



To: Planning Committee **Date:** July 7, 2008
From: Brian Jackson
Director of Development **File:** 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

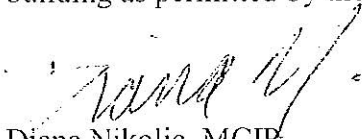
- As the amendment to total floor area will be associated with minor changes to the building's massing, the applicant has initiated review through a Development Permit (DP 08-406340).
- The applicant proposes to undertake improvements to the skyline by further articulating the hotel building's roof in 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

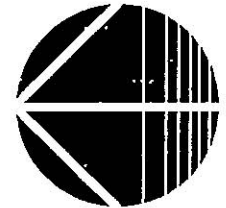
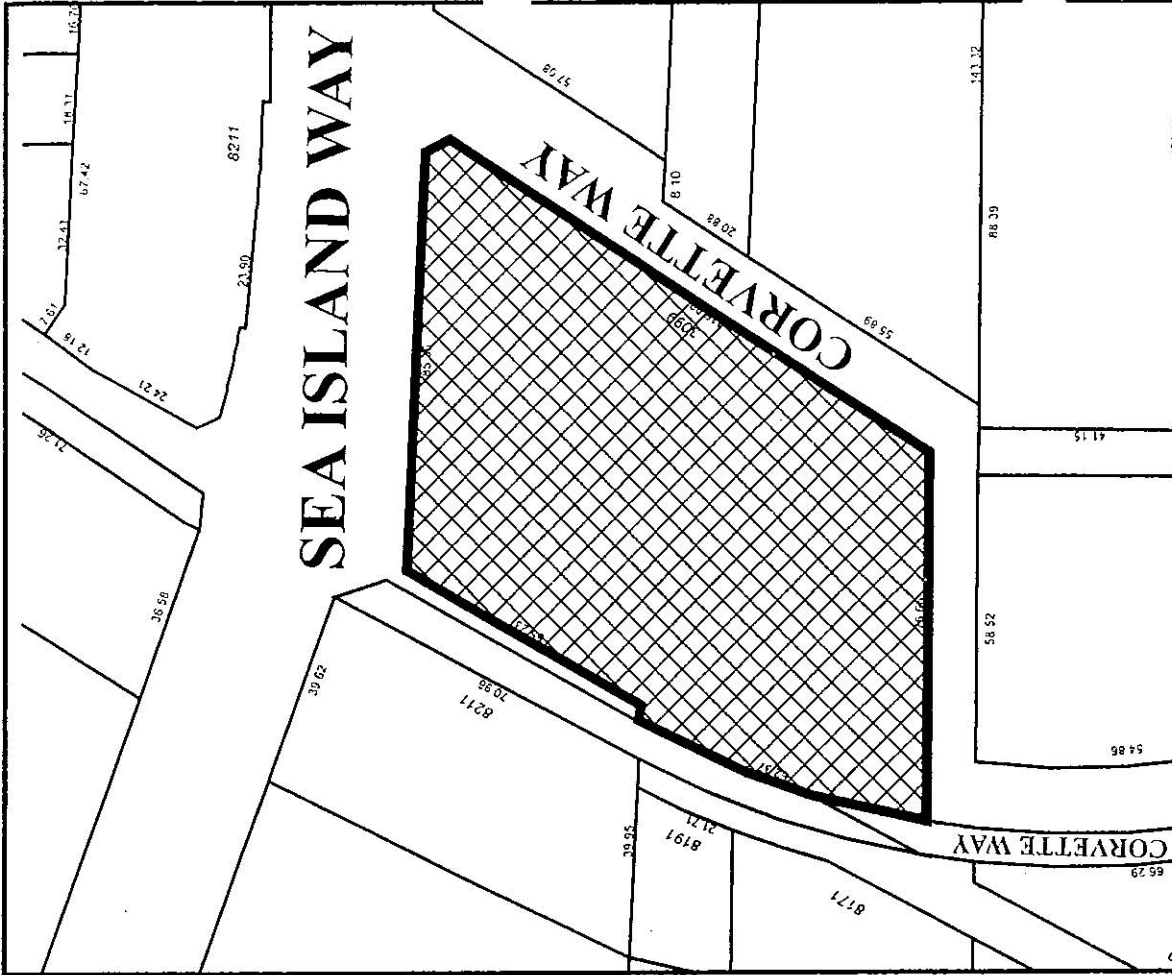
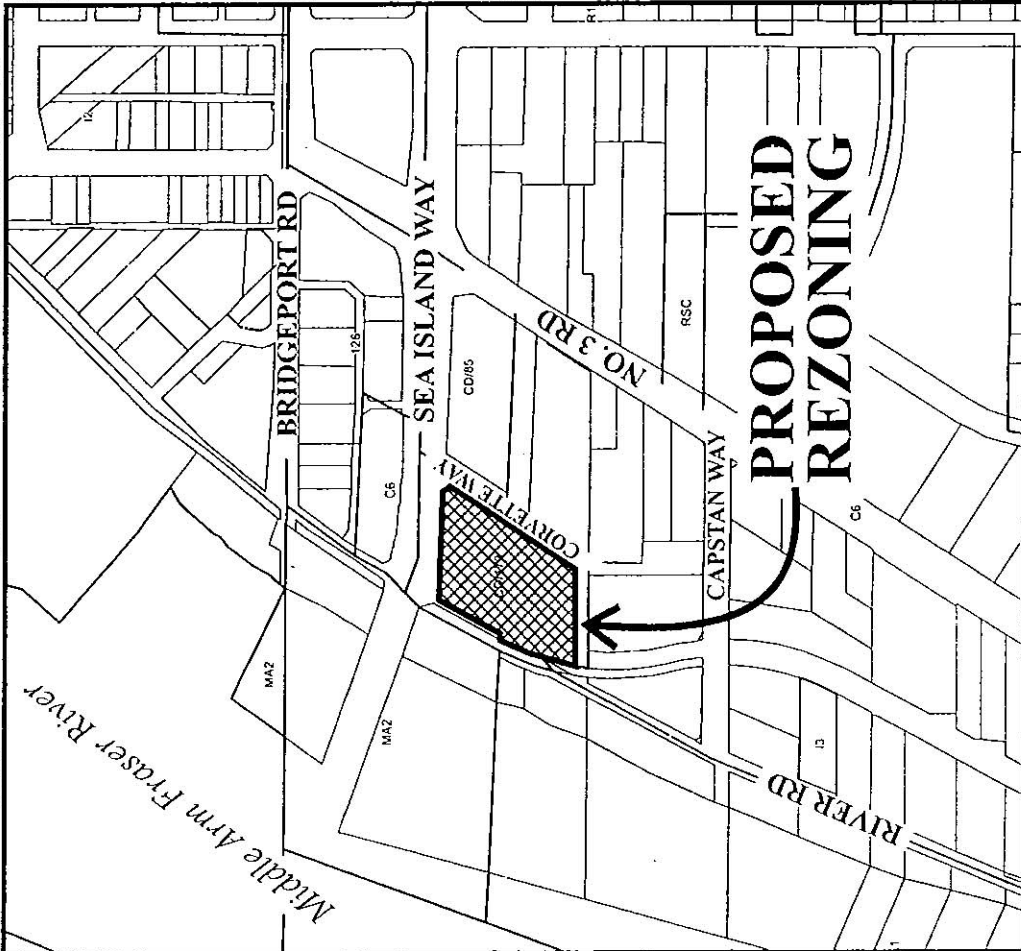
Attachment 3: Location of Additional Proposed Floor Area

Attachment 4: Development Application Data Sheet

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

Attachment 6: Rezoning Considerations

City of Richmond

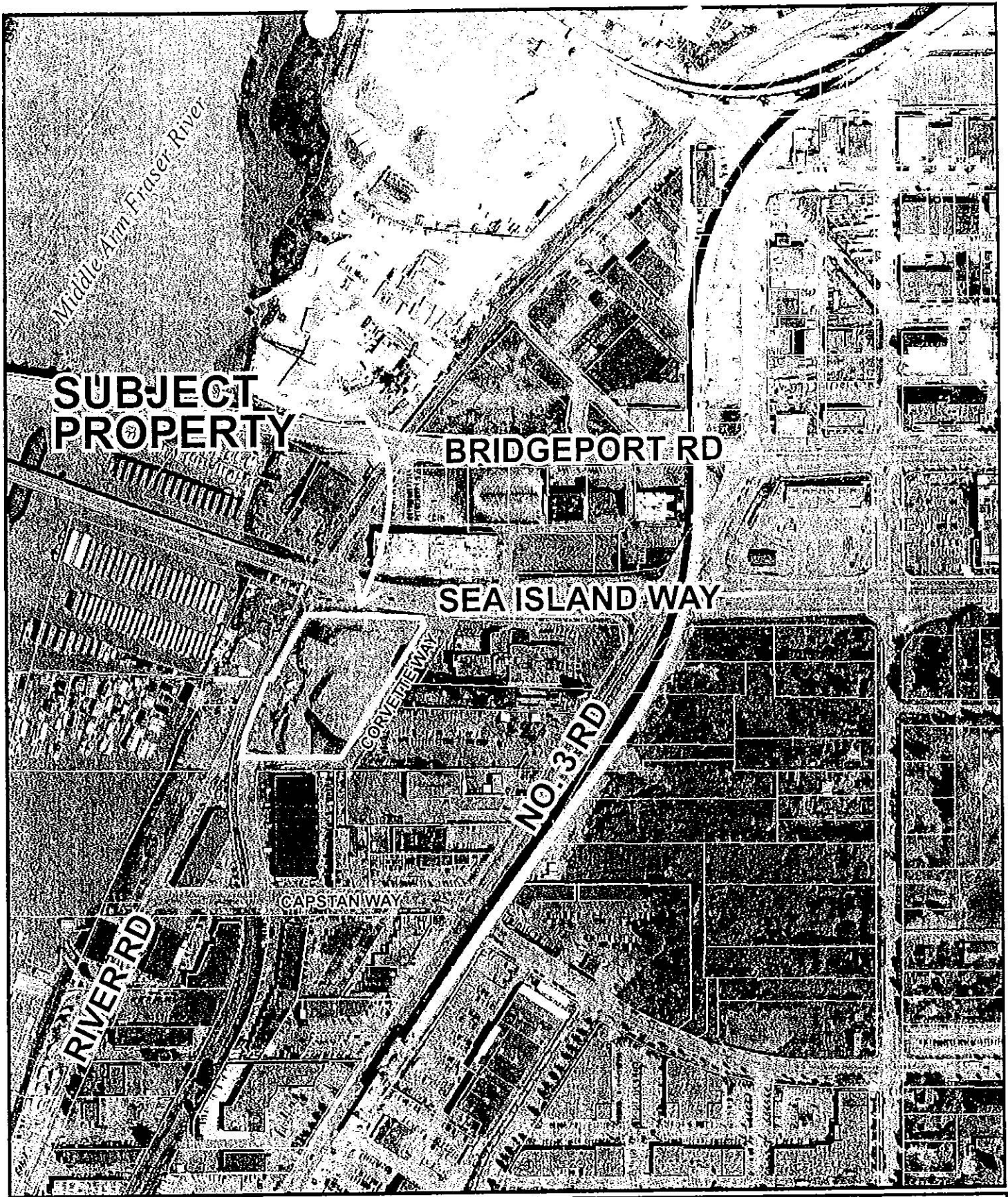


RZ 08-406081

Original Date: 02/26/08

Revision Date:

Note: Dimensions are in METERS

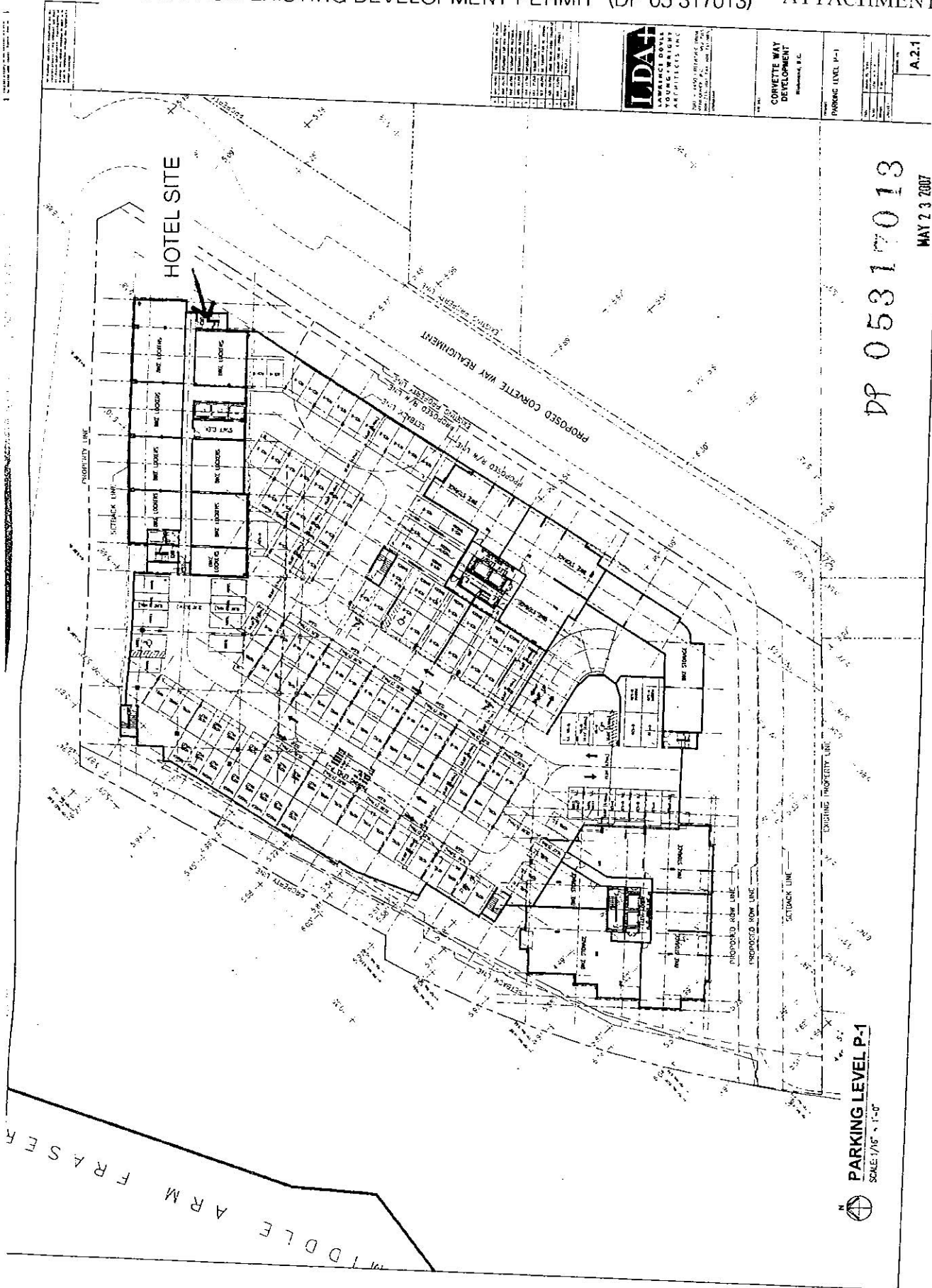


RZ 08-403603

Original Date: 02/26/08

Amended Date:

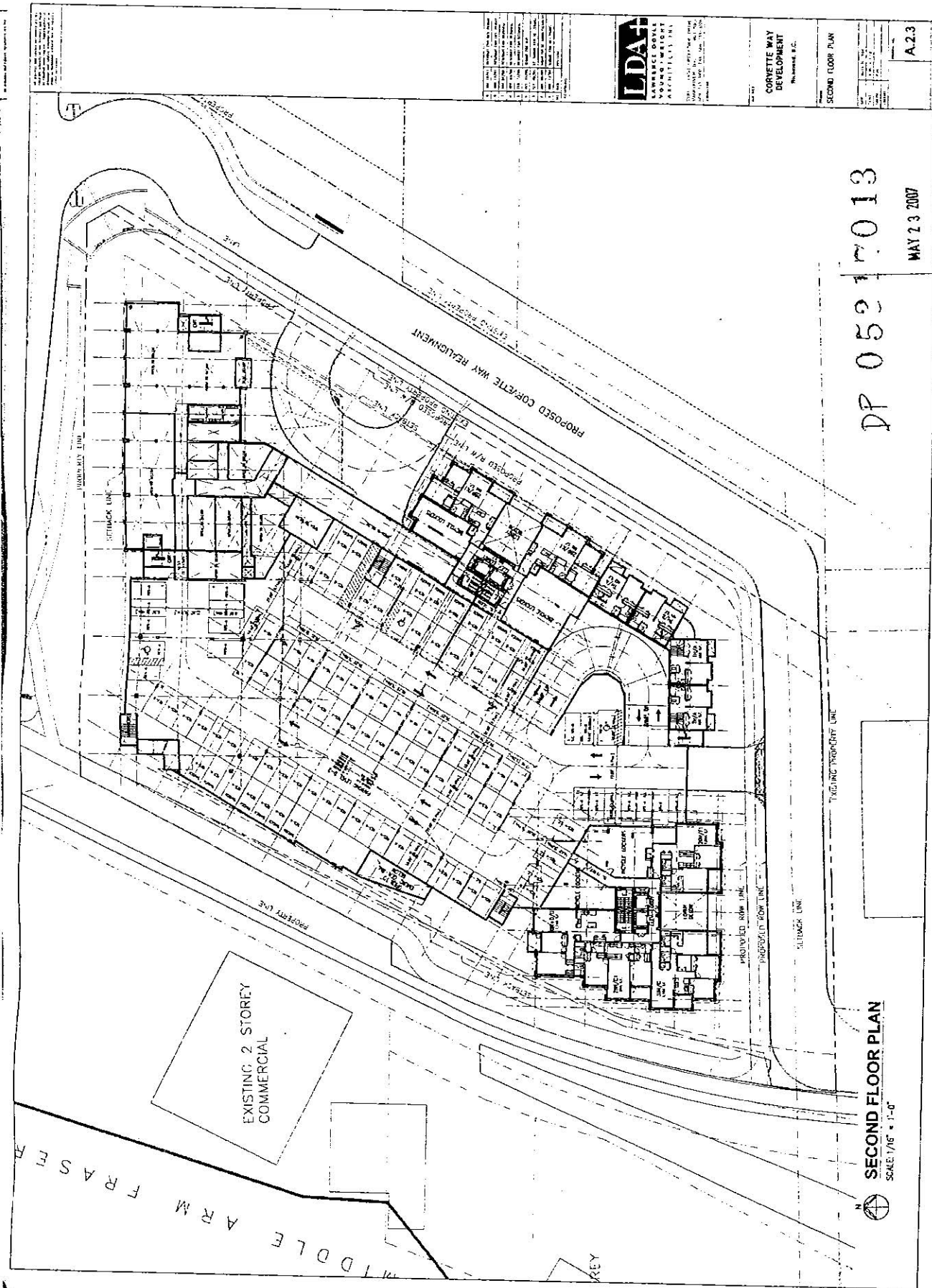
Note: Dimensions are in METRES



		CORVETTE WAY DEVELOPMENT LAWRENCE BOVILL ARCHITECTS INC. 1000 WEST 10TH AVENUE, SUITE 100 DENVER, CO 80202	PARKING LEVEL P-1 SHEET NO. A.2.1
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DP 05317013
MAY 23 2007

PARKING LEVEL P-1
SCALE: 1/16" = 1'-0"



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LDA+
 LINDSEY DAVIS ARCHITECTS
 1000 W. BROADWAY, SUITE 1000
 HOUSTON, TEXAS 77002
 TEL: 713.592.1000
 FAX: 713.592.1001
 WWW.LINDSEYDAVIS.COM

CORLETTE WAY DEVELOPMENT
 Houston, TX

SECOND FLOOR PLAN

A.2.3

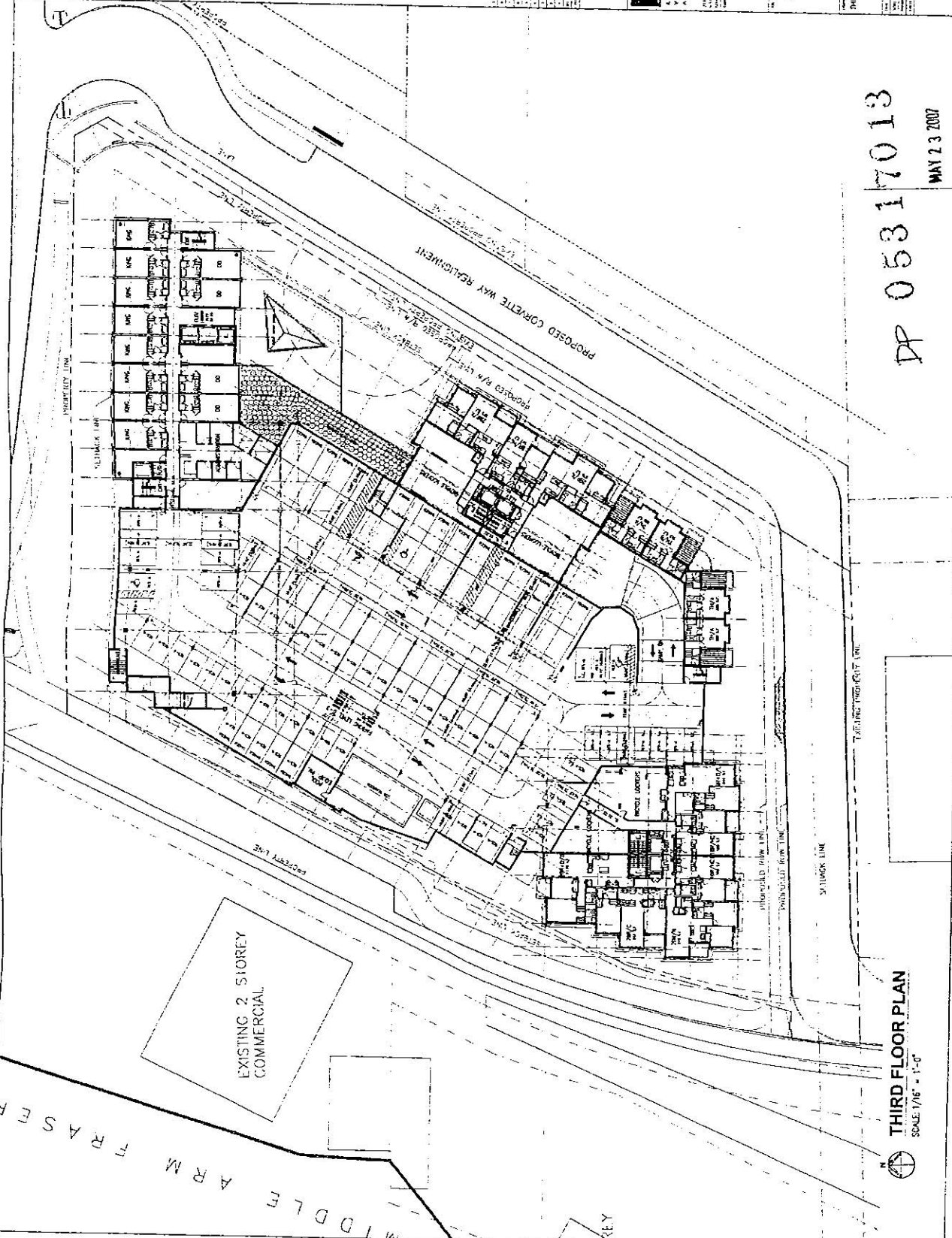
DP 0521013

MAY 23 2007

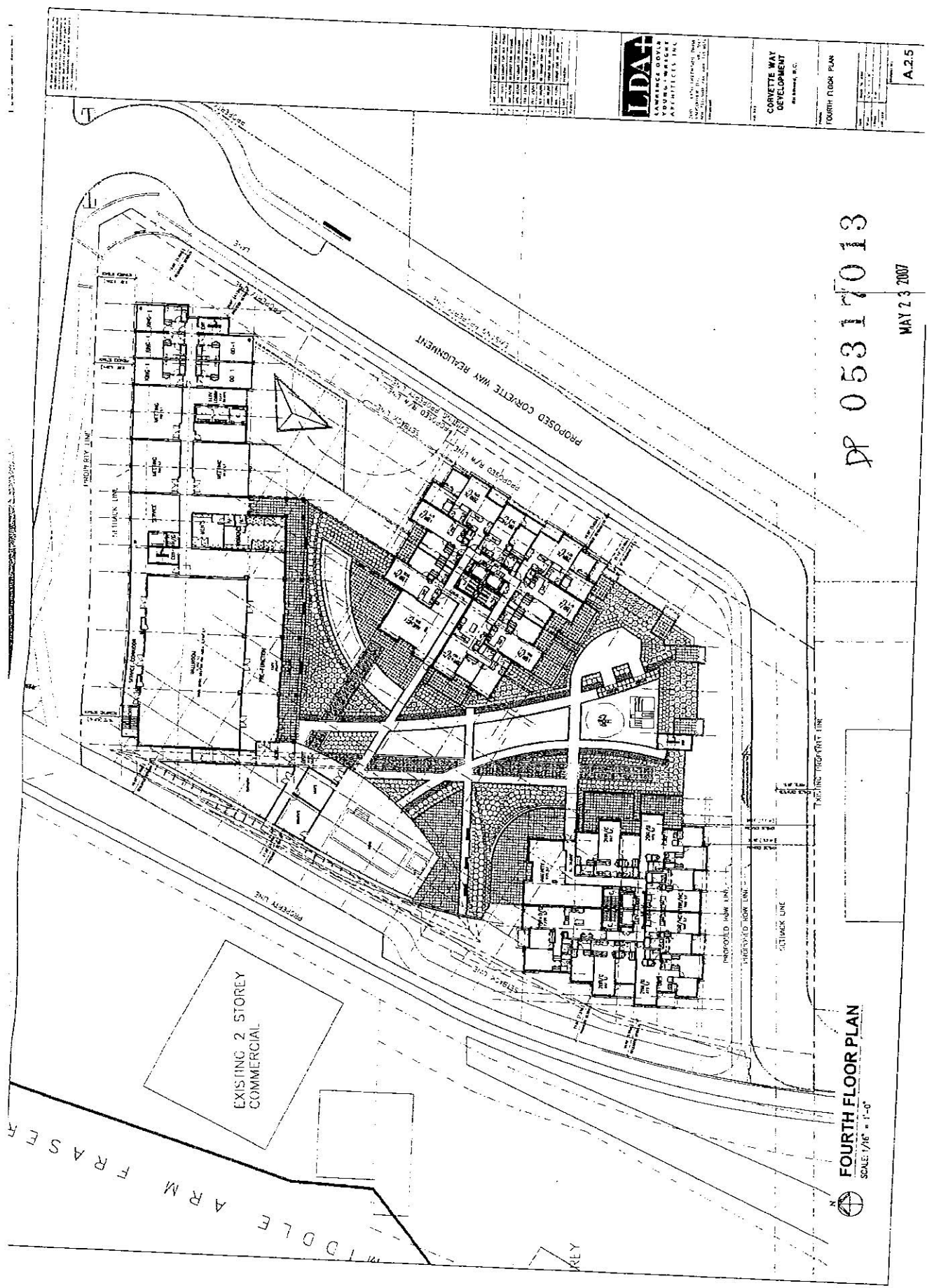
SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



LDA+ LAWRENCE GOVIL YOUNG WRIGHT ARCHITECTS PA 1000 N. UNIVERSITY BLVD. SUITE 1000 ANN ARBOR, MI 48106-1500 TEL: 734.769.1200 FAX: 734.769.1201 WWW.LDA-ARCHITECTS.COM		CORVETTE WAY DEVELOPMENT ANN ARBOR, MI	THIRD FLOOR PLAN SHEET NO. A.2.4
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THIRD FLOOR PLAN
 SCALE 1/8" = 1'-0"



DP 05317013

MAY 23 2007

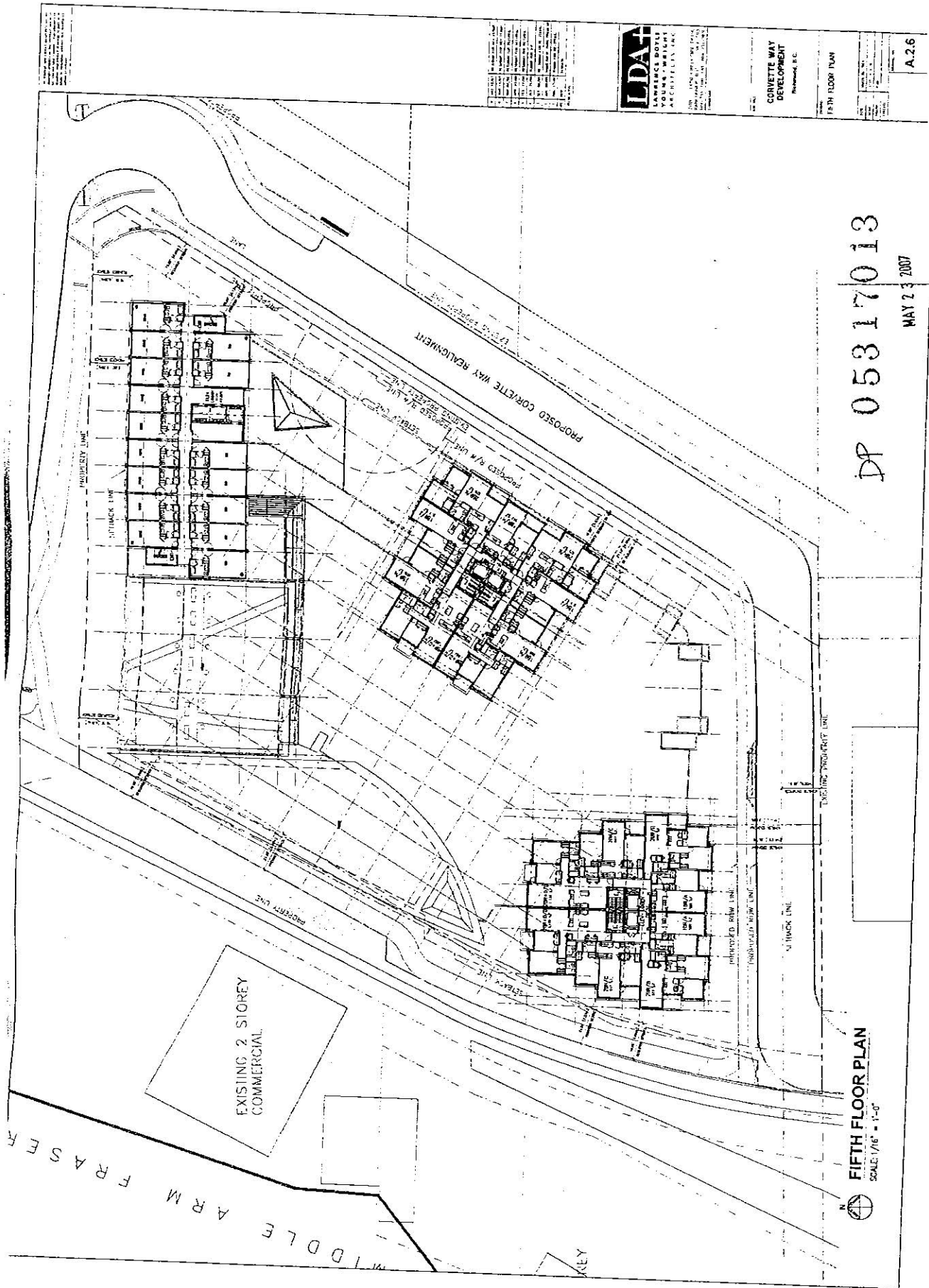
FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

LDA+
LAWRENCE DORR
ARCHITECTS INC.

CORLETTE WAY
DEVELOPMENT
Baltimore, B.C.

FOURTH FLOOR PLAN

A.2.5



LDA
 LAWRENCE DOTTI
 ARCHITECTS

**CORVETTE WAY
 DEVELOPMENT**
 Richmond, B.C.

FIFTH FLOOR PLAN

A.2.6

DP 05817013

MAY 23 2007

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



SEA I

PROPERTY LINE

SETBACK LINE

1572 (65'-1")

1929 (75'-6")

1929 (75'-6")

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LDAT
 LAWRENCE DUFFY
 ARCHITECTS, INC.
 200 WEST 11TH STREET
 NEW YORK, NY 10011
 TEL: 212 255 1111
 FAX: 212 255 1112

**CONNETTE WAY
 DEVELOPMENT**
 Manhattan, N.Y.

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

DATE	NO.	DESCRIPTION
05/23/07	1	ISSUED FOR PERMIT

A.3.15

OWNER: OWL & HOTEL
 381 W. 11TH STREET (LOT 1)
 PERMIT AREA: 4,023 SF
 GROSS FLOOR AREA: 17,850 SF
 GROSS VOLUME: 178,500 CU FT
 TOTAL FLOOR AREA: 4,023 SF
 TOTAL VOLUME: 178,500 CU FT

DP 05317013

MAY 23 2007

HOTEL TYPICAL FLOOR PLAN (5th-11th Floors)
 SCALE: 1/8" = 1'-0"



1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.

5. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ENVIRONMENT.

7. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL WORK DONE AND SUBMIT THEM TO THE ARCHITECT UPON COMPLETION.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PERSONS AND PROPERTY.

9. THE CONTRACTOR SHALL MAINTAIN A CLEAN WORKING ENVIRONMENT AT ALL TIMES.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	05/23/07
2	ISSUED FOR CONSTRUCTION	05/23/07
3	ISSUED FOR OCCUPANCY	05/23/07
4	ISSUED FOR AS-BUILT	05/23/07
5	ISSUED FOR FINAL	05/23/07

DDA
 LAWRENCE BOYER
 YOUNG WAINWRIGHT
 ARCHITECTS INC.

1000 - 1500 PINE AVE. SUITE 100
 DALLAS, TEXAS 75201
 TEL: 214.750.1000 FAX: 214.750.1001
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ICONSTRUX
 1500 - 1500 PINE AVE. SUITE 100
 DALLAS, TEXAS 75201
 TEL: 214.750.1000 FAX: 214.750.1001
 WWW.ICONSTRUX.COM

CROSS HILL WAY
 ELEVATOR
 HOISTWAY, B.C.

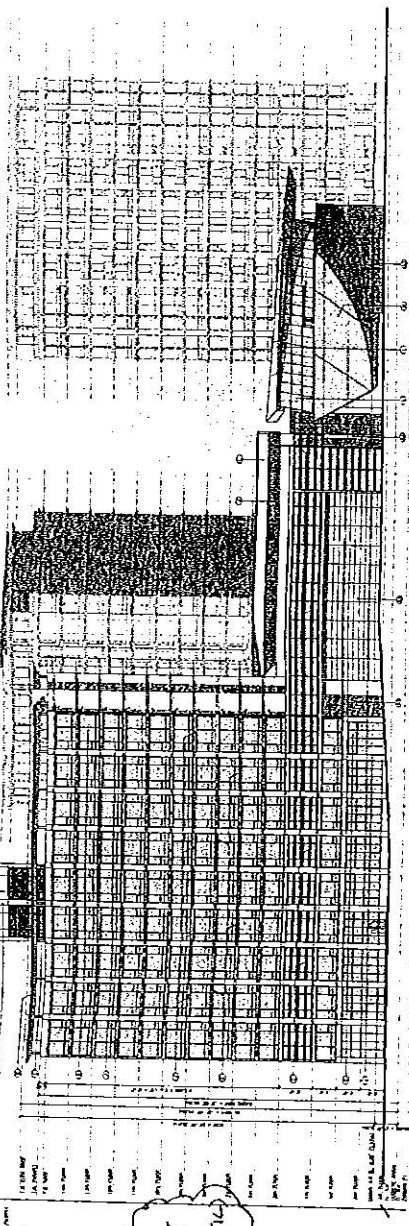
MORRIS & EAST
 ELEVATORS

A.51

TOWER A
(beyond)

TOWER B
(beyond)

ELEVATOR PENTHOUSE ROOF
 HOTEL C



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

ELEVATOR PENTHOUSE ROOF

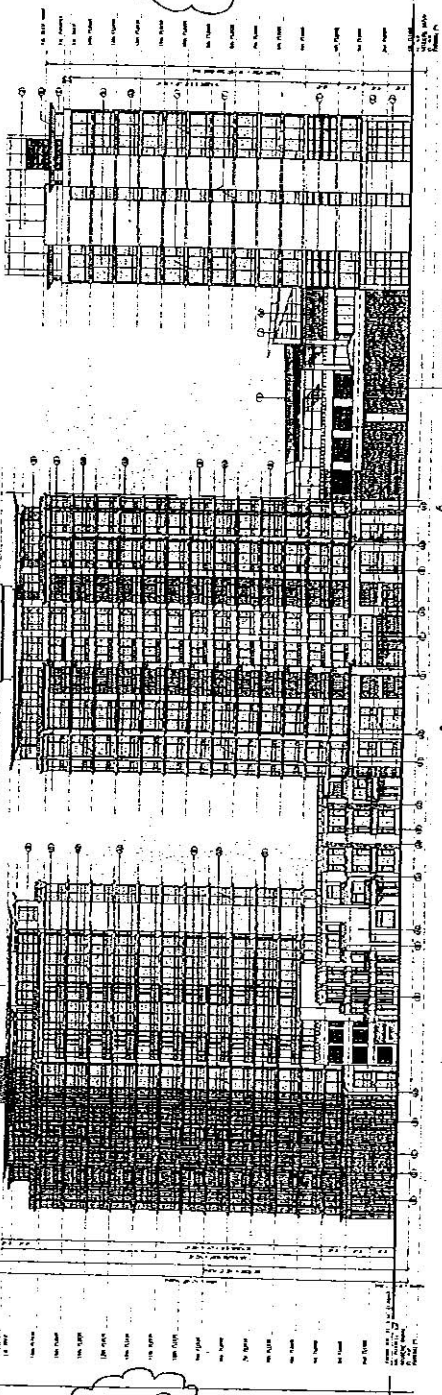
MAX. HEIGHT 41M (GEODETIC)

HOTEL C

TOWER B

TOWER A

ELEVATOR PENTHOUSE ROOF



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

DP 05317013

MAY 23 2007

NO. 1	DATE	BY	CHECKED
NO. 2	DATE	BY	CHECKED
NO. 3	DATE	BY	CHECKED
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NO. 55	DATE	BY	CHECKED
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LDAT
 LINDA D. ALLEN ARCHITECTS, INC.
 1000 AVENUE OF THE STARS
 SUITE 200
 FALLS CHURCH, VA 22044
 TEL: 703/441-2200
 FAX: 703/441-2201
 WWW.LDAT.COM

ICONSURX
 1000 AVENUE OF THE STARS
 SUITE 200
 FALLS CHURCH, VA 22044
 TEL: 703/441-2200
 FAX: 703/441-2201
 WWW.ICONSURX.COM

FORBES IT WAY DEVELOPMENT
 1000 AVENUE OF THE STARS
 SUITE 200
 FALLS CHURCH, VA 22044
 TEL: 703/441-2200
 FAX: 703/441-2201
 WWW.FORBESITWAY.COM

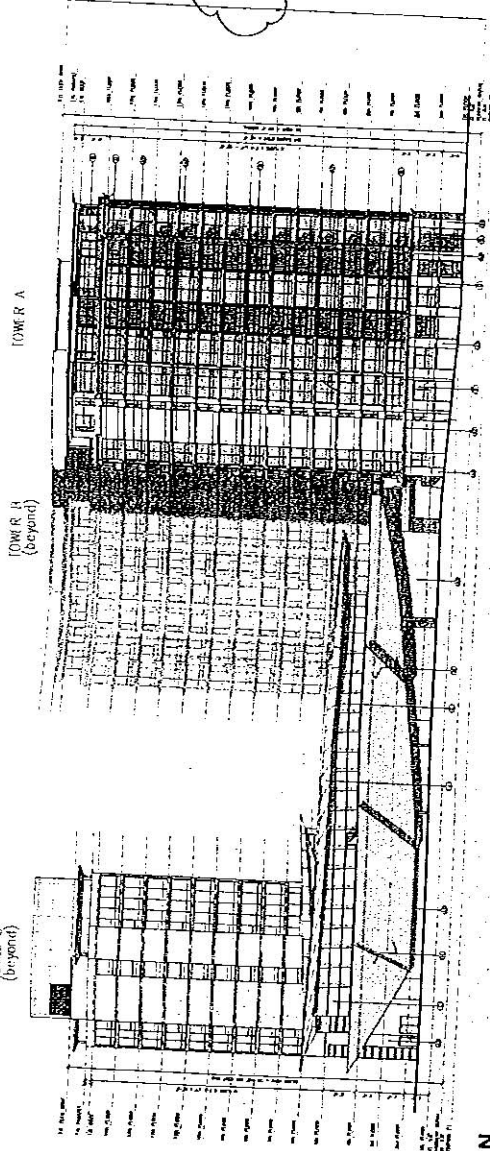
WEST & SOUTH ELEVATIONS

A52

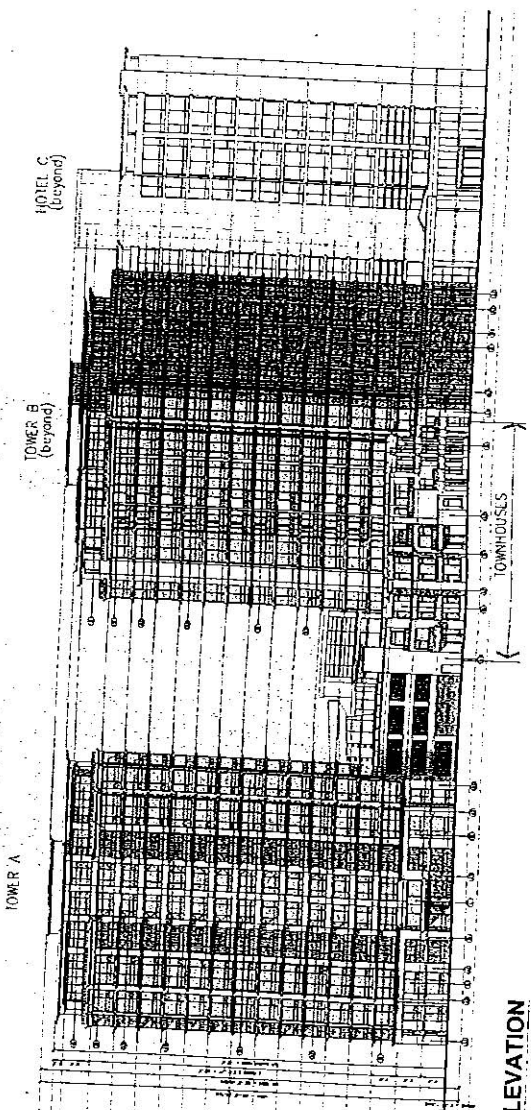
MAY 23 2007

DP 05317013

MAX HEIGHT
41M CIRCUMFERENCE



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



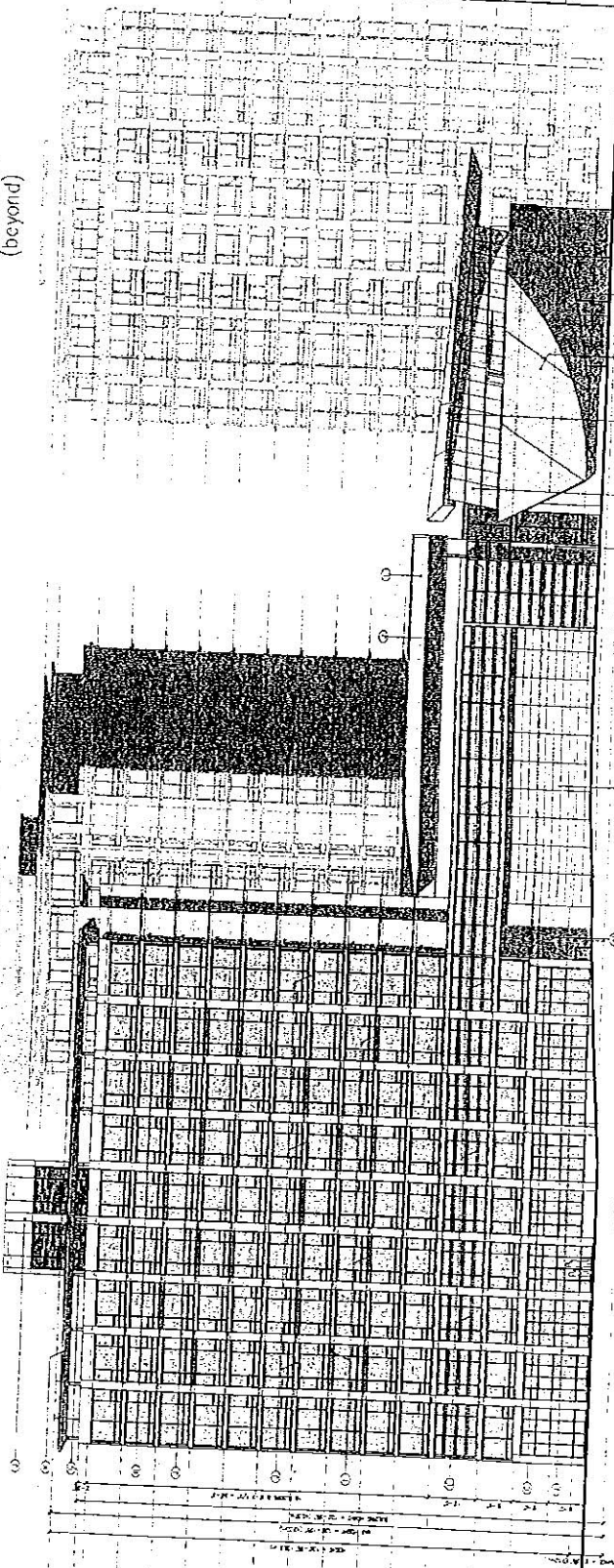
SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

- 1. SEE PLAN FOR WINDOW SCHEDULE
- 2. SEE PLAN FOR DOOR SCHEDULE
- 3. SEE PLAN FOR ROOF SCHEDULE
- 4. SEE PLAN FOR FLOOR SCHEDULE
- 5. SEE PLAN FOR CEILING SCHEDULE
- 6. SEE PLAN FOR WALL SCHEDULE
- 7. SEE PLAN FOR STAIR SCHEDULE
- 8. SEE PLAN FOR ELEVATOR SCHEDULE
- 9. SEE PLAN FOR MECHANICAL SCHEDULE
- 10. SEE PLAN FOR ELECTRICAL SCHEDULE
- 11. SEE PLAN FOR TELEPHONE SCHEDULE
- 12. SEE PLAN FOR CABLE SCHEDULE
- 13. SEE PLAN FOR FIRE ALARM SCHEDULE
- 14. SEE PLAN FOR GAS SCHEDULE
- 15. SEE PLAN FOR WATER SCHEDULE
- 16. SEE PLAN FOR SEWER SCHEDULE
- 17. SEE PLAN FOR RAINWATER SCHEDULE
- 18. SEE PLAN FOR EXHAUST SCHEDULE
- 19. SEE PLAN FOR FRESH AIR SCHEDULE
- 20. SEE PLAN FOR CONDENSATE SCHEDULE
- 21. SEE PLAN FOR SMOKE SCHEDULE
- 22. SEE PLAN FOR GAS SCHEDULE
- 23. SEE PLAN FOR WATER SCHEDULE
- 24. SEE PLAN FOR SEWER SCHEDULE
- 25. SEE PLAN FOR RAINWATER SCHEDULE
- 26. SEE PLAN FOR EXHAUST SCHEDULE
- 27. SEE PLAN FOR FRESH AIR SCHEDULE
- 28. SEE PLAN FOR CONDENSATE SCHEDULE
- 29. SEE PLAN FOR SMOKE SCHEDULE
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- 33. SEE PLAN FOR RAINWATER SCHEDULE
- 34. SEE PLAN FOR EXHAUST SCHEDULE
- 35. SEE PLAN FOR FRESH AIR SCHEDULE
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- 98. SEE PLAN FOR EXHAUST SCHEDULE
- 99. SEE PLAN FOR FRESH AIR SCHEDULE
- 100. SEE PLAN FOR CONDENSATE SCHEDULE

LEGEND/NOTES

- A1 - 1/4" = 1'-0" SCALE
- A2 - 1/4" = 1'-0" SCALE
- A3 - 1/4" = 1'-0" SCALE
- A4 - 1/4" = 1'-0" SCALE
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HOTEL C
TOWER B (beyond)
TOWER A (beyond)



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

MAY 23 2007
DP 05317013

LD&A
LAWRENCE DOLY
YOUNG & BRADY
ARCHITECTS, INC.
200 N. GARDEN STREET, SUITE 200
ANN ARBOR, MI 48106
734.769.1234
www.ldandayoung.com

CORVM LIFE WAY
DEVELOPMENT
ANN ARBOR, MI

NORTH ELEVATION

A53

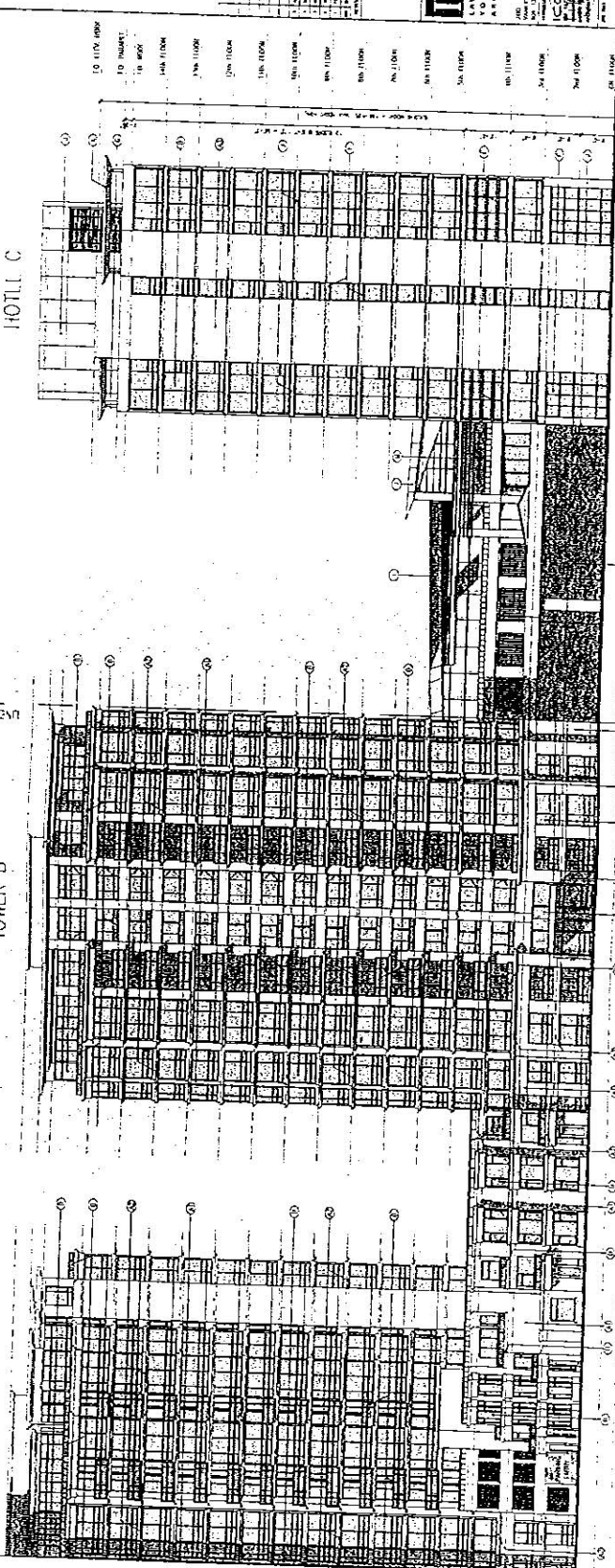
LATERAL LINKAGES

- A1 - ABOVE DECK DECK
- A2 - CORNER DECK
- A3 - CORNER DECK
- A4 - CORNER DECK
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TOWER A

TOWER B

HOTEL C



MAY 23 2007
 DP 05317013

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

LDIA
 LINDA D. IANIGRO ARCHITECTS
 1000 PINE STREET, SUITE 1000
 NEW YORK, NY 10028
 TEL: 212 693 1000
 FAX: 212 693 1001
 WWW.LDIA.COM

ICONSTRUX
 1000 PINE STREET, SUITE 1000
 NEW YORK, NY 10028
 TEL: 212 693 1000
 FAX: 212 693 1001
 WWW.ICONSTRUX.COM

PROJECT NO.	05317013
DATE	MAY 23 2007
SCALE	3/32" = 1'-0"
SHEET NO.	A 54
TOTAL SHEETS	54
DESIGNED BY	L. IANIGRO
DRAWN BY	J. IANIGRO
CHECKED BY	L. IANIGRO
APPROVED BY	L. IANIGRO
CLIENT	CONSTITUTIONAL WAY 100 PINE STREET NEW YORK, NY 10028
ARCHITECT	LDIA
ENGINEER	ICONSTRUX

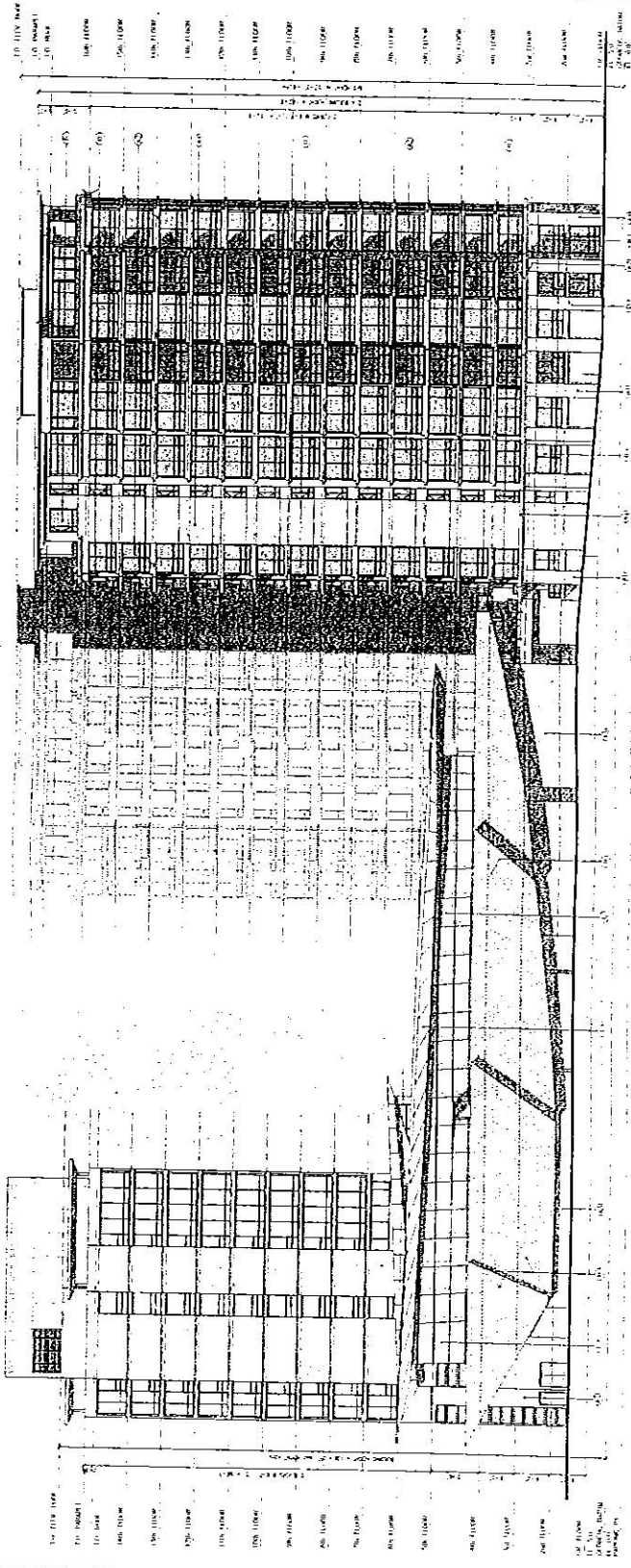
LEGEND

- 1. SHIELD PANELS TO CURB
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MOTEL C
(beyond)

TOWER B
(beyond)

TOWER A



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

DF 05317013
MAY 23 2007

LDFA
Landscape Design Firm
10000 W. 10th Ave.
Suite 1000
Denver, CO 80202
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10000 W. 10th Ave.
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Denver, CO 80202
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Fax: 303.755.1001
www.iconstrux.com

A.55

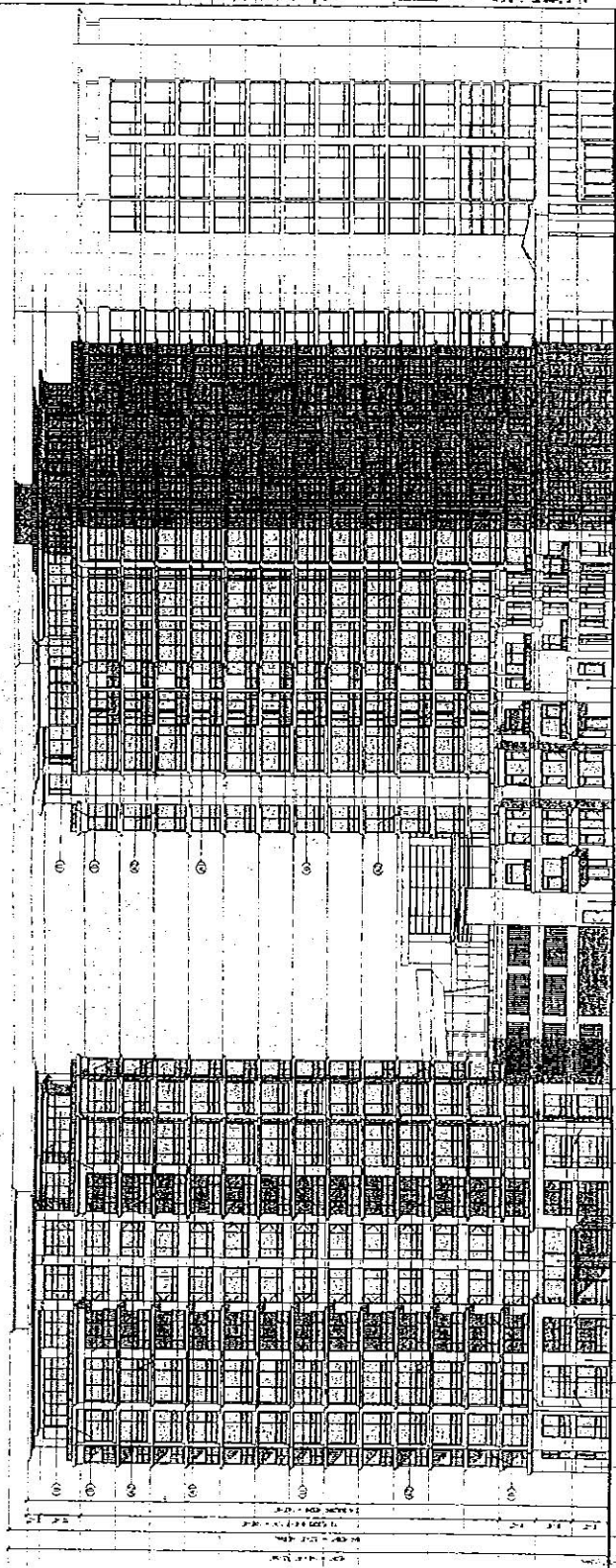
DATE/REVISIONS

- A1 - ADDED FINISH ON CURB
- A2 - ADDED FINISH ON CURB
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- A100 - ADDED FINISH ON CURB

TOWER A

TOWER B
(beyond)

HOTEL C
(beyond)



TOWNHOUSES

MAY 23 2007
DP 05317013

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

IDA
ARCHITECTURE
YOUNG BRYANT
ARCHITECTS INC.
1001 LINDEN AVENUE
SUITE 1000
ANN ARBOR, MI 48106
TEL: 734.769.1000
WWW.IDAARCHITECTS.COM

ICOSTRUX
CONSTRUCTION
1001 LINDEN AVENUE
SUITE 1000
ANN ARBOR, MI 48106
TEL: 734.769.1000
WWW.ICOSTRUX.COM

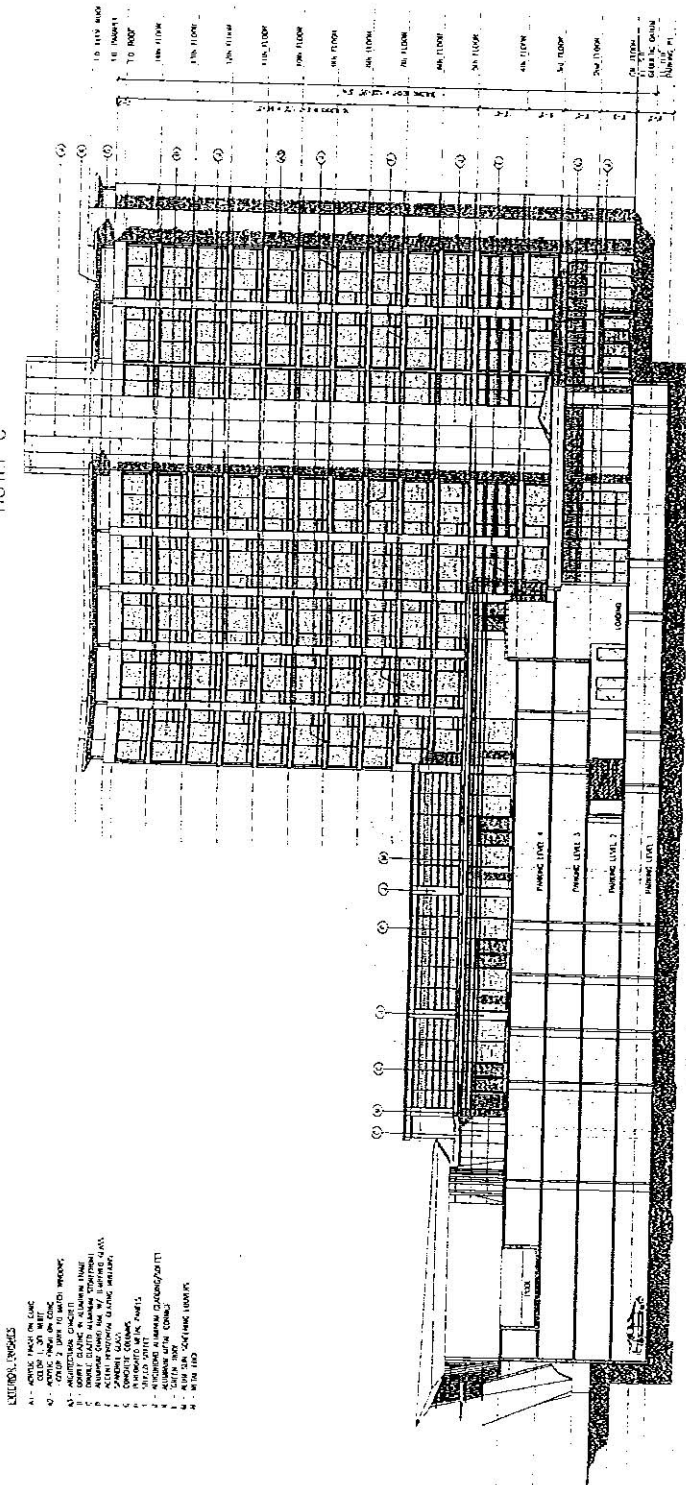
CONVITTE WAY
DEVELOPMENT
Holland, MI

SOUTH ELEVATION

DATE: MAY 23 2007
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 3/32" = 1'-0"

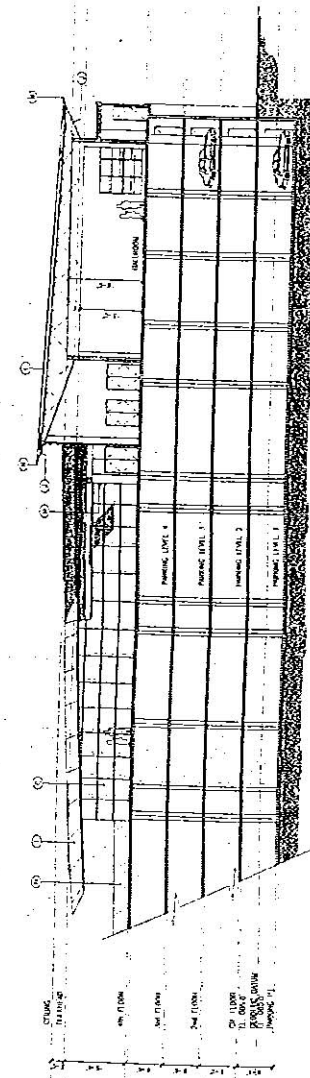
A.56

HOTEL C



- LEGEND, SYMBOLS**
- A1 - 1/2" DIA. METAL STUD
 - A2 - 1/2" DIA. METAL STUD
 - A3 - 1/2" DIA. METAL STUD
 - A4 - 1/2" DIA. METAL STUD
 - A5 - 1/2" DIA. METAL STUD
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 - A99 - 1/2" DIA. METAL STUD
 - A100 - 1/2" DIA. METAL STUD

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



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

MAY 23 2007
DP 05317013

LDAF
LAWRENCE D. ANDERSON
YOUNG & BRIGGS
ARCHITECTS INC.

200 1100 PINE HAVEN DRIVE
DUNELAND, NJ 08040
TEL: 856.261.1100
FAX: 856.261.1101
WWW.LDAF.COM

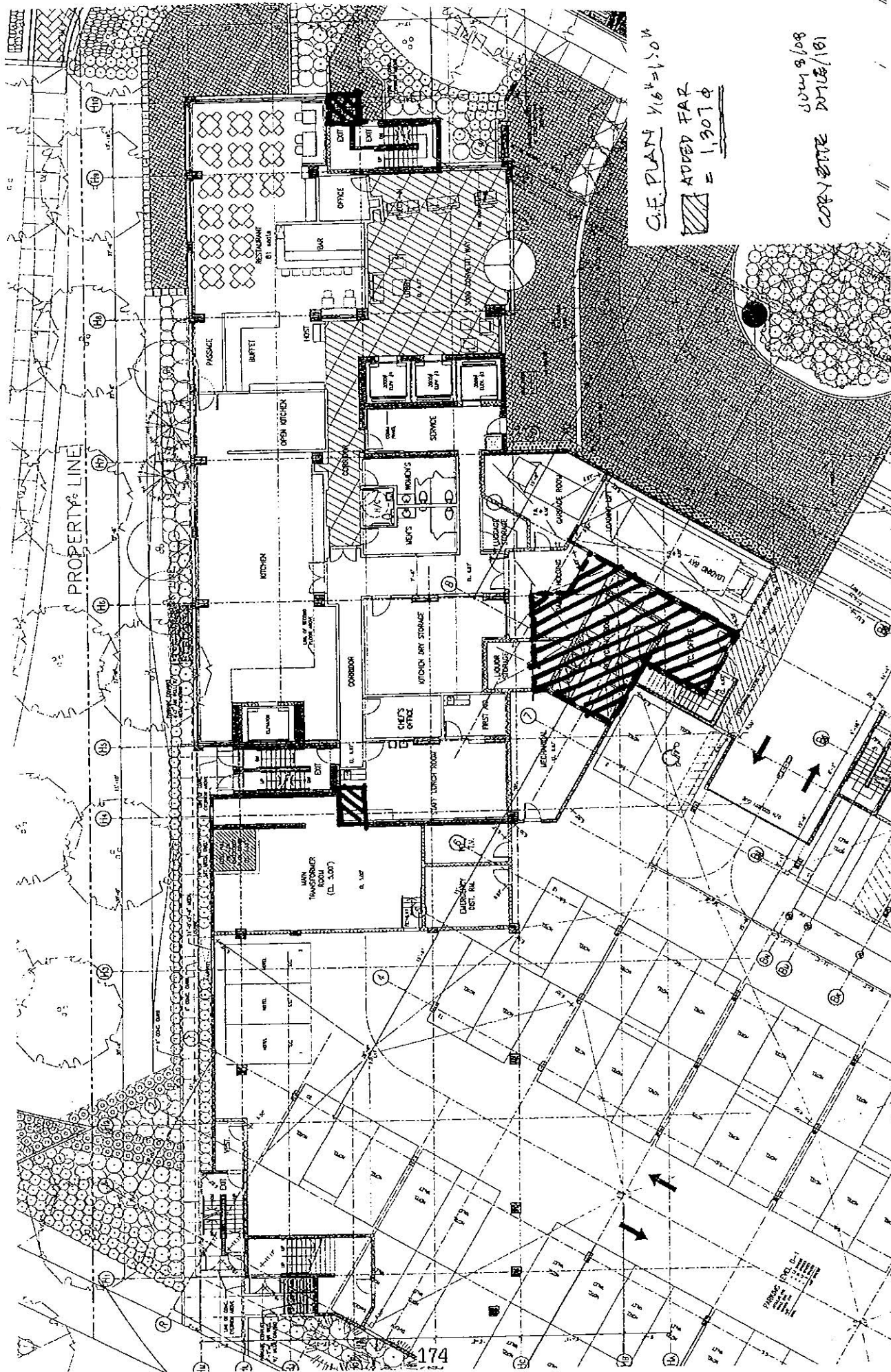
ISSAIBROUX
INTERNATIONAL
ARCHITECTS

1000 THE WAY
HUNTSVILLE, AL
TEL: 256.833.1100
FAX: 256.833.1101
WWW.ISSAIBROUX.COM

2000 N. EAST WYOMING
LUXURIOUS RESIDENCES

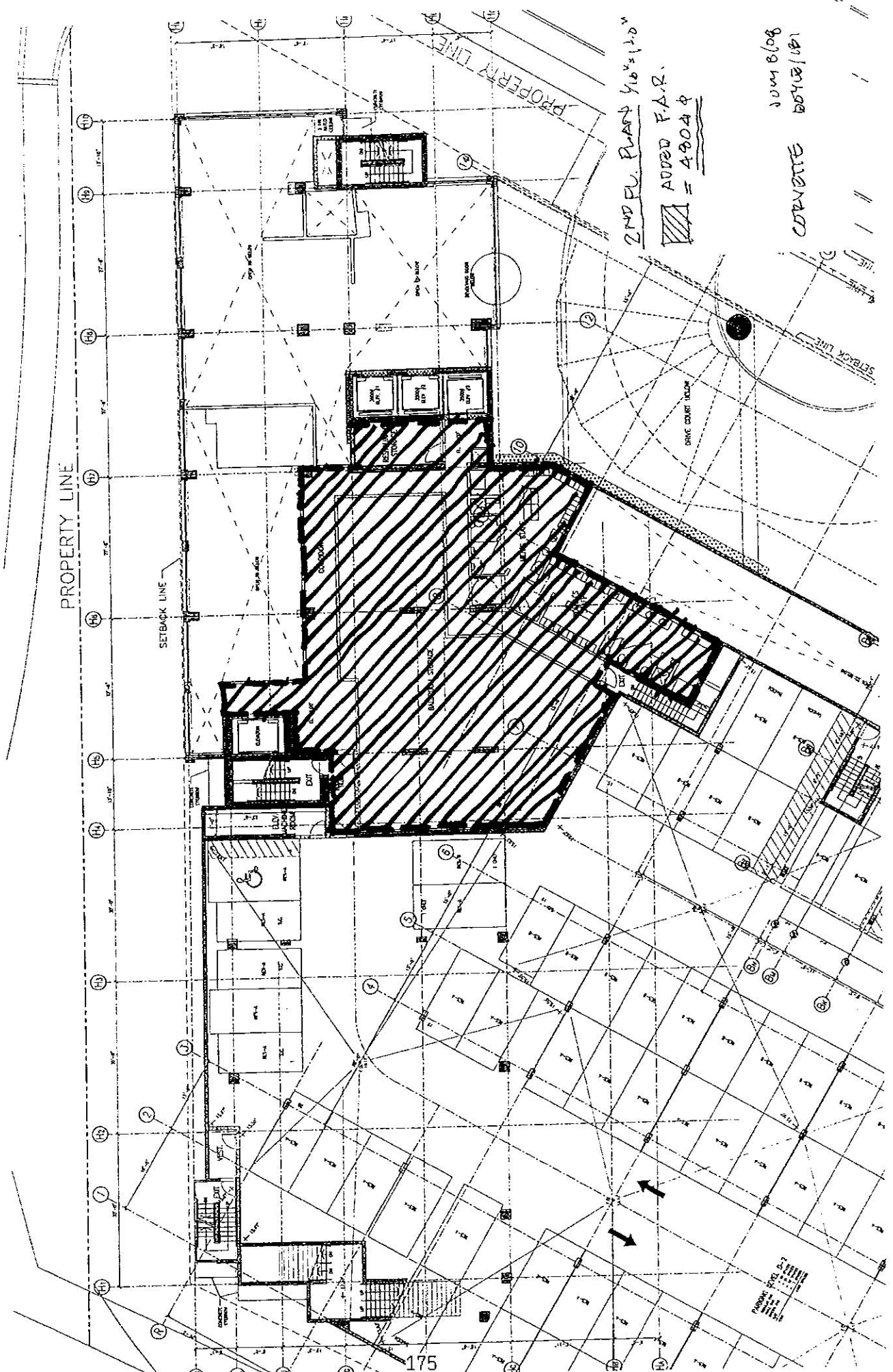
DATE: 05/23/07
DRAWN BY: J. J. JONES
CHECKED BY: J. J. JONES
SCALE: AS SHOWN

A57



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

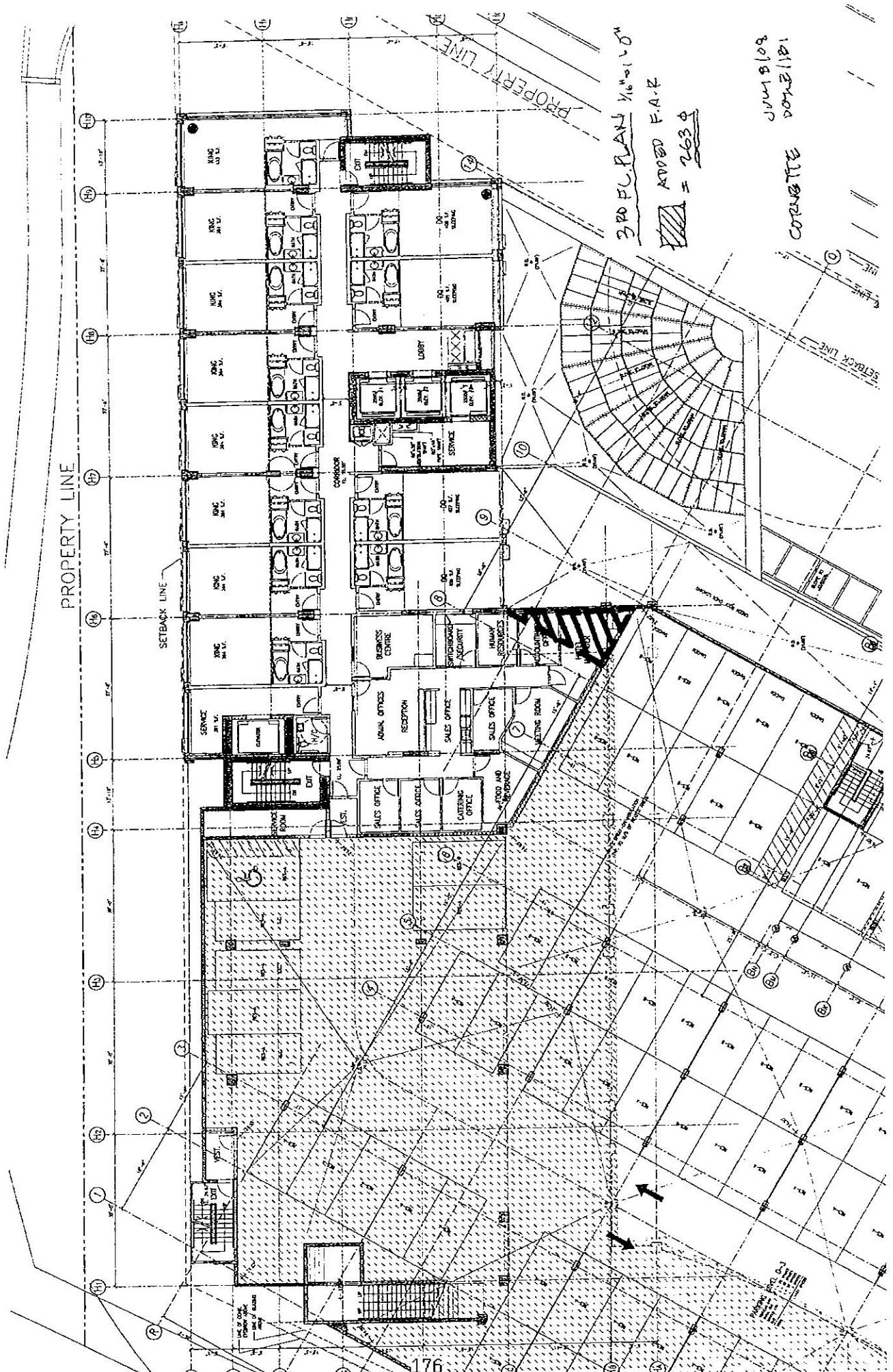
JUN 9/08
 CORNETTE
 DW/LS/181

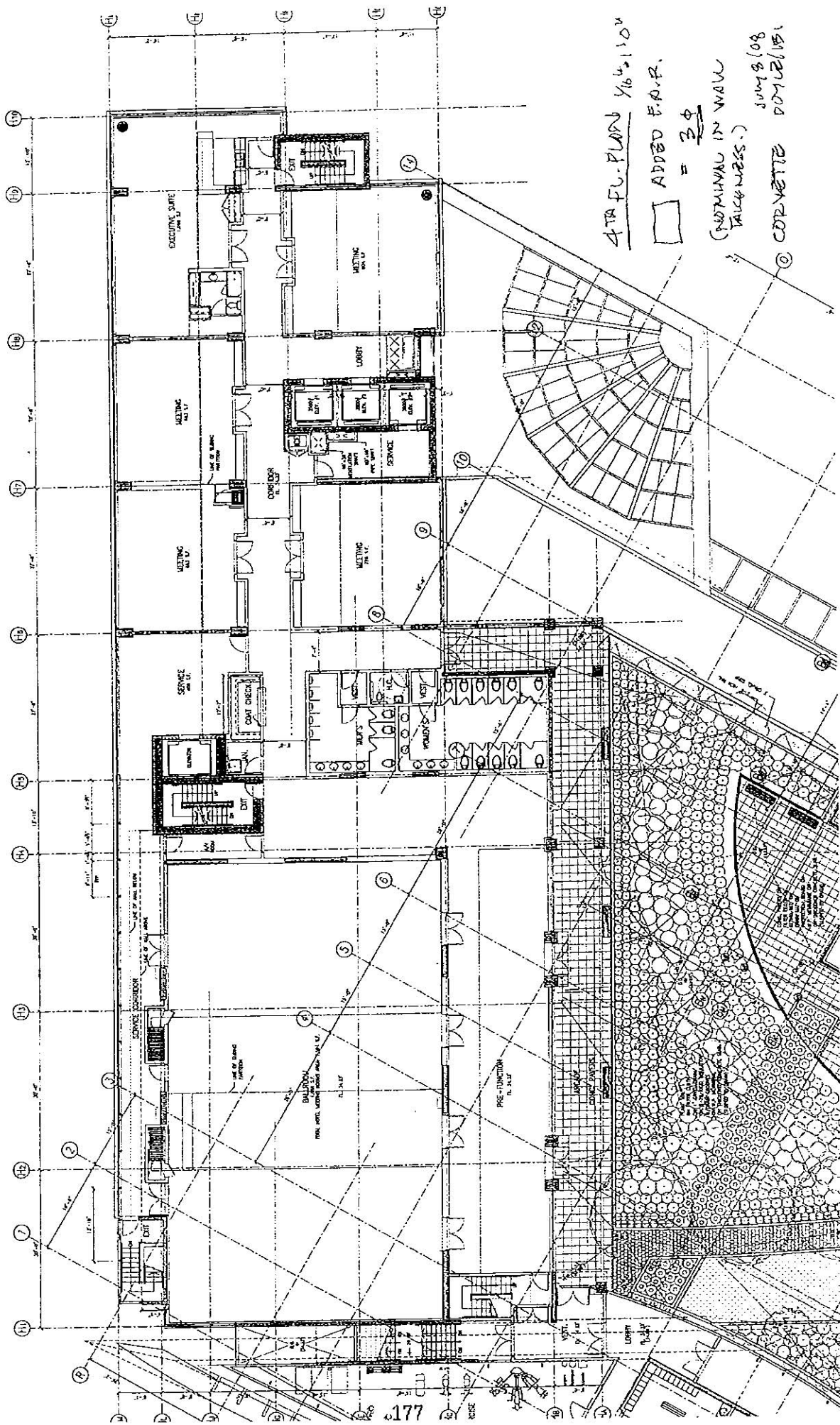


2ND FL. PLAN 1/16x1/10"
 ADDED F.A.R.
 = 4804 sq

JUN 8/08
 BOYCE/BJ

CORVETTE



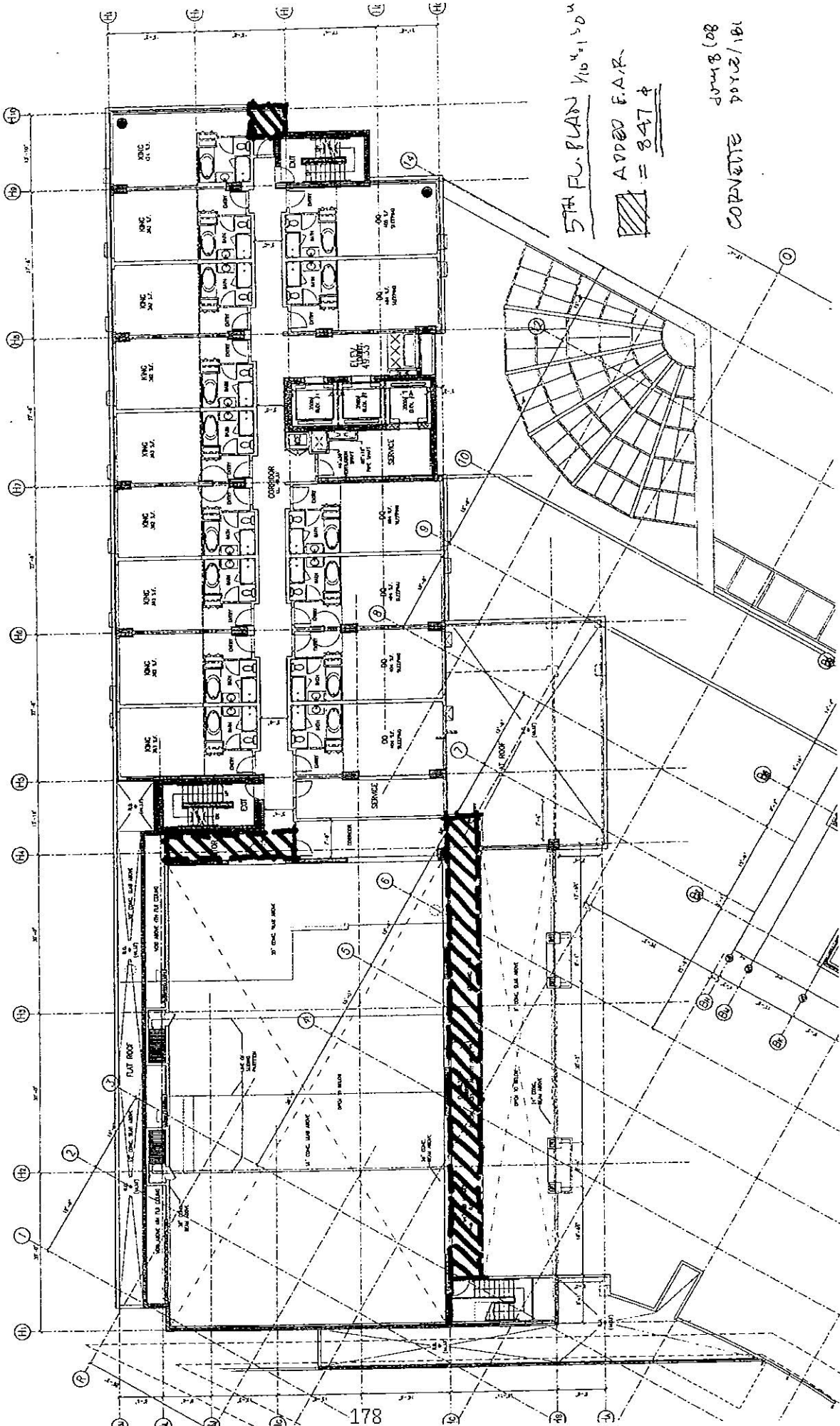


4TH FL. PLAN 1/16/10
 ADDED E.A.R.
 = 30
 (NORMAL IN WALL THICKNESS.)
 JULY 8, 08
 CORNETTE 0012/151

PROPOSED REFERENCE
 SUMMARY - LOWER F. HOTEL

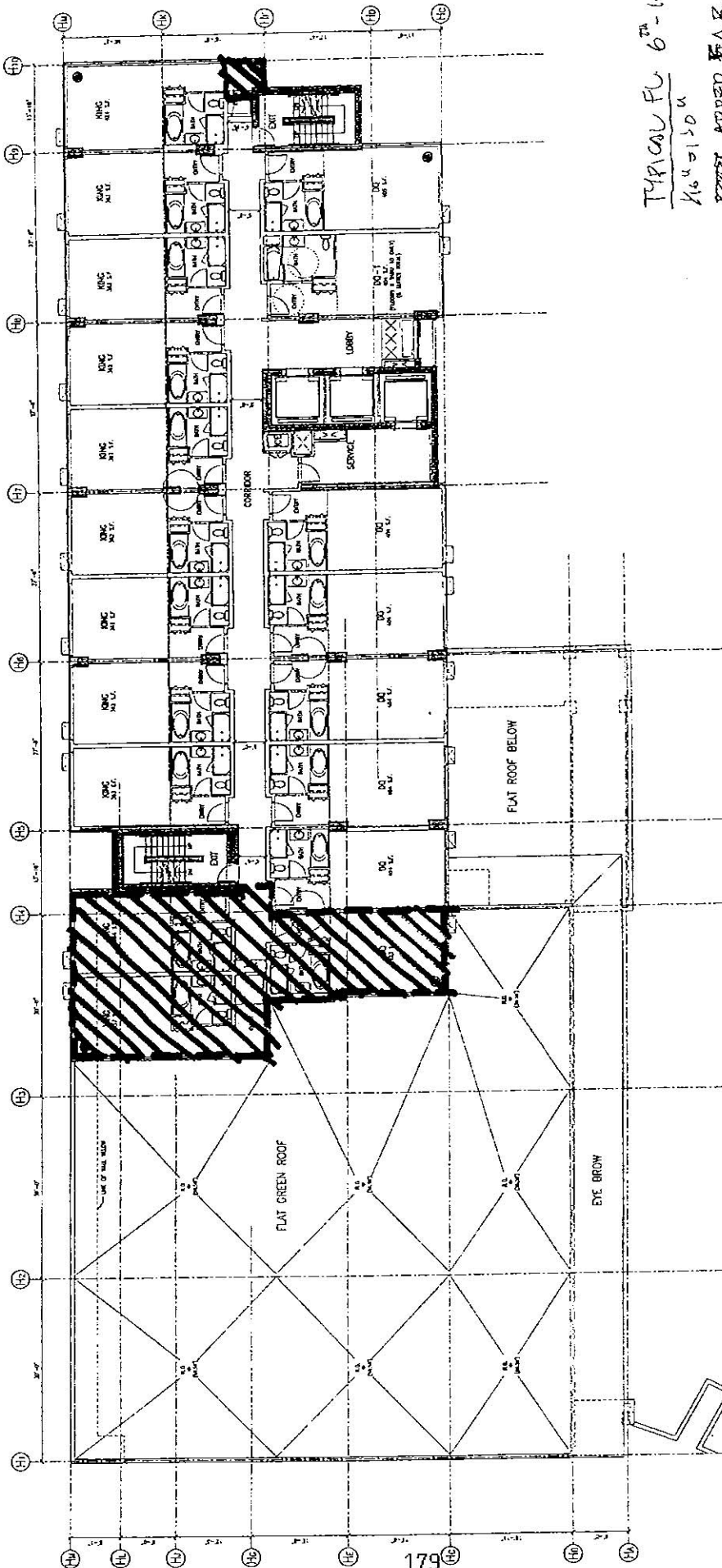
SUMMARY - LOWER F. HOTEL

PREVIOUS
 SUMMARY - LOWER F. HOTEL



5TH FL. PLAN 1/16" = 1'-0"
 ADDED F.A.R.
 = 847.4

JUNE 8 1968
 CORNETTE
 PORTER/BLI



TYPICAL FL 6TH-14TH (x9)

1/6" = 1'-0"

ADDED F.A.R.

= 1417 ± / FL

x9 FL = 12,753 ±

JUN 18 / 00

CORNETTE

DOY 06 / 81



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)

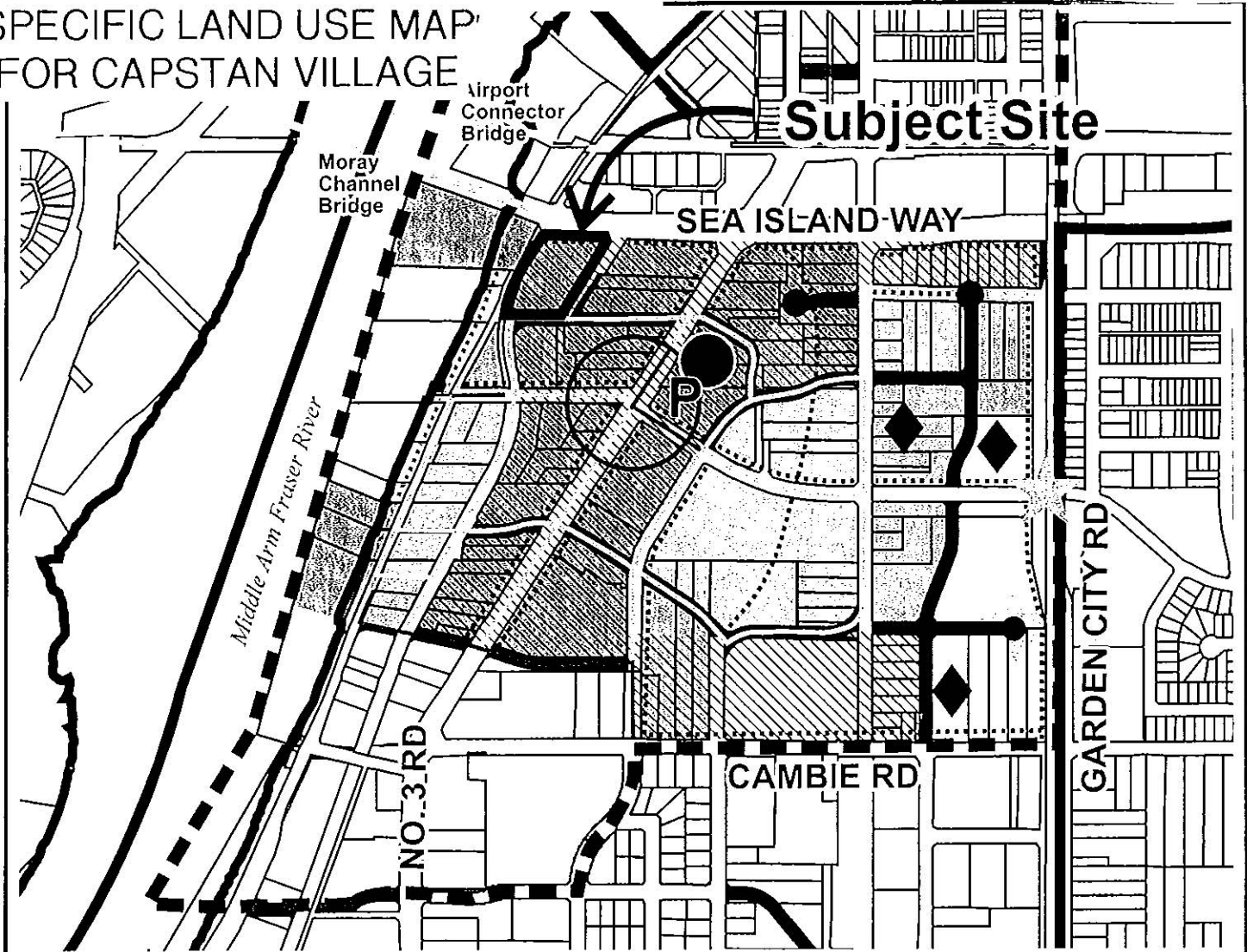
Planning Area(s): City Centre

	Existing	Proposed
Owner:	Skyline Airport Hotel (1977) Ltd.	Skyline Airport Hotel (1977) Ltd.
Site Size (m ²):	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

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