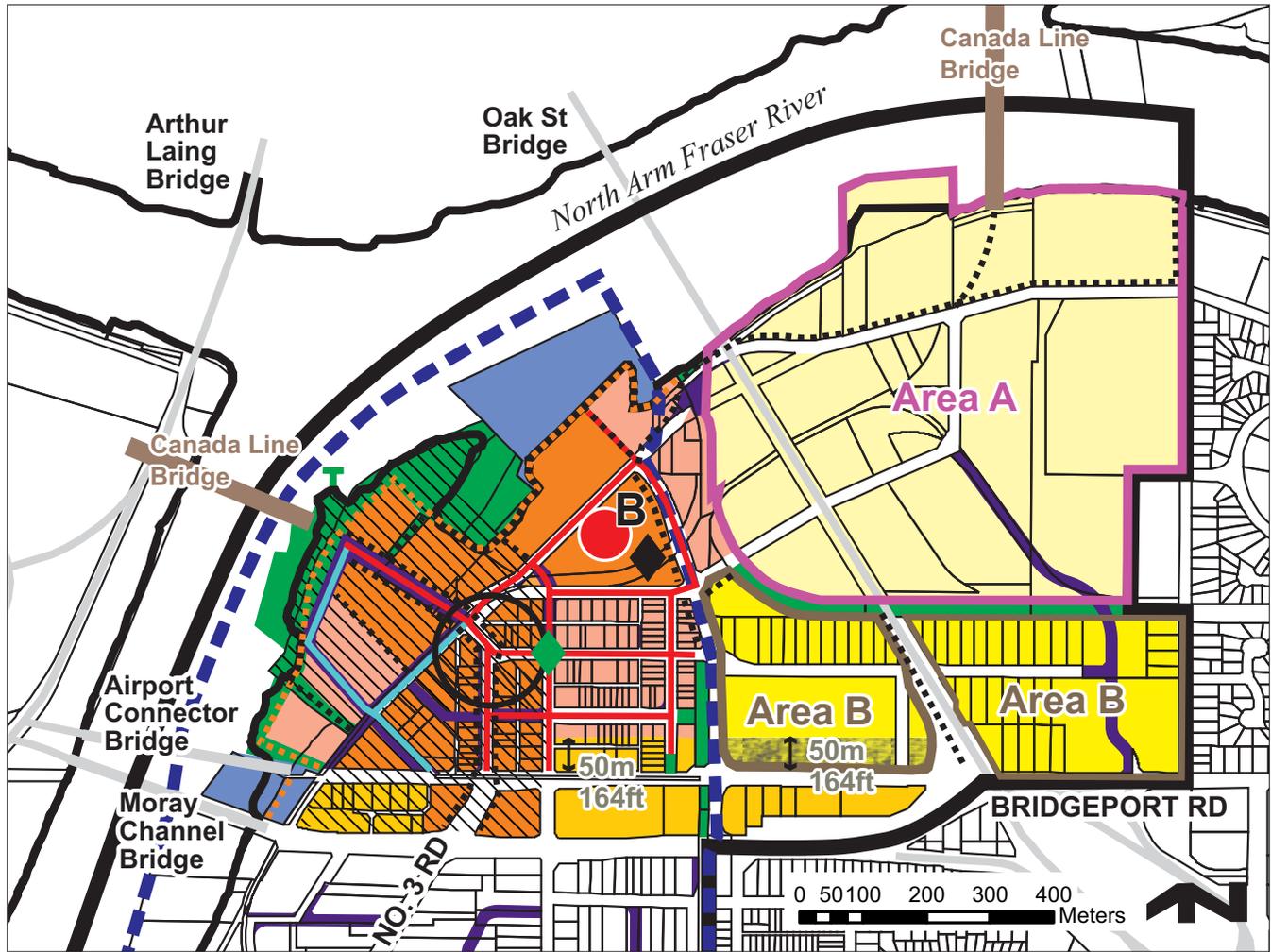


Specific Land Use Map: Bridgeport Village (2031)

Bylaw 10190
2022/07/18



| | | |
|--|---|--|
| General Urban T4 (35m) | Marina (Residential Prohibited) | Proposed Streets |
| General Urban T4 (25m) | Village Centre Bonus | Pedestrian-Oriented Retail Precincts-High Street & Linkages |
| General Urban T4 (15m) | Institution | Pedestrian-Oriented Retail Precincts-Secondary Retail Streets & Linkages |
| Urban Centre T5 (45m) | Pedestrian Linkages | Canada Line Station |
| Urban Centre T5 (35m) | Waterfront Dyke Trail | Bus Exchange |
| Urban Centre T5 (25m) | Richmond Arts District | |
| Park | Village Centre: No. 3 Road & Beckwith Road Intersection | |
| Park - Configuration & location to be determined | | |

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

| Specific Land Use Map: Bridgeport Village – Detailed Transect Descriptions | | |
|--|--|--|
| Land Use Map Designation | Permitted Uses | Maximum Average Net Development Site Density |
| General Urban (T4) | | |
| <p>For Area A: Residential prohibited.</p> <ul style="list-style-type: none"> Overlay: <ol style="list-style-type: none"> Industrial Reserve – “Industry-Only”. <p>For Area B: Residential prohibited.</p> <ul style="list-style-type: none"> Overlay: <ol style="list-style-type: none"> Industrial Reserve – “Limited Commercial”. <p>Additional Land Use</p> <p>Considerations for Areas A & B:</p> <ol style="list-style-type: none"> Community Centre (North) – This facility may be situated in Bridgeport, Aberdeen, or Capstan Village; Library Lending Services – This service should be situated within 400 m (1,312 ft.) of Bridgeport Village’s designated Village Centre. | <p>For Area A:</p> <ul style="list-style-type: none"> Light Industry Accessory Use <p>For Area B:</p> <ul style="list-style-type: none"> Light Industry The following uses, provided that such uses are not situated on the ground floor of the building (excluding building entrance lobbies): <ol style="list-style-type: none"> Office; Education (excluding schools offering provincially mandated K-12 programs). The following uses, provided that such uses are not situated more than 50 m (164 ft.) from a property line abutting Great Canadian Way or Bridgeport Road: <ol style="list-style-type: none"> Hotel; Retail Trade & Services; Restaurant; Neighbourhood Pub; Institutional Use; Recreation; Studio. Community Use (excluding child care) Accessory Uses | <p>For Area A:</p> <ul style="list-style-type: none"> 1.2 <p>For Area B:</p> <ul style="list-style-type: none"> 1.2, provided that: <ol style="list-style-type: none"> the total floor area of non-industrial uses may not exceed that of industrial uses (excluding parking); non-industrial uses do not share a common building entrance with industrial uses (excluding accessory uses). <p>Additional density, where applicable:</p> <ul style="list-style-type: none"> Industrial Reserve – “Limited Commercial”: To be determined on a site specific basis via City development application processes. 1.85, specifically for 9451/9491/9511/9531/9551 Bridgeport Road and 9440/9460/9480 Beckwith Road, provided that the total net floor area of non-industrial uses does not exceed 60% of the net floor area for the entire site. |
| Urban Centre (T5) | | |
| <ul style="list-style-type: none"> Residential prohibited. Overlays: <ol style="list-style-type: none"> Commercial Reserve; Village Centre Bonus; Institution Richmond Arts District RAD); Pedestrian-Oriented Retail Precincts – “High Streets & Linkages”; Pedestrian-Oriented Retail Precincts – “Secondary Retail Streets & Linkages”. <p>Additional Land Use</p> <p>Considerations:</p> <ol style="list-style-type: none"> Community Centre (North) – This facility may be situated in Bridgeport, Aberdeen, or Capstan Village; Library Lending Services – This service should be situated within 400 m (1,312 ft.) of Bridgeport Village’s designated Village Centre. | <ul style="list-style-type: none"> Office Hotel Institutional Use Studio (Studio spaces that provide for a high degree of transparency and public access along fronting streets and open spaces shall be considered to satisfy requirements for retail continuity in Pedestrian-Oriented Retail Precincts.) Accessory Uses <p>Additional uses are permitted north of Bridgeport Road, including:</p> <ul style="list-style-type: none"> Retail Trade & Services Restaurant Entertainment Education (excluding schools offering provincially-mandated kindergarten to grade 12 programs) Neighbourhood Pub Recreation Community Use (excluding child care) | <ul style="list-style-type: none"> 2.0 <p>Additional density, where applicable:</p> <ul style="list-style-type: none"> Institution: To be determined on a site specific basis via City development application processes; Village Centre Bonus: 1.0 for the provision of office uses only. |

Bylaw 8767
2017/09/11

Note: Richmond’s Aircraft Noise Sensitive Development (ANSD) Policy applies (OCP Schedule 1) throughout this Village.