



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw No. 8841 (RZ 10-544729)
3391 and 3411 Sexsmith Road and a Portion of City Lane on the
North Side of Capstan Way Between Sexsmith Road and No. 3 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 bounded by Capstan Way, No. 3 Road, Sea Island Way, and Sexsmith Road and by designating the area as “Mixed Use”, except designating the portion of the area identified as “Park” on “Schedule A attached to and forming part of Bylaw No. 8841” as “Public and Open Space Use”.
2. Richmond Official Community Plan Bylaw 7100, Schedule 2.10 (City Centre Area Plan), as amended by Official Community Plan Amendment Bylaw No. 8837, is amended by:
 - 2.1. On page 2-20, on the Pedestrian-Oriented Retail Precincts Map, in the area bounded by Capstan Way, No. 3 Road, Sea Island Way, and Sexsmith Road, repealing the “Retail High Streets & Linkages” and “Secondary Retail Streets & Linkages” map designations and inserting the following map designations in the locations indicated in “Schedule A attached to and forming part of Bylaw 8841”:
 - a) “Retail High Streets & Linkages” in the locations indicated as “Pedestrian-Oriented Retail Precincts – High Street & Linkages”; and
 - b) “Secondary Retail Streets & Linkages” in the locations indicated as “Pedestrian-Oriented Retail precincts – Secondary Retail Streets & Linkages”.
 - 2.2. On page 2-27, on the Street Network Map (2031), in the area bounded by Capstan Way, No. 3 Road, Sea Island Way, and Sexsmith Road, repealing the “Minor Streets” map designations, and inserting “Minor Streets” map designations in the locations indicated as “Proposed Streets” on “Schedule A attached to and forming part of Bylaw No. 8841”.
 - 2.3. On page 2-36, on the Pedestrian Environment Map (2031), in the area bounded by Capstan Way, No. 3 Road, Sea Island Way, and Sexsmith Road, repealing the “Green Link (Future)” map designation, and inserting “Green Link (Future)” map designations in the locations indicated as “Pedestrian Linkages” along Capstan Way and aligned north-south, mid-block between No. 3 Road and Sexsmith Road, on “Schedule A attached to and forming part of Bylaw No. 8841”.

- 2.4. On page 2-65, on the Base Level Parks & Open Space Map (2031), in the area bounded by Capstan Way, No. 3 Road, Sea Island Way, and Sexsmith Road, repealing the “Neighbourhood Park (Future to 2031)” and “Green Link (Future)” map designations, and inserting the following map designations in the locations indicated in “Schedule A attached to and forming part of Bylaw 8841”:
- a) “Neighbourhood Park (Future to 2031)” in the location indicated as “Park”; and
 - b) “Green Link (Future)” in the locations indicated as “Pedestrian Linkages” along Capstan Way and aligned north-south, mid-block between No. 3 Road and Sexsmith Road.
- 2.5. On page 2-68, on the Neighbourhood Parks Map, in the area bounded by Capstan Way, No. 3 Road, Sea Island Way, and Sexsmith Road, repealing the “Neighbourhood Park (Future to 2031)” map designation and inserting a “Neighbourhood Park (Future to 2031)” map designation in the location indicated as “Park” in “Schedule A attached to and forming part of Bylaw No. 8841”.
- 2.6. On page 2-71, on the Pedestrian Linkages Map, in the area bounded by Capstan Way, No. 3 Road, Sea Island Way, and Sexsmith Road, repealing the “Green Link (Future)” map designation and inserting “Green Link (Future)” map designations in the locations indicated as “Pedestrian Linkages” along Capstan Way and aligned north-south, mid-block between No. 3 Road and Sexsmith Road, on “Schedule A attached to and forming part of Bylaw No. 8841”.
- 2.7. On page 2-88, on the Public Realm Areas Map, in the area bounded by Capstan Way, No. 3 Road, Sea Island Way, and Sexsmith Road, repealing the “High Streets & Linkages (Highest Priority)” and “Secondary Streets & Linkages (Priority Areas)” map designations and inserting the following map designations in the locations indicated in “Schedule A attached to and forming part of Bylaw 8841”:
- a) “High Streets & Linkages (Highest Priority)” in the locations indicated as Retail High Streets & Linkages”; and
 - b) “Secondary Streets & Linkages (Priority Areas)” in the locations indicated as “Secondary Retail Streets & Linkages”.
- 2.8. On page 4-6, on the Proposed New Transportation Improvements Map (2031), in the area bounded by Capstan Way, No. 3 Road, Sea Island Way, and Sexsmith Road, repealing the “Minor Street, New Street” map designations and inserting “Minor Street, New Street” map designations in the locations indicated as “Proposed Streets” on “Schedule A attached to and forming part of Bylaw No. 8841”.
- 2.9. On page 4-10, on the Parks & Open Space Map (2031), in the area bounded by Capstan Way, No. 3 Road, Sea Island Way, and Sexsmith Road, repealing the “Neighbourhood Park (Future to 2031)” map designation and inserting a “Neighbourhood Park (Future to 2031)” map designation in the location indicated as “Park” on “Schedule A attached to and forming part of Bylaw No. 8841”.

- 2.10. On the Generalized Land Use Map (2031), in the area bounded by Capstan Way, No. 3 Road, Sea Island Way, and Sexsmith Road, repealing the "Urban Centre T5", "Park", "Village Centre Bonus", and "Proposed Streets" designations and inserting those map designations in the locations indicated on "Schedule A attached to and forming part of Bylaw No. 8841".
- 2.11. On the Specific Land Use Map: Capstan Village (2031), in the area bounded by Capstan Way, No. 3 Road, Sea Island Way, and Sexsmith Road, repealing the land use designations and replacing them as indicated on "Schedule A attached to and forming part of Bylaw No. 8841".
- 2.12. 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 No. 8841"**.

FIRST READING

JAN 23 2012

PUBLIC HEARING

FEB 20 2012

SECOND READING

FEB 20 2012

THIRD READING

FEB 20 2012

OTHER REQUIREMENTS SATISFIED

FEB 06 2013

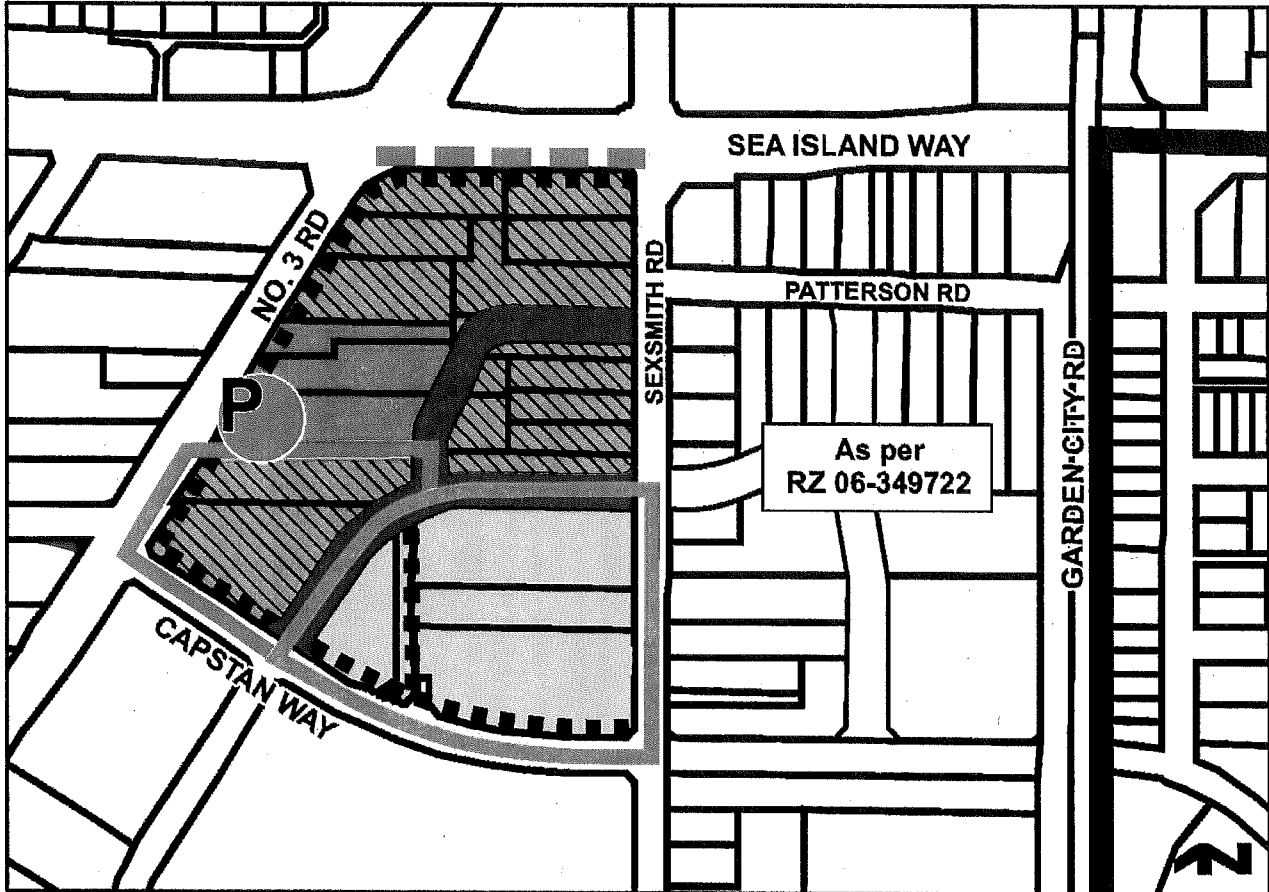
ADOPTED

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|----------------------------------|
| CITY OF RICHMOND |
| APPROVED by |
| <i>[Signature]</i> |
| APPROVED by Manager or Solicitor |
| <i>[Signature]</i> |

MAYOR

CORPORATE OFFICER

CCAP Amendment Pinnacle RZ 10-544729



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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 |