



**City of Richmond**  
Planning and Development Department

**Report to Committee**

**To:** Planning Committee  
**From:** Jean Lamontagne  
Director of Development  
**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)"**

*To Council - Dec 11, 2006*  
*to Planning - Dec. 05, 2006*  
**Date:** October 30, 2006  
RZ 04-268939  
*File: 12-8060-20-8168.*

**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 (ANSD) Policy

The subject site is located south of Westminster Highway in an area that permits consideration of all aircraft noise sensitive land use types. However, as the site is affected by Airport Noise Contours, the development was required to register a covenant to disclose noise restrictions and

to engage an acoustical consultant prior to the associated Development Permit application being forwarded to Council for approval. The required covenant is registered on title.

## Consultation

This rezoning application does not require an Official Community Plan (OCP) amendment. In accordance with City policy, consultation with external agencies, organizations and authorities, including School District No. 38, was not deemed to be required. The statutory Public Hearing will provide area residents, businesses and property owners with opportunity to comment on the application.

## Public Input

An updated development sign, that reflects updates since the application was initiated in 2004, has been posted on site. There have been no public inquiries received as a result of the development sign.

## Staff Comments

Staff Technical Review comments are attached (**Attachment 4**). No significant concerns have been identified through the technical review.

## Analysis

### Background

- The applicant is in the process of constructing two (2) 16-storey residential towers, containing approximately 251 apartments above three (3) storeys of parking, approximately 1,293 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

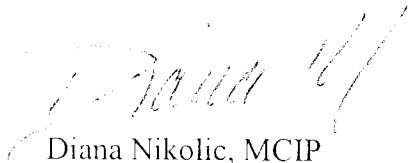
- In accordance with the Interim Flood Management Strategy, a flood indemnity covenant is required to be registered on title as a condition of final adoption.

#### **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

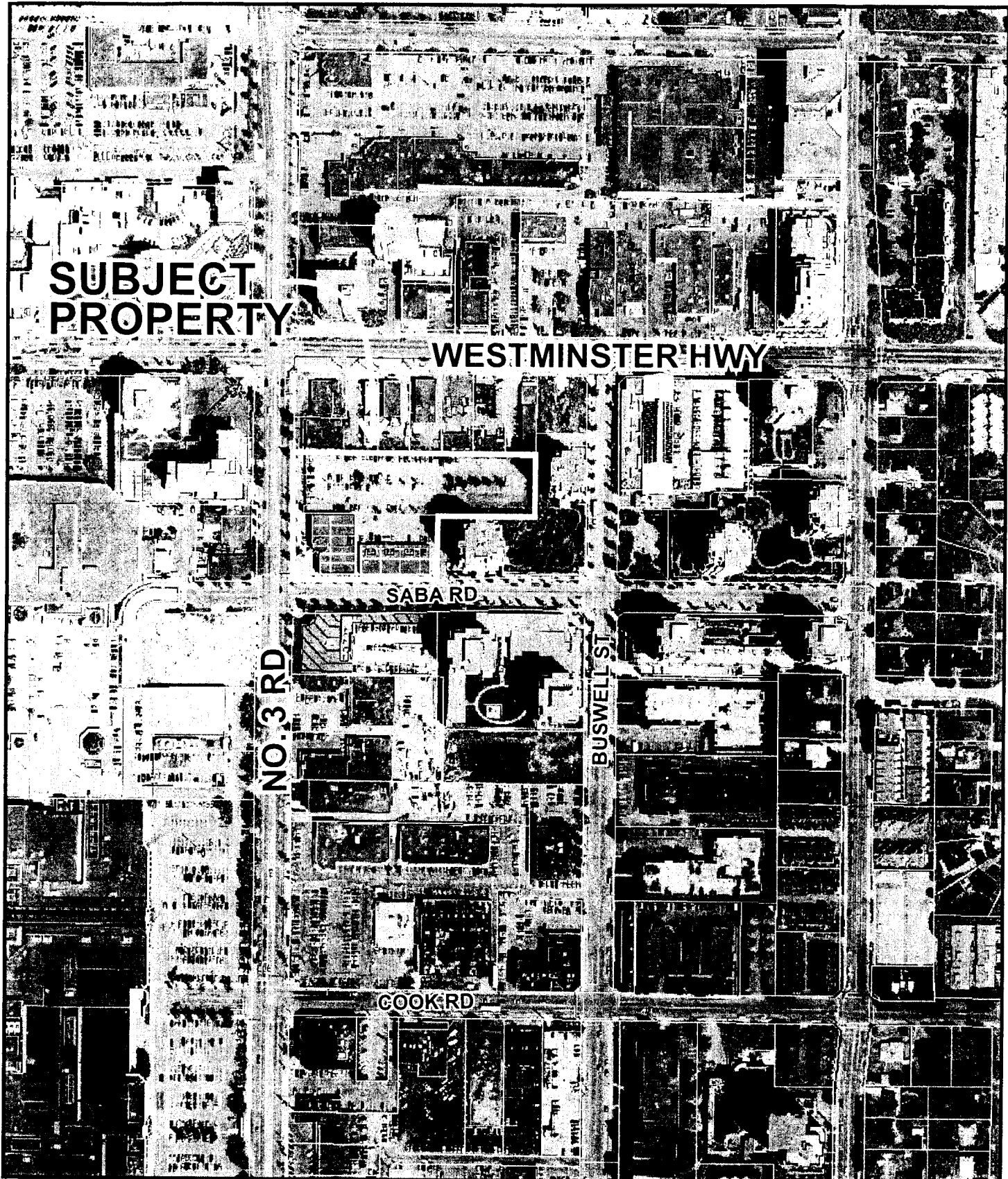
Attachment 4: Staff Technical Review Comments

Attachment 5: Proposed Subdivision Plan

Attachment 6: Parking Allocation Plans

Attachment 7: Conditional Rezoning Requirements Concurrence





**SUBJECT  
PROPERTY**

**WESTMINSTER HWY**

**SABA RD**

**NO. 3 RD**

**BUSWELL ST**

**COOK RD**



**RZ 04-268939**

Original Date: 11/06/06

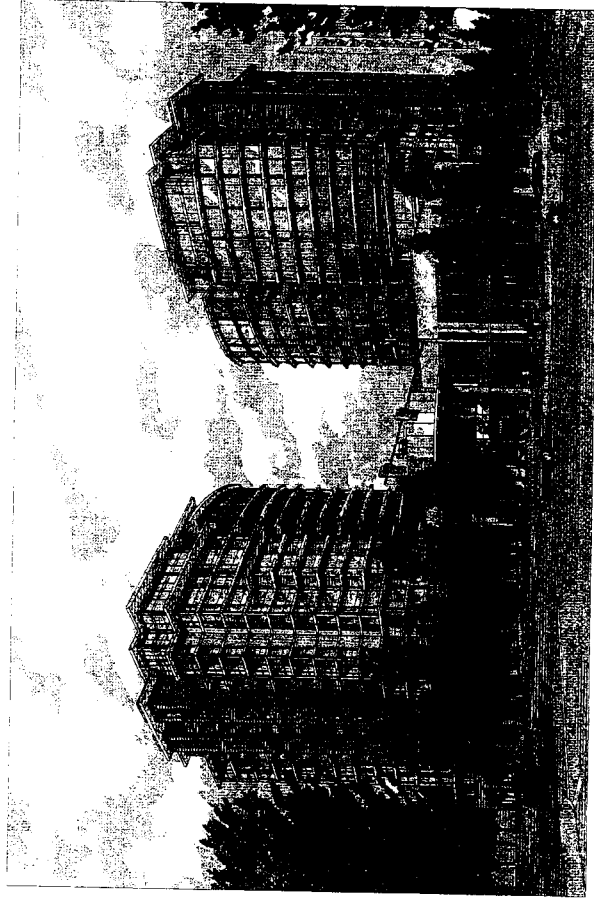
Amended Date:

Note: Dimensions are in METRES

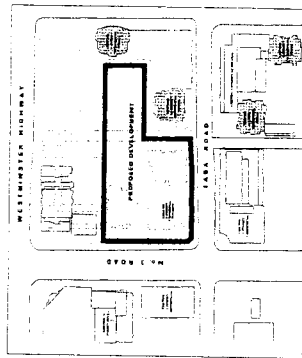


I HEREBY CERTIFY this to be a true and correct copy of  
 P 14 of 14 to DP 04-277201 approved by  
 Richmond City Council on February 10, 2005

*David Weber*  
 DAVID WEBER, Acting City Clerk



CONTEXT PLAN



DESIGN RATIONALE

The buildings are located to respect the adjacent east residential tower and positioned to open up and to respond to a landscaped garden connecting two buildings. The buildings forms are represented as a "bookends" that relates to the existing building. The design elements to complement the garden scale and smaller scale include the use of concrete in walls and slab edges and window masonry treatment. The building type floors are pulled back to create a recessed upper level that caps the building.

The driveway has been characterized with the treatment of walkway, multiple street trees, and pedestrian entrances to parking areas. Reception bridges at the lane are also used to connect parking structures and are integrated into the landscape deck to create a dynamic appearance.

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

Project Name: Regent International  
 Project No: 04-277201  
 Date: 01/12/2005

Item	Description	Quantity	Unit	Price	Total
1	Site Preparation	1	Lot	100,000	100,000
2	Foundation	1	Lot	200,000	200,000
3	Structural Steel	1	Lot	500,000	500,000
4	Exterior Cladding	1	Lot	300,000	300,000
5	Interior Finishes	1	Lot	400,000	400,000
6	Mechanical/Electrical	1	Lot	200,000	200,000
7	Landscaping	1	Lot	100,000	100,000
8	Professional Fees	1	Lot	100,000	100,000
9	Contingency	1	Lot	100,000	100,000
10	Subtotal				2,000,000

Category	Item	Quantity	Unit	Price	Total
Structural Steel	Welded I-beam	100	kg	1.50	150.00
	Welded plate	50	kg	1.50	75.00
	Structural section	20	kg	1.50	30.00
	Structural section	10	kg	1.50	15.00
	Structural section	5	kg	1.50	7.50
	Structural section	3	kg	1.50	4.50
	Structural section	2	kg	1.50	3.00
	Structural section	1	kg	1.50	1.50
	Structural section	1	kg	1.50	1.50
	Structural section	1	kg	1.50	1.50
Exterior Cladding	Concrete masonry	100	kg	1.50	150.00
	Concrete masonry	50	kg	1.50	75.00
	Concrete masonry	20	kg	1.50	30.00
	Concrete masonry	10	kg	1.50	15.00
	Concrete masonry	5	kg	1.50	7.50
	Concrete masonry	3	kg	1.50	4.50
	Concrete masonry	2	kg	1.50	3.00
	Concrete masonry	1	kg	1.50	1.50
	Concrete masonry	1	kg	1.50	1.50
	Concrete masonry	1	kg	1.50	1.50

JAN 12 2005  
 DP 04277201 #10

INTEGRA ARCHITECTURE INC. 418 WEST PENDER ST. VANCOUVER, BC V6C 2M8 TEL: 604-681-4175

REGENT INTERNATIONAL 8011 SABA ROAD, RICHMOND, BC V6X 3A5 TEL: 604-277-2001

ATTACHMENT 2

I HEREBY CERTIFY this to be a true and correct copy of  
 P 1b of 19 to DP 04277201 approved by  
 Richmond City Council on Feb 19 2005.

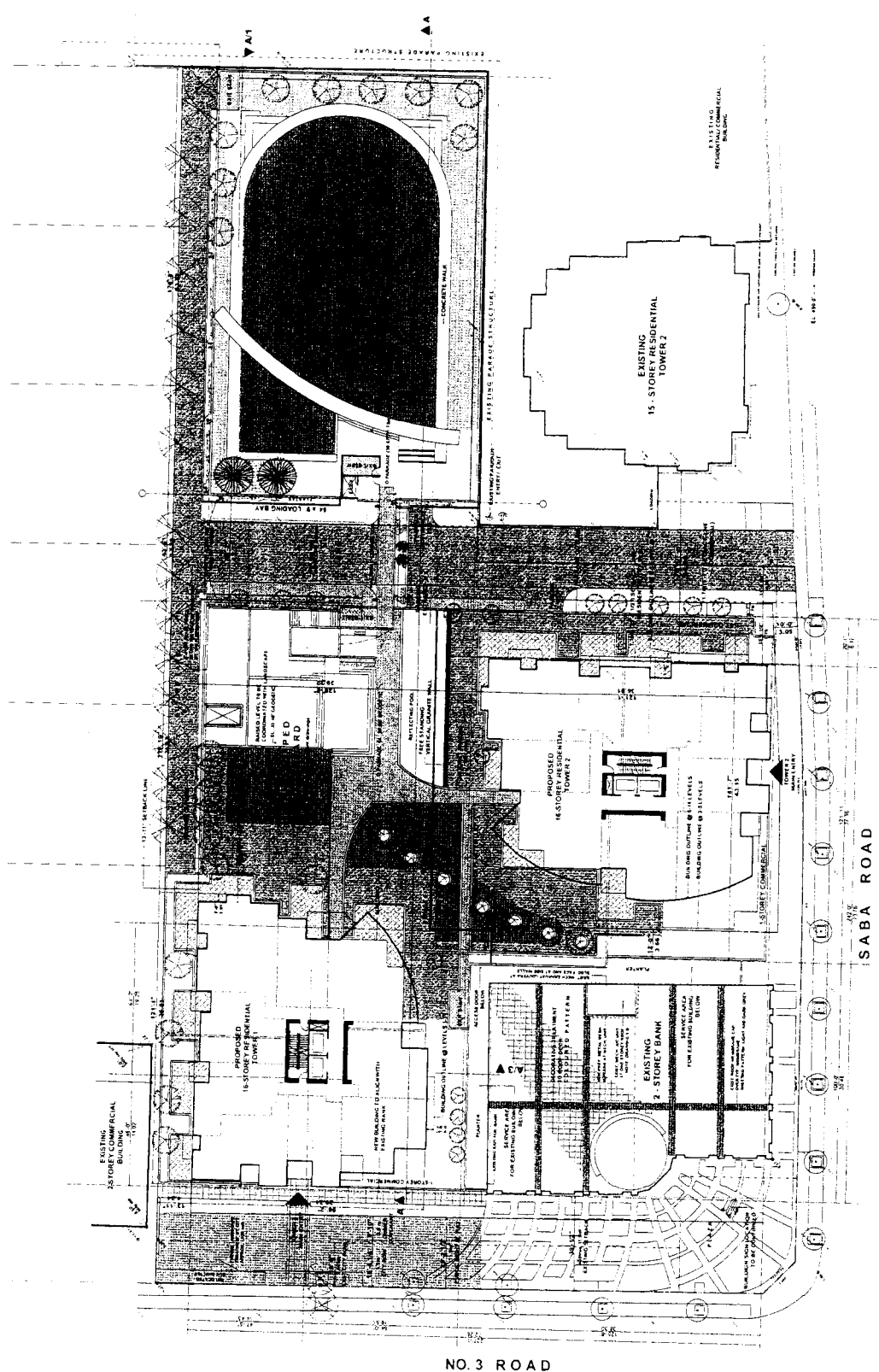
*David Weber*  
 DAVID WEBER, Acting City Clerk

INTEGRA ARCHITECTURE INC  
 11100 15 STREET ST  
 WASHINGTON DC  
 20032-1110  
 T: 202 462 4200  
 F: 202 462 4200

PALEOMIA  
 11100 15 STREET ST  
 WASHINGTON DC  
 20032-1110  
 T: 202 462 4200  
 F: 202 462 4200

REVISIONS  
 NO. DATE BY  
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SITE PLAN  
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 A 1



JAN 12 2005  
 DP 04277201 # 1b

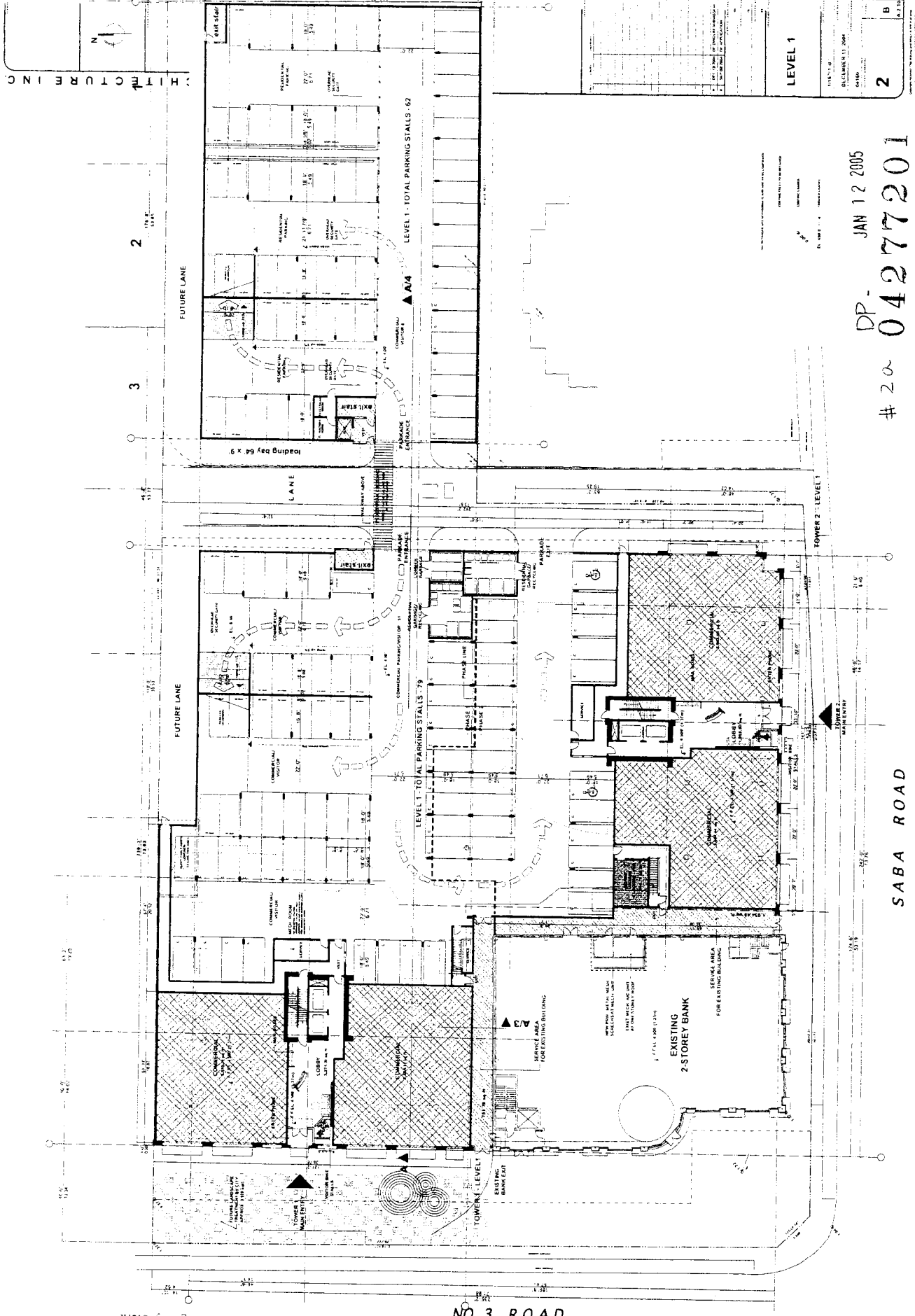
I HEREBY CERTIFY this to be a true and correct copy of P 24 of 14 to DP 04-27201 approved by Richmond City Council on Feb 28/05

DAVID WEBER, Acting City Clerk

NO. 3 ROAD

SABA ROAD

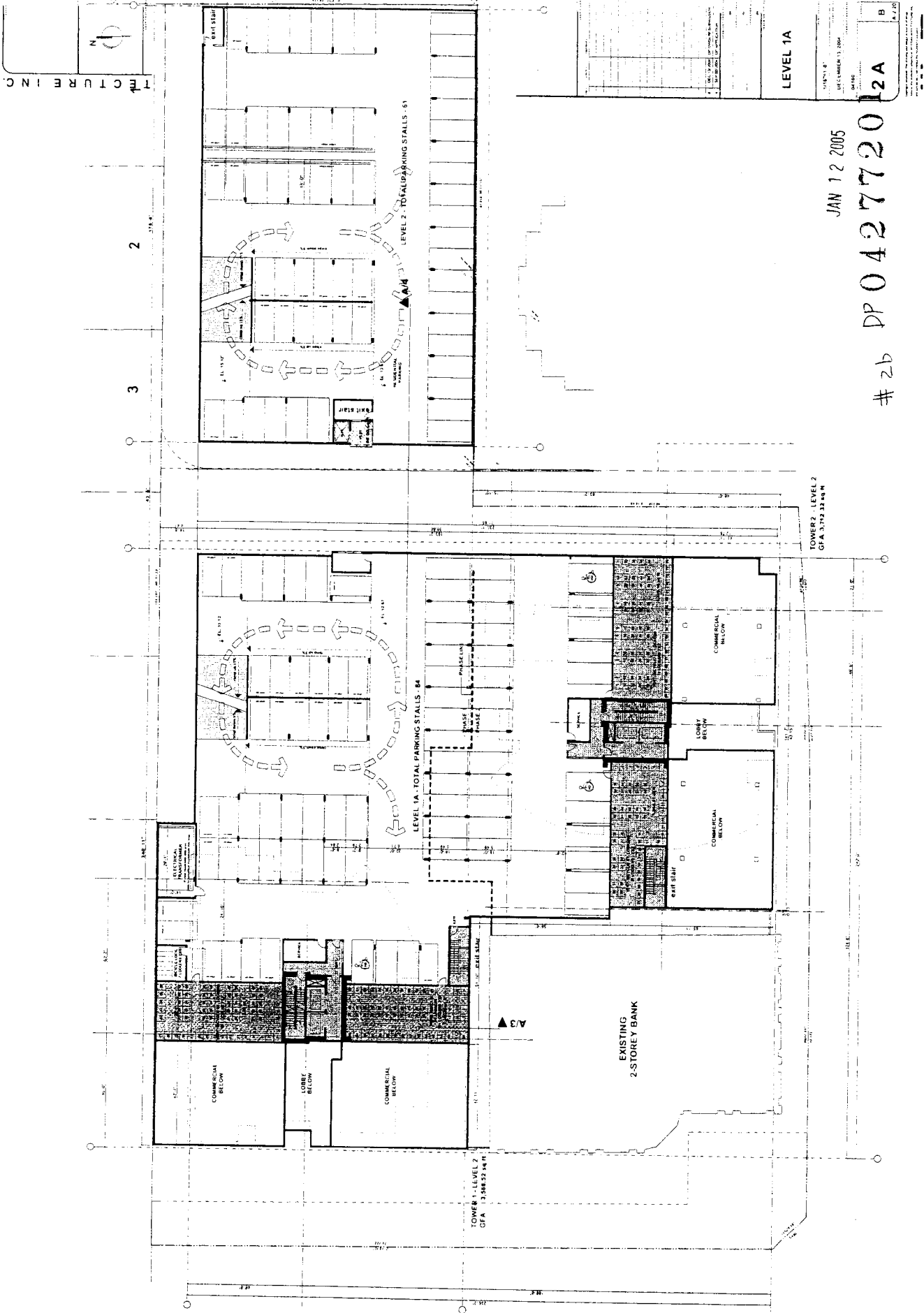
DP- # 20-04277201  
 JAN 12 2005



HITCURE INC.

I HEREBY CERTIFY this to be a true and correct copy of  
P 25 of 14 to DP 04-27261  
approved by  
Richmond City Council on 1/22/05

*David Weber*  
DAVID WEBER, Acting City Clerk



JAN 12 2005  
# 2b DP 0427720 12A

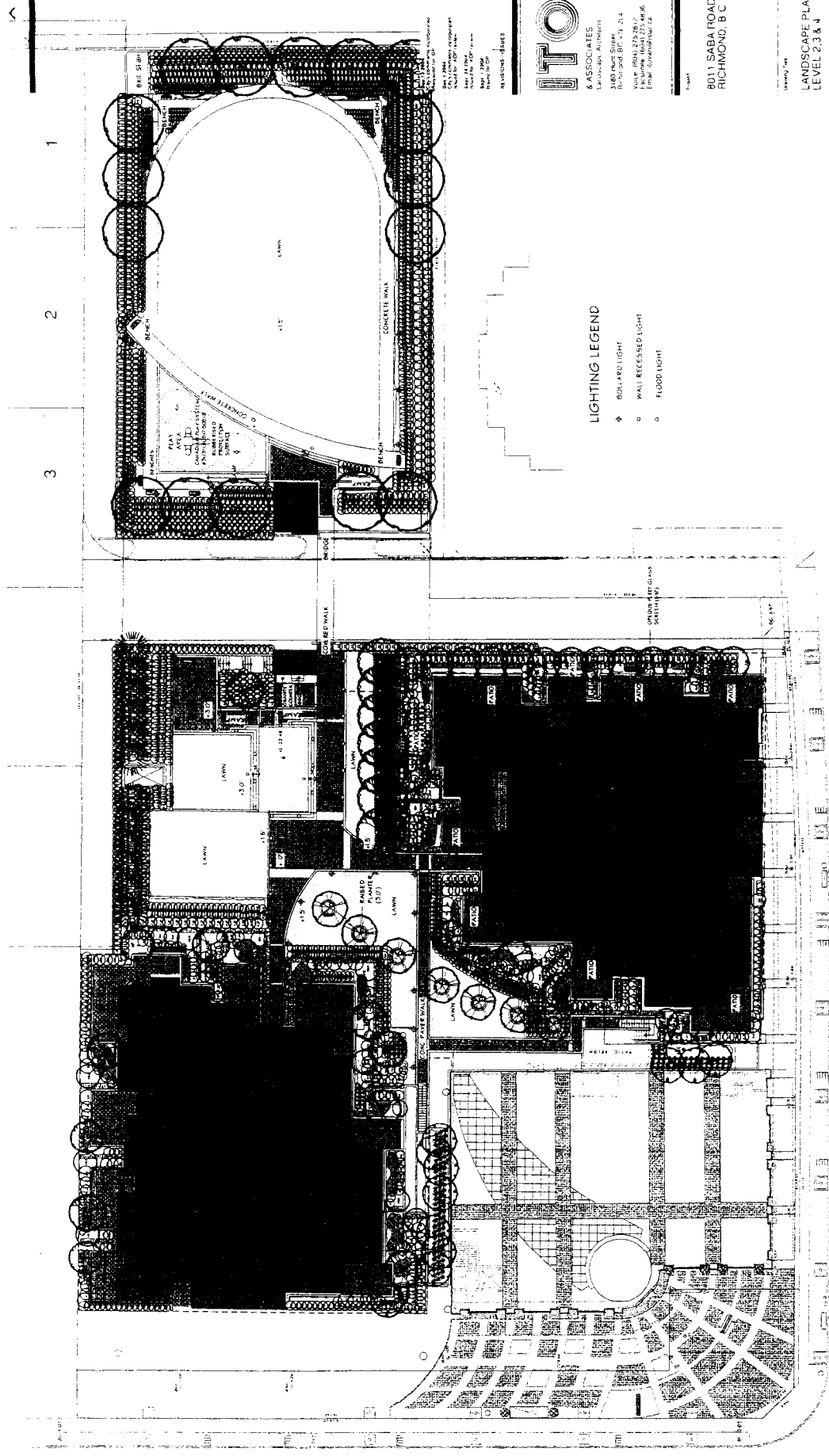
LEVEL 1A  
SHEET 8  
DECEMBER 13, 2004  
A/20  
B

TECHNICAL INC.









**ITO & ASSOCIATES**  
 LANDSCAPE ARCHITECTS  
 3460 MIDWAY STREET  
 RICHMOND, CALIFORNIA 94804  
 PHONE (415) 271-7174  
 FAX (415) 271-7175  
 EMAIL: ITO@ITOAS.COM

PROJECT  
 8011 SABA ROAD  
 RICHMOND, B C

DATE: 01/12/05  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: AS SHOWN



JAN 12 2005

DP 04277201

# 3b

I HEREBY CERTIFY this to be a true and correct copy of  
 P 3b of DP 04-277201 approved by  
 Richmond City Council on 1-14-05.

*David Weber*  
 DAVID WEBER, Acting City Clerk

NO. 3 ROAD

SABA ROAD

3b



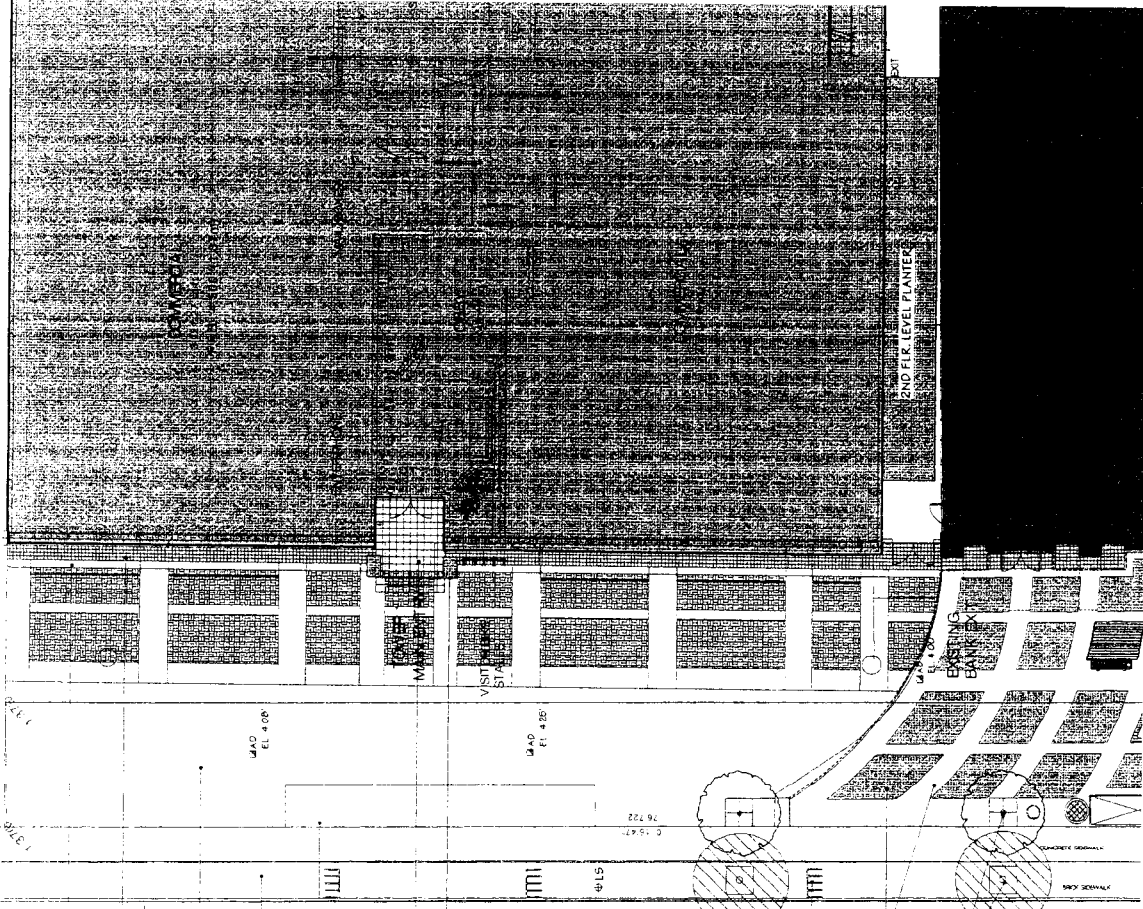
I HEREBY CERTIFY this to be a true and correct copy of P 36 of 14 to DP CR-077201 approved by Richmond City Council on 7/6/22/07

DAVID WEBBER, Acting City Clerk

ROAD 3 NO. 3

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

- EXISTING BIKE RACK
- EXISTING DECORATIVE PAVING EXP. CONC. AND SMOOTH CONC.
- EXISTING STREET TREES



JAN 12 2005  
 DP04277201

3C

#3C

8011 SABA ROAD  
 RICHMOND, B.C.

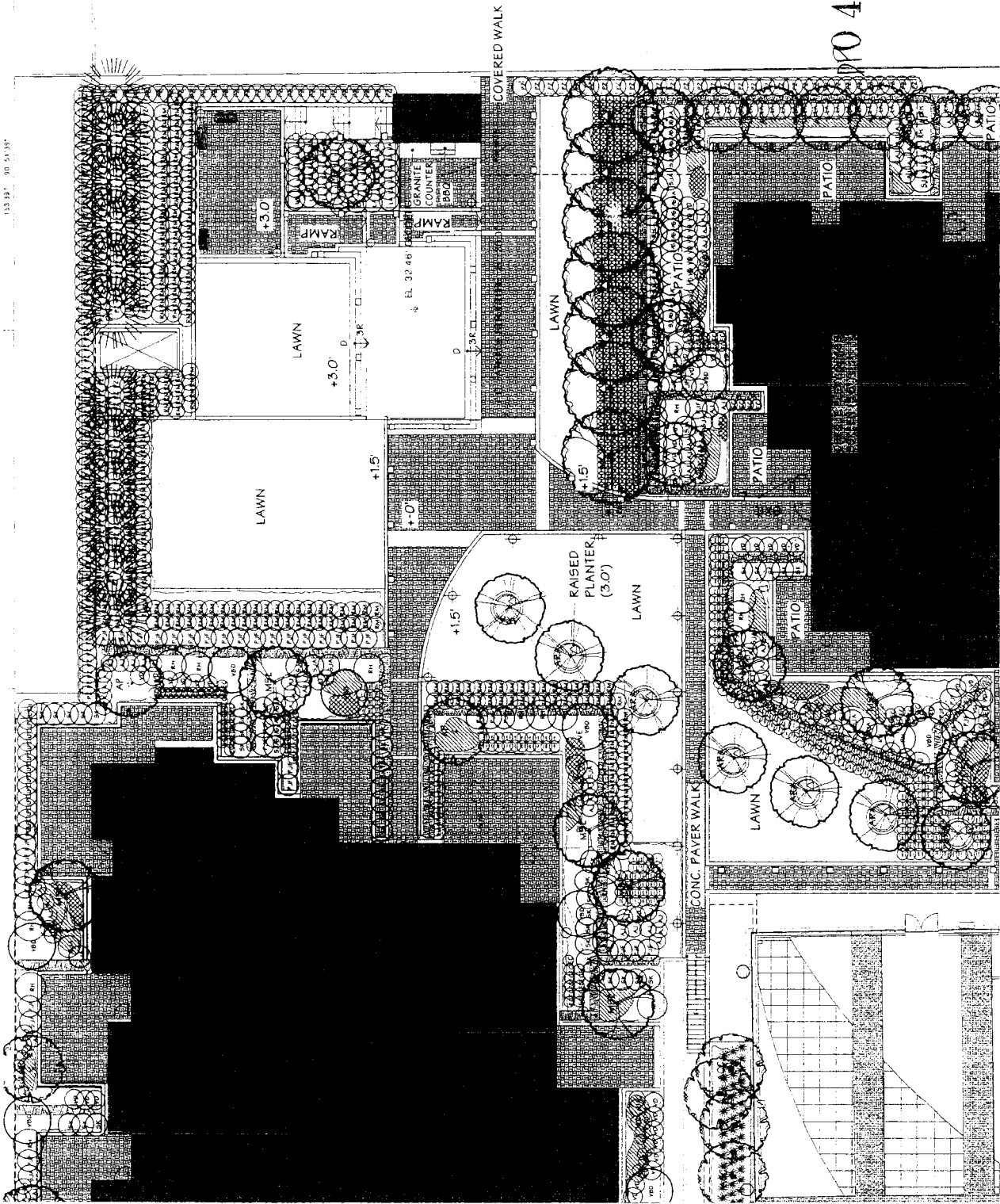


ITO & ASSOCIATES  
 LANDSCAPE ARCHITECTS  
 3180 KING STREET  
 RICHMOND, B.C. V6V 2L4  
 Phone: (604) 275-2772  
 Fax: (604) 275-2773  
 Email: Ito@ItoAssociates.com

AREA DETAILS  
 (LEVEL 1)

I HEREBY CERTIFY this to be a true and correct copy of  
 P. 30 of 14 to DP 64-23201 approved by  
 Richmond City Council on Feb 23/05

*David Weber*  
 DAVID WEBER, Acting City Clerk



# 3d

3d

JAN 12 2005  
 104277201

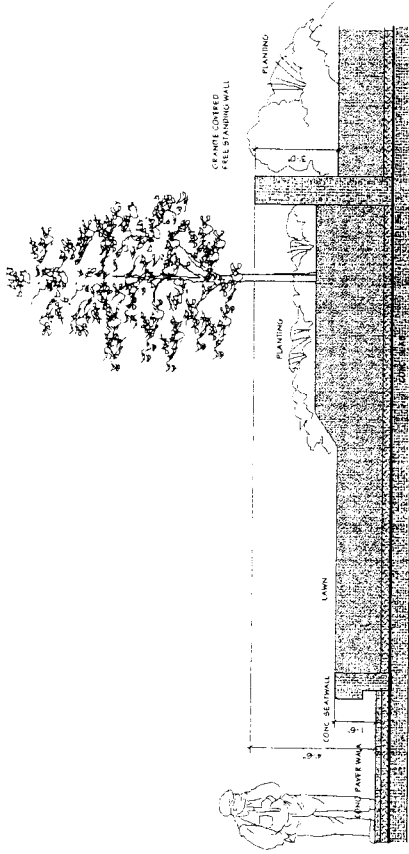
AREA DETAILS  
 (LEVEL 3)

8011 SABA ROAD  
 RICHMOND, B.C.

**ITO**

**& ASSOCIATES**  
 LANDSCAPE ARCHITECTS  
 3180 Hunt Street  
 Richmond, BC V6V 2N4  
 Phone: (604) 273-7777  
 Fax: (604) 273-4898  
 Email: info@ito.ca

13.19' 30.5139'



1 PLANTING ON 3RD FLOOR LEVEL  
SCALE 1:100

**PLANT LIST**

PALOMAR 8011 SABA ROAD, RICHMOND

KEY	CITY	BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES</b>				
AD	11	ACER ORNAMENTAL	VINE MAPLE	2.5m HT. 3.0m DBH
AP	26	ACER PALMATE	JAPANESE MAPLE	2.5m HT. 3.0m DBH
AR	15	ACER RUBRA ARMSTRONG	ARMSTRONG MAPLE	8.0m CAL. 8.0m HT. 8.0m DBH
AS	1	ACER SACCABINUM	RED MAPLE	8.0m CAL. 8.0m HT. 8.0m DBH
AG	7	MORONGIA SPINULOSA	SOUTHERN MANGROVE	8.0m CAL. 8.0m HT. 8.0m DBH
MSL	12	MORONGIA SPINULOSA PLUSTIC TUBER	PUHLE SAUERMAKOWIA R	2.0m HT. 8.0m DBH
MS	13	MORONGIA SPINULOSA	AUSTRIAN RNF	3.0m HT. 8.0m DBH
TSK	347	TRICHOCENTRIS SPINULOSA	GRAND PALM	1.25m HT.
<b>SHRUBS</b>				
AJ	129	AZALEA LAROCKIA	JAPANESE AZALEA	4.0 FT
AC	135	ACER LACINIA	WAXY MAPLE	4.5 FT
AS	137	ACER LACINIA	WAXY MAPLE	4.5 FT
LA	103	LEUCODIUM A. RELIANS	COAST LEUCODIUM	4.0 FT
FS	98	FRAXINUS JAPONICA	FRAXINUS	4.5 FT
PJ	99	PRUNUS JAPONICA	PRUNUS	4.5 FT
PZ	951	PRUNUS LAETIFLORA	PRUNUS	4.5 FT
PH	32	PHLOEOBACON	PHLOEOBACON	1.0m HT.
HW	41	HEMLOCK	MIDDLELAND HESE	4.0 FT
SA	65	SARALIA JAPONICA	ANTHONY WATERBUSH SPINOLA	4.5 FT
VD	79	VIBURNUM DAVIDI	DAVIDS VIBURNUM	4.5 FT
VBI	12	VIBURNUM LIGONANTHUM	DAVIDS VIBURNUM	2.0m HT.
<b>GROUND COVERS</b>				
AJU	985	ANDROSTAPHYLODA URG	KINDINIKOK	4.00 FT
MA	1825	MUSCICOLA AFFINIS	FIELD PINK	4.00 FT
<b>VINES</b>				
CH	5	CAMPIDICACANS	TRUMPET VINE	4.1 FT STAMEN
<b>PERENNIALS/ANNUALS/PERENNIALS/AQUATIC PLANTS</b>				
BC	438	BERBERIS CRISTATA	HEART LEAF BERBERIS	4.1 FT
CA	136	CARDIOPHYLLUM VIRENS	CARDIOPHYLLUM	4.1 FT
CA	137	CARDIOPHYLLUM VIRENS	CARDIOPHYLLUM	4.1 FT
CA	138	CARDIOPHYLLUM VIRENS	CARDIOPHYLLUM	4.1 FT
CA	139	CARDIOPHYLLUM VIRENS	CARDIOPHYLLUM	4.1 FT
CA	140	CARDIOPHYLLUM VIRENS	CARDIOPHYLLUM	4.1 FT
CA	141	CARDIOPHYLLUM VIRENS	CARDIOPHYLLUM	4.1 FT
CA	142	CARDIOPHYLLUM VIRENS	CARDIOPHYLLUM	4.1 FT
CA	143	CARDIOPHYLLUM VIRENS	CARDIOPHYLLUM	4.1 FT
CA	144	CARDIOPHYLLUM VIRENS	CARDIOPHYLLUM	4.1 FT
CA	145	CARDIOPHYLLUM VIRENS	CARDIOPHYLLUM	4.1 FT
CA	146	CARDIOPHYLLUM VIRENS	CARDIOPHYLLUM	4.1 FT
CA	147	CARDIOPHYLLUM VIRENS	CARDIOPHYLLUM	4.1 FT
CA	148	CARDIOPHYLLUM VIRENS	CARDIOPHYLLUM	4.1 FT
CA	149	CARDIOPHYLLUM VIRENS	CARDIOPHYLLUM	4.1 FT
CA	150	CARDIOPHYLLUM VIRENS	CARDIOPHYLLUM	4.1 FT

**NOTES**

- \*\* DENOTES SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT
- ALL MATERIALS AND SPECIFICATIONS SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH STANDARD LANDSCAPE STANDARDS
- PLANTS IN THIS LIST ARE SPECIFIED ACCORDING TO THE CITY STANDARDS FOR PLANTING AND SPECIFICATIONS FOR PLANTING IN CONTAINERS AND PLANTS FOR PLANTING IN THE GROUND SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH STANDARD LANDSCAPE STANDARDS
- ALL PLANT QUANTITIES SPECIFIED BETWEEN AN AND PLANT LIST SHALL BE REFERRED TO THE LANDSCAPE ARCHITECT FOR CONFIRMATION PRIOR TO SUBMITTING BIDS
- ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE SHALL OCCUR WHEN 95% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER

I HEREBY CERTIFY this to be a true and correct copy of Page 14 of 14 to DP 04-2007-01 approved by Richmond City Council on 04/08/05.

DAVID WEBER, Acting City Clerk

JAN 12 2005

DP 04277201

# 3e

3e

DATE: 11/20/04  
DRAWN BY: J. W. WILSON  
CHECKED BY: J. W. WILSON  
SCALE: 1/8" = 1'-0"  
SHEET: 1/10



ITO ASSOCIATES  
LANDSCAPE ARCHITECTS  
3100 Howe Street  
Richmond, BC V6E 2K4  
Phone: (604) 273-7817  
Fax: (604) 273-7818  
E-mail: info@ito.ca

8011 SABA ROAD  
RICHMOND, B.C.

PLANT LIST/  
DETAILS

Scale	1/8" = 1'-0"
Sheet	1/10
Date	11/20/04
Drawn By	J. W. WILSON
Checked By	J. W. WILSON
Scale	1/8" = 1'-0"
Sheet	1/10
Date	11/20/04
Drawn By	J. W. WILSON
Checked By	J. W. WILSON

HEREBY CERTIFY this to be a true and correct copy of  
 4 of 14 to DP 04-22201, approved by  
 Richmond City Council on 7-22-2015.

*[Signature]*  
 AVID WEBER, Acting City Clerk

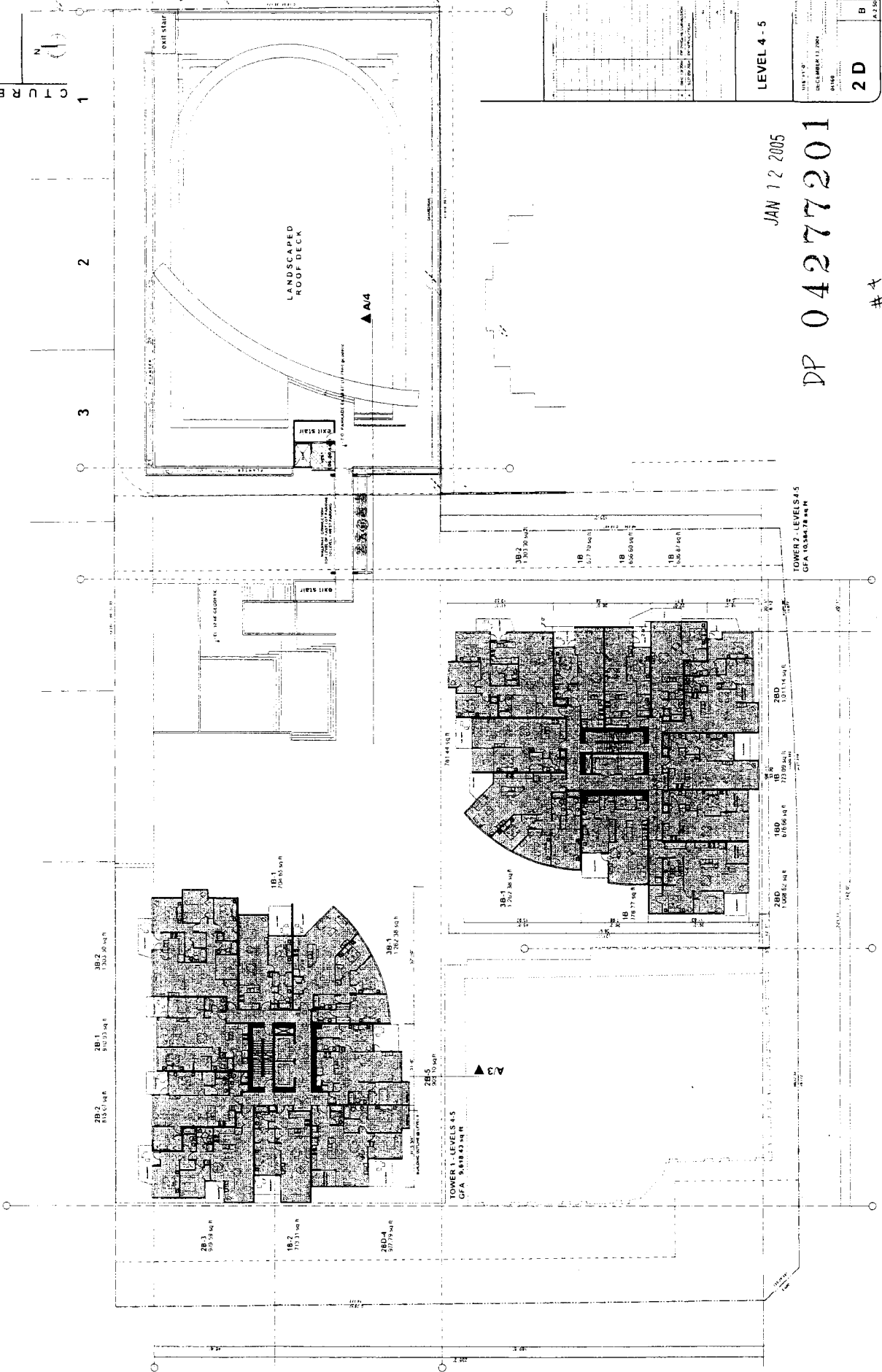
JAN 12 2005  
 DP 04277201  
 #4

LEVEL 4-5

2D  
 B  
 A.2.56

TOWER 2 - LEVELS 4 & 5  
 GFA 10,544.74 sq ft

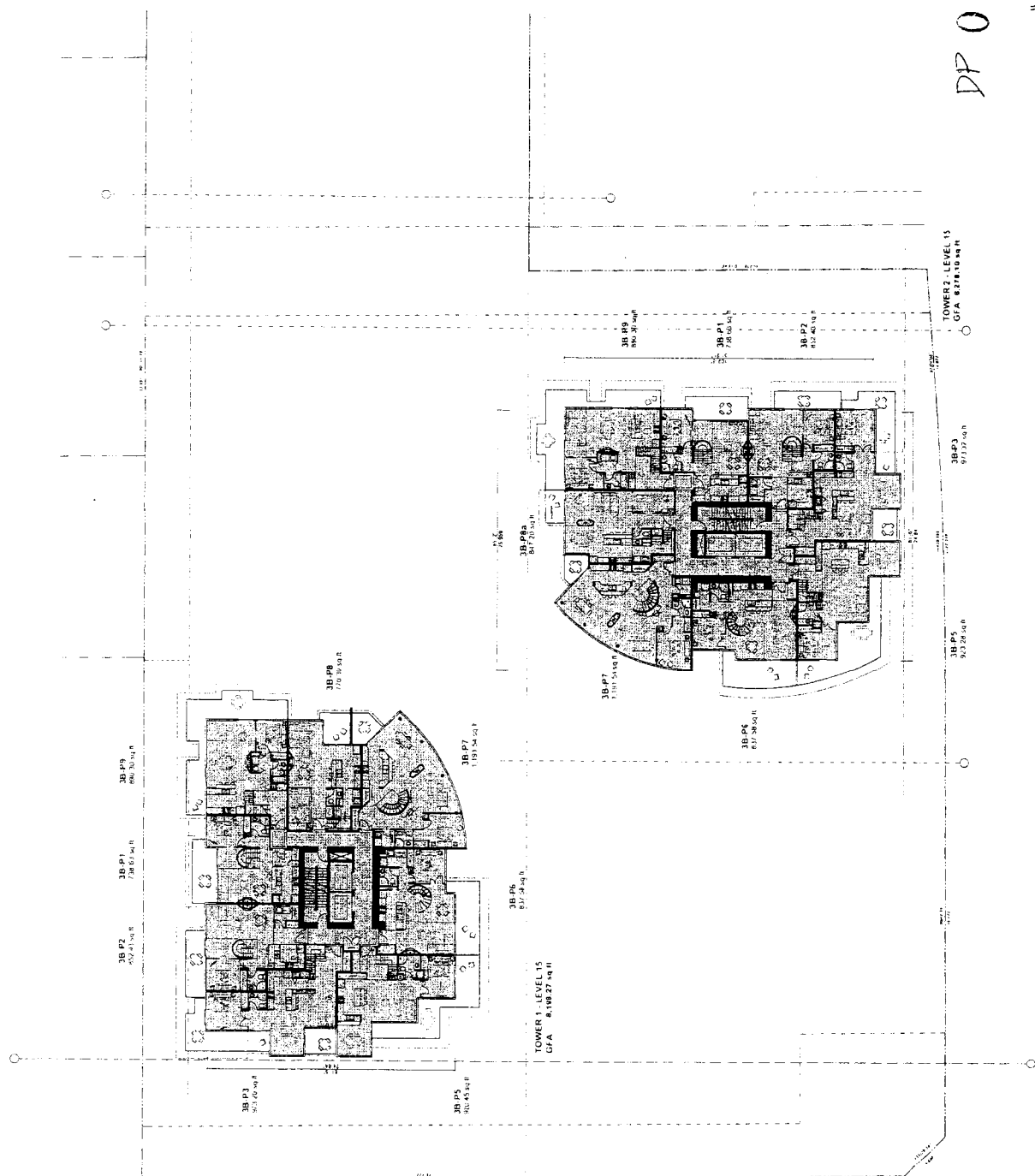
TOWER 1 - LEVELS 4 & 5  
 GFA 5,618.43 sq ft



CTURE INC







JAN 12 2005  
 DP 04277201

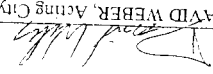
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HEREBY CERTIFY this to be a true and correct copy of  
 6 of 14 to DP 04-277201 approved by  
 Richmond City Council on Feb 28, 2005

DAVID WEBER, Acting City Clerk

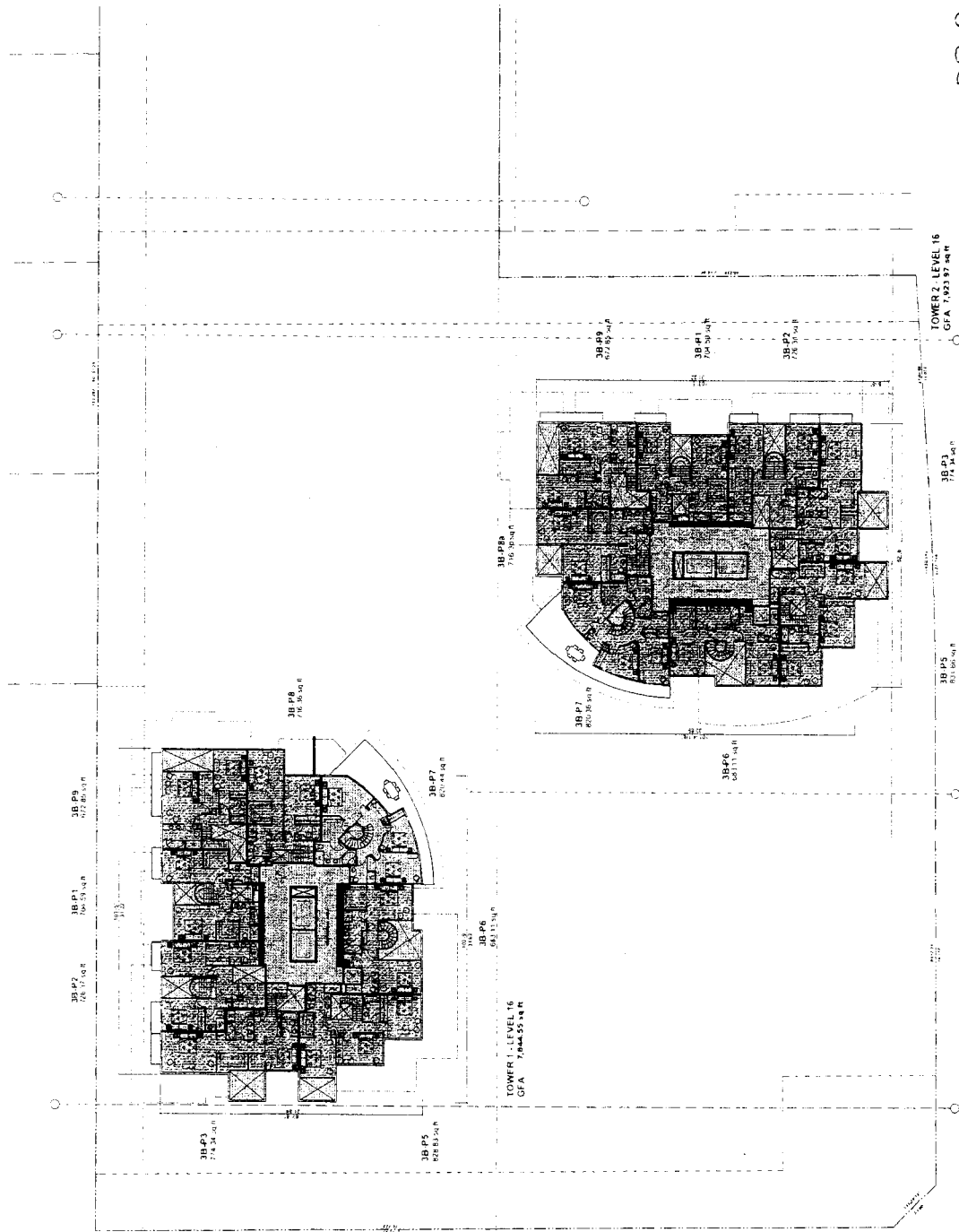
HEREBY CERTIFY this to be a true and correct copy of  
 P of 14 to DP 04-22221 approved by  
 Richmond City Council on 12/28/05

DAVID WEBER, Acting City Clerk

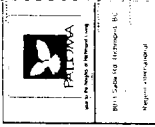


JAN 12 2005  
 DP 04277201

#7



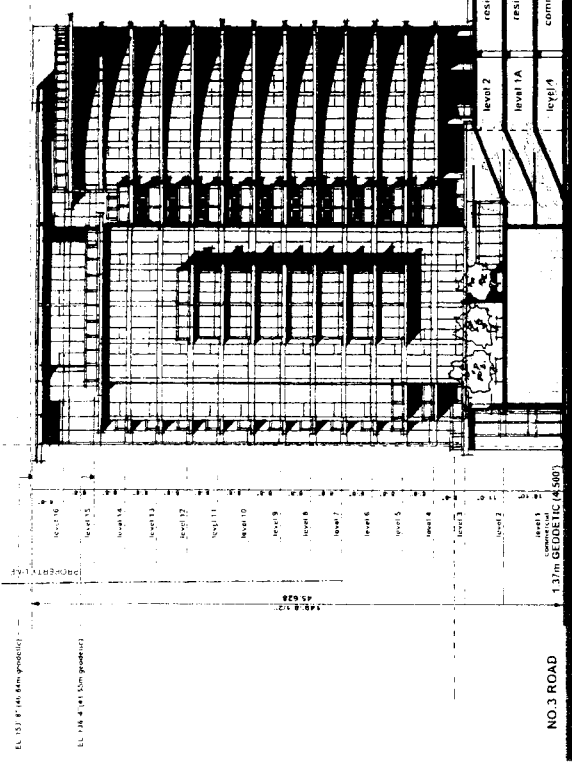
LEVEL 16  
 PENTHOUSE FLOOR  
 SHEET 26  
 B



INTEGRA ARCHITECTURE INC.  
 415 WEST FENDLER ST  
 ANNE ARBOR MI 48106  
 TEL: 734.761.1115  
 F: 734.761.4229  
 E: info@intra.com

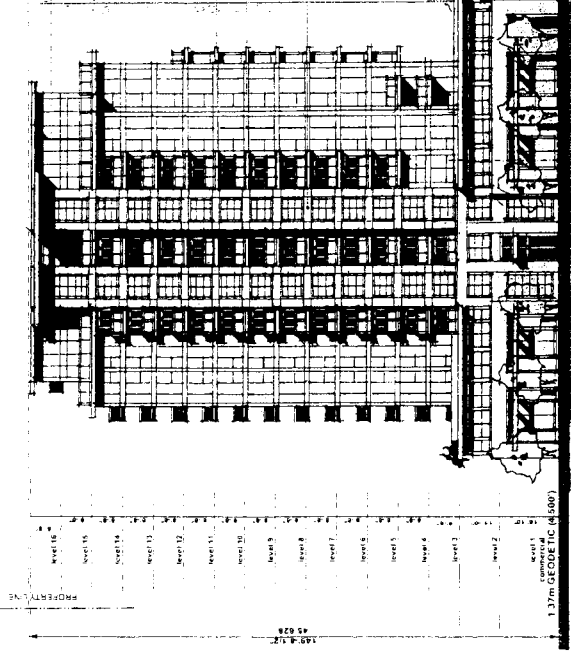


47m GEODETIC (154,200)  
 45m GEODETIC (147,638)



TOWER 1  
 SOUTH ELEVATION / SECTION ACROSS MAIN COURTYARD

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



FINISHES LEGEND:

- (1) WALL UNFINISHED PANELS
- (2) METAL PANELS
- (3) GRANITE PANELS
- (4) CONCRETE CLADDING
- (5) ALUMINUM PANELS
- (6) STONE/FIBER GLASS
- (7) METAL AND GLASS LIVERY

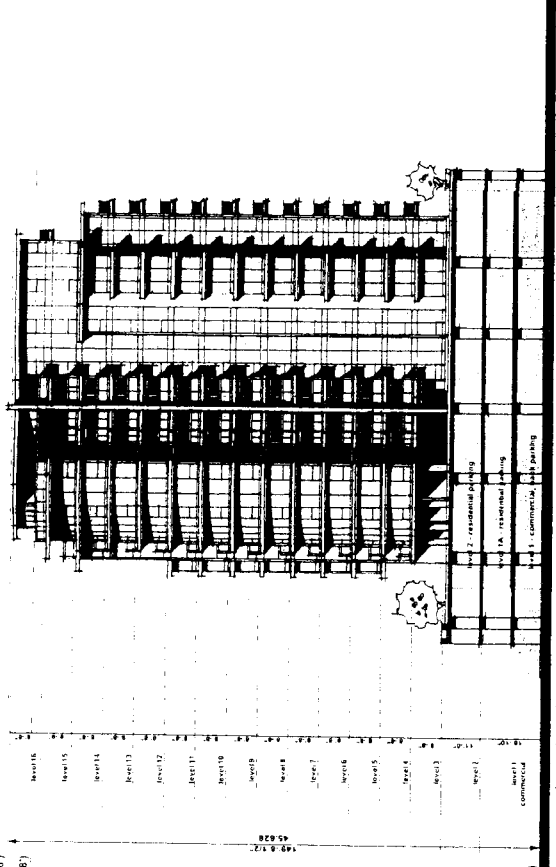
CORNER BUILDING APPROX. PARAPET HT. 39.8' (12.147M)

JAN 12 2012  
 TOWER 1  
 WEST ELEVATION ALONG NO. 3 ROAD  
 DP 04277201  
 #8

I HEREBY CERTIFY this to be a true and correct copy of  
 P 8 of 14 to DP 04-27201 approved by  
 Richmond City Council on Feb 21, 2012  
 DAVID WEBER, Acting City Clerk



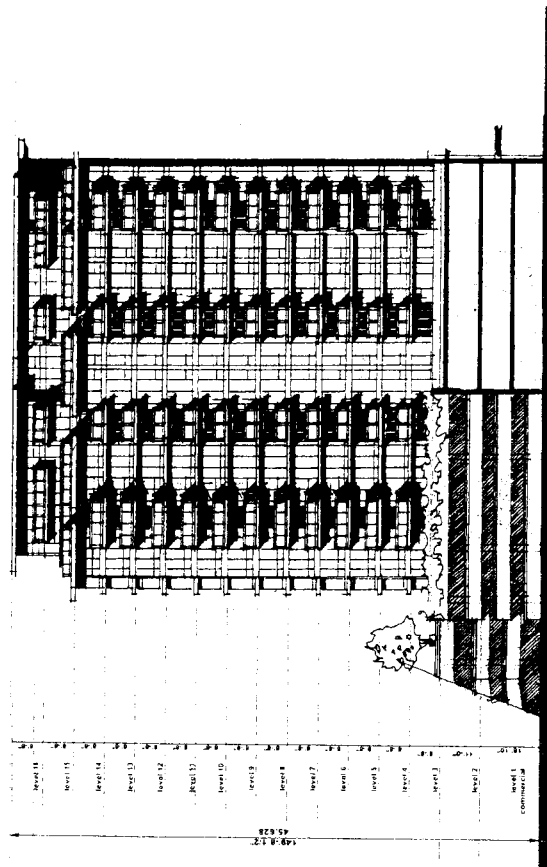
47m GEODETIC (154,200')  
45m GEODETIC (147,638')



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 l of 14 to DP 04-277201 approved by  
Richmond City Council on 14/1/05.

*David Weber*  
DAVID WEBER, Acting City Clerk

JAN 12 2005

DP 0427720

# 9

INTEGRA ARCHITECTURE INC.

418 WELSPER STREET  
WANTONGHUP  
VIC 3085  
P 03 9488 1100  
F 03 9488 2755

118-119  
REVISION 11.2004  
DATE

4 A  
B  
A-1.0

8011 Tullaro Rd - Richmond VIC  
Reggie Architecture  
P 03 9488 1100  
F 03 9488 2755

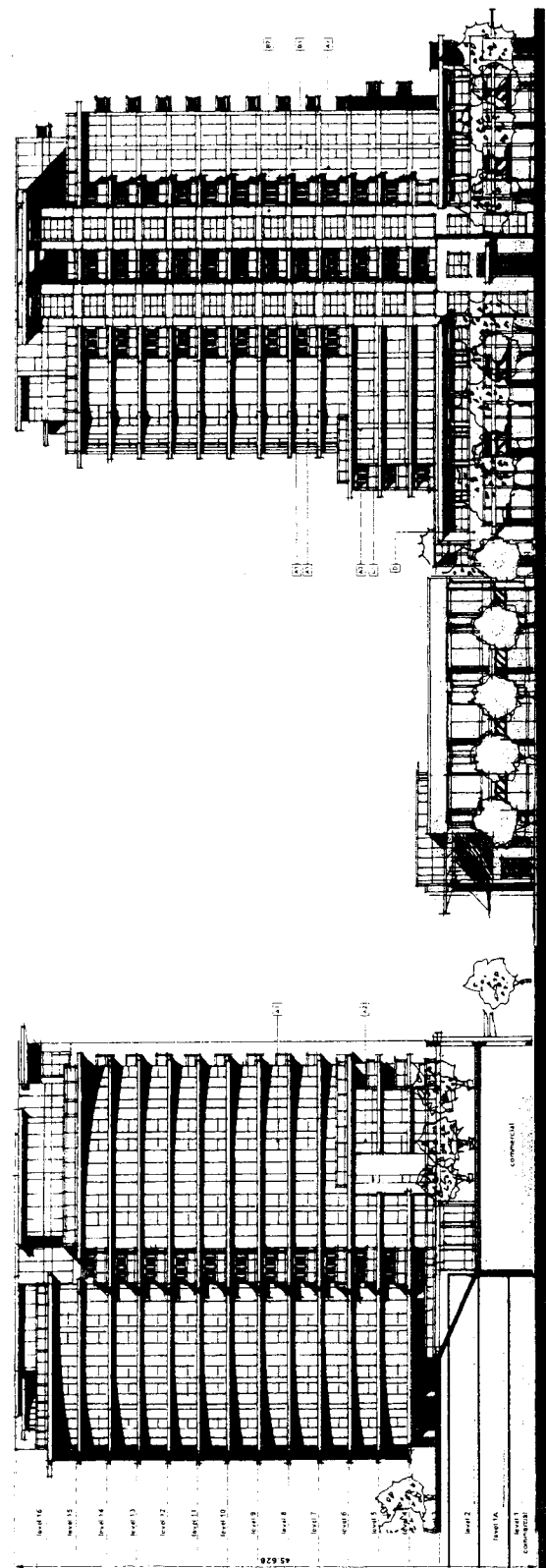
REGGIE ARCHITECTURE  
P 03 9488 1100  
F 03 9488 2755

TOWER 1 ELEVATIONS



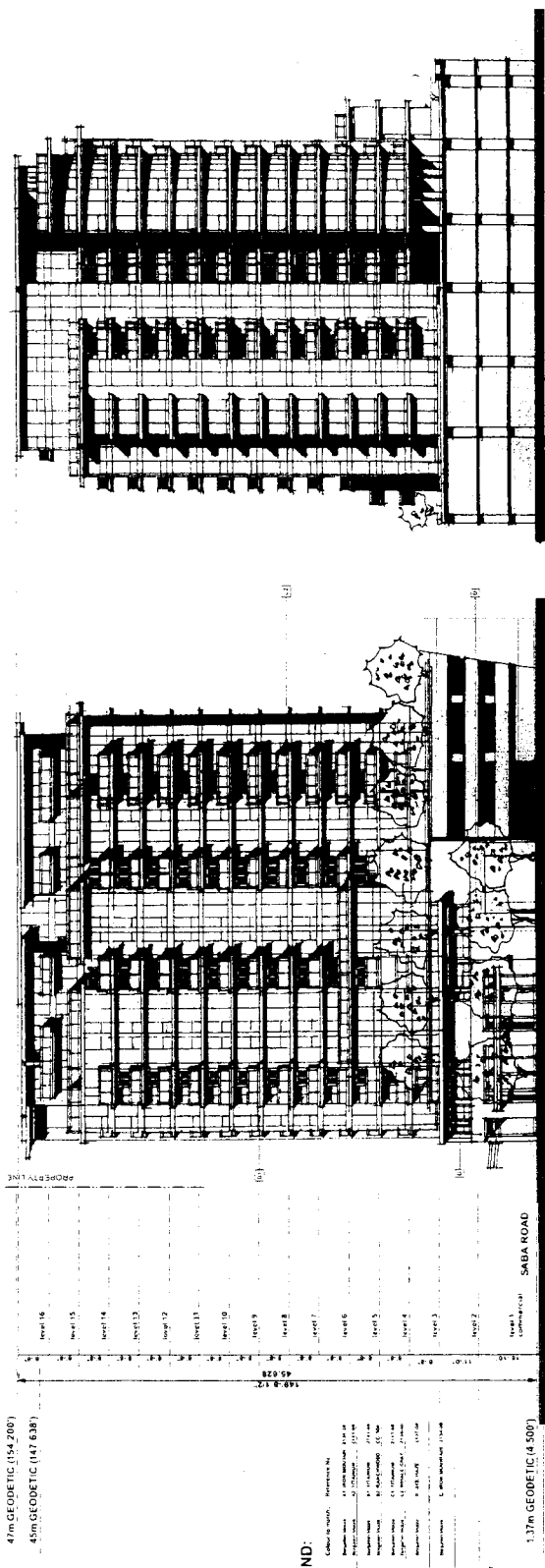
Project: COMMERCIAL  
Client: [Redacted]  
Architect: [Redacted]

NO.	DATE	DESCRIPTION
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100	12/15/04	ISSUED FOR PERMIT



TOWER 2 - WEST ELEVATION

47m GEODETIC (154.200)  
45m GEODETIC (147.638)  
1.37m GEODETIC (4.500)



TOWER 2 - SOUTH ELEVATION

47m GEODETIC (154.200)  
45m GEODETIC (147.638)  
1.37m GEODETIC (4.500)

**FINISHES LEGEND:**

NO.	FINISH	REFERENCE NO.
1	WALL FINISHES	1
2	CEILING FINISHES	2
3	FLOOR FINISHES	3
4	GLASS FINISHES	4
5	PAINT FINISHES	5
6	WOOD FINISHES	6
7	METAL FINISHES	7
8	STONE FINISHES	8
9	PLASTER FINISHES	9
10	CONCRETE FINISHES	10
11	BRICK FINISHES	11
12	TILE FINISHES	12
13	GLASS BLOCK FINISHES	13
14	ALUMINUM CLADDING	14
15	STEEL CLADDING	15
16	METAL AND GLASS CURTAIN	16

JAN 12 2005 # 10

TOWER 2 - NORTH ELEVATION

DP 04277201

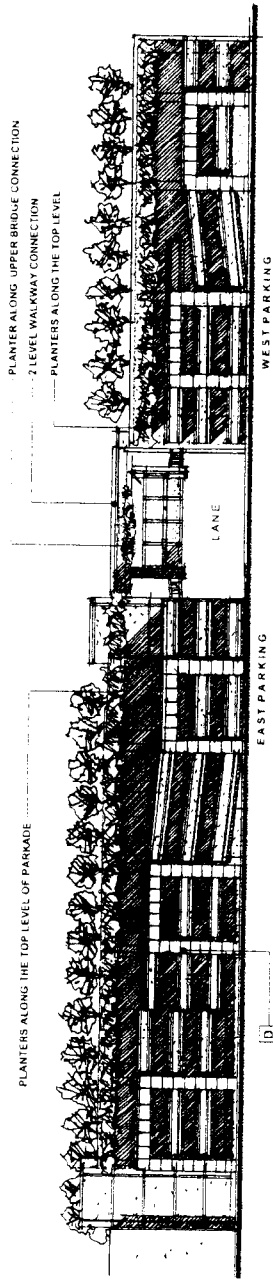
TOWER 2 - EAST ELEVATION

DAVID WEBER, Acting City Clerk  
Richmond City Council on February 10, 2005  
P 10 of 14 to DP 04277201 approved by

I HEREBY CERTIFY this to be a true and correct copy of  
 Part of U- to DP 04 272201 approved by  
 Richmond City Council on 1/12/05.

*David Weber*  
 DAVID WEBER, Acting City Clerk

INTERGRA ARCHITECTURE INC  
 411 WEST PARKER ST  
 WASHINGTON DC 20015  
 P 202 462 4202  
 F 202 462 4203

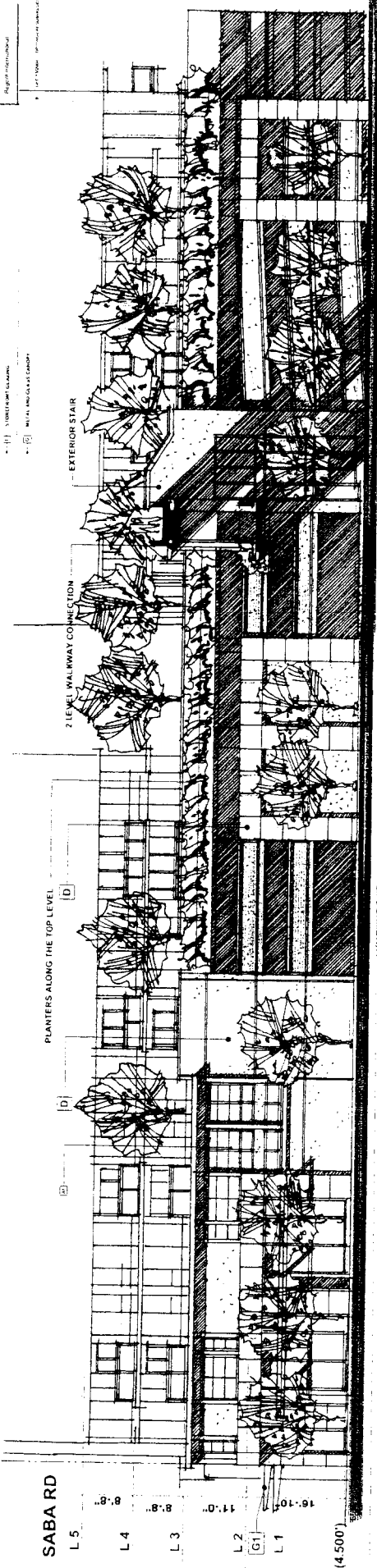


PARKING NORTH ELEVATION ALONG FUTURE LANE  
 SCALE 1/8"=1'-0"

FINISHES LEGEND:

- 1. WALL WINDOW PANELS
- 2. WALL WINDOW PANELS
- 3. WALL WINDOW PANELS
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- 99. WALL WINDOW PANELS
- 100. WALL WINDOW PANELS

PROPERTY LINE



TOWER 2 - PARKING EAST ELEVATION ALONG LANE  
 SCALE 1/4"=1'-0"

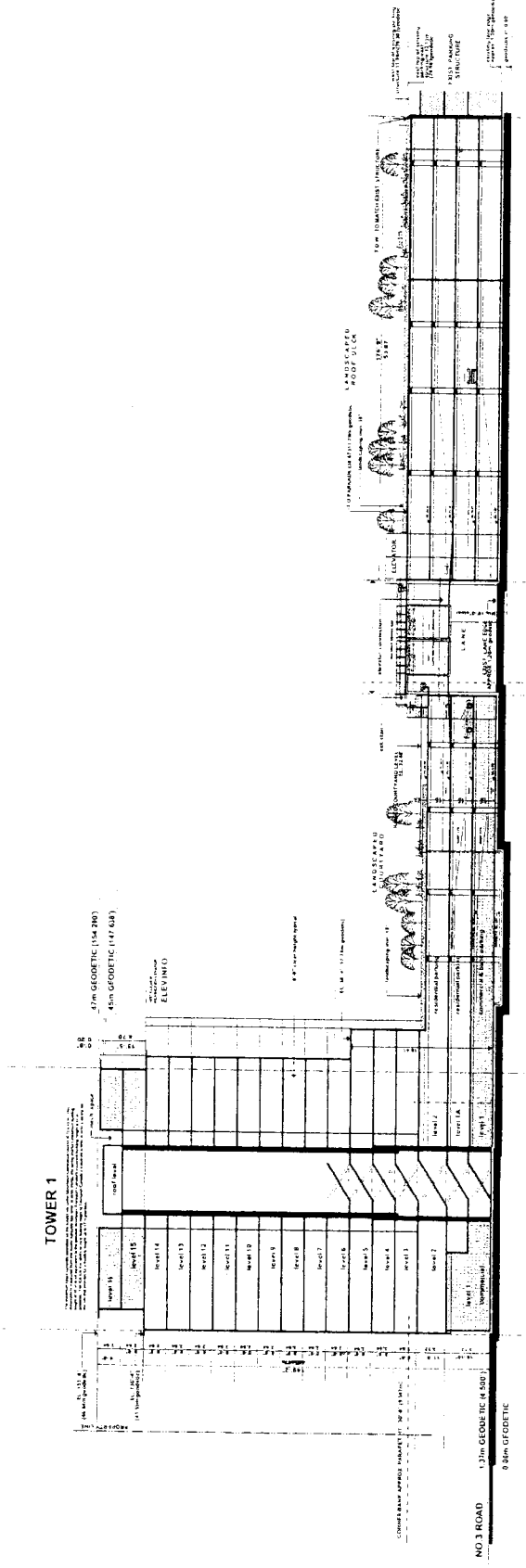
1973-8  
 DECEMBER 13, 2004  
 4C  
 B  
 14.3.00

JAN 12 2005  
 DP 04277201  
 #11

PARKING EXT

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 1/4/2005

*David Weber*  
 DAVID WEBER, Acting City Clerk



SECTION A - SITE SECTION

JAN 12 2005  
 DP 04277201  
 #12

INTEGRAL ARCHITECTURE INC

INTEGRAL ARCHITECTURE INC  
 115 WEST PENNSYLVANIA AVENUE  
 SUITE 1115  
 RICHMOND, VA 23220  
 P 804.644.2100  
 F 804.644.2100

SECTION

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I HEREBY CERTIFY this to be a true and correct copy of  
 P 13 of 14 to DP 04-20001 approved by  
 Richmond City Council on 1/12/05

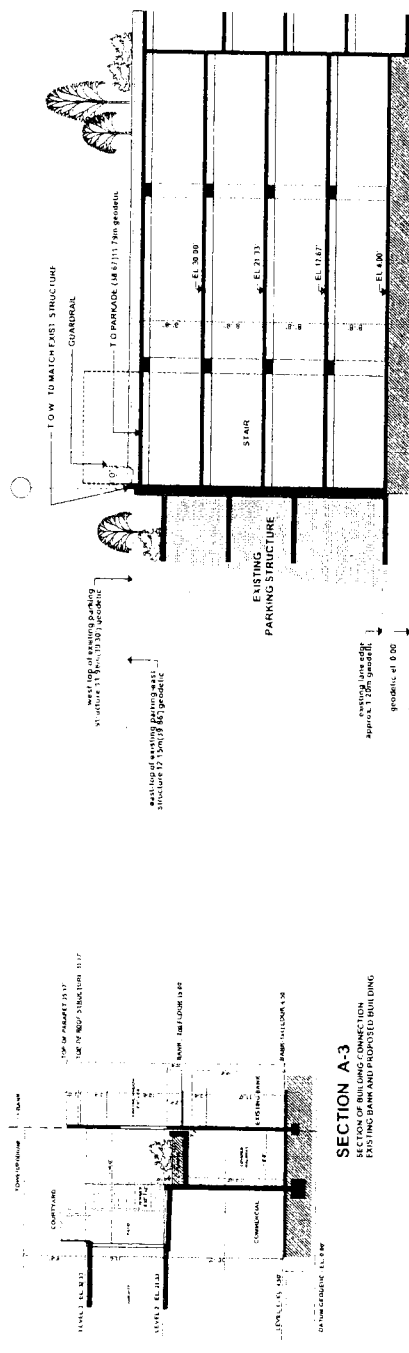
*David Weber*  
 DAVID WEBER, Acting City Clerk

**INTEGRA ARCHITECTURE INC.**  
 4405 ST. PETER ST.  
 ANNANDALE, VA 22028  
 P: 703.448.4220  
 F: 703.448.4228

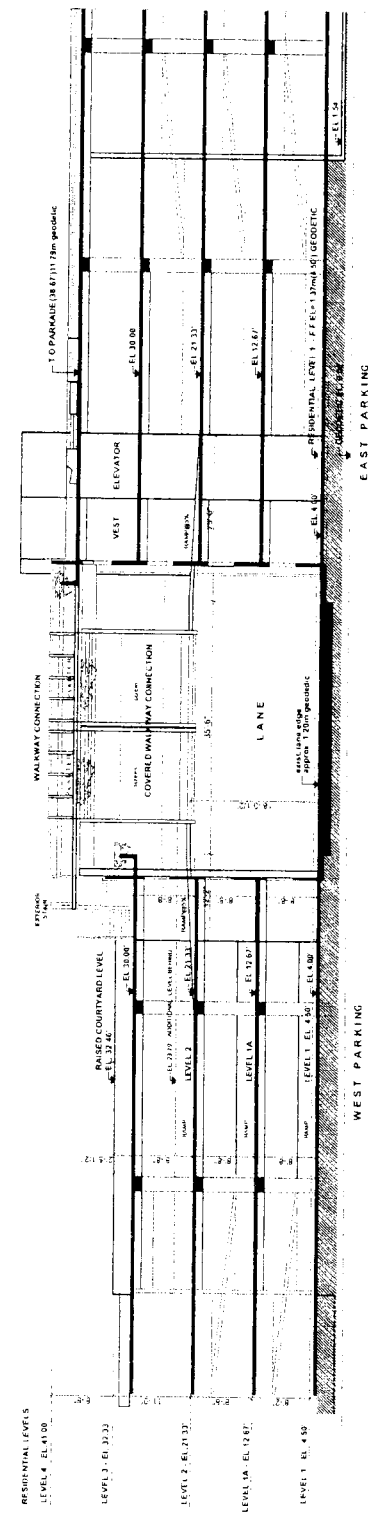
**PANTONIA**  
 801 JEFFERSON HIGHWAY, SUITE 200  
 ANNANDALE, VA 22028  
 P: 703.448.4220  
 F: 703.448.4228

**DETAIL SECTIONS**

REVISIONS  
 5A  
 B  
 A 5.10



**SECTION A-1**  
 CONNECTION EXISTING PARKING STRUCTURE AND PROPOSED WEST PARKING



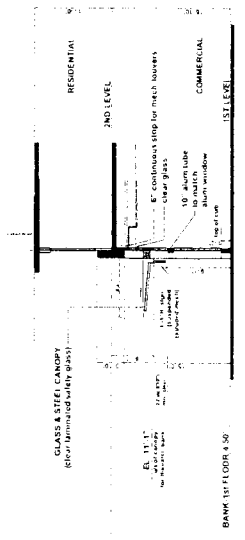
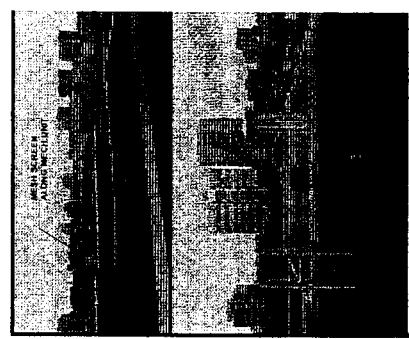
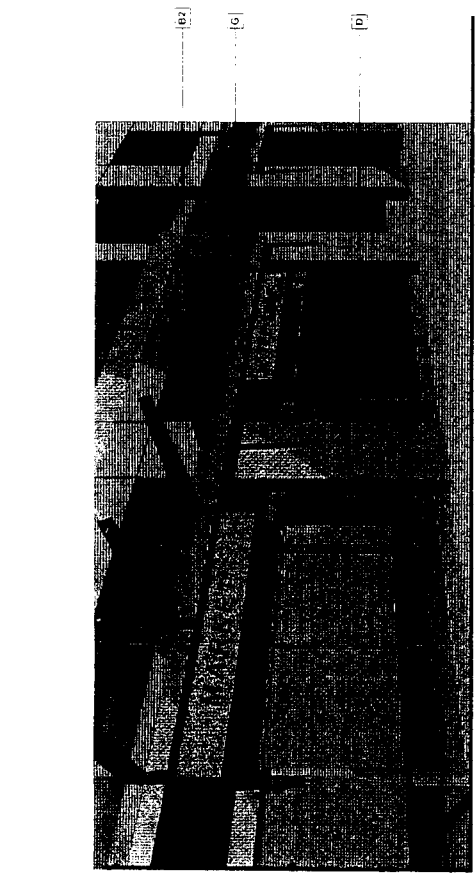
**SECTION A-3**  
 CONNECTION EXISTING PARKING STRUCTURE AND PROPOSED WEST PARKING

JAN 12 2005

DP 04277201

#13

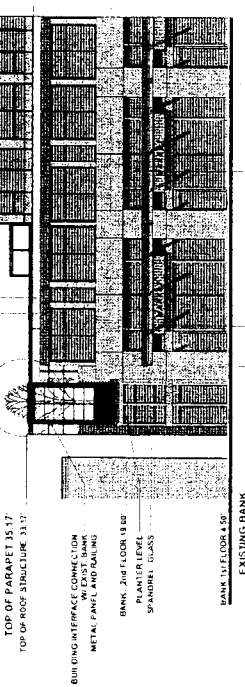
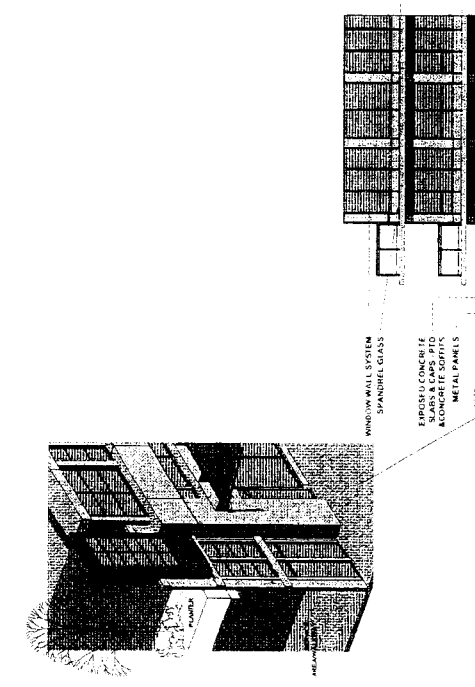
**SECTION A-4**  
 LANE SECTION AT LEVEL WALKWAY CONNECTION



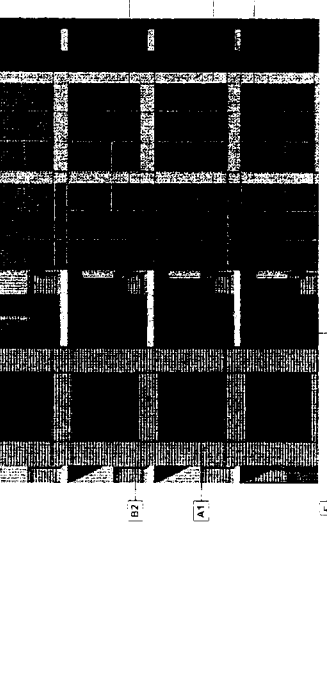
SECTION - CANOPY AND COMMERCIAL STORE FRONT  
 TOWER 2, SOUTH ELEVATION

FINISHES LEGEND:

Code	Material	Notes
(1)	WALL WINDOW PANELS	As indicated on drawings
(2)	WALL PANELS	As indicated on drawings
(3)	SPANDREL PANELS	As indicated on drawings
(4)	CONCRETE CLADDING	As indicated on drawings
(5)	ALUMINUM GLAZING	As indicated on drawings
(6)	STEELFRONT GLAZING	As indicated on drawings
(7)	METAL PANELS	As indicated on drawings



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



DAVID WEBER, Acting City Clerk  
 Richmond City Council on Feb 21, 2005  
 I HEREBY CERTIFY this to be a true and correct copy  
 P 14 of 14 to DP 04-037201 approved by

JAN 12 2005  
 DP 04077201 #14  
 SCREEN AT EXISTING BANK ROOF

INTEGRA ARCHITECTURE INC.

415 WEST PENDER ST  
VANCOUVER BC V6B 1Y5  
TEL: 604.681.1235  
FAX: 604.681.4329

INTEGRA ARCHITECTURE INC.

TRAVELWA

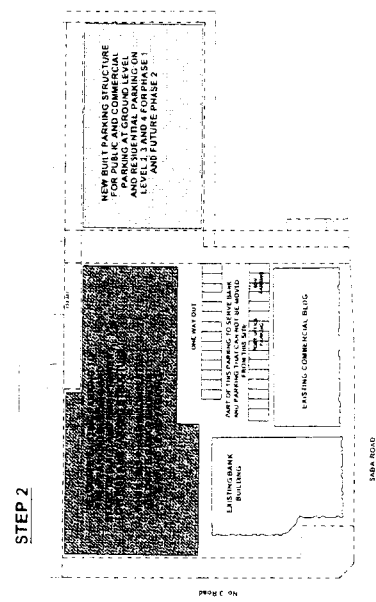
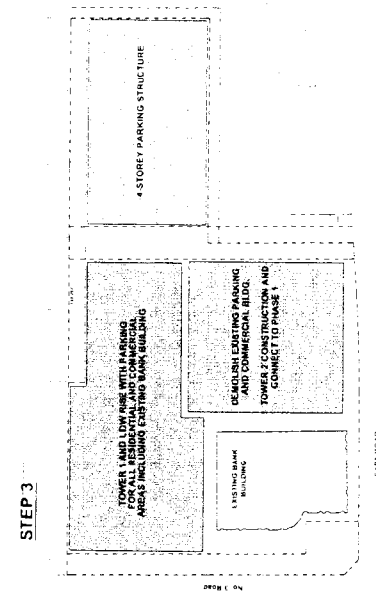
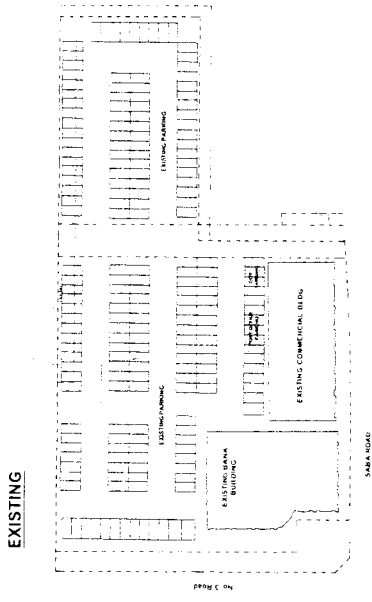
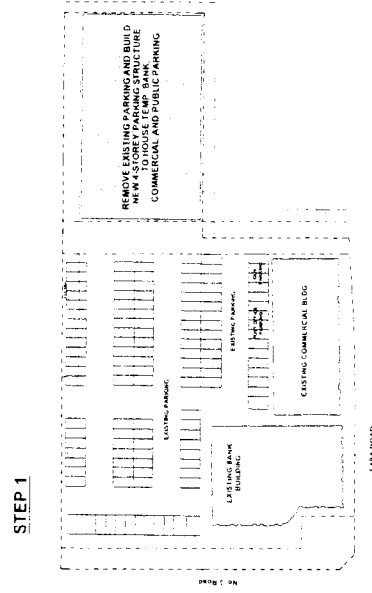
801 - 464-1111 - Vancouver BC  
Regional Representation

RESNET

PARKING DIAGRAM

DATE: DECEMBER 06, 2004

6



REFERENCE  
PARKING PHASES DIAGRAM

I HEREBY CERTIFY this to be a true and correct copy of  
 P 14 of 14 to DP 04-2721 approved by  
 Richmond City Council on 11/14/04  
 DAVID WEBER, Acting City Clerk



## City of Richmond

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

# Development Application Data Sheet

**RZ 04-268939**
**Attachment 3 (page 1)**

Address: 8011 Saba Road AREA A

Applicant: Regent International Developments Ltd. for RFC Holdings Ltd., Inc. No. 390743

Planning Area(s): City Centre

	Existing	Proposed
Owner:	RFC Holdings Ltd., Inc. No. 390743	RFC Holdings Ltd., Inc. No. 390743
Site Size (m <sup>2</sup> ):	5905.9 m <sup>2</sup>	5905.9 m <sup>2</sup>
Land Uses:	residential/commercial	residential/commercial
OCP Designation:	High density mixed-use	High density mixed-use
Area Plan Designation:	Mixed use – high density	Mixed use – high density
702 Policy Designation:	n/a	n/a
Zoning:	C7	CD
Number of Units:	122 residential units	122 residential units
Other Designations:	n/a	n/a

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	n/a	n/a	none permitted
Floor Area Ratio:	Max. 3.0	2.3 FAR	none permitted
Lot Coverage – Building:	Max. 90%	78%	none
Lot Size (min. dimensions):	n/a	5,905.9 m <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



<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
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

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
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

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Off-street Parking Spaces for commercial space:	20	<b>20</b>	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.

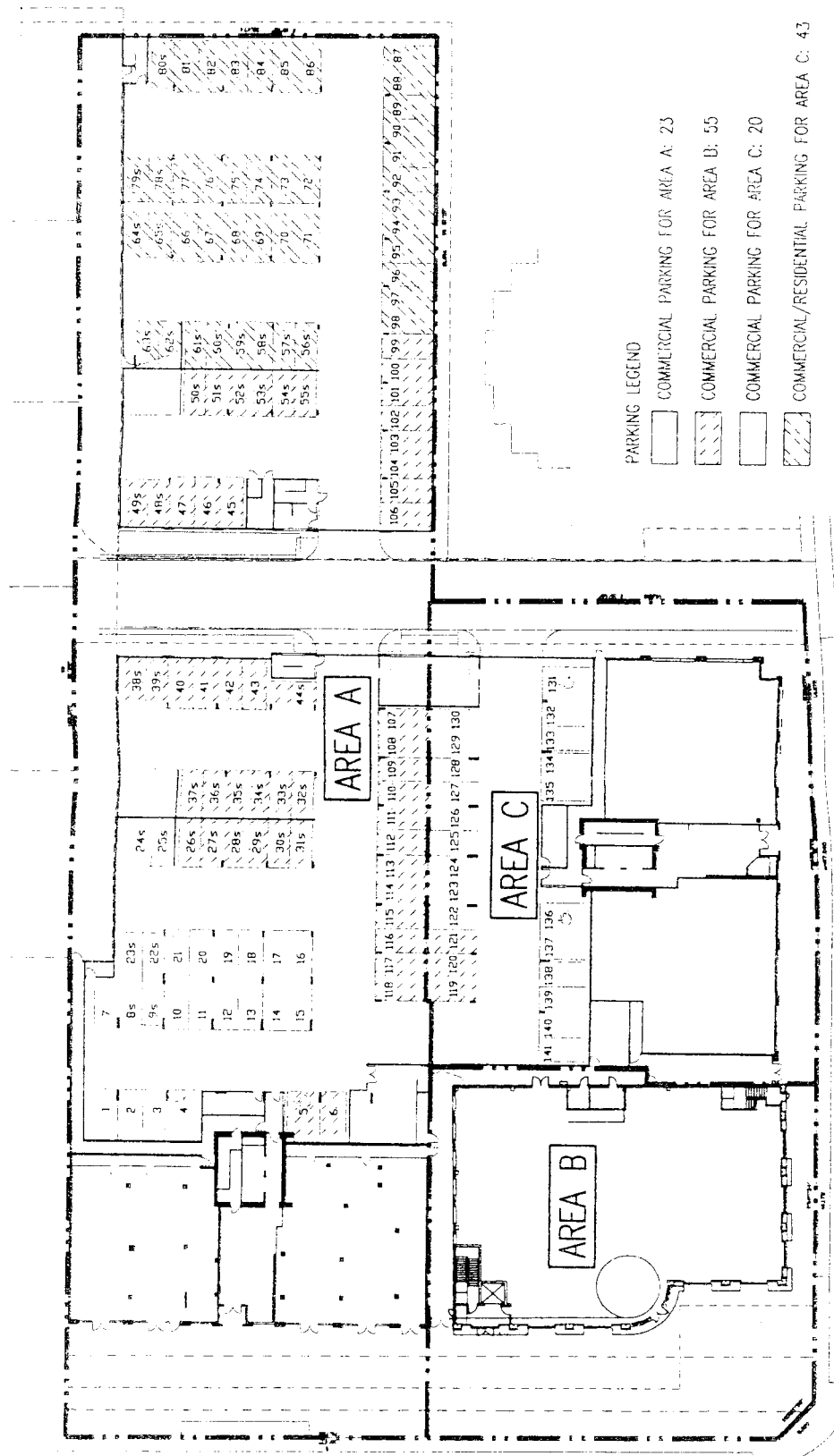
## Staff Technical Comments

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.





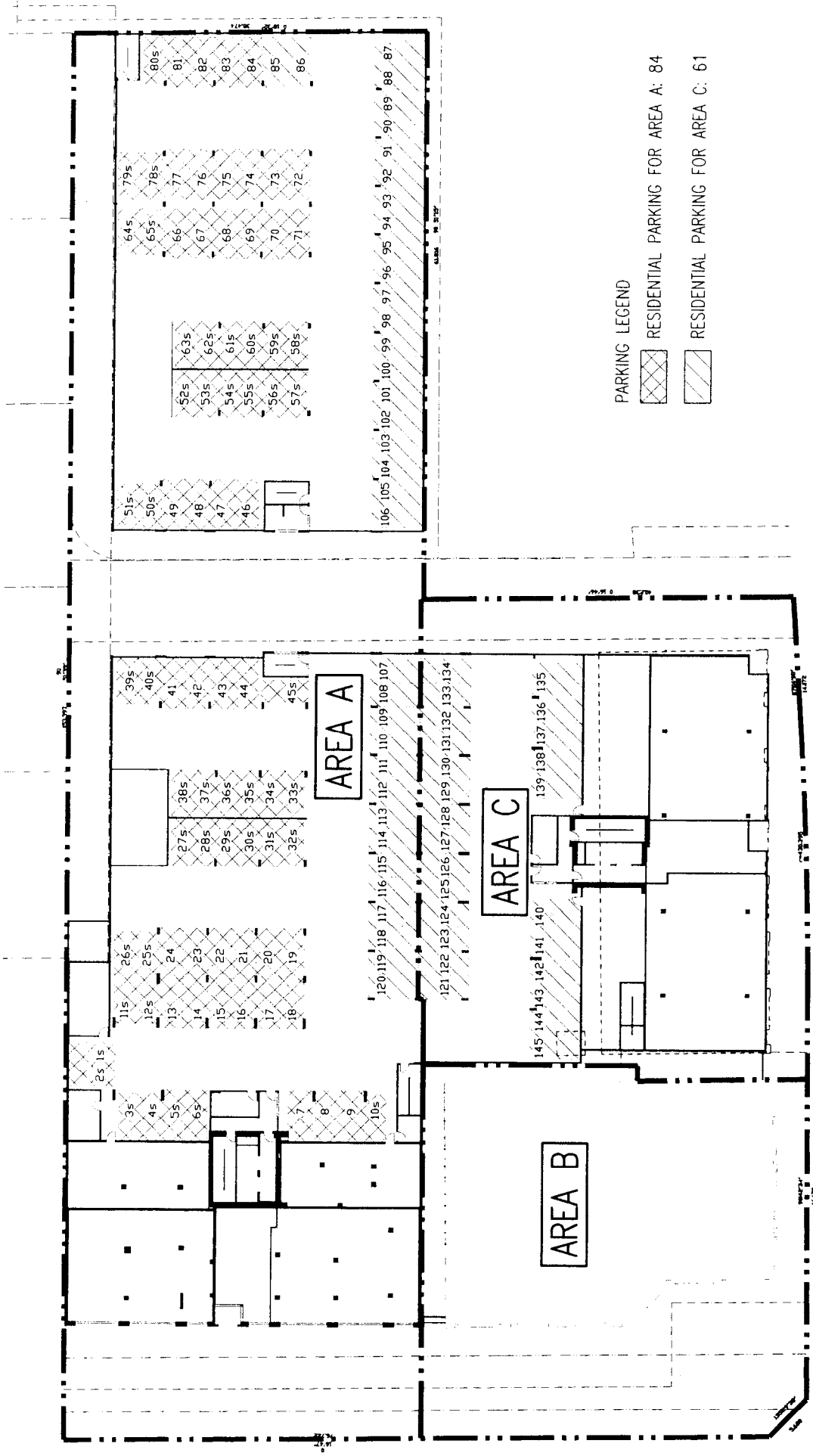
6088 No 3 Road & 8011 Saba Road  
 RZ: 04-268939

**PARKING PLAN: LEVEL 1**

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

NO. 3 R D  
 A D





PARKING LEGEND



RESIDENTIAL PARKING FOR AREA A: 84



RESIDENTIAL PARKING FOR AREA C: 61

PARKING COUNT AT LEVEL 1A

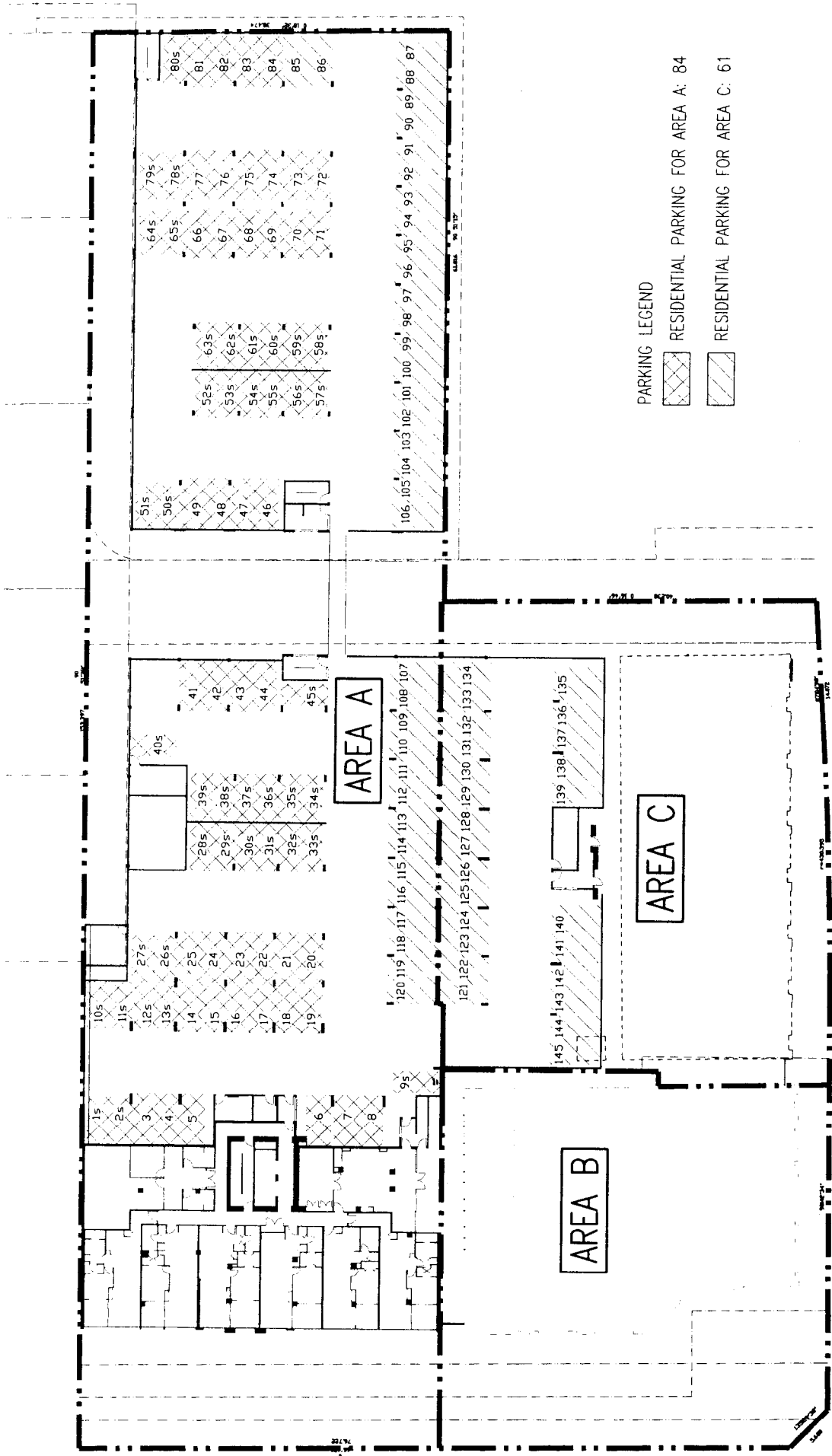
HCP STALLS:	3
REGULAR STALLS:	97
SMALL STALLS:	45
<b>TOTAL FOR LEVEL 1A:</b>	<b>145</b>

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

PARKING PLAN: LEVEL 1A

DATE: SEPTEMBER 28, 2006

REISSUE DATE: NOVEMBER 16, 2006



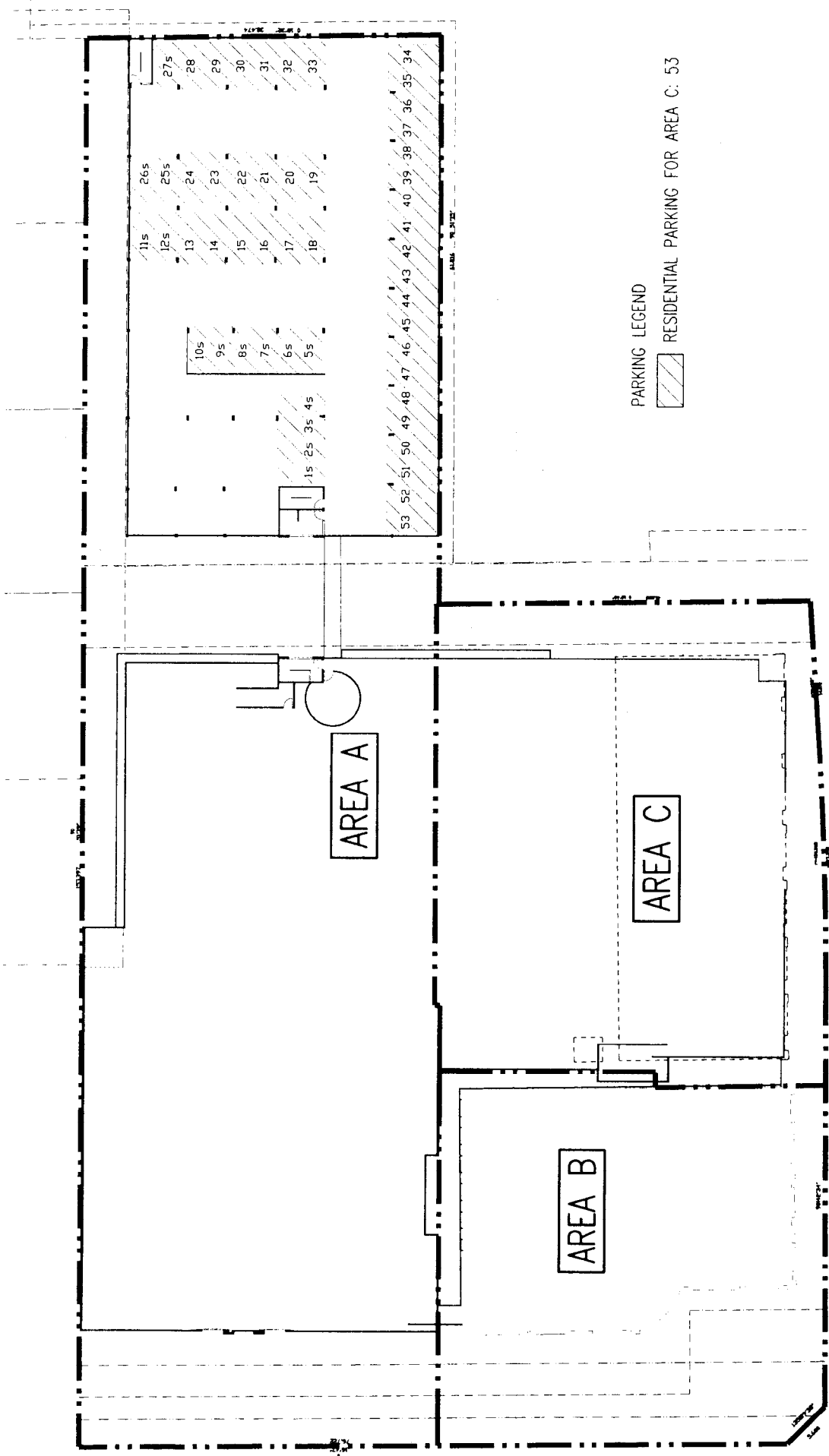
PARKING COUNT AT LEVEL 2

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

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
<b>TOTAL FOR LEVEL 3:</b>	<b>53</b>

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.**



- (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

DEC 11 2006

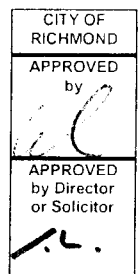
A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



\_\_\_\_\_  
MAYOR

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



<b>To Public Hearing</b>	
Date:	Jan 15, 2007
Item #	5
Re:	Bylaw 2168
_____	

**MayorandCouncillors**

**From:** Webgraphics [webgraphics@richmond.ca]  
**Sent:** Friday, 5 January 2007 3:48 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #103)

## Send a Submission Online (response #103)

## Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&PageMode=Hybrid
Submission Time/Date:	2007-01-05 3:46:53 PM

## Survey Response

Your Name:	Qihua Su
Your Address:	1205-6191 Buswell Street, Richmond, BC, V6Y 4C4
Subject Property Address OR Bylaw Number:	8011 Saba Road and 6088 No.3 Road
Comments:	I am very interested in this hearing because this project is very relavent to my life.

<b>To Public Hearing</b>
Date: <u>Jan 15, 2007</u>
Item # <u>5</u>
Re: <u>Bylaw 8168</u>

**MayorandCouncillors**

**From:** Webgraphics [webgraphics@richmond.ca]  
**Sent:** Friday, 5 January 2007 3:49 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #104)

## Send a Submission Online (response #104)

## Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&amp;PageMode=Hybrid">http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&amp;PageMode=Hybrid</a>
Submission Time/Date:	2007-01-05 3:47:37 PM

## Survey Response

Your Name:	Jingkai Li
Your Address:	1205-6191 Buswell Street, Richmond, BC, V6Y 4C4
Subject Property Address OR Bylaw Number:	8011 Saba Road and 6088 No.3 Road
Comments:	I am very interested in this hearing because this project is very relavent to my life.