CERAMIC TILE ON G.I. DECK
- A88 - CERAMIC TILE ON G.I. DECK
- A89 - CERAMIC TILE ON G.I. DECK
- A90 - CERAMIC TILE ON G.I. DECK
- A91 - CERAMIC TILE ON G.I. DECK
- A92 - CERAMIC TILE ON G.I. DECK
- A93 - CERAMIC TILE ON G.I. DECK
- A94 - CERAMIC TILE ON G.I. DECK
- A95 - CERAMIC TILE ON G.I. DECK
- A96 - CERAMIC TILE ON G.I. DECK
- A97 - CERAMIC TILE ON G.I. DECK
- A98 - CERAMIC TILE ON G.I. DECK
- A99 - CERAMIC TILE ON G.I. DECK
- A100 - CERAMIC TILE ON G.I. DECK

1
1
1

HOTEL C

TOWER B
(beyond)

TOWER A
(beyond)



NORTH ELEVATION
SCALE 3/32" = 1'-0"

MAY 23 2007
DP 05317013

NORTH ELEVATION

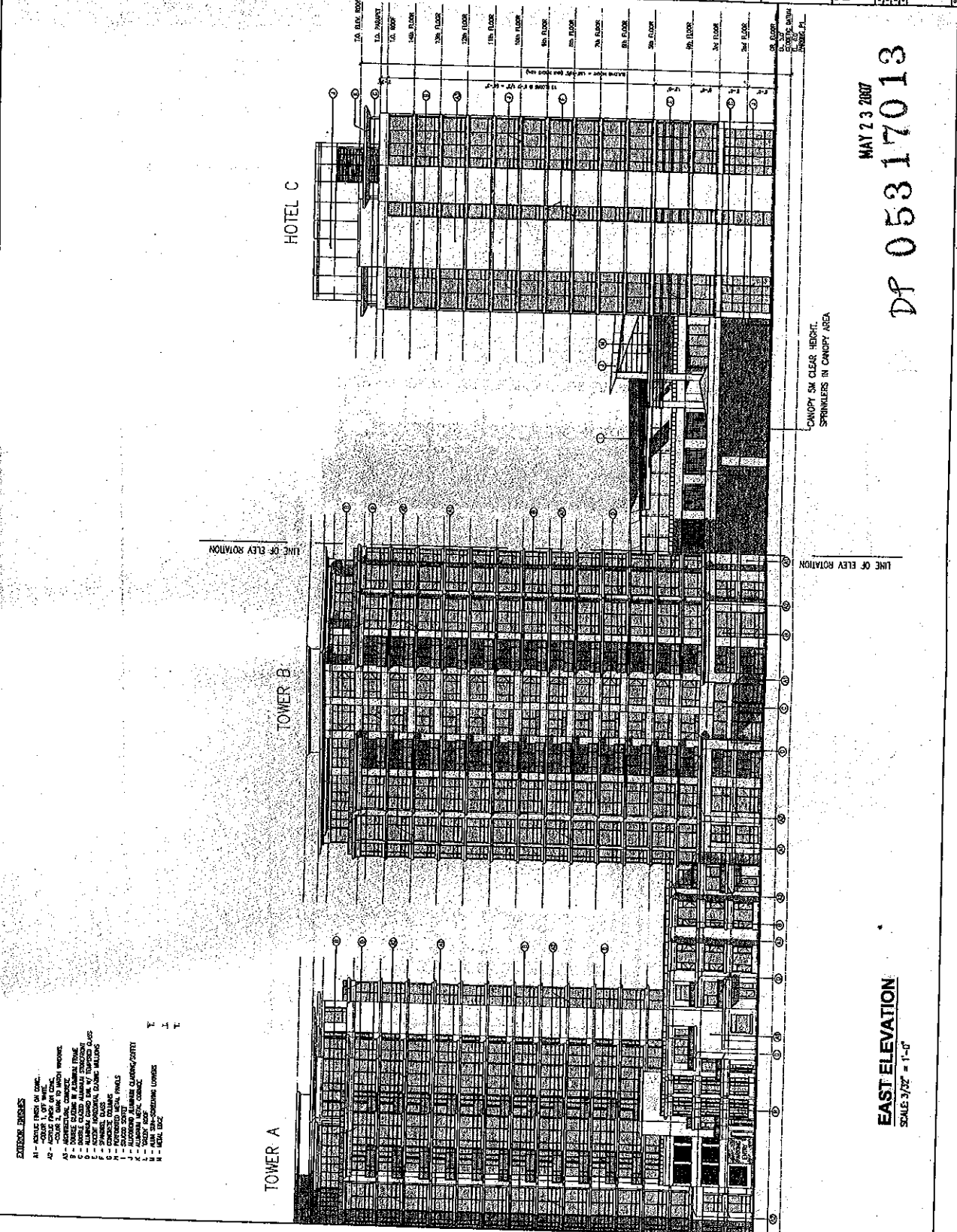
A.53

LDAL
LAWRENCE DRYE
ARCHITECTS INC.
2000 W. 14TH AVENUE, SUITE 100
DENVER, CO 80202-3200 TEL: 303-733-8800

METRUX
CORVETTE WAY
DEVELOPMENT
RICHMOND, VA

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	5/23/07
2	ISSUED FOR PERMIT	5/23/07
3	ISSUED FOR PERMIT	5/23/07
4	ISSUED FOR PERMIT	5/23/07
5	ISSUED FOR PERMIT	5/23/07
6	ISSUED FOR PERMIT	5/23/07
7	ISSUED FOR PERMIT	5/23/07
8	ISSUED FOR PERMIT	5/23/07
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10	ISSUED FOR PERMIT	5/23/07

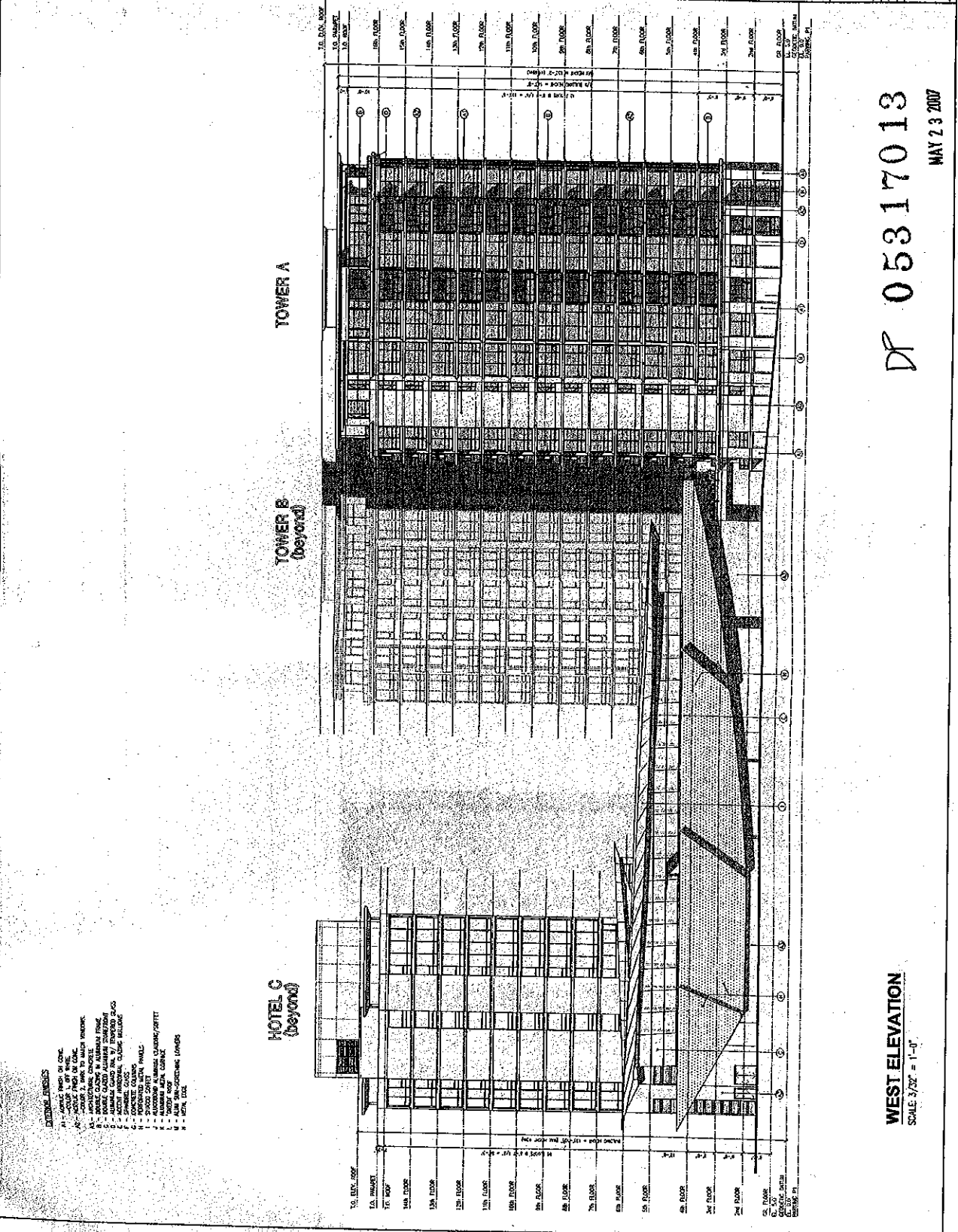
IDA INTERIOR DESIGN ARCHITECTS INC. 1000 W. BROADWAY, SUITE 1000 NEW YORK, NY 10018 TEL: 212-512-1000 FAX: 212-512-1001 WWW.IDA-NY.COM		CONCRETE WAY DEVELOPMENT RICHMOND, VA		EST ELEVATION DATE: 5/23/07 DRAWN BY: [] CHECKED BY: [] SCALE: 3/32" = 1'-0"		A54	
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MAY 23 2007
 DP 05317013

EAST ELEVATION
 SCALE: 3/32" = 1'-0"

LDPA LAWRENCE DORR ARCHITECTS INC. 200 - 1000 CORPORATE AVENUE SUITE 2000 WASHINGTON, D.C. 20004-4242 TEL: 202-775-2000 FAX: 202-775-2001 WWW.LDPA.COM		WEST FLUX ARCHITECTS 1000 15th Street, N.W. Washington, D.C. 20004 TEL: 202-775-2000 FAX: 202-775-2001 WWW.WESTFLUX.COM		CORNIETTE WAY DEVELOPMENT WASHINGTON, D.C.		SHEET NO. A.55 DATE: MAY 23 2007	
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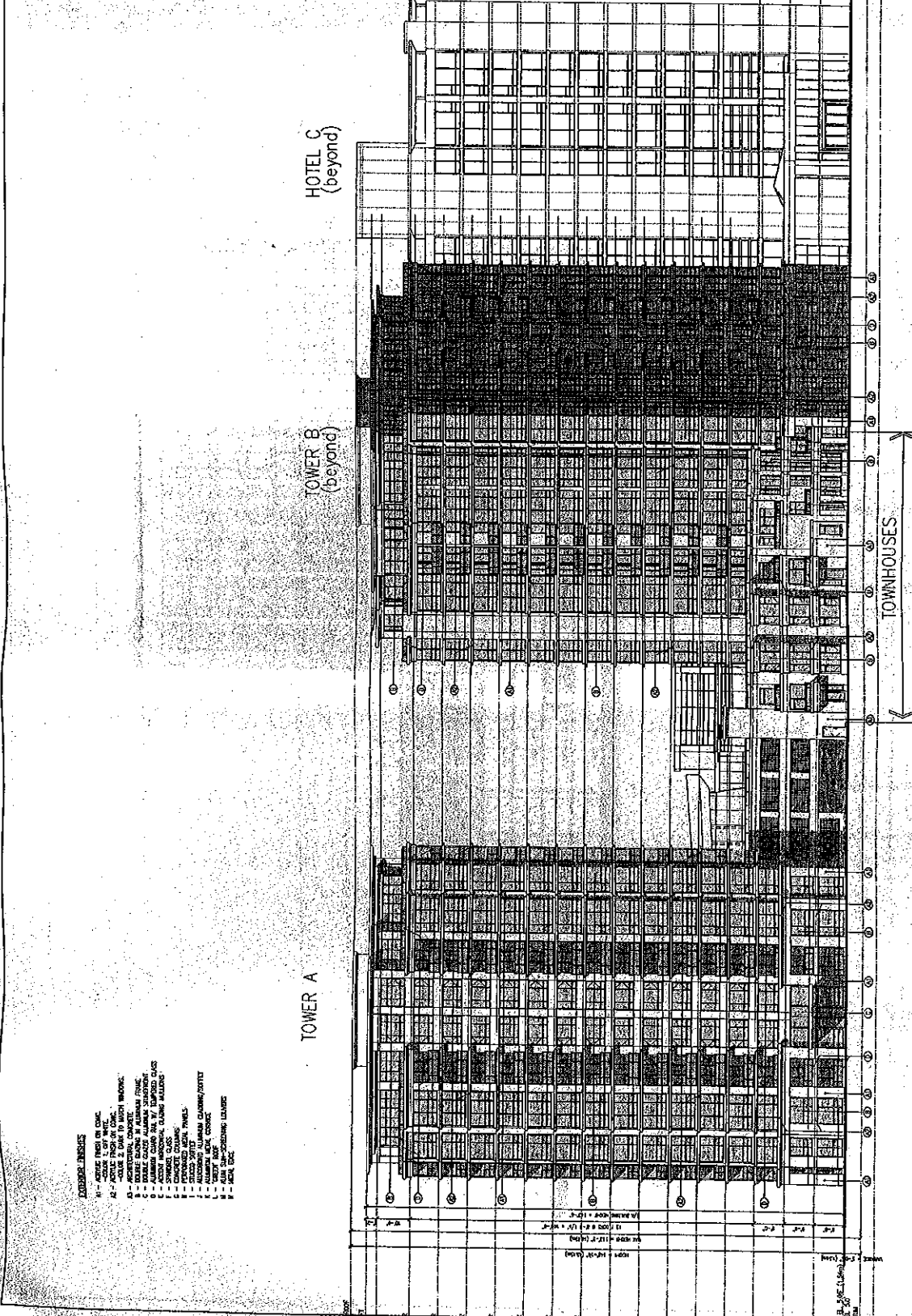


- EXISTING FINISHES**
- 1 - EXISTING FINISH ON CONC.
 - 2 - CONCRETE ON CONC.
 - 3 - CONCRETE ON CONC.
 - 4 - CONCRETE ON CONC.
 - 5 - CONCRETE ON CONC.
 - 6 - CONCRETE ON CONC.
 - 7 - CONCRETE ON CONC.
 - 8 - CONCRETE ON CONC.
 - 9 - CONCRETE ON CONC.
 - 10 - CONCRETE ON CONC.
 - 11 - CONCRETE ON CONC.
 - 12 - CONCRETE ON CONC.
 - 13 - CONCRETE ON CONC.
 - 14 - CONCRETE ON CONC.
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 - 19 - CONCRETE ON CONC.
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 - 21 - CONCRETE ON CONC.
 - 22 - CONCRETE ON CONC.
 - 23 - CONCRETE ON CONC.
 - 24 - CONCRETE ON CONC.
 - 25 - CONCRETE ON CONC.
 - 26 - CONCRETE ON CONC.
 - 27 - CONCRETE ON CONC.

WEST ELEVATION
 SCALE: 3/32" = 1'-0"
 MAY 23 2007

WEST ELEVATION
 SCALE: 3/32" = 1'-0"
 MAY 23 2007

LDAL LAWRENCE DORR ARCHITECTS INC. 1000 WEST 10TH AVENUE, SUITE 1000 DENVER, CO 80202 TEL: 303.733.1000 FAX: 303.733.1001 WWW.LDADENVER.COM		ISOSTRUX 1000 WEST 10TH AVENUE, SUITE 1000 DENVER, CO 80202 TEL: 303.733.1000 FAX: 303.733.1001 WWW.ISOSTRUX.COM		CORMETTE WAY DEVELOPMENT Richmond, B.C.		SOUTH ELEVATION DATE: MAY 23 2007 DRAWN BY: [] CHECKED BY: [] SCALE: 1/8" = 1'-0"		A.5.6 SHEET NO. OF 10	
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- EXTERIOR FINISHES**
- A - ACETATE FINISH ON CONC.
 - B - POLYURETHANE PAINT
 - C - POLYURETHANE PAINT
 - D - POLYURETHANE PAINT
 - E - POLYURETHANE PAINT
 - F - POLYURETHANE PAINT
 - G - POLYURETHANE PAINT
 - H - POLYURETHANE PAINT
 - I - POLYURETHANE PAINT
 - J - POLYURETHANE PAINT

MAY 23 2007
 DP 05317013

SOUTH ELEVATION
 SCALE: 3/32" = 1'-0"

1. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.

NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUE FOR PERMIT	05/23/07	JLD	JLD
2	ISSUE FOR PERMIT	05/23/07	JLD	JLD
3	ISSUE FOR PERMIT	05/23/07	JLD	JLD
4	ISSUE FOR PERMIT	05/23/07	JLD	JLD
5	ISSUE FOR PERMIT	05/23/07	JLD	JLD
6	ISSUE FOR PERMIT	05/23/07	JLD	JLD
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8	ISSUE FOR PERMIT	05/23/07	JLD	JLD
9	ISSUE FOR PERMIT	05/23/07	JLD	JLD
10	ISSUE FOR PERMIT	05/23/07	JLD	JLD
11	ISSUE FOR PERMIT	05/23/07	JLD	JLD
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14	ISSUE FOR PERMIT	05/23/07	JLD	JLD
15	ISSUE FOR PERMIT	05/23/07	JLD	JLD
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17	ISSUE FOR PERMIT	05/23/07	JLD	JLD
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69	ISSUE FOR PERMIT	05/23/07	JLD	JLD
70	ISSUE FOR PERMIT	05/23/07	JLD	JLD
71	ISSUE FOR PERMIT	05/23/07	JLD	JLD
72	ISSUE FOR PERMIT	05/23/07	JLD	JLD
73	ISSUE FOR PERMIT	05/23/07	JLD	JLD
74	ISSUE FOR PERMIT	05/23/07	JLD	JLD
75	ISSUE FOR PERMIT	05/23/07	JLD	JLD
76	ISSUE FOR PERMIT	05/23/07	JLD	JLD
77	ISSUE FOR PERMIT	05/23/07	JLD	JLD
78	ISSUE FOR PERMIT	05/23/07	JLD	JLD
79	ISSUE FOR PERMIT	05/23/07	JLD	JLD
80	ISSUE FOR PERMIT	05/23/07	JLD	JLD
81	ISSUE FOR PERMIT	05/23/07	JLD	JLD
82	ISSUE FOR PERMIT	05/23/07	JLD	JLD
83	ISSUE FOR PERMIT	05/23/07	JLD	JLD
84	ISSUE FOR PERMIT	05/23/07	JLD	JLD
85	ISSUE FOR PERMIT	05/23/07	JLD	JLD
86	ISSUE FOR PERMIT	05/23/07	JLD	JLD
87	ISSUE FOR PERMIT	05/23/07	JLD	JLD
88	ISSUE FOR PERMIT	05/23/07	JLD	JLD
89	ISSUE FOR PERMIT	05/23/07	JLD	JLD
90	ISSUE FOR PERMIT	05/23/07	JLD	JLD
91	ISSUE FOR PERMIT	05/23/07	JLD	JLD
92	ISSUE FOR PERMIT	05/23/07	JLD	JLD
93	ISSUE FOR PERMIT	05/23/07	JLD	JLD
94	ISSUE FOR PERMIT	05/23/07	JLD	JLD
95	ISSUE FOR PERMIT	05/23/07	JLD	JLD
96	ISSUE FOR PERMIT	05/23/07	JLD	JLD
97	ISSUE FOR PERMIT	05/23/07	JLD	JLD
98	ISSUE FOR PERMIT	05/23/07	JLD	JLD
99	ISSUE FOR PERMIT	05/23/07	JLD	JLD
100	ISSUE FOR PERMIT	05/23/07	JLD	JLD

LDA
LAWRENCE BOYD
YOUNG & BRIGBT
ARCHITECTS, PLLC

200 N. 1000 CORPORATE DRIVE
RICHMOND, VA 23262-2000
TEL: 804-333-0000
FAX: 804-333-0001

CONSTRUX
CORVETTE WAY
DEVELOPMENT
RICHMOND, VA

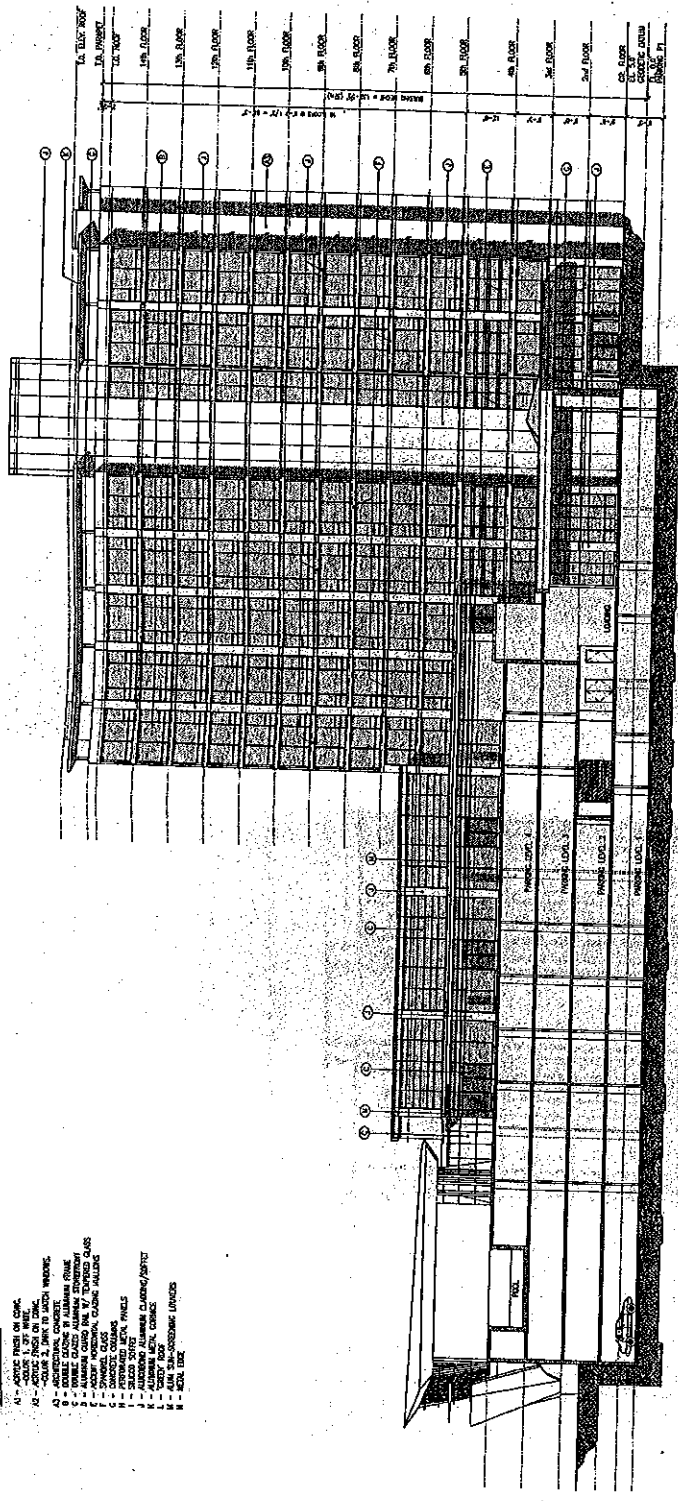
**SOUTH & EAST HOTEL
ELEVATIONS/SECTIONS**

MAY 23 2007

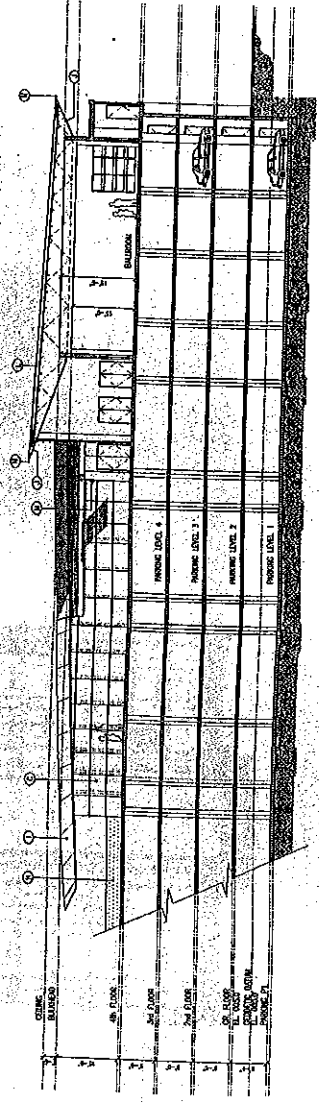
DP 05317013

A.57

HOTEL C



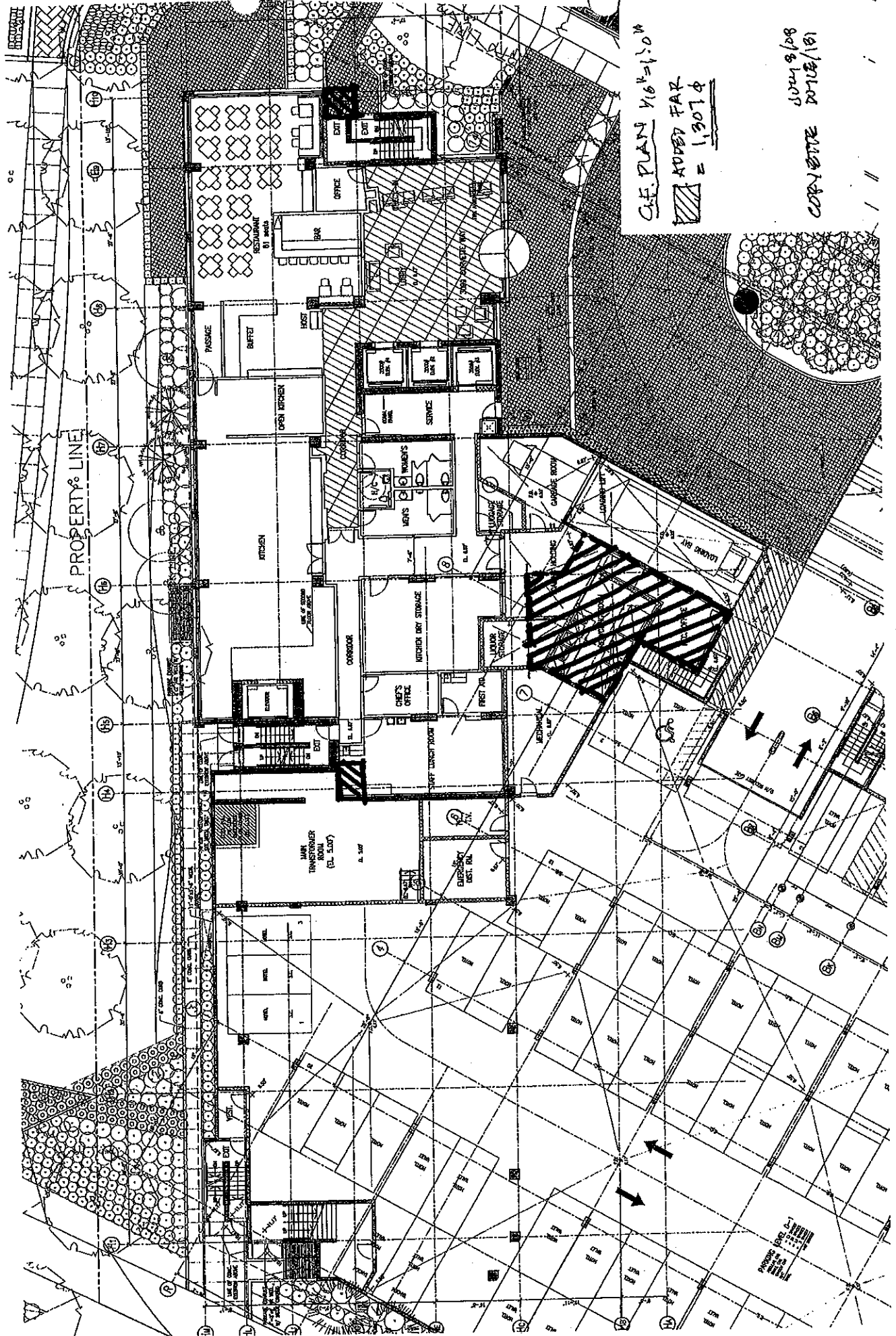
HOTEL SOUTH ELEVATION/SECTION
SCALE 3/32" = 1'-0"



AMENITY EAST ELEVATION/BALLROOM SECTION C
SCALE 3/32" = 1'-0"

- FINISHES**
- A1 - ACROSS FINISH ON CONCRETE
 - A2 - ACROSS FINISH ON CONCRETE
 - A3 - ACROSS FINISH ON CONCRETE
 - A4 - ACROSS FINISH ON CONCRETE
 - A5 - ACROSS FINISH ON CONCRETE
 - A6 - ACROSS FINISH ON CONCRETE
 - A7 - ACROSS FINISH ON CONCRETE
 - A8 - ACROSS FINISH ON CONCRETE
 - A9 - ACROSS FINISH ON CONCRETE
 - A10 - ACROSS FINISH ON CONCRETE
 - A11 - ACROSS FINISH ON CONCRETE
 - A12 - ACROSS FINISH ON CONCRETE
 - A13 - ACROSS FINISH ON CONCRETE
 - A14 - ACROSS FINISH ON CONCRETE
 - A15 - ACROSS FINISH ON CONCRETE
 - A16 - ACROSS FINISH ON CONCRETE
 - A17 - ACROSS FINISH ON CONCRETE
 - A18 - ACROSS FINISH ON CONCRETE
 - A19 - ACROSS FINISH ON CONCRETE
 - A20 - ACROSS FINISH ON CONCRETE
 - A21 - ACROSS FINISH ON CONCRETE
 - A22 - ACROSS FINISH ON CONCRETE
 - A23 - ACROSS FINISH ON CONCRETE
 - A24 - ACROSS FINISH ON CONCRETE
 - A25 - ACROSS FINISH ON CONCRETE
 - A26 - ACROSS FINISH ON CONCRETE
 - A27 - ACROSS FINISH ON CONCRETE
 - A28 - ACROSS FINISH ON CONCRETE
 - A29 - ACROSS FINISH ON CONCRETE
 - A30 - ACROSS FINISH ON CONCRETE
 - A31 - ACROSS FINISH ON CONCRETE
 - A32 - ACROSS FINISH ON CONCRETE
 - A33 - ACROSS FINISH ON CONCRETE
 - A34 - ACROSS FINISH ON CONCRETE
 - A35 - ACROSS FINISH ON CONCRETE
 - A36 - ACROSS FINISH ON CONCRETE
 - A37 - ACROSS FINISH ON CONCRETE
 - A38 - ACROSS FINISH ON CONCRETE
 - A39 - ACROSS FINISH ON CONCRETE
 - A40 - ACROSS FINISH ON CONCRETE
 - A41 - ACROSS FINISH ON CONCRETE
 - A42 - ACROSS FINISH ON CONCRETE
 - A43 - ACROSS FINISH ON CONCRETE
 - A44 - ACROSS FINISH ON CONCRETE
 - A45 - ACROSS FINISH ON CONCRETE
 - A46 - ACROSS FINISH ON CONCRETE
 - A47 - ACROSS FINISH ON CONCRETE
 - A48 - ACROSS FINISH ON CONCRETE
 - A49 - ACROSS FINISH ON CONCRETE
 - A50 - ACROSS FINISH ON CONCRETE

LOCATION OF ADDITIONAL PROPOSED FLOOR AREA



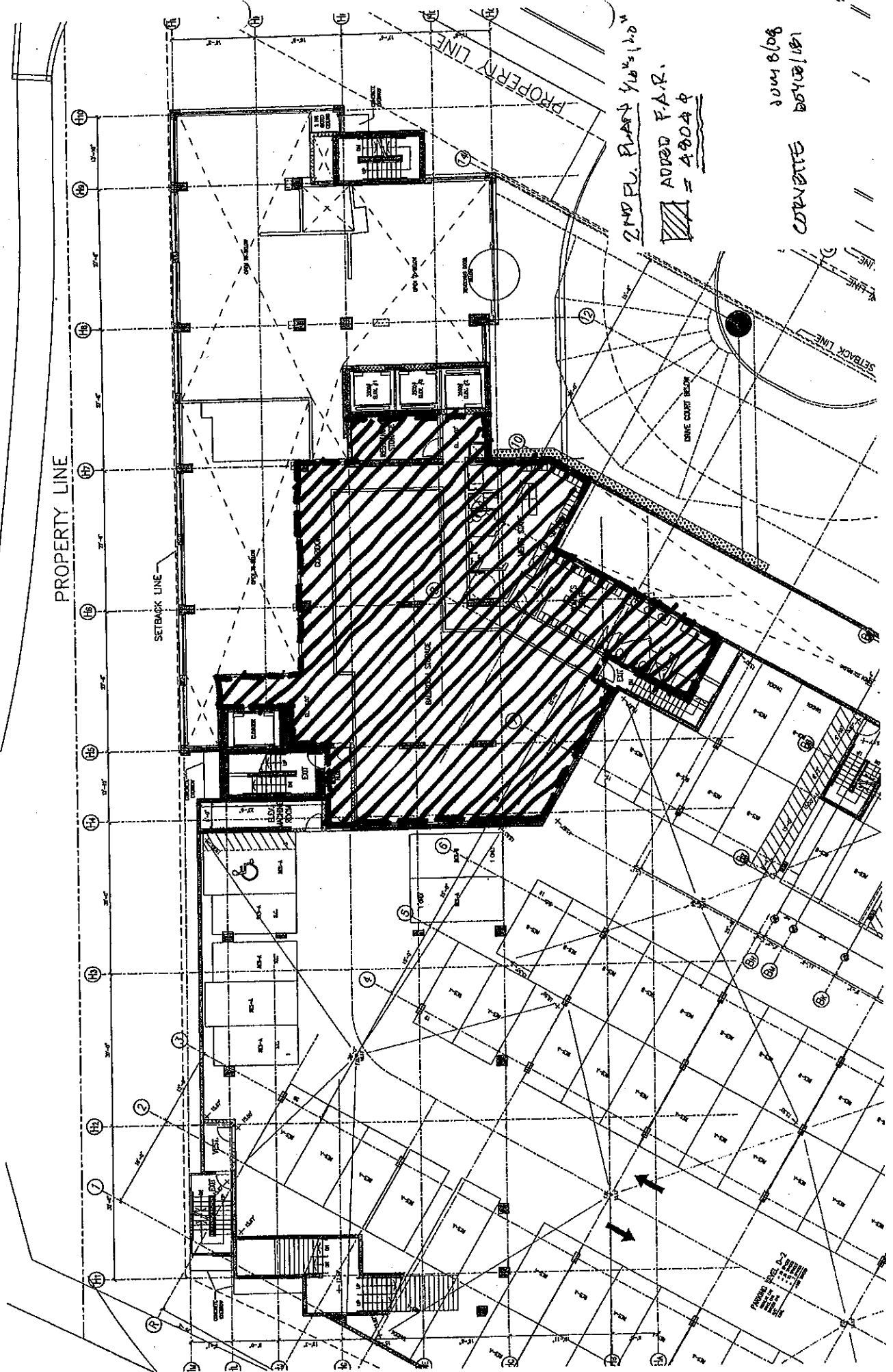
C.F. PLAN 1/6" = 1'-0"
ADDED FAR
= 1,307 sq

JULY 8, 1908
CORPORATE
DOWNE/181

PROPERTY LINE

MARK TRANSFORMER (SEE PLAN)

PROPOSED
1908
DOWNE/181



PROPERTY LINE

SETBACK LINE

PROPERTY LINE

2ND FL. PLANS 1/6" x 1/20"
 ADDED F.A.R.
 = 4804 sq



JUN 8/08
 CORVETTE 00412/101

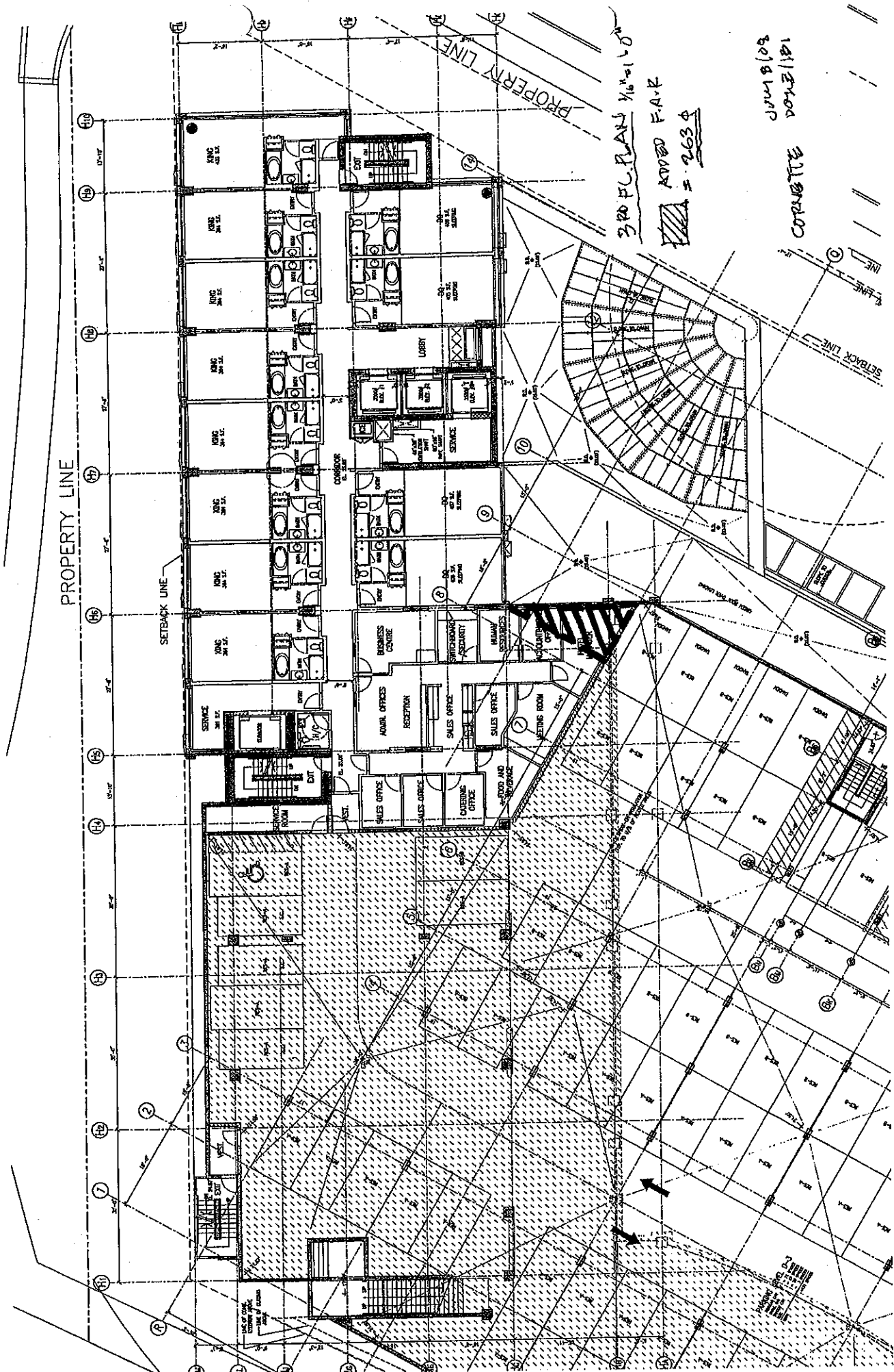
CORVETTE

SETBACK LINE

DRIVE COURT ENTRY

STAIRS





PROPERTY LINE

SETBACK LINE

PROPERTY LINE

3RD FLOOR PLAN 1/16/10

ADDED F.A.R.
= 263A

JULY 19/09
DOME 1/101

CORNER

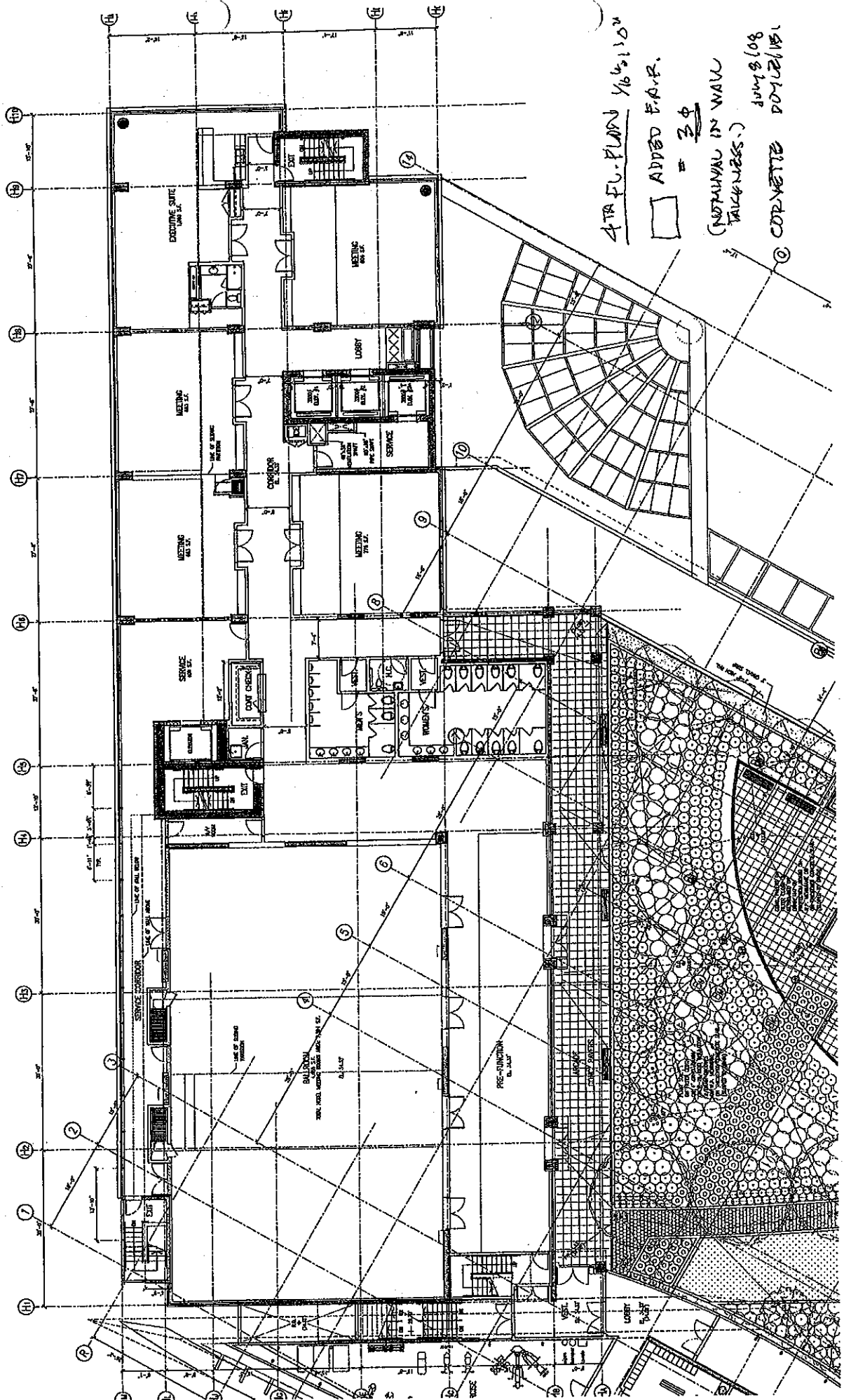
SETBACK LINE

PROPERTY LINE

STAIR

STAIR

STAIR

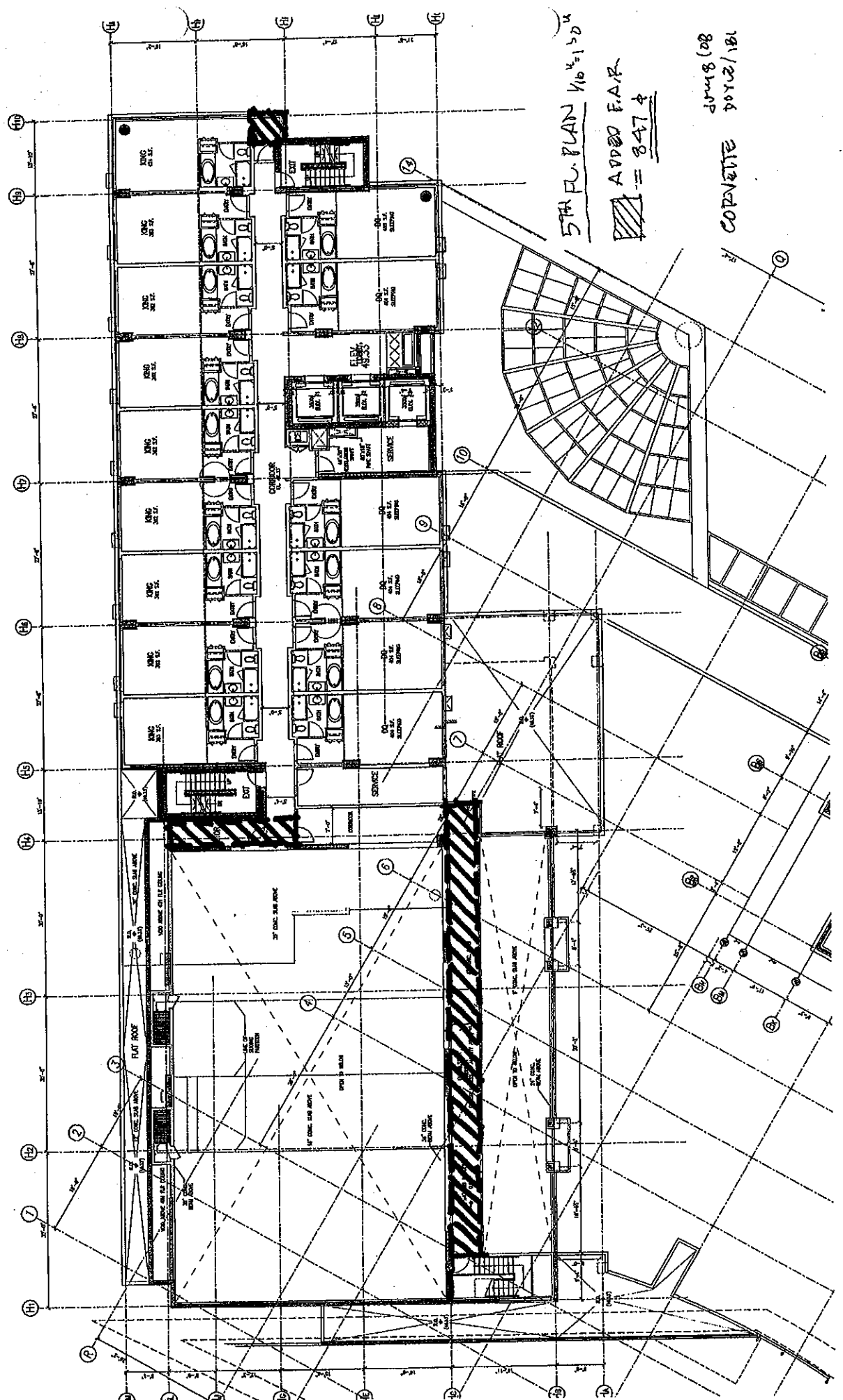


4TH FL. PLAN 1/16/10
 ADDED E.A.R.
 = 3φ
 (NOT MAINTAIN IN WALL THICKNESS.)
 © CORNETTE DOYLE/151

PROPOSED DIFFERENCE
 SUMMARY-TOWER C HOTEL

SUMMARY-TOWER C HOTEL

PREVIOUS
 SUMMARY-TOWER C HOTEL



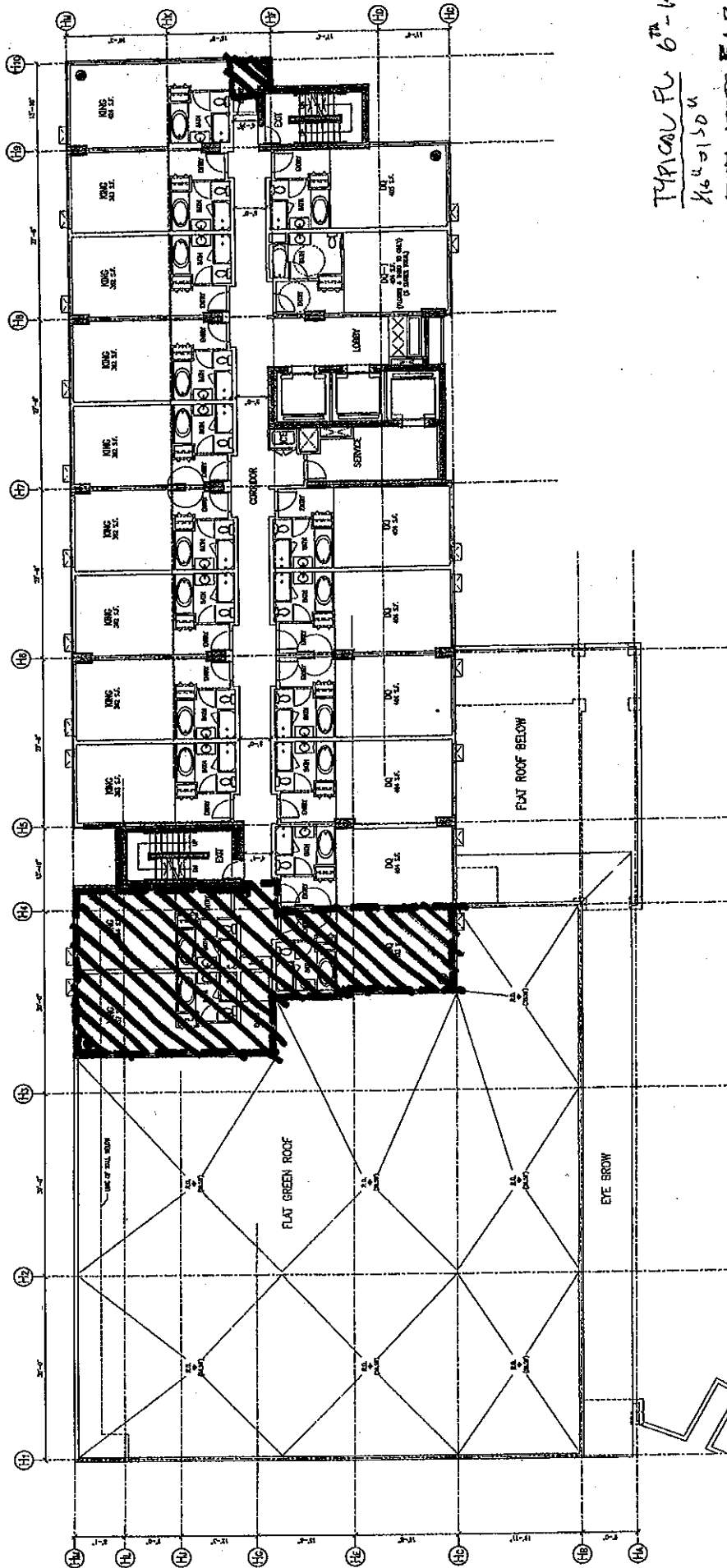
5TH FL. PLAN 1/16" = 1'-0"

ADDED E.A.R.
= 847.4

JUN 18 1928

CORNETTE

DOYER 181



TYPICAL FL 6TH-14TH (X9)

164 = 150 u

ADDED F.A.R. = 1417 1/2 / FL

X9 FL = 12,753 1/2

JUN 48 / 08
CORNETTE
604 06 / 181



City of Richmond

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

**Development Application
 Data Sheet**

RZ 08-406081

Attachment 4

Address: 3099 Corvette Way

Applicant: Lawrence Doyle Architect Inc. (IBI)

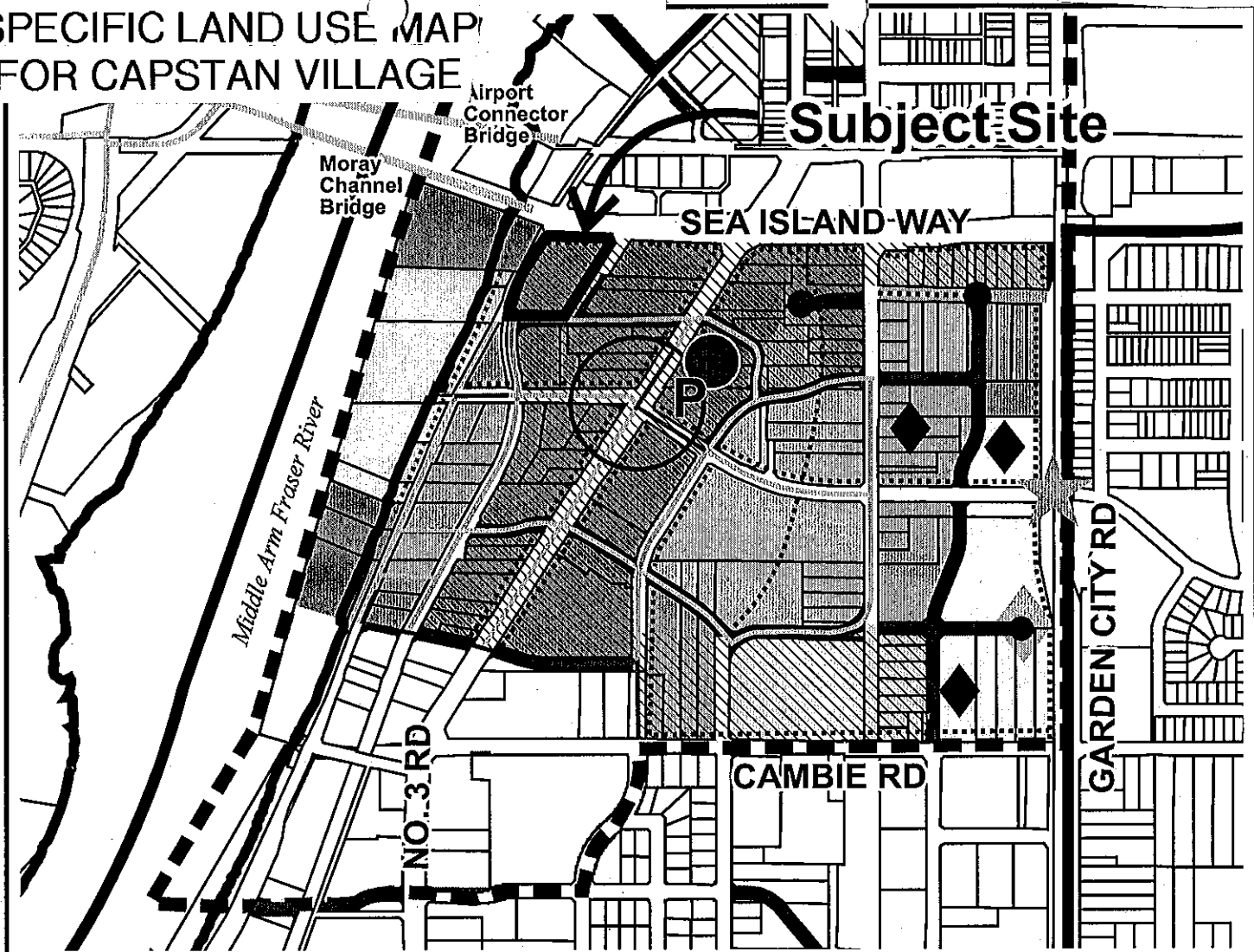
Planning Area(s): City Centre

	Existing	Proposed
Owner:	Skyline Airport Hotel (1977) Ltd.	Skyline Airport Hotel (1977) Ltd.
Site Size (m²):	net: 9,295 m ² (after road dedication)	9,295 m ²
Land Uses:	mixed-use	mixed-use
OCP Designation:	Mixed Use	Mixed Use
Area Plan Designation:	proposed: Urban Centre T5	proposed: Urban Centre T5
Zoning:	CD/173	CD/173
Number of Units:	231 dwelling units/176 hotel units	231 dwelling units/185 hotel units

	CD/173 Bylaw Requirement	Proposed	Amendment
Floor Area Ratio:	Max. 3.2 (max. 2.15 FAR for residential)	3.4 FAR (max. 2.15 FAR for residential)	text amendment proposed
Lot Coverage – Building:	Max. 90%	68%	none
Lot Size (min. dimensions):	n/a	n/a	none
Setback – north:	6 m	6.06.m to hotel	none
Setback – east:	6.m 5.75 m to Building B	6.12 m to hotel 5.75 m to Building B 7.97 m to Townhomes	none
Setback – south:	6 m	6.51 m to Building A 8.19 m to Townhomes	none
Setback – west:	6 m	6.09 m to hotel/amenity 7.34 m to Building A	none
Height (m):	45.5 m and 45.4 m (to elevator penthouses of Tower A and B); and 44.5 m (to elevator penthouse of hotel)	45.5 m and 45.4 m (to elevator penthouses of Tower A and B); and 44.5 m (to elevator penthouse of hotel)	none

	CD/173 Bylaw Requirement	Proposed	Amendment
Off-street Parking Spaces – Regular (R) / Visitor (V):	306 (residential) and 130 (hotel) (+ 35 additional parking stalls for the use of the existing hotel at 3031 No. 3 Road)	306 (residential) and 138 (hotel) (+ 14 additional parking stalls for the use of the existing hotel at 3031 No. 3 Road)	none
Tandem Parking Spaces:	permitted	67 tandem (134 parking spaces)	none
Amenity Space – Indoor:	100 m ²	457.3 m ²	none
Amenity Space – Outdoor:	1,386 m ²	~2,000 m ²	none

PROPOSED DESIGNATION WITHIN
SPECIFIC LAND USE MAP
FOR CAPSTAN VILLAGE



- | | | | | | |
|--|---|--|---|--|--|
| | General Urban T4 (25m) | | Marina (Residential Prohibited) | | Proposed Streets |
| | General Urban T4 (15m) | | Marina (Waterborne Residential Permitted) | | Pedestrian-Oriented Retail Precincts-High Street & Linkages |
| | Urban Centre T5 (45m) | | Village Centre Bonus | | Pedestrian-Oriented Retail Precincts-Secondary Retail Streets & Linkages |
| | Urban Centre T5 (35m) | | Institution | | Richmond Arts District |
| | Urban Centre T5 (25m) | | Pedestrian Linkages | | Canada Line Station |
| | Park | | Waterfront Dyke Trail | | Transit Plaza |
| | Park-Configuration & location to be determined | | Enhanced Pedestrian & Cyclist Crossing | | |
| | Village Centre: No. 3 Road & Capstan Way Intersection | | | | |



3099 Corvette Way

Original Date: 07/08/08

Revision Date:

Note: Dimensions are in METRES

Rezoning Considerations
3099 Corvette Way
RZ 08-406081

Prior to final adoption of Zoning Amendment Bylaw No. 8411, the developer is required to complete the following:

1. City acceptance of a voluntary contribution of \$250,000 toward the City's Affordable Housing Fund; and
2. Demonstration to the satisfaction of the Director of Transportation that adjustments to reduce the total floor area of the existing Comfort Inn (Skyline Comfort Inn) at 3031 No. 3 Road have been undertaken to reduce the total number of parking stalls required for use on the subject site from 35 to 22 parking stalls.

Prior to issuance of a Building Permit^{*}, the developer is required to complete the following requirements:

1. A construction parking and traffic management plan to be provided including loading for parking for services, deliveries and workers and loading, application for request for any lane closures (including dates, times and durations), and proper traffic controls per Traffic Control manual for works on Roadways (by BC MoT); and
2. The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupancy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building approvals Divisions at 604-276-4285.*

^{*} denotes that a separate application to the City is required

[Signed original on file]

Signed

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw No. 8411 (RZ 08-406081)
3099 Corvette Way**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by repealing Section 291.173.2.01 and replacing it with the following:
 ".01 The maximum **Floor Area Ratio** shall be 3.4, PROVIDED THAT a maximum **Floor Area Ratio** of 2.15 is used for **multiple-family dwellings.**"
2. This Bylaw is cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8411**".

FIRST READING

JUL 28 2008

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

MINISTRY OF TRANSPORTATION APPROVAL

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
<i>[Signature]</i>
APPROVED for legality by Solicitor
<i>[Signature]</i>

MAYOR

CORPORATE OFFICER