



**City of Richmond**  
Planning and Development Department

**Report to Committee**

TO COUNCIL - Apr 14, 2009  
TO Planning - Apr 7, 2009

**To:** Planning Committee

**Date:** March 12, 2009

**From:** Dave Semple, Director of Parks and Public  
Works Operations  
Terry Crowe, Manager, Policy Planning

**File:** 12-8060-20-8479

**Xr:** 08-4045-20-10/2009-Vol 01

**Xr:** 12-8060-20-7100/8024/8383

**Re:** **Proposal by the City of Richmond to Amend Schedule 2.10 to the Official Community Plan (City Centre Area Plan) at 2651, 2671, 2711, 2811, 2831, 2851, 2911, 2931, 2951, 2971, and 2991 No. 3 Road from "Park" to "Urban Centre T5 (45 m)" and 2680, 2700, 2720, 2760, 2780, 2800, and 2900 Smith Street from "Urban Centre T5 (35 m)" and "Urban Centre T5 (25 m)" to "Park"**

**Staff Recommendation**

1. That Official Community Plan Amendment Bylaw No. 8479, to:

(a) in Schedule 1 of Official Community Plan Bylaw No. 7100 as amended by OCP Amendment Bylaw No. 8381, in Attachment 1 (Generalized Land Use Map):

- i. redesignate 2651, 2671, 2711, 2811, 2831, 2851, 2911, 2931, 2951, 2971, and 2991 No. 3 Road from "Public and Open Space Use" to "Commercial";
- ii. redesignate 2680, 2700, 2720, 2760, 2780, 2800, and 2900 Smith Street from "Commercial" to "Public and Open Space Use";
- iii. designate Smith Street between Charles Street and Beckwith Road as "Commercial"; and
- iv. designate Smith Street between Beckwith Road and Bridgeport Road as "Public and Open Space Use";

(b) in Schedule 2.10 (City Centre Area Plan) of Official Community Plan Bylaw No. 7100 as amended by OCP Amendment Bylaw No. 8383, in the Generalized Land Use Map (2031):

- i. redesignate 2651, 2671, 2711, 2811, 2831, 2851, 2911, 2931, 2951, 2971, and 2991 No. 3 Road from "Park" to "Urban Centre T5";
- ii. redesignate 2680, 2700, 2720, 2760, 2780, 2800, and 2900 Smith Street from "Urban Centre T5" to "Park";
- iii. designate Smith Street between Charles Street and Beckwith Road as "Urban Centre T5"; and
- iv. designate Smith Street between Beckwith Road and Bridgeport Road as "Park";

(c) in Schedule 2.10 (City Centre Area Plan) of Official Community Plan Bylaw No. 7100 as amended by OCP Amendment Bylaw No. 8383, in the Specific Land Use Map: Bridgeport Village (2031):

- i. redesignate 2651, 2671, 2711, 2811, 2831, 2851, 2911, 2931, 2951, 2971, and 2991 No. 3 Road from "Park" to "Urban Centre T5 (45 m)";
- ii. redesignate 2680, 2700, 2720, 2760, 2780, 2800, and 2900 Smith Street from "Urban Centre T5 (35 m)" and "Urban Centre T5 (25 m)" to "Park";
- iii. designate Smith Street between Charles Street and Beckwith Road as "Urban Centre T5 (25 m)";
- iv. designate Smith Street between Beckwith Road and Bridgeport Road as "Park"; and
- v. in the block bounded by No. 3 Road, Bridgeport Road, West Road, and River Road:
  - designate the existing lane north of 8520 River Road as "Urban Centre T5 (45 m)";
  - designate along the common property line of 8520 and 8540 River Road "Proposed Streets"; and
  - relocate the "Pedestrian Linkages" currently aligned with the common property line of 8500 and 8520 River Road to the common property line of 8520 and 8540 River Road;

(d) throughout Schedule 2.10 (City Centre Area Plan) of Official Community Plan Bylaw No. 7100 as amended by OCP Amendment Bylaw No. 8383, make various text and graphic amendments to ensure consistency with the Generalized Land Use Map (2031) and Specific Land Use Map: Bridgeport Village (2031) as amended;

be introduced and given first reading.

2. That Bylaw No. 8479, having been considered in conjunction with:

- the City's Financial Plan and Capital Program;
- the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.

3. That Bylaw No. 8479, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, be referred to the Vancouver International Airport Authority for comment and response on or before the Public Hearing on OCP Amendment Bylaw No. 8479.

4. That, in accordance with OCP Bylaw Preparation Consultation Policy 5043, City staff consult with affected property owners and tenants and report back to Council on or before the Public Hearing on OCP Amendment Bylaw No. 8479.
5. That amendments to Development Cost Charge Bylaw No. 8024, consistent with the proposed amendments to Schedule 2.10 (City Centre Area Plan) of Official Community Plan Bylaw No. 7100 as amended by OCP Amendment Bylaw No. 8383, be brought forward for the consideration of Council under a separate cover.
6. That Official Community Plan Amendment Bylaw No. 8479 be referred to the next available Public Hearing:
  - a.) for which all advertising and notification requirements can be fulfilled; and
  - b.) to be held following the adoption of OCP Amendment Bylaw 8383.

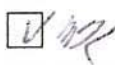

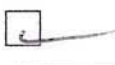


Dave Semple, Director  
Parks and Public Works Operations



Terry Crowe, Manager  
Policy Planning

SPC:cas  
Att. 7

FOR ORIGINATING DEPARTMENT USE ONLY					
<b>ROUTED TO:</b>		<b>CONCURRENCE</b>		<b>CONCURRENCE OF GENERAL MANAGER</b>	
Major Projects.....		Y	<input checked="" type="checkbox"/>	N	<input type="checkbox"/>
Real Estate Services .....		Y	<input checked="" type="checkbox"/>	N	<input type="checkbox"/>
Law.....		Y	<input checked="" type="checkbox"/>	N	<input type="checkbox"/>
Transportation .....		Y	<input checked="" type="checkbox"/>	N	<input type="checkbox"/>
<b>REVIEWED BY TAG</b>		YES		NO	
		<input checked="" type="checkbox"/>		<input type="checkbox"/>	
<b>REVIEWED BY CAO</b>		YES		NO	
ACTING 		<input checked="" type="checkbox"/>		<input type="checkbox"/>	



## Staff Report

### Origin

The updated City Centre Area Plan (CCAP), which received 3<sup>rd</sup> reading at a Public Hearing in July 2008, designates eleven lots on the west side of No. 3 Road between Bridgeport Road and River Road as “park” (**Attachment 1**). These lots, which were acquired by Canada Line Rapid Transit Inc. (CLCO) on behalf of TransLink to facilitate the construction of the Canada Line, are now surplus to CLCO’s needs and CLCO intends to dispose of them. (**Attachment 2**)

In accordance with the protocol between CLCO and the City, prior to listing the No. 3 Road lots for sale, CLCO offered them to the City for purchase in the understanding that the CCAP designates them for park use (**Attachment 3**). However, a recent senior staff (i.e., TAG) review of this proposed 7,749 m<sup>2</sup> (1.92 ac) park indicates that the City's public open space and recreation objectives would be better served if it was relocated to the east side of Smith Street, as this would facilitate the:

- Creation of a larger, multi-purpose open space via the consolidation of the proposed park space with existing City-owned land designated for park along the west side of Great Canadian Way; and
- Development of the No. 3 Road property, which is situated within the higher-density core of the City Centre’s Bridgeport Village arts-entertainment-business precinct, with commercial uses that would enhance the success of the area’s redevelopment and the prominence of it as an important No. 3 Road “gateway”. (**Attachment 4**)

The purpose of this report is to propose that the CCAP, which received 3<sup>rd</sup> reading at a Public Hearing in July 2008, be amended.

### Findings of Fact

Item	Existing	Proposed
<u>Subject Properties</u> <ul style="list-style-type: none"> <li>• No. 3 Road Lots</li> <li>• Smith Street Lots</li> </ul>	<ul style="list-style-type: none"> <li>• 2651, 2671, 2711, 2811, 2831, 2851, 2911, 2931, 2951, 2971 &amp; 2991 No. 3 Road</li> <li>• 2680, 2700, 2720, 2760, 2780, 2800 &amp; 2900 Smith Street</li> </ul>	
<u>Land Uses</u> <ul style="list-style-type: none"> <li>• No. 3 Road Lots</li> </ul>	<ul style="list-style-type: none"> <li>• All lots are vacant, except one occupied by a 6-unit strata industrial building</li> </ul>	<ul style="list-style-type: none"> <li>• Medium/high density non-residential with street-oriented commercial at grade and office or hotel above</li> </ul>
<ul style="list-style-type: none"> <li>• Smith Street Lots</li> </ul>	<ul style="list-style-type: none"> <li>• A single-family home &amp; light industrial buildings, including a 9-unit strata building.</li> </ul>	<ul style="list-style-type: none"> <li>• Park</li> </ul>
<u>Site Size</u> <ul style="list-style-type: none"> <li>• No. 3 Road Lots</li> </ul>	<ul style="list-style-type: none"> <li>• 7,749 m<sup>2</sup> (1.92 ac)</li> </ul>	<ul style="list-style-type: none"> <li>• Gross site may be reduced due to possible road widening. (To be determined upon rezoning.)</li> </ul>
<ul style="list-style-type: none"> <li>• Smith Street Lots</li> </ul>	<ul style="list-style-type: none"> <li>• 4,492 m<sup>2</sup> (1.11 ac)</li> </ul>	<ul style="list-style-type: none"> <li>• A large, multi-purpose park, including:               <ol style="list-style-type: none"> <li>a) Smith Street Lots: 4,492 m<sup>2</sup> (1.11 ac)</li> <li>b) Road Closures (portions of Smith Street &amp; Douglas Road): 4,369 m<sup>2</sup> (1.08 ac)</li> <li>c) City-Owned Lot (fronting onto Great Canadian Way): 4290 m<sup>2</sup> (1.06 ac).</li> <li>d) Total: 13,151 m<sup>2</sup> (3.25 ac)</li> </ol> </li> </ul>
<u>OCP Designation</u> <ul style="list-style-type: none"> <li>• No. 3 Road Lots</li> </ul>	<ul style="list-style-type: none"> <li>• Public and Open Space Use</li> </ul>	<ul style="list-style-type: none"> <li>• Commercial</li> </ul>
<ul style="list-style-type: none"> <li>• Smith Street Lots</li> </ul>	<ul style="list-style-type: none"> <li>• Commercial</li> </ul>	<ul style="list-style-type: none"> <li>• Public and Open Space Use</li> </ul>

Item	Existing	Proposed
<u>CCAP Designation</u> • No. 3 Road Lots	• Park	• Urban Centre T5 (45 m) - permitting 3 FAR, including 2 FAR for non-residential uses plus 1 FAR "Village Centre Bonus" for office use
• Smith Street Lots	• Urban Centre T5 (35 m) & (25 m) - permitting 2 floor area ratio (FAR) for non-residential uses	• Park
OCP Aircraft Noise Sensitive Development Policy	• Area 1 A: New Aircraft Noise Sensitive Land Use prohibited	• No change (No new residential uses will be permitted.)

## Related Policies & Studies

### City Centre Area Plan (CCAP) – Parks & Open Space

The CCAP received third reading of Council after Public Hearing in July 2008. Currently, the CCAP identifies the location of the subject properties (**Attachment 1**) as the western portion of "Bridgeport Village": a predominantly older industrial and auto-oriented commercial area that is intended to become a landmark, medium- to high-density, transit-oriented, arts, entertainment, and business precinct with as many as 20,000 jobs.

To help ensure that Bridgeport Village will become a high-quality urban environment, the Plan proposes a variety of amenities, key among which will be "major" (i.e., city-serving) park space along the waterfront and "neighbourhood" park space inland that together will satisfy CCAP objectives aimed at:

- Achieving a "base level public open space standard" across the City Centre of 1.32 ha (3.25 ac) per 1,000 population; and
- Ensuring that all Bridgeport Village workers and visitors are situated within a convenient five minute walk of a public park.

Initially, the No. 3 Road sites were selected for park use because they are:

- In a prominent "gateway" location, and
- Reasonably located for Bridgeport Village employees and visitors.

## Consultation

### City Centre Area Plan (CCAP) Approval Process

If the subject amending bylaw is considered by Council:

- After final adoption of the CCAP (Recommended) – The sole subject of the Public Hearing on that amending bylaw will be the bylaw itself.
- Prior to final adoption of the CCAP – It may be difficult to "contain" the scope of the Public Hearing on the amending bylaw (i.e., new information could be introduced with regard to the amount and location of park and urban uses set out in the CCAP), which could affect the CCAP's July 2008 Public Hearing and result in the need for a new Public Hearing.



### Consultation with Affected Property Owners and Tenants

The City's OCP Bylaw Preparation Consultation Policy No. 5043 requires that consultation with affected parties (e.g., property owners) be considered as part of the OCP amendment process. To satisfy this policy, property owners and tenants of the subject properties and neighbours situated within 50 m (164 ft) of those properties will be notified in writing of the subject Public Hearing. In addition, whenever possible it is desirable to get input from interested parties in advance of the Public Hearing in order to identify and, if possible, resolve any concerns.

### Consultation Options:

1. Defer the subject Public Hearing until after the CCAP adoption (**Recommended**), or
2. Refer the subject OCP amendment to the next Public Hearing.

Staff recommend Option 1 – While this option would potentially delay the subject Public Hearing (possibly until mid-2009), this approach is preferable as it will:

- Minimize risks to the overall CCAP adoption process; and
- Provide time for staff to consult with affected property owners and tenants and, if possible, resolve issues prior to the subject amendment being considered at Public Hearing.

### **Staff Comments**

#### Engineering

Any OCP amendment that alters density and land use, such as the subject proposal, can be expected to impact storm, water, and sanitary servicing. This may render works currently identified under the Development Cost Charge (DCC) program to be insufficient or undersized; and recent infrastructure upgrading designed/constructed prior to the adoption of the subject amendment may become inadequate. Without further study, staff cannot determine the full impact of the proposed OCP changes.

Thus, as a condition of any future rezoning of the subject lots along the west side of No. 3 Road, the developer will be required to undertake a capacity analysis and related studies to determine servicing requirements to the satisfaction of the City, and to enter into a Servicing Agreement for the completion of those works. Until the necessary analysis is complete and information to the contrary comes available, it should be assumed that all upgrades beyond those currently identified on the DCC program will be at the developer's sole cost. This approach is used throughout the City Centre.

### **Analysis**

The proposed OCP amendment must be considered from the perspective of both the park and commercial development potential, as follows:

#### Park Considerations

As indicated previously, constraints related to the unavailability of additional waterfront park sites in Bridgeport Village, land use issues, and the proximity to park users (i.e., workers and visitors in Bridgeport Village's proposed high-density commercial core), limit the options for the relocation of the CCAP's designated No. 3 Road park space to the area bounded by Sexsmith Road, Charles Street, Great Canadian Way, and Bridgeport Road. Within that area, the possibility exists to



relocate the No. 3 Road park space to seven lots fronting on Smith Street and portions of Smith Street and Douglas Road and consolidate this area with the large City-owned lot on the east side of Great Canadian Way already designated under the CCAP as park to create a 13,151 m<sup>2</sup> (3.25 ac) park space. (**Attachment 5**) The advantages of this option include:

- No net loss in Bridgeport Village's designated "neighbourhood" park space;
- A significant open space feature at an important Bridgeport Village "gateway";
- A park "buffer" helping to delineate the boundary between Bridgeport Village's commercial area west of Great Canadian Way and its "industrial reserve" to the east; and
- A single large park (rather than two smaller parks), which would make possible a broader range of open space uses and amenities in keeping with the area's non-residential nature, such as:
  - i. Plaza/gathering space for daytime and evening use;
  - ii. Performance/exhibition space to support Bridgeport Village's "arts district" objectives;
  - iii. Flexible, multi-purpose recreation space for fitness and sport uses; and,
  - iv. The continuation of the Garden City Road/Great Canadian Way "greenway" route;
- An equal or lower purchase value (*Note: No appraisal has been undertaken of this site*); and
- The opportunity to delay land acquisition until it is warranted by the level of development activity in the area (as opposed to the No. 3 Road lots, which CLCO wishes to dispose of today).

Existing Designated CCAP Park Land East of Smith Street	
• City-owned lot fronting on Great Canadian Way	1.06 acres
• Douglas Road street-end	0.19 acres
• Smith Street street-end	0.16 acres
• Sub-Total	1.62 acres
Proposed Additional Park Land East of Smith Street*	
• Smith Street lots	1.11 acres
• Additional Portion of Smith Street	0.81 acres
• Sub-Total	1.92 acres
Total Area of Proposed Park	3.25 acres
* NOTE: This "additional park land" is intended to replace the No. 3 Road lots currently identified for park in the CCAP and, therefore, must have an equivalent area. The area of the No. 3 Road lots is 7,749 m <sup>2</sup> (1.92 ac).	

#### Commercial Development Considerations – No. 3 Road Lots

The No. 3 Road lots are located within easy walking distance of the Bridgeport Canada Line Station and the waterfront and are situated prominently at a key "gateway" to Bridgeport Village and the City Centre, all factors that make them an attractive commercial development site. As these lots are encumbered by the Canada Line guideway, the drip-line of which is set approximately 27 m (89 ft) or less back from the No. 3 Road property line, their ability to accommodate the scale of parking structure necessary to support a high-density development is somewhat impaired. This means that the site can either be developed as either:

- A Stand-Alone Project on the No. 3 Road Lots –  
Under this scenario, the maximum buildable density would be 0.5 – 0.65 floor area ratio (FAR) in order to accommodate parking. A development of this density could be designed to satisfy CCAP objectives for street-oriented retail and concealed parking (i.e., located to the rear and/or under the building) and may be a desirable short - to medium-term strategy for the site, but such a project would not take full advantage of the site's prominent location and could not be expected



to recoup the higher density permitted under the CCAP through future a stand-alone redevelopment of the property.

- A Large, Comprehensive Project Encompassing Properties on Both Sides of the Guideway Under this scenario, with the No. 3 Road frontage developed as part of a larger site, parking could be located on both sides of the guideway (possibly linked by a continuous parkade structure beneath the guideway or a pedestrian bridge over it), which would enable the No. 3 Road lots to be developed with a “signature” high-rise, high-density project.

CCAP Development Permit (DP) Guidelines, which received 3<sup>rd</sup> reading at a Public Hearing in July 2008, direct that development sites in this area should have a minimum depth of 40 m (131 ft), which is greater than the depth of the No. 3 Road lots. As such, while either development scenario could be feasible, the “stand-alone” option, which under-develops the site, would be discouraged and a developer would be encouraged to consolidate properties on both sides of the guideway as described in the alternative scenario.

#### Related Commercial & Transportation Considerations

The proposed land use changes precipitate the need for additional changes to the CCAP as follows:

- Vehicular Access to the No. 3 Road Site  
Parking and service vehicle access to the lots along the west side of No. 3 Road has historically been both from the street and via a rear lane. In light of the area’s planned high-density development and possible road widening, it will no longer be feasible to permit vehicle access directly from the street nor maintain the present alignment of the north end of the lane, as they could compromise traffic operations and safety. As such, as a condition of the future rezoning and development of the No. 3 Road lots and properties to the west of the guideway, the alignment of the north end of the lane should be modified to intersect River Road mid-block generally as indicated in **Attachment 4**.
- Smith Street, Between Beckwith Road and Charles Street  
On the south side of Charles Street, Smith Street and Great Canadian Way are very close together, separated only by a row of small, double-fronting, irregularly-shaped lots. Redevelopment of these lots in a manner that is consistent with the intent of the CCAP will be made difficult by their small size and shape and, as traffic increases (due to the Canada Line park and ride and bus exchange), the operation and safety of the adjacent intersections could be compromised. To address this situation, it is proposed that, as part of the future redevelopment of this area: (**Attachment 5**)
  - Smith Street be closed and consolidated as part of a comprehensive development; and
  - North-south vehicle movements between Charles Street and Douglas Road be via the proposed extension of Sexsmith Road, No. 3 Road (via the proposed extension of Douglas Road), and via the lane system (which may be modified and enhanced on a project-by-project basis as development in the area proceeds).

#### Additional Administrative Changes to the CCAP

Parks and streets are two fundamental building blocks of the City Centre and are, therefore, referenced throughout the CCAP, not just in the Plan’s land use maps, but in its parks, recreation, and mobility sections, base maps, etc. In light of this, the proposed Plan park and street



amendments will necessitate administrative modifications throughout the CCAP to ensure consistency within the document.

### Options

1. Amend the CCAP As Proposed & Delay Public Hearing Until After Adoption of the CCAP  
**RECOMMENDED**

This approach satisfies the objectives outlined in this report with regard to optimizing park and commercial development potential, by delaying the Public Hearing date for the OCP Amendment Bylaw. This option:

- Minimizes the possibility of compromising the CCAP July 2008 Public Hearing and pending approval process of the whole CCAP; and
- Provides more time for consultation with affected property owners and tenants.

2. Amend the CCAP As Proposed & Refer the Bylaw to Public Hearing Immediately

This approach satisfies the objectives outlined in this report with regard to optimizing park and commercial development potential; however, it risks compromising the CCAP July 2008 Public Hearing and pending approval process of the whole CCAP.

3. No Change to the CCAP

This approach is the simplest from an administrative perspective, as it would maintain the CCAP July 2008 Public Hearing and pending approval process of the whole CCAP. As a result, however, the west side of No. 3 Road would continue to be designated as park, even though this is no longer considered to be the preferred location for this use and it would impair CLCO's ability to dispose of its property.

### Financial Impact

Concurrent with the update to the CCAP, the City is also in the process of updating its Development Cost Charge (DDC) program to reflect the park, road, and related requirements of the Plan. The updated DCC bylaw, like the CCAP, was given 3<sup>rd</sup> reading in July 2008. While the total park area is 1.92 acres, the approved DCC Program includes funding for 4,047 m<sup>2</sup> (1.0 ac) of park acquisition along the west side of No. 3 Road. The remaining 0.92 acres is to be secured through other means (e.g., right of passage). Based on the proposed CCAP Plan amendment, this DCC funding would be reallocated to the acquisition of the seven Smith Street lots. The area of those lots is slightly greater than the area identified for DCC funding on No. 3 Road (4,492 m<sup>2</sup>/1.11 ac), but the value is anticipated to be similar due to the lower density the CCAP permits along Smith Street. (*Note: No appraisal has been undertaken.*)

The proposed amendment to the CCAP, if approved, will require a parallel change to the pending updated DCC bylaw. Further information regarding this will be presented in a separate report to Council.

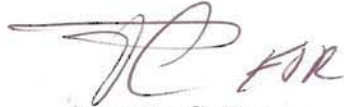
### Conclusion

The City Centre Area Plan (CCAP), which received 3<sup>rd</sup> reading at a Public Hearing in July 2008, designates park use along the west side of No. 3 Road in Bridgeport Village. More recently, however, senior staff have determined that the City's park and commercial development

objectives would be better served if this designated park area was relocated adjacent to a large City-owned lot fronting on Great Canadian Way that is already designated as park under the CCAP. It is recommended that a Public Hearing on the proposed OCP amendment be delayed until after adoption of the CCAP in order to minimize risk to the Plan's approval process and provide the opportunity to consult with affected property owners and tenants.



Serena Lusk  
Manager, Parks Planning, Design & Construction



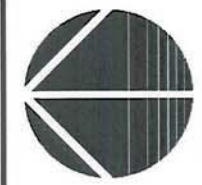
Suzanne Carter,  
Senior Planner, Policy Planning

SPC:cas

- Attachment 1 Proposed OCP Amendment Location Map
- Attachment 2 Letter from Canada Line Rapid Transit Inc. (CLCO)
- Attachment 3 CCAP Specific Land Use Map: Bridgeport Village (2031), as approved July 2008
- Attachment 4 Proposed OCP Amendment Concept
- Attachment 5 Preliminary Park Development Concept (For Illustrative Purposes Only)



## Proposed OCP Amendment Location Map





1019-02/6

March 4, 2009

Via email and mail

City of Richmond  
6911 No. 3 Road  
Richmond, B.C. V6Y 2C1

Attention: Joe Erceg, MCIP  
General Manager Planning & Development Department

Dear Joe:

**Re: Proposed Amendment to the City Centre Area Plan (CCAP) Official Community Plan (OCP) Park Frontage Enhancement Areas**

Further to our various discussions, please consider this letter a request that the City of Richmond review the Future Neighbourhood Park designation as noted on the copy of the CCAP Official Community Plan, in particular the ten lots as described on the enclosed description of property and within the dotted line on the enclosed plan (the "Lots").

As you are aware, the Lots were acquired by Canada Line Rapid Transit Inc. (CLCO) on behalf of TransLink as part of the property acquired to build Canada Line. The Lots are now surplus property. As is the case with all property that is surplus to the long term operation of the Line, CLCO intends to dispose of the Lots. In accordance with the protocol between CLCO and the City, prior to listing the Lots for sale, CLCO offered the Lots to the City for purchase. Initially the City advised that the City wished to purchase the Lots for park, consistent with the designation on the CCAP Official Community Plan. However, after further consideration, the City advised that they did not wish to purchase the Lots for park, having determined that the park may be better located elsewhere.

CLCO has now listed the Lots for sale, on the understanding that, if the OCP is amended to designate the future park elsewhere, it would indicate these lots as commercial reserve with a maximum permitted density of 3 FAR.

We would ask that the CCAP Official Community Plan be amended to reflect this land use designation, rather than park. Further, pending the CCAP formal amendment, could the City website and planning documents reflect a pending change, so that those inquiring will be fully informed of the status of the property.

Tel: 604.484.6700 Fax: 604.484.6799 Email: [info@canadalineline.ca](mailto:info@canadalineline.ca)

Canada Line Rapid Transit Inc., Suite 1650, 409 Granville Street, Vancouver, BC, Canada V6C 1T2

[www.canadalineline.ca](http://www.canadalineline.ca)





We would appreciate it if you could acknowledge by reply that you have received our request and the process for the City's consideration of such an amendment.

Yours truly,

Jane Bird  
Chief Executive Officer

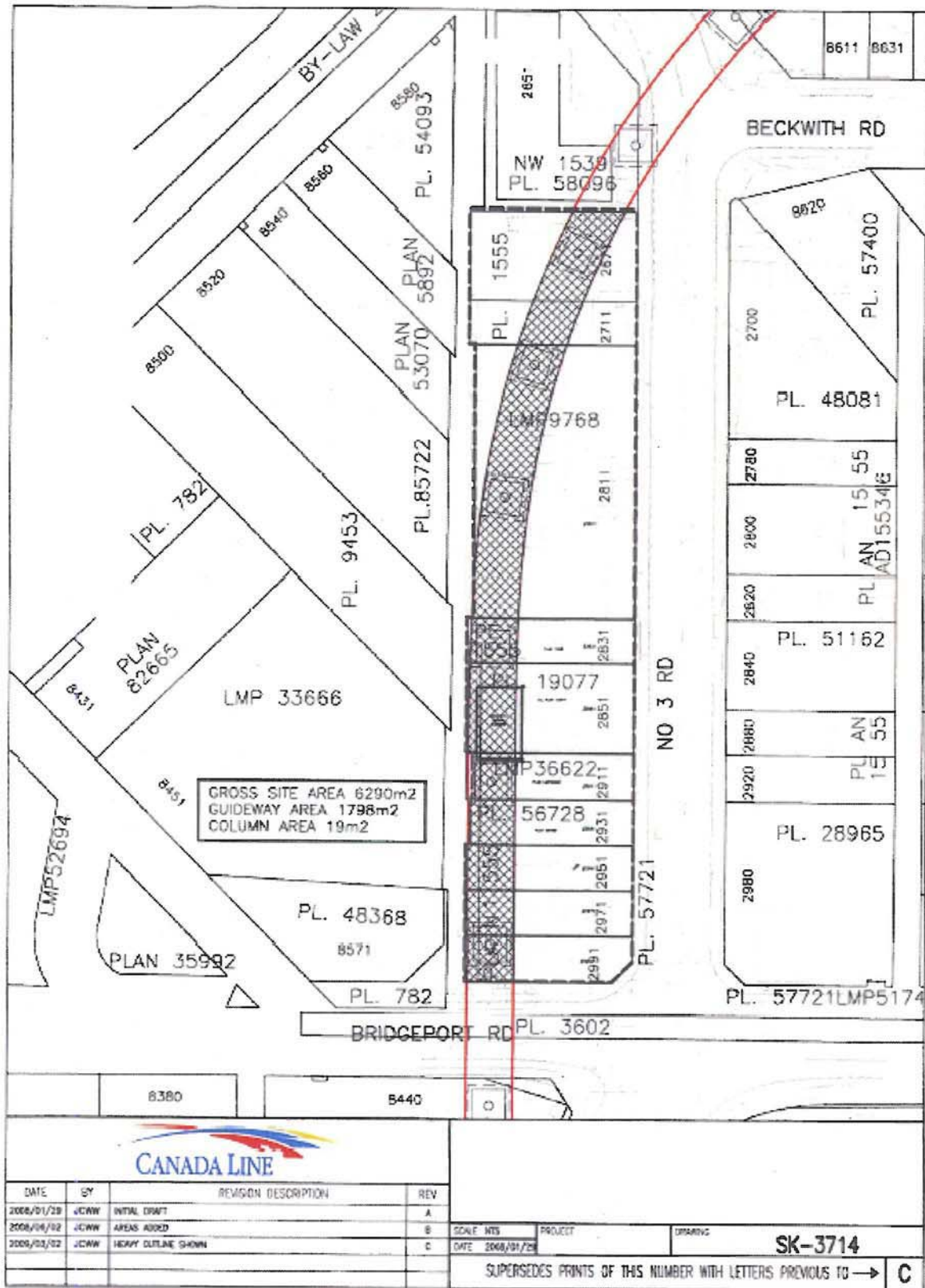
Enclosures: 1. Description of Property  
2. Plan of 10 Lots  
3. Excerpt from CCAP Official Community plan.

C. Jeff Day, City of Richmond (letter and enclosures)  
Wayne Mulyk, CLCO (letter and enclosures)

SCHEDULE "A"

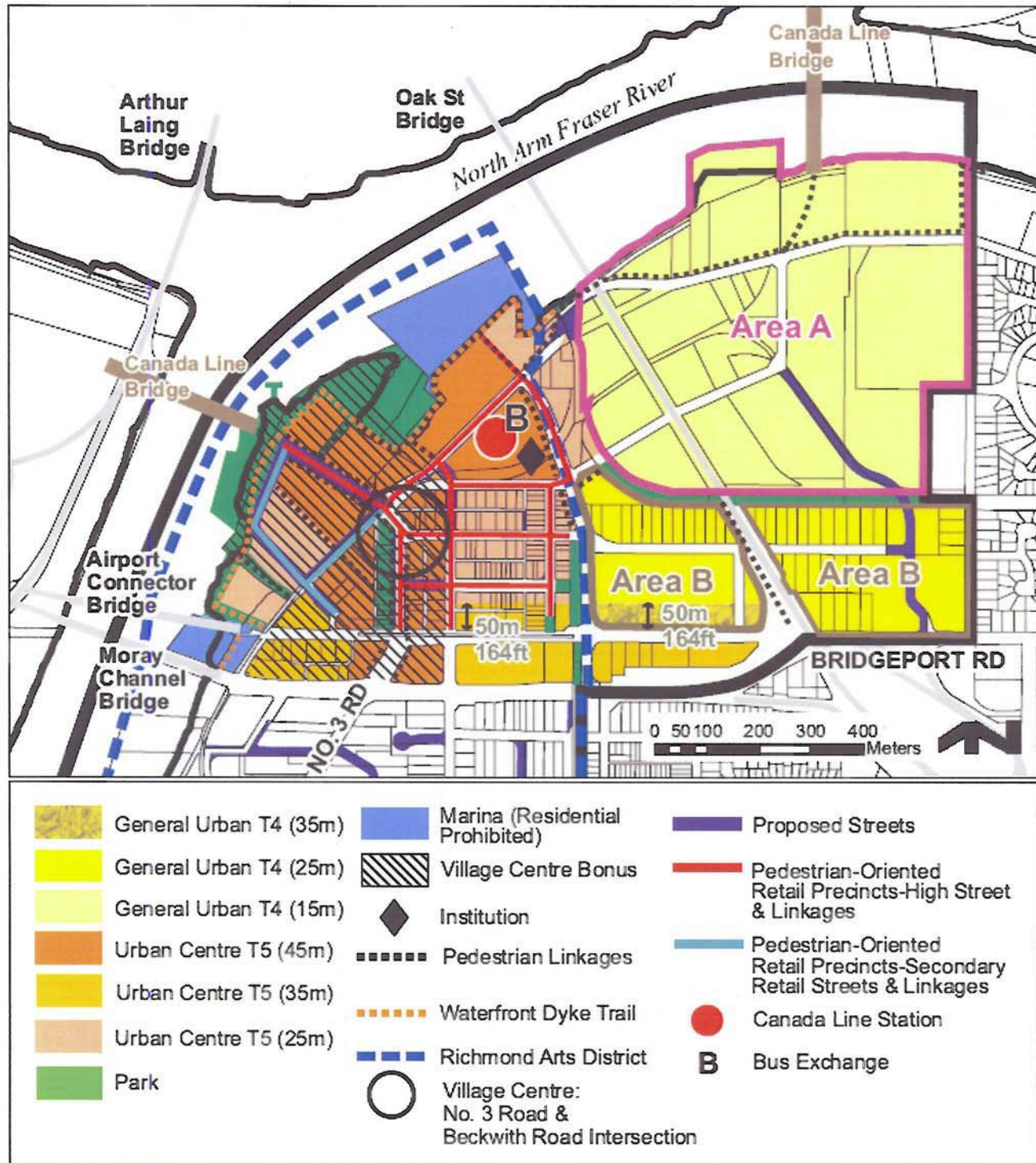
DESCRIPTION OF PROPERTY

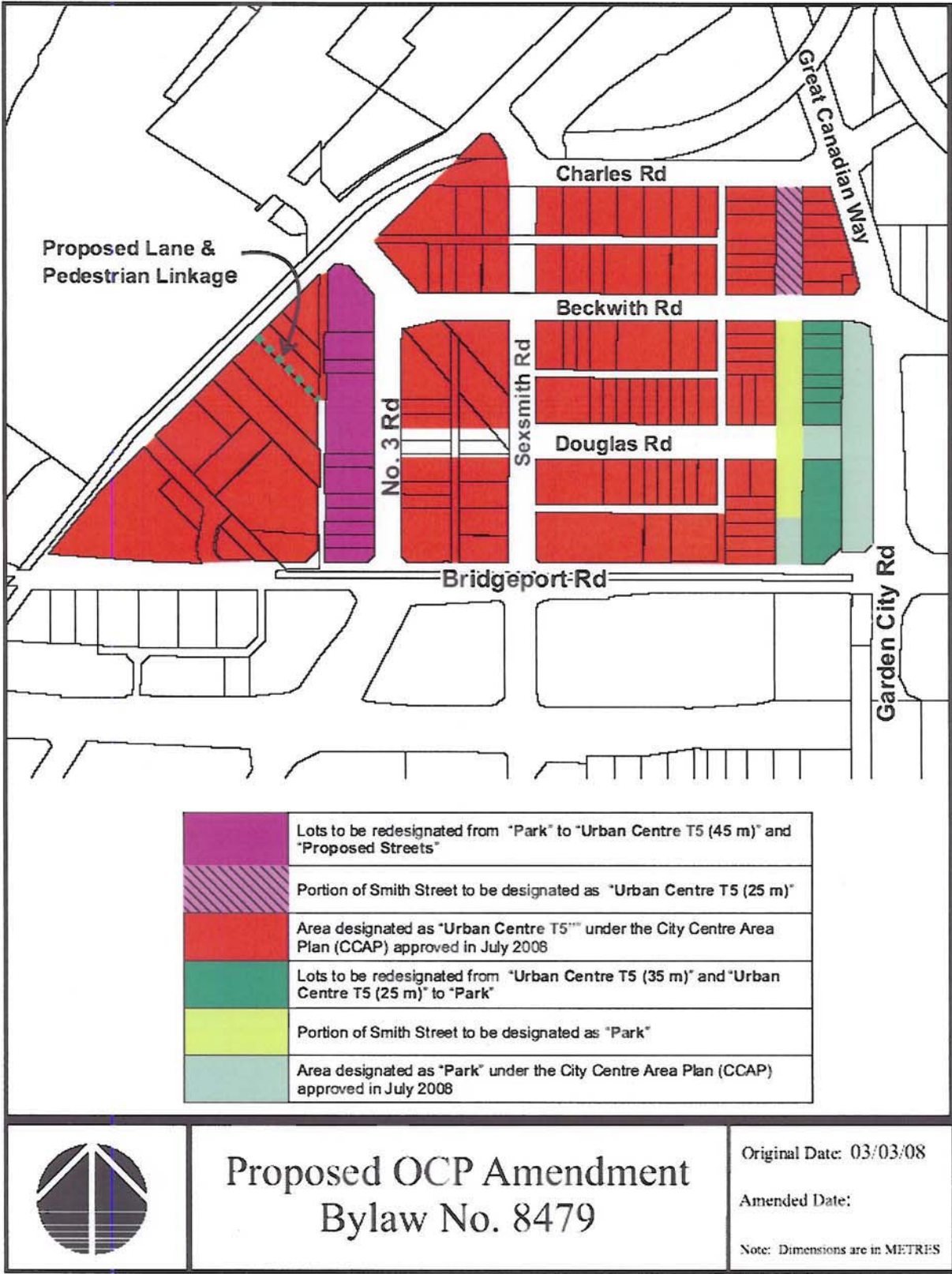
PID	Civic Address	Legal Description
003-491-552	2851 No 3 Road	LOT "A" SECTIONS 21 AND 22 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 19077
003-736-415	2831 No 3 Road	LOT 8 BLOCK 75 SECTION 21 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 1555
003-748-301	2901 No 3 Road	LOT 1 EXCEPT: PART ON BYLAW PLAN 57721, BLOCK 75 SECTIONS 21 AND 22 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 1555
003-748-421	2971 No 3 Road	LOT 2 BLOCK 75 SECTIONS 21 AND 22 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 1555
003-748-499	2951 No 3 Road	LOT 3 BLOCK 75 SECTIONS 21 AND 22 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 1555
003-811-301	2671 No 3 Road	LOT "C" BLOCK 75 SECTION 21 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 1555
003-894-126	2711 No 3 Road	LOT 15 BLOCK 75 SECTION 21 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 1555
004-209-028	2931 No 3 Road	LOT 220 SECTION 21 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 56728
018-192-181	2811 No 3 Road	LOT E SECTION 21 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN LMP9760
024-019-984	2911 No 3 Road	LOT 1 SECTION 21 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN LMP36622



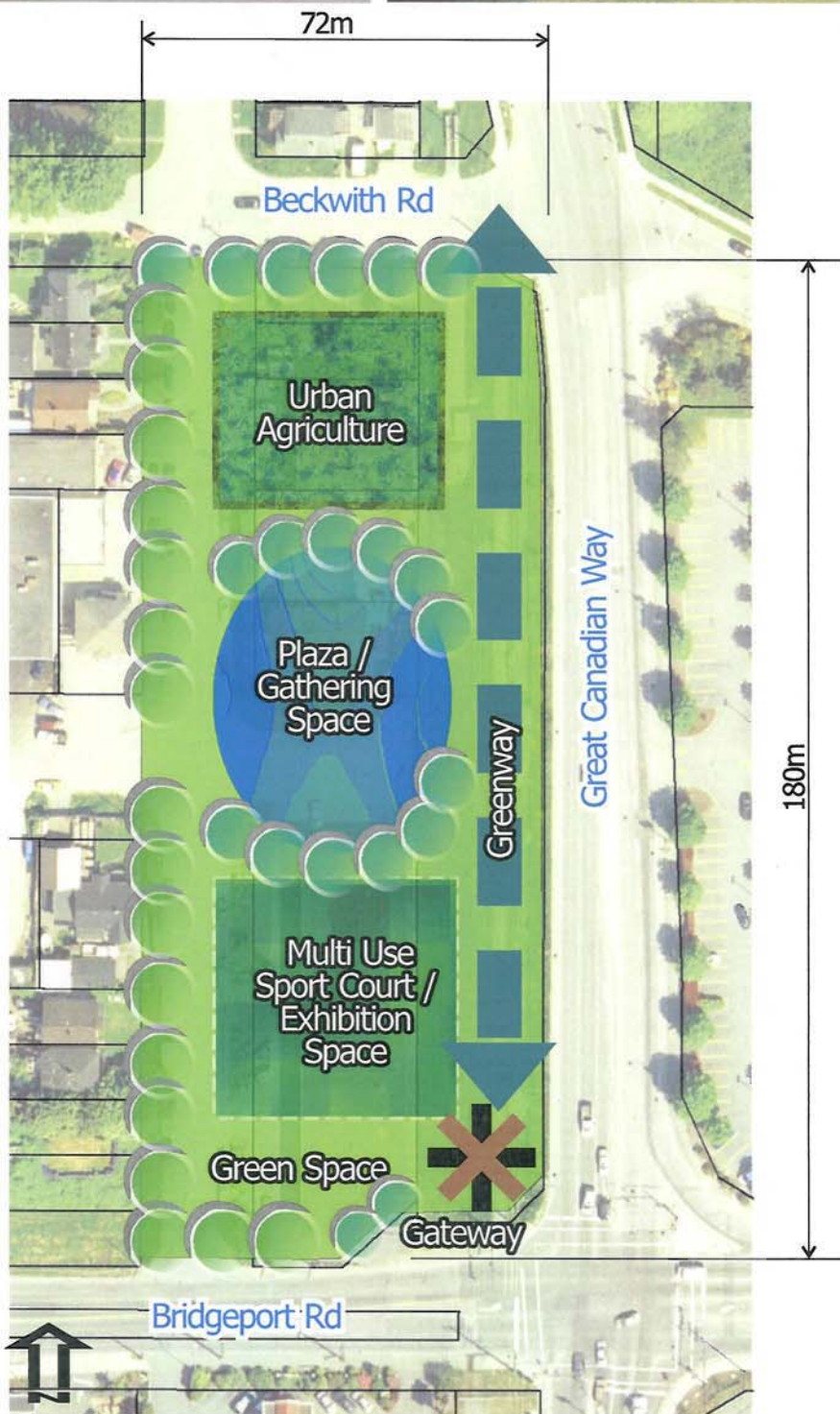


Specific Land Use Map: Bridgeport Village (2031)









## Proposed Bridgeport Village Park





**Richmond Official Community Plan Bylaw 7100  
Amendment Bylaw 8479 (City Centre Area Plan)  
2651, 2671, 2711, 2811, 2831, 2851, 2911, 2931, 2951, 2971,  
and 2991 No. 3 Road, 2680, 2700, 2720, 2760, 2780, 2800, and 2900  
Smith Street, and Portions of Smith Street**

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

1. Richmond Official Community Plan Bylaw 7100 is amended by:

1.1 In Schedule 1, as amended by OCP Bylaw No. 8381:

- a) Repealing the existing land use designation in Attachment 1 (Generalized Land Use Map) thereof the following area, and by designating it and a portion of Smith Street between Charles Street and Beckwith Road "Commercial".

Strata Lot 1 Section 21 Block 5 North Range 6 West New Westminster District  
Strata Plan NW1539 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 2 Section 21 Block 5 North Range 6 West New Westminster District  
Strata Plan NW1539 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 3 Section 21 Block 5 North Range 6 West New Westminster District  
Strata Plan NW1539 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 4 Section 21 Block 5 North Range 6 West New Westminster District  
Strata Plan NW1539 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 5 Section 21 Block 5 North Range 6 West New Westminster District  
Strata Plan NW1539 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 6 Section 21 Block 5 North Range 6 West New Westminster District  
Strata Plan NW1539 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Lot "C" Block 75 Section 21 Block 5 North Range 6 West New Westminster District  
Plan 1555

Lot 15 Block 75 Section 21 Block 5 North Range 6 West New Westminster District  
Plan 1555

Lot E Section 21 Block 5 North Range 6 West New Westminster District Plan  
LMP9768



Lot 8 Block 75 Section 21 Block 5 North Range 6 West New Westminster District Plan 1555

Lot "A" Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 19077

Lot 1 Section 21 Block 5 North Range 6 West New Westminster District Plan LMP36622

Lot 220 Section 21 Block 5 North Range 6 West New Westminster District Plan 56728

Lot 3 Block 75 Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 1555

Lot 2 Block 75 Section 21 and 22 Block 5 North Range 6 West New Westminster District Plan 1555

Lot 1 Except: Part on Bylaw Plan 57721, Block 75 Sections 21 and 22 Block 5 North Range 6 West new Westminster District Plan 1555

- b) Repealing the existing land use designation in Attachment 1 (Generalized Land Use Map) thereof the following area, and by designating it and a portion of Smith Street between Beckwith Road and Bridgeport Road "Public and Open Space Use".

Lot 8 Block 44 Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 1555

Lot 7 Block 44 Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 1555

Lot A Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 67672

Lot 4 Block 44 Section 21 Block 5 North Range 6 West New Westminster District Plan 1555

Lot 3 Block 44 Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 1555

Lot F (AD263258) Sections 21 and 22 Block 5 North Range 6 West Plan 1555

Strata Lot 1 Section 22 Block 5 North Range 6 west New Westminster District Strata Plan NW630 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 2 Section 22 Block 5 North Range 6 west New Westminster District Strata Plan NW630 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 3 Section 22 Block 5 North Range 6 west New Westminster District Strata Plan NW630 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 4 Section 22 Block 5 North Range 6 west New Westminster District Strata Plan NW630 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 5 Section 22 Block 5 North Range 6 west New Westminster District Strata Plan NW630 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 6 Section 22 Block 5 North Range 6 west New Westminster District Strata Plan NW630 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 7 Section 22 Block 5 North Range 6 west New Westminster District Strata Plan NW630 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 8 Section 22 Block 5 North Range 6 west New Westminster District Strata Plan NW630 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 9 Section 22 Block 5 North Range 6 west New Westminster District Strata Plan NW630 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

1.2 In Schedule 2.10 (City Centre Area Plan), as amended by OCP Bylaw No. 8383:

- a) Repealing the existing land use designation in the Generalized Land Use Map (2031) thereof the following area, and by designating it and a portion of Smith Street between Charles Street and Beckwith Road "Urban Centre T5".

Strata Lot 1 Section 21 Block 5 North Range 6 West New Westminster District Strata Plan NW1539 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 2 Section 21 Block 5 North Range 6 West New Westminster District Strata Plan NW1539 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 3 Section 21 Block 5 North Range 6 West New Westminster District Strata Plan NW1539 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 4 Section 21 Block 5 North Range 6 West New Westminster District Strata Plan NW1539 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 5 Section 21 Block 5 North Range 6 West New Westminster District Strata Plan NW1539 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 6 Section 21 Block 5 North Range 6 West New Westminster District Strata Plan NW1539 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Lot "C" Block 75 Section 21 Block 5 North Range 6 West New Westminster District Plan 1555

Lot 15 Block 75 Section 21 Block 5 North Range 6 West New Westminster District Plan 1555



Lot E Section 21 Block 5 North Range 6 West New Westminster District Plan  
LMP9768

Lot 8 Block 75 Section 21 Block 5 North Range 6 West New Westminster District  
Plan 1555

Lot "A" Sections 21 and 22 Block 5 North Range 6 West New Westminster District  
Plan 19077

Lot 1 Section 21 Block 5 North Range 6 West New Westminster District Plan  
LMP36622

Lot 220 Section 21 Block 5 North Range 6 West New Westminster District Plan  
56728

Lot 3 Block 75 Sections 21 and 22 Block 5 North Range 6 West New Westminster  
District Plan 1555

Lot 2 Block 75 Section 21 and 22 Block 5 North Range 6 West New Westminster  
District Plan 1555

Lot 1 Except: Part on Bylaw Plan 57721, Block 75 Sections 21 and 22 Block 5 North  
Range 6 West new Westminster District Plan 1555

- b) Repealing the existing land use designation in the Generalized Land Use  
Map (2031) thereof the following area, and by designating it and a  
portion of Smith Street between Beckwith Road and Bridgeport Road  
"Park".

Lot 8 Block 44 Sections 21 and 22 Block 5 North Range 6 West New Westminster  
District Plan 1555

Lot 7 Block 44 Sections 21 and 22 Block 5 North Range 6 West New Westminster  
District Plan 1555

Lot A Sections 21 and 22 Block 5 North Range 6 West New Westminster District  
Plan 67672

Lot 4 Block 44 Section 21 Block 5 North Range 6 West New Westminster District  
Plan 1555

Lot 3 Block 44 Sections 21 and 22 Block 5 North Range 6 West New Westminster  
District Plan 1555

Lot F (AD263258) Sections 21 and 22 Block 5 North Range 6 West Plan 1555

Strata Lot 1 Section 22 Block 5 North Range 6 west New Westminster District Strata  
Plan NW630 together with an interest in the common property in proportion to the  
unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 2 Section 22 Block 5 North Range 6 west New Westminster District Strata  
Plan NW630 together with an interest in the common property in proportion to the  
unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 3 Section 22 Block 5 North Range 6 west New Westminster District Strata  
Plan NW630 together with an interest in the common property in proportion to the  
unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 4 Section 22 Block 5 North Range 6 west New Westminster District Strata Plan NW630 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 5 Section 22 Block 5 North Range 6 west New Westminster District Strata Plan NW630 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 6 Section 22 Block 5 North Range 6 west New Westminster District Strata Plan NW630 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 7 Section 22 Block 5 North Range 6 west New Westminster District Strata Plan NW630 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 8 Section 22 Block 5 North Range 6 west New Westminster District Strata Plan NW630 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 9 Section 22 Block 5 North Range 6 west New Westminster District Strata Plan NW630 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

- c) Repealing the existing land use designation in the Specific Land Use Map: Bridgeport Village (2031) thereof the following area, and by designating it "Urban Centre T5 (45 m)".

Strata Lot 1 Section 21 Block 5 North Range 6 West New Westminster District Strata Plan NW1539 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 2 Section 21 Block 5 North Range 6 West New Westminster District Strata Plan NW1539 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 3 Section 21 Block 5 North Range 6 West New Westminster District Strata Plan NW1539 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 4 Section 21 Block 5 North Range 6 West New Westminster District Strata Plan NW1539 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 5 Section 21 Block 5 North Range 6 West New Westminster District Strata Plan NW1539 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 6 Section 21 Block 5 North Range 6 West New Westminster District Strata Plan NW1539 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Lot "C" Block 75 Section 21 Block 5 North Range 6 West New Westminster District Plan 1555

Lot 15 Block 75 Section 21 Block 5 North Range 6 West New Westminster District Plan 1555



Lot E Section 21 Block 5 North Range 6 West New Westminster District Plan LMP9768

Lot 8 Block 75 Section 21 Block 5 North Range 6 West New Westminster District Plan 1555

Lot "A" Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 19077

Lot 1 Section 21 Block 5 North Range 6 West New Westminster District Plan LMP36622

Lot 220 Section 21 Block 5 North Range 6 West New Westminster District Plan 56728

Lot 3 Block 75 Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 1555

Lot 2 Block 75 Section 21 and 22 Block 5 North Range 6 West New Westminster District Plan 1555

Lot 1 Except: Part on Bylaw Plan 57721, Block 75 Sections 21 and 22 Block 5 North Range 6 West new Westminster District Plan 1555

- d) In the Specific Land Use Map: Bridgeport Village (2031), designating a portion of Smith Street between Charles Street and Beckwith Road "Urban Centre T5 (25 m)".
- e) Repealing the existing land use designation in the Specific Land Use Map: Bridgeport Village (2031) thereof the following area, and by designating it and a portion of Smith Street between Beckwith Road and Bridgeport Road "Park".

Lot 8 Block 44 Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 1555

Lot 7 Block 44 Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 1555

Lot A Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 67672

Lot 4 Block 44 Section 21 Block 5 North Range 6 West New Westminster District Plan 1555

Lot 3 Block 44 Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 1555

Lot F (AD263258) Sections 21 and 22 Block 5 North Range 6 West Plan 1555

Strata Lot 1 Section 22 Block 5 North Range 6 west New Westminster District Strata Plan NW630 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 2 Section 22 Block 5 North Range 6 west New Westminster District Strata Plan NW630 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 3 Section 22 Block 5 North Range 6 west New Westminster District Strata Plan NW630 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 4 Section 22 Block 5 North Range 6 west New Westminster District Strata Plan NW630 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 5 Section 22 Block 5 North Range 6 west New Westminster District Strata Plan NW630 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 6 Section 22 Block 5 North Range 6 west New Westminster District Strata Plan NW630 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 7 Section 22 Block 5 North Range 6 west New Westminster District Strata Plan NW630 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 8 Section 22 Block 5 North Range 6 west New Westminster District Strata Plan NW630 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 9 Section 22 Block 5 North Range 6 west New Westminster District Strata Plan NW630 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

- f) In the Specific Land Use Map: Bridgeport Village (2031), in the block bounded by No. 3 Road, Bridgeport Road, West Road, and River Road:
  - i. Designating the existing lane north of 8520 River Road “Urban Centre T5 (45 m)”;
  - ii. Designating along the common property line of 8520 and 8540 River Road “Proposed Streets”; and
  - iii. Relocating the “Pedestrian Linkages” currently aligned with the common property line of 8500 and 8520 River Road to the common property line of 8520 and 8540 River Road.
- g) Making various text and graphic amendments to ensure consistency with the Generalized Land Use Map (2031) and Specific Land Use Map: Bridgeport Village (2031) as amended.



2. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 8479”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

APR 14 2009

CITY OF RICHMOND
APPROVED by 
APPROVED by Manager or Solicitor 

\_\_\_\_\_  
MAYOR

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