



To: Planning Committee  
From: Wayne Craig  
Director, Development

Date: June 14, 2019  
File: ZT 19-861140

Re: **Application by Fairchild Developments Ltd. for a Zoning Text Amendment to the “Residential Mixed Use Commercial (ZMU9) - Aberdeen Village (City Centre)” Zone to Allow “Retail, Second Hand” as a Permitted Use at 4151 Hazelbridge Way**

**Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10055, for at Zoning Text Amendment to the “Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre)” zone to allow “Retail, Second Hand” as a permitted use at 4151 Hazelbridge Way, be introduced and given First Reading.

Wayne Craig  
Director, Development  
(604-247-4625)

WC:jr  
Att. 3

<b>REPORT CONCURRENCE</b>
CONCURRENCE OF GENERAL MANAGER

## Staff Report

### Origin

Fairchild Developments Ltd. has applied to the City of Richmond for the permission to amend the “Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre)” zone to allow “Retail, Second Hand” as a permitted use at 4151 Hazelbridge Way. A location map and aerial photo is provided in Attachment 1.

### Findings of Fact

A Development Application Data Sheet providing details about the proposal is provided in Attachment 2.

### Subject Site

The subject site is occupied by Aberdeen Centre, which contains a large mall, 119 residential units, and the parkade for both Aberdeen Centre and Aberdeen Square. The mall includes a variety of retail, restaurant, and service uses. The applicant wishes to diversify the tenant mix to include businesses dealing in the resale of consignment and second hand goods.

No changes to the exterior of the building are proposed through this application.

### Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the North: A vacant property zoned “Auto-Oriented Commercial (CA)”, a commercial building on a property split zoned “Auto-Oriented Commercial (CA)” and “Industrial Retail (IR1)”, and a mixed-use commercial and hotel building on a property zoned “Hotel Commercial (ZC1) – Aberdeen Village (City Centre)”.
- To the South: Commercial buildings on properties zoned “Auto-Oriented Commercial (CA)” and “Auto-Oriented Commercial (ZC7) – Aberdeen Village (City Centre)”, and single-family dwellings on properties zoned “Single Detached (RS1/E)”.
- To the East: Single-family dwellings on properties zoned “Single Detached (RS1/E)”. There is a surface parking lot in operation on two of the properties through a Temporary Commercial Use Permit, which was issued by Council on May 15, 2017 (TU 17-763604).
- To the West: Commercial buildings on properties zoned “Auto-Oriented Commercial (CA)”, a commercial and office building on a property zoned “High Rise Office Commercial (ZC27) – Aberdeen Village (City Centre)”, and the Aberdeen Canada Line Station.

## **Related Policies & Studies**

### Official Community Plan/City Centre Area Plan

The Official Community Plan (OCP) includes two land use designations for the subject site. The portion of the site occupied by Aberdeen Centre, where the Zoning Text Amendment is proposed, is designated “Commercial.” This designation provides for retail, restaurant, office, business, personal service, arts, culture, recreational, entertainment, institutional, hospitality and hotel accommodation. The proposal to add “Retail, Second Hand” as a permitted use is consistent with this land use designation.

The City Centre Area Plan land use designation for the subject site is “Urban Centre T5”, which provides for office, hotel, retail, restaurant, entertainment, commercial education, neighbourhood pub, institutional, recreation, studio, and community uses. The proposal is consistent with this land use designation.

## **Public Consultation**

A Zoning Text Amendment sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant First Reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

## **Analysis**

### Proposed Zoning Text Amendment

The applicant proposes to add “Retail, Second Hand” as a permitted use in the “Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre)”, which is a site specific zone arising from the redevelopment of Aberdeen Centre (RZ 96-017656). This zone has been applied to only two properties in the city: 4151 Hazelbridge Way, which contains Aberdeen Centre; and 4000 No. 3 Road, which contains Aberdeen Square. The proposal to add “Retail, Second Hand” as a permitted use would apply to 4151 Hazelbridge Way only.

The “Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre)” zone was created upon the adoption of Richmond Zoning Bylaw 8500, and was previously referenced as the “Comprehensive Development District (CD/86)” zone in Richmond Zoning Bylaw 5300. At the time the CD/86 zone was adopted, “Retail, Second Hand” was not a defined land use in the zoning bylaw. “Second Hand Retail” was therefore captured under the wider definition of “Retail Trade & Services” and would have been permitted outright.

Under Richmond Zoning Bylaw 8500, “Retail, Second Hand” is a permitted use in the “Auto-Oriented Commercial (CA)” zone, which is one of the standard commercial zones found

throughout the city. “Retail, Second Hand” is also permitted in many site specific zones. A summary of all site specific commercial and mixed-use zones is provided in Attachment 3.

The proposal to add “Retail, Second Hand” as a permitted use in the site specific zone would be generally consistent with other commercial and mixed-use zones in the City Centre.

### Business Licensing

The retail sale of second hand goods is subject to the regulations contained in Richmond Business Regulation Bylaw No. 7538, unless the business deals in the retail or wholesaling of used property limited to antiques, books, papers, magazines, vinyl records, long-playing records, clothing, footwear, costume jewellery, knickknacks, furniture, and/or housewares such as dishes, pots, pans, utensils, and cutlery.

Business licensing staff have reviewed the application and have no issue with the proposal to add “Retail, Second Hand” as a permitted use at 4151 Hazelbridge Way.

### Transportation and Site Access

The parking requirements identified in Richmond Zoning Bylaw 8500 are the same for “Retail, General”, “Retail, Convenience”, and “Retail, Second Hand.” As such there should be no impact to the required parking on site as a result of adding “Retail, Second Hand” as a permitted use in the zone.

### **Financial Impact**

None.

### **Conclusion**

The purpose of this application is to amend the “Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre)” zone to allow “Retail, Second Hand” as a permitted use at 4151 Hazelbridge Way.

The proposed Zoning Text Amendment is consistent with the land use designation and applicable policies contained within the Official Community Plan (OCP) for the subject site.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10055 be introduced and given First Reading.



Jordan Rockerbie  
Planning Technician  
(604-276-4092)

JR:blg

June 14, 2019

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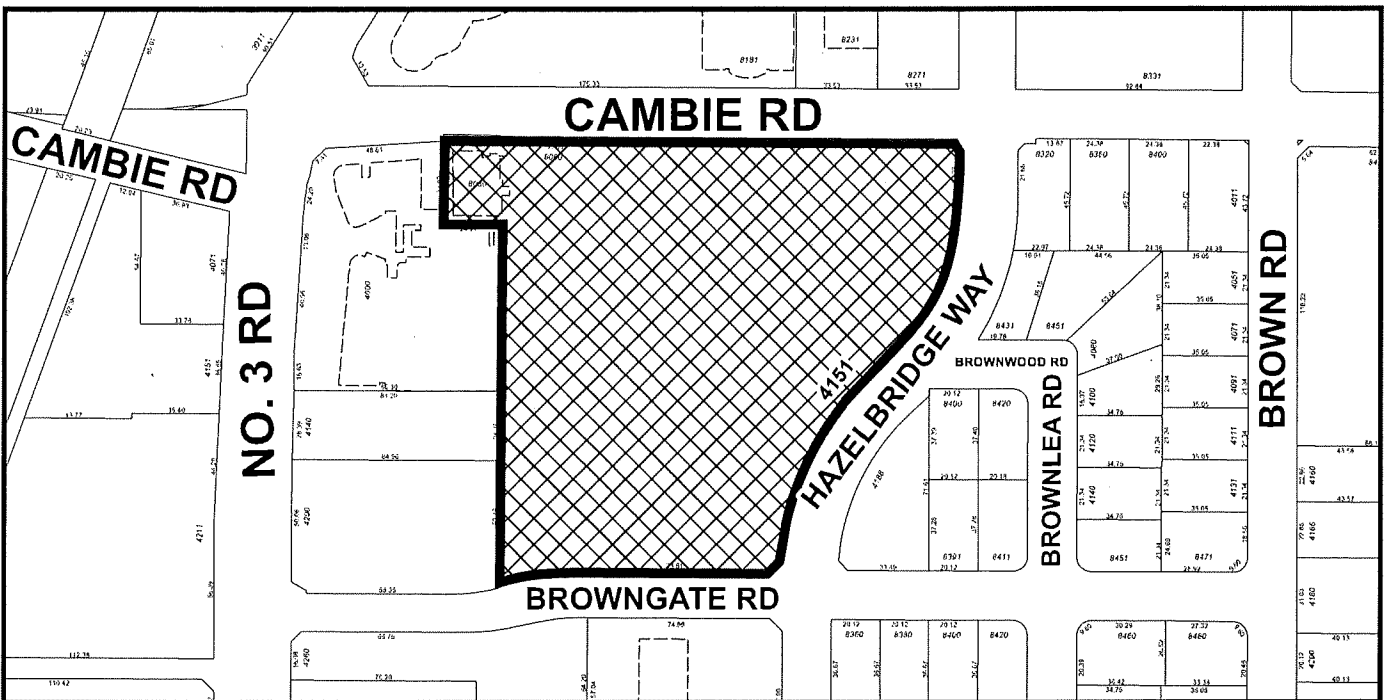
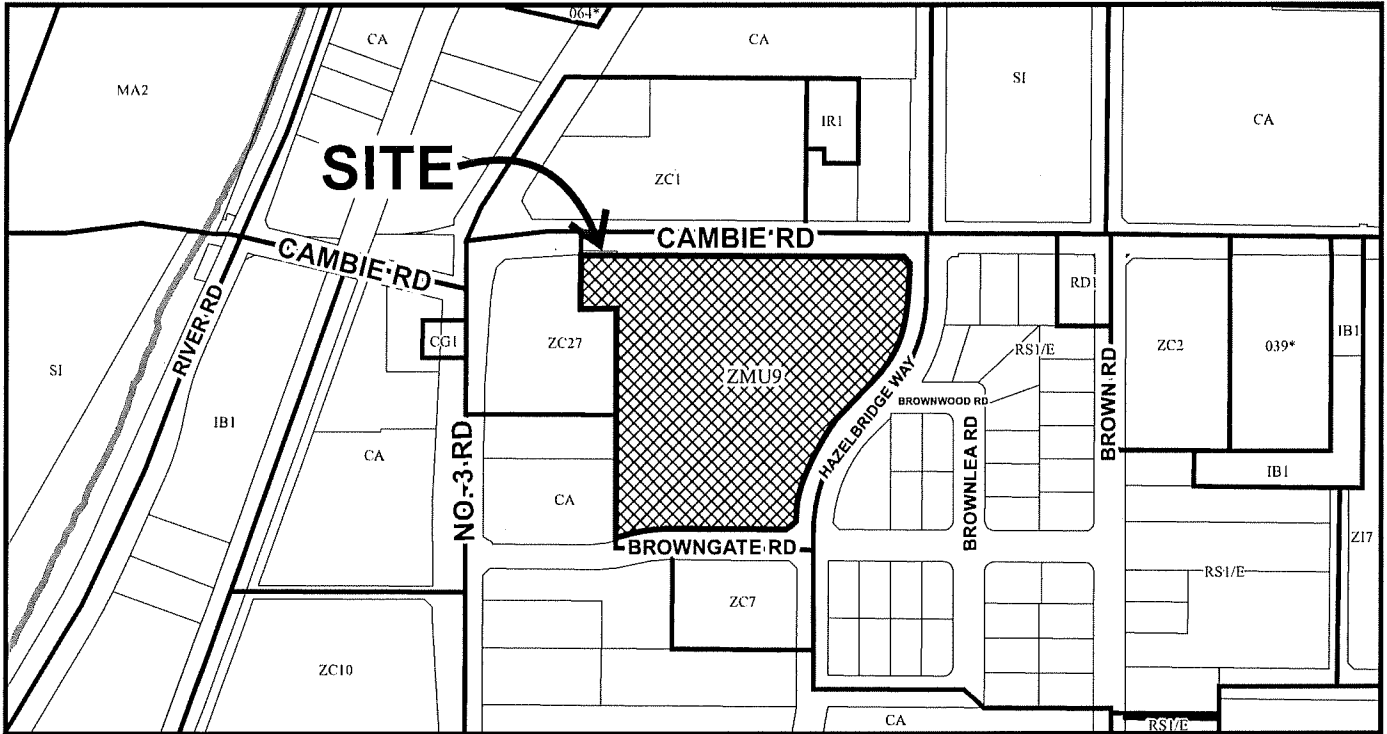
Attachment 1: Location Map and Aerial Photo

Attachment 2: Development Application Data Sheet

Attachment 3: Summary of Site Specific Commercial and Mixed-Use Zones



City of  
Richmond



ZT 19-861140

Original Date: 05/30/19

Revision Date:

Note: Dimensions are in METRES



City of  
Richmond



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PLN - 111



**ZT 19-861140**

**Attachment 2**

Address: 4151 Hazelbridge Way

Applicant: Fairchild Developments Ltd.

Planning Area(s): City Centre Area Plan – Aberdeen Village

	<b>Existing</b>	<b>Proposed</b>
<b>Owner:</b>	Fairchild Development Ltd.	No change
<b>Site Size (m<sup>2</sup>):</b>	27,854 m <sup>2</sup>	No change
<b>Permitted Land Uses:</b>	Amusement centre Animal grooming Child care Education, commercial Entertainment, spectator Government service Health service, minor Hotel Housing, apartment Liquor primary establishment Manufacturing, custom indoor Neighbourhood public house Office Parking, non-accessory Private club Recreation, indoor Religious assembly Restaurant Retail, convenience Retail, general Service, business support Service, financial Service, household repair Service, Personal & Confidential Studio Transportation depot Vehicle sale/rental Veterinary service	Addition of "Retail, second hand" as a permitted additional use at 4151 Hazelbridge Way, only
<b>Secondary Land Uses:</b>	Boarding and lodging Community care facility, minor Home business Residential security/operator unit	No change
<b>OCP Designation:</b>	Commercial, Mixed-Use	No change
<b>Area Plan Designation:</b>	Urban Centre T5	No change
<b>Zoning:</b>	Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre)	No change



## Site Specific Commercial and Mixed-Use Zones

Zone	Permitted Uses	
	Retail, General	Retail, Second Hand
Hotel Commercial (ZC1) – Aberdeen Village (City Centre)	Yes	No
Funeral Home Commercial (ZC2) – Aberdeen Village (City Centre)	Yes	No
Neighbourhood Commercial (ZC3) – Broadmoor	Yes	No
Retail Commercial (ZC4) – Brighthouse Village (City Centre)	Yes	No
Personal Services Commercial (ZC5) – Brighthouse Village (City Centre)	No	No
Industrial Community Commercial (ZC6) – Ironwood Area	Yes	No
Auto-Oriented Commercial (ZC7) – Aberdeen Village (City Centre)	Yes	No
Office Commercial (ZC8) – Lansdowne Village (City Centre)	Yes	No
Office Commercial (ZC9) – Lansdowne Village (City Centre)	Yes	No
Auto-Oriented Commercial (ZC10) – Airport and Aberdeen Village	Yes	No
Office Commercial (ZC11) – Brighthouse Village (City Centre)	No	No
Gas Station Commercial (ZC12) – Bridgeport Road and Ironwood Area	No	No
Community Commercial (ZC13) – Terra Nova	Yes	No
Community Commercial (ZC14) – Blundell Road	Yes	No
Gas Station Commercial (ZC15) – Broadmoor and Ironwood Area	No	No
Hotel Commercial (ZC16) – Capstan Village (City Centre)	Yes	No
Casino Hotel Commercial (ZC17) – Bridgeport Village (City Centre)	Yes	No
Gas and Service Station Commercial (ZC18) – Brighthouse Village (City Centre)	No	No
Neighbourhood Commercial (ZC19) – Shellmont Area	Yes	No
Gas Station Commercial (ZC20) – McLennan Area (East Richmond)	No	No
Steveston Maritime (ZC21)	No	No
Auto-Oriented Commercial (ZC22) – Aberdeen Village (City Centre)	Yes	No
Neighbourhood Commercial (ZC23) – East Cambie Area	Yes	No
Gas Station Commercial (ZC24) – Bridgeport Village (City Centre)	No	No
Gas Station Commercial (ZC25) – Bridgeport Area	No	No
Auto-Oriented Commercial and Pub (ZC26) – Ironwood Area	Yes	Yes
High Rise Office Commercial (ZC27) – Aberdeen Village (City	Yes	No

Centre)		
Vehicle Sales Commercial (ZC28) – Ironwood Area	No	No
Neighbourhood Commercial (ZC32) – West Cambie Area	Yes	Yes
High Rise Office Commercial (ZC33) – City Centre	Yes	Yes
Auto-Oriented Commercial (ZC22) – Aberdeen Village (City Centre)	Yes	No
Car Wash & Service Station (ZC35) – Bridgeport	No	No
Neighbourhood Commercial (ZC36) – Steveston	Yes	No
Office Commercial (ZC37) – Blundell **LUC**	No	No
Office Commercial (ZC38) – Broadmoor **LUC**	No	No
Auto-Oriented Commercial (ZC40) – No. 3 Road (City Centre) **LUC**	Yes	No
Vehicle Sales Commercial (ZC41) – No. 3 Road (City Centre) **LUC**	No	No
Restaurant Commercial (ZC42) – Alderbridge Way (City Centre) **LUC**	No	No
Commercial (ZC43) – Bridgeport Road (City Centre) **LUC**	Yes	No
Office Commercial (ZC46) – Lansdowne Village (City Centre) **LUC**	Yes	No
Office (ZC47) – Brighthouse Village (City Centre) **LUC**	No	No
Downtown Commercial (ZMU1) – Brighthouse Village (City Centre)	Yes	No
Residential/ Limited Commercial (ZMU2) – St. Albans Sub-Area (City Centre)	Yes	No
High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)	Yes	Yes
Residential/Hotel (ZMU5) – Capstan Village (City Centre) Residential/Limited Commercial (ZMU3) – North McLennan (City Centre)	Yes	No
Residential/Limited Commercial (ZMU6) – St. Albans Sub Area (City Centre)	Yes	No
Downtown Commercial (ZMU7) – Brighthouse Village (City Centre)	Yes	No
Commercial Mixed Use (ZMU8) London Landing (Steveston)	Yes	No
Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre)	Yes	No
Steveston Commercial and Pub (ZMU10)	Yes	Yes
Steveston Commercial (ZMU11)	Yes	Yes
Steveston Maritime Mixed Use (ZMU12)	No	No
Commercial Mixed Use (ZMU13) – London Landing (Steveston)	Yes	No
Commercial/Mixed Use (ZMU14) – London Landing (Steveston)	Yes	No
Downtown Commercial and Community Centre/University (ZMU15) – Lansdowne Village (City Centre)	Yes	No
Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4	Yes	No

Road (Bridgeport)		
Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)	Yes	Yes
Commercial Mixed Use (ZMU19) – Broadmoor	Yes	No
Commercial Mixed Use (ZMU20) – London Landing (Steveston)	Yes	No
Commercial Mixed Use (ZMU21) – Terra Nova	Yes	No
Commercial Mixed Use (ZMU22) – Steveston Commercial	Yes	No
Residential/Limited Commercial (ZMU23) – Alexandra Neighbourhood (West Cambie)	Yes	No
Commercial Mixed Use (ZMU24) – London Landing (Steveston)	Yes	No
Residential / Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) – Capstan Village (City Centre)	Yes	Yes
Commercial Mixed Use (ZMU26) – Steveston Village	Yes	Yes
Residential / Limited Commercial (ZMU28) – Alexandra Neighbourhood (West Cambie)	No	No
Residential/Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)	Yes	No
Residential / Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)	Yes	Yes
Commercial Mixed Use (ZMU32) – Steveston Village	Yes	Yes
Commercial Mixed Use (ZMU33) – Steveston Village	Yes	Yes
High Density Mixed Use (ZMU34) – Lansdowne Village (City Centre)	Yes	Yes
High Density Mixed Use and ECD Hub (ZMU37) – Brighthouse Village (City Centre)	Yes	Yes
High Density Mixed Use (ZMU39) – Brighthouse Village (City Centre)	Yes	Yes

Summary		
Zones permitting:	Number	Percentage
“Retail, general” but not “Retail, second hand”	40	55%
“Retail, general” and “Retail, second hand”	15	21%
Neither “Retail, general” nor “Retail, second hand”	18	25%
<b>Total:</b>	<b>73</b>	<b>100%</b>



Richmond Zoning Bylaw 8500
Amendment Bylaw 10055 (ZT 19-861140)
4151 Hazelbridge Way

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 20.9 [Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre)] by:

a) Adding Additional Uses (Section 20.9.2.B) and renumbering previous section accordingly and inserting the following text into the Additional Uses (Section 20.9.2.B):

“Retail, second hand”

b) Inserting the following as new Section 20.9.11.4, and renumbering the remaining sections accordingly:

“4. Retail, second hand shall only be permitted on the following listed sites:

- a) 4151 Hazelbridge Way
P.I.D. 025-530-372
Lot A Section 33 Block 5 North Range 6 West New Westminster
District Plan BCP1379 Except Air Space Plan BCP34029 and Plan EPP27353

2. This Bylaw may be cited as “Richmond Zoning Bylaw 8500, Amendment Bylaw 10055”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

Five horizontal lines for signature or date entry.



MAYOR

CORPORATE OFFICER