



To: Planning Committee
From: Wayne Craig
Director of Development
Date: October 23, 2013
File: RZ 12-605272
Re: Application by Hotel Versante Ltd. for Rezoning at 8451 Bridgeport Road and
Surplus City Road from Light Industrial (IL) to High Rise Office Commercial
(ZC33) – (City Centre)

Staff Recommendations

1. That Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7032, be abandoned.
2. That Official Community Plan Bylaw 7100, Amendment Bylaw 9065 (City Centre Area Plan), to facilitate the construction of commercial uses at 8451 Bridgeport Road and City's surplus road, by:
 - a) Amending the existing land use designation in the Generalized Land Use Map (2031), Specific Land Use Map: Bridgeport Village (2031), and reference maps throughout the Plan to redesignate the subject site and City's surplus road to "Urban Centre T5 (45m)";
 - b) Amending the configuration of minor streets adjacent to the site in the Generalized Land Use Map (2031), Specific Land Use Map: Bridgeport Village (2031), and reference maps throughout the Plan to extend River Road from West Road to Bridgeport Road and re-align West Road between River Road and Bridgeport Road;
 - c) Together with related minor map and text amendments in Schedule 2.10 of Official Community Plan Bylaw 7100 (City Centre Area Plan);be introduced and given first reading.

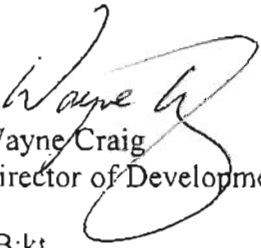
3. That Bylaw 9065, having been considered in conjunction with:

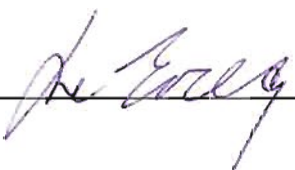
- The City's Financial Plan and Capital Program;
- The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

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

4. That Bylaw 9065, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation.

5. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9066 to: create "High Rise Office Commercial (ZC33) – (City Centre)"; and to rezone 8451 Bridgeport Road and City's surplus road from "Light Industrial (IL)" to "High Rise Office Commercial (ZC33) – (City Centre)"; be introduced and given first reading.


Wayne Craig
Director of Development
SB:kt
Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Real Estate Services	<input checked="" type="checkbox"/>	
Arts, Culture & Heritage	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	

Staff Report

Origin

Hotel Versante Ltd. has applied to the City of Richmond for permission to amend the Official Community Plan Bylaw 7100 (OCP) and rezone 8451 Bridgeport Road and a portion of surplus City Road in the City Centre's Bridgeport Village from "Light Industrial (IL)" to a new site specific zone, "High Rise Office Commercial (ZC33) – (City Centre)", to permit the construction of a high rise commercial development (**Attachments 1 & 2**). More specifically, the proposed rezoning provides for the construction of three towers of nine, twelve, and fourteen storey building height, a common five-storey podium. The development proposal includes approximately 19,882 m² of commercial, hotel and office space, approximately 110 hotel rooms, and approximately 333 parking spaces.

Abandoning Previous Zoning Amendment Bylaw

Staff recommends that Council abandon Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7032. This bylaw received Third Reading on October 18, 1999 and was associated with a previous rezoning application (RZ 97-116491) for the site. The new owner has asked the City to abandon the bylaw.

Proposed 2041 OCP City Centre Area Plan Amendments

The application includes proposed amendments to the Official Community Plan (OCP) Bylaw 7100 Schedule 2.10 City Centre Area Plan (CCAP) to amend the land use designation of the subject site, which includes 8451 Bridgeport Road and a surplus portion of West Road that currently runs through the property (**Attachment 3**). Transportation network changes associated with the development include re-opening the original portion of West Road connecting to Bridgeport Road and constructing an extension of River Road to connect to Bridgeport Road. Based on the reconfiguration of the transportation network, the closing and acquisition of the surplus portion of West Road to be consolidated as a part of the development parcel is supported by staff. A separate report will be provided by Real Estate Services as described below.

Proposed Zoning Amendments

The application proposes to create a new site specific "High Rise Office Commercial (ZC33) – (City Centre)" zone and rezone the subject site to the new zone to facilitate the proposed development.

Surplus City Road Acquisition

The application proposes to re-open the original West Road and Bridgeport Road intersection at the east edge of the site, and therefore the current curved portion of West Road is no longer required (**Attachment 4**). The surplus road land may be sold to the developer at fair market value through a separate purchase and sale agreement. The road closure bylaw and primary business terms of the purchase and sale agreement will be brought forward for consideration by Council in a separate report from the Manager, Real Estate Services.

Servicing Agreement

The developer has agreed to enter into a Servicing Agreement as a rezoning consideration for the design and construction of improvements to the road network and servicing. Due to proximity to Bridgeport Road, City dike, and the jet fuel pipeline, coordination of the Servicing Agreement design and construction will be required with the Ministry of Transportation & Infrastructure, the Provincial Inspector of Dikes, Trans Mountain Pipeline (Jet Fuel) and Kinder Morgan Canada Inc.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 5**).

Surrounding Development

The subject site is situated in the Bridgeport Village – a transitional City Centre area designated for medium-density, mid and high-rise, business, entertainment, hospitality, arts, transportation hub uses (**Attachment 3**). The Bridgeport Village also includes a pedestrian-oriented secondary retail street along a portion of West Road, retail high streets at the village centre and an industrial reserve east of Great Canadian Way. The subject site is vacant and development in the vicinity includes:

- To the North, West and East: Across West Road, River Road and the future River Road extension, are vacant Light Industrial (IL) properties, including 9.29 ha of land and approximately 6.0 ha of foreshore area that is currently under staff consideration for a large multi-phase development with retail, entertainment, office, hotel, conference centre & park uses (RZ 12-598104).
- To the East: A two-storey light industrial building zoned Light Industrial (IL).
- To the South: Across Bridgeport Road, are a number of properties under Land Use Contract 126, containing a vacant one-storey casino building, one-storey restaurant building, two-storey strata-titled office building, and a number of surface parking lots. A rezoning application is currently under staff consideration for a high-rise development on lands between Bridgeport Road, No. 3 Road and Sea Island Way, including a six-level parkade and amenity building fronting onto Bridgeport Road (RZ 13-628557).

Related Policies & Studies

Development of the subject site is affected by the City Centre Area Plan (CCAP) and related policies (e.g. Aircraft Noise Sensitive Development). An overview of these policies is provided in the “Analysis” section of this report.

Consultation

- a) Ministry of Transportation & Infrastructure (MOTI): Consultation with MOTI is required due to the proximity of Bridgeport Road, a roadway under Provincial jurisdiction. MOTI staff has reviewed the proposal on a preliminary basis and final MOTI approval is required prior to rezoning adoption.
- b) Ministry of Forest, Land and Natural Resource Operations Archaeology Branch: Ministry staff reviewed an impact assessment report regarding the subject site prepared by Terra Archaeology Ltd. in 2006. No protected archaeological sites were identified, no further archaeological studies were recommended and no further consultation is required. If anything of archaeological importance is found during construction, the owner is required to contact the Archaeology Branch.
- c) School District: This application was not referred to School District No. 38 (Richmond) because it does not include any residential uses. The OCP Aircraft Noise Sensitive Development (ANSO) policy prohibits residential uses in this area. According to OCP Bylaw Preparation Consultation Policy 5043, which was adopted by Council and agreed to by the School District, residential developments which generate less than 50 school aged children do not need to be referred to the School District (e.g., typically around 295 multiple-family housing units).
- d) Airport: This application was not referred to Vancouver International Airport (YVR) because it does not include residential uses and the building height conforms to the Vancouver International Airport Authority Zoning Regulations.
- e) General Public: Signage is posted on-site to notify the public of the subject application. At the time of writing this report, no correspondence had been received. The statutory Public Hearing will provide local property owners and other interested parties with an additional opportunity to comment.

Staff Comments

Based on staff's review of the subject application, including the developer's preliminary Transportation Impact Study (TIS) and Interim Road Functional Plan, staff are supportive of the subject rezoning, provided that the developer fully satisfies the Rezoning Considerations (**Attachment 6**).

Analysis

Hotel Versante Ltd. has applied to the City of Richmond to rezone the subject 6,628.3 m² (1.64 ac.) development parcel which is a triangular site surrounded on all three (3) sides by Bridgeport Road, West Road and future River Road. The Light Industrial (IL) zoned land is vacant, save for a portion of West Road that is proposed to be closed and consolidated with the property at 8451 Bridgeport Road. The challenging triangular site is a gateway to the airport connector bridge, the Fraser Middle Arm and the development lands along the river.

The purpose of the proposed OCP amendments and rezoning is to permit the consolidation of the subject site into one (1) development parcel, construct road network improvements, and permit the construction of a three-tower high rise commercial development with a common podium totalling approximately 19,882 m² of office, hotel and commercial space (**Attachment 7**). The subject development proposal is notable for including a large component of office space, which is identified as a need in the CCAP.

Abandoning Previous Zoning Amendment Bylaw

The application also includes a recommendation to abandon Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7032, to create a site specific mid rise commercial hotel zone and rezone the property in association with rezoning application RZ 97-116491. The Bylaw received First Reading on September 27, 1999; Second and Third Readings and Public Hearing on October 18, 1999, but the requirements were never completed to enable the Bylaw to be adopted, the property was sold to a new owner and a new rezoning application for a new development proposal has been submitted to the City. With the new rezoning application, the Bylaw is rendered obsolete and can be abandoned.

Proposed OCP CCAP Amendments

Bridgeport Village is designated in the CCAP for medium-density, mid- and high-rise, business, entertainment, hospitality, arts, transportation hub uses along with an industrial reserve east of Great Canadian Way and retail high street along No. 3 Road (**Attachment 3**).

The CCAP designates the site as part of the commercial reserve – mid to high-rise. The proposal implements the CCAP commercial reserve policy as it involves the following range of commercial uses: hotel, office, and commercial retail.

The CCAP further designates the portion of the site located to the west of West Road as "Urban Centre T5 (35 m)" (2 FAR) and "Village Centre Bonus" (1 FAR). The smaller portion of the site, located East of West Road, is designated as "Urban Centre T5 (45 m)" (2 FAR) and "Village Centre Bonus" (1 FAR). The portion of West Road running through the site is shown as "road".

For greater clarity regarding land use designations, staff recommend that the current "Urban Centre T5 (35 m)" and road designations be removed from the subject site and the affected area be designated "Urban Centre T5 (45 m)" as per the existing designation of the remainder of the site and adjacent lands to the east. The "Village Centre Bonus" (1 FAR) designation applies to the entire site and would remain unchanged.

It is also proposed to amend the CCAP to reflect the re-opening of the West Road intersection at the East edge of the site. The proposed road improvements will be instrumental in servicing future development of the waterfront lands to the west.

Village Centre Bonus Amenity Contributions:

The CCAP designates the subject site and other Bridgeport Village properties as a Village Centre Bonus (VCB) area for the purpose of encouraging the provision of City-owned community benefit space by permitting an office density bonus of up to 1.0 FAR where a developer

constructs at least 5% of the bonus floor area as turnkey non-residential uses for the benefit of the City (e.g. artist studio space, arts program space). On this basis, staff recommend and the developer has agreed to provide a voluntary contribution of \$1,605,150 to facilitate the construction of community benefit arts & culture facilities in City Centre, the value of which contribution is based on the following, as determined to the satisfaction of the City:

- Construction value of \$450/ft², based on a turnkey level of finish and inclusive of costs related to necessary ancillary uses and spaces; and
- A floor area of 3,567 m² (38,395 ft²), based on 5% of the subject development's maximum permitted VCB floor area.

Note that this approach has been reviewed and concurred to by Community Services staff. Staff recommend against the developer constructing a community benefit space on the subject site because its VCB floor area is too small to be operated in a cost-effective manner. Instead, prior to adoption of the subject rezoning, the developer shall make a voluntary cash contribution (100% of which shall be allocated for capital works) to the Leisure Facilities Reserve Fund for the construction of community benefit arts & culture facilities at another location within City Centre. Council will have sole discretion over the use of these funds.

Proposed Changes to Road Network

The development proposal includes road network improvements to re-open the original intersection of West Road and Bridgeport Road (**Attachment 4**), close the current West Road connection to Bridgeport Road and provide an interim River Road extension to a new intersection at Bridgeport Road. The portions of River Road and West Road adjacent to the site will be widened and completed to their ultimate design with the future development of the properties across the roads.

In 2001, MOTI required a road dedication from the site to widen Bridgeport Road and to relocate West Road to the West, further away from No. 3 Road, as part of the airport connector bridge construction project. A new portion of West Road was built, connecting to Bridgeport Road and concrete barriers were placed to prevent vehicles from using the original intersection. The West Road re-alignment cuts through the property at 8451 Bridgeport Road, and as a result of reviewing the subject development proposal, MOTI has indicated that the proposed road network improvements would be acceptable. MOTI approval is a requirement of the rezoning as well as a requirement of the Servicing Agreement for the design and construction of the road network improvements.

Road closure and purchase of the City's surplus Road from West Road is a requirement of rezoning. With the re-opening of the original West Road intersection, the current curved portion of West Road is no longer required and may be included in the subject rezoning proposal. The road closure bylaw and primary business terms of the purchase and sale agreement will be brought forward for consideration by Council in a separate report from the Manager, Real Estate Services.

Proposed Zoning Amendments

Amendments to the Richmond Zoning Bylaw are proposed to create the new site specific zoning district “High Rise Office Commercial (ZC33) – (City Centre)” and to rezone the subject site to the new zone. The proposed bylaw has been prepared to manage development on the subject site in accordance with CCAP guidelines.

Proposal Details

Staff’s review of the proposed development shows it to be consistent with City policies and supportive CCAP objectives for the Bridgeport Village, as indicated below:

a) Sustainable Development:

- **District Energy Utility (DEU):** The site is required to be “DEU-ready”.
- **Leadership in Energy and Environmental Design (LEED):** The CCAP requires that all rezoning applications greater than 2,000 m² in size demonstrate compliance with LEED Silver (equivalency) or better, paying particular attention to features significant to Richmond (e.g., green roofs, urban agriculture, DEU, storm water management/quality). The developer has agreed to comply with this policy and will demonstrate this at Development Permit stage.
- **Flood Management Strategy:** In accordance with the City’s Flood Plain Designation and Protection Bylaw 8204, the developer has agreed to register a flood indemnity covenant as a rezoning consideration.
- **Aircraft Noise Sensitive Development (ANSD):** The subject site is situated within ANSD “Area 1a”, which prohibits new ANSD uses (e.g. residential, child care), and requires that a restrictive covenant be registered on title, including information to address aircraft noise mitigation and public awareness. The proposed development complies with the policy. The developer has agreed to register an aircraft noise indemnity covenant as a rezoning consideration.

b) Public Art: The developer has agreed to participate in the City’s Public Art Program. A voluntary contribution of approximately \$87,756, based on \$0.41 per buildable square foot, to the City’s Public Art fund as a rezoning consideration.

c) Infrastructure Improvements: The City requires the coordinated design and construction of private development and City infrastructure with the aim of implementing cost-effective solutions to serving the needs of Richmond’s rapidly growing City Centre. In light of this, staff recommend and the developer has agreed to the following:

- **Road Network Improvements:** the developer shall be responsible for road dedications and statutory right-of-ways (e.g., River Road extension, West Road widening, private road); and the design and construction of an interim River Road extension, interim West Road widening, and Bridgeport Road pedestrian and intersection improvements.

- **Engineering Improvements:** The developer shall be responsible for the design and construction of required storm sewer upgrades, sanitary sewer upgrades, water system upgrades, under-grounding of private utilities, coordination of works with MOTI, the Provincial Inspector of Dikes, Kinder Morgan, and related improvements, as determined to the satisfaction of the City.
- The developer has agreed to enter into a Servicing Agreement for the design and construction of the required road network and engineering works prior to rezoning adoption. Due to proximity to Bridgeport Road and City Dike, approval is required from MOTI and the Provincial Inspector of Dikes.
- The developer has agreed to provide a voluntary contribution of \$81,960 towards future downstream sanitary sewer upgrades from the development site to the Van Horne Pump Station as a rezoning consideration.

d) Proximity to Jet Fuel Pipe Line:

An existing jet fuel line owned by Trans Mountain Pipeline (Jet Fuel) and operated by Kinder Morgan Canada Inc. is located adjacent to the development site within River Road, West Road and Bridgeport Road and is subject to the National Energy Board Act and the British Columbia Oil and Gas Activities Act legislation. Portions of the required Servicing Agreement works, including road works, and site servicing, are within close proximity to the pipeline. Due to this proximity, Trans Mountain Pipeline (Jet Fuel) may require a legal agreement so that the works can be performed in proximity to the pipeline.

As a rezoning consideration, the developer has agreed to enter into a Servicing Agreement. The Servicing Agreement requires that the developer be responsible for the design and construction of infrastructure works, be responsible for the works during a maintenance period, and provide an insurance policy to cover the City in the event of any liability or damages arising from the Servicing Agreement works during the construction and maintenance periods. Due to the proximity of the jet fuel pipeline, the developer may be required to obtain any necessary approvals from Trans Mountain Pipeline (Jet Fuel) and/or related parties. The City's standard Servicing Agreement and the requirements thereunder may need to be modified to address the jet fuel pipe line.

In respect to the jet fuel pipe line, the City may be required to enter into an agreement with Trans Mountain Pipeline (Jet Fuel) and/or related parties. In the event that the City is required to enter into such an agreement, staff would first need to prepare a separate staff report to provide the details and seek authorization from Council.

- e) Form of Development: The developer proposes to construct a high rise, high density, commercial development, including a significant amount of office space, and ground level commercial and hotel uses on a prominent site located in the Bridgeport Village. The developer's proposed form of development conforms to the CCAP policies generally and Development Permit (DP) guidelines, with a significant setback, taller buildings and a private drive aisle located along Bridgeport Road to address the constraints and opportunities of the site.

Development Permit (DP) approval to the satisfaction of the Director of Development for the proposal is required prior to rezoning adoption. The architectural form and character of the development proposal will be reviewed at DP stage, including the following:

- Detailed architectural, landscaping and open space design.
- Explore opportunities to create vibrant retail streetscape that contribute to the animation, pedestrian-amenity, and commercial success of the development and its surroundings.
- Demonstration of LEED Silver (equivalency) or better.
- Vehicle and bicycle parking; truck loading; garbage, recycling and food scraps storage and collection; and private utility servicing.

- f) Proposed Zoning Bylaw Amendment: A "High Rise Office Commercial (ZC33) – (City Centre)" site specific zone was prepared for the proposed development to allow high density, transit oriented, non-residential and central business district development in an area affected by aircraft noise. The zone includes a density bonus provision for as the site is located in the Village Centre Bonus Area. The development proposal complies with the permitted density and takes advantage of the density bonusing provision.

- g) Community Planning: As per CCAP policy, the developer proposes to voluntarily contribute approximately \$53,510, based on \$0.25 per buildable square foot, to the City's community planning reserve fund.

Financial Impact or Economic Impact

None.

Conclusion

The proposed development is consistent with Richmond's 2041 OCP and City Centre Area Plan objectives for the Bridgeport Village, as set out in the proposed OCP and City Centre Area Plan (CCAP) amendments. The proposed high-rise project, office development, pedestrian-oriented streetscapes, River Road extension, West Road widening, and Bridgeport Road pedestrian and intersection improvements will assist in making Bridgeport Village a transit-oriented, urban community.

On this basis, staff recommend that:

- Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7032 be abandoned;
- Official Community Plan Bylaw 7100, Amendment Bylaw 9065 (City Centre Area Plan) be introduced and given first reading; and
- Richmond Zoning Bylaw 8500, Amendment Bylaw 9066 be introduced and given first reading.



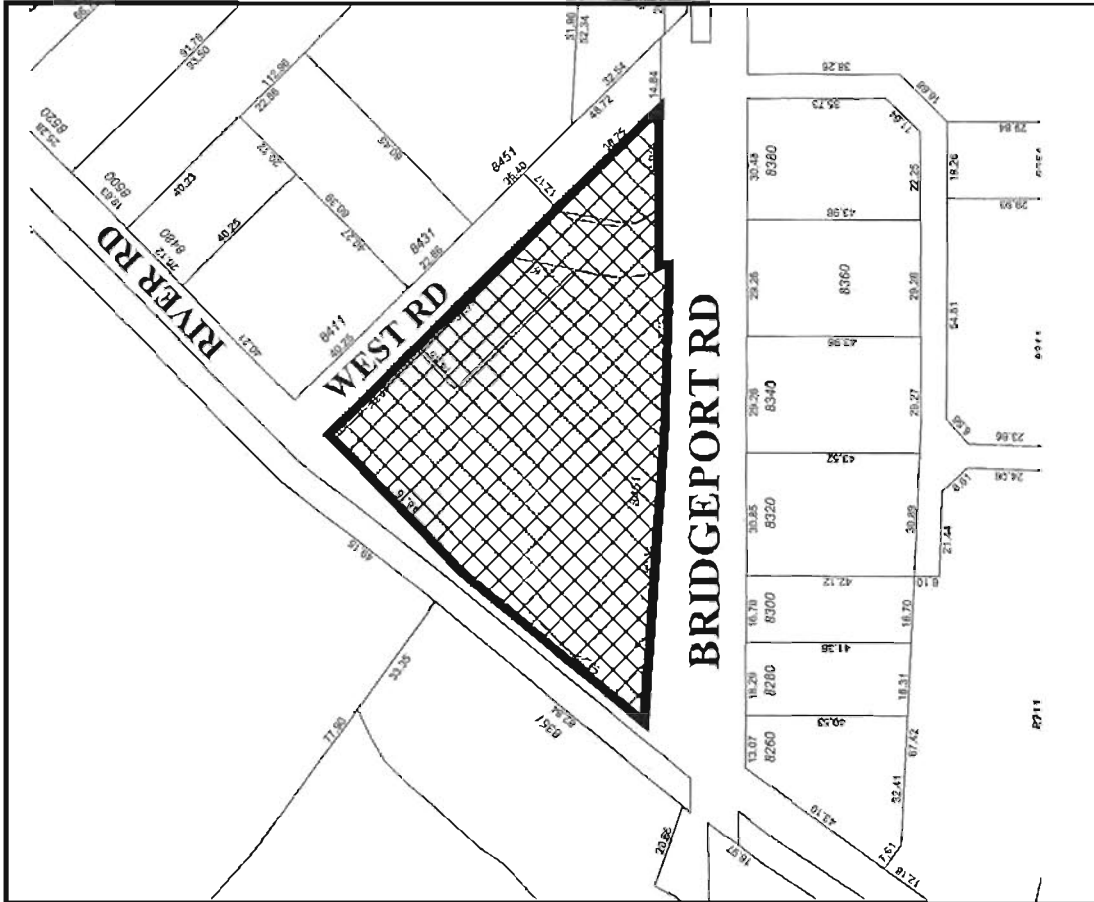
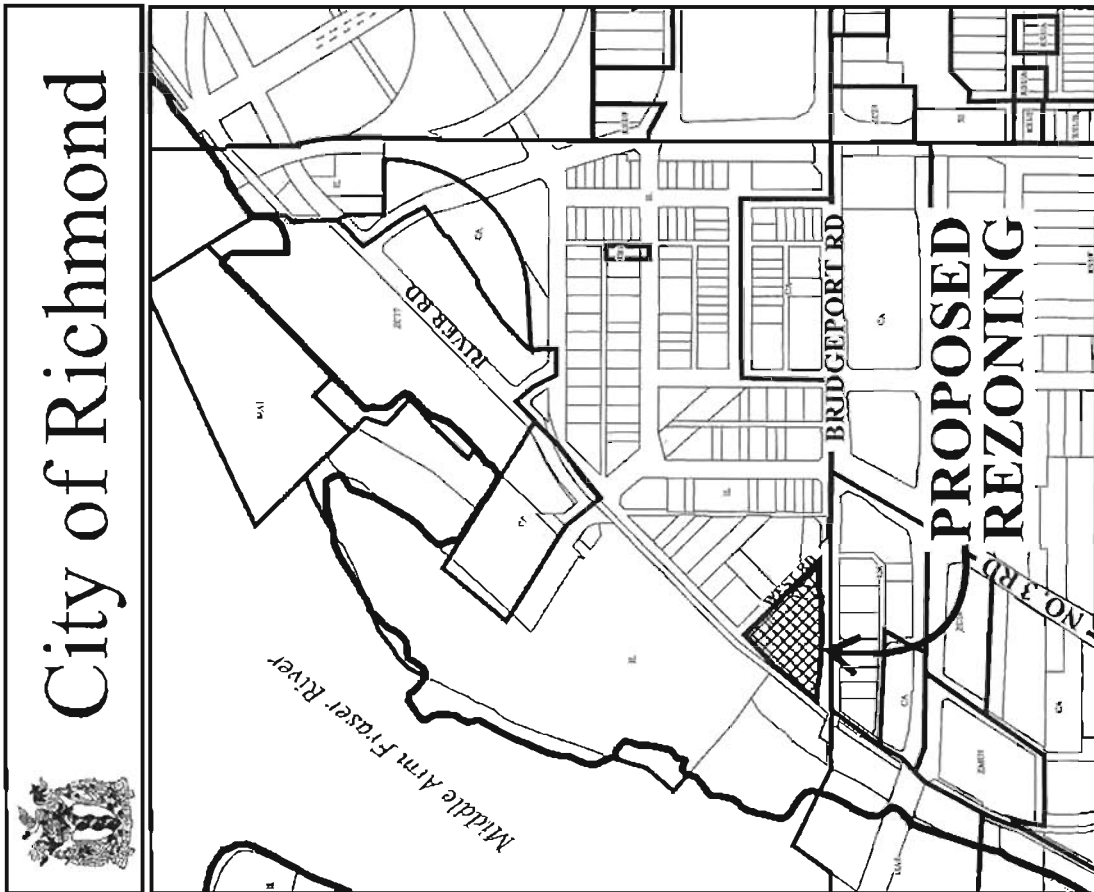
Sara Badyal, M. Arch, MCIP, RPP
Planner 2

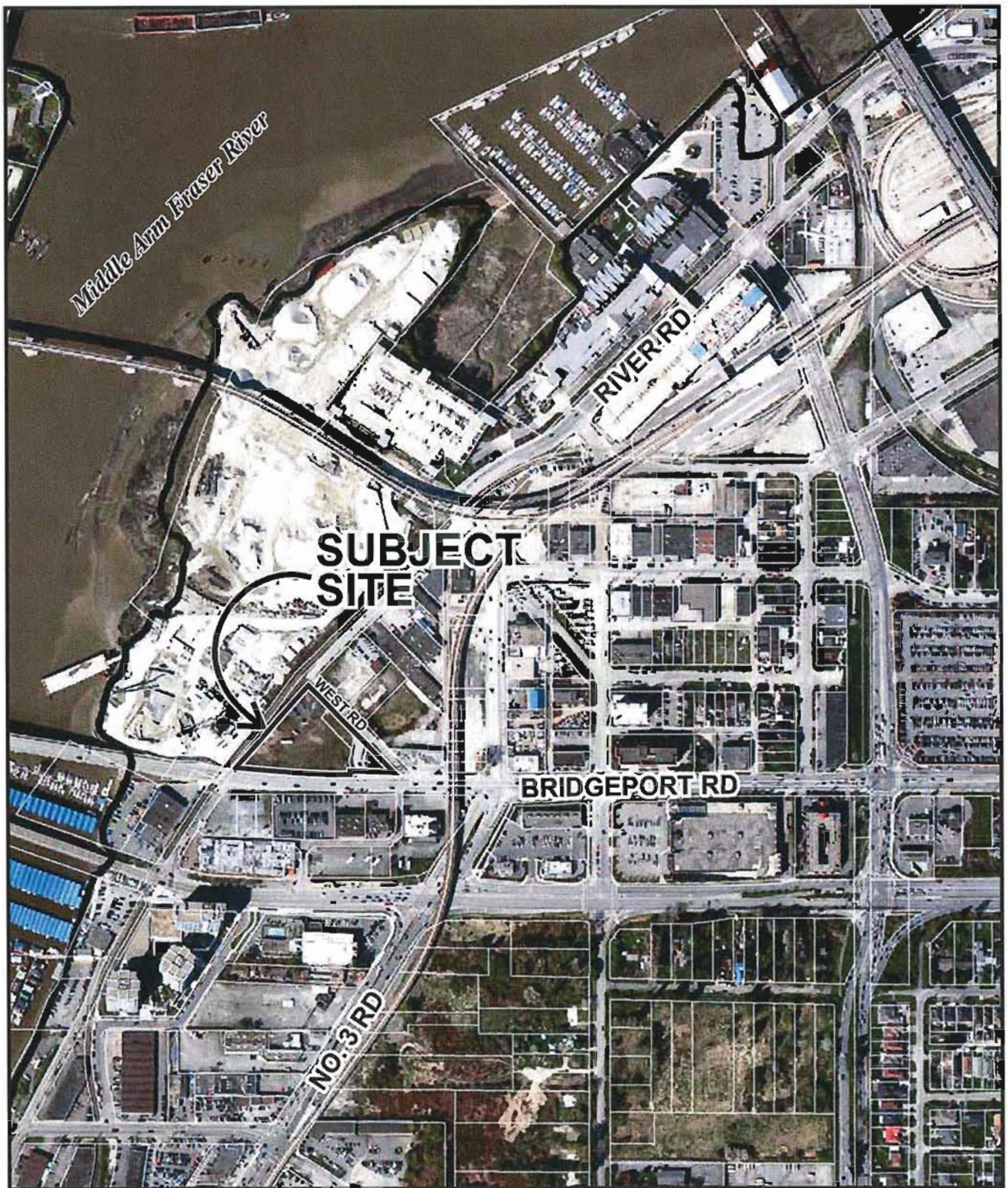


Terry Crowe
Manager, Policy Planning

SB:kt

- Attachment 1: Location Map
- Attachment 2: Aerial Photograph
- Attachment 3: City Centre Area Plan Specific Land Use Map: Bridgeport Village (2031)
- Attachment 4: West Road Diagram
- Attachment 5: Development Application Data Sheet
- Attachment 6: Rezoning Considerations Concurrence
- Attachment 7: Development Concept





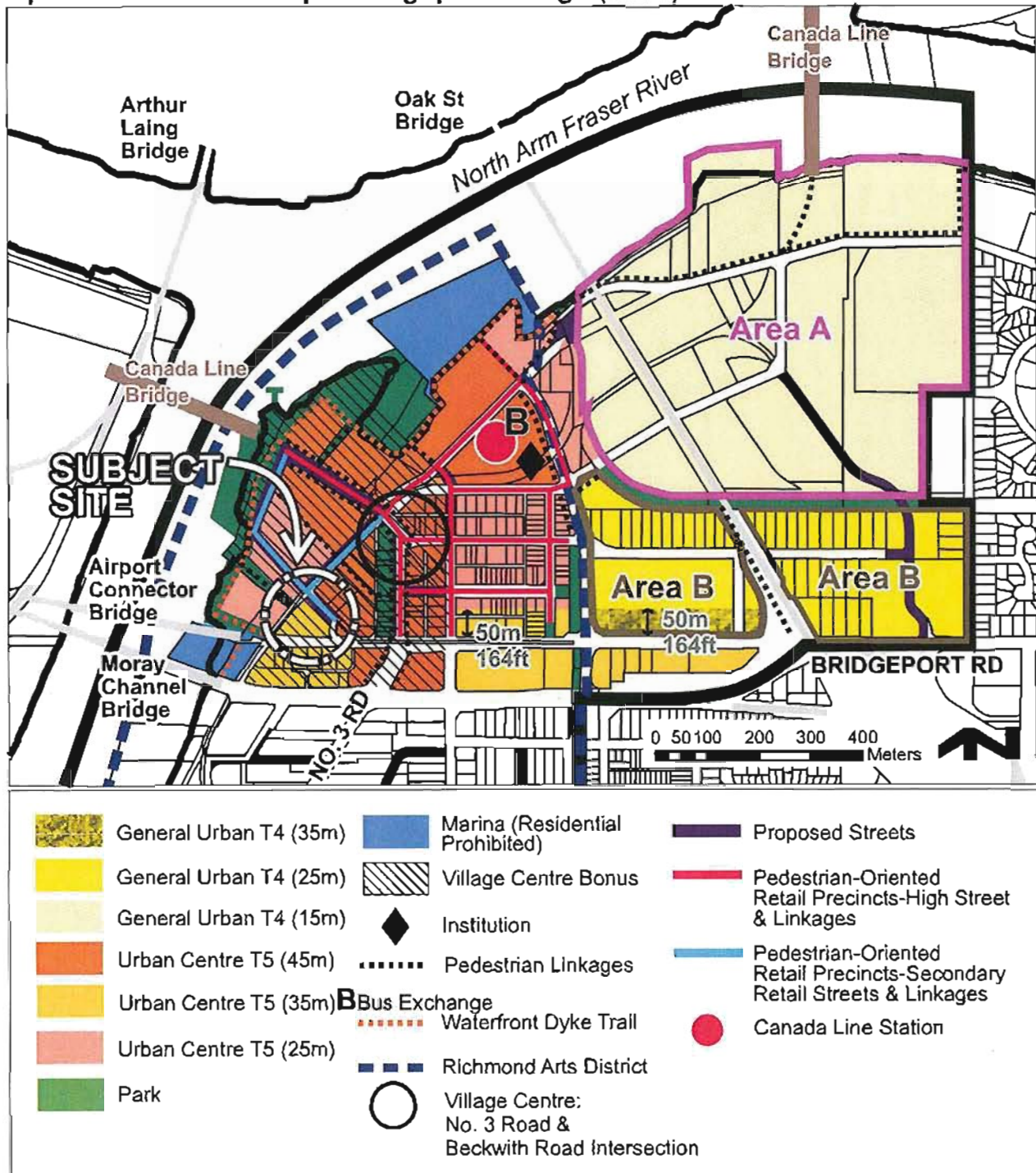
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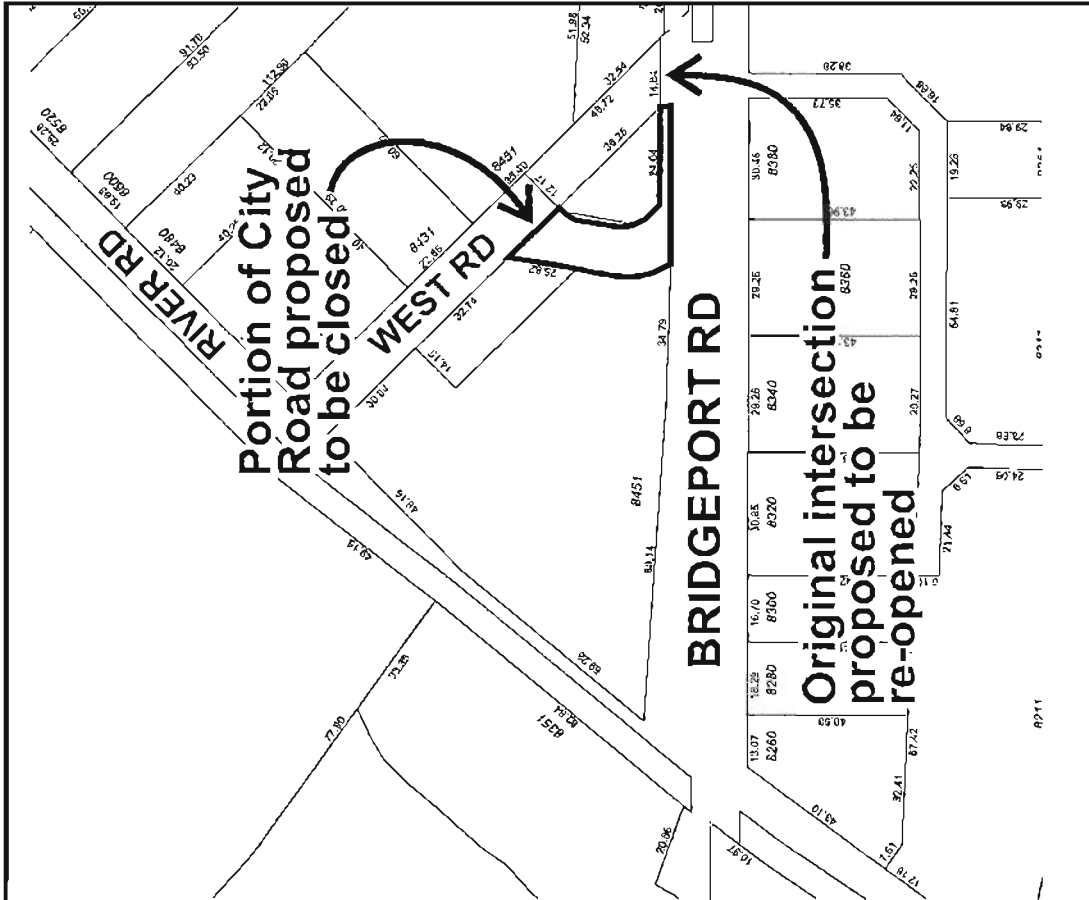
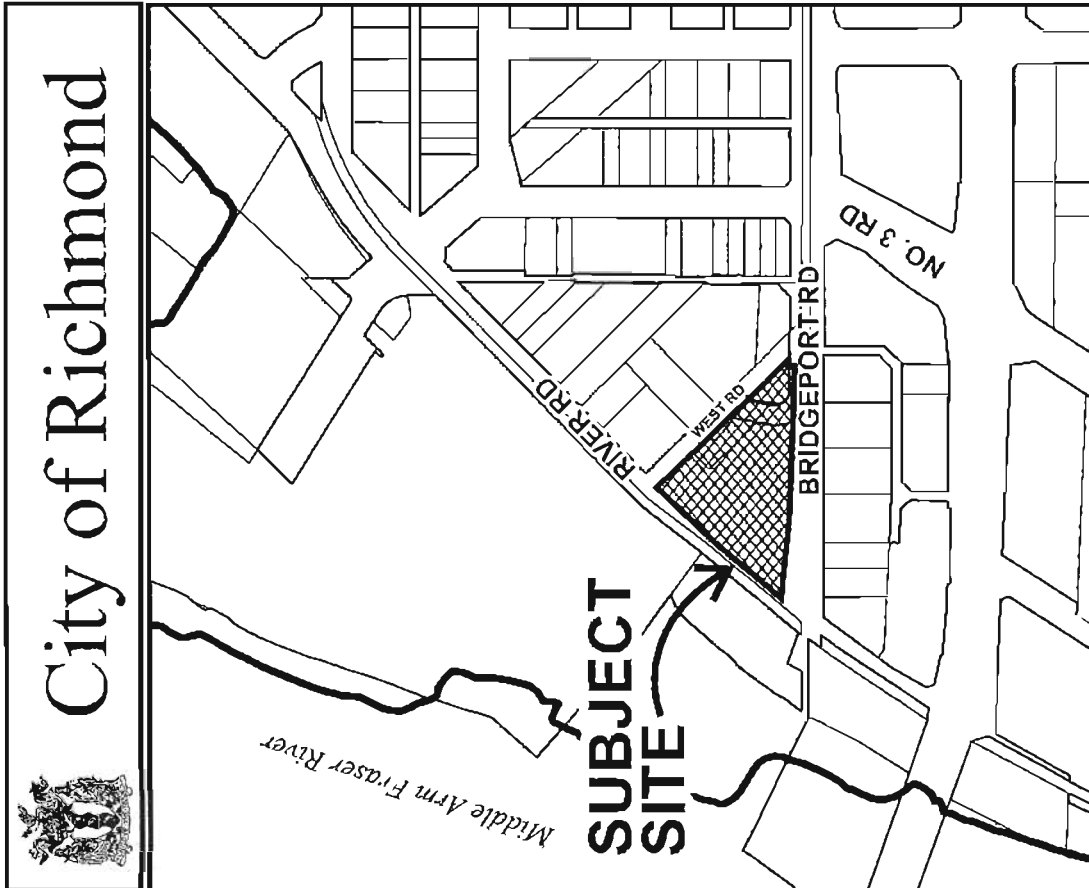
Original Date: 04/23/12

Amended Date: 10/02/13

Note: Dimensions are in METRES

City Centre Area Plan
Specific Land Use Map: Bridgeport Village (2013)





West Road Diagram RZ 12-605272

Original Date: 10/01/13
 Revision Date: 10/18/13
 Note: Dimensions are in METRES



RZ 12-605272

Attachment 5

Address: 8451 Bridgeport Road

Applicant: Hotel Versante Ltd.

Planning Area(s): Bridgeport Village (City Centre)

	Existing		Proposed	
Owner:	Hotel Versante Ltd.		Same	
Site Size (m²):	8451 Bridgeport Road	6,263.4 m ²	Development site	6,628.3 m ²
	Surplus West Road	548.8 m ²	Road dedication	183.9 m ²
	Total	6,812.2 m ²	Total	6,812.2 m ²
Land Uses:	Vacant		Hotel, Office, Commercial	
OCP Designation:	Commercial		Complies	
Area Plan Designation:	Urban Centre T5 (45 m) Urban Centre T5 (35 m) Road		Complies as amended to Urban Centre T5 (45 m)	
Aircraft Noise Sensitive Development Policy:	Area 1a Restricted Area		Complies	
Zoning:	Light Industrial (IL)		High Rise Office Commercial (ZC33) – (City Centre)	
Number of Units:	Vacant		19,882.6 m ² development including: 7,726.5 m ² 110-room hotel, 9,071.1 m ² office space, and 3,084.9 m ² commercial space	
	Bylaw Requirement		Proposed	Variance
Floor Area Ratio:	Max. 3.0 including Village Centre bonus: Min. 1.0 office		3.0, including 1.37 office	None permitted
Lot Coverage – Building:	Max. 90%		Less than 50%	None
Setbacks: Bridgeport Rd	Min. 1.7 m at grade		Min. 9.1 m	None
West Rd	Min. 0.1 m above		Min. 5.8 m	
River Rd	Min. 1.7 m at grade		Min. 1.7 m	
	Min. 0.1 m above		Min. 0.1 m	
	Min. 1.7 m at grade		Min. 3.9 m	
	Min. 0.1 m above		Min. 1.5 m	
Height:	Max. 47.0 m geodetic		Max. 47 m geodetic	None
Off-street Parking Spaces:				None
Hotel	139		139	
Office	121		122	
Commercial	72		72	
Total	332		333	
Accessible Parking Spaces:	Min. 2% (7 spaces)		3% (10 spaces)	None
Small Car Parking Spaces:	Max. 50% (166 spaces)		Max 50% (166 spaces)	None



Rezoning Considerations

Development Applications Division
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 8451 Bridgeport Road and Surplus City Road

File No.: RZ 12-605272

Prior to considering adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9066, the developer is required to complete the following:

1. Abandon Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7032.
2. Final Adoption of Official Community Plan Bylaw 7100, Amendment Bylaw 9065.
3. Provincial Ministry of Transportation & Infrastructure approval.
4. Council approval of the road closure bylaw for the surplus city road. The developer shall be required to enter into a purchase and sales agreement with the City for the purchase of the Land, which is to be based on the business terms approved by Council. The primary business terms of the purchase and sales agreement will be brought forward for consideration by Council in a separate report from the Manager, Real Estate Services. All costs associated with the purchase and sales agreement shall be borne by the developer.
5. Consolidation of the lands into one development parcel.
6. Road dedication (as per Schedule A, or as approved by the Director of Transportation):
 - a) River Road – Up to 2 m wide dedication along the entire River Road frontage for a new 2 m wide sidewalk.
 - b) Corner cuts, measured from the new property line and/or edge of PROP, whichever is further into the site:
 - i) 4m x 4m corner cut dedication at the corner of Bridgeport Road and West Road.
 - ii) 4m x 4m corner cut dedication at the corner of Bridgeport Road and River Road.
 - iii) 4m x 4m corner cut dedication at the corner of West Road and River Road.
7. The granting of statutory PROP rights-of-way (as per Schedule A, or as approved by the Director of Transportation):
 - a) West Road – 2 m wide PROP required along the entire West Road frontage for a new 2 m wide sidewalk. The ROW will include City maintenance and liability.
 - b) Drive Aisle – Approximately 7.9 m wide PROP required along the entire Bridgeport Road frontage to accommodate public passage over the 6.1 m wide travel lanes of the internal drive aisle, which passes underneath portions of the building. The ROW will include owner maintenance and liability.
8. Registration of an aircraft noise indemnity covenant for non-sensitive uses on title (Area 1A of the OCP Aircraft Noise Sensitive Development Map).
9. Registration of a flood indemnity covenant on title.
10. Registration of a restrictive covenant and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to connect to District Energy Utility (DEU), which covenant and/or legal agreement(s) will include, at minimum, the following terms and conditions:
 - a) No building permit will be issued for a building on the subject site unless the building is designed with the capability to connect to and be serviced by a DEU and the owner has provided an energy modelling report satisfactory to the Director of Engineering;
 - b) If a DEU is available for connection, no final building inspection permitting occupancy of a building will be granted until the building is connected to the DEU and the owner enters into a Service Provider Agreement on terms and conditions satisfactory to the City and grants or acquires the Statutory Right-of-Way(s) and/or easements necessary for supplying the DEU services to the building;
 - c) If a DEU is not available for connection, then the following is required prior to the earlier of subdivision (stratification) or final building inspection permitting occupancy of a building:
 - i) the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU;

- ii) the owner enters into a covenant and/or other legal agreement to require that the building connect to a DEU when a DEU is in operation;
 - iii) the owner grants or acquires the Statutory Right-of-Way(s) and/or easements necessary for supplying DEU services to the building; and
 - iv) if required by the Director of Engineering, the owner provides to the City a letter of credit, in an amount satisfactory to the City, for costs associated with acquiring any further Statutory Right of Way(s) and/or easement(s) and preparing and registering legal agreements and other documents required to facilitate the building connecting to a DEU when it is in operation.
11. City acceptance of the developer's offer to voluntarily contribute \$0.41 per buildable square foot (e.g. \$87,756) to the City's public art reserve fund (to City account 7750-80-000-00000-0000).
 12. City acceptance of the developer's voluntary contribution in the amount of \$0.25 per buildable square foot (e.g. \$53,510) to future City community planning studies, as set out in the City Centre Area Plan.
 13. City acceptance of the developer's voluntary contribution in the amount of \$1,605,150 to the City's Leisure Facilities fund for arts & culture facilities in City Centre.
 14. City acceptance of the developer's voluntary contribution in the amount of \$81,960.00 for downstream sanitary sewer upgrades from the development site to the Van Horne pump station and/or City identified upgrades within the Van Horne pump station catchment area (to City account 2253-10-000-14912).
 15. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
 16. Enter into a Servicing Agreement* for the design and construction of road and infrastructure improvement works. Works include, but may not be limited to providing the general road cross-sections described below and as per Schedule A, or as approved by the Director of Transportation:
 - a) River Road – New road construction between West Road and Bridgeport Road to provide (from east to west): 2.0 m wide concrete sidewalk, 1.5 m wide grass boulevard with street trees, 0.15 m wide curb and gutter, 6.0 m wide asphalt travel lanes, and a 1.0 m wide shoulder, with appropriate intersection improvements and City Centre street lighting.
 - b) West Road – Road widening between Bridgeport Road to River Road to provide (from south to north): 2.0 m wide concrete sidewalk, 1.5 m wide grass boulevard with street trees, 0.15 m wide curb and gutter, 7.88 m to 8.6 m wide asphalt travel lanes, 0.15 m wide curb and gutter, and a 1.5 m wide interim sidewalk, with appropriate intersection improvements and City Centre street lighting.
 - c) Bridgeport Road – Road widening between West Road and new River Road to provide (from south to north): 1.5 m wide grass boulevard with street trees behind the existing curb and gutter, 2.0 m wide concrete sidewalk, varying width of buffer zone, and 6.1m wide asphalt travel lanes, with appropriate City Centre street lighting.
 - d) Storm sewer improvements to:
 - i) Install appropriate storm sewer system in new River Road between Bridgeport Road and West Road.
 - ii) Upgrade storm sewer along West Road frontage to minimum 600 mm diameter from Bridgeport Road (manhole STMH6195) to 8431 West Road (manhole STMH6197) (approximately 72 m length).
 - iii) Upgrade storm sewer along West Road frontage to minimum 675 mm diameter from 8431 West Road (manhole STMH6197) to River Road (manhole STMH6173) (approximately 68 m length).
 - e) Water system improvement: Upgrade water main along West Road frontage from 150 mm diameter asbestos concrete pipe to minimum 200 mm diameter PVC pipe from Bridgeport Road to River Road (approximately 120 m length).
 - f) Sanitary sewer improvement: Upgrade sanitary sewer along West Road frontage to minimum 300 mm diameter from Bridgeport Road (manhole SMH5761) to River Road (manhole SMH5758) (approximately 120 m length).
 - g) Private Utilities improvements:
 - i) Under-grounding of existing private utility pole lines along West Road and River Road frontages, except for BC Hydro Transmission poles (BC Hydro Transmission poles requiring relocation to accommodate road and utility improvements will be at the developer's cost).

- ii) Confirmation of approval from the applicable private utility companies (e.g. BC Hydro, Telus, Shaw) regarding the location(s) of above ground private utility structures (e.g. vista, pad mounted transformers, LPTs, GPON cabinet, Shaw kiosk). All above ground private utility structures shall be located on-site, and shall not be located within City statutory rights-of-way.
- iii) Granting of any rights-of-way required by private utility companies to accommodate their above ground structures and future under-grounding of overhead lines.

Servicing Agreement works are subject to Provincial Inspector of Dikes, MOTI, Trans Mountain Pipeline (Jet Fuel) and Kinder Morgan Canada confirmation as part of the Servicing Agreement process, and additional agreements and security may be required.

Prior to Building Permit* Issuance, the developer is required to complete the following:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of features in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

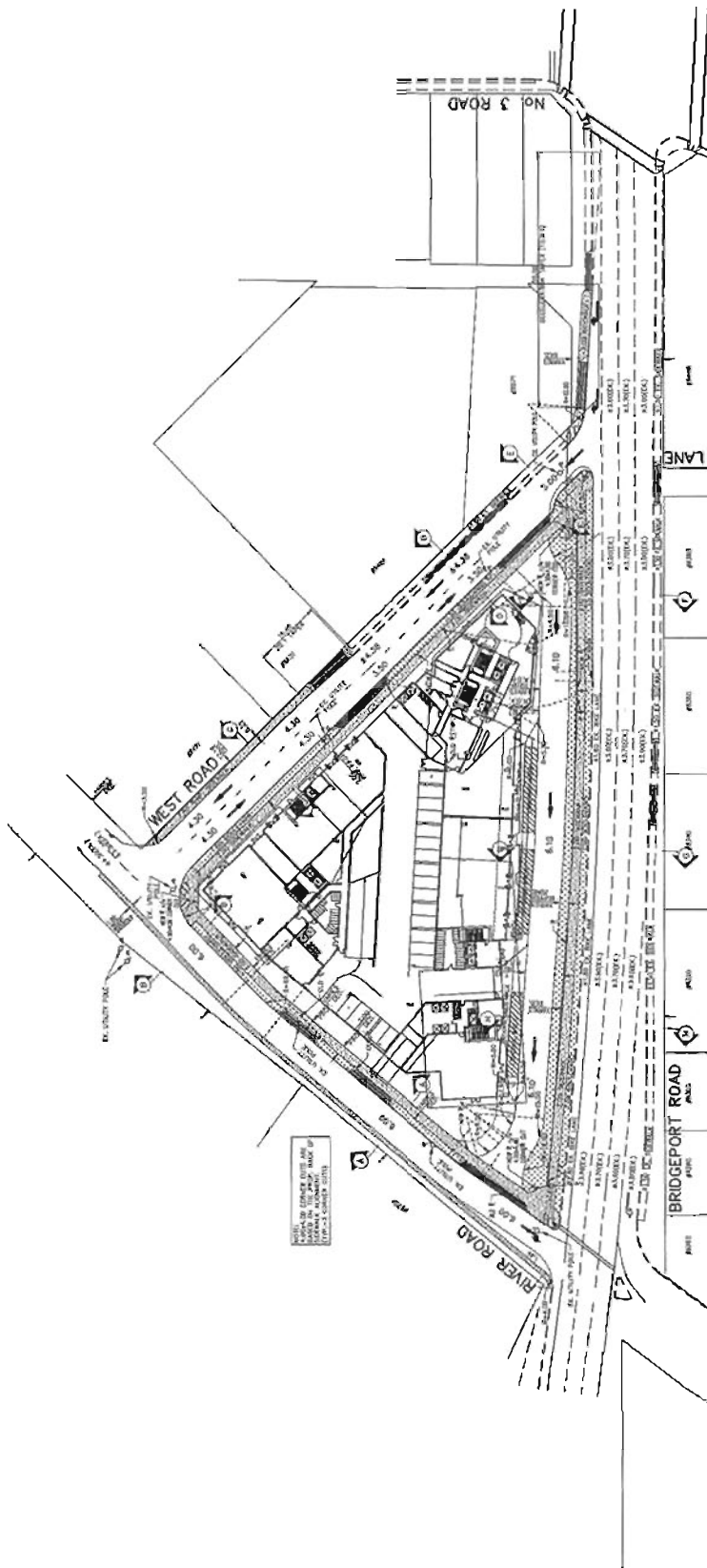
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed _____

Date _____



Schedule A



City of Richmond

FUNCTIONAL PLAN
"INTERIM"

8451 BRIDGEPORT ROAD
CITY FILE: RZ 12-002272

DESIGN: MPT
DRAWN: MPT
CHECKED: MPT
INCHES: MPT

TITLE:

DATE:

SCALE: 1/4" = 1'-0"

PROJECT:

NO.:

DATE:

SCALE:

1/4" = 1'-0"

DATE:

PROJECT:

NO.:

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SCALE:

1/4" = 1'-0"

DATE:

PROJECT:

NO.:

DATE:

PLN - 55

3936839

ALL AREAS ARE PRELIMINARY; SITE LAYOUT SUBJECT TO CITY'S APPROVAL

LOT 215, BLOCK 3 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT PLAN 35002

8451 BRIDGEPORT ROAD, RICHMOND B.C.

CONCEPT
ONLY

PARKING CALCULATION:

		Allowed	PROVIDED
REQUIRED	2% MVC cars	7	1
ALLOWED	50.00% small cars	167	14

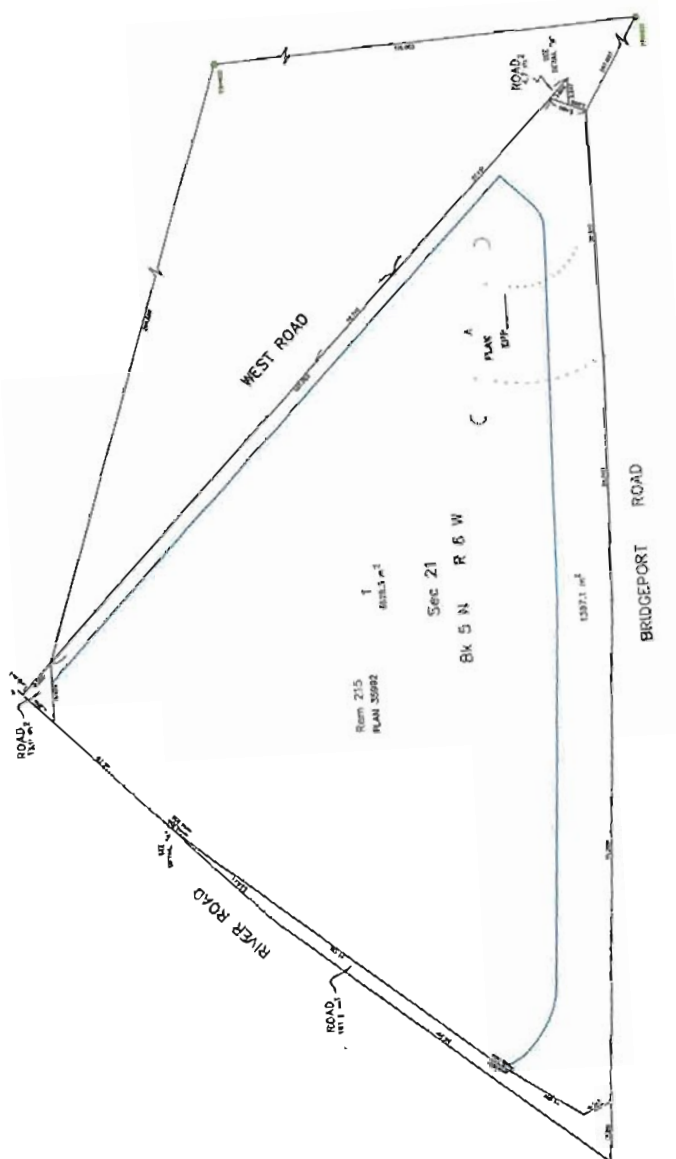
TOTAL PARKING COUNT PROVIDED				
	REG	GM	H/C	TOTAL
on grade				0
LVL1	15	2	2	19
LVL2	30	36		66
LVL3	41	34	6	81
LVL4	45	37		82
LVL5	43	40	2	85
TOTAL	174	149	10	333

AREA HOTEL	Retail	Bar/ Restaurant	Conference Lounges	Spa/ Fitness	# of ROOMS
GROUND	3,605	2,537	2,105	.	.
2ND FLOOR	844		473		
3RD FLOOR			3,056		
4TH FLOOR					9
5TH FLOOR					9
6TH FLOOR	815				9
7TH FLOOR					13
8TH FLOOR					13
9TH FLOOR					13
10TH FLOOR					13
11TH FLOOR					13
12TH FLOOR		2,468			6
13TH FLOOR					8
14TH FLOOR					

	5,564	5,125	6,234	-	110
TOTAL	8,722 SF		810.27 m ²		81.03
TOTAL	3,005 SF		262.77 m ²		10.88
TOTAL	stalls/guest rooms				55.00
TOTAL	2,637 SF		244.98 m ²		9.19

PARKING REQ'D		156.10
PARKING REQ'D ABOVE 2ND LEVEL		114.35
Allowed Relaxation	15 % above 2nd floor	17.15
Total Parking Required		138.94

10 Spaces/	100 m2	restaurant/meeting/ conference lounge
3 Spaces/	100 m2	Retail/ General Commerce
1 Space /	2 rooms	
3.75 Spaces/	100 m2	Grocery Leasable Floor Area + Retailing

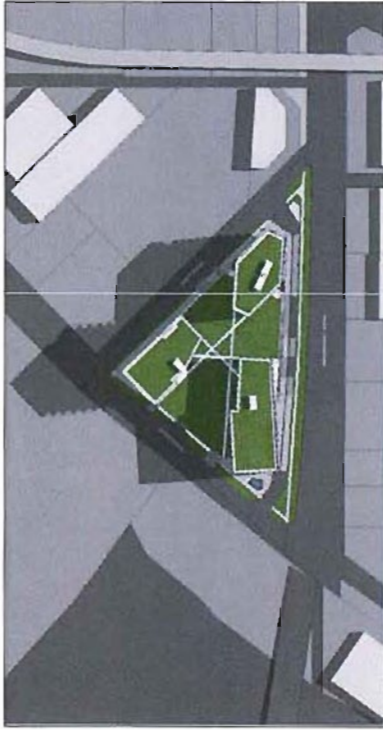


KEYWORDS: *transformation; gene expression; gene silencing; gene therapy; gene delivery; gene targeting; gene editing; gene regulation; gene function; gene structure; gene organization; gene expression; gene silencing; gene therapy; gene delivery; gene targeting; gene editing; gene regulation; gene function; gene structure; gene organization*

8451 BRIDGEPORT ROAD
RICHMOND, BC
FOR MYIE LTD
SURVEY

[illegible]

A-1.03



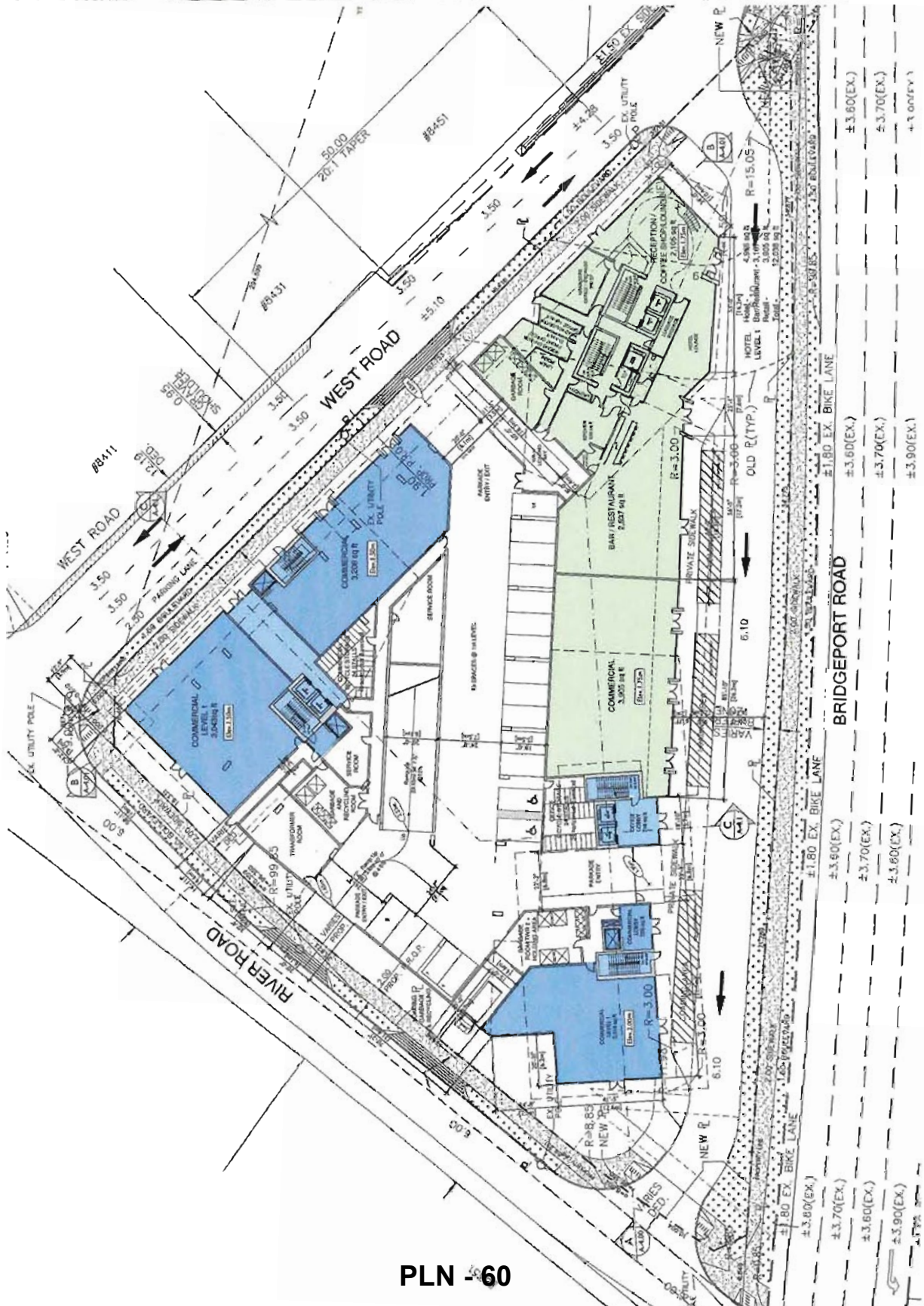
MAR / SEP 21ST - 12.00PM

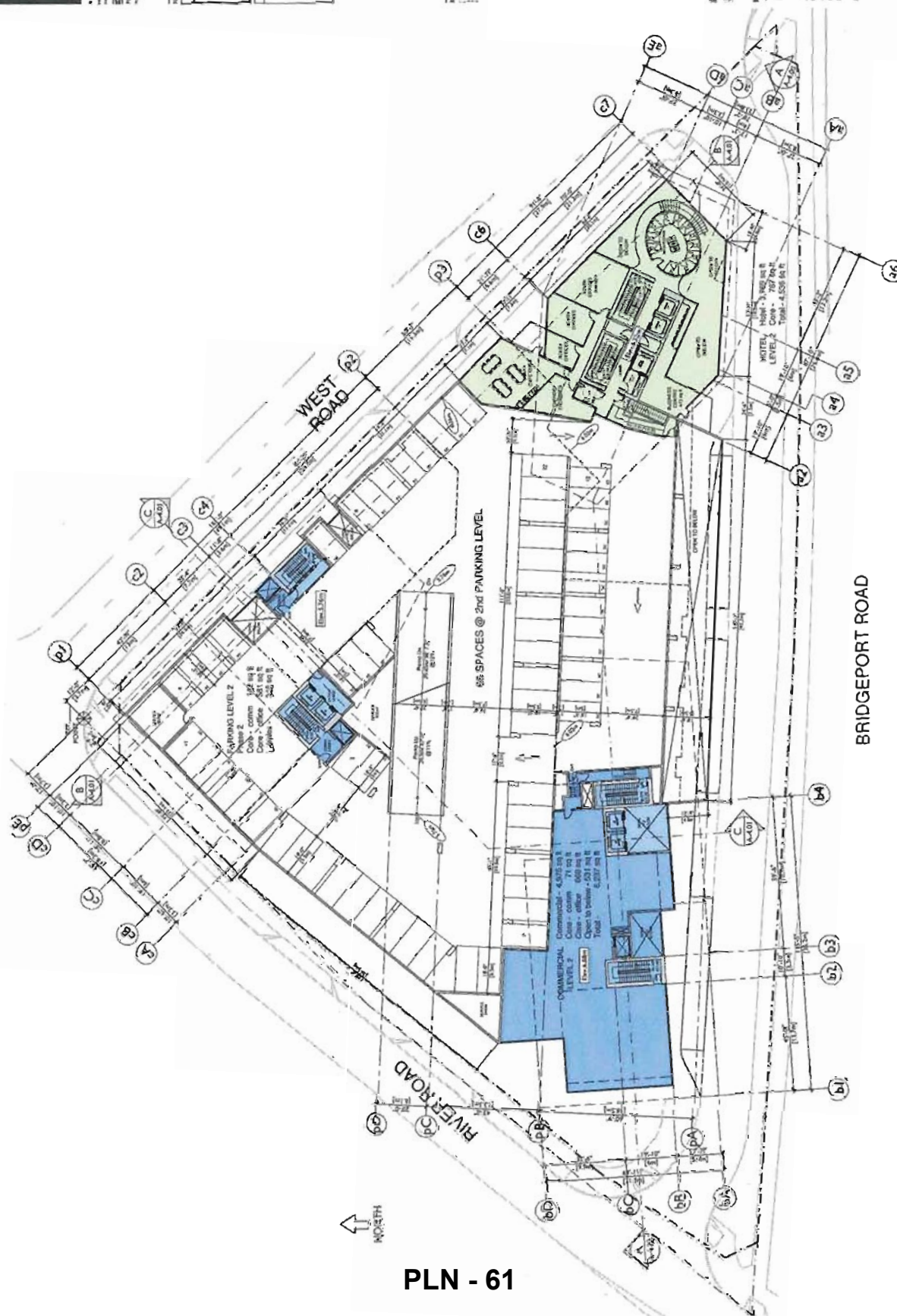


MAR / SEP 21ST - 10.00AM



MAR / SEP 21ST - 2.00PM





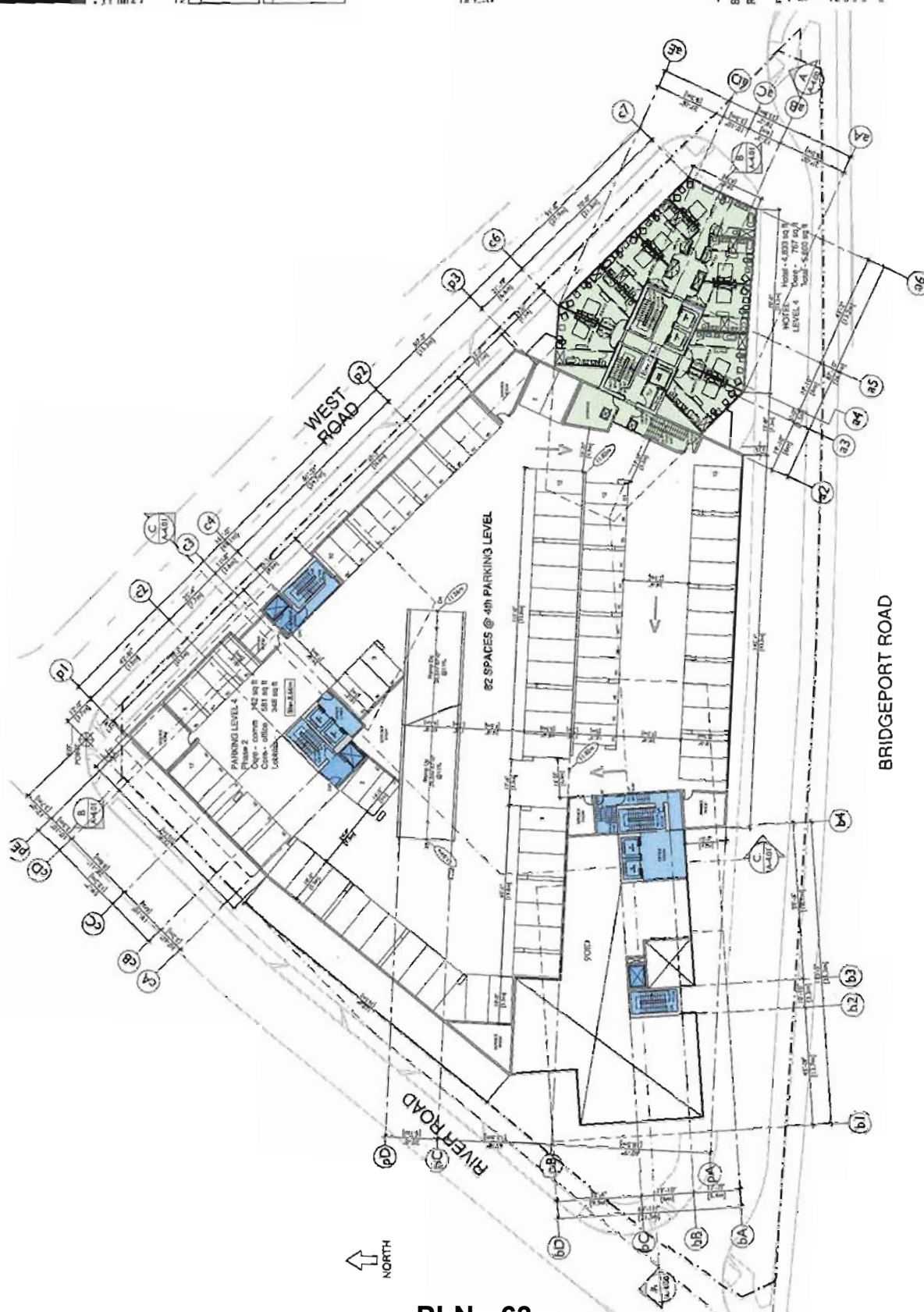
8451 BRIDGEPORT ROAD
RICHMOND, BC

FOR MYIE LTD

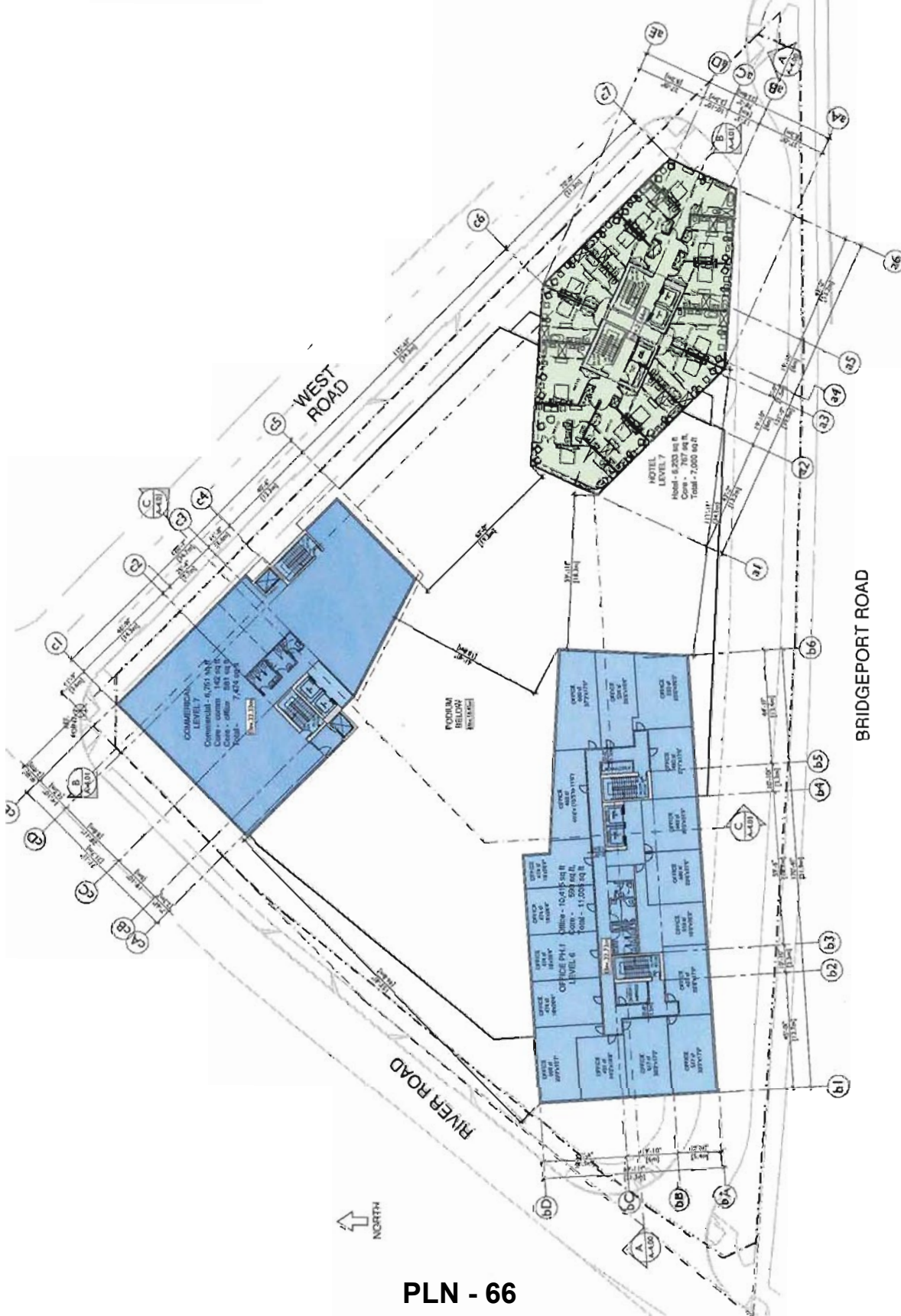
LEVEL 4

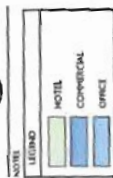
10796
1145

A-2.04









INDICATION

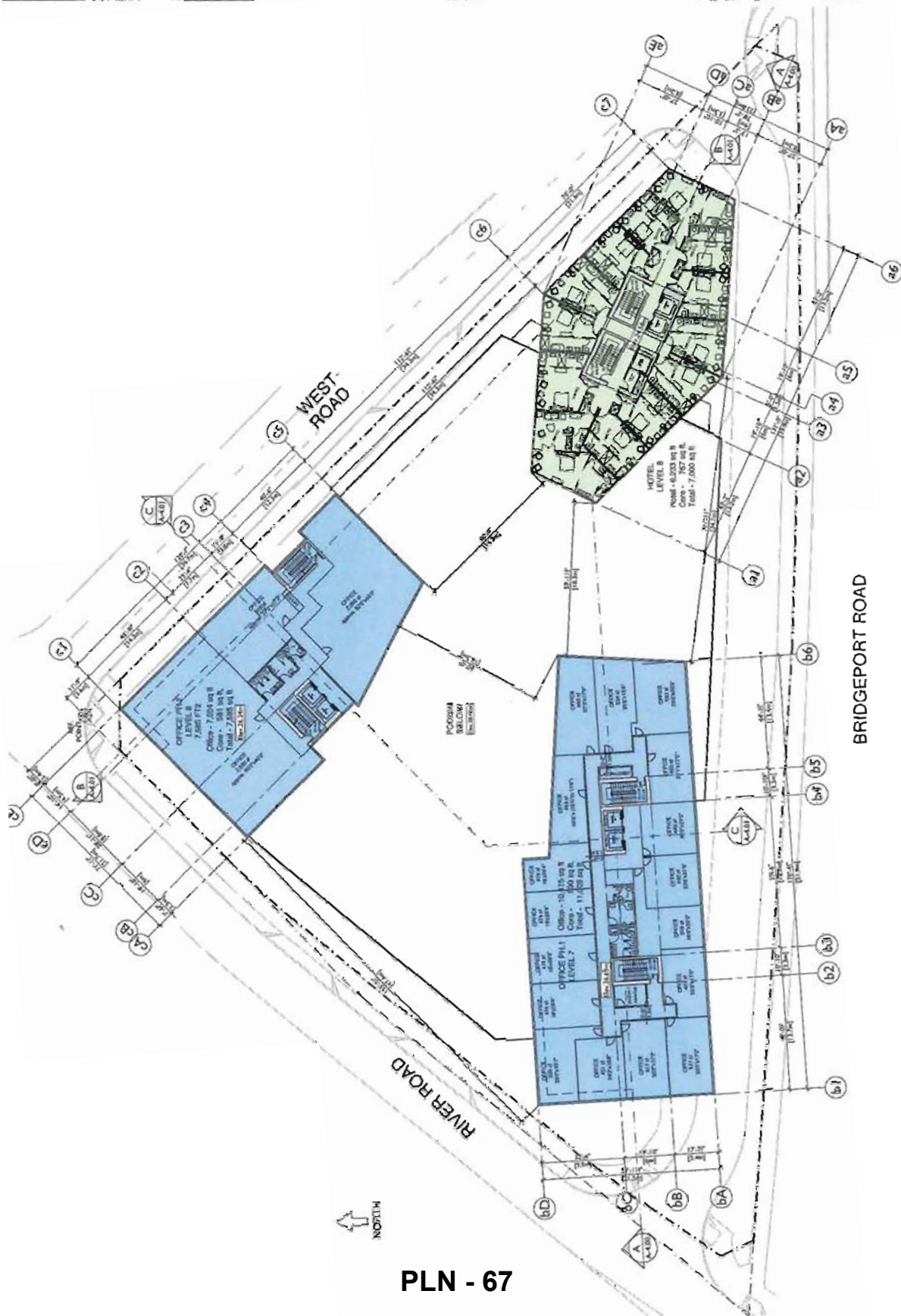
For the treatment of acute and chronic sinusitis, rhinitis, and allergic rhinitis.

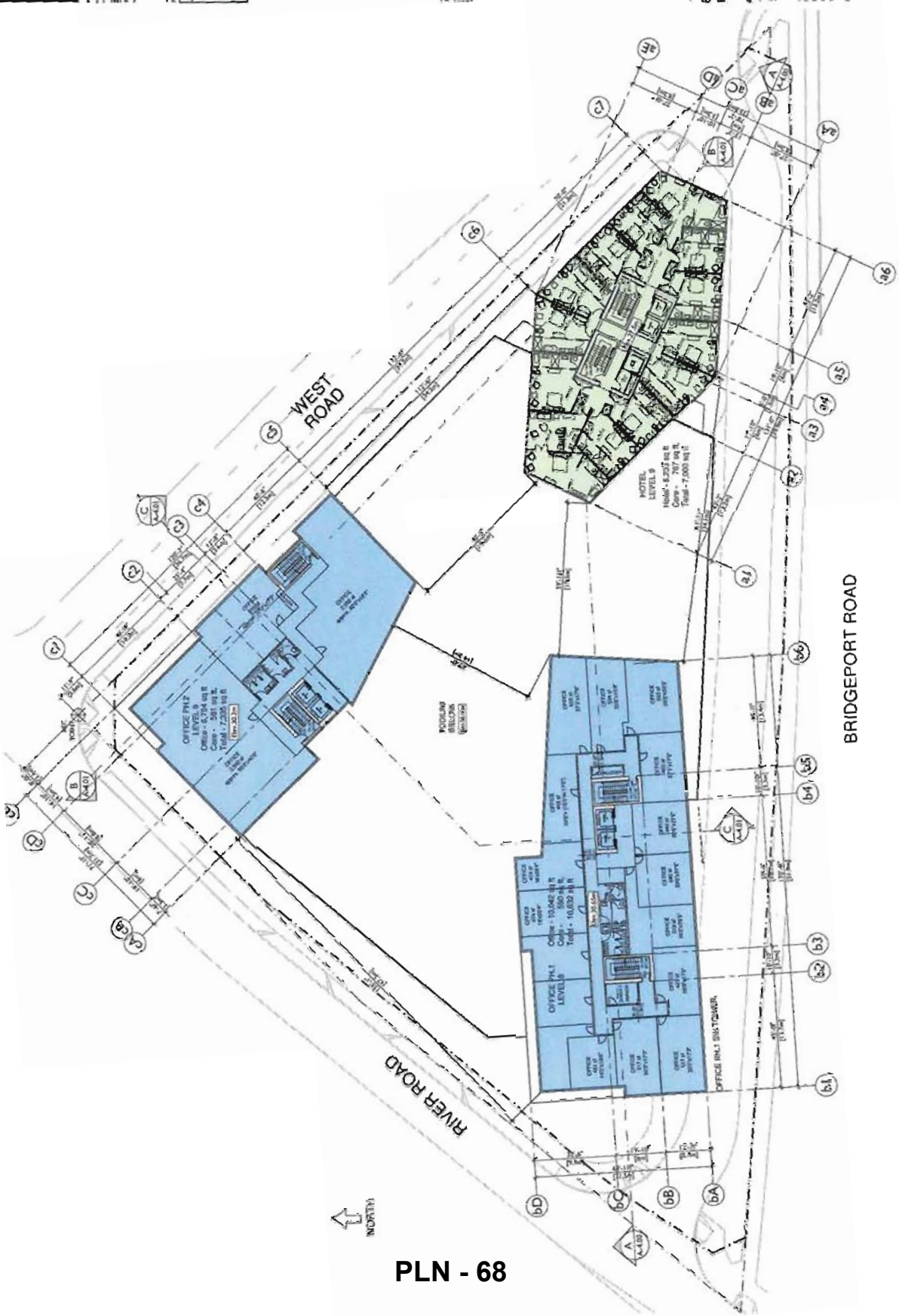
8451 BRIDGEPORT ROAD
RICHMOND, BC

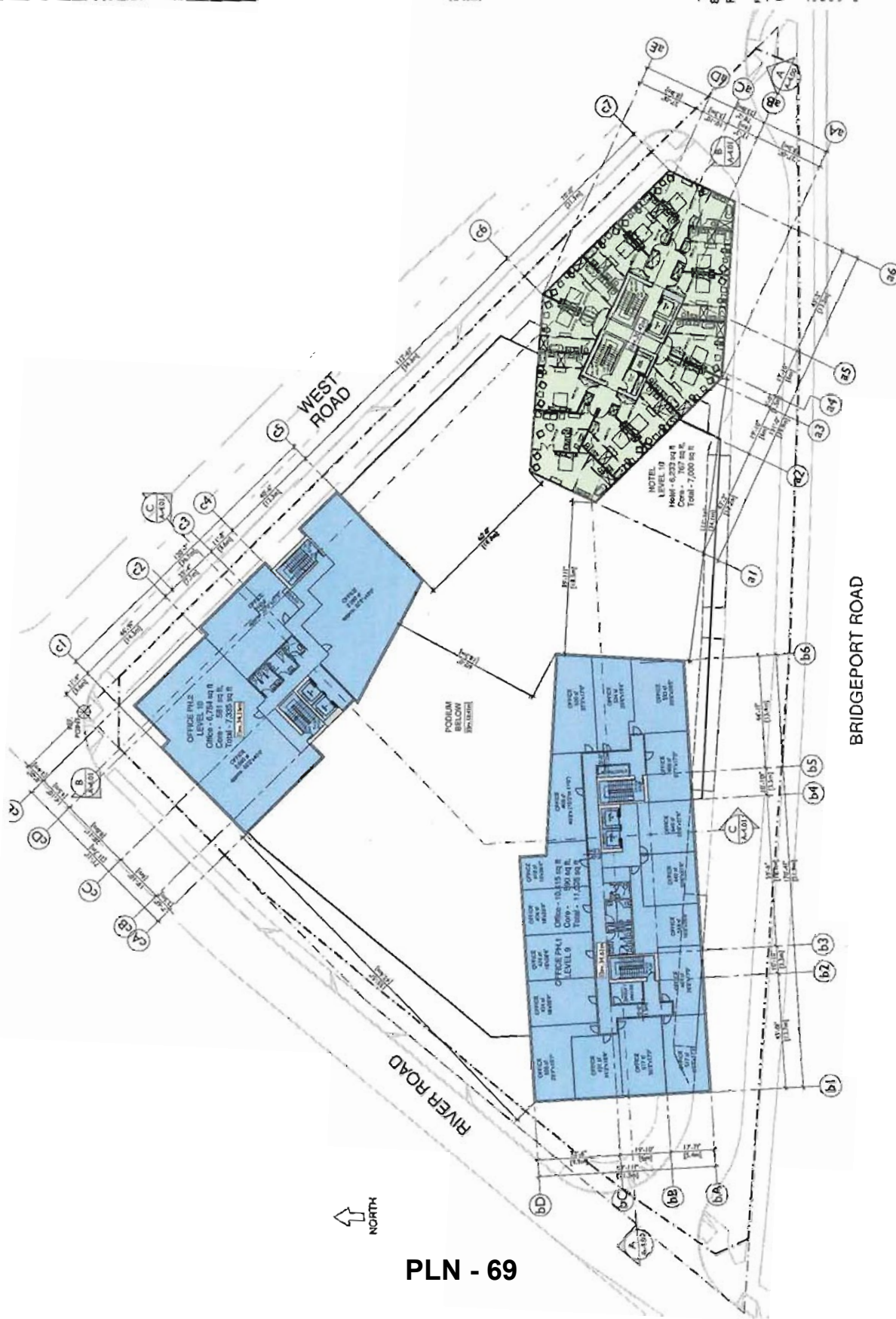
FOR MYIE LTD
LEVEL 8

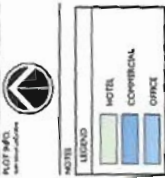
DATE: 11/14/85
BY: J. J. J. J. J.
PAGE: 1145

A-2.08

**PLN - 67**

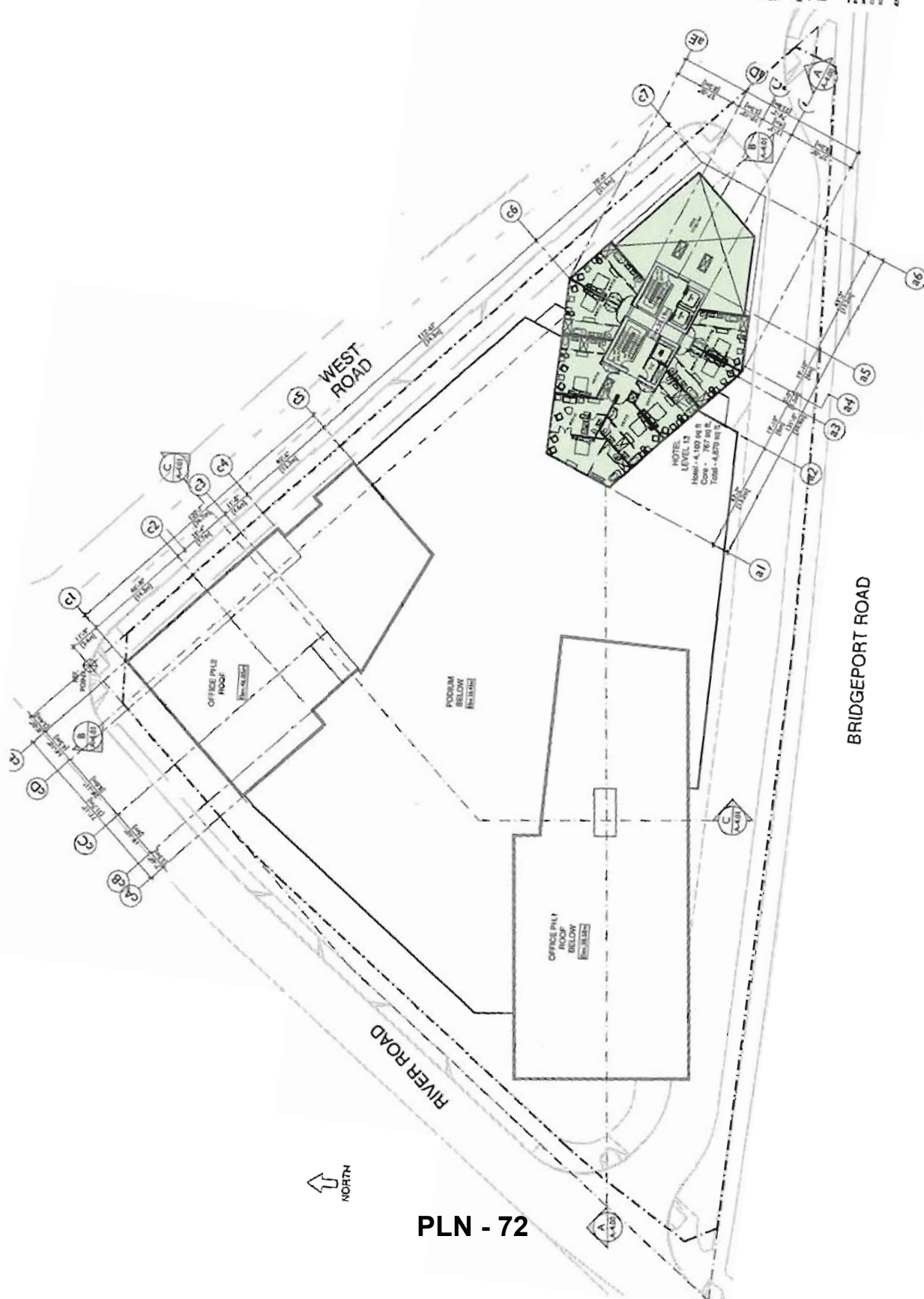






PLN - 70





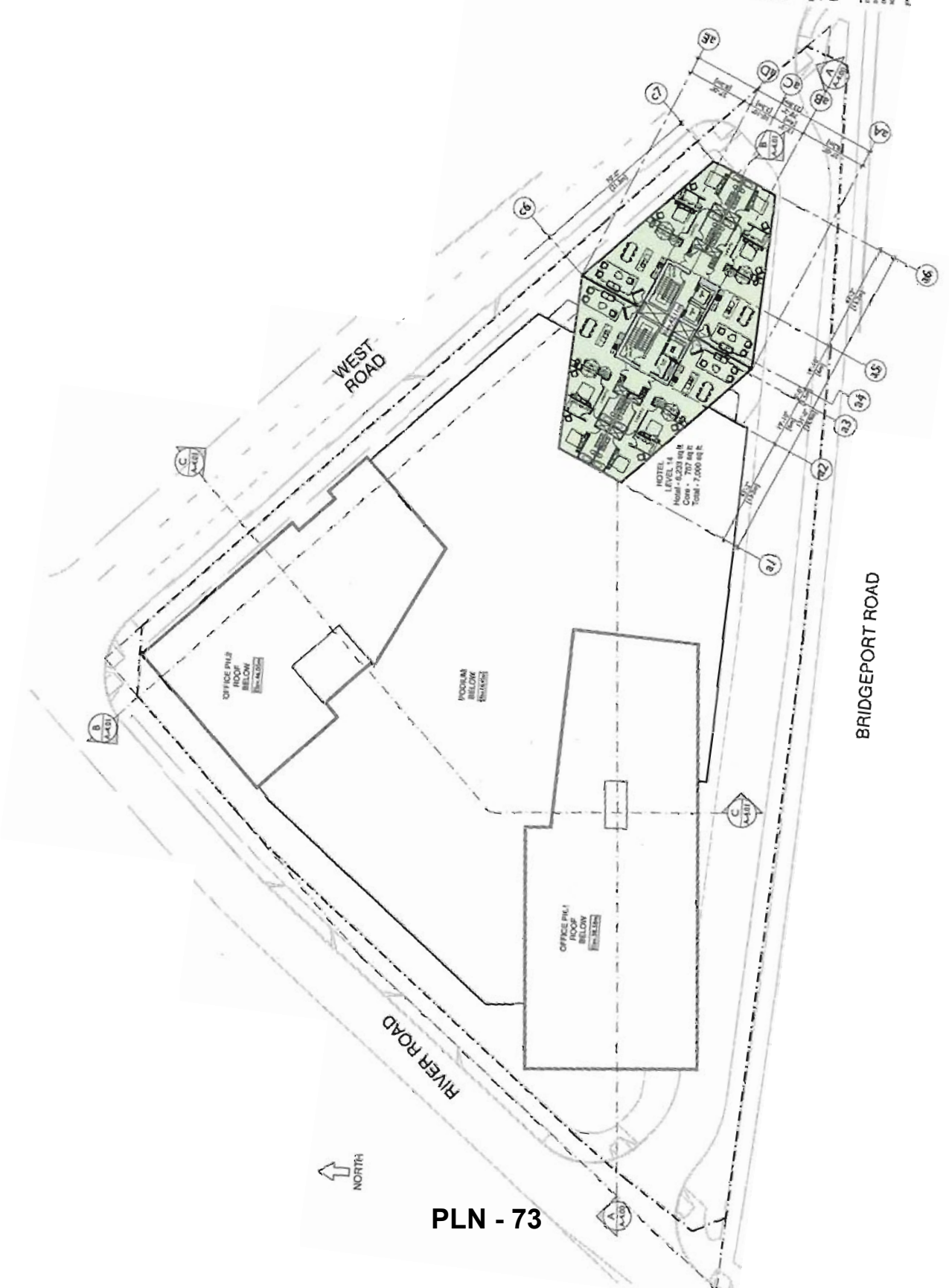
PLN - 72



gBL
Geotechnical Engineering
1000 West 10th Avenue
Suite 100
Denver, CO 80202
Phone: 303.733.1145
Fax: 303.733.1146
www.gbl-engineers.com



PLN - 73



REVISIONS

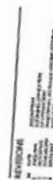
NO.	DATE	DESCRIPTION
1	10/1/14	ISSUED FOR PERMIT
2	10/1/14	REVISED TO ADD PARKING
3	10/1/14	REVISED TO ADD CIRCULATION

8451 BRIDGEPORT ROAD
RICHMOND, BC

FOR MYIE LTD
LEVEL 14

DATE: 10/1/14
DRAWN: [signature]
CHECKED: [signature]
SCALE: 1/145
PROJECT: [signature]

A-2.14



FOR MYIE LTD
ROOF LEVEL

[illegible]

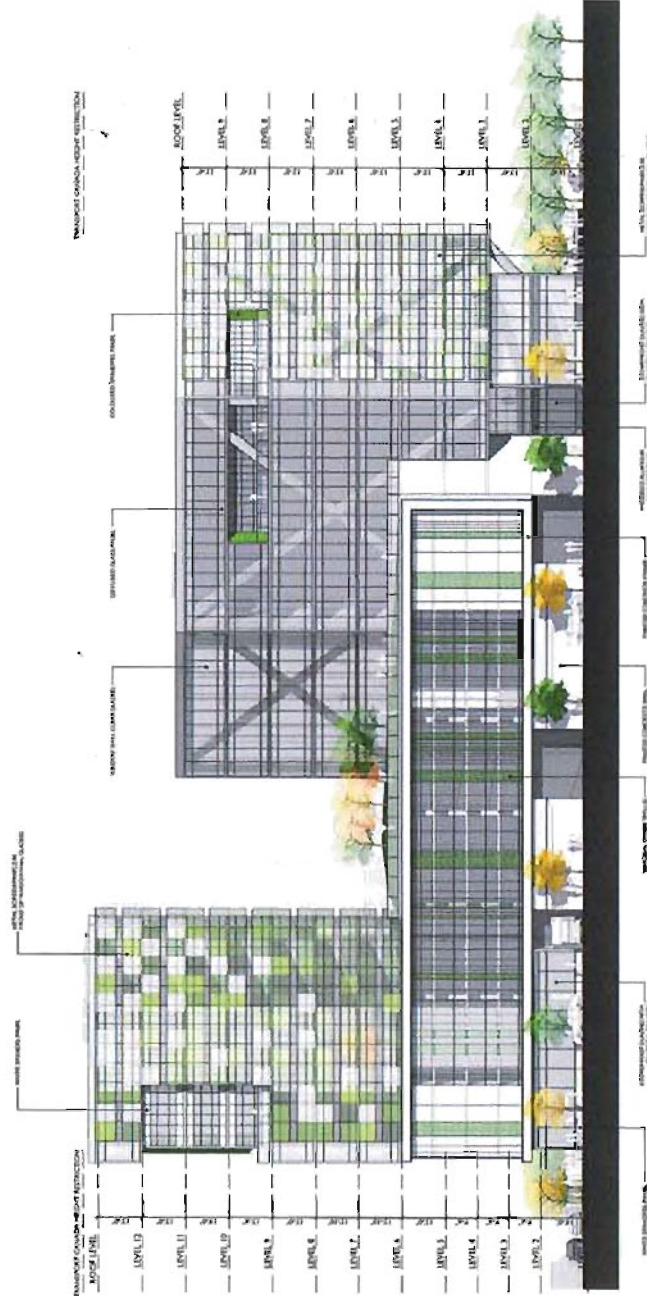
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PLN - 74

BRIDGEPORT ROAD ELEVATION



WEST ROAD ELEVATION



RIVER ROAD ELEVATION



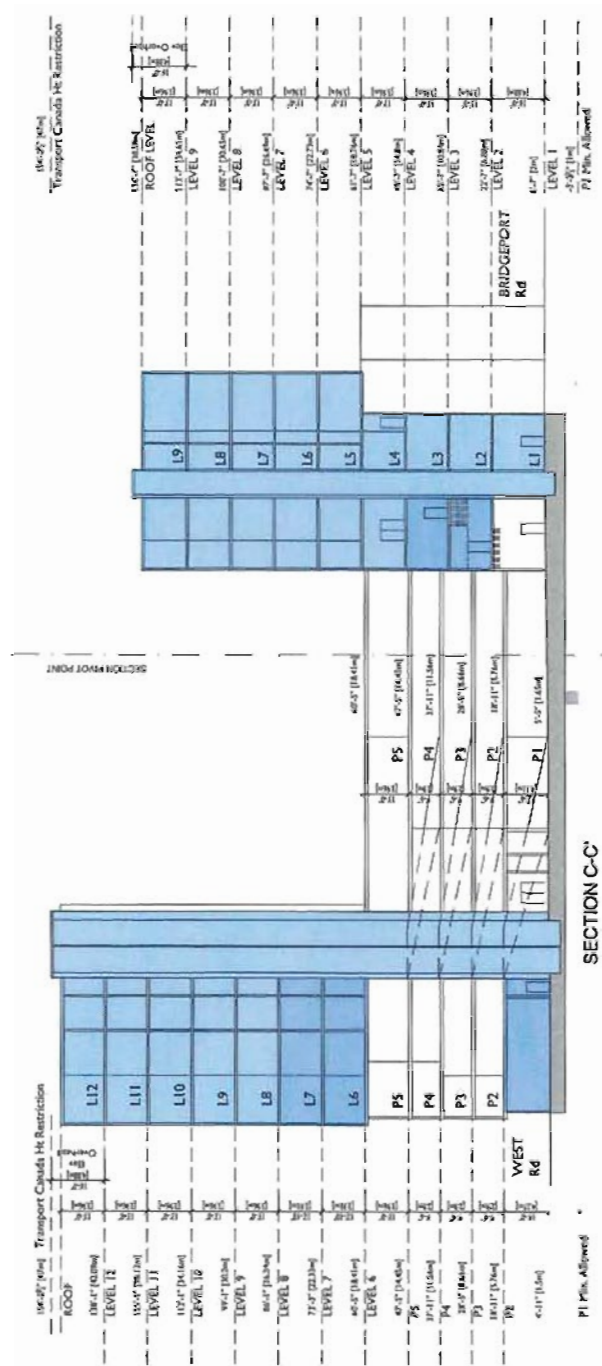
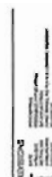
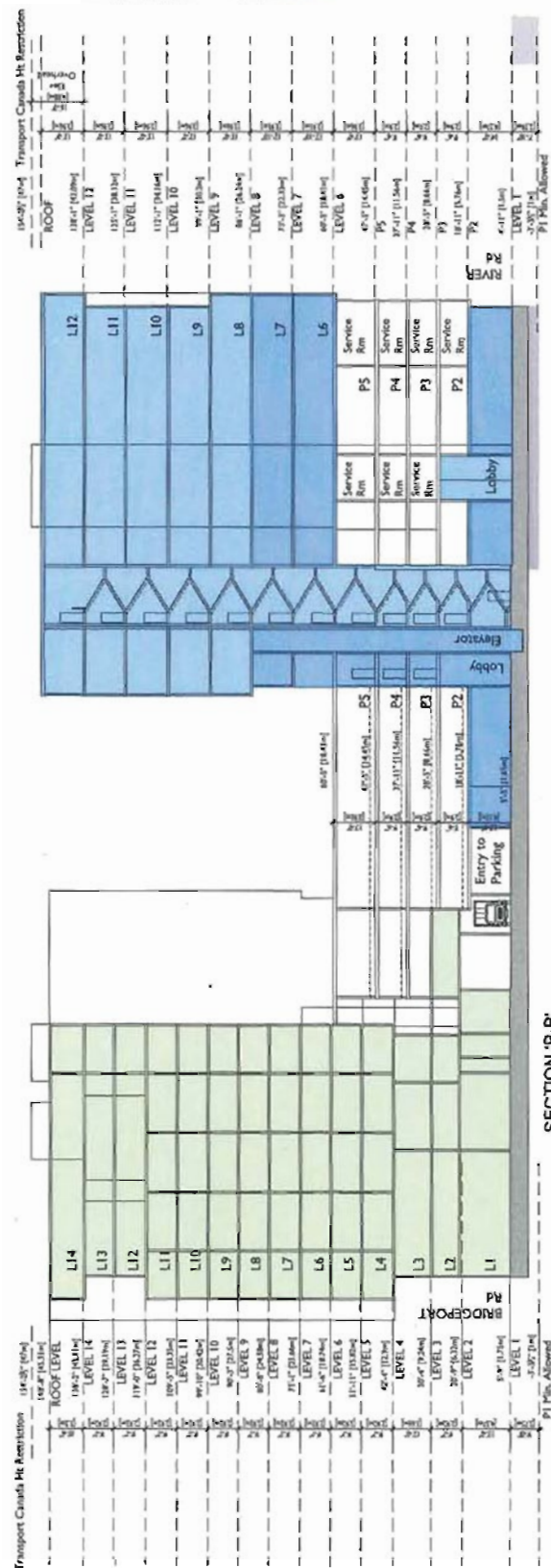
Architectural section drawing of the 8451 Bridgeport Road building. The drawing shows a cross-section of the building with various levels and dimensions. The levels are labeled as follows:

- LEVEL 14: 118'-7" (36.1m)
- LEVEL 13: 118'-7" (36.1m)
- LEVEL 12: 118'-7" (36.1m)
- LEVEL 11: 118'-7" (36.1m)
- LEVEL 10: 118'-7" (36.1m)
- LEVEL 9: 118'-7" (36.1m)
- LEVEL 8: 118'-7" (36.1m)
- LEVEL 7: 118'-7" (36.1m)
- LEVEL 6: 118'-7" (36.1m)
- LEVEL 5: 118'-7" (36.1m)
- LEVEL 4: 118'-7" (36.1m)
- LEVEL 3: 118'-7" (36.1m)
- LEVEL 2: 118'-7" (36.1m)
- LEVEL 1: 118'-7" (36.1m)
- ROOF LEVEL: 118'-7" (36.1m)
- PARKING LEVEL: 118'-7" (36.1m)

The drawing also includes dimensions for the building's height and width. The total height is 118'-7" (36.1m). The width is 118'-7" (36.1m). The drawing is titled "SECTION A-A" and "SECTION B-B".

SECTION A-A'

A-4.00





VIEW SOUTH WEST ALONG WEST ROAD



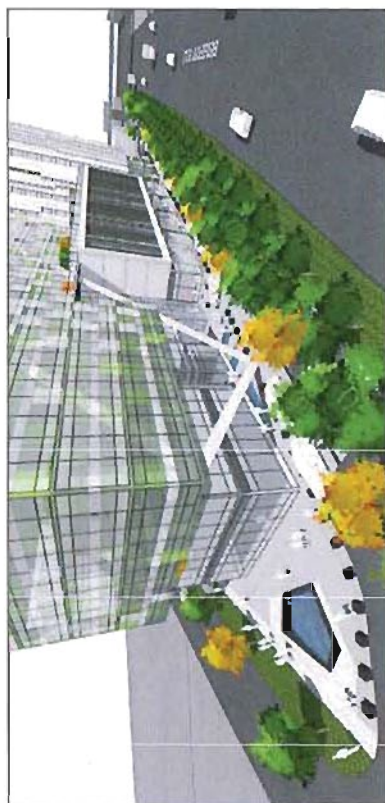
VIEW WEST ALONG HOTEL ATRIUM AND COMMERCIAL FRONTAGE



VIEW SOUTH WEST ALONG WEST ROAD



STREET VIEW LOOKING NORTH WEST



VIEW NORTH EAST OF THE COMMERCIAL BASE AND OFFICE COMPONENT



200 - 2775 Highway 101
 Suite 200
 Burnaby, BC V5C 2S4
 Tel: 604-291-8874
 Fax: 604-291-8875
 Email: info@considereddesign.com

project notes
 This drawing is a conceptual design and is not to be used for construction. It is intended to provide a general overview of the proposed development and to illustrate the general arrangement of the site. The design is subject to change and is not to be used for construction without the written consent of the designer.

scale
 1:1000 METERS

date
 20.10.13

revision
 01.10.13

author
 01.10.13

check
 01.10.13

drawn
 01.10.13

project
 ARTS REDEVELOPMENT

location
 101 JAV. BLOCK A NORTH, WING 1 WEST,
 101 JAV. BLOCK A NORTH, WING 1 WEST,
 101 JAV. BLOCK A NORTH, WING 1 WEST

drawing
 LEVEL 1, GENERAL ARRANGEMENT

sheet
 01.10.13



scale
 1:1000 METERS

date
 20.10.13

revision
 01.10.13

author
 01.10.13

check
 01.10.13

drawn
 01.10.13

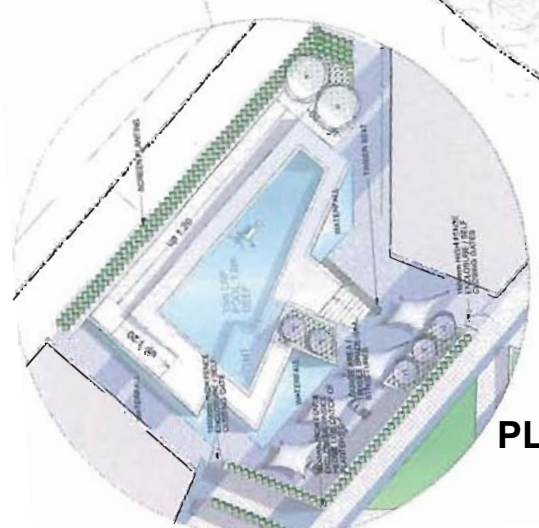
project
 ARTS REDEVELOPMENT

location
 101 JAV. BLOCK A NORTH, WING 1 WEST,
 101 JAV. BLOCK A NORTH, WING 1 WEST,
 101 JAV. BLOCK A NORTH, WING 1 WEST

drawing
 LEVEL 1, GENERAL ARRANGEMENT

sheet
 01.10.13

L6_L1



PLN - 85

[illegible]

general advice

This drawing is an instrument to assist, not replace, the property manager's design. It will not be a replacement for the judgement of a competent design firm.

Any information shown on this drawing is for your use only. It is not intended to be used without written consent of the architect design firm.

DATE	DESCRIPTION	DATE
10/10/10	10/10/10	10/10/10

Dip Angle Dip Angle	30 to 12 0.4 to 1.2
------------------------	------------------------

Journal of Health Politics, Policy and Law

Frequency	Q10
4	0.4, 0.13

project
6411 BRIDGEPORT ROAD DEVELOPMENT

Legal
LOT 115, BLOCK 6 NORTH, RANGE 6 WEST,
NEW WEST DISTRICT PLAN 25992

Grading
LEVEL 5, TYPICAL DETAILS



8409
A10 (B) 10/10/10

if checked
if not checked

reference
2011.11.02

2017



500 - 2770 HIGHWAY 101
 SUITE 100
 VANCOUVER
 BC V6L 2G1
 TEL: 604.275.4444
 WWW.CONSIDEREDDESIGN.COM

GENERAL NOTES

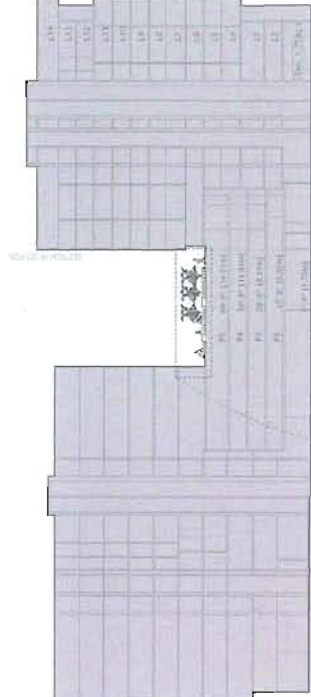
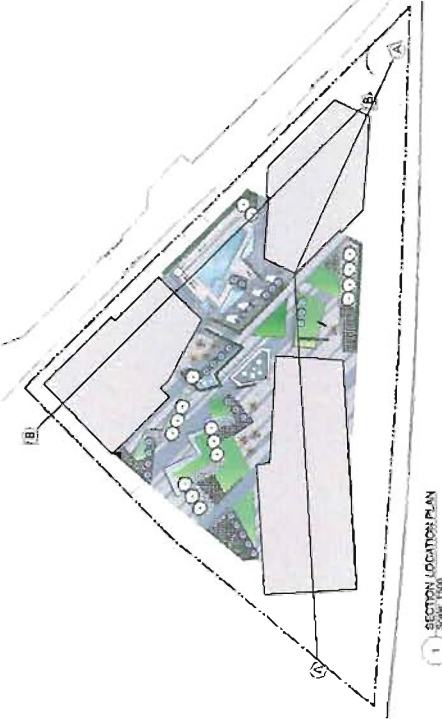
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DO NOT SCALE DRAWING

For all dimensions, the contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

DATE
 06.10.12
 06.10.12

OF ADVICE
 OF INTENT



SECTION A-A'

SECTION A-A'

PROJECT
 MAY BRIDGEPORT ROAD DEVELOPMENT

LOCATION
 LOT 2115, BLOCK 1 NORTH, RANGE 8 WEST,
 ALBERTA DISTRICT PLAN 55962

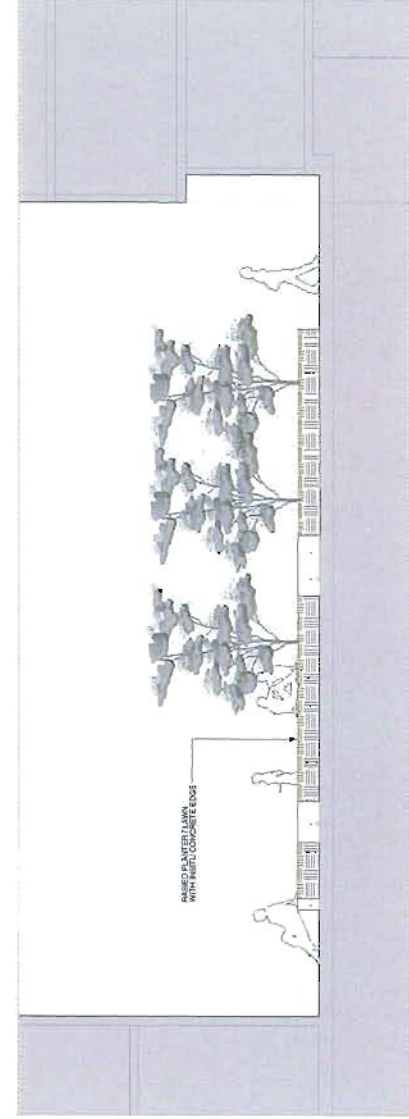
DRAWING
 LEVELS, LANDSCAPE SECTIONS

DATE



DESIGNER
 AS SHOWN
DATE
 06/10/12
CHECKED
 AS SHOWN
DATE
 06/10/12
REVISIONS
 001.11.02
 NUMBER

L6 L7



SECTION A-A' DETAIL

SECTION A-A' DETAIL

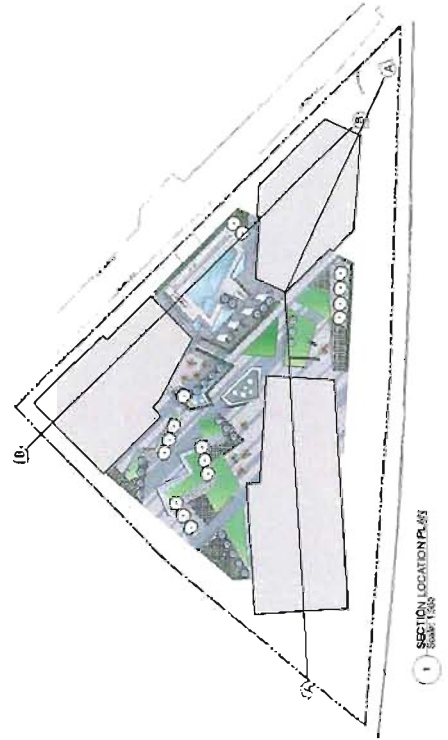
500 - 2770 Highway 100
 Suite 200
 North Vancouver
 BC V8N 4A1
 604-779-3950
 www.considereddesign.com

GENERAL NOTES
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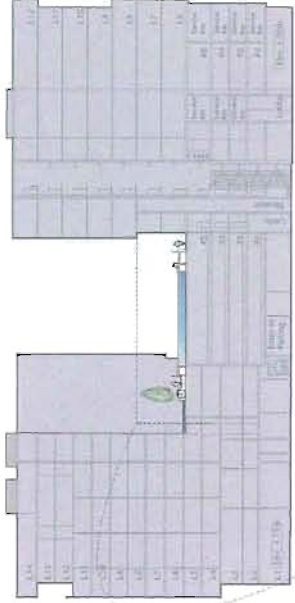
DO NOT SCALE FROM THIS DRAWING
 All dimensions shall be taken from the approved site plan and floor plan. Any dimensions shown on this drawing are for informational purposes only and shall not be used for construction purposes.

REVISIONS
 DATE: 07/10/18
 BY: [Signature]
 CHECKED: [Signature]

REVISIONS
 DATE: 07/10/18
 BY: [Signature]
 CHECKED: [Signature]



1 SECTION LOCATION PLAN
 Scale: 1/8"



2 SECTION 'B-B'

3 SECTION B-B' DETAIL
 Scale: 1/8"

PROJECT
 3401 BRIDGEVIEW ROAD DEVELOPMENT

LEGAL
 LOT 215, BLOCK 6, NORTH, PARCELS 8, WEST,
 NEW WEST DISTRICT PLAN 33840

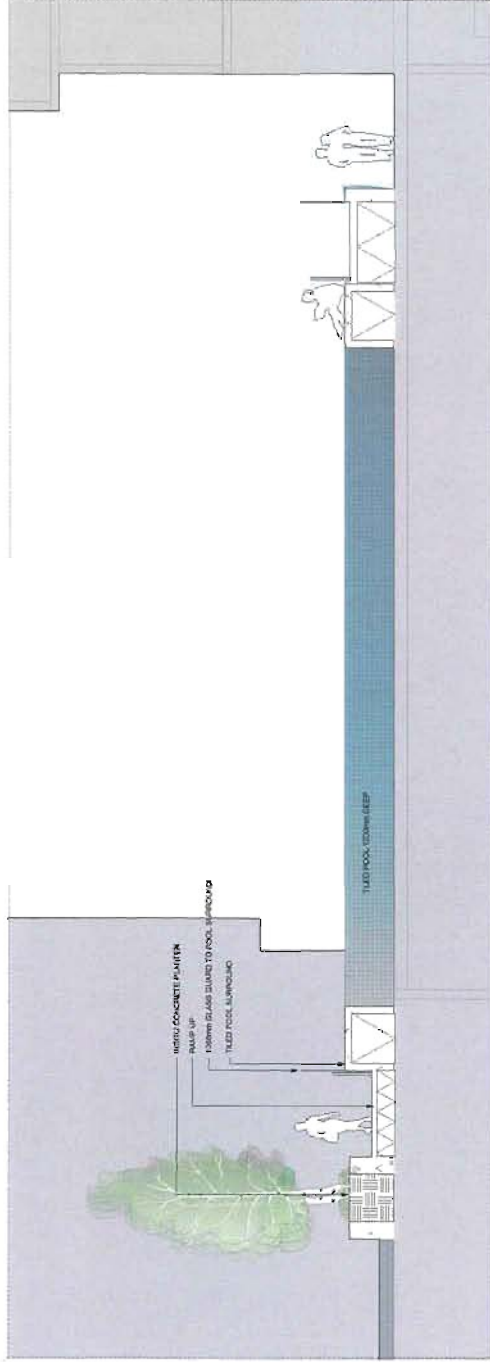
DRAWING
 LEVELS & LANDSCAPE SECTIONS

DATE
 07/10/18



SCALE
 AS SHOWN
 1" = 10'
 1" = 10'
 1" = 10'

REVISIONS
 DATE: 07/10/18
 BY: [Signature]
 CHECKED: [Signature]



3 SECTION B-B' DETAIL
 Scale: 1/8"



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 9065 (RZ 12-605272)
8451 Bridgeport Road and Surplus City Road**

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

1. Richmond Official Community Plan Bylaw 7100, Schedule 2.10 (City Centre Area Plan) is amended by:
 - a) Repealing the existing land use designation in the Generalized Land Use Map (2031) thereof for that area shown cross-hatched on “Schedule “A” attached to and forming part of Bylaw 9065”, and by designating it “Urban Centre T5”.
 - b) In the Generalized Land Use Map (2031) thereof, designating along the west and east property lines of 8451 Bridgeport Road “Proposed Streets”.
 - c) Repealing the existing land use designation in the Specific Land Use Map: Bridgeport Village (2031) thereof for that area shown cross-hatched on “Schedule “A” attached to and forming part of Bylaw 9065”, and by designating it “Urban Centre T5 (45m)”.
 - d) In the Specific Land Use Map: Bridgeport Village (2031) thereof, designating along the west and east property lines of 8451 Bridgeport Road “Proposed Streets”.
 - e) In the Specific Land Use Map: Bridgeport Village (2031) thereof, designating along the east property line of 8451 Bridgeport Road “Pedestrian-Oriented Retail Precincts-Secondary Retail Streets & Linkages”.
 - f) 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 9065”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

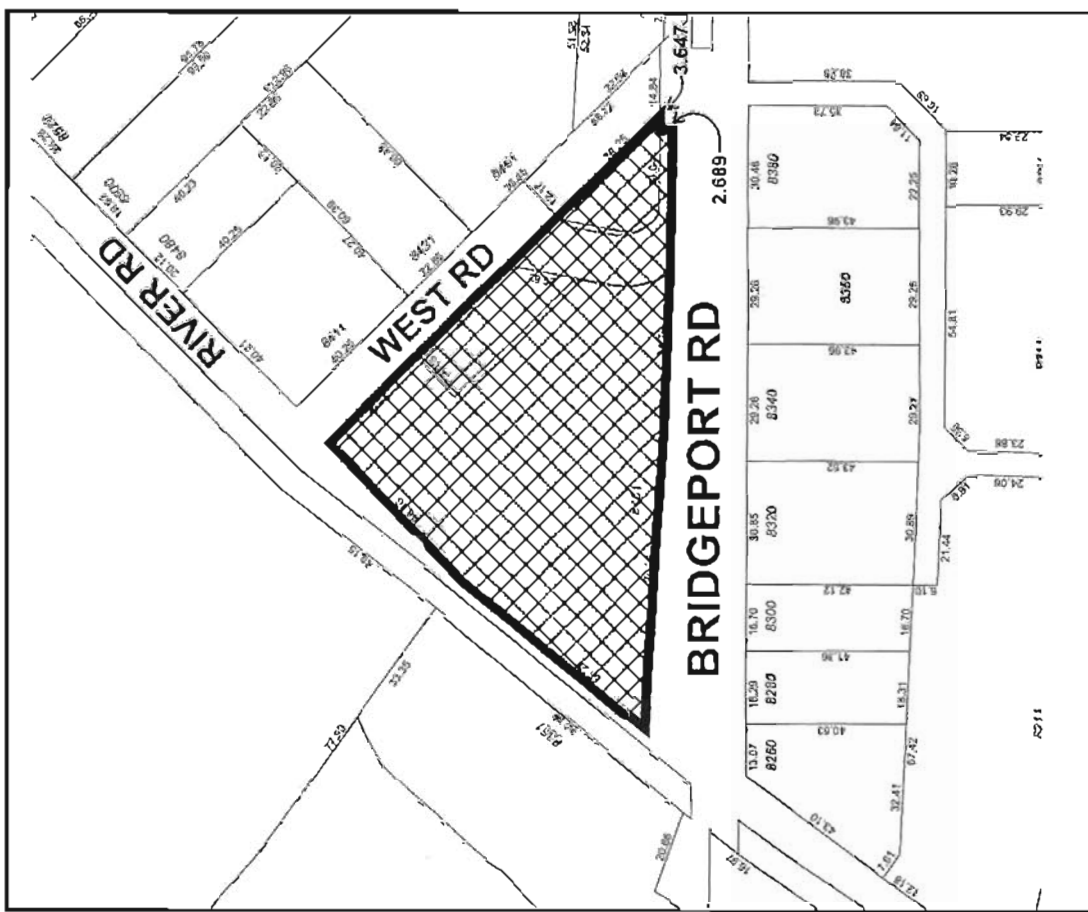
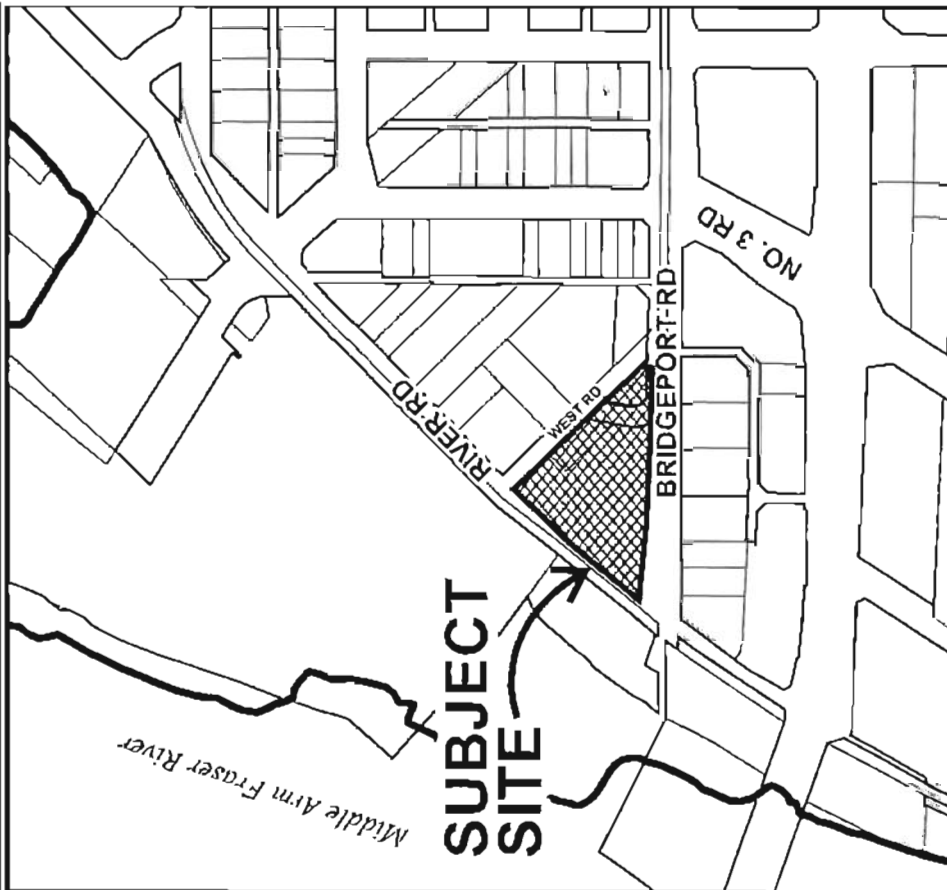
ADOPTED

MAYOR

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

CORPORATE OFFICER

City of Richmond



Original Date: 10/01/13

Revision Date:

Note: Dimensions are in METRES

RZ 12-605272



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9066 (RZ 12-605272)
8451 Bridgeport Road and Surplus City Road**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting Section 22.33 thereof the following:

"22.33 High Rise Office Commercial (ZC33) – (City Centre)

22.33.1 Purpose

The **zone** provides for high-density, transit-supportive, non-residential, central **business** district **development** in an area affected by aircraft noise. The zone provides for an additional **density bonus** that would be used for rezoning applications in the Village Centre Bonus Area of the **City Centre** in order to achieve **City** objectives.

22.33.2 Permitted Uses

- hotel
- education, commercial
- entertainment, spectator
- government service
- health service, minor
- library and exhibit
- liquor primary establishment
- manufacturing, custom indoor
- neighbourhood public house
- office
- parking, non-accessory
- private club
- recreation, indoor
- recycling depot
- religious assembly
- restaurant
- retail, convenience
- retail, general

- **retail, secondhand**
- **service, business support**
- **service, financial**
- **service, household repair**
- **service, personal**
- **studio**
- **veterinary service**

22.33.3 Secondary Uses

- n/a

22.33.4 Permitted Density

1. The maximum **floor area ratio** of the **site** is 2.0.
2. Notwithstanding Section 22.33.4.1, the reference to a maximum **floor area ratio** of "2.0" is increased to a higher **density** of "3.0" provided that the **lot** is located in the Village Centre Bonus Area designated by the City Centre Area Plan and the owner uses the additional 1.0 **density bonus floor area ratio** only for **office** purposes.
3. There is no maximum **floor area ratio** for **non-accessory parking** as a principal use.

22.33.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 90% for **buildings** and **landscaped** roofs over **parking spaces**.

22.33.6 Yards & Setbacks

1. The minimum **setback** of a **building** to a public road is 1.7 m for the **first storey** of a **building**, and 0.1 m for all other **storeys** of a **building**.

22.33.7 Permitted Heights

1. The maximum **height** for **buildings** is 47.0 m geodetic.
2. The maximum **height** for **accessory structures** is 12.0 m.

22.33.8 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

22.33.9 On-site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

22.33.10 Other Regulations

1. Signage must comply with the City of Richmond's *Sign Bylaw No. 5560*, as it applies to **development** in the Downtown Commercial (CDT1) zone.
2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "**HIGH RISE OFFICE COMMERCIAL (ZC33) – (CITY CENTRE)**".

That area shown cross-hatched on "Schedule "A" attached to and forming part of Bylaw No. 9066"

3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9066**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

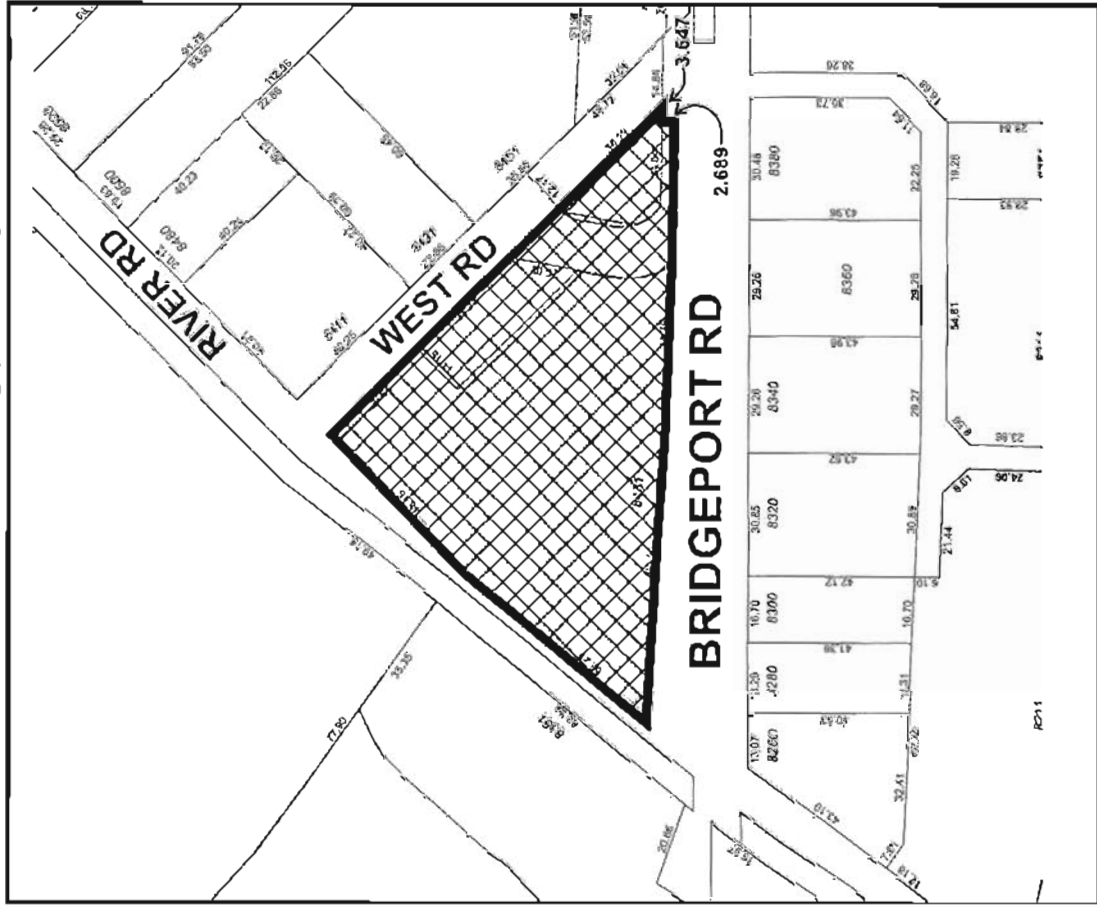
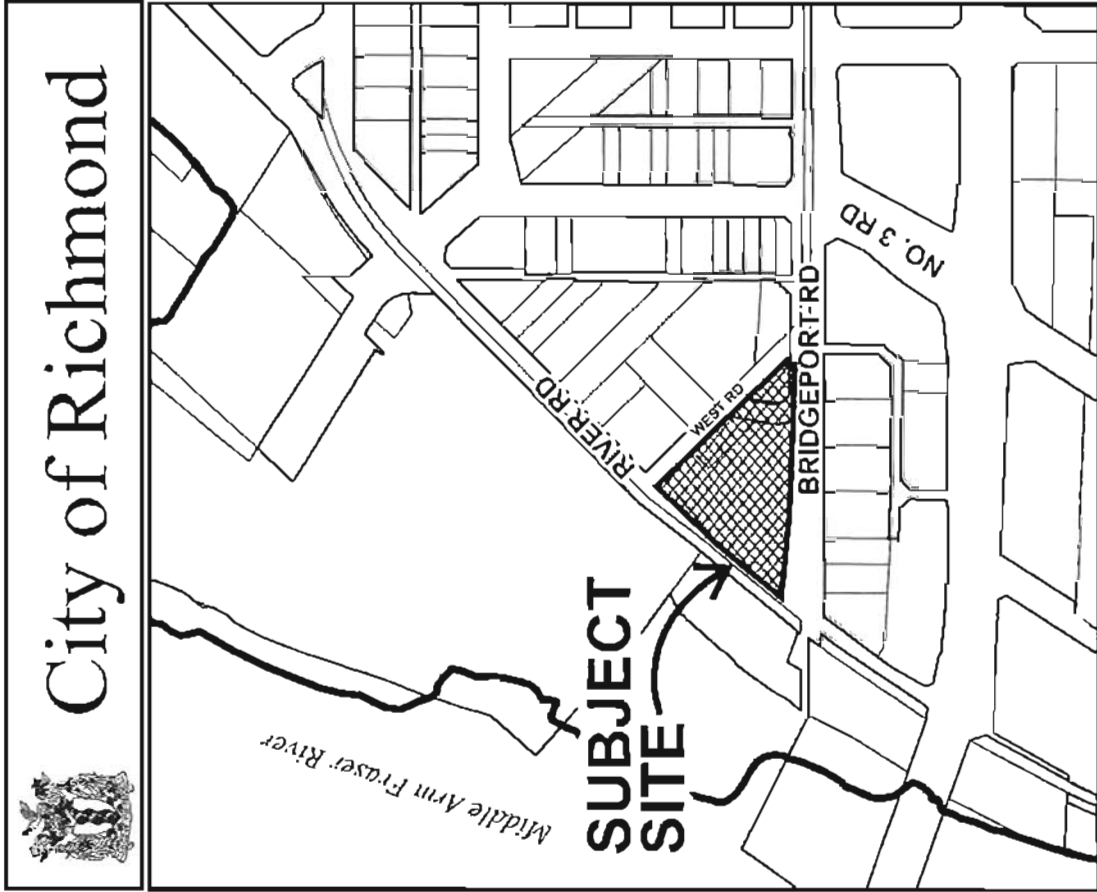
MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED

MAYOR

CORPORATE OFFICER





RZ 12-605272

Original Date: 10/01/13
Revision Date:
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