



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw No. 8837 (RZ 06-349722)
8800, 8820, 8840, 8880, 8900, 8920, 8940 and 8960 Patterson Road
and 3240, 3260, 3280, 3320 and 3340 Sexsmith Road
(Capstan Station)**

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

1. Richmond Official Community Plan Bylaw 7100, Schedule 2.10 (City Centre Area Plan) is amended by:

- 1.1. On page 1-13, in the table entitled Anticipated CCAP 2100 Development, replacing the Population Potential for Capstan Village with "13,000 – 16,000".

- 1.2. On page 2-34, replacing the text in the box entitled Canada Line Rapid Transit with the following:

"Canada Line Rapid Transit

Four stations initially (Bridgeport, Aberdeen, Lansdowne, Richmond-Brighouse), and a future station at Capstan (to be implemented via the Capstan Station Bonus in coordination with private development), each of which will be a focus for higher-density, mixed use development and multi-modal integration."

- 1.3. On page 2-40, repealing the first footnote (indicated by a single asterisk).

- 1.4. On page 2-65, inserting the boundary of the Capstan Station Bonus area as shown in "Schedule A attached to and forming part of Bylaw No. 8837" in the Base Level Parks & Open Space Map (2031) and inserting the following reference to the boundary in the map legend:

"Capstan Station Bonus"

*The Base Level Open Space Standard will be augmented in Capstan Village by publicly accessible areas secured for public park and related uses in respect to the Capstan Station Bonus."

- 1.5. On page 2-66, replacing Policy 2.6.1.a) with:

"Augment the Base Level in the City Centre to Contribute to the City-Wide Open Space Standard

The City will augment the base level standard with:

- other government-owned property and utility rights-of-ways where public access can be secured through legal agreement;
- privately owned, publicly accessible areas secured from developers through mutual agreement (e.g., in respect to the Capstan Station Bonus); and

- co-locating new City-owned parks with School District lands where it is cost effective and practical to do so.”
- 1.6. On page 2-68, inserting the boundary of the Capstan Station Bonus area as shown in “Schedule A attached to and forming part of Bylaw No. 8837” in the Neighbourhood Parks Map (2031) and inserting the following reference to the boundary in the map legend:

“Capstan Station Bonus*
* The Base Level Open Space Standard will be augmented in Capstan Village by publicly accessible areas secured for public park and related uses in respect to the Capstan Station Bonus.”
- 1.7. On page 3-46, in the Development Permit Guideline Section 3.2.6 Sub-Area B.2, inserting the boundary of the Capstan Station Bonus area as shown in “Schedule A attached to and forming part of Bylaw No. 8837” in the map and inserting the following reference to the boundary in the map legend:

“Capstan Station Bonus*
*Development sites for which net density is permitted to exceed 2.0 FAR in the Capstan Station Bonus area may be considered under 3.2.7 Sub-Area B.3.”
- 1.8. On page 3-48, in the Development Permit Guideline Section 3.2.7 Sub-Area B.3, inserting the boundary of the Capstan Station Bonus area as shown in “Schedule A attached to and forming part of Bylaw No. 8837” in the map and inserting the following reference to the boundary in the map legend:

“Capstan Station Bonus*
*Development sites for which net density is permitted to exceed 3.0 FAR in the Capstan Station Bonus area may be considered under 3.2.8 Sub-Area B.4.”
- 1.9. On page 4-3, repealing:
 - a) Policy 4.1.h) and replacing it with:

“Up-Front Funding for the Capstan Canada Line Station
No rezoning of development sites in the Capstan Station Bonus area will be supported unless funding for the Capstan Canada Line station is secured to the satisfaction of the City.”
 - b) Policy 4.1.i).
- 1.10. On page 4-4, replacing the numbering of policies 4.1.r), 4.1.s), and 4.1.t) with 4.1.s), 4.1.t), and 4.1.u) respectively and inserting policy 4.1.r) as follows:

“r) Density Bonusing – Capstan Canada Line Station
The density bonusing approach will be used to obtain voluntary developer contributions towards funding of the future Canada Line station and related amenities within the Capstan Station Bonus area, including:

- cash contribution to the Capstan Station Reserve, as per the Richmond Zoning Bylaw; and
- publicly accessible areas secured for public park and related uses.

Council shall review the Capstan Station density bonus provisions in the Zoning Bylaw when approved development within the Bonus area approaches 3,250 dwelling units in consideration of, but not limited to, area capacity for additional dwelling units, sufficiency of proceeds to the Capstan Station Capital Reserve Fund, and other amenities that may be required in the Bonus area.”

1.11. On page 4-8, inserting a map designation into the Proposed Sanitary Sewer Improvements Map (2031) indicating Pump Stations Improvements Required to Service CCAP Demand on Capstan Way, mid-way between Hazelbridge Way and Sexsmith Road.

1.12. On page 4-10, inserting the boundary of the Capstan Station Bonus area as shown in “Schedule A attached to and forming part of Bylaw No. 8837” in the Park & Open Space Map (2031) and inserting the following reference to the boundary in the map legend:

“Capstan Station Bonus*

* The Base Level Open Space Standard will be augmented in Capstan Village by publicly accessible areas secured for public park and related uses in respect to the Capstan Station Bonus.”

1.13. On page 4-12, inserting:

a) the following text at the end of the fourth paragraph:

“In the Capstan Station Bonus area, density bonusing is utilized to encourage voluntary developer contributions to the Capstan Station Reserve (as per the Richmond Zoning Bylaw) and publicly accessible areas secured for public park and related uses.”

b) the boundary of the Capstan Station Bonus area as shown in “Schedule A attached to and forming part of Bylaw No. 8837” in the Density Bonusing Map (2031) and inserting the following reference to the boundary in the map legend:

“Capstan Station Bonus*

* The Base Level Open Space Standard will be augmented in Capstan Village by publicly accessible areas secured for public park and related uses in respect to the Capstan Station Bonus.”

1.14. In the Generalized Land Use Map (2031), inserting the boundary of the Capstan Station Bonus area as shown in “Schedule A attached to and forming part of Bylaw No. 8837” and identifying the boundary in the map legend as “Capstan Station Bonus”.

- 1.15. In the Land Use Maps section of the bylaw, inserting “Overlay Boundary – Capstan Station Bonus Map (2031)” as shown in “Schedule A attached to and forming part of Bylaw No. 8837”.
- 1.16. Repealing the Specific Land Use Map: Capstan Village (2031) and replacing it with “Schedule B attached to and forming part of Bylaw No. 8837”.
- 1.17. On page M-9, inserting into Specific Land Use Map: Capstan Village – Detailed Transect Descriptions in respect to both General Urban (T4) and Urban Centre (T5), in the column entitled Maximum Average Net Development Site Density, under the sub-heading Additional density, where applicable:
- “Capstan Station Bonus: 0.5 for the provision of residential uses, provided that the owner contributes to the Capstan Station Reserve (as per the Richmond Zoning Bylaw) and publicly accessible areas secured for public park and related uses in accordance with this bylaw.”
- 1.18. On page A-2, inserting into Appendix 1 – Definitions, under the sub-heading Overlays, the following:

“Capstan Station Bonus

An area that provides for additional density for residential uses over and above that permitted by the underlying Transect, provided that the development site is located in Capstan Station Bonus Map area and the owner:

- contributes to the Capstan Station Reserve (as per the Richmond Zoning Bylaw);
- in addition to the City Centre Area Plan base level open space identified on the Generalized Land Use Map (2031) and Specific Land Use Map: Capstan Village (2031), grants to the City, via a statutory right-of-way, air space parcel, or alternative means satisfactory to the City, rights of public use over a suitably landscaped area of the site for public park and related purposes at a minimum rate of 3.25 ac./1,000 population, based on the anticipated number of additional residents accommodated on the development site in respect to the Capstan Station Bonus;
- complies with Richmond’s affordable housing policies in respect to all residential uses occurring on the development site, including the additional residential density attributable to the Capstan Station Bonus; and
- demonstrates to the satisfaction of the City that the additional density results in a superior building and landscape design and an attractive, pedestrian-friendly public

2. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw 7100, Amendment Bylaw No. 8837"**.

FIRST READING

JAN 23 2012

PUBLIC HEARING

FEB 20 2012

SECOND READING

FEB 20 2012

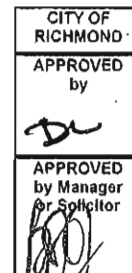
THIRD READING

FEB 20 2012

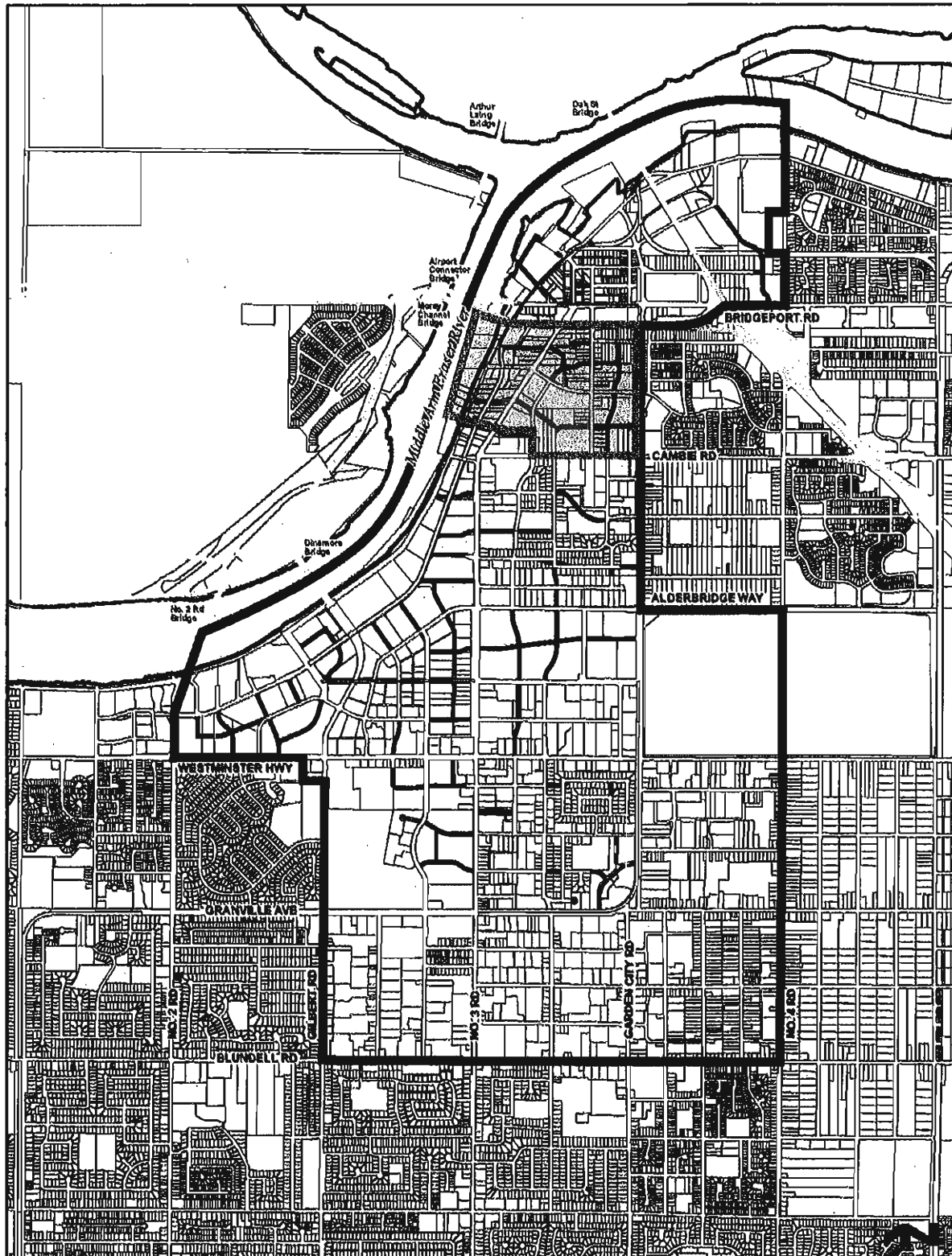
ADOPTED

MAYOR

CORPORATE OFFICER



Overlay Boundary - Capstan Station Bonus Map (2031)



 Capstan Station Bonus  Proposed Streets

Specific Land Use Map: Capstan Village (2031)

