



**Richmond Official Community Plan Bylaw 7100  
Amendment Bylaw No. 8838 (RZ 06-349722)  
8800, 8820, 8840, 8880, 8900, 8920, 8940 and 8960 Patterson Road  
and 3240, 3260, 3280, 3320 and 3340 Sexsmith Road**

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

1. Richmond Official Community Plan Bylaw 7100, Schedule 1, is amended by repealing the existing land use designation in Attachment 1 (Generalized Land Use Map) thereof of the area indicated on "Schedule A attached to and forming part of Bylaw 8838" and by designating the portion of the area identified as "Park" on "Schedule B attached to and forming part of Bylaw No. 8838" as "Public and Open Space Use" and the remainder of the area as "Mixed Use".
2. Richmond Official Community Plan Bylaw 7100, in Schedule 2.10 (City Centre Area Plan), as amended by Official Community Plan Amendment Bylaw No. 8837, is amended by:
  - 2.1. On page 2-27, on the Street Network Map (2031), in the area bounded by Capstan Way, Sexsmith Road, Patterson Road, and Garden City Road, inserting a "Minor Street" map designation on Patterson Road west of the designated "Park" indicated on "Schedule B attached to and forming part of Bylaw 8838".
  - 2.2. On page 2-36, on the Pedestrian Environment Map (2031), in the area bounded by Capstan Way, Sexsmith Road, Patterson Road, and Garden City Road, repealing the "Green Link (Future)" map designation on Patterson Road, and inserting a "Green Link (Future)" map designation in the location indicated as "Pedestrian Linkages" parallel to Capstan Way, between Capstan Way and Patterson Road, on "Schedule B attached to and forming part of Bylaw 8838".
  - 2.3. On page 2-65, on the Base Level Parks & Open Space Map (2031), in the area bounded by Capstan Way, Sexsmith Road, Patterson Road, and Garden City Road, repealing the "Green Link (Future)" map designation on Patterson Road and the "Neighbourhood Park (Future to 2031)" map designation, and inserting:
    - a) The following map designations in the locations indicated in "Schedule B attached to and forming part of Bylaw 8838":
      - i. "Green Link (Future)" in the location indicated as Pedestrian Linkages parallel to Capstan Way, between Capstan Way and Patterson Road;
      - ii. "Neighbourhood Park (Future to 2031)" in the location indicated as "Park"; and

- iii. "Neighbourhood Park (Future to 2031) – Configuration & location to be determined" in the location indicated as "Park – Configuration & location to be determined"; and
  - b) "Neighbourhood Park (Future to 2031) – Configuration & location to be determined" and the corresponding symbol in the map legend.
- 2.4. On page 2-68, on the Neighbourhood Parks Map, in the area bounded by Capstan Way, Sexsmith Road, Patterson Road, and Garden City Road, repealing the "Neighbourhood Park (Future to 2031)" map designation, and inserting:
- a) The following map designations in the locations indicated in "Schedule B attached to and forming part of Bylaw 8838":
    - i. "Neighbourhood Park (Future to 2031)" in the location indicated as "Park"; and
    - ii. "Neighbourhood Park (Future to 2031) – Configuration & location to be determined" in the location indicated as "Park – Configuration & location to be determined"; and
  - b) "Neighbourhood Park (Future to 2031) – Configuration & location to be determined" and the corresponding symbol in the map legend.
- 2.5. On page 2-71, on the Pedestrian Linkages Map, in the area bounded by Capstan Way, Sexsmith Road, Patterson Road, and Garden City Road, repealing the "Green Link (Future)" map designation on Patterson Road, and inserting a "Green Link (Future)" map designation in the location indicated as "Pedestrian Linkages" parallel to Capstan Way, between Capstan Way and Patterson Road, on "Schedule B attached to and forming part of Bylaw 8838".
- 2.6. On page 4-6, on the Proposed New Transportation Improvements Map (2031), in the area bounded by Capstan Way, Sexsmith Road, Patterson Road, and Garden City Road, inserting an "Other Streets" map designation on Patterson Road west of the designated "Park" indicated on "Schedule B attached to and forming part of Bylaw 8838"
- 2.7. On page 4-10, on the Parks & Open Space Map (2031), in the area bounded by Capstan Way, Sexsmith Road, Patterson Road, and Garden City Road, repealing the "Neighbourhood Park (Future to 2031)" map designation, and inserting:
- a) The following map designations in the locations indicated in "Schedule B attached to and forming part of Bylaw 8838":
    - i. "Neighbourhood Park (Future to 2031)" map designation in the location indicated as "Park"; and
    - ii. "Neighbourhood Park (Future to 2031) – Configuration & location to be determined" map designation in the location indicated as "Park – Configuration & location to be determined"; and

- b) "Neighbourhood Park (Future to 2031) – Configuration & location to be determined" and the corresponding symbol in the map legend.
  - 2.8. On the Generalized Land Use Map (2031), in the area bounded by Capstan Way, Sexsmith Road, Patterson Road, and Garden City Road, repealing the "General Urban T4", "Urban Centre T5", "Park", "Village Centre Bonus", "Institution", and "Proposed Streets" designations and inserting those map designations in the locations indicated on "Schedule B attached to and forming part of Bylaw No. 8841"..
  - 2.9. On the Specific Land Use Map: Capstan Village (2031), in the area bounded by Capstan Way, Sexsmith Road, Patterson Road, and Garden City Road, replacing the land use designations as indicated on "Schedule B attached to and forming part of Bylaw No. 8838".
  - 2.10. Updating document formatting and mapping as required to accommodate the identified bylaw amendments.
3. This Bylaw may be cited as "Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 8838".

FIRST READING

JAN 23 2012

PUBLIC HEARING

FEB 20 2012

SECOND READING

FEB 20 2012

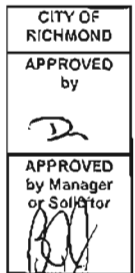
THIRD READING

FEB 20 2012

OTHER REQUIREMENTS SATISFIED

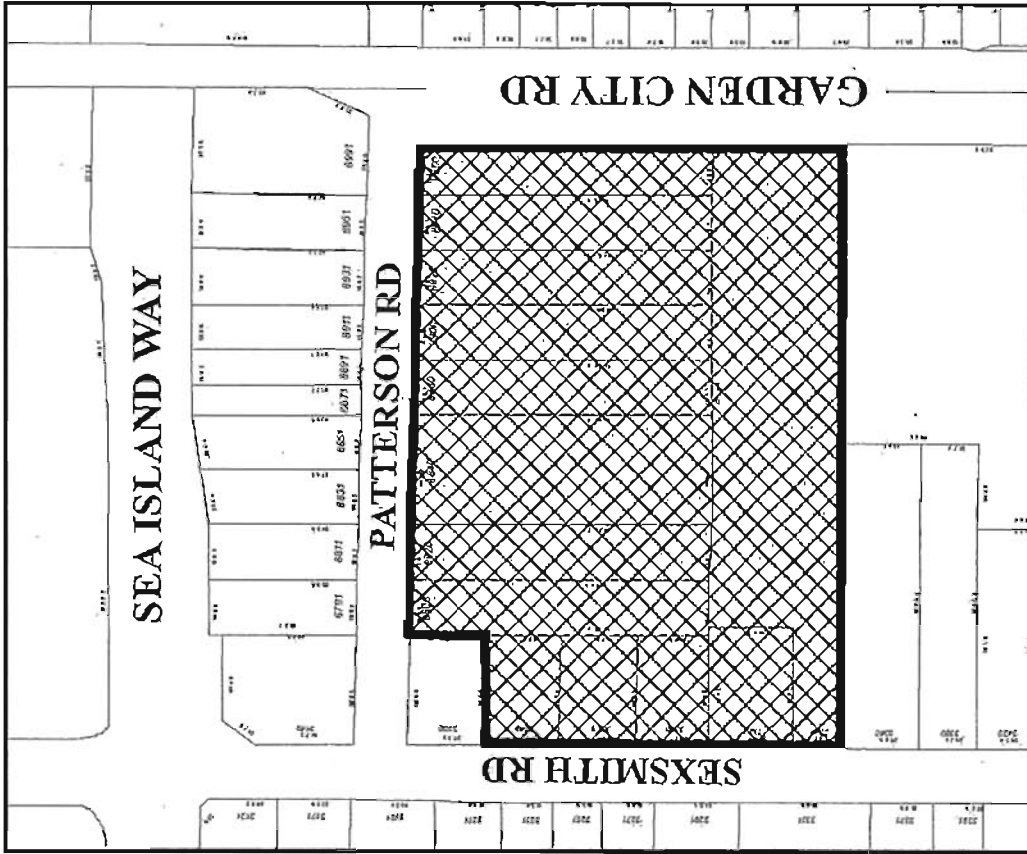
JAN 23 2013

ADOPTED

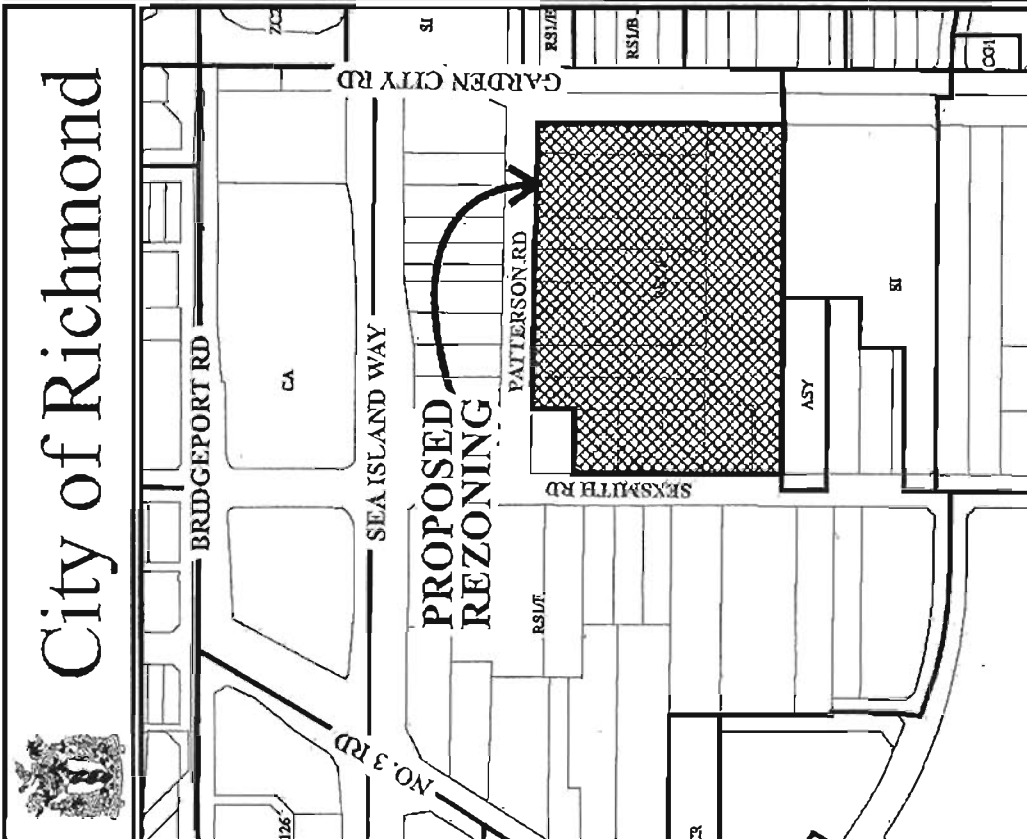


\_\_\_\_\_  
MAYOR

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



Original Date: 10/16/06  
 Revision Date: 07/06/11  
 Note: Dimensions are in METRES

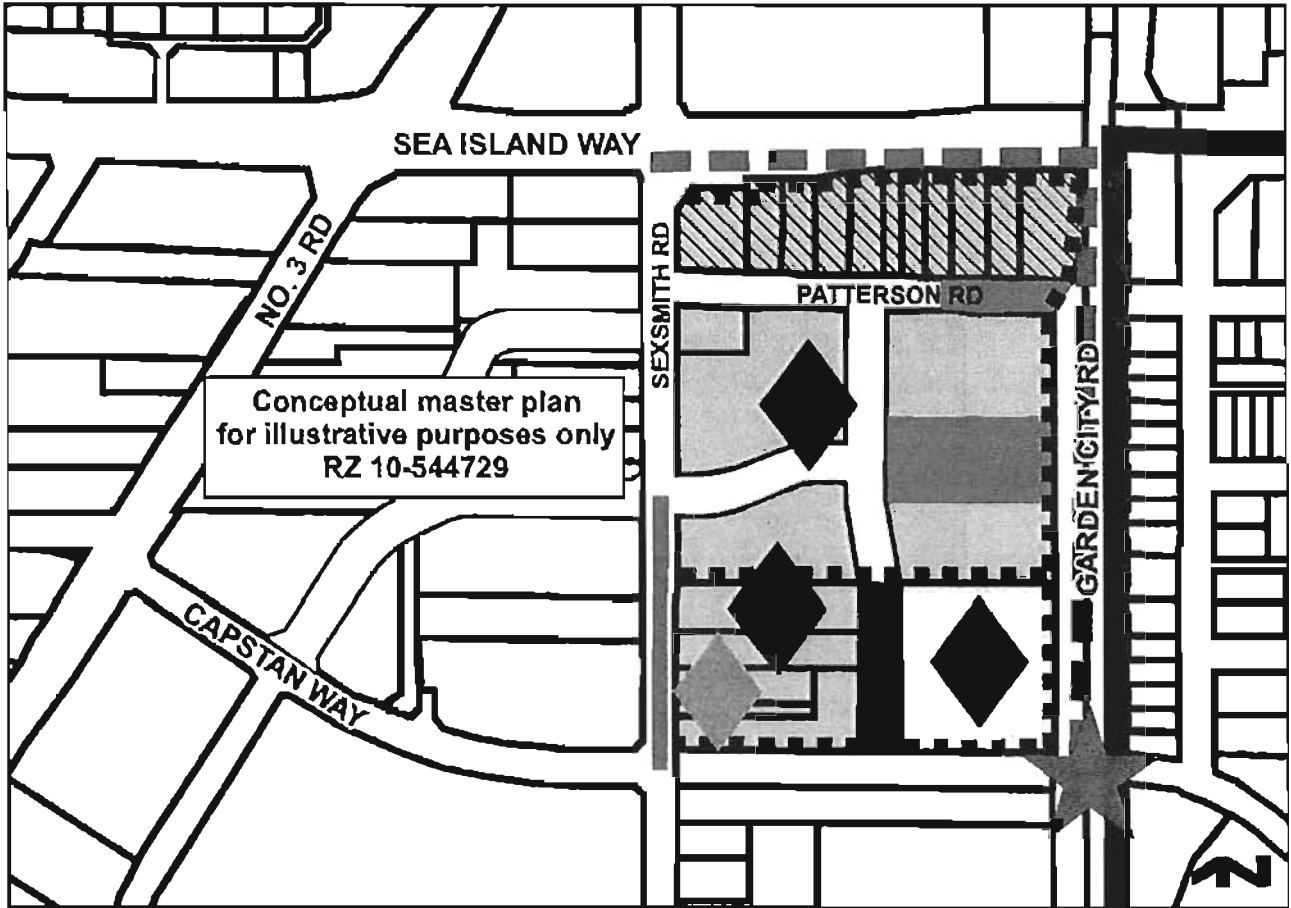


City of Richmond

RZ 06-349722



**CCAP Amendment Concord RZ 06-349722**



- |   |   |  |
|---|---|--|
| General Urban T4 (25m)                                | Marina (Residential Prohibited)           | Proposed Streets   |
| Urban Centre T6 (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  |