



**Richmond Official Community Plan Bylaw 9000  
Amendment Bylaw 10452 (RZ 21-942276)  
4651, 4671, 4691 Smith Crescent,  
23301, 23321, 23361, and 23381 Gilley Road**

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

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Attachment 1 to Schedule 1 (City of Richmond 2041 Land Use Map) by repealing the existing land use designation of the following area and by designating it "Mixed Use".

P.I.D. 028-917-910

Lot 1 Section 36 Block 5 North Range 4 West New Westminster District Plan EPP22220

P.I.D. 011-323-299

Lot 46 Section 36 Block 5 North Range 4 West New Westminster District Plan 8421, Except Plans 41472 and EPP22220

P.I.D. 003-927-601

Lot 113 Section 36 Block 5 North Range 4 West New Westminster District Plan 41472

P.I.D. 003-976-327

Lot 125 Section 36 Block 5 North Range 4 West New Westminster District Plan 45199 Except Plan EPP55255

P.I.D. 005-143-357

Lot 64 Except: Part Subdivided by Plan 45199: Section 36 Block 5 North Range 4 West New Westminster District Plan 25116

P.I.D. 004-126-033

Lot 143 Section 36 Block 5 North Range 6 West New Westminster District Plan 49336

P.I.D. 008-709-734

Lot 65 Except: Part Subdivided by Plan 49336, Section 36 Block 5 North Range 4 West New Westminster District Plan 25116

2. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Schedule 2.14 (Hamilton Area Plan) by:

- a. repealing the existing land use designation of the following area and by designating it "Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR)".

P.I.D. 028-917-910

Lot 1 Section 36 Block 5 North Range 4 West New Westminster District Plan EPP22220

- b. at Section 3.3, objective 2, adding the following as a new bullet under policy subsection a):
- “• notwithstanding reference to maximum density and height in Section 3.2, Section 3.3 and the Land Use Map, bonus density and/or building height may be increased on a site-specific basis for new development that includes construction and transfer to the City of priority community amenities (as identified in this plan).”
- c. deleting the Section 3.3, Objective 13, policy subsection a), third bullet point and replacing it with the following:
- “• avoid exceeding a maximum frontage width of 60.0 m (197.0 ft.) between any public roads, Shared Streets and Strollways, and limit the creation of lots having lot area in excess of 10,000 m<sup>2</sup> (2.5 ac.)”
- d. deleting the notation that is included in the Land Use Map “The densities (in FAR) for each land use designation below are the maximums permitted based on the net parcel area including any density bonus that may be permitted under the Plan's policies, except any density bonus for market rental housing in a new development that satisfies the requirements of the OCP market rental housing density bonus provisions.”, and replacing it with the following text:
- “The densities (in FAR) for each land use designation below are the maximums permitted based on the net parcel area including any density bonus that may be permitted under the Plan's policies\*, except any density bonus for market rental housing in a new development that satisfies the requirements of the OCP market rental housing density bonus provisions. \*The maximum densities below are also exclusive of any density bonus permitted under the Plan’s policies for community amenities.”

- 3. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10452”**.

FIRST READING

MAY 23 2023

PUBLIC HEARING

JUN 19 2023

SECOND READING

JUN 19 2023

THIRD READING

JUN 19 2023

OTHER CONDITIONS SATISFIED

MAY 29 2024

ADOPTED



\_\_\_\_\_  
MAYOR

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