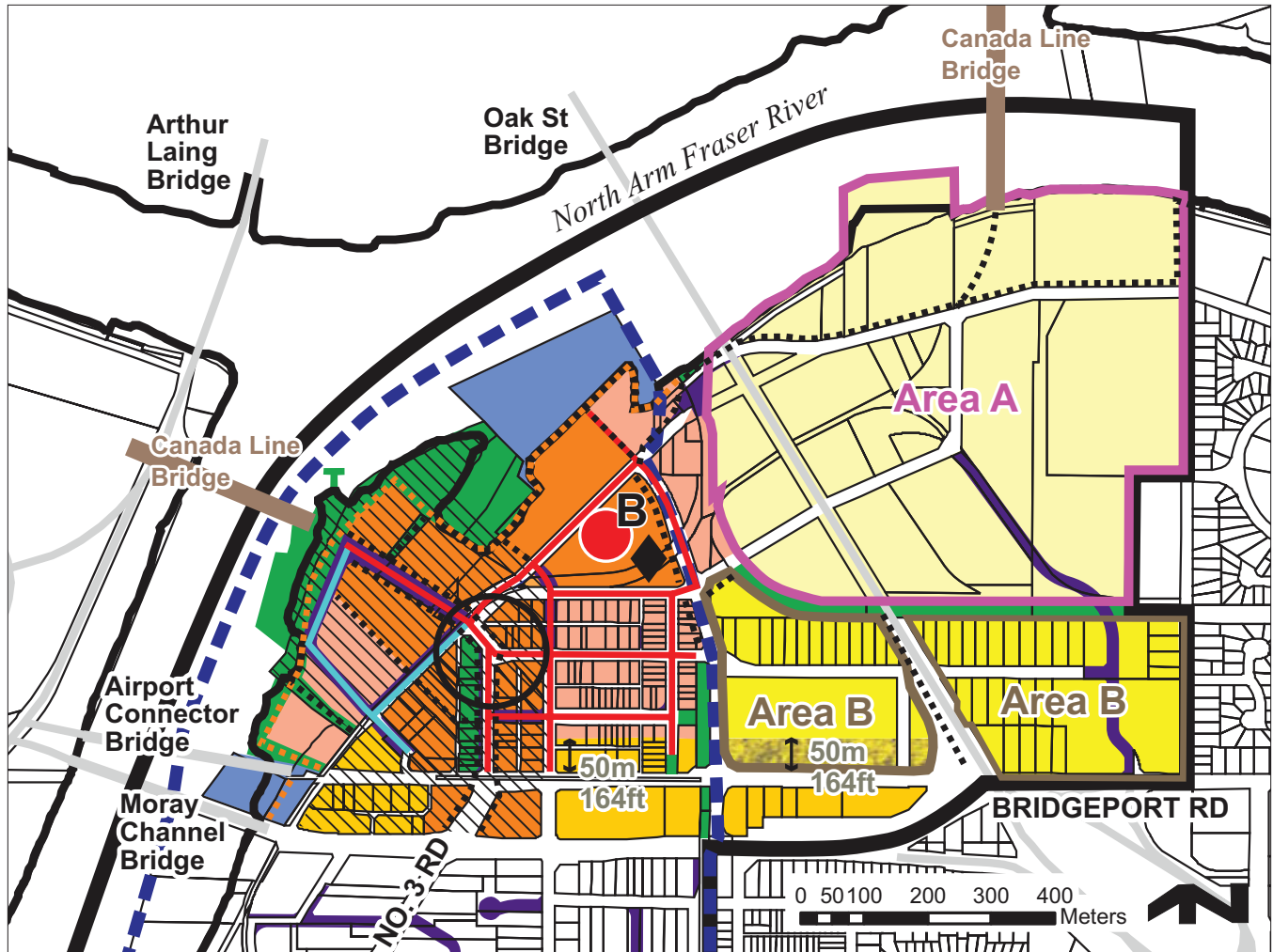


Specific Land Use Map: Bridgeport Village (2031)



	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		

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"> a) Industrial Reserve – “Industry-Only”. <p>For Area B: Residential prohibited.</p> <ul style="list-style-type: none"> • Overlay: <ol style="list-style-type: none"> a) Industrial Reserve – “Limited Commercial”. <p>Additional Land Use</p> <p>Considerations for Areas A & B:</p> <ol style="list-style-type: none"> a) Community Centre (North) – This facility may be situated in Bridgeport, Aberdeen, or Capstan Village; b) 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"> a) Office; b) 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"> a) Hotel; b) Retail Trade & Services; c) Restaurant; d) Neighbourhood Pub; e) Institutional Use; f) Recreation; g) 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"> a) the total floor area of non-industrial uses may not exceed that of industrial uses (excluding parking); b) 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.
Urban Centre (T5)		
<ul style="list-style-type: none"> • Residential prohibited. • Overlays: <ol style="list-style-type: none"> a) Commercial Reserve; b) Village Centre Bonus; c) Institution d) Richmond Arts District RAD); e) Pedestrian-Oriented Retail Precincts – “High Streets & Linkages”; f) Pedestrian-Oriented Retail Precincts – “Secondary Retail Streets & Linkages”. <p>Additional Land Use</p> <p>Considerations:</p> <ol style="list-style-type: none"> a) Community Centre (North) – This facility may be situated in Bridgeport, Aberdeen, or Capstan Village; b) 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.

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