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**To:** Planning Committee **Date:** April 12, 2016  
**From:** Mike Redpath **File:** 06-2345-01/2016-Vol  
Senior Manager, Parks 01  
**Re:** **Amendment to Park Related Land Use Designations under Richmond Official  
Community Plan Bylaw 7100 and Richmond Official Community Plan Bylaw  
9000**

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**Staff Recommendation**

1. That Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9489, be introduced and given first reading;
2. That Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9489, having been considered in conjunction with:
  - The City's Financial Plan and Capital Program; and
  - The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;hereby be found to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;
3. That Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9489, having been considered in conjunction with Section 882(3)(c) of the Local Government Act, be referred to the Agricultural Land Commission for comment;
4. That Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9489, having been considered in accordance with Official Community Plan Bylaw Preparation Consultation Policy 5043, be referred to the Board of Education of Richmond School District No. 38 for comment; and
5. That Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw 9000, Amendment Bylaw No. 9489, having been considered in accordance with Official Community Plan Bylaw Preparation Consultation Policy 5043, hereby be found not to require further consultation.


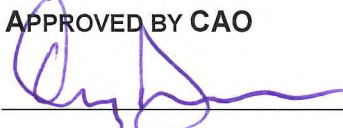
April 12, 2016

- 2 -



Mike Redpath  
Senior Manager, Parks  
(604-247-4942)

Att. 12

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGERS
Policy Planning	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
Economic Development	<input checked="" type="checkbox"/>	
Real Estate Services	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: DW	APPROVED BY CAO 

## Staff Report

### Origin

A Community Services, Policy Planning, Development Applications, Transportation and Real Estate staff review of park properties and their associated OCP and Area Plan land use designations has determined that a number of Official Community Plan (OCP) Land Use Map and related Area Plan Land Use Map changes are necessary to correct several 'incorrect designations', as follows:

1. City-owned properties that are utilized for park purposes, but are not designated "Park" in the OCP Land Use Map (e.g., Railway Greenway), and should be designated "Park",
2. Privately-owned properties that the City wishes to acquire for park purposes, but are not designated "Park" in the OCP Land Use Map (e.g., select single family properties adjacent to Thompson Community Centre and Debeck School), and should be designated "Park", and
3. Privately-owned properties that are designated "Park," but should be re-designated to another land use category as the City has no plans to purchase and utilize the land for park related purposes (e.g., five properties at the corner of No. 5 Road and Cambie Road adjacent to King George Park).

The purpose of this report is to introduce an OCP amendment bylaw, to change the OCP and Area Plan Land Use Maps, for each of the properties with an incorrect designation, to a correct designation. A series of location maps of the affected properties are provided in Attachments A to L.

### Findings of Fact

Richmond Official Community Plan Bylaw, Schedule 1, which is the current City-wide 2041 Official Community Plan (OCP), was adopted on November 19, 2012. The OCP is a legal community planning document for managing the City's social, economic, land use, urban design, servicing, transportation and environmental future. The OCP land use designations can be found in Attachment 1 under Schedule 1 (OCP Land Use Map) of Bylaw No. 9000 (2041 OCP) which indicates current and future land uses. The "Park" land use designation is shown in dark green on the map, giving the public a clear understanding of the current and potential future uses of those properties.

The OCP also includes six Area Plans and 13 Sub-Area Plans, which are administered under Schedule 2 of Bylaw No. 7100. A land use map is included for each Area and Sub-Area Plan, indicating current and future land uses. If there is a conflict between with a land use designation in the OCP Land Use Map (Schedule 1) and the Area Plan or Sub-Area Plan Land Use Maps (Schedule 2), the Area Plan or Sub-Area Plan Land Use Maps shall take precedence with the exception of sites designated OCP "Conservation Area", in which case it shall take precedence.

**Analysis**

**City Owned Existing Park Properties to be Designated “Park”**

A number of existing parks, including several recent land acquisitions to create new parks and to add land to existing parks, have not been designated as “Park” and so retain their original land use designation. Table 1 below identifies each of those properties, their size, the name of the park they are part of, their existing zoning, their existing land use designation in both the OCP and, if applicable, their respective Area Plan. The columns that are shaded in grey include the proposed OCP land use designation, and if applicable, the proposed Area Plan land use designation. All of these properties are City-owned.

**Table 1 – List of City Owned Existing Park Properties to be Designated “Park”**

Address/Location	Area	Park or Area	Existing Zoning	OCP Land Use Designation		Area Plan Land Use Designation	
				Existing	Proposed	Existing	Proposed
Railway Corridor from Granville Avenue to Garry Street (several properties) (Schedules “A”, “B”, “C”, “D” and “E”)	7.48 ha (18.32 ac)	Railway Greenway	Single Detached (RS1/E) and School & Institutional (SI)	Neighbourhood Residential	Park	(Steveston Area Plan) Single-Family	Public Open Space
6062 Dyke Road (Schedule “F”)	0.09 ha (0.23 ac)	London Landing Waterfront Park	School & Institutional (SI)	Mixed Use	Park	(Steveston Area Plan) Public Open Space	No change
9080 & 9100 Williams Rd (Schedule “G”)	0.14 ha (0.36 ac)	South Arm Community Park	Single Detached (RS1/E)	Neighbourhood Residential	Park	Not applicable	
11551 Dyke Road (Schedule “H”)	2.73 ha (6.74 ac)	Woodward’s Landing	Light Industrial (IL)	Industrial	Park	Not applicable	
Waterfront Park at Dyke Road and Boundary Road (Schedule “I”)	0.08 ha (0.21 ac)	Waterfront Park at Dyke and Boundary Road	School & Institutional (SI)	Mixed Employment	Park	(Hamilton Area Plan) Park & Major Trail / Greenway Corridors	No change

It is recommended that the land use designation on the above properties be amended to “Park”, and the properties along the Railway Greenway that are in the Steveston Area Plan be amended to “Public Open Space”.

**Privately Owned Future Park Properties to be Designated “Park”**

There are three properties which are intended to be acquired at some point in the future for park purposes and are included in the City’s Development Cost Charge (DCC) program. These properties do not currently have a “Park” land use designation in the 2041 OCP Land Use Map. The designation on these properties must be changed in order to inform the public and in particular, the property owners, of the City’s intentions to acquire these properties for park. Table 2 on the next page identifies each of those properties, their size, the name of the park they are adjacent to, their existing zoning and use, and their existing land use designation in both the OCP and, if applicable, their respective Area Plan. The columns that are shaded in grey include the proposed OCP land use designation, and if applicable, the proposed Area Plan land use designation.



**Table 2 – List of Privately Owned Future Park Properties to be Designated “Park”**

Address/ Location	Area	Adjacent Park	Existing Zone & Use	OCP Land Use Designation		Area Plan Land Use Designation	
				Existing	Proposed	Existing	Proposed
6691 Lynas Lane (Schedule “J”)	0.07 ha (0.18ac)	Thompson Community Park	Zone: Single detached (RS1/E) Use: Single Family Residential	Neighbourhood Residential	<b>Park</b>	Not applicable	
8528 & 8560 Ash Street (Schedule “K”)	0.36 ha (0.9 ac)	Debeck Neighbourhood School Park	Zone: Single detached (RS1/B) Use: Single Family Residential	Neighbourhood Residential	<b>Park</b>	(Ash Street Sub-Area Plan) Low Density Residential	<b>Public, Institutional &amp; Open Space</b>

It is recommended that the land use designation on the above properties be amended to “Park”, and the properties on Ash Street that are in the Ash Street Sub-Area Plan be amended to “Public, Institutional & Open Space”.

Removal of “Park” Designation

There are five properties which are not required for park purposes but are currently designated “Park” in the OCP. These properties are located at the southeast corner of Cambie Road and No. 5 Road adjacent to King George Park.

These properties have been the subject of various land use inquiries and Council related discussions over the years. On November 5, 2002, the Planning Committee considered amendments to the OCP to re-designate these properties as Neighbourhood Service Centre and a new “Mixed Use” designation in the East Cambie Area Plan. The new “Mixed Use” land use designation was to be defined as “Residential or Institutional uses with up to 25 per cent of the area permitted for Commercial uses.” This recommendation was referred back to staff in order to discuss these amendments with Richmond School District No. 38 on the future plans for Mitchell Elementary School and to look at the community need, over a projected period of time, for this area.

On May 2, 2005, following a delegation from representatives of the East Richmond Community Association, the General Purposes Committee referred the issues raised by the delegation to staff. The issues included contacting a developer to obtain advice on options for the redevelopment of the five properties at Cambie Road and No. 5 Road, determining the feasibility of street beautification (e.g., street banners, hanging baskets, planters) for this intersection, to report on sponsorship options to achieve this beautification and to review the issue of acquiring the buildings located adjacent to King George Park.

On July 19, 2006, City staff reported back to Mr. Balwant Sanghera, President of the East Richmond Community Association, on a number of items including the five properties at Cambie Road and No. 5 Road. This letter was copied to Mayor and Council at the time. The letter noted that the five properties were not on the City’s priority list for acquisition and that the City was unaware of any interest in developments at that corner. The letter indicated that the City was aware of the interest in achieving appropriate development on that corner and were committed to working with potential developers to attain this.

Recently, staff have received an inquiry from the owner at 4080 No. 5 Road to expand their commercial business which would require a rezoning (to allow a hydrotherapy use in addition to the existing local commercial use). As the site is designated "Park," staff are currently unable to process this application unless the OCP is amended.

Staff recommend re-designating the corner lot as "Commercial" in the OCP and a new "Commercial 2" designation in the East Cambie Area Plan. The remaining four properties are recommended to be re-designated as "Neighbourhood Residential" in the OCP and a new "Townhouse Residential" designation in the East Cambie Area Plan.

The assembly of all five lots for redevelopment is strongly encouraged so that the necessary road dedication along the frontages at the southeast corner of No. 5 Road and Cambie Road can be secured to facilitate left-turn lanes on all four approaches of the intersection. If all five sites are consolidated into one lot, only one right-in/right-out vehicular access point is permitted which is to be located from the furthest point of the No. 5 Road and Cambie Road intersection, subject to a traffic study in accordance with the parking and loading requirements in the Zoning Bylaw.

For the corner lot at 4020 No. 5 Road, the new East Cambie Area Plan "Commercial 2" land use designation would permit it to redevelop either, on its own, or in consolidation with adjacent sites. The corner lot may redevelop to a two storey maximum with neighbourhood commercial uses on the ground floor and office related uses on the second storey. A caretaker unit may be permitted. The maximum Floor Area Ratio (FAR) is 0.5. One vehicular right-in/right-out access point may be permitted provided that a traffic study is submitted in accordance with the parking and loading requirements in the Zoning Bylaw.

The remaining four sites (not including 4020 No. 5 Road) are required to be consolidated into a maximum of two townhouse development sites and, if applicable, each with cross-access agreements to facilitate vehicular and pedestrian movement. Townhouses with a 0.4 base FAR and a density bonus of 0.3 FAR up to a maximum of 0.7 FAR are allowed provided that 15% of the 0.7 FAR is used for built affordable housing. A maximum of 3 storeys for townhouses would be permitted.

Where two townhouse sites are proposed and the townhouse site is facing:

- No. 5 Road – one right-in, right-out vehicular access point is permitted and must be located at the furthest point from the intersection of No. 5 Road and Cambie Road subject to a traffic study in accordance with the parking and loading requirements in the Zoning Bylaw; and
- Cambie Road – one right-in, right-out vehicular access point is permitted and must be located at the furthest point from the intersection of No. 5 Road and Cambie Road subject to a traffic study in accordance with the parking and loading requirements in the Zoning Bylaw.

If the four sites are consolidated into one townhouse site, no more than one right-in/right-out vehicular access point is permitted which is to be located at the furthest point from the No. 5 Road and Cambie Road intersection, subject to a traffic study in accordance with the parking and loading requirements in the Zoning Bylaw.

Additional policies related to the five properties at No. 5 Road and Cambie Road include the following:

1. 15% of the 0.7 FAR is to be used to provide built affordable housing units which shall be secured through a Housing Agreement securing rental rates and tenant eligibility criteria in keeping with those identified in the City’s Affordable Housing Strategy.
2. Buildings are to be located near the front property lines (e.g., pulled to the street) and building and site design shall be consistent with Section 14.0 of the OCP Development Permit (DP) Guidelines for mixed use and multi-family residential use.
3. Townhouse units are to face both adjacent roads (No. 5 Road and Cambie Road) and King George Park.
4. To facilitate new development, road dedication and geometric upgrades will be required near the No. 5 Road and Cambie Road intersection. This approach is to incorporate a future widening for new left-turn bays and physical elements such as centre medians to reinforce turn restrictions at driveway points, as well as frontage upgrades for wider sidewalks and landscaped boulevards to buffer pedestrians from traffic. Crosswalk designs shall be enhanced and additional site features added to place a high priority on pedestrian movements and encourage walking between this site and the existing shopping centre on the west side of No. 5 Road.
5. For the property at 4080 No. 5 Road, in addition to existing retail convenience uses, personal service uses (e.g., hydrotherapy) may be considered as an interim use, subject to an approved rezoning bylaw or a temporary use permit. This approach will accommodate a proposed additional interim commercial use and not deter site consolidation or long term townhouse redevelopment.
6. A statutory right-of-way (SRW) must be provided to allow a multi-use pathway to provide access from the No. 5 Road and Cambie Road intersection to King George Park (e.g. a multi-use pathway with appropriate width as determined by Parks and appropriate building setbacks to accommodate landscaping and solar access).

Table 3 summarizes the existing land use, zoning, proposed OCP and East Cambie Area Plan land use designations for the five properties.

**Table 3 – List of “Park” Designated Properties at Cambie & No. 5 Road (Schedule “L”)**

Address	Existing Land Use	Zoning/Use	Proposed OCP Land Use Designation	Proposed East Cambie Area Plan Designation
4020 No. 5 Road (corner lot)	Retail	Neighbourhood Commercial (CN)	Commercial	Commercial 2
4080 No. 5 Road	Retail	Local Commercial (CL)	Neighbourhood Residential	Townhouse Residential
4040 No. 5 Road	Duplex (legal, non-conforming)	Single Detached (RS1/F)	Neighbourhood Residential	Townhouse Residential
12040 Cambie Road	Duplex (legal, non-conforming)	Single Detached (RS1/F)	Neighbourhood Residential	Townhouse Residential
12060 and 12062 Cambie Road	Duplex (strata)	Two-Unit Dwelling (RD1)	Neighbourhood Residential	Townhouse Residential



Garden City Lands

In the City Centre Area Plan (CCAP), the Garden City Lands are shown, on the Generalized Land Use Map (M-2) and elsewhere, as “Further Study Required.” It is recommended that since the study has been completed, the notation be removed from the CCAP. The OCP land use designation for the Garden City Lands is “Conservation Area” which will remain.

Transportation Implications

Transportation staff advise that the proposed OCP and Area Plan re-designations can be supported.

Industrial Land Implications

For the City-owned properties that are utilized for park purposes and are proposed to be re-designated “Park” in the OCP Land Use Map, one property that is 2.73 ha (6.74 acres) is currently designated “Industrial” (Table 4) and its removal is to be noted in future industrial land inventories.

**Table 4 – “Industrial” Designated Properties to be Re-designated “Park”**

Address/Park Name	Size of Parcel	Date/Method of Acquisition	Park Designation
11551 Dyke Road/Woodwards Landing (Schedule “H”)	2.73 ha (6.74 ac)	1976/Subdivision	Order-in-Council 986, Park on Plan 56572

Consultation

Staff have reviewed the proposed OCP housekeeping amendments with respect to the *Local Government Act* and the City’s OCP Bylaw Preparation Consultation Policy No. 5043 requirements and recommend that they be referred to:

1. Provincial Agricultural Land Commission; and
2. Richmond School Board.

Table 5 clarifies this recommendation. Referral comments will be requested prior to the May 16, 2016, Public Hearing date. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

**Table 5 – OCP Consultation Summary**

Stakeholder	Referral Comment
<b>REFER</b>	
Provincial Agricultural Land Commission	Refer to ensure that <i>Local Government Act</i> requirements are met, even though no land use or density changes are proposed for agricultural land.
Richmond School Board	Refer to promote co-operation, even though the proposed amendments are minor in nature.

Stakeholder	Referral Comment
<b>NO REFERRAL NECESSARY</b>	
The Board of the Greater Vancouver Regional District (GVRD)	No referral necessary, as the proposed amendments are considered minor in nature.
The Councils of Adjacent Municipalities	No referral necessary, as adjacent municipalities are not affected and the proposed amendments are considered minor in nature.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary, as the proposed amendments are considered minor in nature.
TransLink	No referral necessary, as the proposed amendments are considered minor in nature.
Port Authorities (Port Metro Vancouver and Steveston Harbour Authority)	No referral necessary, as the proposed amendments are considered minor in nature.
Vancouver Airport Authority (VAA) (Federal Government Agency)	No referral necessary, as the proposed amendments are considered minor in nature.
Richmond Coastal Health Authority	No referral necessary, as the proposed amendments are considered minor in nature.
Community Groups and Neighbours	No referral necessary, as the proposed amendments are considered minor in nature.
All Relevant Federal and Provincial Government Agencies	No referral necessary, as the proposed amendments are considered minor in nature.

**Financial Impact**

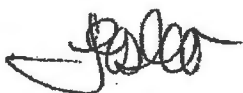
The properties to be designated as “Park” for future acquisition are included in the Development Cost Charge program and will be the subject of future reports to Council seeking approval for the Capital funding to acquire these lands.

**Conclusion**

A joint staff review of park properties and their OCP and Area Plan land use designations has determined that a number of OCP and Area Plan Land Use Map housekeeping amendments are required to correct the following types of “incorrect designations”:

1. City-owned properties that are utilized for park purposes, but are not designated “Park” in the OCP Land Use Map, and should be designated “Park”,
2. Privately-owned properties that the City wishes to acquire for park purposes, but are not designated “Park” in the OCP Land Use Map, and should be designated “Park”, and
3. Privately-owned properties that are designated “Park,” but should be re-designated to another land use category as the City has no plans to purchase and utilize the land for park related purposes.

The proposed OCP and Area Plan Land Use Map designation amendments will give the public a clear understanding of the current and potential future uses of those properties. It is recommended that Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw 9489, be introduced and given first reading.



Jamie Esko  
Park Planner  
(604-233-3341)



John Hopkins  
Senior Planner  
(604-276-4279)



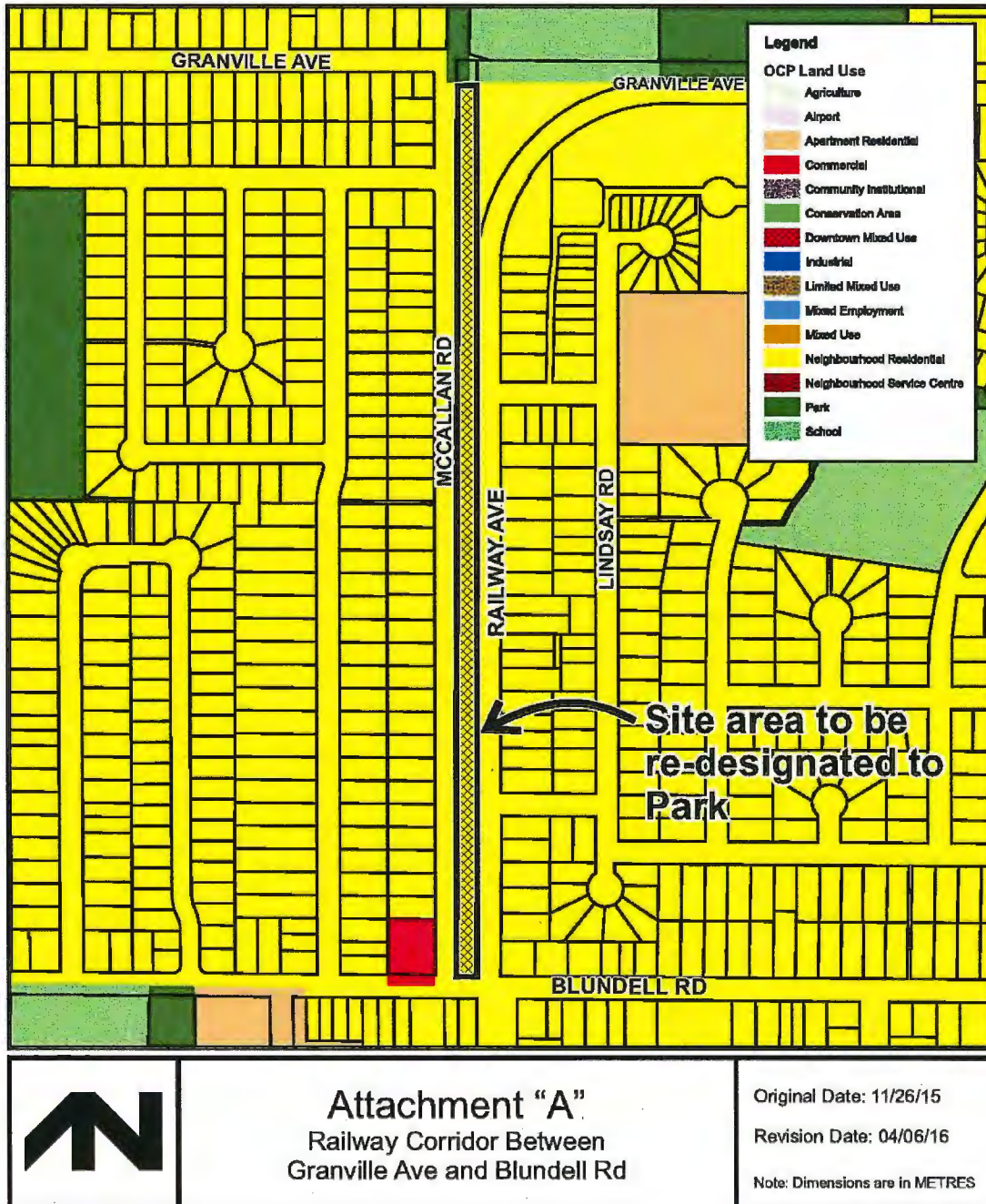
Terry Crowe  
Manager of Policy Planning  
(604-276-4139)

Attachments A to L: Location Maps of Schedules in Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw 9489





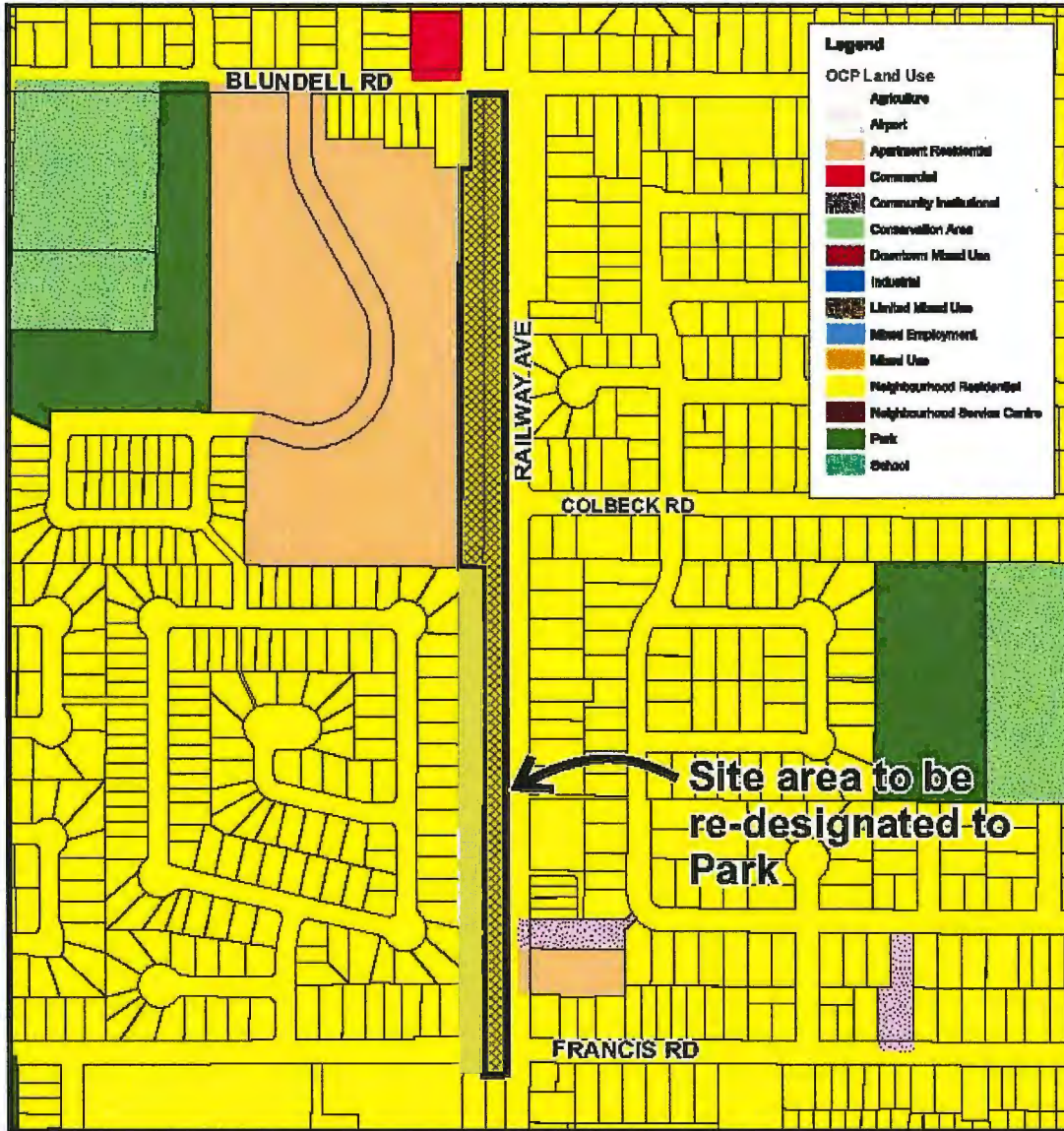
City of  
Richmond







City of  
Richmond



**Attachment "B"**  
Railway Corridor Between  
Blundell Rd and Francis Rd

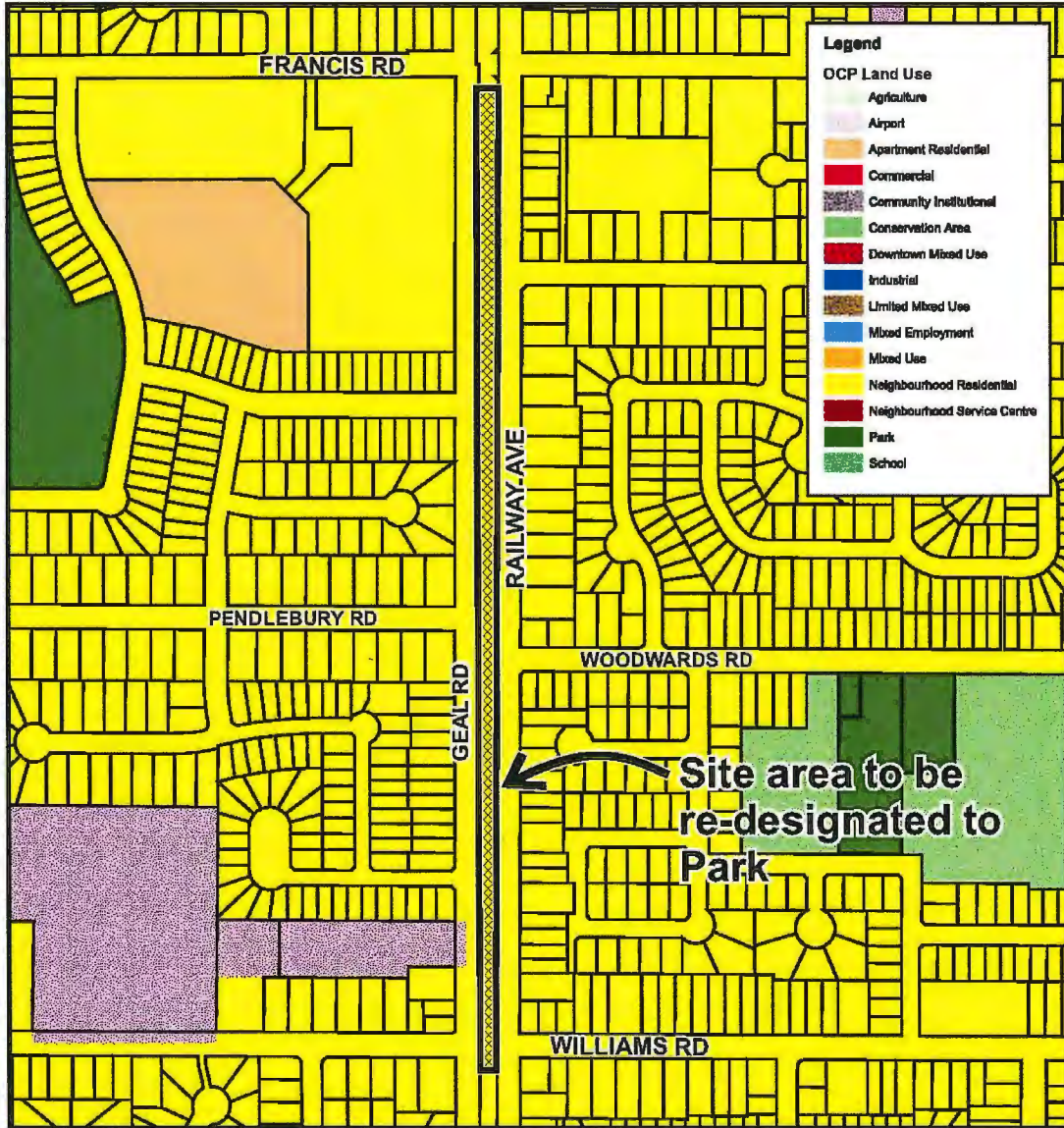
Original Date: 11/26/15

Revision Date: 04/06/16

Note: Dimensions are in METRES



City of  
Richmond



**Attachment "C"**  
Railway Corridor Between  
Francis Rd and Williams Rd

Original Date: 10/01/15

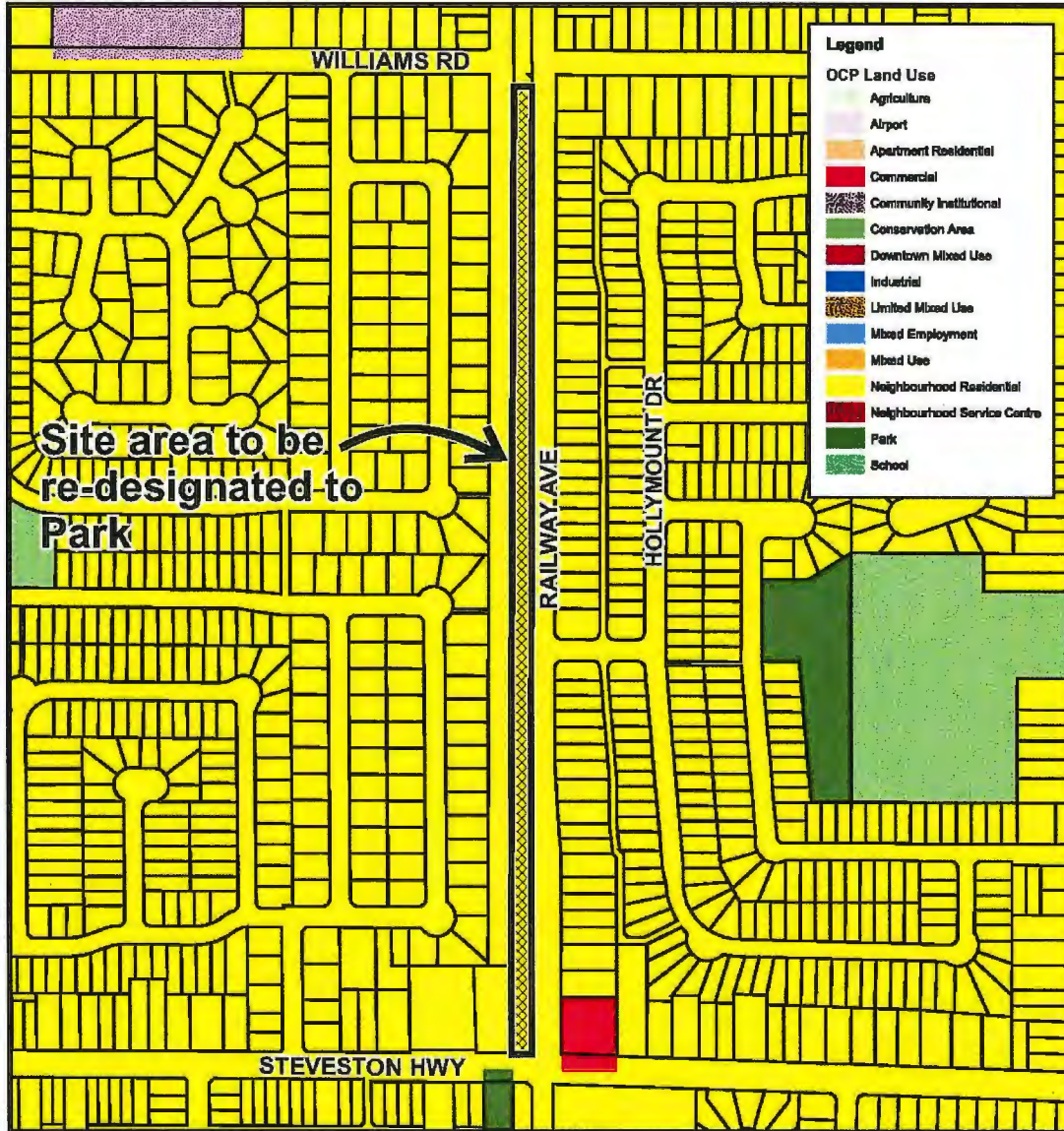
Revision Date: 04/06/16

Note: Dimensions are in METRES





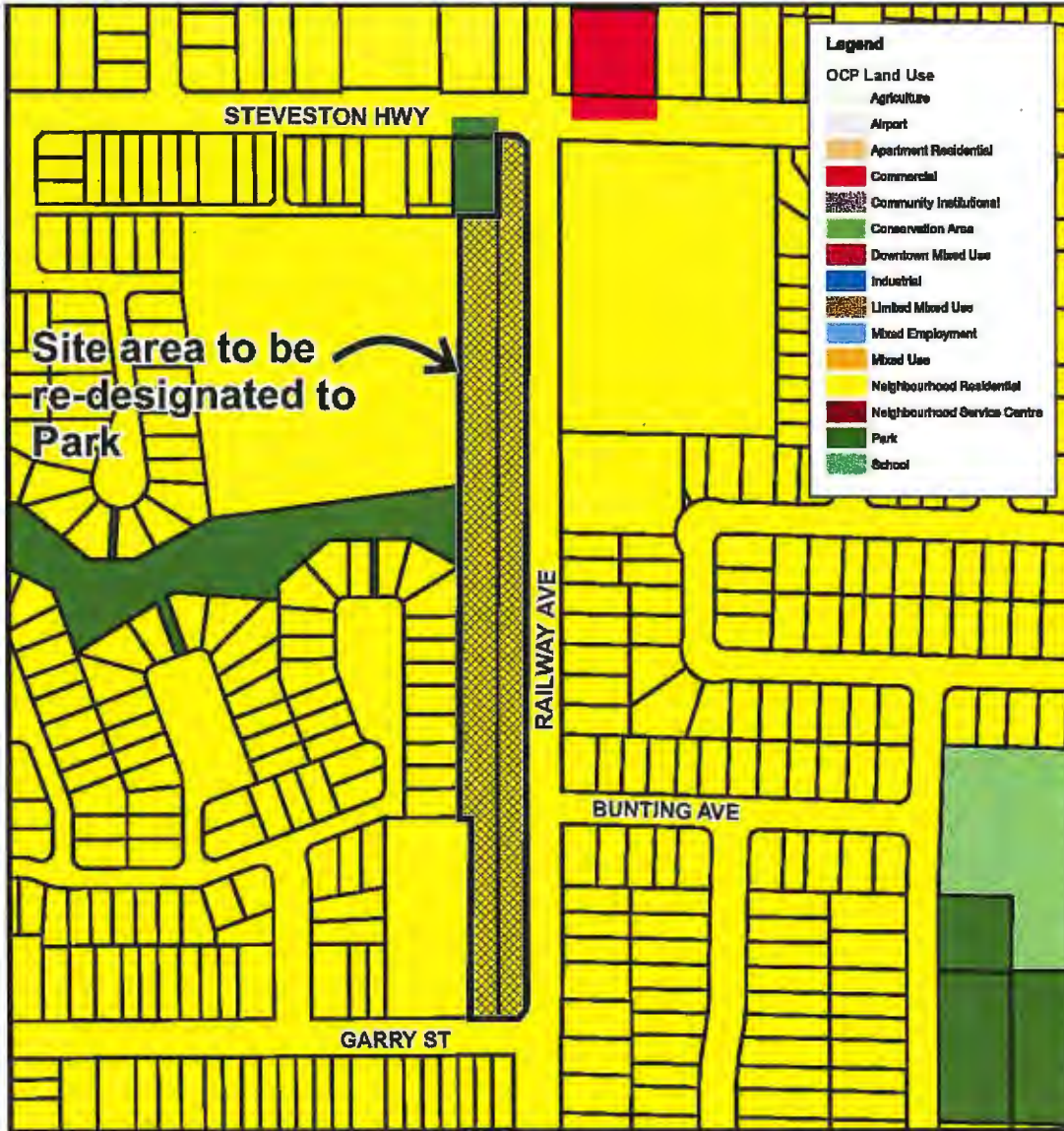
City of  
Richmond



	<p align="center"><b>Attachment "D"</b> Railway Corridor Between Williams Rd and Steveston Hwy</p>	<p>Original Date: 11/26/15 Revision Date: 04/06/16 Note: Dimensions are in METRES</p>
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# City of Richmond



## Attachment "E"

Railway Corridor Between Steveston Hwy and Garry St

Original Date: 11/26/15

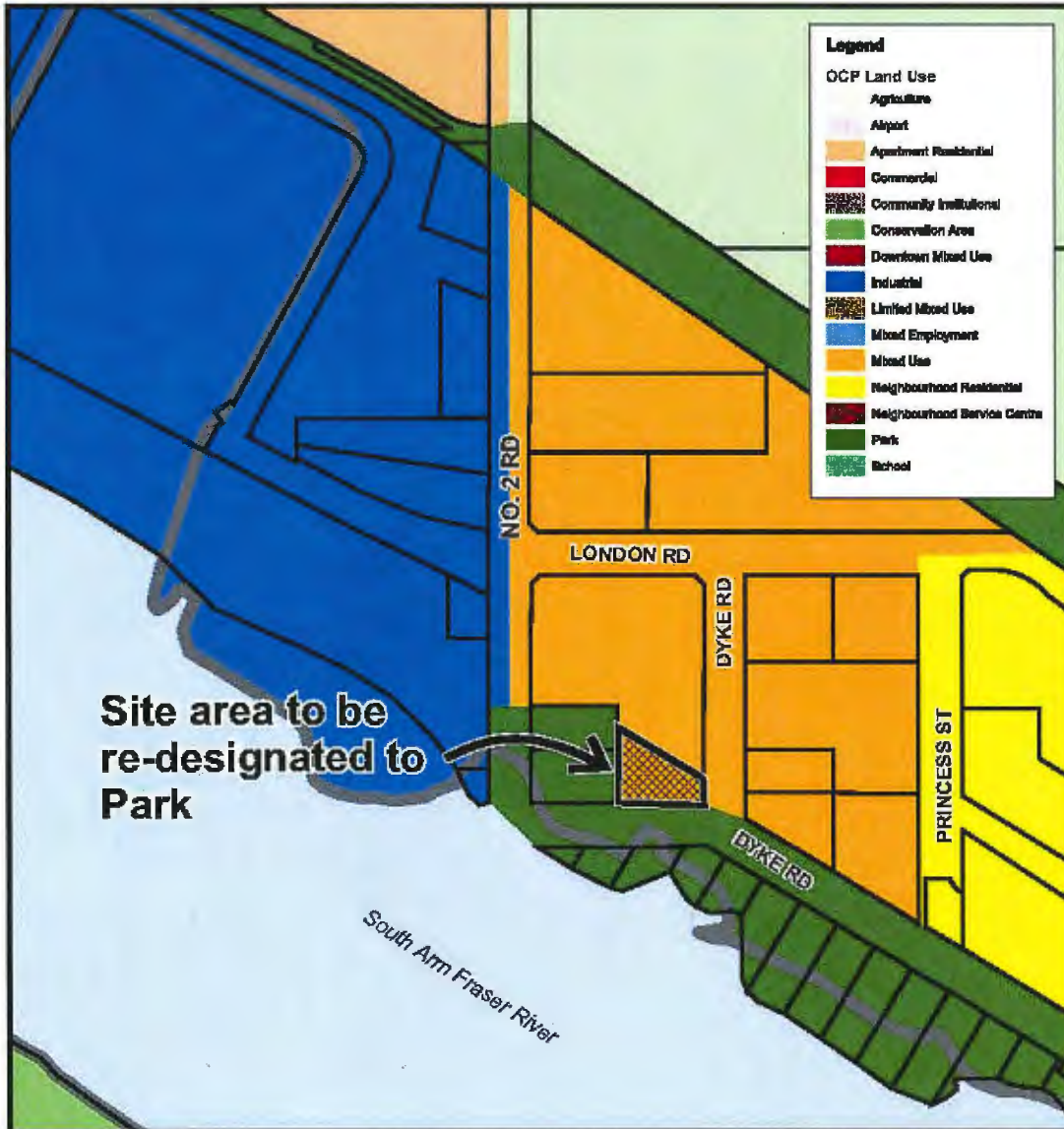
Revision Date: 04/06/16

Note: Dimensions are in METRES





City of  
Richmond



Attachment "F"  
6062 Dyke Rd

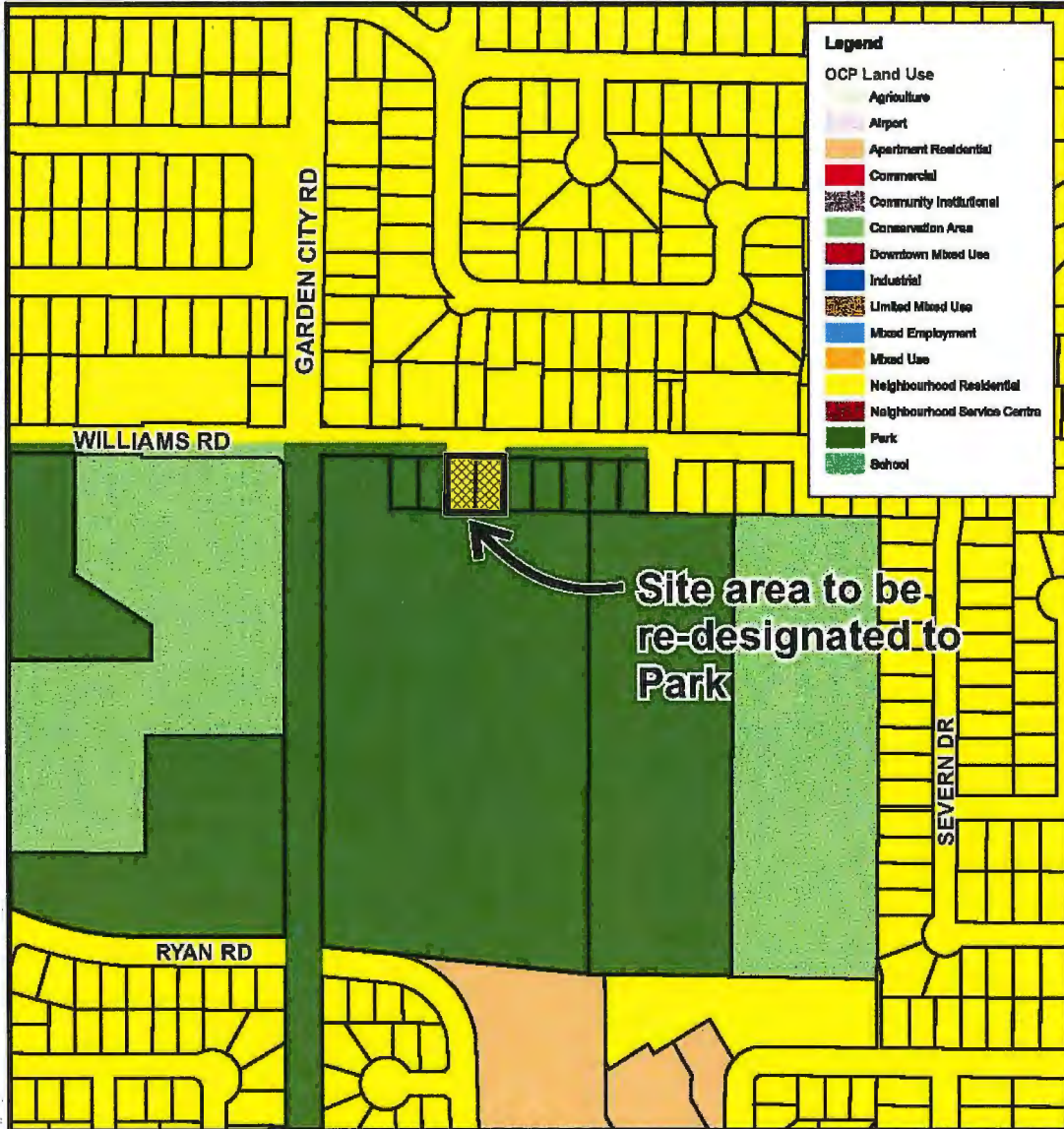
Original Date: 11/26/15

Revision Date: 04/08/16

Note: Dimensions are in METRES



# City of Richmond



	<p align="center"><b>Attachment "G"</b> 9080 and 9100 Williams Rd</p>	<p>Original Date: 11/26/15 Revision Date: 04/06/16 Note: Dimensions are in METRES</p>
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City of  
Richmond



Attachment "H"  
11551 Dyke Rd

Original Date: 11/26/15

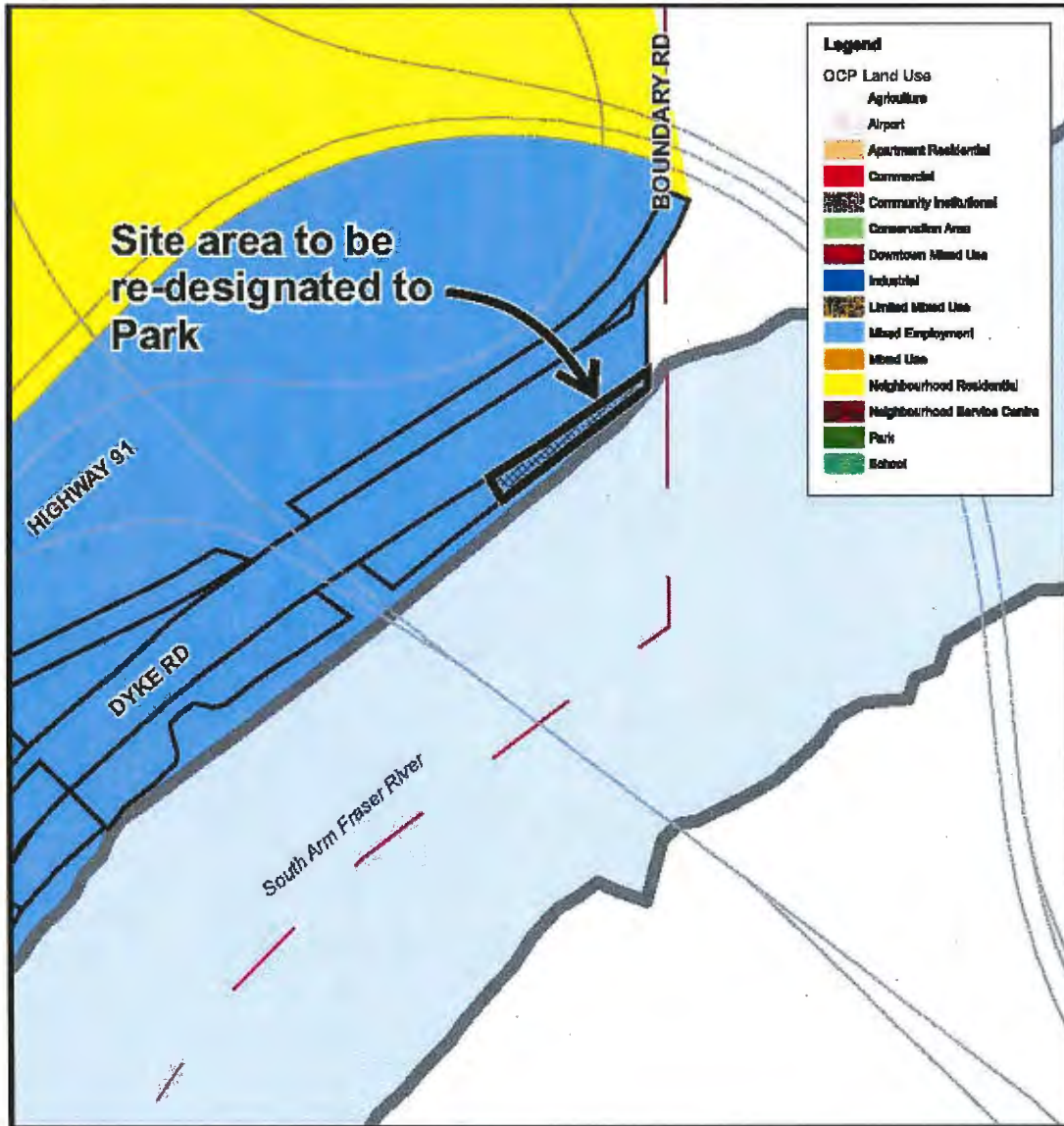
Revision Date: 04/06/16

Note: Dimensions are in METRES





City of  
Richmond



**Attachment "I"**  
Waterfront Park at Dyke Rd  
and Boundary Rd

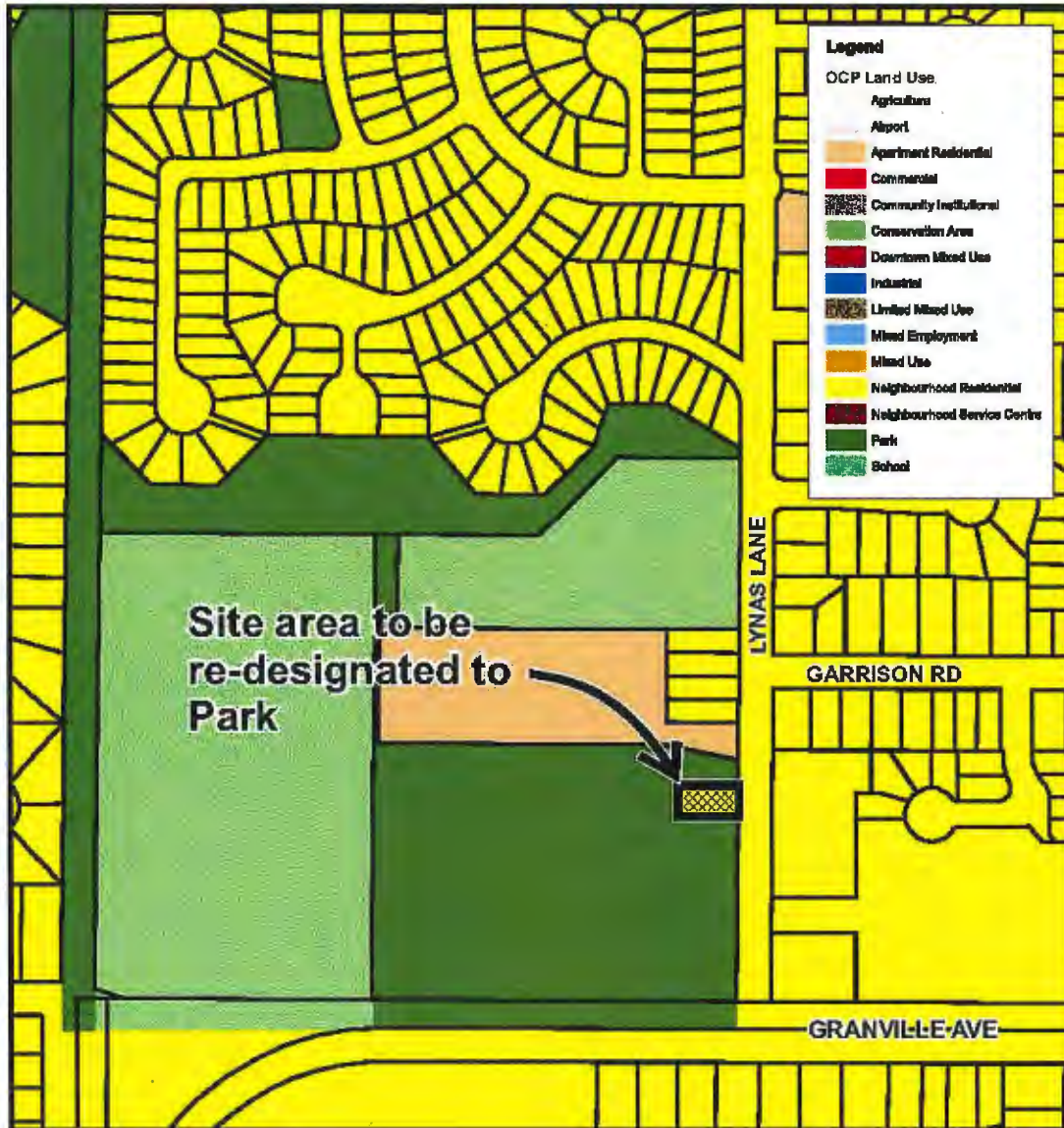
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Revision Date: 04/05/16

Note: Dimensions are in METRES



# City of Richmond

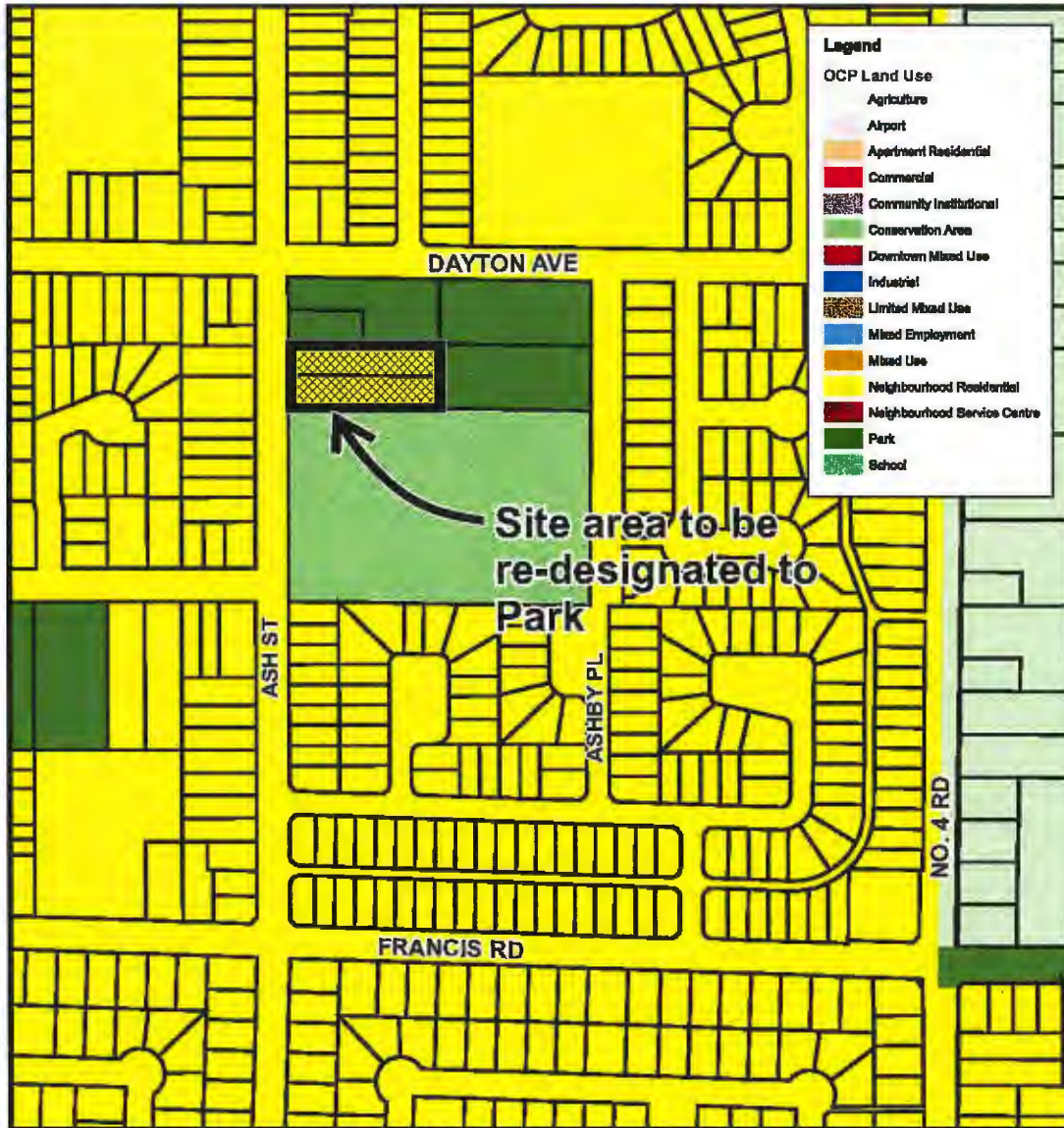


	<p align="center"><b>Attachment "J"</b> 6691 Lynas Lane</p>	<p>Original Date: 11/26/15 Revision Date: 04/06/16 Note: Dimensions are in METRES</p>
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City of  
Richmond



Attachment "K"  
8528 and 8560 Ash St

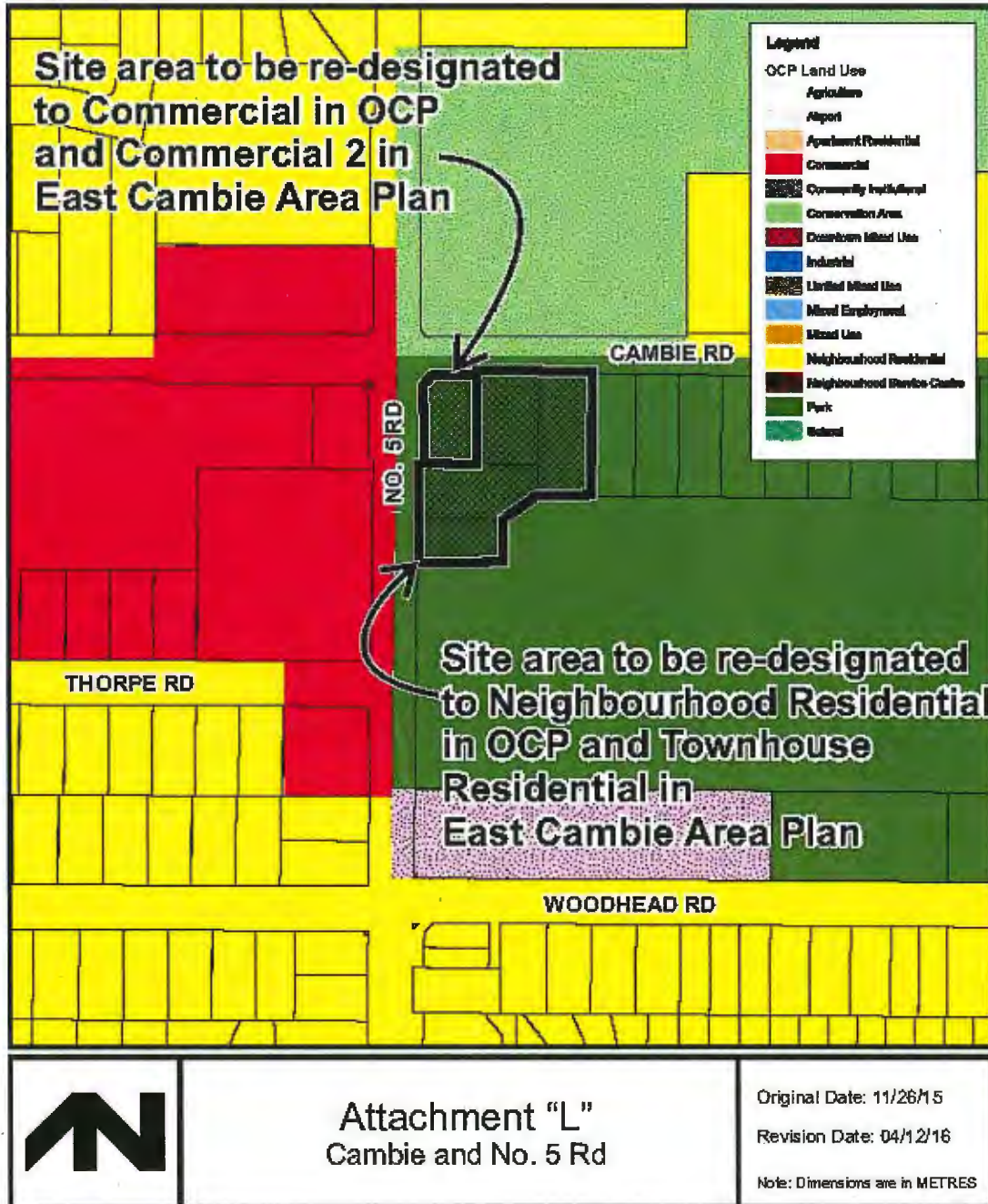
Original Date: 11/26/15

Revision Date: 04/06/16

Note: Dimensions are in METRES



City of  
Richmond



Attachment "L"  
Cambie and No. 5 Rd

Original Date: 11/26/15

Revision Date: 04/12/16

Note: Dimensions are in METRES



**Richmond Official Community Plan Bylaw No. 7100 and Richmond  
Official Community Plan Bylaw No. 9000, Amendment Bylaw 9489**

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

1. Richmond Official Community Plan Bylaw 9000, Attachment 1 to Schedule 1 (City of Richmond 2041 OCP Land Use Map) thereof is amended by:
  - (1) Designating that portion outlined in bold and hatched and shown on “Schedule A attached to and forming part of Bylaw 9489” as “Park”;
  - (2) Designating that portion outlined in bold and hatched and shown on “Schedule B attached to and forming part of Bylaw 9489” as “Park”;
  - (3) Designating that portion outlined in bold and hatched and shown on “Schedule C attached to and forming part of Bylaw 9489” as “Park”;
  - (4) Designating that portion outlined in bold and hatched and shown on “Schedule D attached to and forming part of Bylaw 9489” as “Park”;
  - (5) Designating that portion outlined in bold and hatched and shown on “Schedule E attached to and forming part of Bylaw 9489” as “Park”;
  - (6) Designating that portion outlined in bold and hatched and shown on “Schedule F attached to and forming part of Bylaw 9489” as “Park”;
  - (7) Designating that portion outlined in bold and hatched and shown on “Schedule G attached to and forming part of Bylaw 9489” as “Park”;
  - (8) Designating that portion outlined in bold and hatched and shown on “Schedule H attached to and forming part of Bylaw 9489” as “Park”;
  - (9) Designating that portion outlined in bold and hatched and shown on “Schedule I attached to and forming part of Bylaw 9489” as “Park”;
  - (10) Designating that portion outlined in bold and hatched and shown on “Schedule J attached to and forming part of Bylaw 9489” as “Park”;
  - (11) Designating that portion outlined in bold and hatched and shown on “Schedule K attached to and forming part of Bylaw 9489” as “Park”;
  - (12) Designating that portion outlined in bold and hatched and shown as Area “A” on “Schedule L attached to and forming part of Bylaw 9489” as “Commercial”; and

- (13) Designating that portion outlined in bold and hatched and shown as Area “B” on “Schedule L attached to and forming part of Bylaw 9489” as “Neighbourhood Residential”.

2. Richmond Official Community Plan Bylaw 7100, Schedule 2.11B (East Cambie Area Plan), Land Use Map is amended by:

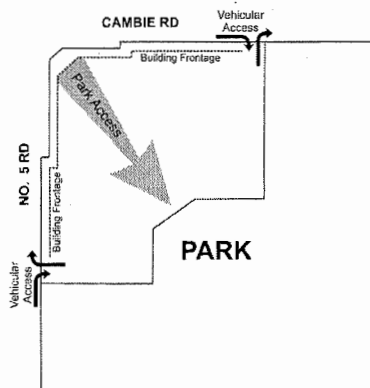
- (1) Adding the following after policy d) in Section 3.0 Neighbourhoods & Housing:

“Objective 2 (Southeast corner of No. 5 Road and Cambie Road):

At the southeast corner of No. 5 Road and Cambie Road, retain the use of the existing corner lot and allow the remaining four lots to redevelop into townhouse residential. Further, require lot assembly that allows the necessary road dedication along the frontages to facilitate left-turn lanes on all four approaches of the intersection.

Policies:

- a) While it is preferred that all lots be consolidated, the corner lot may be redeveloped on its own provided that it is no more than 2 storeys high with neighbourhood commercial uses on the ground floor and office uses on the second floor with a maximum 0.5 FAR. A caretaker unit can also be provided. The scale of development must be compatible with the traffic and parking related requirements.
- b) If the corner lot at No. 5 Road and Cambie Road is redeveloped on its own, one right-in/right-out vehicular access point may be considered from No. 5 Road only subject to a traffic study of the safety and operation of the access point.
- c) For the remaining townhouse lots, a base density of 0.4 Floor Area Ratio (FAR) is permitted with a maximum height of 3 storeys.
- d) A density bonus of 0.3 FAR would be permitted to a maximum of 0.7 FAR provided that 15% of the 0.7 FAR is used for built affordable housing subject to a Housing Agreement securing rental rates and tenant eligibility criteria in keeping with those identified in the Affordable Housing Strategy.
- e) Townhouse lots are required to be consolidated into a maximum of two development sites and, if applicable, each with cross-access agreements to facilitate vehicular and pedestrian movement. This is in addition to the corner lot if it is developed on its own.
- f) If the townhouse lots are consolidated into one lot, or if all five lots are consolidated, no more than one right-in/right-out vehicular access point is permitted which is to be located at the furthest point from the No. 5 Road and Cambie Road intersection, subject to a traffic study in accordance with the parking and loading requirements in the Zoning Bylaw.





- g) If there are two townhouse lots, one right-in, right-out vehicular access point is permitted for each lot and must be located at the furthest point from the intersection of No. 5 Road and Cambie Road subject to a traffic study in accordance with the parking and loading requirements in the Zoning Bylaw.
- h) To facilitate new development, road dedication and geometric upgrades will be required near the No. 5 Road and Cambie Road intersection. This is to incorporate future widening for new left-turn bays and physical elements such as centre medians to reinforce turn restrictions at driveway points, as well as frontage upgrades for wider sidewalks and landscaped boulevards to buffer pedestrians from traffic. Crosswalk designs should be enhanced and additional site features added to place a high priority on pedestrian movements and encourage walking between this site and the existing shopping centre on the west side of No. 5 Road.
- i) Parking and loading requirements are to be in accordance with the Zoning Bylaw.
- j) Buildings shall be located near the front property lines (eg, pulled to the street), and building and site design shall be consistent with the OCP design guidelines.
- k) Townhouse units shall face adjacent roads (No. 5 Road and Cambie Road) and King George Park.
- l) A statutory right-of-way (SRW) must be provided to allow a multi-use pathway to provide access from the No. 5 Road and Cambie Road intersection to King George Park (e.g. a multi-use pathway with appropriate width as determined by Parks and appropriate building setbacks to accommodate landscaping and solar access).
- m) For the property at 4080 No. 5 Road, personal service uses, in addition to existing retail convenience uses, may be considered as an interim use, subject to an approved rezoning bylaw or a temporary use permit.”;

(2) Adding the following to the legend at the bottom of the Land Use Map:

“Commercial 2 (maximum 2 storeys with commercial uses on the ground floor and office uses on the second floor with a maximum 0.5 FAR)

Townhouse Residential (0.4 base FAR, maximum 3 storeys with a density bonus of 0.3 FAR up to a maximum of 0.7 FAR, provided that 15% of the 0.7 FAR is used for built affordable housing)”;

(3) Designating that portion outlined in bold and hatched and shown as Area “A” on “Schedule L attached to and forming part of Bylaw 9489” as “Commercial 2”; and



- (4) Designating that portion outlined in bold and hatched and shown as Area "B" on "Schedule L attached to and forming part of Bylaw 9489" as "Townhouse Residential".
- 3. Richmond Official Community Plan Bylaw 7100, Schedule 2.4 (Steveston Area Plan) is amended by designating that portion outlined in bold and hatched and shown as "Schedule D" and "Schedule E" attached to and forming part of Bylaw 9489 as "Public Open Space".
- 4. Richmond Official Community Plan Bylaw 7100, Schedule 2.6A (Ash Street Sub-Area Plan) is amended by designating that portion outlined in bold and hatched and shown as "Schedule K" attached to and forming part of Bylaw 9489 as "Public, Institutional & Open Space" in the Land Use Map.
- 5. Richmond Official Community Plan Bylaw 7100, Schedule 2.10 (City Centre Area Plan) is amended by removing the text "(Further Study Required)" immediately below the text "Garden City Lands" on the Generalized Land Use Map (2031).
- 6. This Bylaw may be cited as "**Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw 9489**".



FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

_____	CITY OF RICHMOND
_____	APPROVED by
_____	
_____	APPROVED by Manager or Solicitor
_____	

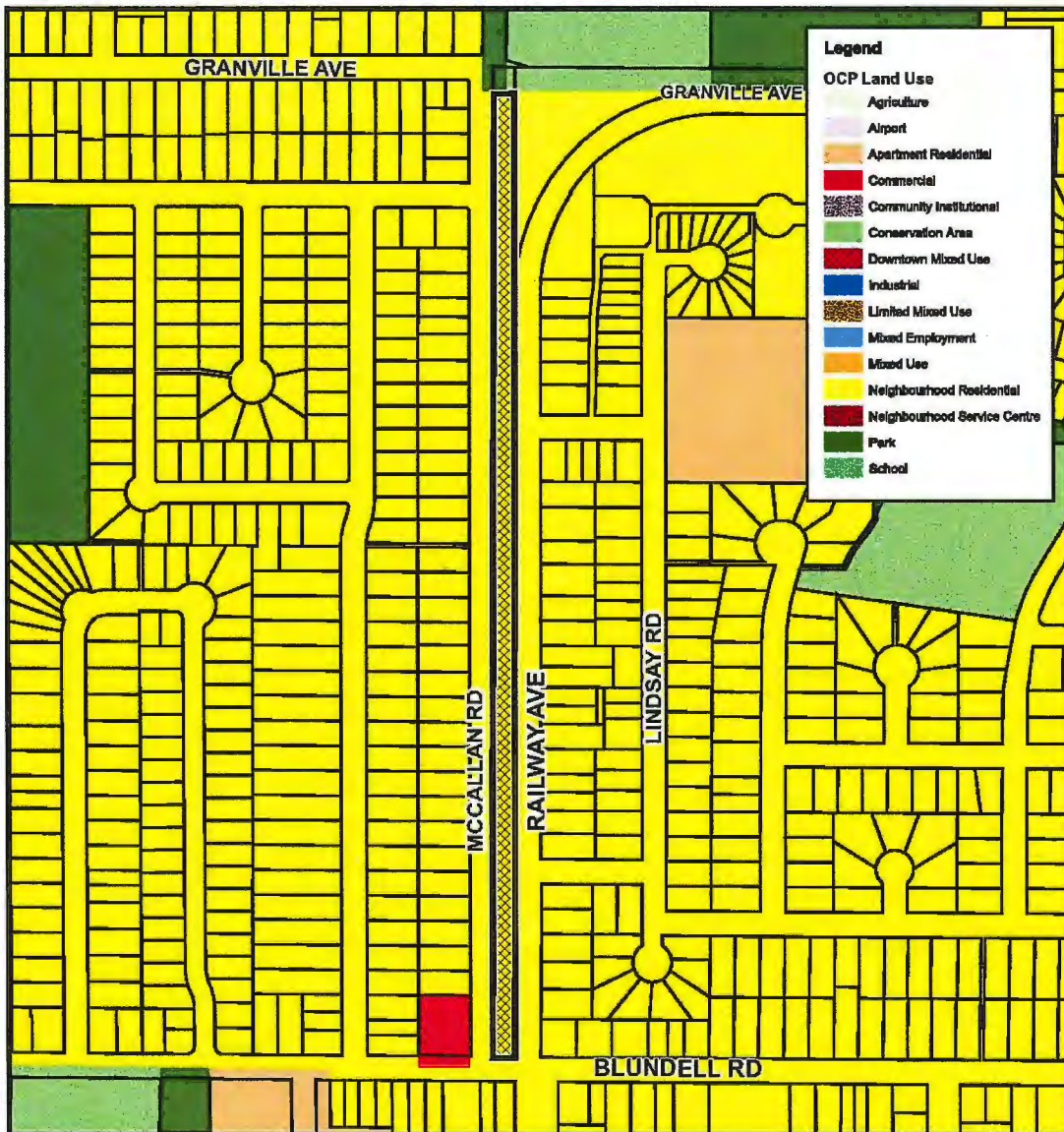
\_\_\_\_\_  
MAYOR


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

Schedule A attached to and forming part of Bylaw 9489



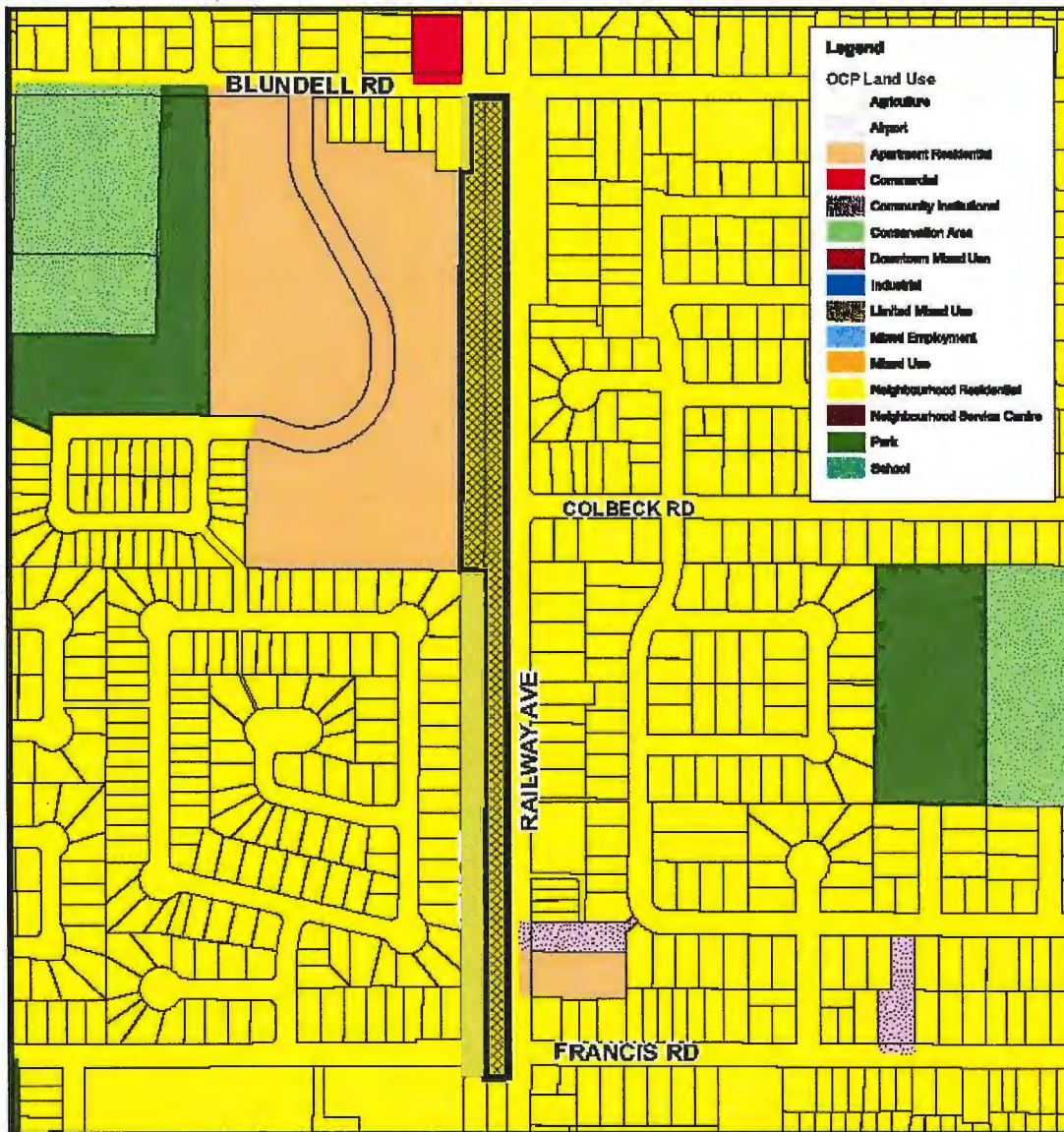
City of Richmond



	<p align="center"><b>Bylaw 9489 Schedule "A"</b>          Railway Corridor Between          Granville Ave and Blundell Rd</p>	<p>Original Date: 10/01/15          Revision Date: 04/06/16          Note: Dimensions are in METRES</p>
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Schedule B attached to and forming part of Bylaw 9489

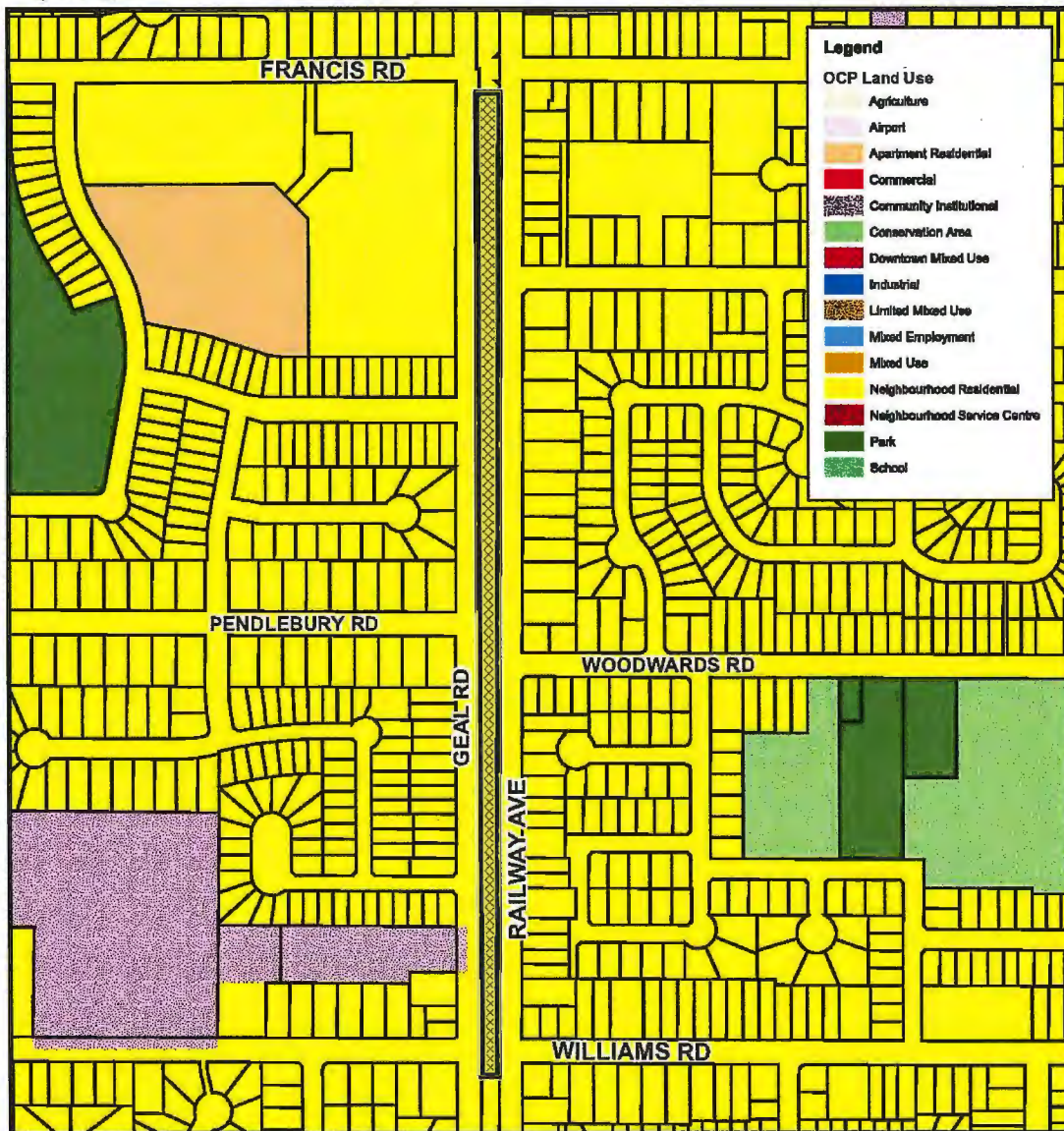


	<p><b>Bylaw 9489 Schedule "B"</b>          Railway Corridor Between          Blundell Rd and Francis Rd</p>	<p>Original Date: 10/01/15          Revision Date: 04/06/16          Note: Dimensions are in METRES</p>
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Schedule C attached to and forming part of Bylaw 9489



City of  
Richmond



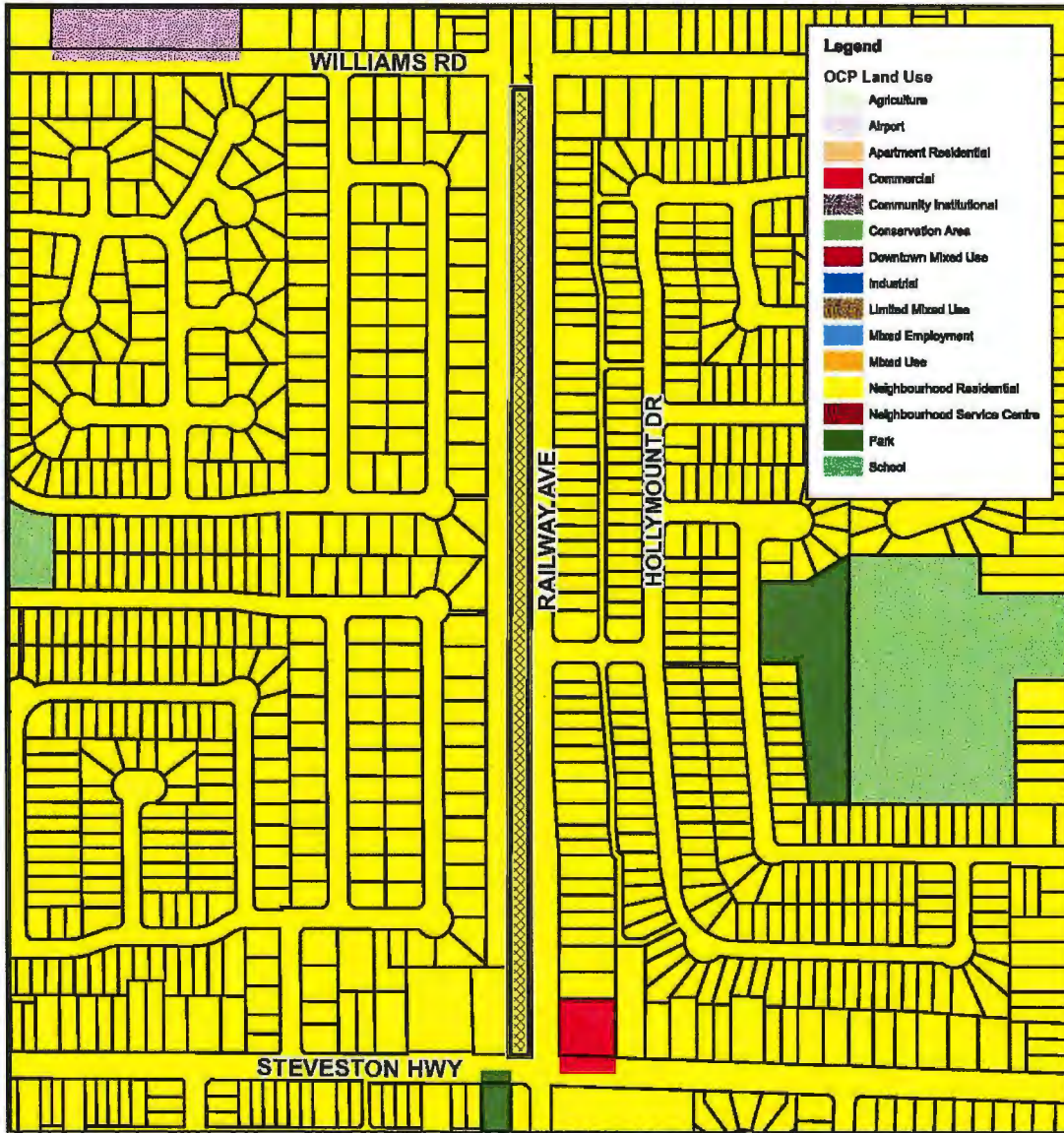
	<p><b>Bylaw 9489 Schedule "C"</b>                  Railway Corridor Between                  Francis Rd and Williams Rd</p>	<p>Original Date: 10/01/15                  Revision Date: 04/06/16                  Note: Dimensions are in METRES</p>
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Schedule D attached to and forming part of Bylaw 9489



# City of Richmond

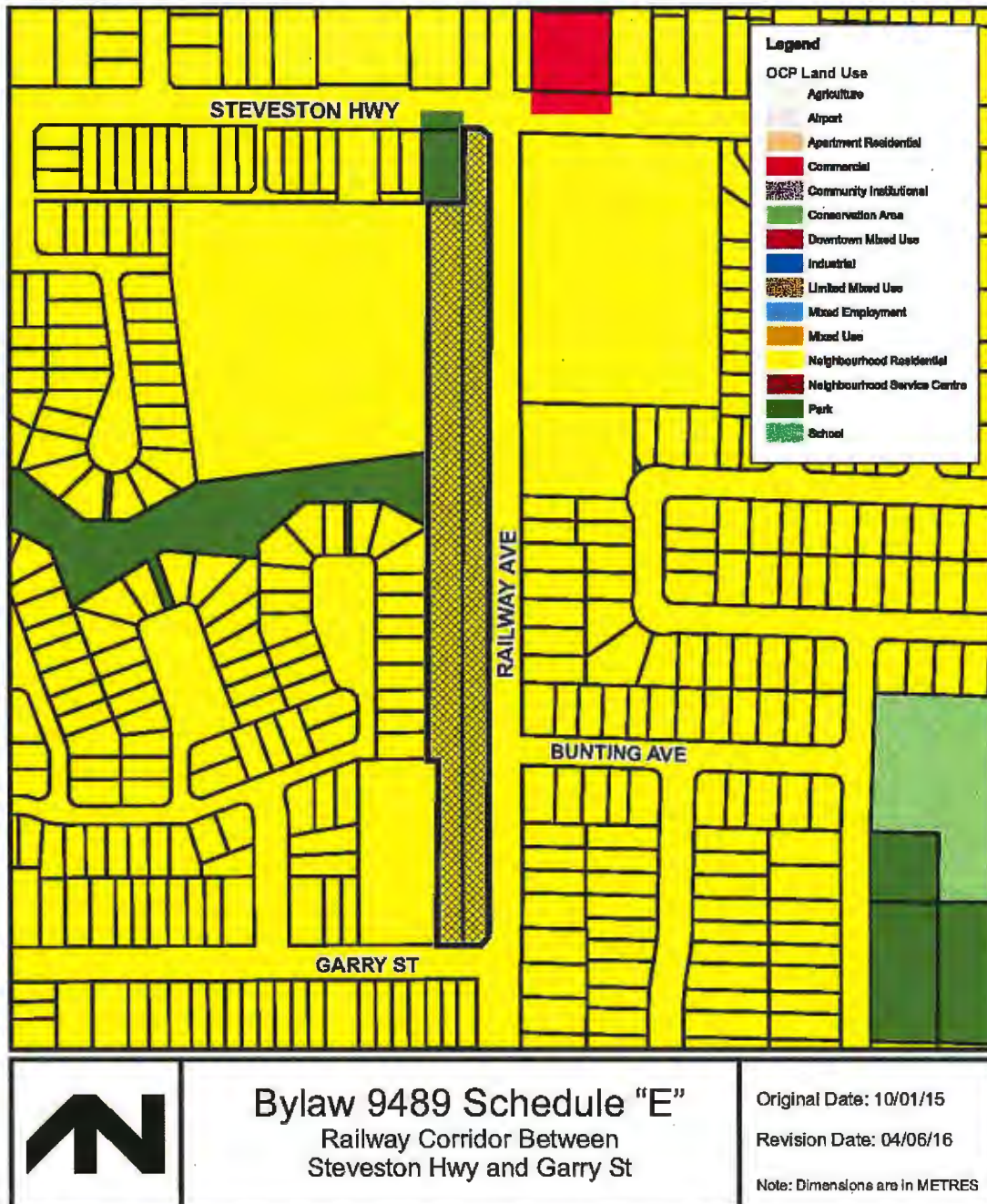


	<p><b>Bylaw 9489 Schedule "D"</b>          Railway Corridor Between          Williams Rd and Steveston Hwy</p>	<p>Original Date: 10/01/15          Revision Date: 04/06/16          Note: Dimensions are in METRES</p>
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Schedule E attached to and forming part of Bylaw 9489



City of Richmond



Bylaw 9489 Schedule "E"  
Railway Corridor Between  
Steveston Hwy and Garry St

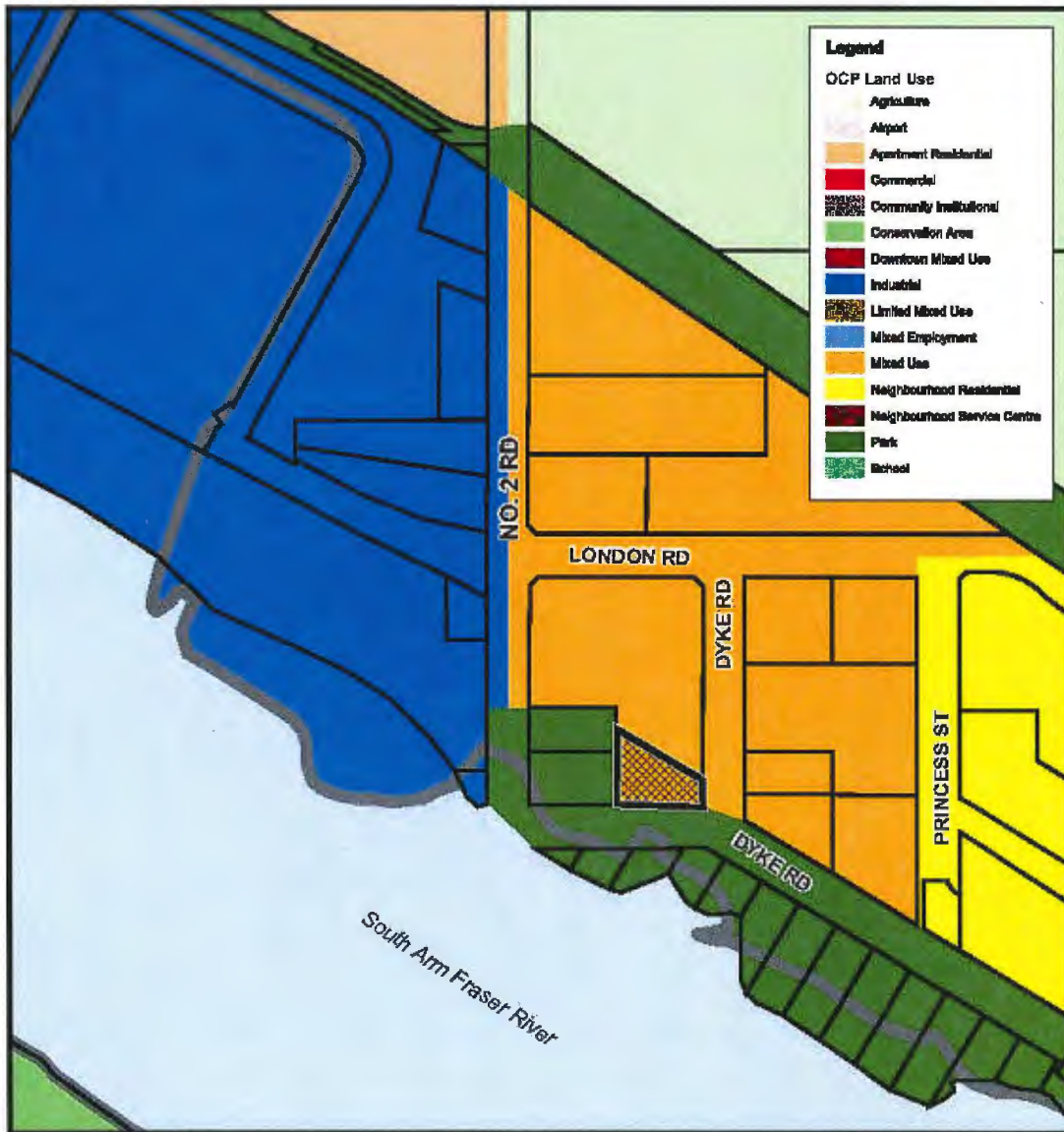
Original Date: 10/01/15

Revision Date: 04/06/16

Note: Dimensions are in METRES



Schedule F attached to and forming part of Bylaw 9489



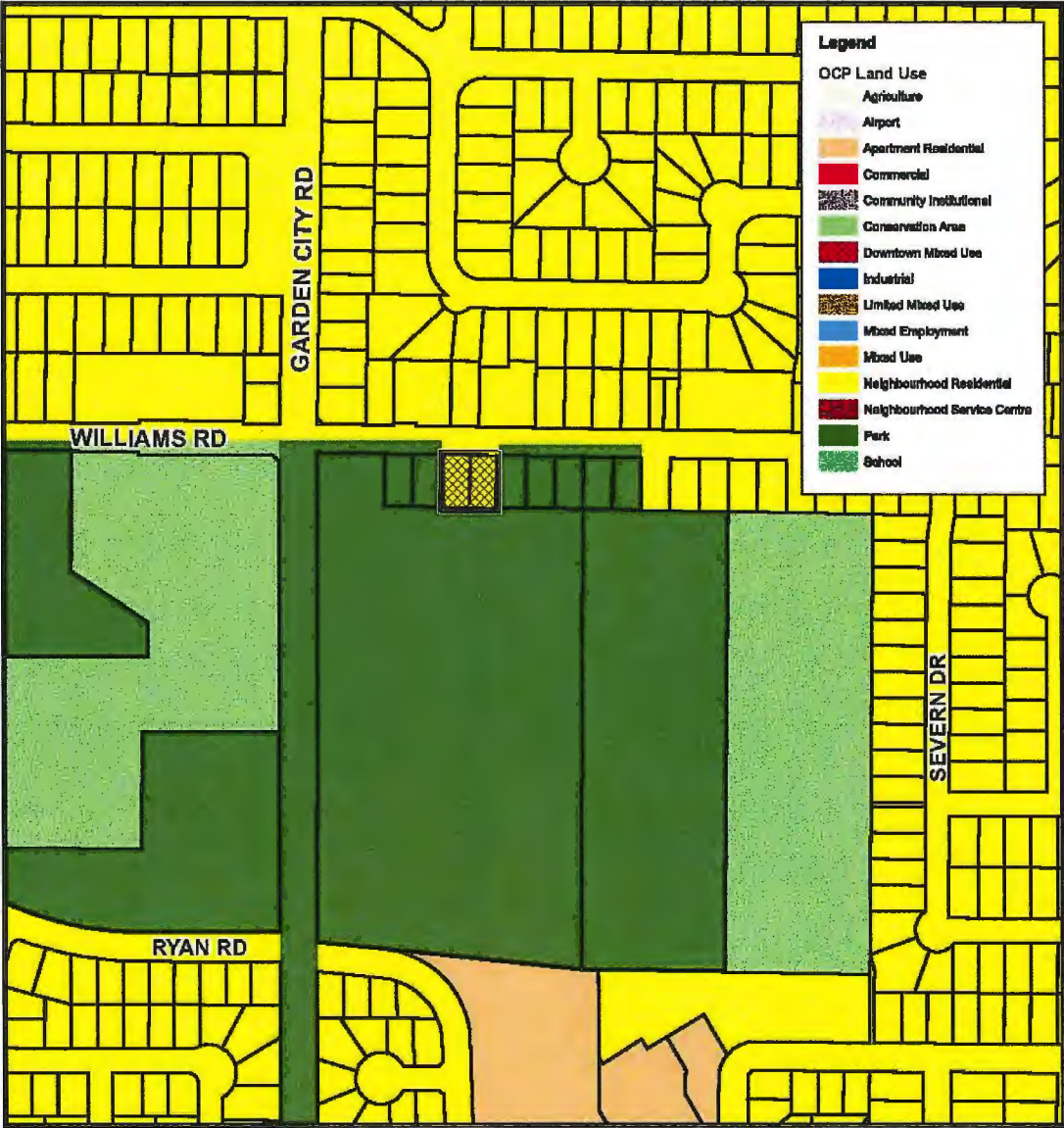
	<p align="center"><b>Bylaw 9489 Schedule "F"</b> 6062 Dyke Rd</p>	<p>Original Date: 10/01/15 Revision Date: 04/06/16 Note: Dimensions are in METRES</p>
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Schedule G attached to and forming part of Bylaw 9489



City of Richmond

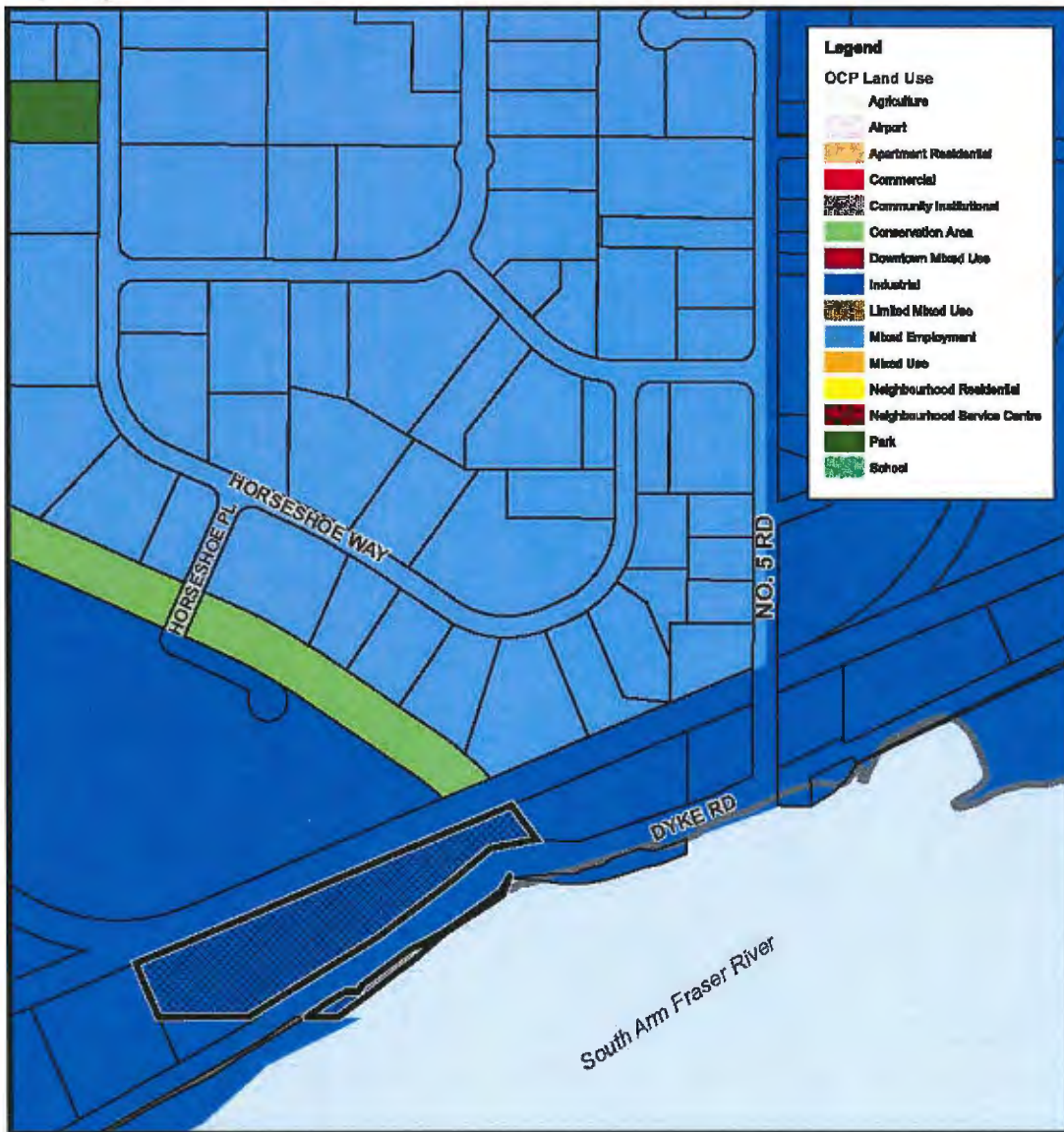


	<p align="center"><b>Bylaw 9489 Schedule "G"</b> 9080 and 9100 Williams Rd</p>	<p>Original Date: 01/01/15 Revision Date: 04/06/16 Note: Dimensions are in METRES</p>
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Schedule H attached to and forming part of Bylaw 9489



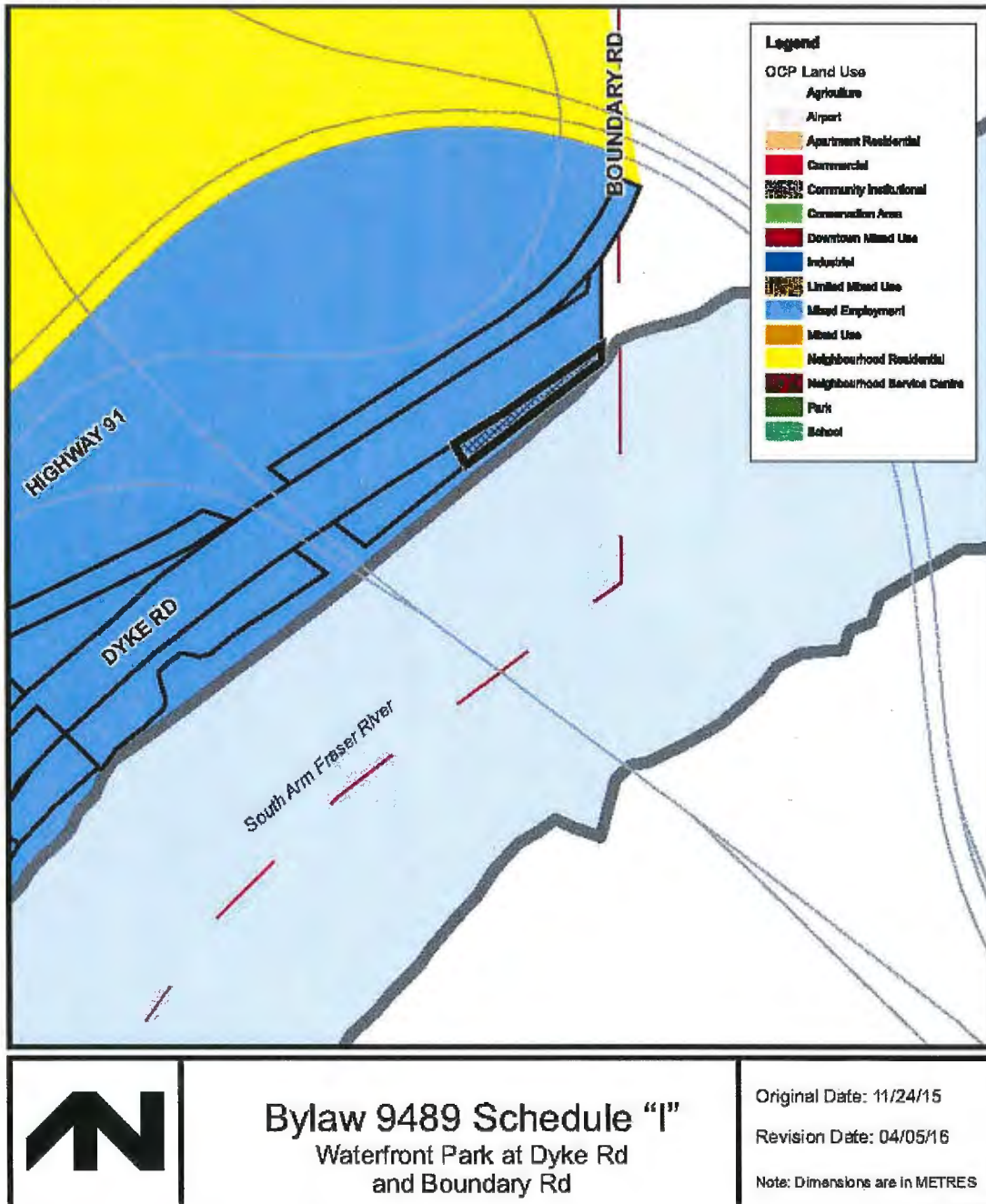
City of  
Richmond



	<p>Bylaw 9489 Schedule "H" 11551 Dyke Rd</p>	<p>Original Date: 10/01/15 Revision Date: 04/06/16 Note: Dimensions are in METRES</p>
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Schedule I attached to and forming part of Bylaw 9489



**Bylaw 9489 Schedule "I"**  
 Waterfront Park at Dyke Rd  
 and Boundary Rd

Original Date: 11/24/15

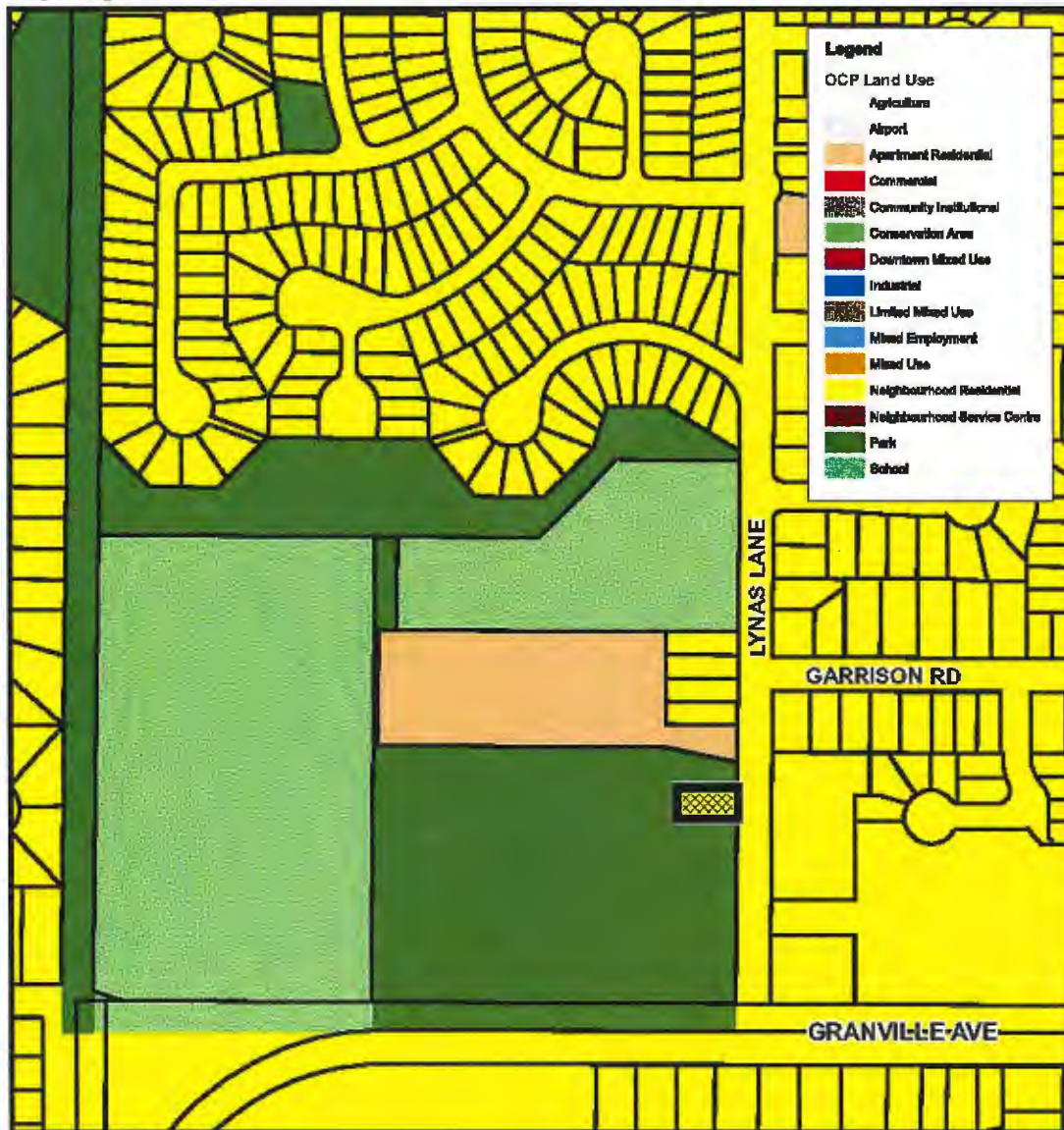
Revision Date: 04/05/16

Note: Dimensions are in METRES

Schedule J attached to and forming part of Bylaw 9489



City of  
Richmond



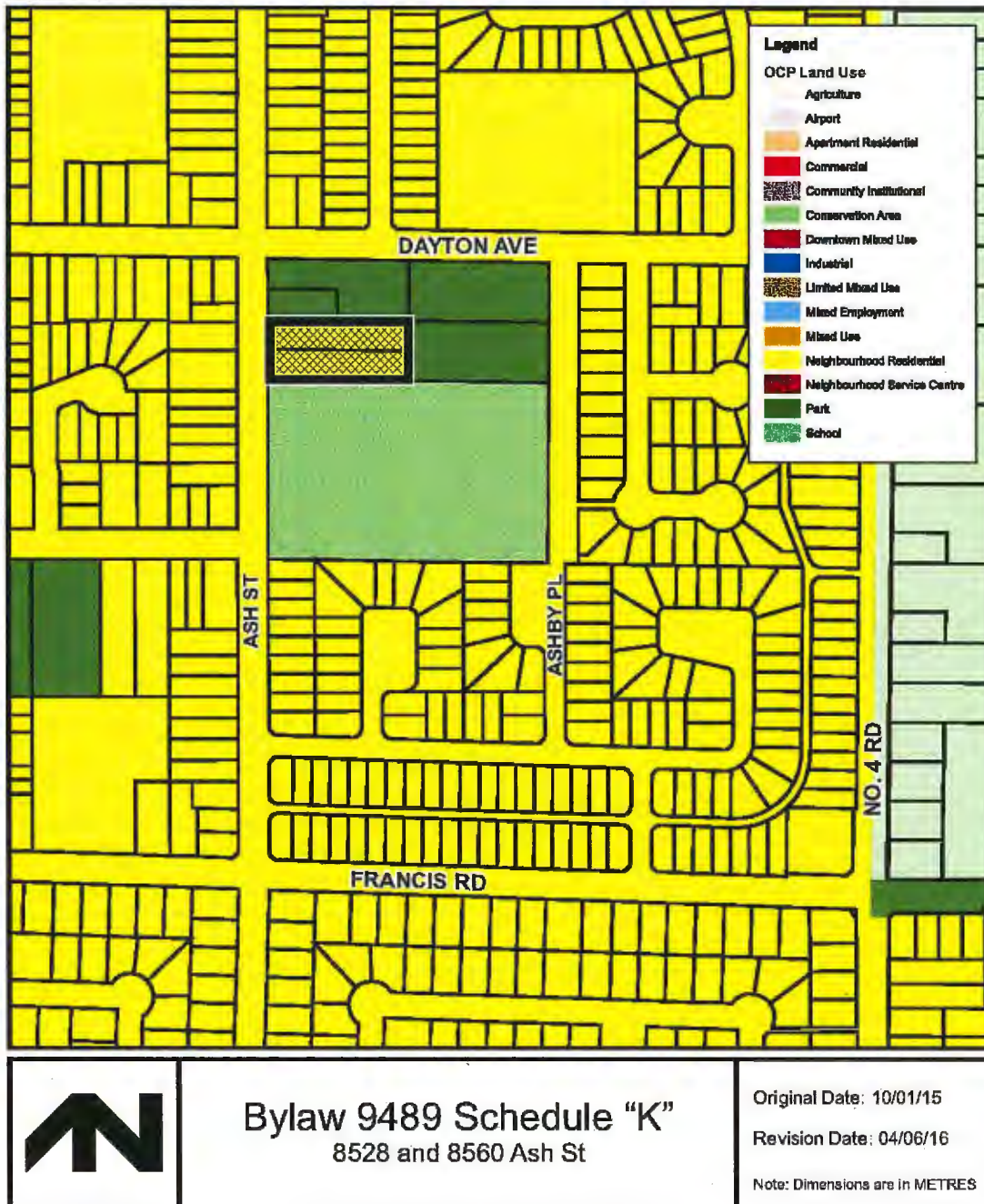
	<p>Bylaw 9489 Schedule "J" 6691 Lynas Lane</p>	<p>Original Date: 10/01/15 Revision Date: 04/06/16 Note: Dimensions are in METRES</p>
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Schedule K attached to and forming part of Bylaw 9489



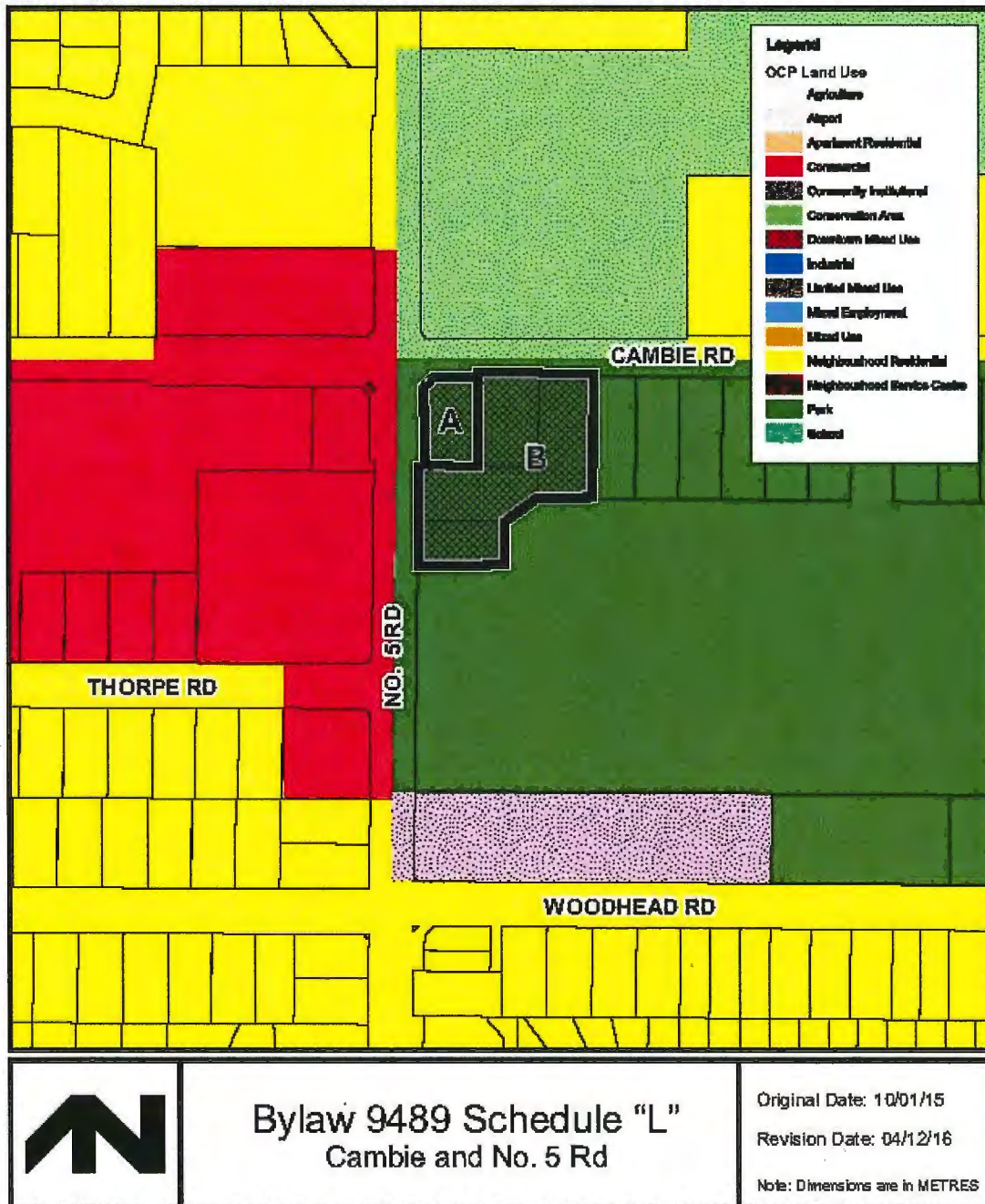
City of  
Richmond



Schedule L attached to and forming part of Bylaw 9489



City of  
Richmond



Bylaw 9489 Schedule "L"  
Cambie and No. 5 Rd

Original Date: 10/01/15  
Revision Date: 04/12/16  
Note: Dimensions are in METRES



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**To:** Mayor & Council  
**From:** Terry Crowe  
Manager, Policy Planning  
**Date:** April 21, 2016  
**File:** 06-2345-01/2016-Vol 01  
**Re:** **Revisions to Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan No. 9000, Amendment Bylaw 9489**

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### **Purpose**

The purpose of this memorandum is to present a modified version of Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan No. 9000, Amendment Bylaw 9489 (Bylaw 9489) for introduction at the Monday April 25, 2016 Council Meeting. The modified version would replace the initial version of Bylaw 9489.

### **Background**

At the City's Planning Committee meeting on April 19, 2016, the following resolution was passed:

1. That Schedules "A" to "E" and Schedule "H" be removed from Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9489;
2. That Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9489, as amended by Committee, be introduced and given first reading;
3. That Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9489, having been considered in conjunction with:
  - a. The City's Financial Plan and Capital Program; and
  - b. The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

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

4. That Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9489, having been considered in conjunction with Section 882(3)(c) of the Local Government Act, be referred to the Agricultural Land Commission for comment;



5. That Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9489, having been considered in accordance with Official Community Plan Bylaw Preparation Consultation Policy 5043, be referred to the Board of Education of Richmond School District No. 38 for comment; and
6. That Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw 9000, Amendment Bylaw No. 9489, having been considered in accordance with Official Community Plan Bylaw Preparation Consultation Policy 5043, hereby be found not to require further consultation.

As well, the following resolution was made:

- That staff review the land use designation for the Railway Corridor Avenue and 11551 Dyke Road/Woodwards Landing and report back.

The above resolutions enable:

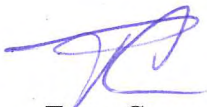
- the majority of the initially proposed park related OCP amendments to proceed in a timely manner (e.g. southwest corner of No. 5 and Cambie Road adjacent to King George Park); and
- the following sites to be referred back for further review:
  - Railway Greenway; and
  - 11551 Dyke Road (Woodward's Landing).

The modified version of Bylaw 9489 presents the necessary changes to the initial bylaw to achieve the above direction.

#### **Next Steps**

If acceptable, Council may authorize replacing the original version of Bylaw 9489 with the attached modified version of Bylaw 9489 prior to giving first reading to Bylaw 9489.

For further clarification, please contact me at 604-276-4139.



Terry Crowe  
Manager, Policy Planning

TTC:jh

pc: Joe Erceg, General Manager, Planning and Development  
Cathryn Carlile, General Manager, Community Services  
David Weber, Director, City Clerk's Office  
Mike Redpath, Senior Manager, Parks  
Jamie Esko, Manager, Park Planning and Design  
Wayne Craig, Director of Development  
Barry Konkin, Program Coordinator, Development  
Victor Wei, Director of Transportation  
Neonila Lilova, Manager, Economic Development  
John Hopkins, Senior Planner



**Richmond Official Community Plan Bylaw No. 7100 and Richmond  
Official Community Plan Bylaw No. 9000, Amendment Bylaw 9489**

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

1. Richmond Official Community Plan Bylaw 9000, Attachment 1 to Schedule 1 (City of Richmond 2041 OCP Land Use Map) thereof is amended by:

- (1) Designating that portion outlined in bold and hatched and shown on “Schedule A attached to and forming part of Bylaw 9489” as “Park”;
- (2) Designating that portion outlined in bold and hatched and shown on “Schedule B attached to and forming part of Bylaw 9489” as “Park”;
- (3) Designating that portion outlined in bold and hatched and shown on “Schedule C attached to and forming part of Bylaw 9489” as “Park”;
- (4) Designating that portion outlined in bold and hatched and shown on “Schedule D attached to and forming part of Bylaw 9489” as “Park”;
- (5) Designating that portion outlined in bold and hatched and shown on “Schedule E attached to and forming part of Bylaw 9489” as “Park”;
- (6) Designating that portion outlined in bold and hatched and shown as Area “A” on “Schedule F attached to and forming part of Bylaw 9489” as “Commercial”; and
- (7) Designating that portion outlined in bold and hatched and shown as Area “B” on “Schedule F attached to and forming part of Bylaw 9489” as “Neighbourhood Residential”.

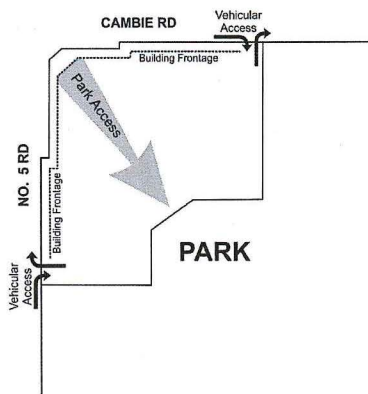
2. Richmond Official Community Plan Bylaw 7100, Schedule 2.11B (East Cambie Area Plan), Land Use Map is amended by:

- (1) Adding the following after policy d) in Section 3.0 Neighbourhoods & Housing:

“Objective 2 (Southeast corner of No. 5 Road and Cambie Road):

At the southeast corner of No. 5 Road and Cambie Road, retain the use of the existing corner lot and allow the remaining four lots to redevelop into townhouse residential. Further, require lot assembly that allows the necessary road dedication along the frontages to facilitate left-turn lanes on all four approaches of the intersection.

## Policies:



- a) While it is preferred that all lots be consolidated, the corner lot may be redeveloped on its own provided that it is no more than 2 storeys high with neighbourhood commercial uses on the ground floor and office uses on the second floor with a maximum 0.5 FAR. A caretaker unit can also be provided. The scale of development must be compatible with the traffic and parking related requirements.
- b) If the corner lot at No. 5 Road and Cambie Road is redeveloped on its own, one right-in/right-out vehicular access point may be considered from No. 5 Road only subject to a traffic study of the safety and operation of the access point.
- c) For the remaining townhouse lots, a base density of 0.4 Floor Area Ratio (FAR) is permitted with a maximum height of 3 storeys.
- d) A density bonus of 0.3 FAR would be permitted to a maximum of 0.7 FAR provided that 15% of the 0.7 FAR is used for built affordable housing subject to a Housing Agreement securing rental rates and tenant eligibility criteria in keeping with those identified in the Affordable Housing Strategy.
- e) Townhouse lots are required to be consolidated into a maximum of two development sites and, if applicable, each with cross-access agreements to facilitate vehicular and pedestrian movement. This is in addition to the corner lot if it is developed on its own.
- f) If the townhouse lots are consolidated into one lot, or if all five lots are consolidated, no more than one right-in/right-out vehicular access point is permitted which is to be located at the furthest point from the No. 5 Road and Cambie Road intersection, subject to a traffic study in accordance with the parking and loading requirements in the Zoning Bylaw.
- g) If there are two townhouse lots, one right-in, right-out vehicular access point is permitted for each lot and must be located at the furthest point from the intersection of No. 5 Road and Cambie Road subject to a traffic study in accordance with the parking and loading requirements in the Zoning Bylaw.
- h) To facilitate new development, road dedication and geometric upgrades will be required near the No. 5 Road and Cambie Road intersection. This is to incorporate future widening for new left-turn bays and physical elements such as centre medians to reinforce turn restrictions at driveway points, as well as frontage upgrades for wider sidewalks and landscaped boulevards to buffer pedestrians from traffic. Crosswalk designs should be enhanced and additional site features added to place a high priority on pedestrian movements and



encourage walking between this site and the existing shopping centre on the west side of No. 5 Road.

- i) Parking and loading requirements are to be in accordance with the Zoning Bylaw.
- j) Buildings shall be located near the front property lines (eg, pulled to the street), and building and site design shall be consistent with the OCP design guidelines.
- k) Townhouse units shall face adjacent roads (No. 5 Road and Cambie Road) and King George Park.
- l) A statutory right-of-way (SRW) must be provided to allow a multi-use pathway to provide access from the No. 5 Road and Cambie Road intersection to King George Park (e.g. a multi-use pathway with appropriate width as determined by Parks and appropriate building setbacks to accommodate landscaping and solar access).
- m) For the property at 4080 No. 5 Road, personal service uses, in addition to existing retail convenience uses, may be considered as an interim use, subject to an approved rezoning bylaw or a temporary use permit.”;

- (2) Adding the following to the legend at the bottom of the Land Use Map:

“Commercial 2 (maximum 2 storeys with commercial uses on the ground floor and office uses on the second floor with a maximum 0.5 FAR)

Townhouse Residential (0.4 base FAR, maximum 3 storeys with a density bonus of 0.3 FAR up to a maximum of 0.7 FAR, provided that 15% of the 0.7 FAR is used for built affordable housing)”;

- (3) Designating that portion outlined in bold and hatched and shown as Area “A” on “Schedule F attached to and forming part of Bylaw 9489” as “Commercial 2”; and
- (4) Designating that portion outlined in bold and hatched and shown as Area “B” on “Schedule F attached to and forming part of Bylaw 9489” as “Townhouse Residential”.

3. Richmond Official Community Plan Bylaw 7100, Schedule 2.6A (Ash Street Sub-Area Plan) is amended by designating that portion outlined in bold and hatched and shown as “Schedule E attached to and forming part of Bylaw 9489” as “Public, Institutional & Open Space” in the Land Use Map.
4. Richmond Official Community Plan Bylaw 7100, Schedule 2.10 (City Centre Area Plan) is amended by removing the text “(Further Study Required)” immediately below the text “Garden City Lands” on the Generalized Land Use Map (2031).

5. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw 9489”**.

FIRST READING

APR 25 2016

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Manager or Solicitor 

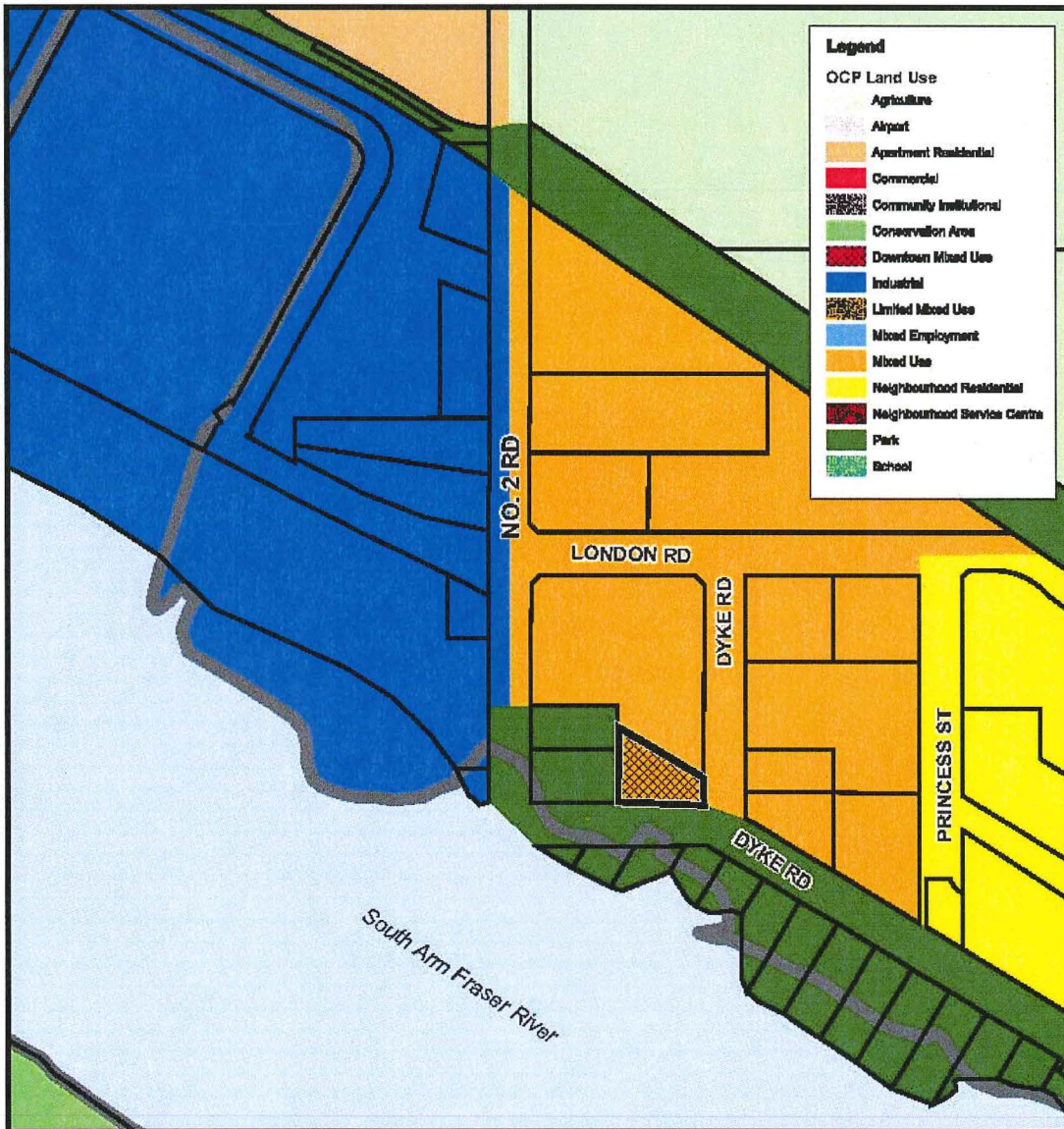
\_\_\_\_\_  
MAYOR

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

Schedule A attached to and forming part of Bylaw 9489



City of Richmond



Bylaw 9489 Schedule "A"  
6062 Dyke Rd

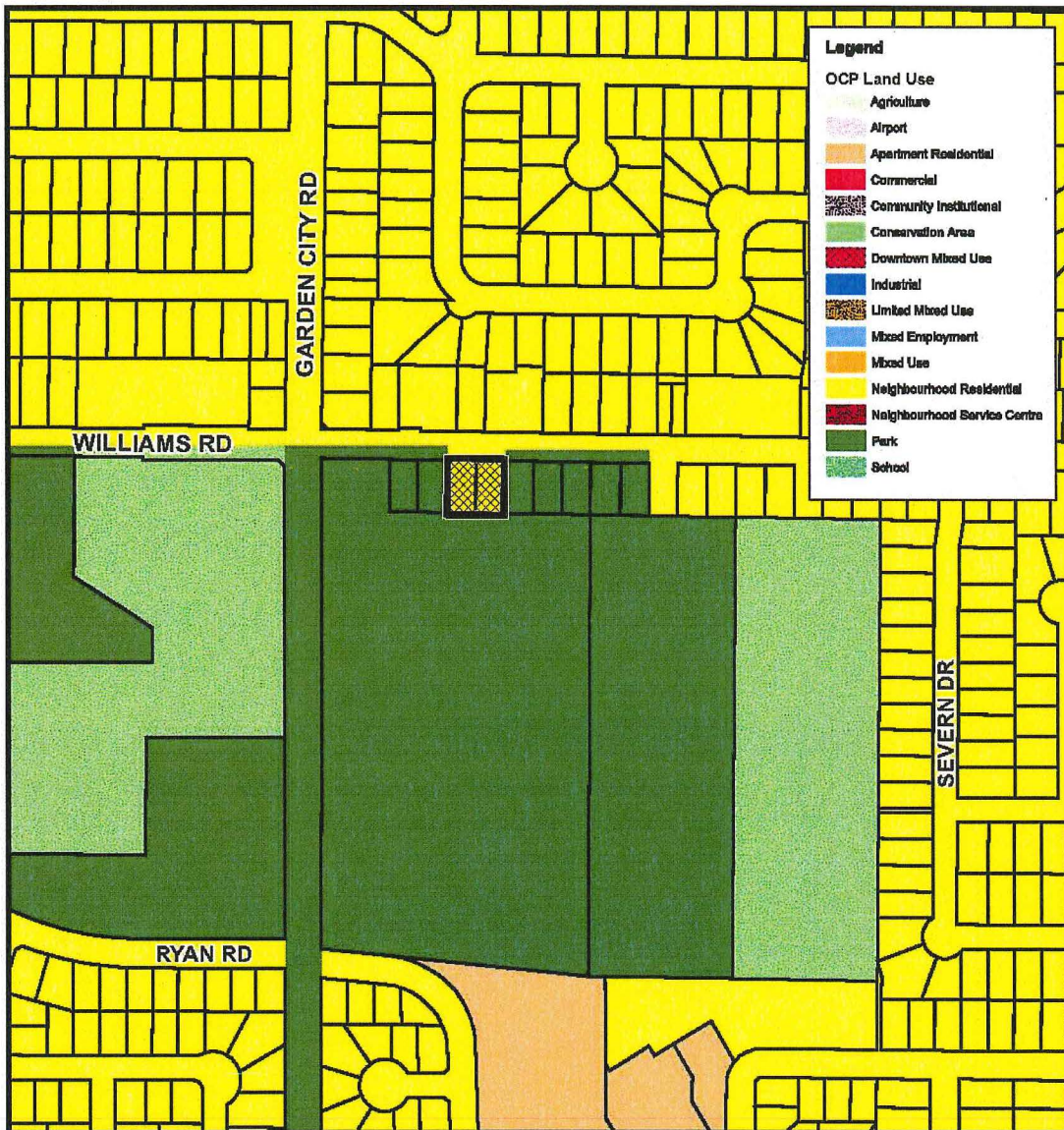
Original Date: 10/01/15  
Revision Date: 04/20/16  
Note: Dimensions are in METRES



Schedule B attached to and forming part of Bylaw 9489



City of  
Richmond



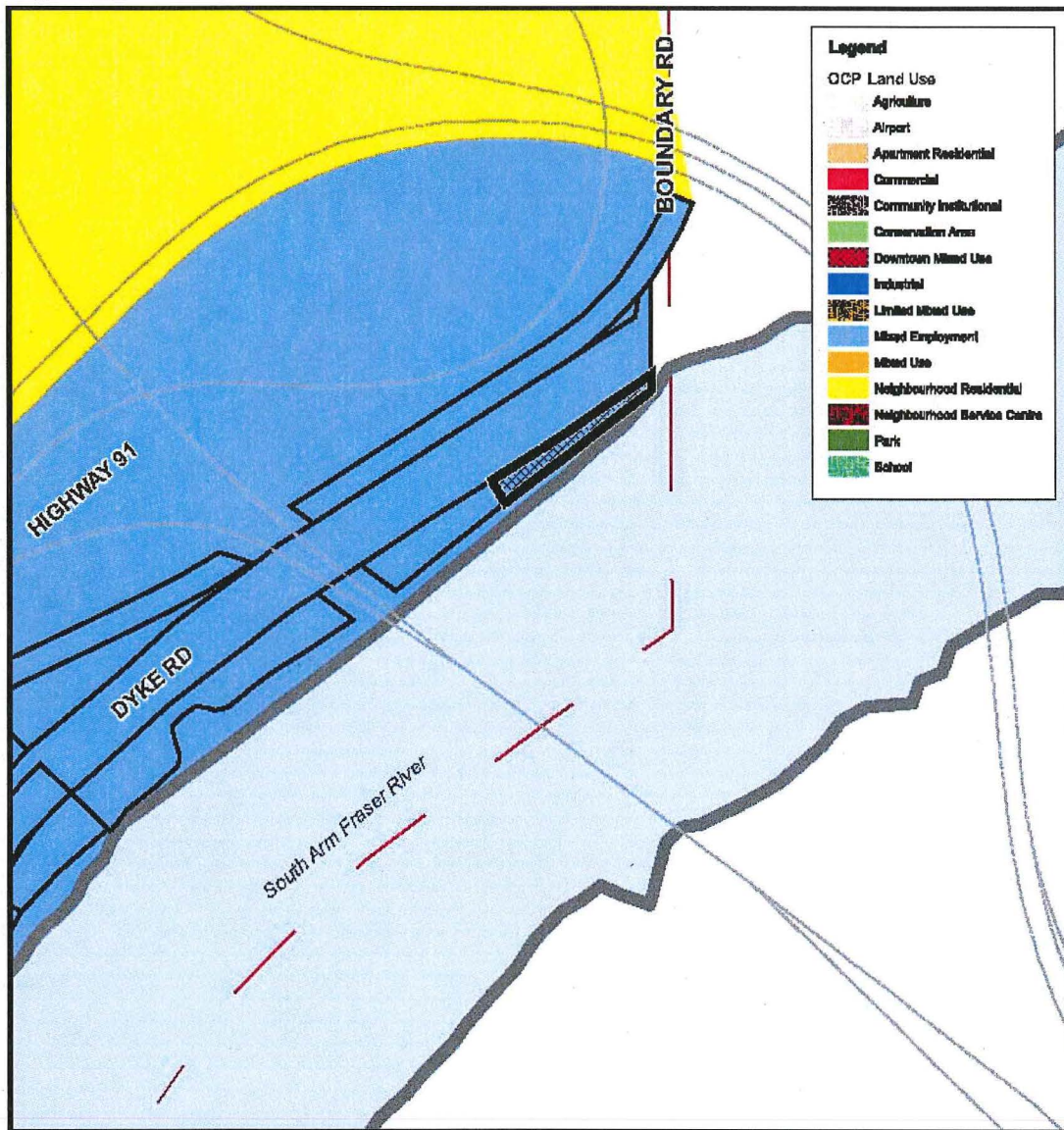
	<b>Bylaw 9489 Schedule "B"</b> 9080 and 9100 Williams Rd	Original Date: 01/01/15
		Revision Date: 04/20/16
		Note: Dimensions are in METRES



Schedule C attached to and forming part of Bylaw 9489



City of Richmond



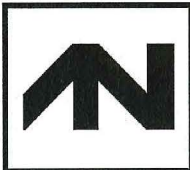
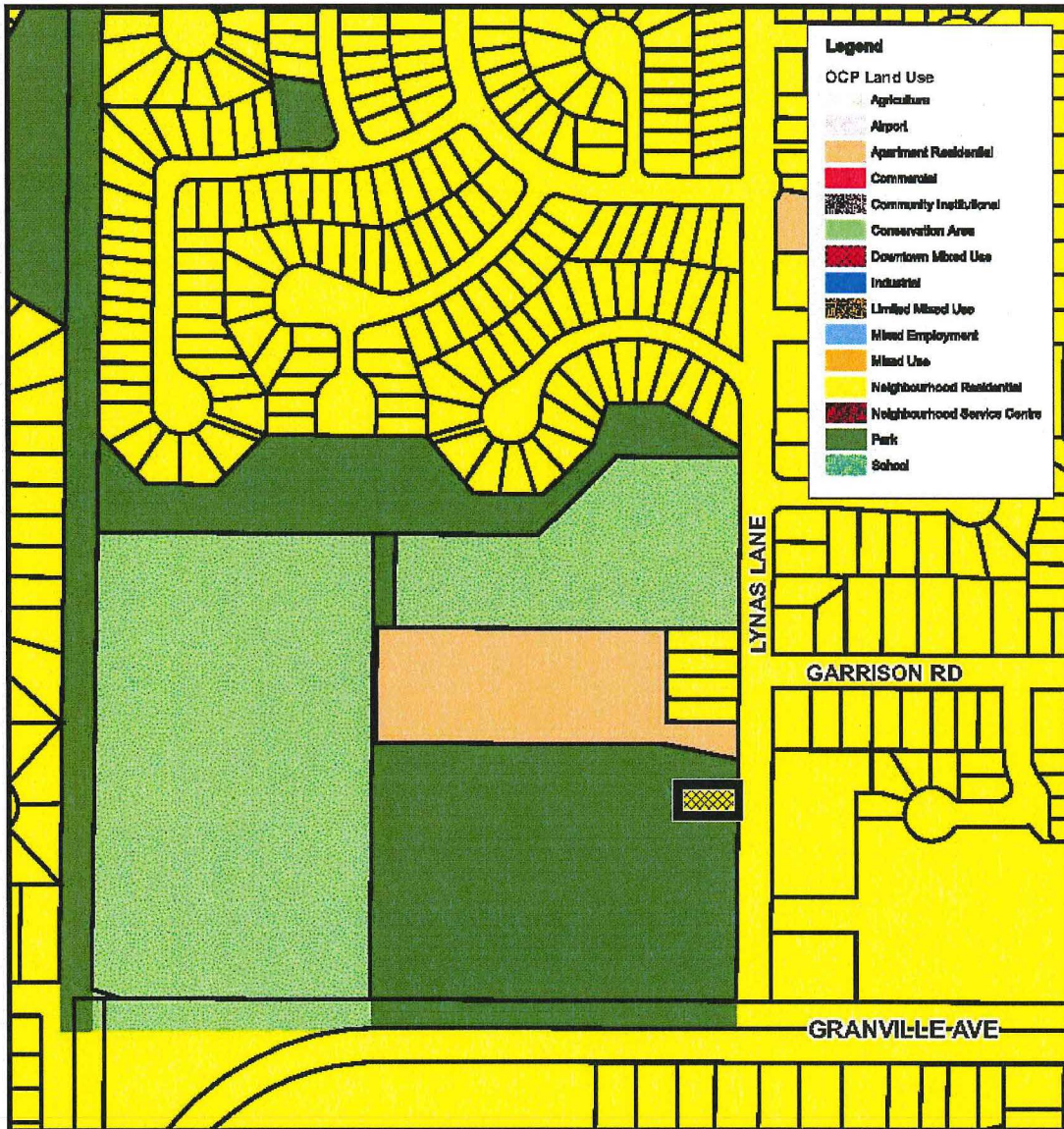
	<p>Bylaw 9489 Schedule "C" Waterfront Park at Dyke Rd and Boundary Rd</p>	<p>Original Date: 11/24/15 Revision Date: 04/20/16 Note: Dimensions are in METRES</p>
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Schedule D attached to and forming part of Bylaw 9489



City of Richmond



Bylaw 9489 Schedule "D"  
6691 Lynas Lane

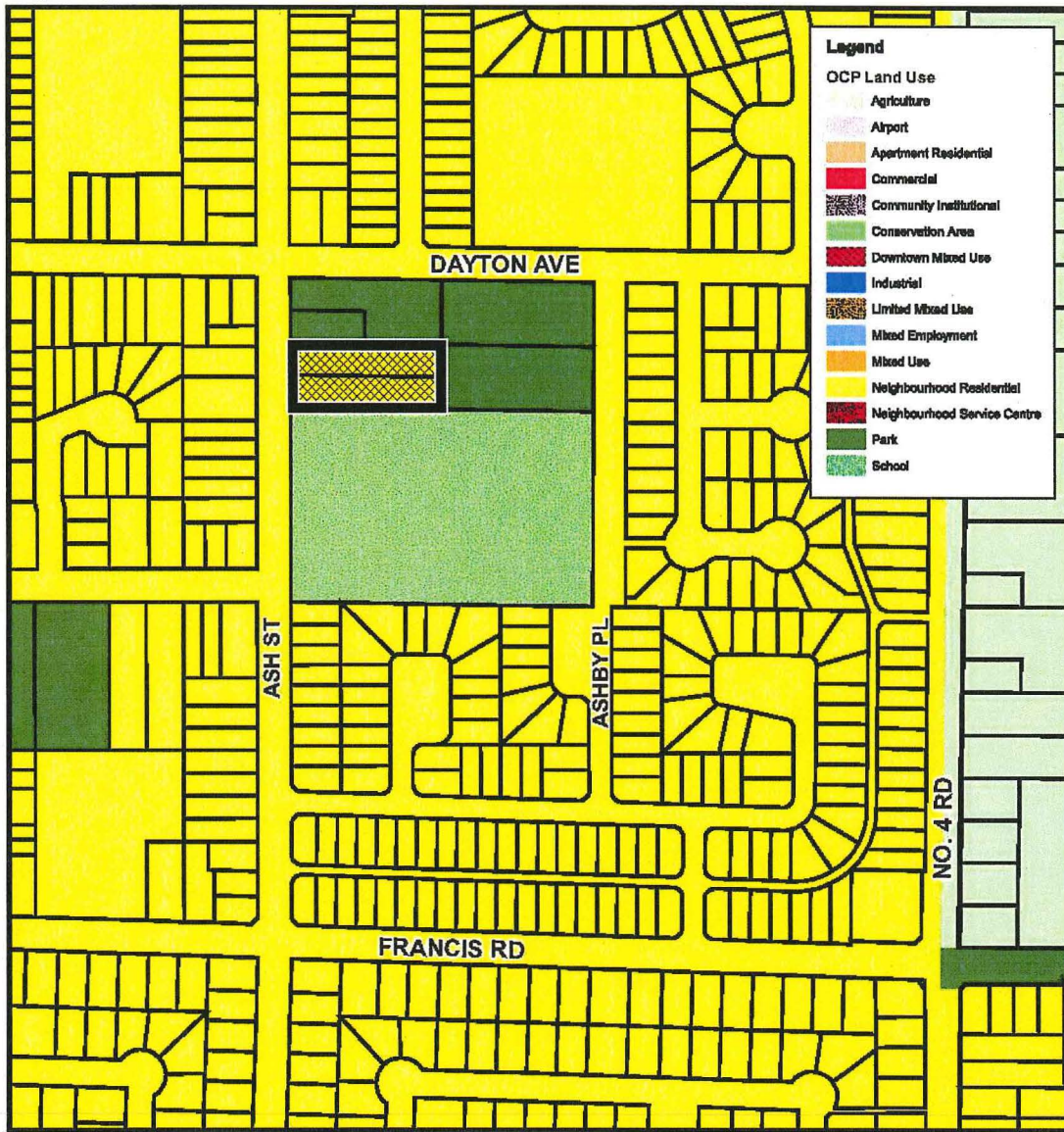
Original Date: 10/01/15  
Revision Date: 04/20/16  
Note: Dimensions are in METRES




Schedule E attached to and forming part of Bylaw 9489



City of Richmond



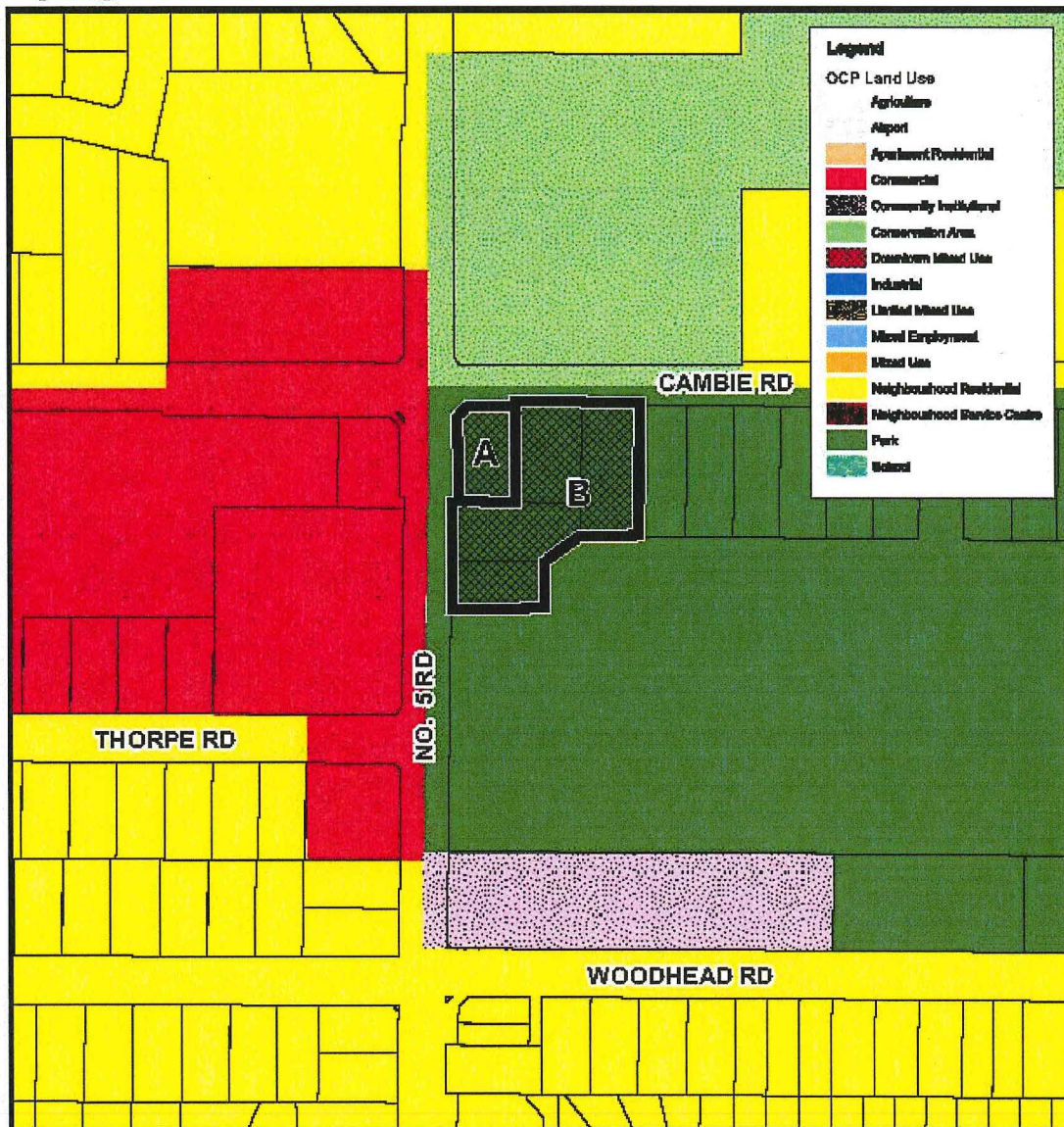
	<p align="center"><b>Bylaw 9489 Schedule "E"</b> 8528 and 8560 Ash St</p>	<p>Original Date: 10/01/15 Revision Date: 04/20/16 Note: Dimensions are in METRES</p>
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Schedule F attached to and forming part of Bylaw 9489



City of  
Richmond



Bylaw 9489 Schedule "F"  
Cambie and No. 5 Rd

Original Date: 10/01/15  
Revision Date: 04/20/16  
Note: Dimensions are in METRES

## Mayor and Councillors

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**From:** Turk Chann <turkchann@gmail.com>  
**Sent:** Wednesday, 27 April 2016 1:11 PM  
**To:** Mayor and Councillors  
**Subject:** Railway Avenue corridor

**Categories:** 06-2400-20-RAIL1 - Railway Avenue Trail/Park/Greenway

<b>To Public Hearing</b>
Date: <u>June 20, 2016</u>
Item # <u>1</u>
Re: <u>Amendment</u>
<u>Bylaw 9489</u>

Dear Mayor and councillors,

As a local resident who lives on Railway Avenue, I support Councillor Harold Steves' idea on designating the Railway Avenue corridor (Railway Greenway) as a park AND environmental friendly LRT in the future.

I also support the policy to encourage densification along certain arterial roads to accommodate the City's share of normal regional growth outside of the City Centre. Supporting this visionary thinking from Mr Steves would be the best way to grow our city with densification in mind and public transportation together.

Let's settle this one in writing now instead of having another debate on this matter a decade later.

Regards,

Turk Chann  
12880 Railway Ave  
Richmond, BC V7E 6G2