



Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 10136 (RZ 18-807640)
5740, 5760 and 5800 Minoru Boulevard

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), as amended, is further amended by:

1.1. In section 2.2 Jobs & Business:

a) designating the properties located along the east side of Minoru Boulevard, between Ackroyd Road and Alderbridge Way, as:

- i. "Key Mixed-Uses Areas & Commercial Reserve" on the "Jobs & Business Concept Map" on page 2-13;
ii. "Mixed-Use Core" on the "Key Commercial Areas Map" on page 2-17; and
iii. "Mixed Use" on the "Key Office-Friendly Areas Map" on page 2-18 and revise the last line of the table below the map as follows:

Table with 4 columns: Designation, Maximum Permitted Density, Typical Maximum Building Height, Maximum Floorplate Above 25 m (82 ft.). Row 1: Mixed Use, 2-3 FAR, plus Village Centre Bonus where applicable, 35-45 m (115-148 ft.), 650 m² (6,997 ft²), but larger floorplates may be permitted for office buildings.

and

b) designating Lansdowne Road between No. 3 Road and the west side of Minoru Boulevard as "Retail High Streets & Linkages" on the "Pedestrian-Oriented Retail Precincts Map" on page 2-20.

1.2. On the Specific Land Use Map: Lansdowne Village, designating Lansdowne Road between No. 3 Road and the west side of Minoru Boulevard as "Pedestrian-Oriented Retail Precincts – High Streets & Linkages".

1.3. In section 4.0 Implementation & Phasing Strategies, replacing policy 4.1(n) with the following:

- "n) Density Bonusing – Affordable Housing & Market Rental Housing
The density bonus approach will be used for rezoning applications in the City Centre that satisfy the requirements of the:
- Richmond Affordable Housing Strategy (i.e. permitting use of the CCAP Affordable Housing Bonus applicable to the development site); or

- OCP market rental housing density bonus provisions (i.e. permitting use of additional density, as specified in the OCP, over and above that permitted by the development site’s CCAP Land Use Map Designation).

Furthermore, as determined to the satisfaction of the City, the applicable density bonus may be increased on a site-specific basis for rezoning applications that provide additional affordable housing and/or market rental housing to address community need.”

1.4. Making minor text, section numbering, and graphic revisions as necessary to accommodate the identified bylaw amendments and ensure consistency throughout the Plan.

2. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10136”**.

FIRST READING

JUL 13 2020

PUBLIC HEARING

SEP 08 2020

SECOND READING

SEP 08 2020

THIRD READING

SEP 08 2020

ADOPTED



\_\_\_\_\_  
MAYOR

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