

TO: MAYOR & EACH  
COUNCILLOR  
FROM: CITY CLERK'S OFFICE



City of  
Richmond

**Memorandum**  
Planning and Development Division  
Policy Planning

**To:** Planning Committee  
**From:** John Hopkins, MCIP, RPP  
Director, Policy Planning  
**Date:** October 19, 2021  
**File:** 08-4045-20-20/2021-Vol01  
**Re:** Referral Response: Spires Road Area (City Centre Area Plan)

The purpose of this memorandum is to inform Council of errors to Item #1 on the Special Planning Committee agenda for October 20, 2021.

1. Please note that Appendix 1 to Appendix 8 (PLN-50 to PLN-63) attached at the end of the report are part of Attachment 3 – Land Use and Density Analysis.
2. Fifteen schedules (Schedules A to O) should be attached to Bylaw 10190. For reference, the complete set of Bylaw 10190 (including Schedules A to O) is attached to the memorandum.

If you have any questions related to this memorandum, please contact me at [jhopkins@richmond.ca](mailto:jhopkins@richmond.ca) or at 604-276-4279.

John Hopkins, MCIP, RPP  
Director, Policy Planning

JH:el

Att. 1





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**Richmond Official Community Plan Bylaw 7100  
Amendment Bylaw 10190**

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) Amending the Development Permit Special Precinct Key Map on page 3-4 to identify an area along Spires Road and Cook Crescent, as shown in “Schedule A attached to and forming part of Bylaw 10190”, as a special precinct area and identified as “3.0 Spires Road (Brighthouse Village)”;
  - b) Following section 3.3.2 Special Precinct 2.0, by inserting a new section 3.3.3 Special Precinct 3.0, as shown in “Schedule B attached to and forming part of Bylaw 10190”.
  - c) Replacing page 2-27, including the Street Network Map (2031), with “Schedule C attached to and forming part of Bylaw 10190”;
  - d) Replacing page 2-36, including Pedestrian Environment Map (2031), with “Schedule D attached to and forming part of Bylaw 10190”;
  - e) Replacing page 2-62, including the A Base For Building a Living Landscape Map, with “Schedule E attached to and forming part of Bylaw 10190”;
  - f) Replacing page 2-67, including the Base Level Parks & Open Space Map (2031), with “Schedule F attached to and forming part of Bylaw 10190”;
  - g) Replacing page 2-70, including the Neighbourhood Parks Map, with “Schedule G attached to and forming part of Bylaw 10190”;
  - h) Replacing page 2-73, including the Pedestrian Linkages Map, with “Schedule H attached to and forming part of Bylaw 10190”;
  - i) Replacing page 2-90, including the Public Realm Areas Map, with “Schedule I attached to and forming part of Bylaw 10190”;
  - j) Replacing page 3-3, including the Development Permit Sub-Areas Key Map, with “Schedule J attached to and forming part of Bylaw 10190”;
  - k) Replacing page 3-13, including the Park Frontage Enhancement Areas Map, with “Schedule K attached to and forming part of Bylaw 10190”;

- l) Replacing page 3-16, including the Designated Green Link & Linear Park Location Map, with “Schedule L attached to and forming part of Bylaw 10190”;
  - m) Replacing page 4-11, including the Park & Open Spaces Map (2031), with “Schedule M attached to and forming part of Bylaw 10190”;
  - n) Replacing the Generalized Land Use Map (2031) with “Schedule N attached to and forming part of Bylaw 10190”;
  - o) Replacing the Specific Land Use Map: Brighthouse Village (2031) with “Schedule O attached to and forming part of Bylaw 10190”;
  - p) Making various text and graphic amendments to accommodate the identified bylaw amendments and to ensure consistency with the Generalized Land Use Map (2031) and Specific Land Use map: Brighthouse Village (2031) as amended.
2. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10190”**.

FIRST READING

\_\_\_\_\_

PUBLIC HEARING

\_\_\_\_\_

SECOND READING

\_\_\_\_\_

THIRD READING

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ADOPTED

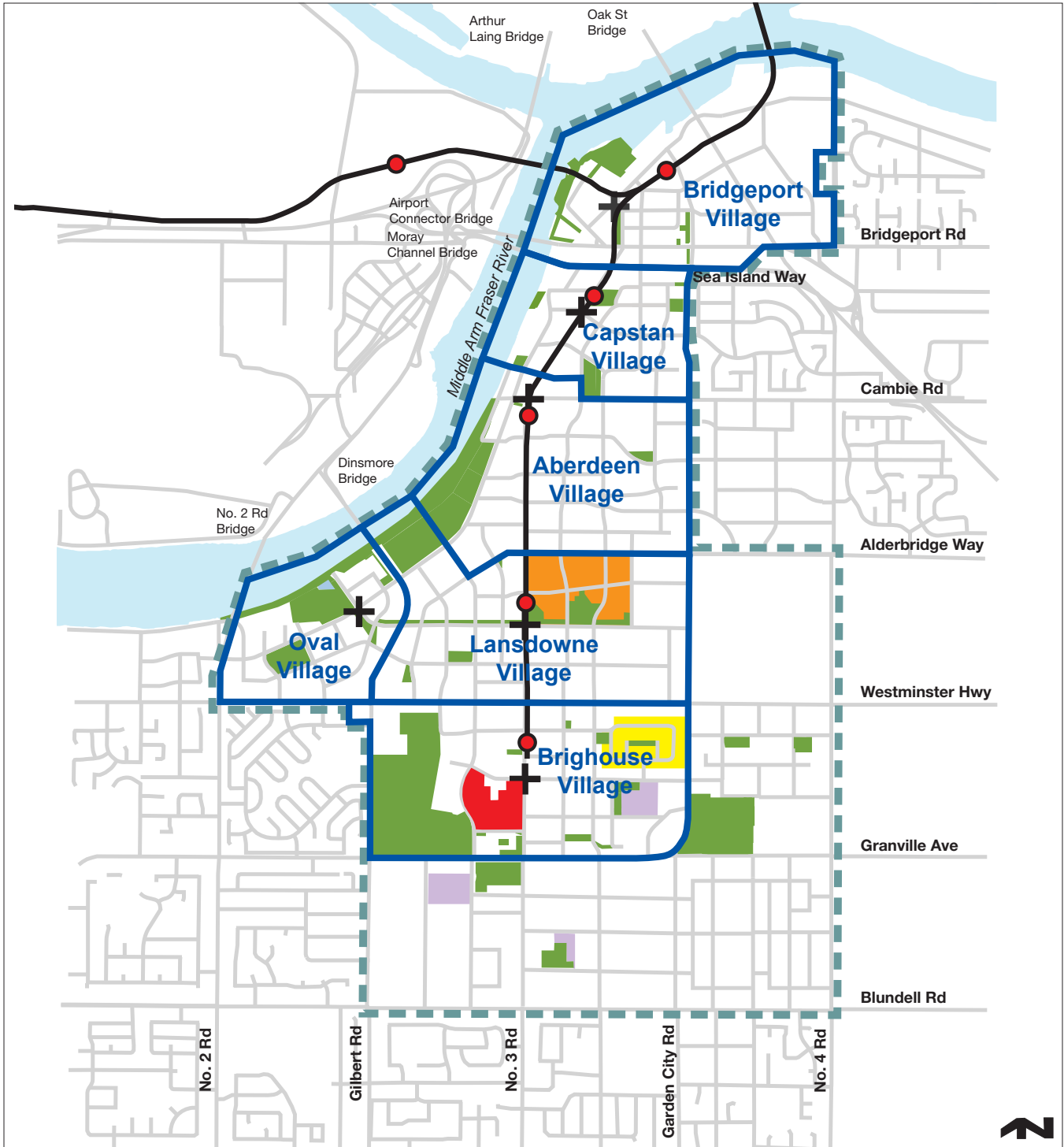
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MAYOR

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



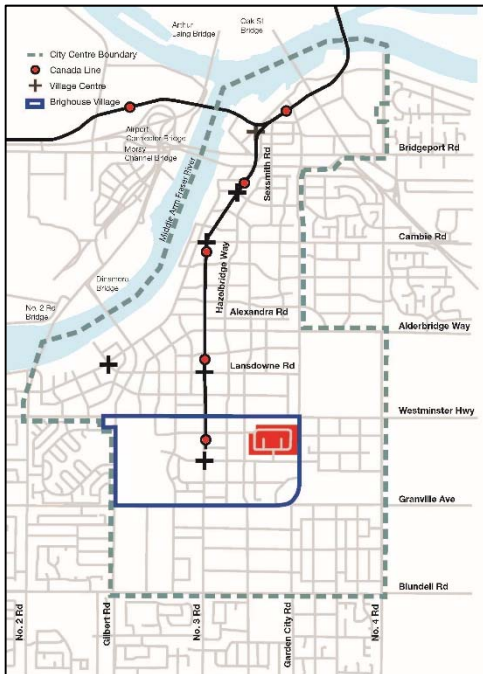
### Development Permit Special Precinct Key Map



- City Centre Boundary
- Canada Line
- + Village Centre
- Parks
- School
- 1.0 Richmond Centre South (Brighthouse Village) (Pending adoption of Bylaw 9892)
- 2.0 Lansdowne Centre (Lansdowne Village)
- 3.0 Spires Road (Brighthouse Village)

### 3.3.3 Special Precinct 3.0

#### Spires Road (Brighthouse Village)



This special precinct is envisioned for pedestrian-oriented **high density townhouses** (i.e., with common parking structures) with a traditional character and intimate scaled roadways, pedestrian linkages, pedestrian mews and walkways.

#### *Predominant Uses:*

- Residential

#### *Key Land Use Restrictions:*

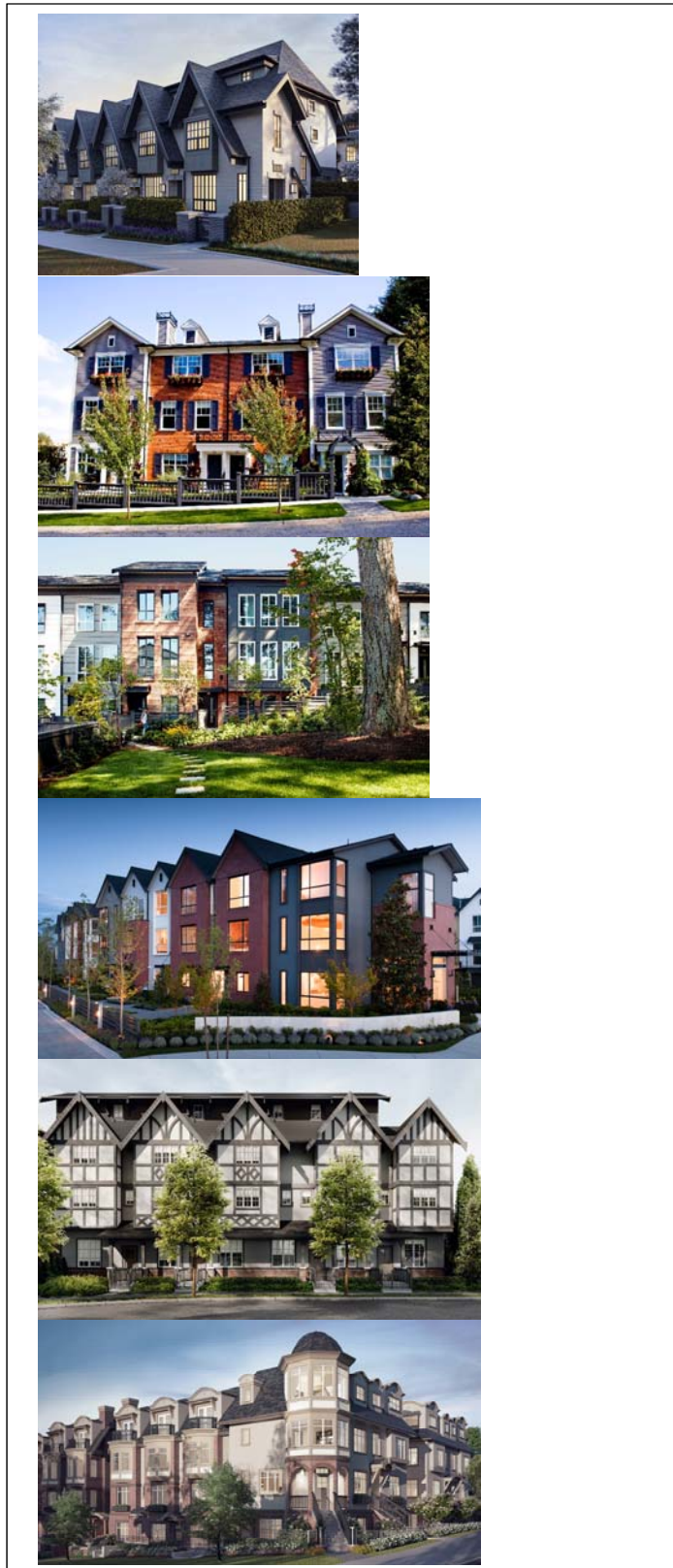
- All developments separated with streets, lanes, mews, parks, greenways, green links or walkways.

#### *Maximum Density:*

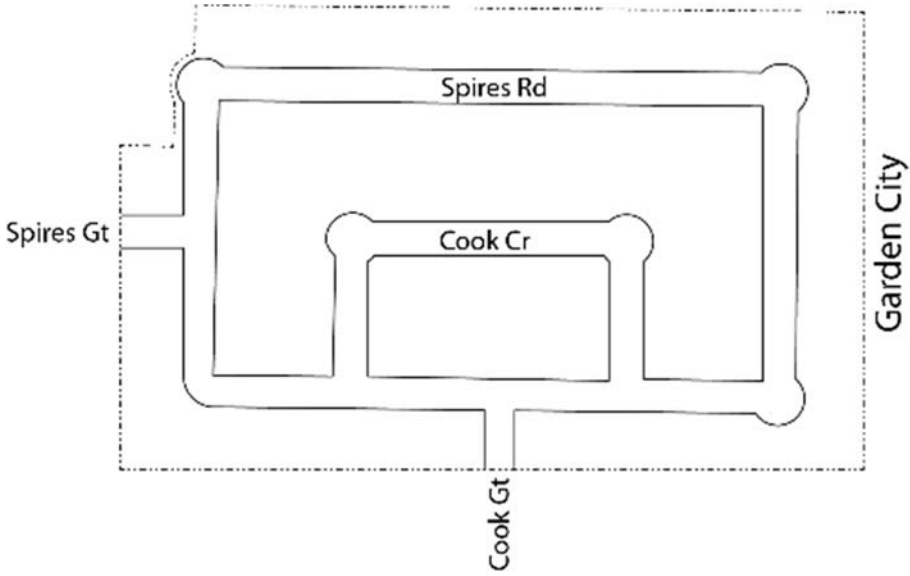
- 1.2 FAR, including affordable housing

#### *Maximum Typical Height:*

- 15 m (49 ft.)

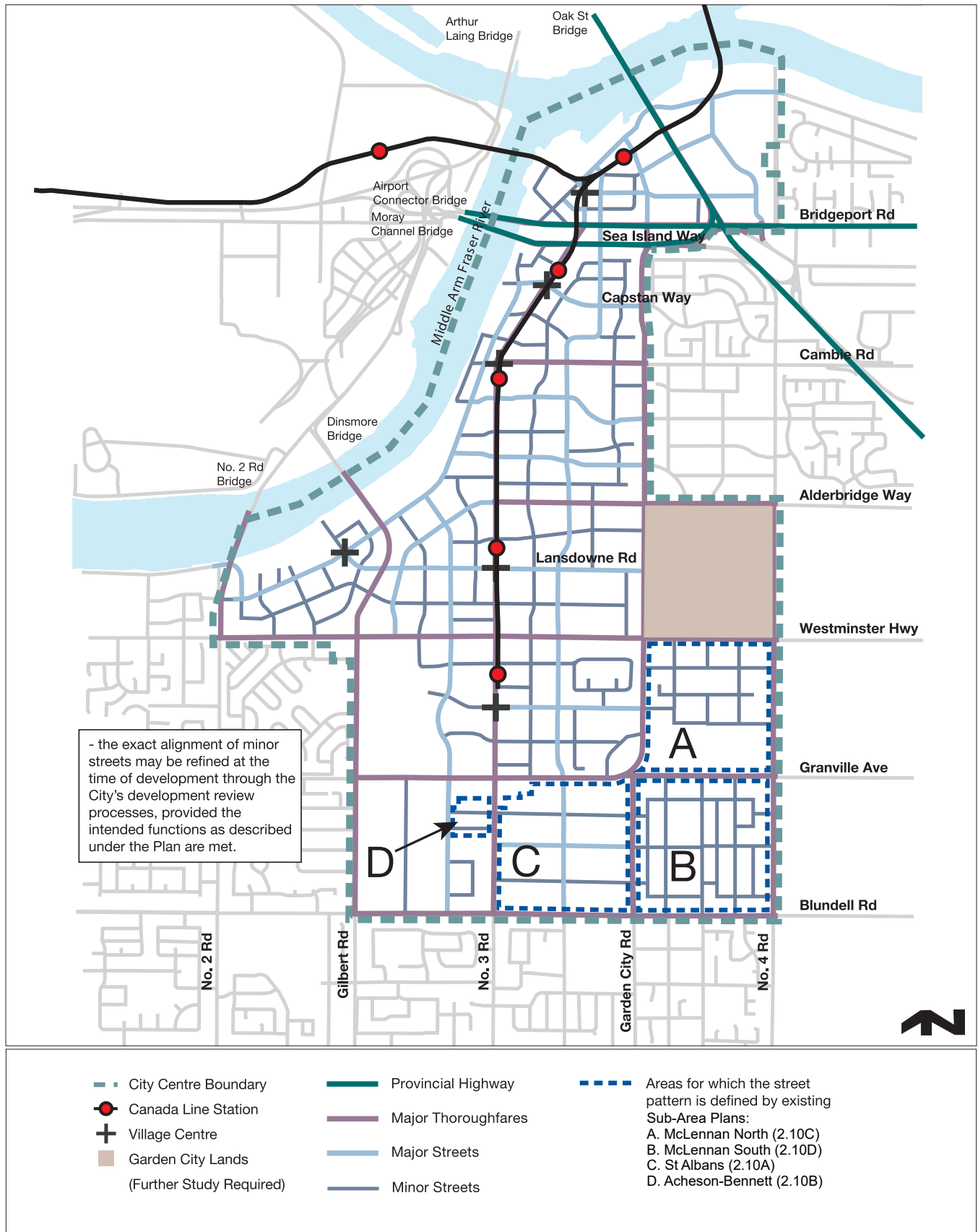


*Illustrative examples of traditional character*

Special Precinct 2.0	
<p><b>Spires Road (Brighthouse Village)</b></p>	
<p>A. Typical Distribution of Uses</p>	<ul style="list-style-type: none"> <li>▪ Ground &amp; Upper Floors: high-density townhouses</li> <li>▪ Parking: within the building and concealed from public view by non-parking uses.</li> </ul>
<p>B. Maximum City Block Size</p>	<ul style="list-style-type: none"> <li>▪ As defined by the Plan's proposed public street, park and pedestrian linkages networks, together with the addition of lanes, pedestrian mews, and walkways to achieve a roughly 100 m (328 ft.) circulation grid and walkways surrounding each development.</li> </ul>
<p>C. Minimum Net Development Site</p>	<ul style="list-style-type: none"> <li>▪ 2,000 m<sup>2</sup> (0.49 ac.) area and 40 m (131 ft.) width.</li> <li>▪ Avoid creating orphaned sites with frontages and lot areas less than those established above.</li> </ul>
<p>D. Net Development Site Coverage</p>	<ul style="list-style-type: none"> <li>▪ 50% maximum, exclusive of public open spaces and mews secured for public access with Statutory Right-of-Ways (SRW).</li> </ul>
<p>E. Maximum Building Height</p>	<ul style="list-style-type: none"> <li>▪ 15 m (49.2 ft.)</li> <li>▪ Additional building height may be permitted where it accommodates a steeper roof pitch to enhance traditional character and/or enhances livability on the subject site and neighbouring properties (e.g., reduced shading, reduced overlook).</li> </ul>
<p>F. Towers:</p>	<ul style="list-style-type: none"> <li>▪ Not applicable.</li> </ul>
<p>G. Habitable Floor Elevation</p>	<ul style="list-style-type: none"> <li>▪ Minimum: 2.9 m (9.51 ft.) geodetic, except that residential area may be provided at 0.3 m (0.98 ft.) above the crown of the fronting street where the residential area animates the public realm.</li> </ul>
<p>H. Minimum Setbacks</p>	<ul style="list-style-type: none"> <li>▪ Underground: Nil</li> <li>▪ Setback to streets, parks, pedestrian linkages and mews: 3 m;</li> <li>▪ Setback from interior shared property lines:             <ol style="list-style-type: none"> <li>a) within 10 m (32.8 ft.) of Spires Road: 3 m (9.84 ft.);</li> <li>b) beyond 10 m (32.8 ft.) from Spires Road: 1.5 m (4.92 ft.), provided a pedestrian walkway is provided between developments.</li> </ol> </li> <li>▪ Additional setback may be needed to achieve adequate private outdoor space.</li> <li>▪ For a parking structure abutting a lane: 5 m (16.4 ft.) to the centre of the lane.</li> </ul>
<p>I. Build-to-Lines</p>	<ul style="list-style-type: none"> <li>▪ Not applicable.</li> </ul>
<p>J. Preferred Frontage Treatments</p>	<ul style="list-style-type: none"> <li>▪ "Stoops &amp; Porches" for individual unit front entries along all streets, park, pedestrian linkages and mews.</li> <li>▪ "Lawn &amp; Garden"</li> </ul>
<p>K. Landscape Considerations</p>	<ul style="list-style-type: none"> <li>▪ Provide lush landscaping fronting onto all streets, parks, pedestrian linkages and mews in the form of individual unit front yard character with entry gates and other opportunities pursued on a site specific basis.</li> <li>▪ Provide walkways on all sides of each development, reinforcing and contributing to the public realm through design of neighbourhood park frontages, green links, pedestrian mews, and sidewalks in and connecting to lanes.</li> <li>▪ Provide more intimate pedestrian scale public open spaces through road narrowing to a 16 m cross-section for Spires Road and Cook Crescent (approximately 2 m (6.56 ft.) on both sides, resulting in increased development site size).</li> <li>▪ Provide landscaped podium courtyards, and designed to provide for shared outdoor amenities. Minimum courtyard width to be:             <ol style="list-style-type: none"> <li>a) 8 m (26.2 ft.) where the courtyard is located between buildings with windows on front or back elevations facing the courtyard;</li> <li>b) 6 m (19.7 ft.) where the courtyard is located between one building with windows on front or back elevations facing the courtyard and another building with side elevation with limited windows facing the courtyard.</li> </ol> </li> <li>▪ Establish an appealing and intimate residential character that encourages socialization and provides for casual</li> </ul>

	<p>surveillance from the front entry of each unit and the fronting public open spaces, while still affording those units necessary privacy, through features including:</p> <ul style="list-style-type: none"> <li>a) private open spaces may be raised above the fronting sidewalk/walkway grade, such that:             <ul style="list-style-type: none"> <li>- the maximum grade difference between public and private open spaces is 0.9 m (3 ft.);</li> <li>- the transition between the public and private open spaces is a maximum of 1:1;</li> <li>- low retaining walls, planters and/or raised decks are located a minimum of 0.5 m (1.64 ft.) from the inside edge of a property line or public sidewalk, and are not higher than 0.5 m (1.64 ft.);</li> <li>- landscaped terraces used to reach the new grade are no greater than 0.5 m (1.64 ft.) high and no less than 0.75 m (2.46 ft.) deep.</li> <li>- private spaces are accessed individually from the public space (e.g., garden steps); and</li> </ul> </li> <li>b) some combination of deciduous and evergreen trees and shrubs, low decorative fences and walls, ground cover, and display planting.</li> </ul> <ul style="list-style-type: none"> <li>▪ Provide a landscape buffer along lanes, between the pavement/public sidewalk and the parking structure, to create a pedestrian oriented and pleasant experience along lanes.</li> </ul>
<p>L. Built Form Considerations</p>	<ul style="list-style-type: none"> <li>▪ Provide traditional architectural character low-rise, high density townhouses (supported by materials, landscape elements, etc. which should be typified by:             <ul style="list-style-type: none"> <li>a) articulated streetwall buildings with consistent setbacks, individual unit identity, recessed and projecting building elements, decks and balconies, unit front entry porches;</li> <li>b) pitched roof forms with overhangs (e.g., avoiding flat roofs), which may include pitched or sloped secondary roof elements;</li> <li>c) intimate pedestrian scaled unit front entries fronting onto all streets, parks, pedestrian linkages and mews;</li> <li>d) traditional character smaller scale window design with trim, and preferably aligned vertically and horizontally;</li> <li>e) traditional character cladding and combination of materials achieving visual interest (and avoiding contemporary expression, e.g., metal roofing, metal wall panels and glass guard rails); and</li> <li>f) traditional heritage colours and colour combinations, which may include use of accent colours.</li> </ul> </li> <li>▪ Provide architectural treatments along the lane elevations to avoid the appearance of sheer blank walls where parking structure cannot be concealed by active uses (e.g., residential or amenity uses) along back lanes due to site constraints. Materiality and expression of the upper floors should be brought down to ground the building and create a better interface with the lane.</li> <li>▪ Locate vertical circulation between the street level and the podium level, including at least one set of stairs and an elevator, together with the main lobby at a central location to create a gracious and welcoming entrance to residents and visitors.</li> <li>▪ At the main lobby to the development at street level, provide way finding signage to units having a main entry from the raised podium.</li> </ul>

### Street Network Map (2031)

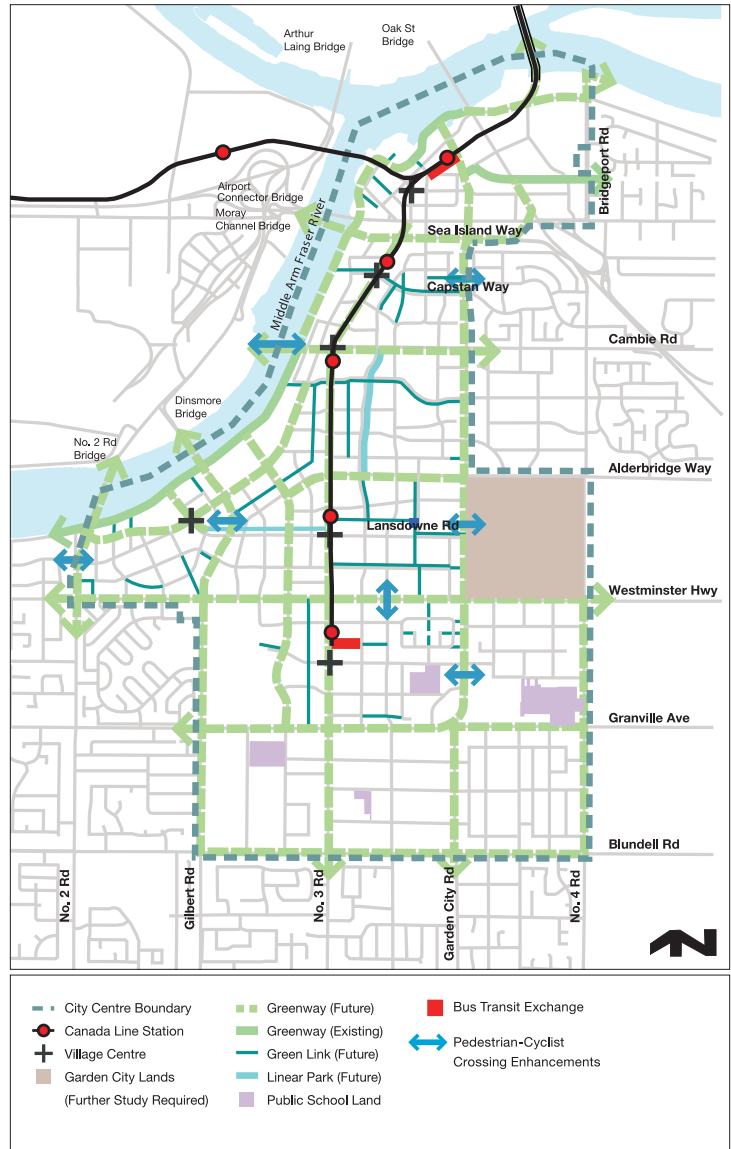




Bylaw 9892  
2020/07/13

Walking Features	
<b>Street Network</b>	<ul style="list-style-type: none"> <li>• Every street is walkable and has a sidewalk, a minimum of 2.0 m (6.5 ft.) wide and preferably 2.5 m (8.2 ft.) wide, with street trees, boulevards and pedestrian lighting.</li> <li>• Shorter city blocks, narrower street crossings and conveniently timed pedestrian signals.</li> <li>• Increased curbside parking on minor streets acts as a buffer from adjacent vehicle traffic.</li> <li>• A wayfinding system to guide pedestrians to key destinations.</li> <li>• An enhanced pedestrian-cyclist crossings at selected locations, particularly near schools.</li> </ul>
<b>Streetscape</b>	<ul style="list-style-type: none"> <li>• A creative, fun and welcoming environment for pedestrians via landscaping, artwork, attractive street furniture, open spaces, gathering places, and resting areas.</li> <li>• Orient ground level businesses to pedestrian access from the sidewalk.</li> <li>• Continuous store awnings provide weather protection.</li> </ul>
<b>Transit Villages &amp; Connections</b>	<ul style="list-style-type: none"> <li>• Transit schedules and route information available at transit stations and bus stops.</li> <li>• Fully accessible transit stops conveniently located and easily recognizable with sufficient space for waiting passengers.</li> <li>• Covered walkways provided between transit stops and village centres.</li> </ul>
<b>Urban Greenways &amp; Trails</b>	<ul style="list-style-type: none"> <li>• Enhanced streetscape features along urban greenways and within pedestrian precincts around transit villages.</li> <li>• Improved trails along the dyke and new links across water boundaries (e.g., Middle and North Arms of the Fraser River).</li> </ul>
<b>Accessibility</b>	<ul style="list-style-type: none"> <li>• Enhanced use of universal accessible design features such as accessible pedestrian signals and tactile wayfinding.</li> <li>• Lighting along trail networks where feasible.</li> <li>• Priority given to pedestrian access and safety through parking lots.</li> <li>• Installation of ramps at all intersections.</li> </ul>

## Pedestrian Environment Map (2031)



### Living Landscape On-The-Ground

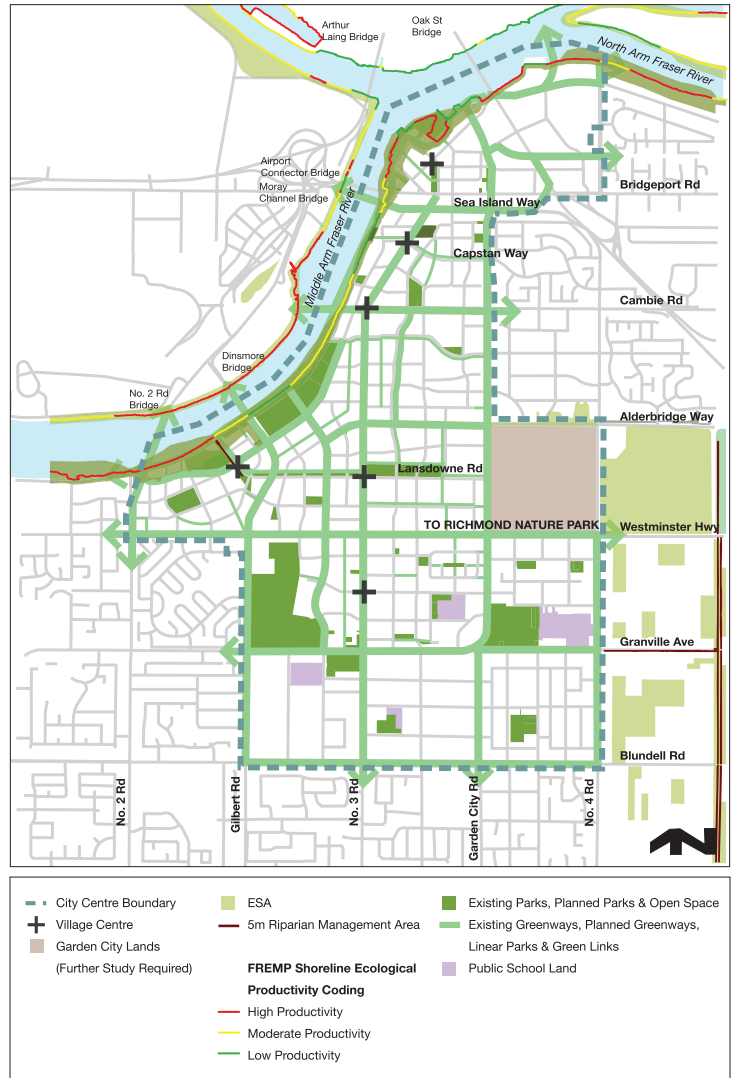
Example features that can be pieced together incrementally to build a living landscape include:

- dykes along the Fraser foreshore built to enhance ecological features;
- greenways that meet multiple objectives (e.g. connect natural areas, provide recreation and alternative transportation options, perform infrastructure services);
- boulevards that feature multi-layered habitats;
- parks and school grounds with enhanced ecological areas.



### A Base for Building a Living Landscape Map

Purpose: This map demonstrates some of the City’s current and possible ecological and open space resources upon which an interconnected ecological network can be based.



**OBJECTIVE:** *Bylaw 9892  
2020/07/13*

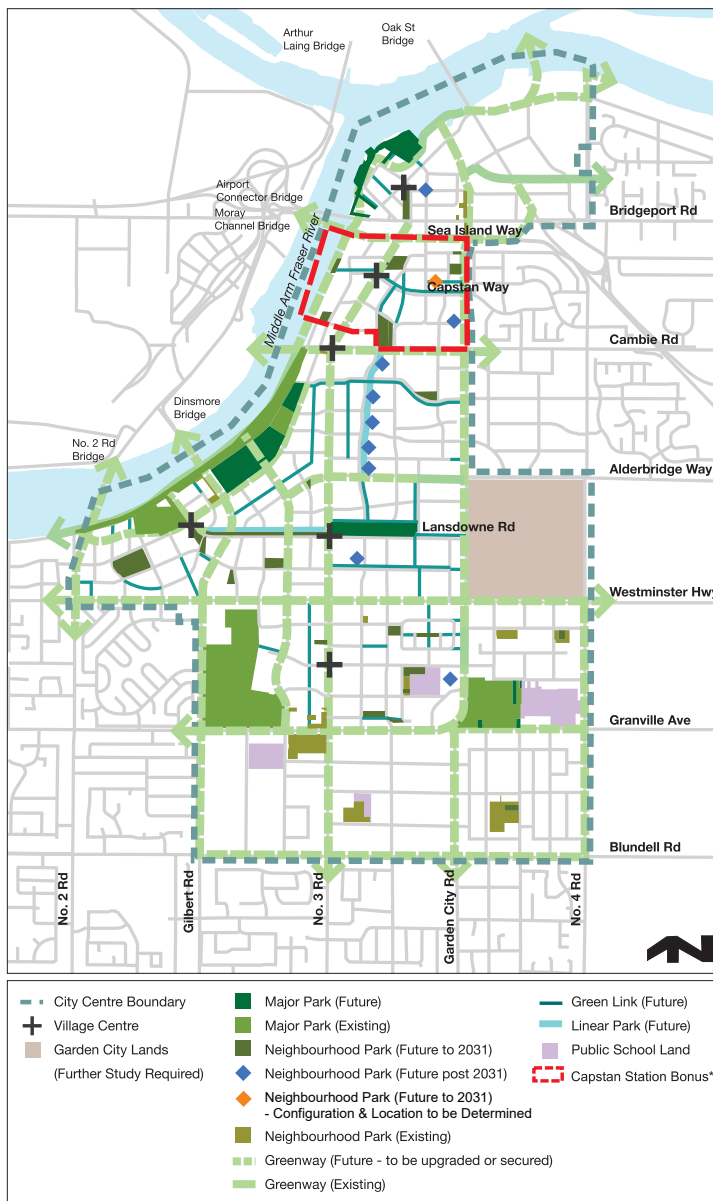
Provide a framework for a **complete parks and open space system** that will:

- provide the quantity of park and open space required to address social, recreational, and cultural needs;
- incorporate a rich diversity of experiences and landscapes that reflect the identity of the community and are rooted in local culture and environment;
- ensure an equitable distribution of parks and open space of each type;
- mitigate the environmental impacts of increasing urbanization and continually support the health of the urban environment;
- respond to the higher densities in the City Centre with a greater diversity of programming in each park and appropriate design and materials.

**Strategic Investment for City Acquisition of Open Space**

*In order to optimize public resources, the strategic approach to the acquisition of City owned parks and open space is to secure investments rapidly. In the period ending in 2031, when the greatest growth and the greatest increase in land values is anticipated, 75% of the total land required to build-out will have been acquired.*

**Base Level Parks & Open Space Map (2031)**



\* The Base Level Open Space Standard will be augmented in Capstan Village by publicly accessible areas secured for public park and related uses in respect to the Capstan Station Bonus.

	Year 2006	Year 2031	Build-out
<b>Population</b>	40,000	90,000	120,000
<b>Quantity of Open Space</b>	76.5 ha (189 ac.)	118.4 ha (292.5 ac.)	157.8 ha (390 ac.)
<b>Ratio of Acreage to Population</b>	4.75/1,000	3.25/1,000	3.25/1,000
<b>Quantity of Additional Open Space</b>	0	41.9 ha (103.5 ac.)	39.5 ha (97.5 ac.)

Bylaw 9892  
2020/07/13

## 2.6.1 Neighbourhood Parks

Neighbourhood parks comprise 40% of the open space system and primarily serve the local needs of the immediate residential or commercial neighbourhood. Parks will determine the types which include:

### Residential Village Parks

**Location:** To serve residents within a 400 m (1,312 ft.) radius without crossing arterial roads or major streets.

**Program:** Social gatherings, informal recreation, environmental features &/or local storm water management features.

**Site Features:** 0.6 to 3.2 ha (1.5 ac. to 8 ac.), 40% urban forest &/or eco-amenity, 50% frontage on streets, south exposure with access to sunlight, outdoor fitness amenities, sport courts, playgrounds, community gardens, seating/gathering area.

### Commercial Village Parks

**Location:** To serve businesses within a 400 m (1,312 ft.) radius without crossing arterial roads or major streets.

**Program:** Daytime & evening gathering, social & cultural programming, informal recreation, urban character.

**Site Features:** 0.2 to 1.6 ha (0.5 ac. to 4 ac.), 30% urban forest, 50% frontage on streets, south exposure with access to sunlight, hard surface and seating areas, sport courts, soft landscape areas.

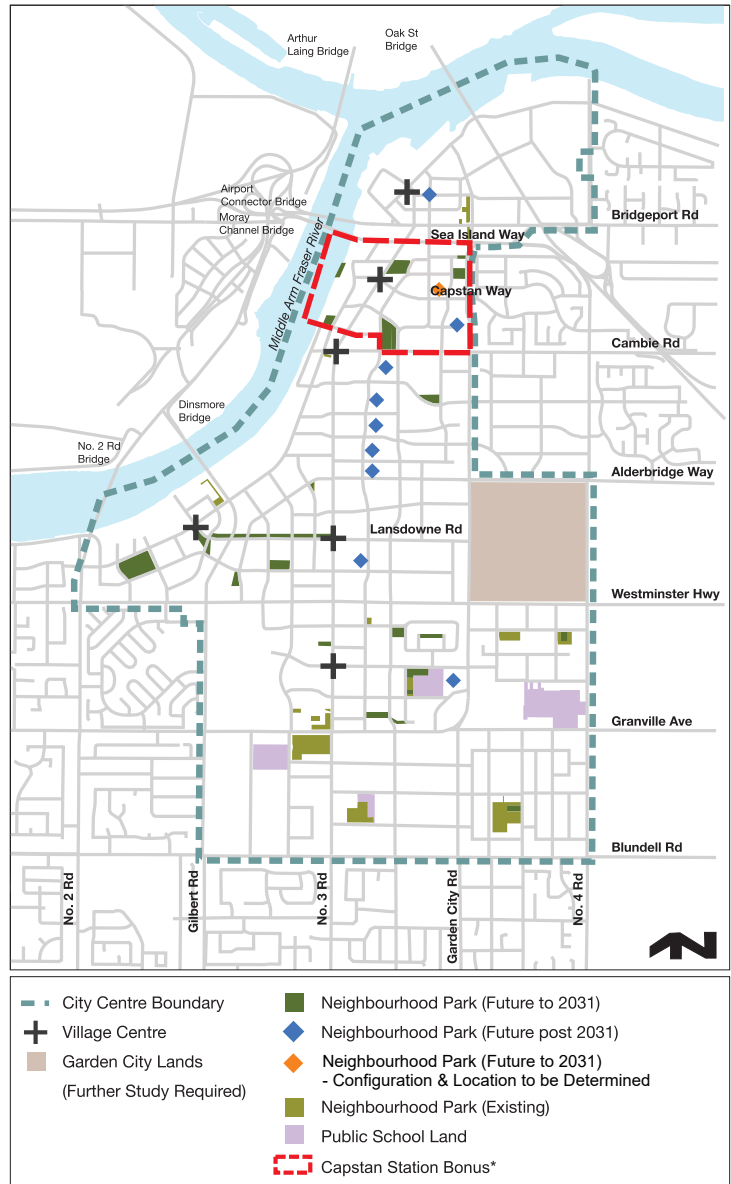
### Urban Plazas

**Location:** At prominent cross-roads within a village.

**Program:** Daytime & evening gathering, social & cultural programming, urban character.

**Site Features:** Less than 0.2 ha (0.5 ac.), 50% frontage on streets, south exposure with access to sunlight, hard surface and seating areas, soft landscape features.

## Neighbourhood Parks Map



\* The Base Level Open Space Standard will be augmented in Capstan Village by publicly accessible areas secured for public park and related uses in respect to the Capstan Station Bonus.

### Additional Study

*Urban Agriculture Strategy – to better understand effective ways of integrating urban agriculture within public open spaces and on private property.*

**2.6.3(c) Pedestrian Linkages** Bylaw 9892  
2020/07/13

The 2010 Richmond Trail Strategy provides the vision to guide continued development of the greenway system in City Centre. The intent is to “provide a variety of exciting opportunities for walking, rolling and cycling that will link people to each other, to their community, and to Richmond’s unique natural and cultural heritage”.

**Greenways**

**Location:** Along major streets and important recreational corridors.

**Program:** Link multiple destinations (e.g. between major open spaces and other significant destinations) and connect natural areas.

**Site Features:** Min. 10 m (33 ft.) wide, separate pedestrian and cycling paths, rest areas with street furnishings, public art, signage & wayfinding, integrated with wetlands & storm water features, hedgerows, significant tree planting.

**Linear Parks**

**Location:** Along key streets to create significant recreational and environmental corridors linking the waterfront to the heart of the downtown.

**Program:** Combined neighbourhood park and greenway functions to encourage movement through the neighbourhood (walking, jogging) and incorporating social and physical activity nodes.

**Site Features:** 30 to 40 m (100 to 131 ft.) wide, high quality landscape, broad pedestrian promenade, playgrounds, sports courts, water features, significant tree planting and multi-layered planting, site furnishings, public art.

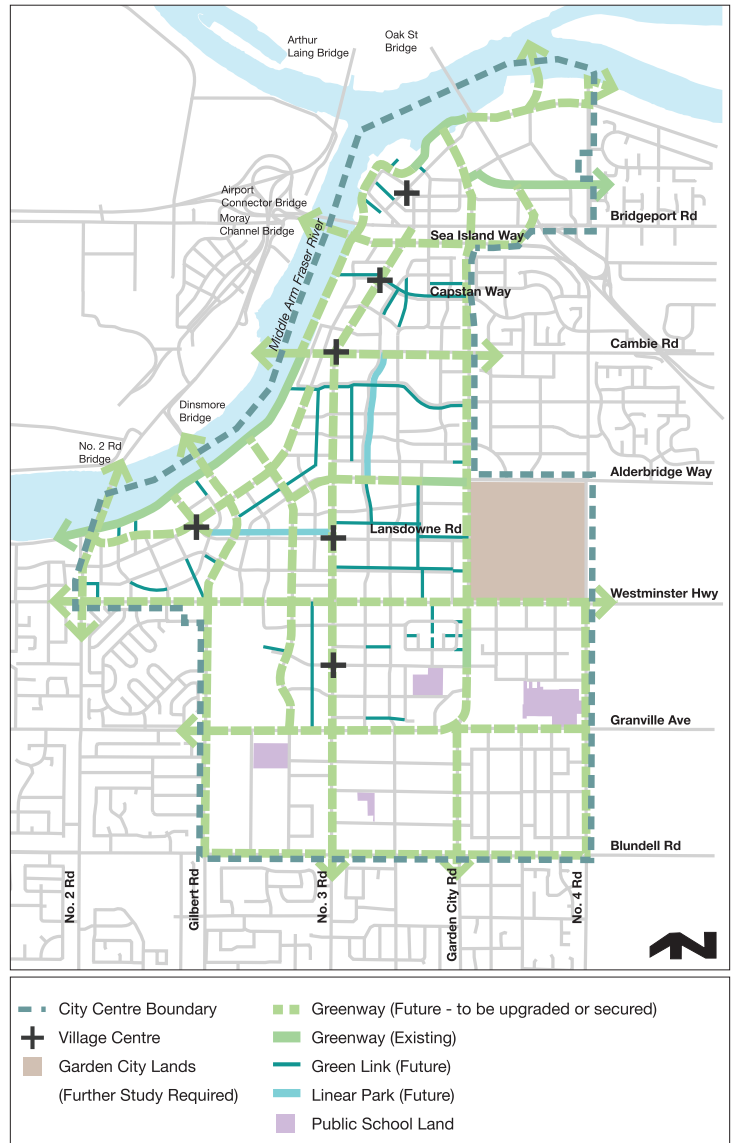
**Green Links**

**Location:** Along lanes and mews, through or between developments (which may include indoor routes).

**Program:** Provide connections within neighbourhoods to support a walkable urban environment, and to support ecological areas.

**Site Features:** Min. 6 m (20 ft.) to 20 m (65 ft.) wide, broad sidewalks with special paving at nodes and intersections, rest areas with street furniture, street trees and multi-layered planting, pedestrian scale street lighting, wayfinding, community art.

**Pedestrian Linkages Map**



**Additional Study**

*Storm Water Management Strategy – to develop methods to better address stormwater and permeability in parks, greenways and streets.*

Bylaw 9892  
2020/07/13

## OBJECTIVE:

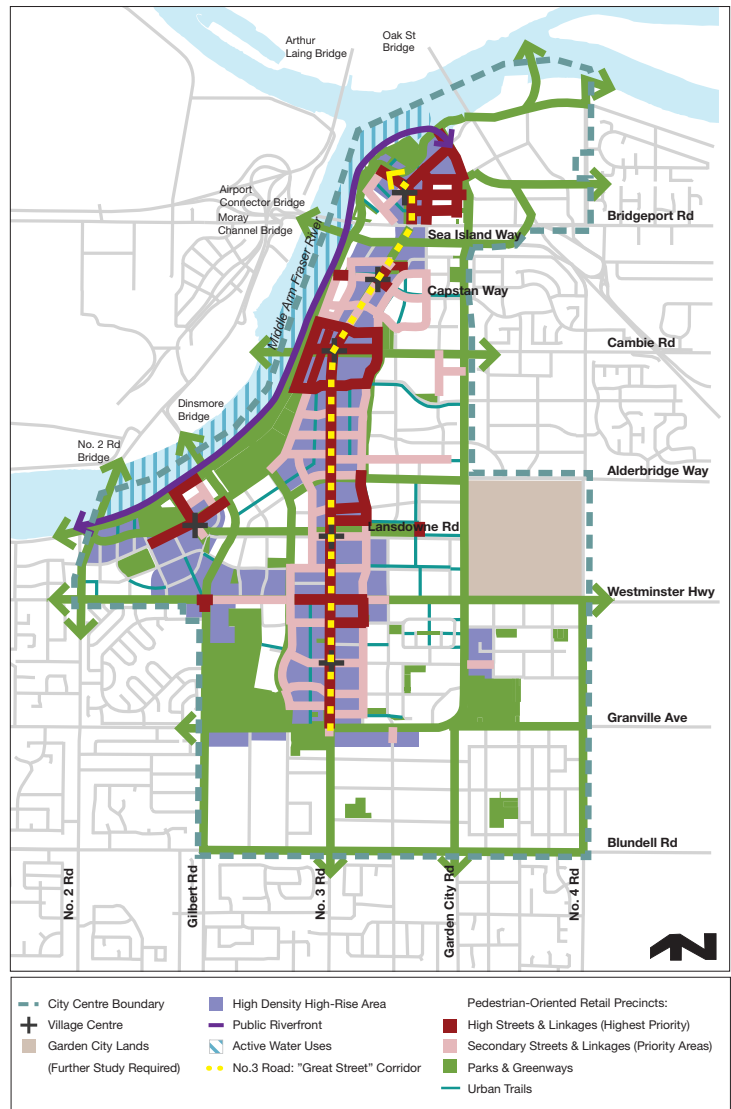
Provide a framework for a “**lively community**” that is rooted in a “culture of walking and cycling” and a collaborative, interdisciplinary approach to city building that is:

- diverse;
- engaging;
- attractive;
- safe;
- healthy;
- human-scaled.

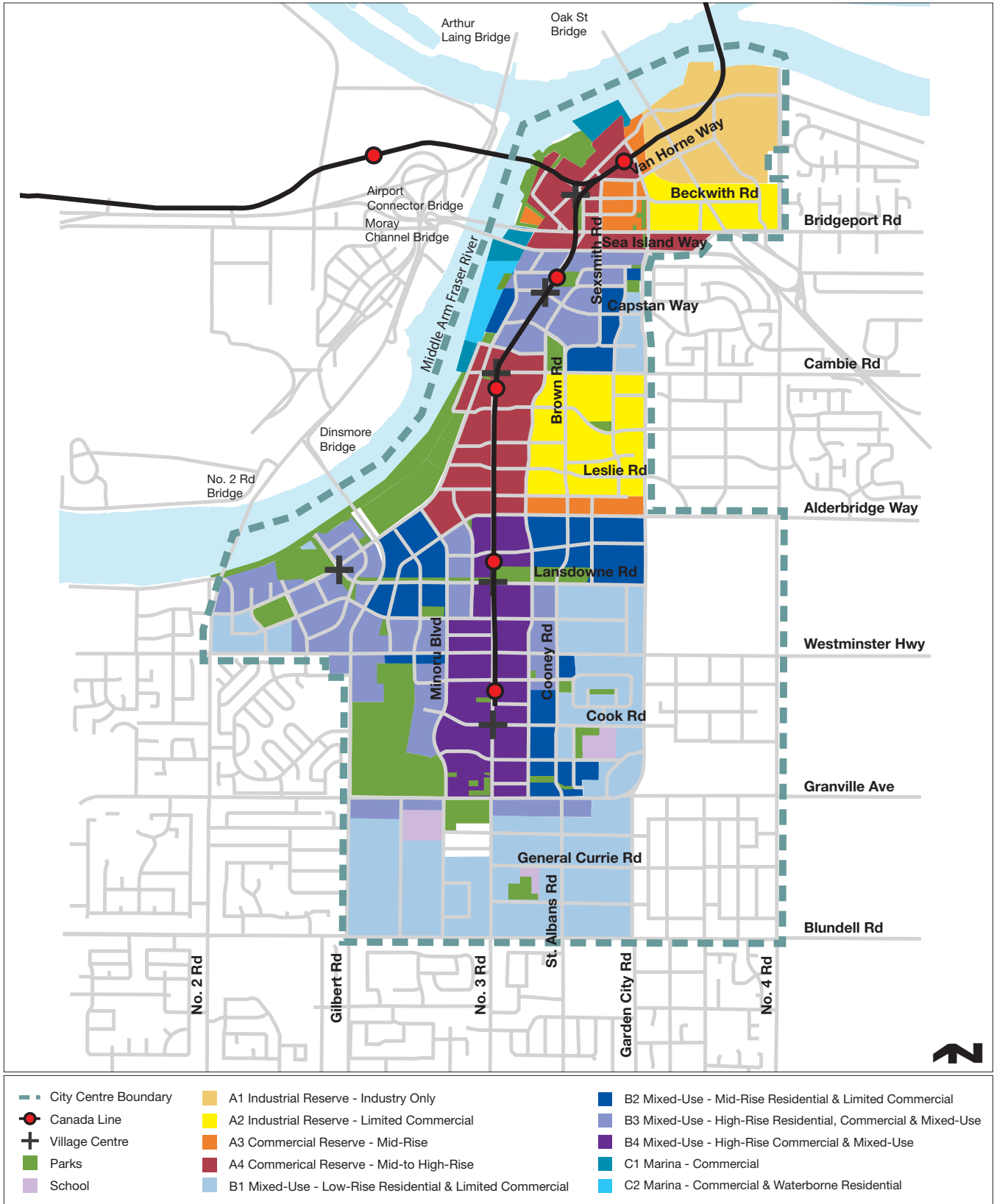
*“... A good city can be compared to a good party-people stay for much longer than really necessary because they are enjoying themselves.”*

Public Spaces and Public Life, City of Adelaide:  
2002. City of Adelaide, Gehl Architects ApS, 2002.

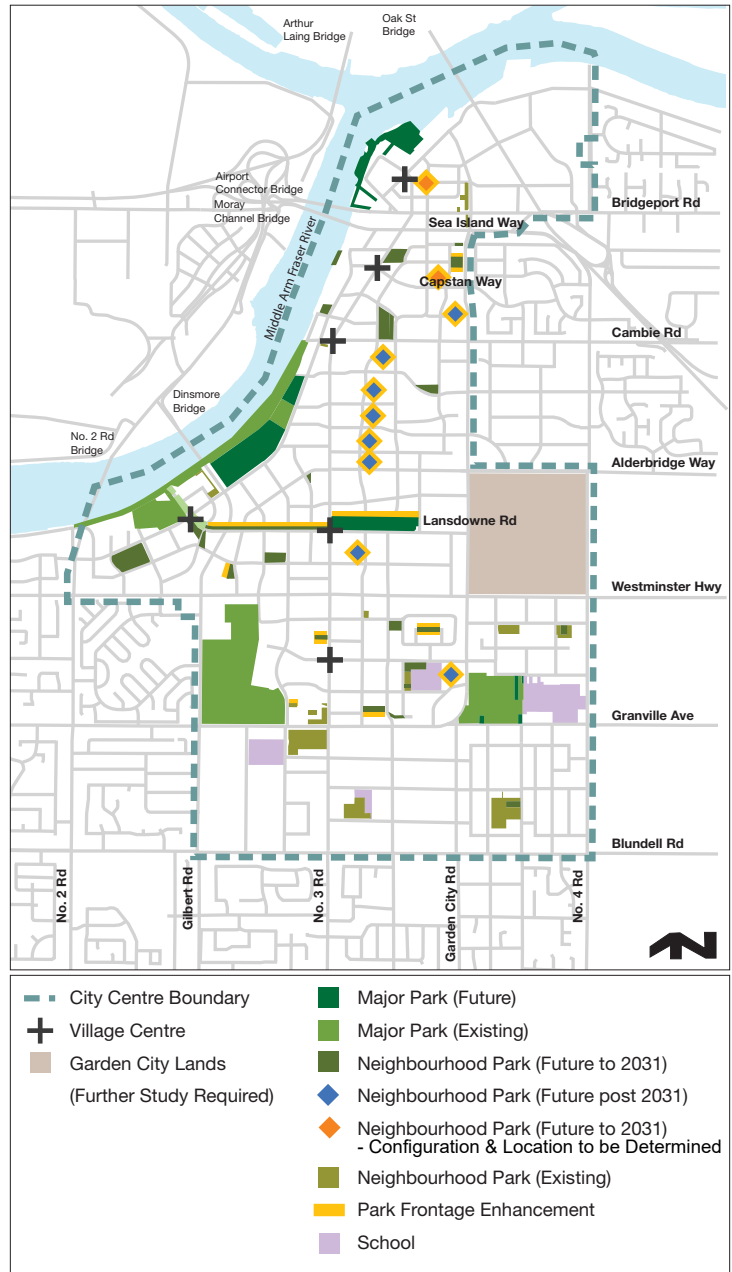
## Public Realm Areas Map



### Development Permit Sub-Areas Key Map



### Park Frontage Enhancement Areas Map



#### B. Plazas and Squares

The intent is to encourage the development of appealing public open spaces that enhance the quality of the urban environment for the benefit of land owners, tenants, and the general public.

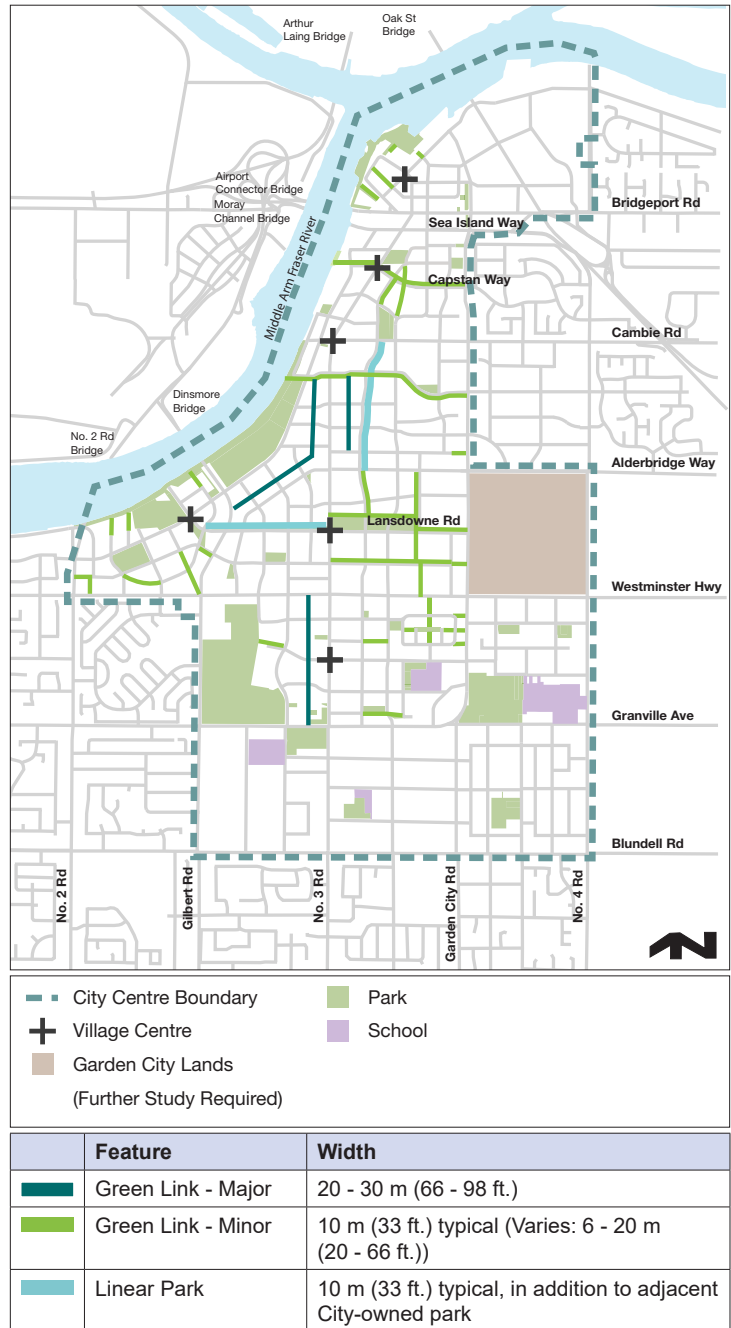
**Size:** Varies. Preferably 0.1 ha to 0.8 ha (0.25 - 2.0 ac.), but may be smaller.

**Location:** Typically at the intersection of important vehicular and/or pedestrian routes.

**Orientation:** South facing preferred, and sited to avoid shading by surrounding buildings taller than three-storeys (approximately 9 - 12 m (30 - 39 ft.)) between the hours of 11 am and 3 pm on the equinoxes.



## Designated Green Link & Linear Park Location Map



**Orientation:** Varies

**Coverage with Permanent Buildings:** Nil, with the exception of roofed structures that are open below and are provided as weather protection, gateways, and landscape features (typically limited to heavy use areas, such as intersections with major streets and thoroughfares).

### 4.1.3 Park & Open Space

The appropriate amount, size and location of park and open space for the City Centre is based in part on the size of the resident population as expressed as a ratio of acres to population (i.e., 7.66 ac. per 1,000 residents City-wide, of which 3.25 ac. per 1,000 residents is required in the City Centre).

Using this base level of park and open space, an additional 42 ha (103.5 ac.) needs to be added to the existing inventory of 76.5 ha (189 ac.) by the year 2031.

Of the 42 ha (103.5 ac.) of new park and open space required to service a population of 90,000 residents in the City Centre, approximately:

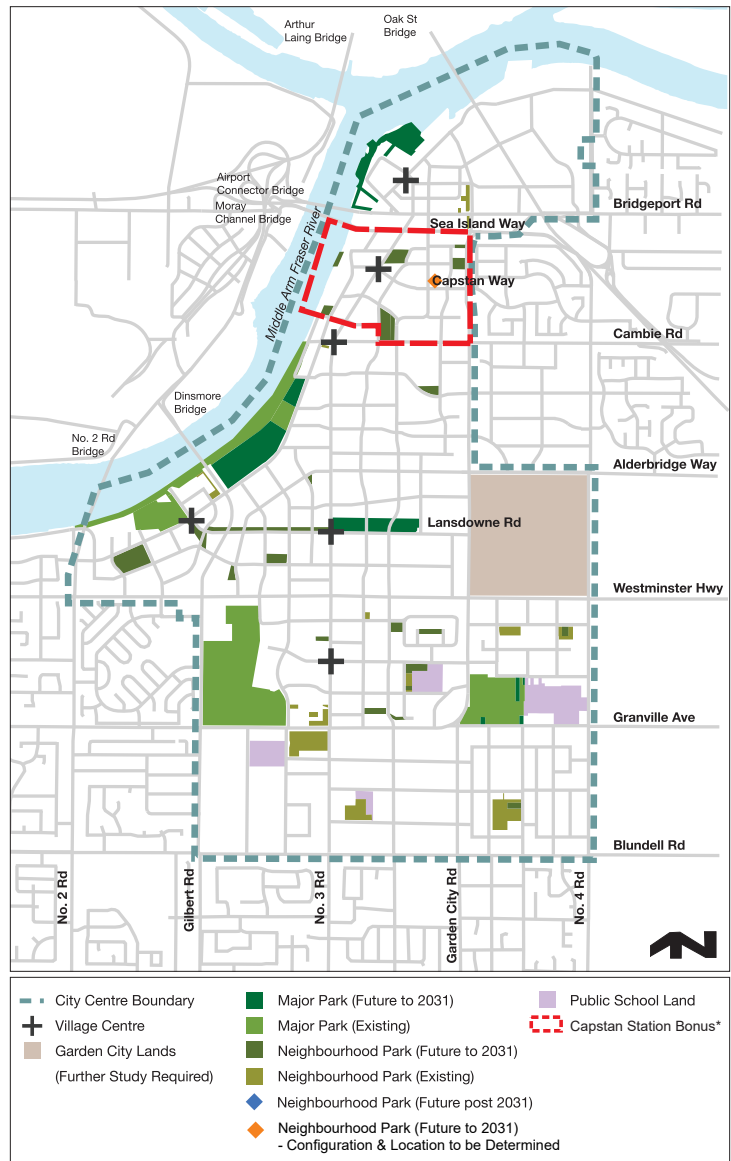
- 9 ha (22 ac.) is already owned by the City in 2008;
- 11 ha (27.5 ac.) is proposed to be acquired as privately owned publicly accessible areas (POPAs) or right-of-ways;
- 22 ha (54 ac.) is proposed to be added to the DCC Program, which has a time frame to the year 2031.

At this time, the City includes the existing School Board lands in the City Centre (e.g. 43 ac.) in the supply of City Centre park land as they are regarded as needed and complementary assets, and to minimize costs, acquisition and disruption. The City intends to explore options regarding the disposal of any surplus School Board lands.

Developers will be required to fund all of the new park and open space not already owned by the City.

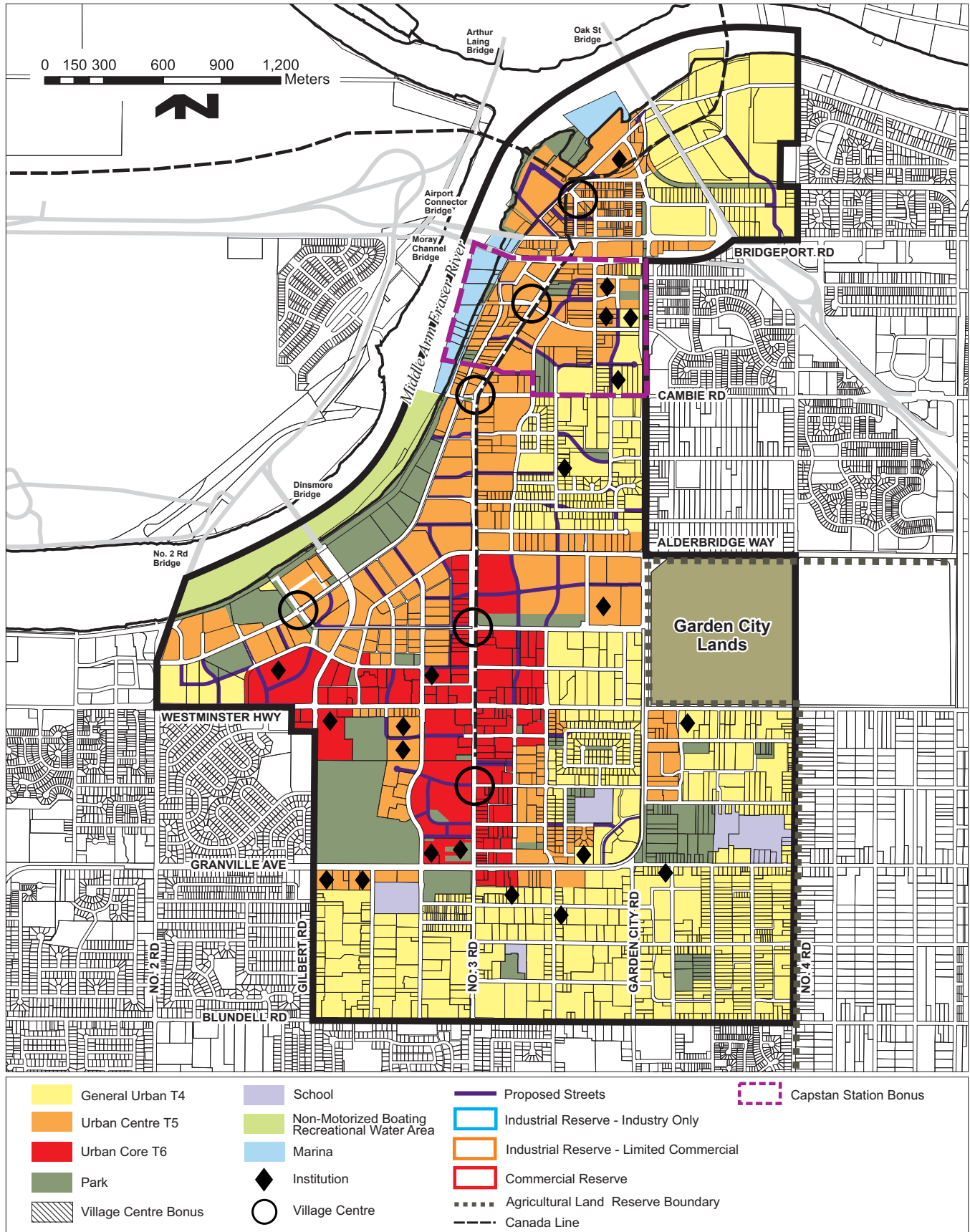
For example, linear greenways to be acquired as POPAs or right-of-ways are to be obtained as part of the development approval process and would not be purchased by the City.

### Park & Open Spaces Map (2031)

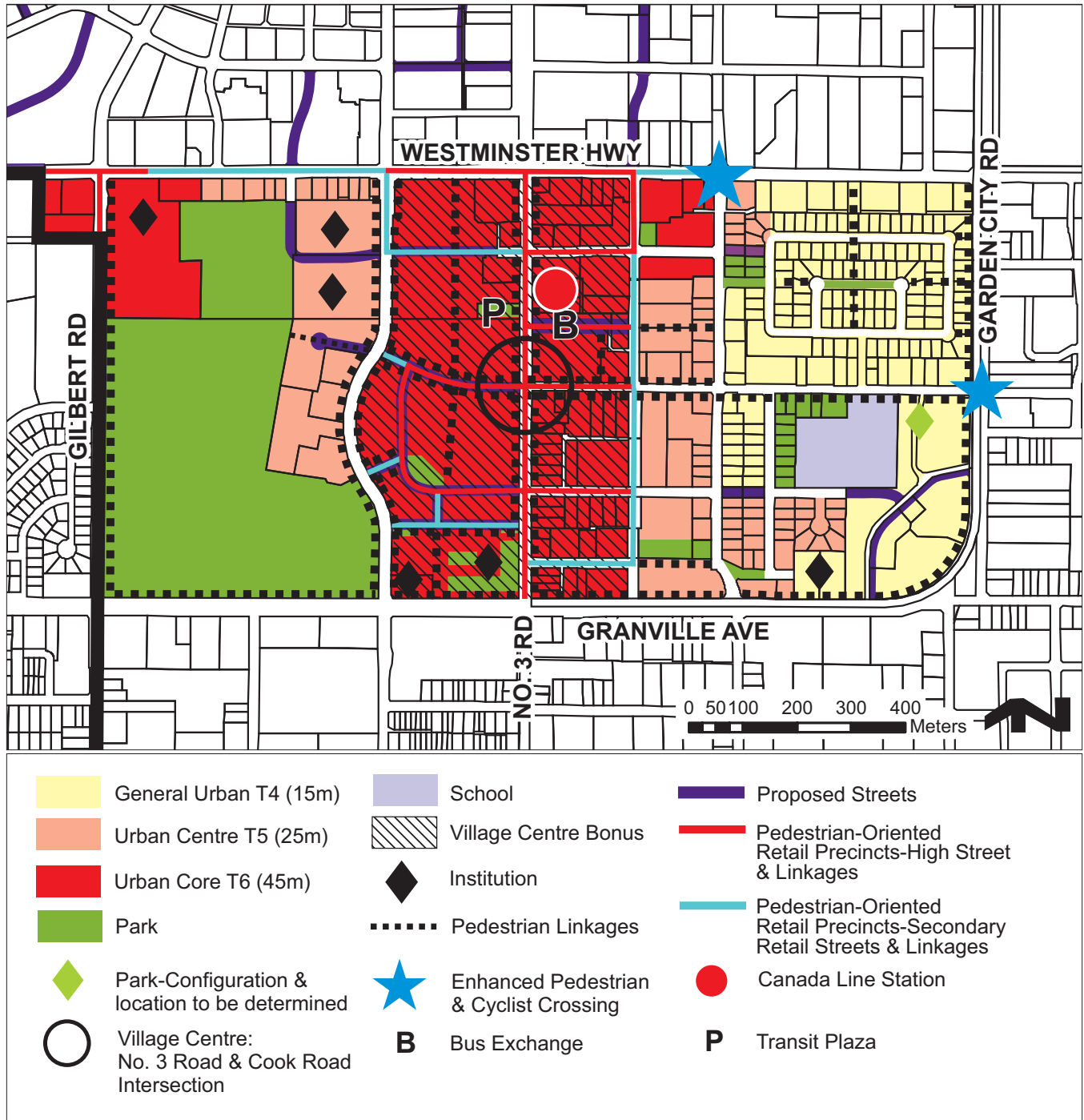


\* The Base Level Open Space Standard will be augmented in Capstan Village by publicly accessible areas secured for public park and related uses in respect to the Capstan Station Bonus.

### Generalized Land Use Map (2031)



### Specific Land Use Map: Brighthouse Village (2031)



Bylaw 10020 2019/05/21 Maximum building height may be subject to established Airport Zoning Regulations in certain areas.