



City of Richmond

Report to Committee

To: Planning Committee **Date:** January 30, 2003
From: Joe Erceg **File:** RZ-02-211434
Manager, Development Applications LU-03-223306

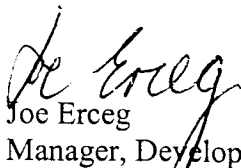
Re: **APPLICATION BY GREAT CANADIAN CASINOS INC. FOR REZONING OF A PORTION of 8811/8831 RIVER ROAD FROM AUTOMOBILE-ORIENTED COMMERCIAL DISTRICT (C6) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/87)**

and

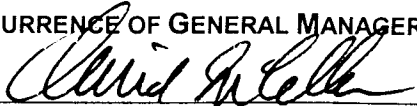
APPLICATION BY CAROUSEL VENTURES LTD. TO AMEND LAND USE CONTRACT 126 OVER 8320, 8340, 8440 BRIDGEPORT ROAD AND 8311, 8351 SEA ISLAND WAY TO PROHIBIT A CASINO AS A PERMITTED USE

Staff Recommendation

1. That Bylaw No. 7484, for the rezoning of a portion of 8811/8831 River Road from "Automobile-Oriented Commercial District (C6)" to "Comprehensive Development District (CD/87)", be introduced and given first reading.
2. That Bylaw No. 7485, which amends "Land Use Contract 126" (Bylaw 3612) in order to exclude a casino use as a permitted use at 8320, 8340, 8440 Bridgeport Road and 8311, 8351 Sea Island Way, be introduced and given first reading.
3. That Bylaw No. 6880, for the rezoning of 8811/8831, 8671, 8840 River Road, 2420 No. 3 Road, Lot 6880 and Lot "G" Duck Island from Automobile-Oriented Commercial District (C6) to Comprehensive Development District (CD/87), be abandoned.
4. That Bylaw No. 6927, for the rezoning of 8320, 8340, 8440 Bridgeport Road and 8311, 8351 Sea Island Way from Land Use Contract 126 to Automobile-Oriented Commercial District (C6) be abandoned.


Joe Erceg
Manager, Development Applications

Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER


Staff Report

Origin

This report addresses two applications to facilitate the relocation of the Great Canadian Casino from its current location at Bridgeport/Sea Island Way to the Bridgepoint Market site on River Road. The applications are proceeding concurrently in order to ensure consistency with Council's current gaming policy which supports only one full service community casino in Richmond. Council adopted this policy on May 29, 2002.

Application 1:

- Great Canadian Casinos Inc. has applied to the City of Richmond for permission to rezone a portion of the Bridgeport Market site (8811/8831 River Road) from Automobile-Oriented Commercial District (C6) to a Comprehensive Development District (CD/87) that is based on the current C6 zone but adds a casino as a permitted use at this site only and does not permit adult video stores, adult paraphernalia stores, pawnbrokers and unregistered massage parlours;
- Although the proposed casino would only be located on 8811/8831 River Road, the development would utilize the adjacent lots for the required parking. Lands included within the development are highlighted in **Attachment 1**;
- The application involves redevelopment of the existing market building with the addition of a hotel and related uses, offices and accessory off street parking;
- The existing marina, office and restaurant/pub will remain on the site and will remain zoned Marina District 2 (MA2);
- The applicant intends to proceed with the construction of the casino, hotel, office and accessory uses as one project and anticipates opening the casino component of the development in February 2004 subject to the necessary development approvals;
- A site plan for the proposed development is included as **Attachment 2**;
- The previous Bylaw No. 6880, which proposed to rezone this area to accommodate the Great Canadian Casino, needs to be abandoned. It received first reading but was referred back to staff for further information at the Public Hearing on August 17, 1998. This bylaw, and rezoning application RZ-98-139241, has been replaced by the current application and is now redundant.

Application 2:

- Carousel Ventures Ltd. has applied to the City of Richmond for permission to amend Land Use Contract 126 over 8320, 8340, 8440 Bridgeport Road and 8311, 8351 Sea Island Way to exclude a casino as a permitted use. A location map is provided as **Attachment 3**;
- Previous Bylaw No. 6927, which proposed to rezone these lots Automobile-Oriented Commercial District (C6), needs to be abandoned. It received first reading but was referred back to staff for further information at the Public Hearing on August 17, 1998. This bylaw, and rezoning application RZ-98-143211, has been replaced by the current application and is also redundant.

Findings Of FactBridgepoint Market site and surrounding properties:

Item	Existing	Proposed
Owners	<p>8811/31 River Road, Lot 6880 - Duck Island and 8840 River Road are owned by the Provincial Government, leased by Port North Fraser and sub-leased to Bridgepoint Developments Ltd. (from 1990 to 2041)</p> <p>8671 River Road, 2420 No. 3 Road and Lot "G" - Duck Island are owned in fee simple by Port North Fraser</p> <p style="text-align: center;">(See Attachment 4)</p>	<p>Great Canadian Casinos is currently acquiring the lease interests on these properties from Bridgepoint Developments Ltd.</p> <p>Great Canadian Casinos Inc.</p>
Applicant	Great Casinos Inc.	N/A
Site Size: <ul style="list-style-type: none"> • 8811/31 River Rd. • 8840 River Rd. • 8671 River Rd. • 2420 No. 3 Rd. • Lot "G" - Duck Island • Lot 6880 - Duck Island 	<ul style="list-style-type: none"> • 3.68 ha (9.09 ac.) • 2.568 ha (6.346 ac.) • .350 ha (0.865 ac.) • .036 ha (.089 ac.) • .121 ha (.30 ac.) • 0.939 ha (2.32 ac.) <p>TOTAL- 7.694 ha (19.01 ac.)</p>	No Change
Land Uses	Marina, Pub/Restaurant, accessory parking, car storage	<p>Hotel, casino, offices and accessory parking</p> <p>Proposed floor area:</p> <ul style="list-style-type: none"> • Hotel: 20,524 m² (220,931 ft²) • Casino: 6,450 m² (69,432 ft²) • Offices: 4,276 m² (46,028 ft²) • Total: 31,250 m² (336,391 ft²) <p>Proposed FSR:</p> <ul style="list-style-type: none"> • Hotel: .55 • Other Uses: .29
OCP Designation	Mixed Use, Conservation Area	No Change
Zoning	Automobile Oriented Commercial District (C6)	Comprehensive Development District (CD/87)

Carousel Ventures site:

Item	Existing	Proposed
Owners	Carousel Ventures Ltd.	No change
Applicant	Carousel Ventures Ltd.	N/A
Site Size <ul style="list-style-type: none"> • 8320 Bridgeport Rd. • 8340 Bridgeport Rd. • 8440 Bridgeport Rd. • 8311 Sea Island Way • 8351 Sea Island Way 	<ul style="list-style-type: none"> • .132 ha (.326 ac) • .128 ha (.315 ac) • .414 ha (1.023 ac) • .183 ha (.452 ac) • .058 ha (.143 ac) <p style="text-align: center;">TOTAL- 0.915 ha (2.26 ac)</p>	No change
Land Uses	Casino and parking	To be determined
OCP Designation	Mixed Use	No change
Zoning	LUC 126	LUC 126 (prohibiting casino as a permitted use)

Surrounding Development

Bridgepoint Market Site:

Surrounding development includes:

- to the north, existing marina and pub/restaurant, Fraser River;
- to the east, light industry;
- to the south, light industry, CPR right-of-way;
- to the west, Fraser River, environmentally sensitive area and aggregate storage yard.

Carousel Ventures Ltd. Site:

Surrounding development includes:

- to the north, light industrial and commercial;
- to the east, vacant land;
- to the south, hotel and vacant land;
- to the west, restaurant and commercial uses.

Staff Comments - Application #1 - Bridgepoint Market Site

Policy Planning

Council Gaming Policy

On May 29, 2002, Council adopted a gaming policy that supports one full service community gaming casino in Richmond which contains a maximum of 30 gaming tables, up to six poker

tables and a maximum of 300 slot machines (**see Attachment 5**). This policy was adopted after a planning process which included public consultation with Richmond residents.

In order to ensure consistency with this policy, relocation of the Great Canadian Casino operation requires the land use contract at its current location at Sea Island Way/Bridgeport Road and No. 3 Road be amended to remove casinos as a permitted use on that site. Carousel Ventures Ltd. which owns the existing casino site has applied to the City to amend the current Land Use Contract (LUC 126) on the site to prohibit casinos as a permitted use.

The BC Lottery Corporation (BCLC) has recognized Council's policy to allow one full service community gaming casino in Richmond. BCLC has advised the City that Great Canadian Gaming Corporation is eligible to be relocated within the City of Richmond as a full service casino (including table games and slot machines) pursuant to Council's adopted casino policy and supports the new site at the Bridgepoint Market property subject to all necessary approvals by the City.

BCLC staff have informed City staff that the Lottery Corporation will require Council approval for any future expansion in the number of slot machines at Bridgepoint.

The Lottery Corporation will also seek Council approval and require the City to seek public input for any future increase in the types of games being offered at Bridgepoint. Council's gaming policy also requires public input prior to any changes in the types of gaming in the City.

Official Community Plan Policies

The subject site is designated as "mixed use" in the City wide Official Community Plan (OCP). The proposed development and uses are consistent with this designation and support OCP goals and policies which seek to:

- strengthen tourism through the "synergistic" location of visitor accommodation and supporting services;
- create a special visitor and entertainment district at the northern end of the City Centre and West Bridgeport area which can take advantage of the riverfront views and major transportation routes;
- improve physical access to the water.

The subject site is immediately adjacent to an environmentally sensitive area associated with the foreshore marsh along river. This area is designated as "Conservation" in the OCP in recognition of the highly productive habitat values associated with the marsh.

Development Permit Area Guidelines

A development permit is required to address form and character of the proposed project. The subject site is also located within a designated Environmentally Sensitive Area (Attachment 3 to Schedule 1 of Bylaw 7100) (City Wide OCP) as amended.

Overall form and character of the development, detailed site planning, building design particularly the relationship to this important riverfront site, pedestrian and vehicle circulation,

and landscape elements will be addressed as part of the development permit review process. Guidelines for the issuance of a development permit which pertain to this development are contained within Sections 9 (General Guidelines), 9.4 (Commercial Use Guidelines) and 9.6 (Environmentally Sensitive Area Guidelines), Schedule 1 of Bylaw 7100 (City Wide OCP) as amended.

Area Plan Policies

The site is located within the Bridgeport Area Plan which recognizes the subject area's strategic importance as well as the significant redevelopment opportunities which exist in the West Bridgeport Area. Area plan policies also seek to:

- work towards incorporating public access to the river through as many areas as possible;
- ensure river front development is integrated with a continuous open space system along the River.

The market site has been vacant and underutilized for many years. The proposed hotel, casino and office development on the site provides an important opportunity to support redevelopment and revitalization efforts of this site and the West Bridgeport area in general.

FREMP Shoreline Classification and Area Designations

The Bridgepoint Market area shoreline has been classified under the Fraser River Estuary Management Program's (FREMP) habitat coding system. The shoreline along the current market building, pub, and waterfront promenade is classified as having low habitat productivity while the marsh area along the western part of the site is classified as having highly productive habitat. Riparian trees and shrubs in this area are important for fish and waterfowl and need to be retained. The applicant has sited proposed walkways and buildings in a manner which respects the environmental sensitivity of the foreshore area.

FREMP area designations recognize agreement between the City, harbour authorities and Federal and Provincial ministries responsible for fisheries, environment, parks and Crown lands on acceptable foreshore uses. The marsh area has been designated as "Conservation" which recognizes existing habitat values. The foreshore of the existing market building, pub and promenade is designated as "Water Oriented Residential/Commercial". The proposed development is consistent with these designations.

Parks

Parks staff recognize the strategic importance of this site in terms of providing an important amenity, node and connection to the City's public trail network. The existing waterfront promenade which was constructed on part of the site in conjunction with the original market and marine related development has provided important public access to the waterfront. Envisioned for this area is a trail system that maximizes opportunities for public access along the North Arm waterfront and provides connections to other areas and trails in the Bridgeport area.

Key goals from a parks and trails perspective are to:

- continue and connect the Bridgeport Trail at Van Horne Way to the waterfront;
- ensure continued public access in front of the former Bridgepoint Market.

This development provides an important opportunity to add to the City's overall waterfront trail system by extending and securing public access along the waterfront and connecting to the Bridgeport Trail through the extension of Garden City Road to River Road.

The City's proposed waterfront amenity strategy also envisions the subject site as a significant component of the City's riverfront and a key focus for recreation both on and along the river's edge. The strategy recognizes the Bridgepoint Market site as an opportunity for an important waterfront activity node which will be linked by a continuous public walkway.

The applicant is proposing to integrate a continuous public walkway along the waterfront of the entire site as well as public plaza and open space areas. Registration of a 5 m wide right-of-way for public access along the waterfront and public rights of way over the existing pier and the proposed "public plaza area" and "open space area" as highlighted on **Attachment 6** will be a condition of final reading of the rezoning bylaw. Detailed planning and design of the waterfront walkway will occur as part of the development permit process and the preparation of a servicing agreement to support this development.

Transportation

As a condition of rezoning, Great Canadian Casinos will be responsible for:

- land dedication and acquisition as necessary to assemble the required right-of-way (24.0 m) for the Garden City Road Extension project, from Van Horne Way to River Road;
- construction of the above roadway to City arterial road standards, from Bridgeport Road to River Road with the applicant responsible for all works related to the construction of the ultimate four-lane roadway;
- concluding a crossing agreement with CP Rail for the new roadway at the existing rail tracks.

Proposed Phasing Plan

The proponent has agreed to the following phasing plan:

- construction of two lanes of Garden City Road (to the City's full urban standard on one side of the road) upon opening day of the casino (tentatively scheduled for February, 2004 as advised by the applicant);
- complete construction of two remaining lanes of Garden City Road and the full improvements to the City's full urban standard across the entire 24.0 m right-of-way to be carried out at the same time as the roadworks associated with the future Bridgeport area rapid transit station, or three years from opening day of the casino (February, 2007), whichever comes first.

Parking

According to information supplied by the applicant's traffic consultant, the proposed parking supply of 1,366 spaces is in excess of the estimated parking demand of 1,208 spaces. Staff support the proposed parking supply. Much of the proposed parking is to be located on lots adjacent to the market site. The applicant will be required to register covenants on the titles of these adjacent properties in order to ensure that they are used for the required parking to support the proposed development.

Proposed Rapid Transit Route

The West Bridgeport area will be influenced by the proposed rapid transit line connecting Richmond, the airport and Vancouver. While no definitive route alignments have been identified, the area will likely be the location for a station, potential park and ride and transit facility. The City has facilitated a meeting between Great Canadian Casinos and Translink to discuss potential impacts and development opportunities of the rapid transit line on the area in general and on the Bridgepoint Market site south of River Road in particular. Great Canadian Casinos and Translink will continue to explore these opportunities.

Engineering, Utilities and Services

Prior to final reading of the rezoning bylaw, the following must be in place:

- registration of a revised 20 m dyke right-of-way, discharging unneeded portions of the existing dyke right-of-way;
- the applicant entering into a servicing agreement with the City to include:
 - dedication, design and construction of Garden City Road. Upgrading would commence north of Bridgeport, connecting through to River Road. Exact design details to be provided by the Transportation Department, but will be to the City's current arterial road standards, with street trees and decorative street lights;
 - dedication of a 5 m wide waterfront walkway (much of this will also be part of the dyke right-of-way) and a public right-of-way over the proposed public plaza, open space area and existing pier. The walkway is to be designed, constructed and maintained to acceptable City standards via the City's servicing agreement and will include, but not be limited to the following elements as determined by City staff:
 - high quality surface treatment;
 - seating and viewing opportunities;
 - adequate lighting;
 - relocation of existing watermains to service the development;
 - design and construction of a new street lighting system on River Road to current City standards (eg. Type 3 luminaires).

Staff Comments - Application #2 - Carousel Ventures Ltd. Site

Amending the land use contract of the existing casino site owned by Carousel Ventures Ltd. is necessary to ensure consistency with Council policy which states that only one full service

community gaming casino be permitted within the City. Carousel Ventures Ltd. has co-operated with Great Canadian Casinos and has applied for an amendment to delete casinos as a permitted use in the current Land Use Contract (LUC 126) as it applies to this site.

Policy Planning

The site is designated for “mixed uses” in the City OCP. The proposed amendment to LUC 126 is consistent with this designation which supports a range of commercial and business related uses. It is our understanding that Carousel Ventures Ltd. will be pursuing longer range planning and development options for their properties in the future. Discharge of the Land Use Contract over the Carousel Ventures Ltd. properties will be considered in conjunction with a more comprehensive rezoning application in the future.

Engineering, Utilities and Services

There are no engineering, utilities and service requirements that are associated with this application to amend Land Use Contract 126.

Transportation

There are no City transportation requirements that are associated with this application to amend Land Use Contract 126.

Analysis

Both applications are consistent with overall OCP policies and area plan goals for the West Bridgeport area.

The relocation of the Great Canadian Casinos to the Bridgepoint Market site and the concurrent amendment to the Land Use Contract on the existing casino site which removes casinos as a permitted use ensure consistency with Council’s gaming policy of supporting only one full service casino in Richmond.

The proposed hotel, casino and office uses on the Bridgepoint Market site provide:

- an opportunity to revitalize a very high profile and landmark building and site which have been vacant for many years;
 - a potential catalyst for future re-development and re-investment in the area;
 - an important opportunity to enhance a strategic component of the City’s waterfront and secure additional public waterfront access;
 - an opportunity for construction of Garden City Road north of Bridgeport Road through to River Road which is an important link in the City’s overall transportation system.
- Attachment 6** highlights these two key amenities/infrastructure improvements which are proposed as part of this development.

Staff recommend that a Comprehensive Development District be used for this proposal. The proposed CD/87 is based on the City’s existing Automobile-Oriented Commercial District (C6)

but adds a casino as a permitted use on this site only and does not permit adult video store, adult paraphernalia store, pawnbroker and unregistered massage parlours (body painting/body-rub studios) because of the public use in the area. A similar Comprehensive Development District was introduced with the previous application on the Bridgepoint Market site (RZ-98-139241). Bylaw No. 6880 received first reading but was referred to staff for further information at the Public Hearing on August 17, 1998. Staff are recommending that this previous bylaw be abandoned and that the lands highlighted in **Attachment 7** be rezoned to CD/87.

Staff also recommend that Land Use Contract 126 be amended to exclude a casino as a permitted use on the Carousel Ventures site. Carousel Ventures anticipate approaching the City in the future with a comprehensive development plan and rezoning for the site. Repeal of the entire Land Use Contract (LUC 126) for their site would occur in conjunction with a future rezoning of the Carousel Ventures site. Therefore, previous Bylaw No. 6927, which proposed to rezone these lots Automobile-Oriented Commercial District (C6) via rezoning application RZ-98-143211, needs to be abandoned.


Financial Impact

None.

Conclusion

The proposed rezoning and land use contract amendment are consistent with general land use goals and objectives for the area as well as Council's casino gaming policy.

Staff recommend that the accompanying zoning and land use contract amendment bylaws be introduced and given first reading.



Rob Innes
Planner

RI:ri

Requirements prior to final reading of the rezoning bylaw include:

- entering into a Servicing Agreement with the City to include:
 - dedication, design & construction of Garden City Road including:
 - land dedication and acquisition as necessary to assemble the required right-of-way (24.0 m) from Van Horne Way to River Road;
 - construction of Garden City Road to City arterial road standards, from Bridgeport Road to River Road;
 - registration of public rights of way including a 5 m wide waterfront walkway, the existing pier and proposed public plaza and open space areas
 - design, construction and maintenance to acceptable City standards of the waterfront walkway including, but not be limited to the following elements:
 - high quality surface treatment;
 - seating and viewing opportunities;
 - adequate lighting;
 - relocation of existing watermains to service the development;
 - design and construction of a new street lighting system on River Road to current City standards;

...over

- concluding a crossing agreement with CP Rail for the new Garden City Road extension at the existing rail tracks in order to service the development;
- registration of covenants on the titles of adjacent properties which are intended to be used to provide the required accessory parking for the project;
- registration of a revised 20 m dyke right-of-way, discharging unneeded portions of the existing dyke right-of-way.

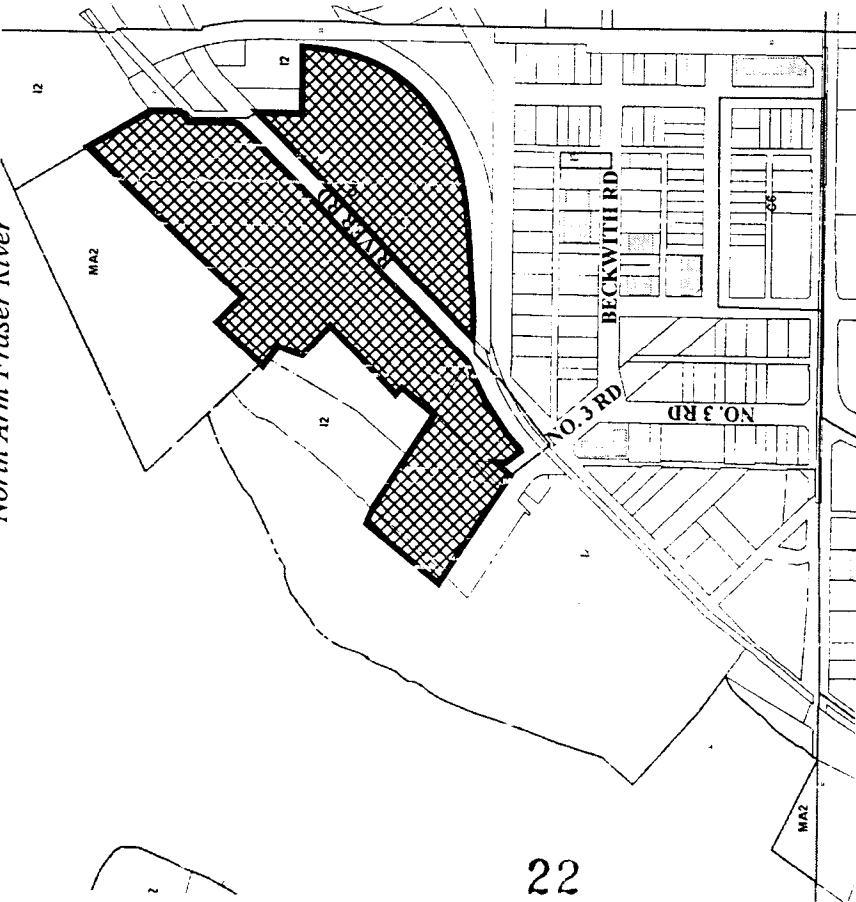
List of Attachments

1. Location Map-Application #1 - Bridgepoint Market Site and Surrounding Properties
2. Proposed Site Plan-Application #1- Bridgepoint Market Site
3. Location Map-Application #2 - Carousel Ventures Ltd.
4. Bridgepoint Market Site and Surrounding Properties' Addresses (Application #1)
5. Council Gaming Policy
6. Proposed Amenities/Infrastructure Improvements-Application #1-Bridgepoint Market Site
7. Lands Recommended for Rezoning to CD/87

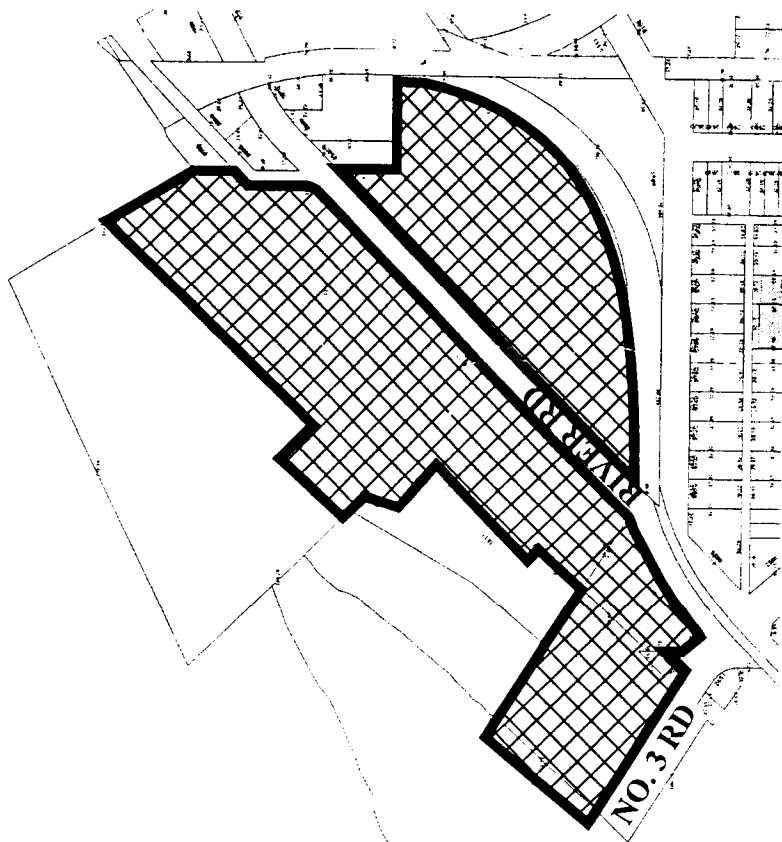


City of Richmond

North Arm Fraser River



North Arm Fraser River

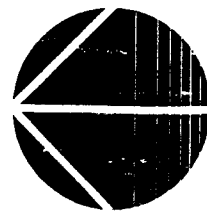


RZ 02-211434

Original Date: 08/12/02

Revision Date: 01/29/03

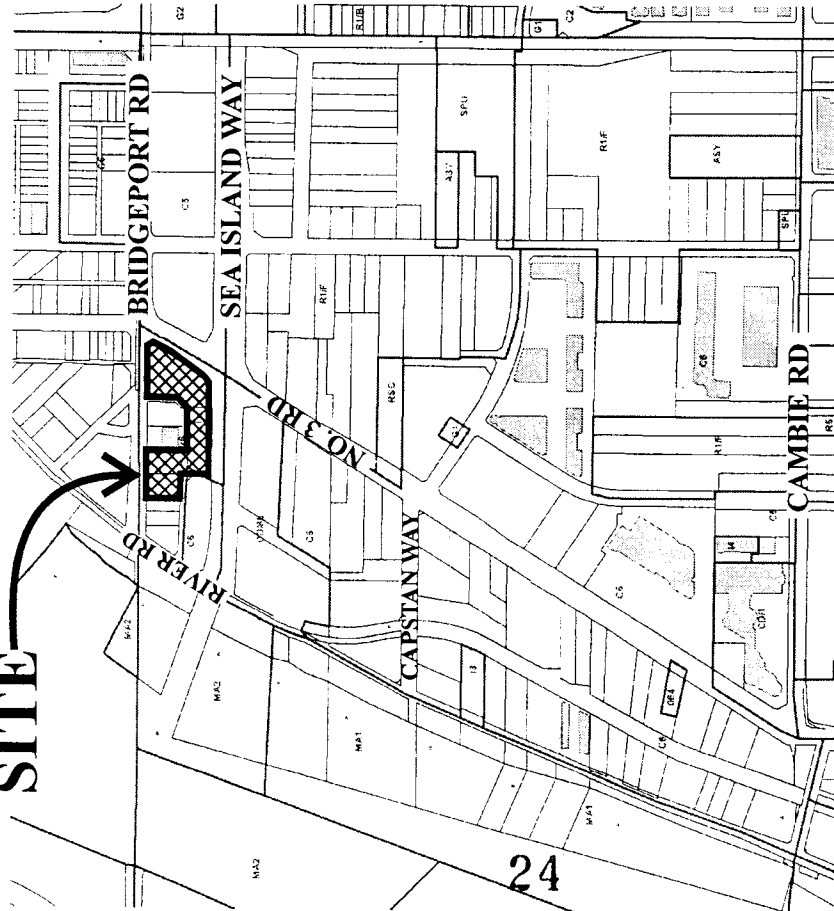
Note: Dimensions are in METRES



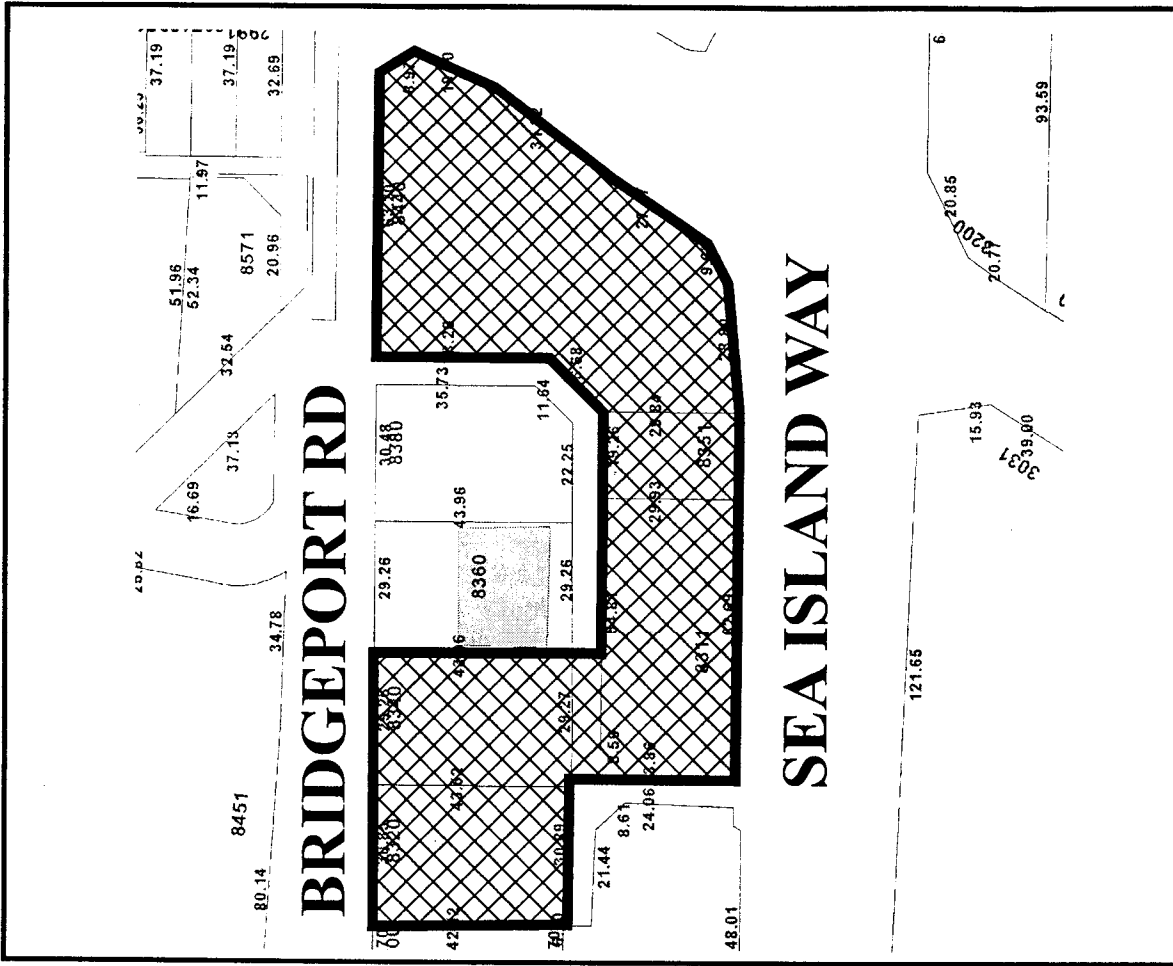


City of Richmond

SITE



24

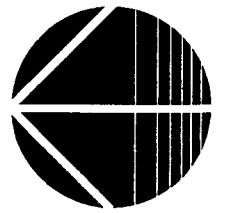


Original Date: 01/30/03

Revision Date:

Note: Dimensions are in METRES

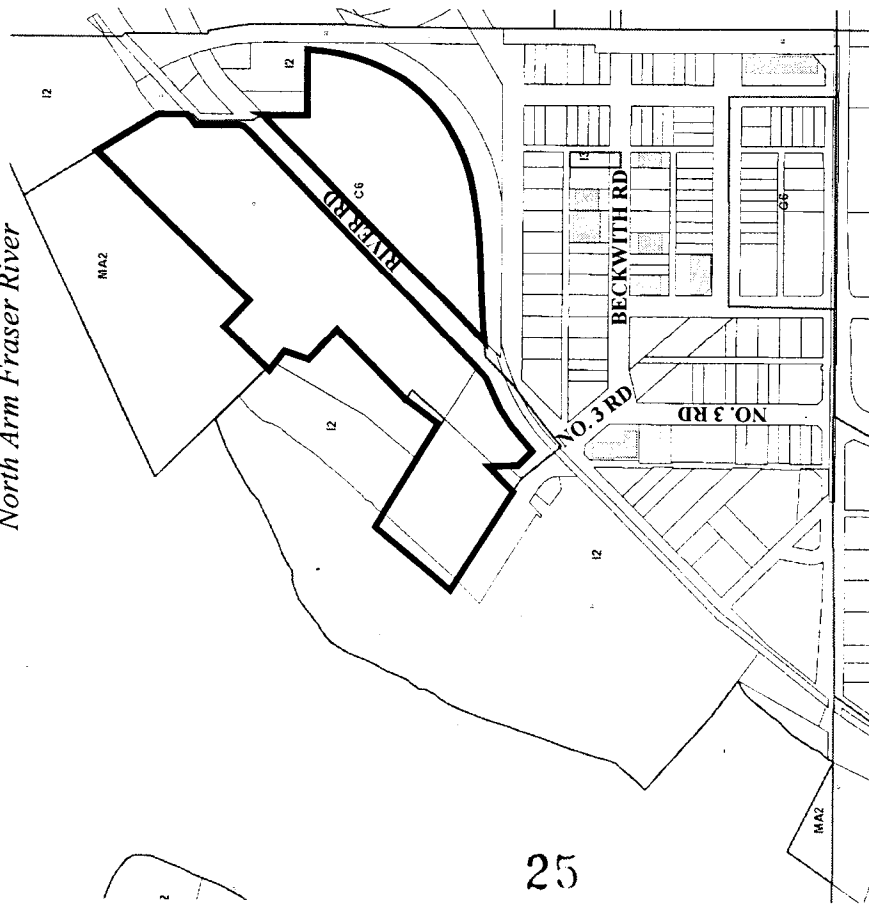
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City of Richmond

North Arm Fraser River



25

North Arm Fraser River

8811/8831 RIVER RD

LOT 6880 DUCK ISLAND

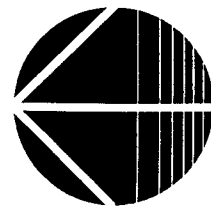
LOT "G" DUCK ISLAND

NO. 3 RD

8840 RIVER RD

2420 NO. 3 RD

8671 RIVER RD



SUBJECT PROPERTIES RZ 02-211434

Original Date: 08/12/02

Revision Date: 02/04/03

Note: Dimensions are in METRES



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: May 29/02

POLICY 5040

File Ref: 4040-04

FULL SERVICE GAMING POLICY

POLICY 5040:

It is Council policy that:

1. Richmond supports:

One Full Service community gaming casino in Richmond which contains:

- a maximum of 30 gaming tables,
- up to 6 poker tables; and
- up to 300 slot machines.

2. Gaming Review Procedures

That the following gaming review procedures be adopted:

(1) In Richmond

- a) Prior to a change in gaming policy type or procedure, Council will seek public input regarding any changes.
- b) Council will specify the type of consultation at the time.
- c) The following factors will be considered
 - social
 - economic/financial
 - land use
 - transportation
 - servicing
 - environmental
 - other, as necessary.

(2) Referrals From Adjacent Municipalities

When Richmond receives a request for comments regarding casino proposals in adjacent municipalities, Council:

- a) may seek public input and specify the type of consultation at the time.
- b) will consider the following factors when commenting.
 - social
 - economic/financial
 - land use
 - transportation
 - servicing
 - environmental
 - other, as necessary

3. Zoning

Casino proposals will be considered on a site specific basis and may be managed by CD zoning.



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Adopted by Council: May 29/02

POLICY 5040

File Ref: 4040-04

FULL SERVICE GAMING POLICY

4. Monitoring

The Province be requested to continue to provide and pay for an ongoing gaming impact monitoring program in Richmond to ensure that the Province and City have adequate information to manage gaming over time.

5. Problem Gaming Prevention and Treatment:

The Province be requested to continue to maintain, improve and pay for programs to prevent and treat problem gaming.

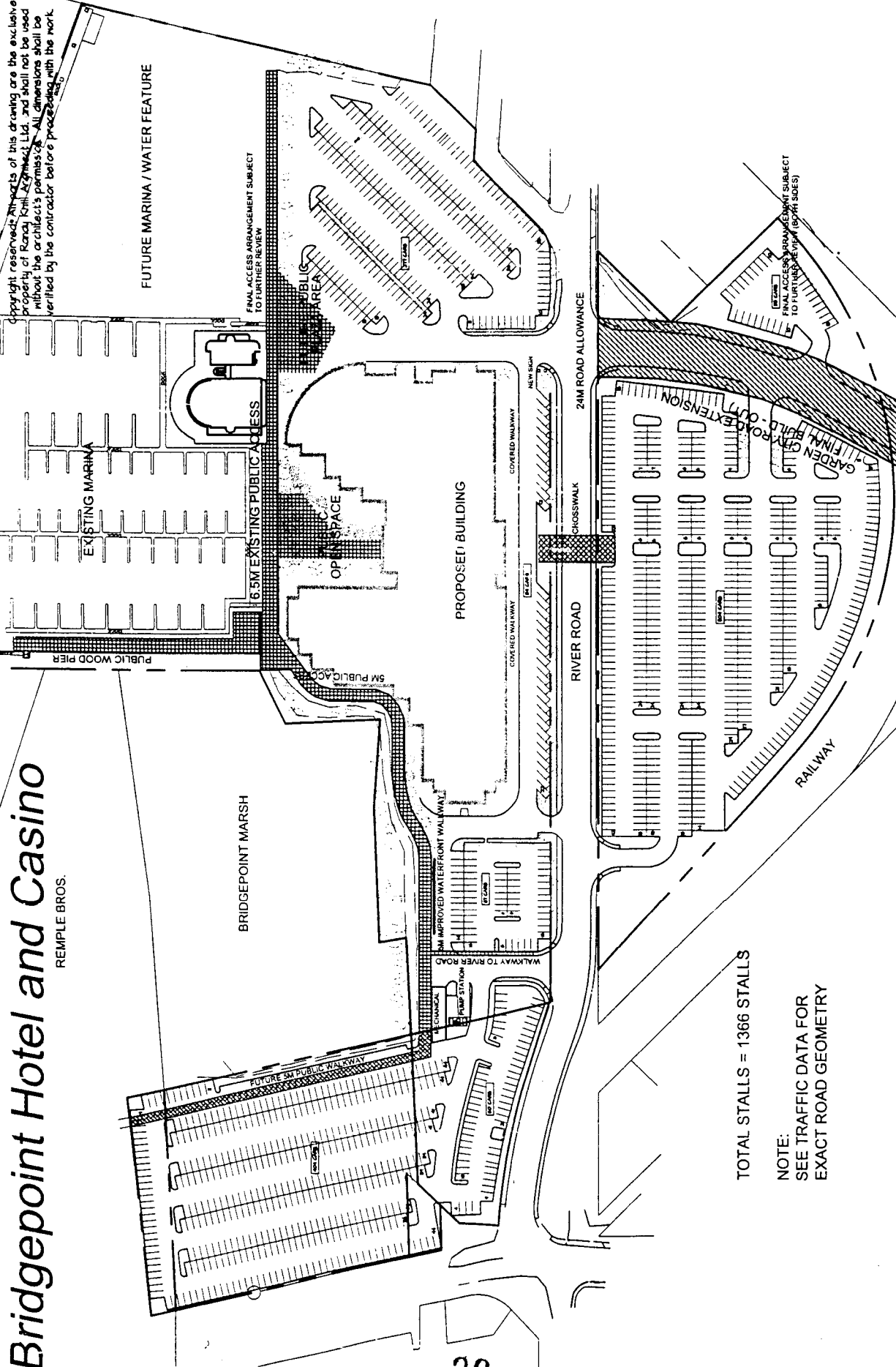
6. Crime Prevention and Enforcement:

The Province be requested to continue to maintain, improve and pay for gaming crime prevention and enforcement programs.

Rezoning Amenity Site Plan

Project No.: 0206 Scale: nts
 Drawn by: HH / RDK Date: February 5, 2003

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Bridgepoint Hotel and Casino

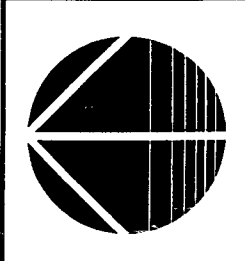
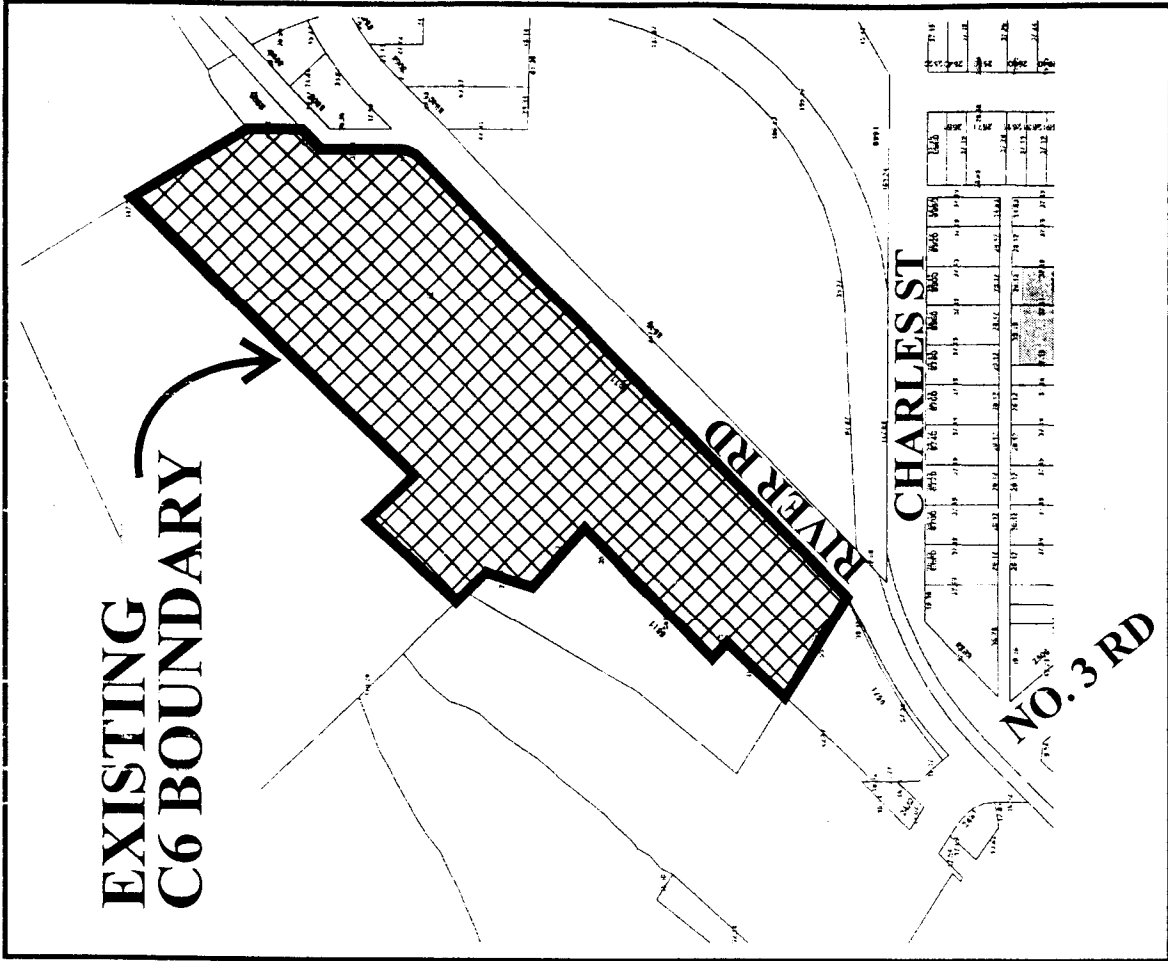
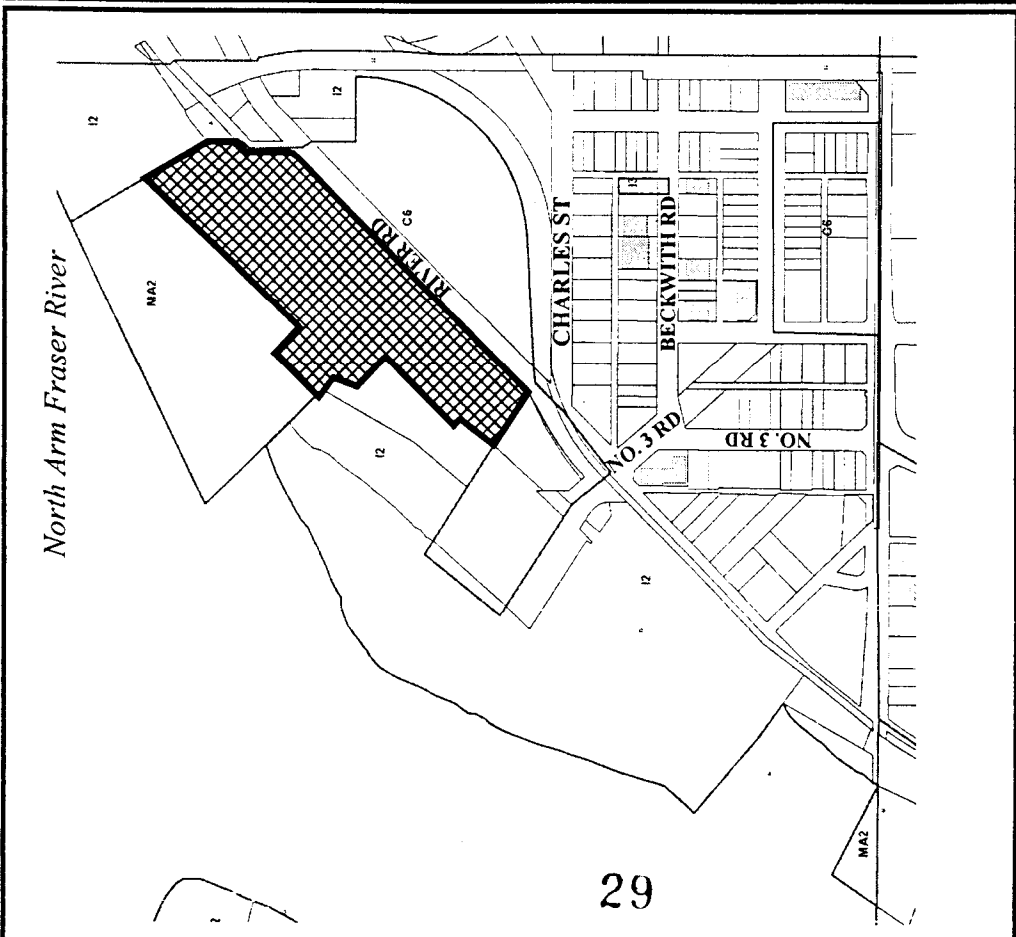
REMPLE BROS.

Randy Knill Architect Ltd.

TOTAL STALLS = 1366 STALLS

NOTE:
 SEE TRAFFIC DATA FOR
 EXACT ROAD GEOMETRY

Schedule "A" attached to and forming part of Bylaw 7484



RZ 02-211434

Original Date: 08/12/02

Revision Date: 02/06/03

Note: Dimensions are in METRES



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw No. 7484 (RZ 02-211434)
8811/8831 RIVER 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 291.87 thereof the following:

“291.87 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/87)”

The intent of this low density zoning district is to permit a casino and to provide for the shopping, personal service, business, entertainment commercial and light industrial needs of the community.

291.87.1 PERMITTED USES

CASINO;
RETAIL TRADE & SERVICES, but excluding gas station;
OFFICE;
FOOD CATERING ESTABLISHMENT;
EDUCATIONAL INSTITUTION;
ANIMAL HOSPITAL or CLINIC, including caretaker residential accommodation in conjunction therewith;
RECREATION FACILITY;
COMMERCIAL ENTERTAINMENT;
HOTEL;
STUDIO for artist, display, dance, radio, television or recording;
AUTOMOBILE PARKING;
TRANSPORTATION;
LIGHT INDUSTRY;
COMMUNITY USE;
RADIO AND TELEVISION TRANSMISSION FACILITIES, provided that this use does not occur within 20 m (65.617 ft.) of the ground;
ACCESSORY USES, BUILDINGS & STRUCTURES;

291.87.2 PERMITTED DENSITY

.01 Maximum **Floor Area Ratio**:

- (a) For Automobile Parking as a principal use: No maximum limit.
- (b) For **Hotel**: 1.5 (exclusive of parts of the **building** which are **used** for off-street parking purposes).
- (c) For all other uses: 0.50 (exclusive of parts of the **building** which are **used** for off-street parking purposes).

291.87.3 MAXIMUM LOT COVERAGE: 50%

291.87.4 MINIMUM SETBACKS FROM PROPERTY LINES

.01 Road Setbacks: 6 m (19.685 ft.).

291.87.5 MAXIMUM HEIGHTS

.01 **Buildings**:

- (a) For **Hotels**: 45 m (147.638 ft.).
- (b) For all other **buildings**: 12 m (39.370 ft.).

.02 **Structures**: 20 m (65.617 ft.).

291.87.6 OFF-STREET PARKING

Off-street parking shall be provided, developed and maintained in accordance with Division 400 of this Bylaw.

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 area and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/87)**

That area of Section 21 Block 5 North Range 6 West New Westminster District shown on the attached map in "Schedule A attached to and forming part of Bylaw 7484".

Bylaw No. 7484

3. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7484”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

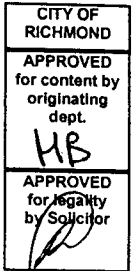
SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

OTHER REQUIREMENTS SATISFIED ON

ADOPTED



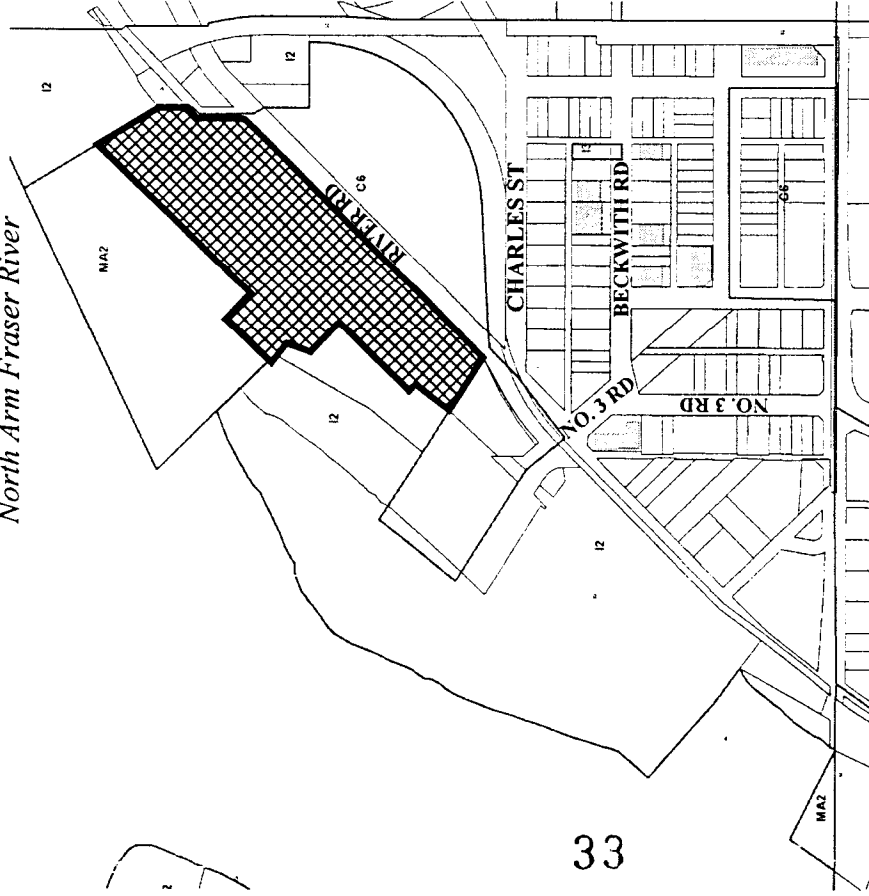
MAYOR

CITY CLERK

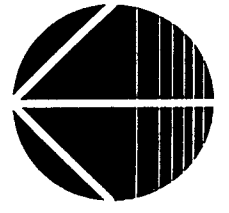
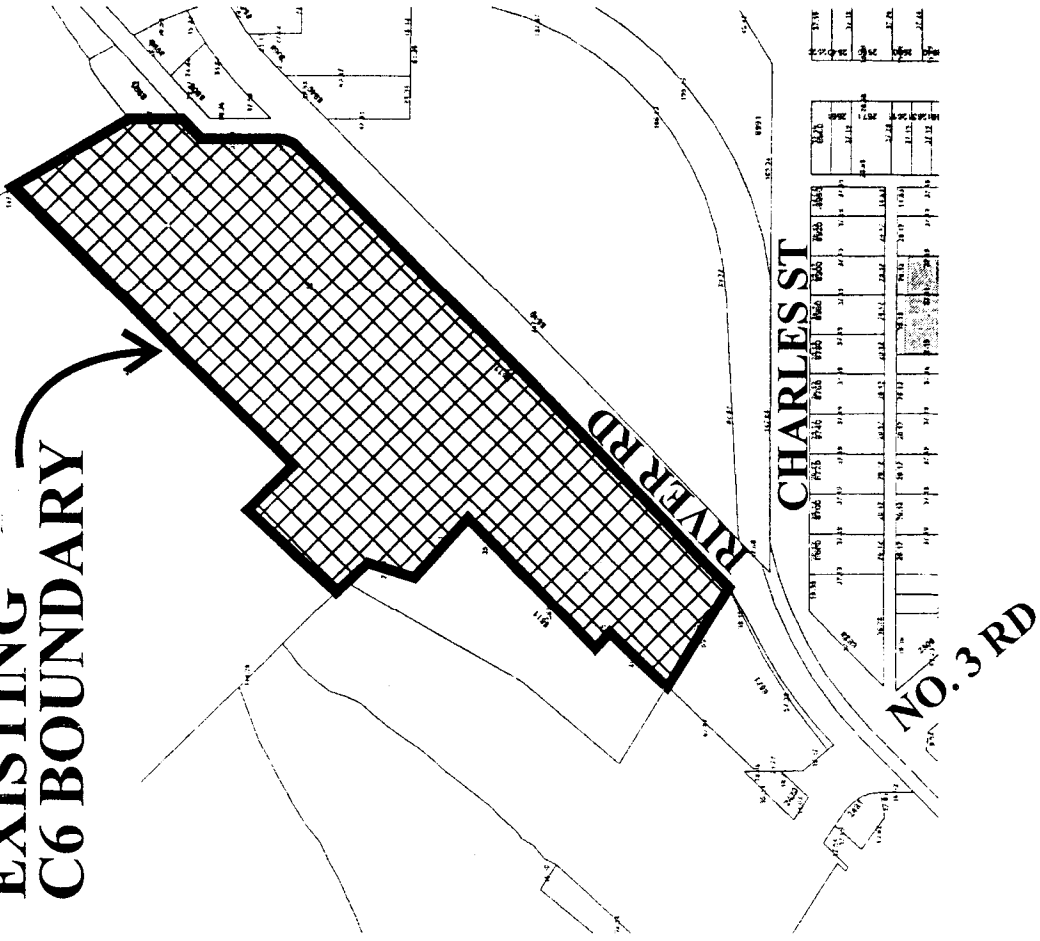


City of Richmond

North Arm Fraser River



EXISTING C6 BOUNDARY



RZ 02-211434

Original Date: 08/12/02

Revision Date: 02/06/03

Note: Dimensions are in METRES



**Land Use Contract 126 (Bylaw 3612) Amendment Bylaw No. 7485
(LU 03-223306)
8320, 8340, 8440 BRIDGEPORT ROAD
AND 8311, 8351 SEA ISLAND WAY**

Whereas the Owner of 8320, 8340, 8440 Bridgeport Road and 8311 and 8351 Sea Island Way and the City of Richmond have agreed to amend the Land Use Contract adopted by Bylaw No. 3612,

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

1. Land Use Contract 126 (Bylaw 3612) is amended by stating under Permitted Uses:

“Notwithstanding any other provisions, a casino shall be prohibited on the following parcels:

P.I.D. 024-947-962

Lot 2 Section 28 Block 5 North Range 6 West New Westminster District Plan LMP 48700

8320 Bridgeport Road

P.I.D. 004-069-188

Lot 80 Section 28 Block 5 North Range 6 West New Westminster District Plan 56425
8340 Bridgeport Road

P.I.D. 000-541-362

Lot 90 Section 28 Block 5 North Range 6 West New Westminster District Plan 57164
8440 Bridgeport Road

P.I.D. 024-947-989

Lot 4 Section 28 Block 5 North Range 6 West New Westminster District Plan LMP 48700

8311 Sea Island Way

P.I.D. 003-727-246

Lot 85 Except Part Subdivided by Plan 57164 Section 28 Block 5 North Range 6 West New Westminster District Plan 56425

8351 Sea Island Way

- 2. This Bylaw may be cited as **“Land Use Contract 126 Amendment Bylaw No. 7485”**.

FIRST READING

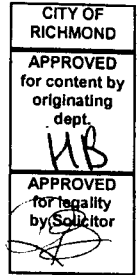
PUBLIC HEARING

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

ADOPTED



MAYOR

CITY CLERK