



**Richmond Official Community Plan Bylaw 9000 and Richmond Official
Community Plan Bylaw 7100,
Amendment Bylaw 9593 (RZ 12-603040)
3031, 3211, 3231, 3291, 3311, 3331, 3351 No. 3 Road,
8151 Capstan Way, and 8051 and 8100 River Road**

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

1. Richmond Official Community Plan Bylaw 9000 is amended at Attachment 1 to Schedule 1, 2041 OCP Land Use Map, for those areas marked “A” and “B” on “Schedule A attached to and forming part of Bylaw 9593”, by designating area “A” as “Park” and area “B” as “Mixed Use”.
2. Richmond Official Community Plan Bylaw 7100, in Schedule 2.10 (City Centre Area Plan), is amended by:
 - 2.1 On page 2-6, on the City Centre Neighbourhoods & Village Areas Map, in the area bounded by Sea Island Way, No. 3 Road, Capstan Way and the Middle Arm of the Fraser River, repealing the “Existing Parks, Planned Parks & Open Space” designation and designating the land identified as “Park” on “Schedule B attached to and forming part of Bylaw 9593” as “Existing Parks, Planned Parks & Open Space”.
 - 2.2 On page 2-13, on the Jobs & Business Concept Map, in the area bounded by Sea Island Way, No. 3 Road, Capstan Way and the Middle Arm of the Fraser River, extending the “Key Mixed-Use Areas & Commercial Reserve” designation to include that area west of Corvette Way identified as “Urban Centre T5 (45 m)” on “Schedule B attached to and forming part of Bylaw 9593”.
 - 2.3 On page 2-17, on the Key Commercial Areas Map, in the area bounded by Sea Island Way, No. 3 Road, Capstan Way and the Middle Arm of the Fraser River, extending the “Mixed-Use Core” designation to include that area west of Corvette Way indicated as “Urban Centre T5 (45 m)” on “Schedule B attached to and forming part of Bylaw 9593”.
 - 2.4 On page 2-27, on the Street Network Map (2031), in the area bounded by Sea Island Way, No. 3 Road, Capstan Way and the Middle Arm of the Fraser River, revising the “Minor Streets” designation connecting Corvette Way and No. 3 Road as indicated on “Schedule B attached to and forming part of Bylaw 9593”.
 - 2.5 On page 2-32, on the Key Street Improvements Map (2031), in the area bounded by Sea Island Way, No. 3 Road, Capstan Way and the Middle Arm of the Fraser River, revising the “New East-West Streets” designation connecting Corvette Way and

- No. 3 Road as indicated on “Schedule B attached to and forming part of Bylaw 9593”.
- 2.6 On page 2-42, on the Goods Movement & Loading Map (2031), in the area bounded by Sea Island Way, No. 3 Road, Capstan Way and the Middle Arm of the Fraser River, revising the “Limited on-street” designation connecting Corvette Way and No. 3 Road as indicated on “Schedule B attached to and forming part of Bylaw 9593”.
- 2.7 On page 2-51, on the Public Art Opportunities Map, in the area bounded by Sea Island Way, No. 3 Road, Capstan Way and the Middle Arm of the Fraser River, repealing the “Neighbourhood Park (Future to 2031)” designation and designating the land identified as “Park” on “Schedule B attached to and forming part of Bylaw 9593” as “Neighbourhood Park (Future to 2031)”.
- 2.8 On page 2-60, on the A Base for Building a Living Landscape Map, in the area bounded by Sea Island Way, No. 3 Road, Capstan Way and the Middle Arm of the Fraser River, repealing the “Existing Greenways, Planned Greenways, Linear Parks & Green Links” designation and designating the land identified as “Park” on “Schedule B attached to and forming part of Bylaw 9593” as “Existing Greenways, Planned Greenways, Linear Parks & Green Links”.
- 2.9 On page 2-65, on the Base Level Parks & Open Space Map (2031), in the area bounded by Sea Island Way, No. 3 Road, Capstan Way and the Middle Arm of the Fraser River, repealing the “Neighbourhood Park (Future to 2031)” designation and designating the land identified as “Park” on “Schedule B attached to and forming part of Bylaw 9593” as “Neighbourhood Park (Future to 2031)”.
- 2.10 On page 2-68, on the Neighbourhood Parks Map, in the area bounded by Sea Island Way, No. 3 Road, Capstan Way and the Middle Arm of the Fraser River, repealing the “Neighbourhood Park (Future to 2031)” designation and designating the land identified as “Park” on “Schedule B attached to and forming part of Bylaw 9593” as “Neighbourhood Park (Future to 2031)”.
- 2.11 On page 2-109, on the Maximum Building Height Map, in the area bounded by Sea Island Way, No. 3 Road, Capstan Way and the Middle Arm of the Fraser River
- a) Repealing the “9 m (30 ft.)” designation and designating the land identified as “Park” on “Schedule B attached to and forming part of Bylaw 9593” as “Park”; and
 - b) Repealing the “Park” designation and designating the land identified as “Urban Centre T5 (45 m)” on “Schedule B attached to and forming part of Bylaw 9593” as “45 m (148 ft.)”.
- 2.12 On page 2-113, on the Tower Spacing & Floorplate Size Map, in the area bounded by Sea Island Way, No. 3 Road, Capstan Way and the Middle Arm of the Fraser River, extending the “24 m (79 ft.)” designation to include the area west of Corvette

- Way and indicated as “Urban Centre T5 (45 m)” on “Schedule B attached to and forming part of Bylaw 9593”.
- 2.13 On page 3-3, on the Development Permit Sub-Areas Key Map, in the area bounded by Sea Island Way, No. 3 Road, Capstan Way and the Middle Arm of the Fraser River
- a) Repealing the “C2 Marina-Commercial & Waterborne Residential” designation and designating the land identified as “Park” on “Schedule B attached to and forming part of Bylaw 9593” as “Parks”; and
 - b) Repealing the “Parks” designation and designating the land identified as “Urban Centre T5 (45 m)” on “Schedule B attached to and forming part of Bylaw 9593” as “B3 Mixed-Use – High-Rise Residential, Commercial & Mixed-Use”.
- 2.14 On page 3-13, on the Park Frontage Enhancement Areas Map, in the area bounded by Sea Island Way, No. 3 Road, Capstan Way and the Middle Arm of the Fraser River, repealing the “Neighbourhood Park (Future to 2031)” designation and designating the land identified as “Park” on “Schedule B attached to and forming part of Bylaw 9593” as “Neighbourhood Park (Future to 2031)”.
- 2.15 On page 3-16, on the Designated Green Link & Linear Park Location Map, in the area bounded by Sea Island Way, No. 3 Road, Capstan Way and the Middle Arm of the Fraser River, repealing the “Park” designation and designating the land identified as “Park” on “Schedule B attached to and forming part of Bylaw 9593” as “Park”.
- 2.16 On page 3-48, extending Sub-Area B.3 Mixed Use - High-Rise Residential, Commercial & Mixed Use to include that area west of Corvette Way and identified as “Urban Centre T5 (45 m)” on “Schedule B attached to and forming part of Bylaw 9593”.
- 2.17 On page 4-7, on the Proposed New Transportation Improvements Map (2031), in the area bounded by Sea Island Way, No. 3 Road, Capstan Way and the Middle Arm of the Fraser River, revising the “Minor Street, New Street” designation connecting Corvette Way and No. 3 Road as indicated on “Schedule B attached to and forming part of Bylaw 9593”.
- 2.18 On page 4-11, on the Park & Open Spaces Map (2031), in the area bounded by Sea Island Way, No. 3 Road, Capstan Way and the Middle Arm of the Fraser River, repealing the “Neighbourhood Park (Future to 2031)” designation and designating the land identified as “Park” on “Schedule B attached to and forming part of Bylaw 9593” as “Neighbourhood Park (Future to 2031)”.
- 2.19 On the Generalized Land Use Map (2031), in the area bounded by Sea Island Way, No. 3 Road, Capstan Way and the Middle Arm of the Fraser River

- a) Repealing the “Marina” designation and designating the land identified as “Park” on “Schedule B attached to and forming part of Bylaw 9593” as “Park”; and
 - b) Repealing the “Park” designation and designating the land identified as “Urban Centre T5 (45 m)” on “Schedule B attached to and forming part of Bylaw 9593” as “Urban Centre T5”.
- 2.20 Revising the “Proposed Streets” designation connecting Corvette Way and No. 3 Road as indicated on “Schedule B attached to and forming part of Bylaw 9593” on the following maps:
- a) Overlay Boundary – Village Centre Bonus Map (2031);
 - b) Overlay Boundary – Capstan Station Bonus Map (2031);
 - c) Overlay Boundary – Commercial & Industrial Reserves Map (2031); and
 - d) Overlay Boundary – Richmond Arts District (RAD) Map (2031).
- 2.21 On the Specific Land Use Map: Capstan Village (2031), in the area bounded by Sea Island Way, No. 3 Road, Capstan Way and the Middle Arm of the Fraser River, replacing the land use designations as indicated on “Schedule B attached to and forming part of Bylaw 9593”.
- 2.22 Making various text and graphic amendments to accommodate the identified bylaw amendments and to ensure consistency with the Generalized Land Use Map (2031) and Specific Land Use Map: Capstan Village (2031) as amended.
3. This Bylaw may be cited as “**Richmond Official Community Plan Bylaw 9000 and Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9593**”.

FIRST READING

SEP 26 2016

PUBLIC HEARING

OCT 17 2016

SECOND READING

OCT 17 2016

THIRD READING

OCT 17 2016

OTHER CONDITIONS SATISFIED

MAY 03 2017

ADOPTED



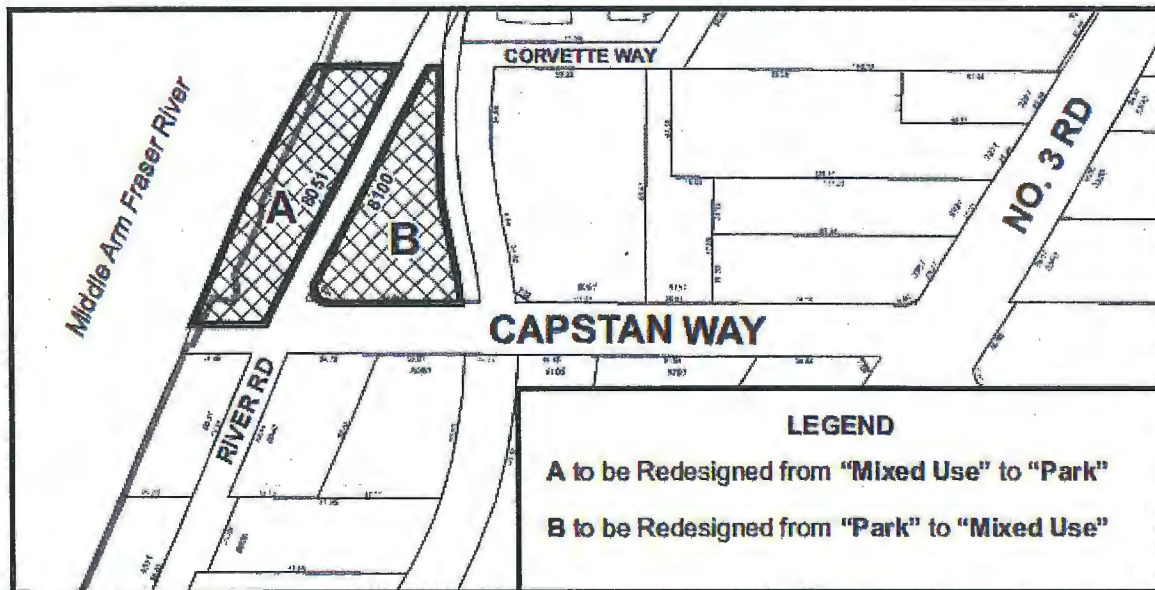
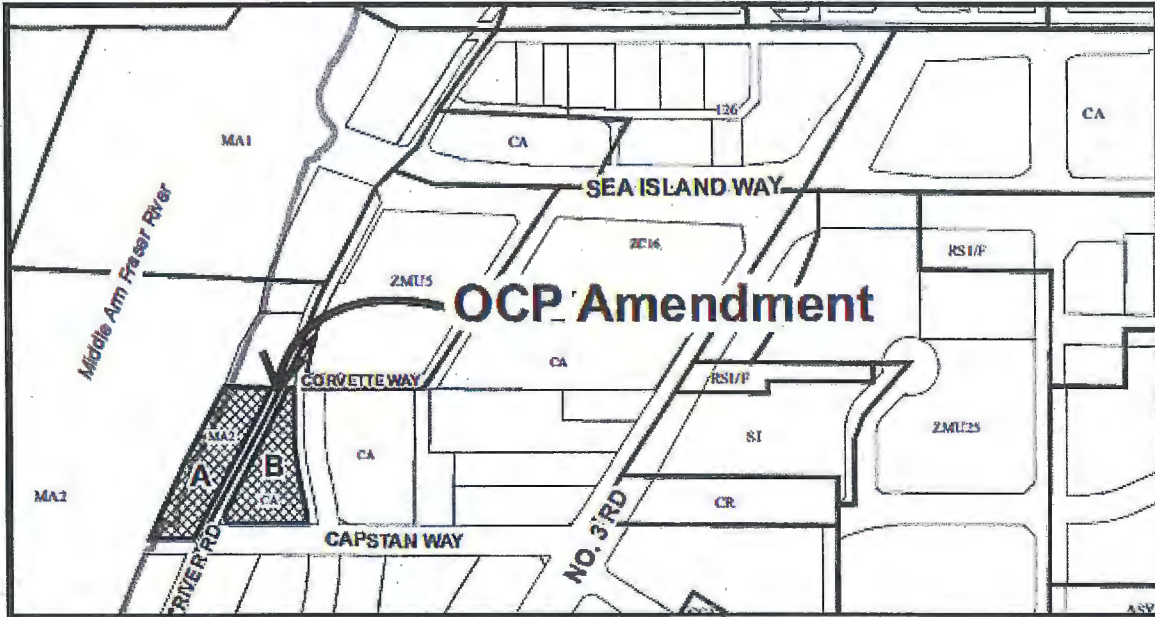
MAYOR

CORPORATE OFFICER

“Schedule A attached to and forming part of Bylaw 9593”



City of
Richmond



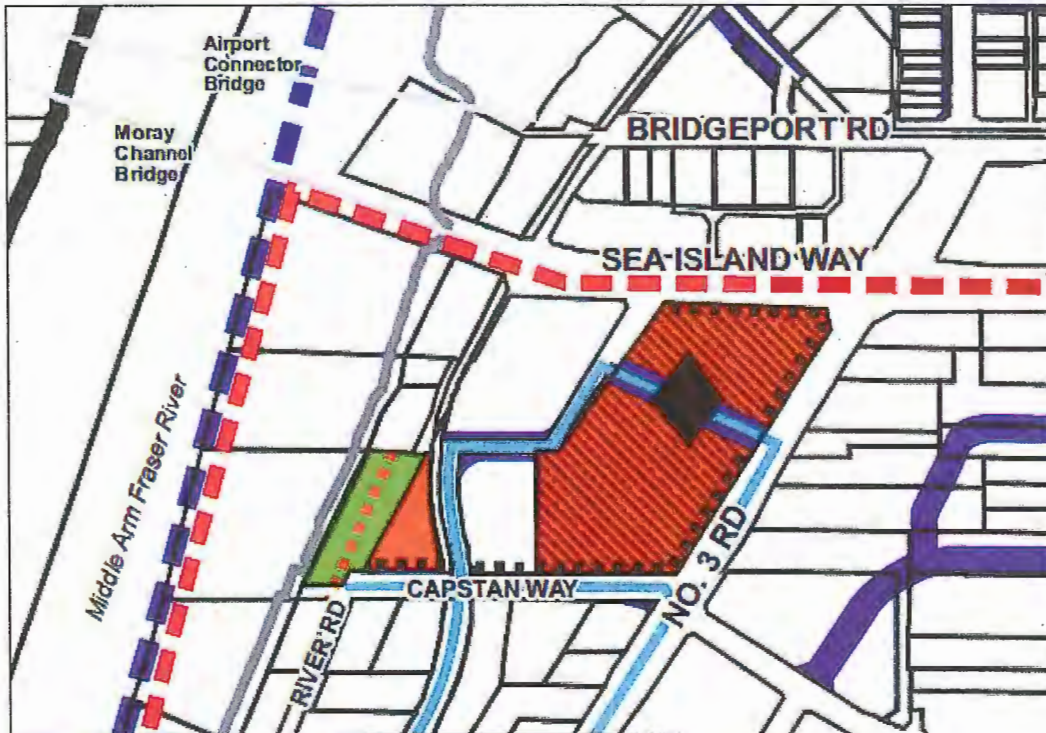
OCP Amendment Bylaw 9593
(RZ 12-603040)

Original Date: 09/09/16

Revision Date: 09/15/16

Note: Dimensions are in METRES

“Schedule B attached to and forming part of Bylaw 9593”



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