



To: Planning Committee

Date: May 20, 2026

From: Wayne Craig
General Manager, Planning and Development

File: ZT 25-022777

Re: **Application by Bridgeport East BT Holdings Ltd. for a Zoning Text Amendment to the “Light Industrial, Office and Hotel (ZI10) – Bridgeport Village (City Centre)” Zone to Add “Health Service, Minor” as a Permitted Use at Unit 105 - 2777 Jow Street**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10766, for a Zoning Text Amendment to the “Light Industrial, Office and Hotel (ZI10) – Bridgeport Village (City Centre)” zone to add “Health service, minor” as a permitted use at Unit 105 - 2777 Jow Street, be introduced and given first reading.

Executive Summary

This application seeks permission to amend the existing zoning applicable to Unit 105 - 2777 Jow Street to add “Health service, minor” as a permitted principal use to allow for a medical imaging centre to operate in a ground-floor unit.

The applicant has demonstrated that the ground-floor location is functionally necessary due to the size, weight and servicing requirements of the imaging equipment. The proposal would not create additional parking demand beyond what was previously approved, would introduce specialized employment opportunities, and support complementary medical and professional services in the area. The proposal is consistent with the Official Community Plan and City Centre Area Plan.

Origin

Bridgeport East BT Holdings Ltd. has applied, on behalf of Beckwith One BT Holdings Ltd. (Mailin Chan), Bridgeport East BT Holdings Ltd. (Mailin Chan) and Bridgeport West BT Holdings Ltd. (Mailin Chan), to amend the “Light Industrial, Office and Hotel (ZI10) – Bridgeport Village (City Centre)” zone to add “Health service, minor” as a permitted use in Unit 105 - 2777 Jow Street. A location map and aerial photo of the subject site are provided in Attachment 1.

This application is to enable a medical imaging center to operate in Unit 105, which is located on the ground floor of the existing mixed-use building at 2777 Jow Street (Attachment 2).

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 3.

Existing Site Context and Surrounding Development

The subject site currently contains a 12-storey mixed-use business centre, which is the first phase of a three-phase mixed-use development, approved in 2017, consisting of a business building and two hotel buildings. The ground floor of the business building has a floor-to-ceiling height of 4.5 m, designed to accommodate light industrial uses, while the upper 11 storeys are designed as office space.

Existing development immediately surrounding the subject site is as follows:

To the North: Single-family residential lots zoned “Single Detached (RS1/F)” and one lot currently zoned “Auto-Oriented Commercial (CA)”. This area is designated Industrial Reserve – “Limited Commercial” under the City Centre Area Plan (CCAP). A Development Permit (DP) application to develop a two-storey office building at 9471 Beckwith Road (DP 22-013332) under the current CA zone has been received and is currently on hold at the request of the applicant.

To the South: At 2888 and 2899 Jow Street, the second and third phases of the three-phase mixed-use development mentioned above. Two hotel buildings are currently under construction (DP 18-825006).

To the East: A vacant site at 9520 Beckwith Road, which is being rezoned to “Light Industrial and Office (ZI19) – Bridgeport Village (City Centre)” under RZ 18-821103 to allow for the development of a seven-storey light industrial and office building. The associated Rezoning Bylaw 9931 received third reading on June 17, 2019. The (DP 18-829207) was endorsed by the DP Panel on May 29, 2024.

To the West: Single-family residential lots zoned “Single Detached (RS1/F)” and designated Industrial Reserve – “Limited Commercial” under the CCAP.

Legal Encumbrances

There are a number of legal agreements registered on the Title, which were registered at the time of the approvals for the existing development. The applicant's lawyer has provided a Title summary and has confirmed that the proposed amendment is not materially impacted by the existing charges. Staff have reviewed the Title summary and agree with the findings.

Related Policies & Studies

Official Community Plan/Bridgeport Area Plan (Bridgeport Village)

The Official Community Plan, Schedule 1 (OCP) land use designation for the subject site is “Mixed Employment”. The Bridgeport Village Specific Land Use Map in the City Centre Area Plan (CCAP) designates the subject site as “General Urban T4 (25m): Area B”, which permits “light industry” and complementary uses, including “community uses” (Attachment 4). “Community uses” include institutions, facilities and other spaces that contribute to community equity and resilience, such as health care services.

This application for a Zoning Text Amendment to permit “Health service, minor” use in a portion of the ground floor is generally consistent with the land use designations and policies of the OCP.

Aircraft Noise Sensitive Development Policy

The OCP’s Aircraft Noise Sensitive Development (ANSD) Policy applies to the subject site, which is located within the “Aircraft Noise Area (Area 1A)” in which all aircraft noise-sensitive land uses are prohibited. This Zoning Text Amendment application to add “Health service, minor” as a permitted use in the ZI10 zone at Unit 105 - 2777 Jow Street is consistent with the ANSD Policy.

An aircraft noise covenant was registered on Title in 2017 when the site was rezoned to allow the existing development.

Ministry of Transportation & Transit Approval

As the subject property is located within 800 m of an intersection of a Provincial Limited Access Highway and a City road, this redevelopment proposal was referred to the Ministry of Transportation and Transit (MOTT). The applicant is required to secure final approval from MOTT prior to final adoption of the zoning text amendment bylaw.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. A flood indemnity covenant was registered on Title in 2017 when the site was rezoned to allow the existing development.

Public Consultation

In accordance with the City’s Early Public Notification Policy No. 1316, notice of the development proposal was provided to residents within 100 metres of the subject site.

In addition, a rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the zoning text amendment application in response to the early public notification or placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant first reading to the zoning text amendment 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* and the City's *Zoning Bylaw 8500*.

Analysis

This proposal seeks to add "Health service, minor" as a permitted use in the ZI10 zone in order to permit a medical imaging centre to operate on the ground floor of the existing mixed-use building at Unit 105 – 2777 Jow Street. The ground floor of the subject site is restricted to 'Industrial, General' as the principal use. As Unit 105 comprises more than 50 per cent of the ground floor's total leasable area, any use within this unit must qualify as a permitted principal use. Consequently, this Zoning Text Amendment is required to include 'Health Service, Minor' as a principal use on the ground floor to accommodate the proposed medical imaging center. The proposed medical imaging centre will offer non-Medical Service Plan (MSP) diagnostic services, including advanced modalities such as Magnetic Resonance Imaging (MRI) and Computed Tomography (CT). The proposed medical imaging centre will be situated within a mixed industrial and office building that houses various established medical services.

Technical and Structural Requirements

While "Health Services, minor" is permitted on the upper floors in this mixed-use building, the applicant has confirmed that the proposed imaging centre must be located on the ground floor due to significant structural and engineering requirements. Heavy diagnostic equipment, such as the MRI magnet (7,000 kg) and CT gantry (2,500 kg), requires the weight-bearing capacity of a ground-floor slab. Service elevators cannot accommodate the dimensions or extreme weight of these systems, making upper-floor delivery and maintenance impossible.

Unit 105 also provides the necessary ceiling heights and efficient access to essential HVAC, plumbing, and electrical systems. Its proximity to the primary electrical room and simplified exterior venting make it the only technically feasible space for these renovations.

Alternative Site Analysis

The applicant has evaluated several alternative locations; however, current market inventory consists primarily of smaller, upper-floor units. The applicant has indicated that they have been unable to find any available ground-floor office space of sufficient size (4,000–5,000 ft²). The subject site meets the project's space requirements and their specialized structural and access needs.

Parking and Transportation

Adding "Health Service, Minor" as a permitted use within Unit 105 is not anticipated to result in any increase in on-site parking demand. The existing on-site parking is sufficient to meet Zoning

Bylaw requirements Eleven parking stalls in front of Unit 105 will be reserved for use of the proposed medical imaging center, and additional shared visitor parking stalls are available at grade on Jow Street.

Economic Impact and Employment

The operator intends to hire an initial staff of 10 to 15 employees, including radiologists, technologists, administrative personnel and patient service coordinators. This shift toward high-value employment supports the Mixed Employment and Industrial – Limited Commercial land use designations by diversifying the local employment base within a traditional light industrial precinct.

This proposal is consistent with the overall vision and goals of the OCP and CCAP (Bridgeport Village) to enhance regional employment opportunities through industrial and mixed office developments and a limited range of support services.

Should the proposed Zoning Text Amendment be approved, all uses defined under 'Health service, minor' (such as medical and dental offices, health clinics, physiotherapy and counselling services, etc.) would be permitted to operate within Unit 105 – 2777 Jow Street. All currently permitted general industrial uses would remain unaffected and continue to be allowed.

Site Servicing and Frontage Improvements

Since the site has already recently been redeveloped to current City standards, there are no site servicing concerns or frontage improvements required as part of this Zoning Text Amendment application.

Budgetary Implications

None.

Conclusion

This Zoning Text Amendment application to amend the ZI10 zone to add “Health service, minor” as a permitted use in Unit 105 – 2777 Jow Street to enable a medical imaging centre complies with the land use designation and applicable policies contained within the OCP for the subject site.

The brief list of Rezoning Considerations is included in Attachment 5, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10766, be introduced and given first reading.

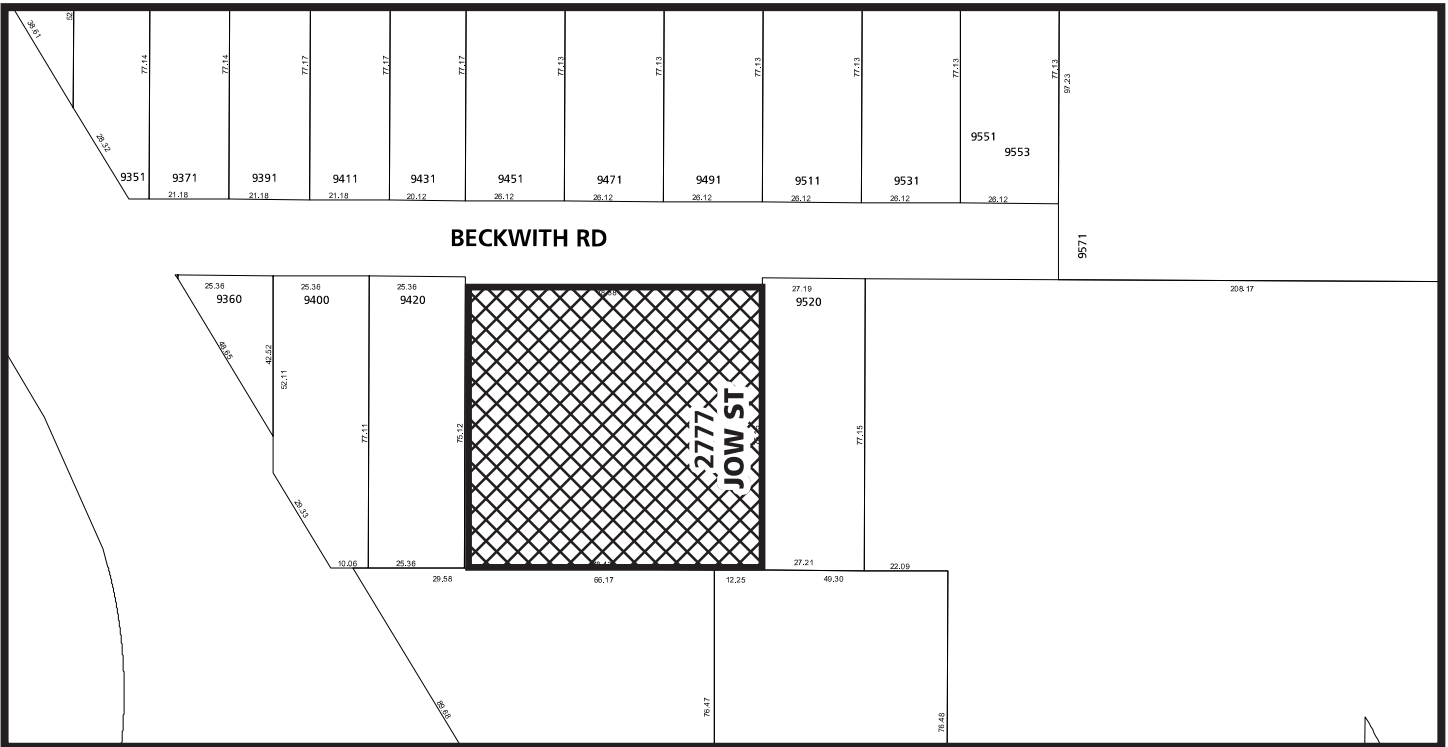
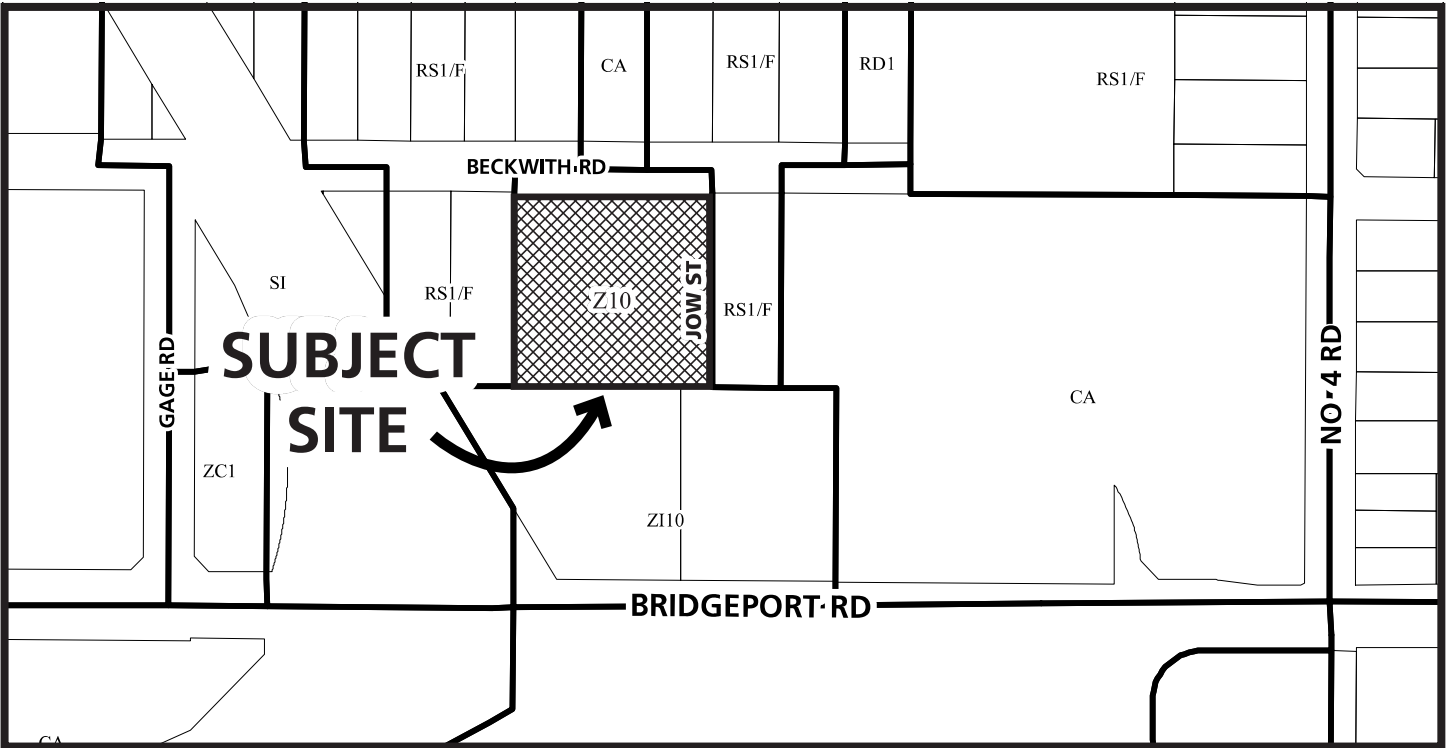
Respectfully submitted,

Joshua Reis, Director, Development

Report Contributors

This report was prepared by Edwin Lee, Planner 2, Development Applications

- Att. 1: Location Map/Aerial Photo
 2: Context plan showing the location of the proposed medical imaging centre
 3: Development Application Data Sheet
 4: Bridgeport Area Plan Land Use Map
 5: Rezoning Considerations



ZT 25-022777

Original Date: 09/08/25
Revision Date:

Note: Dimensions are in METRES



City of Richmond



ZT 25-022777

Original Date: 09/08/25
Revision Date:

Note: Dimensions are in METRES

COMPANYSITE
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REV.	DESCRIPTION	DATE

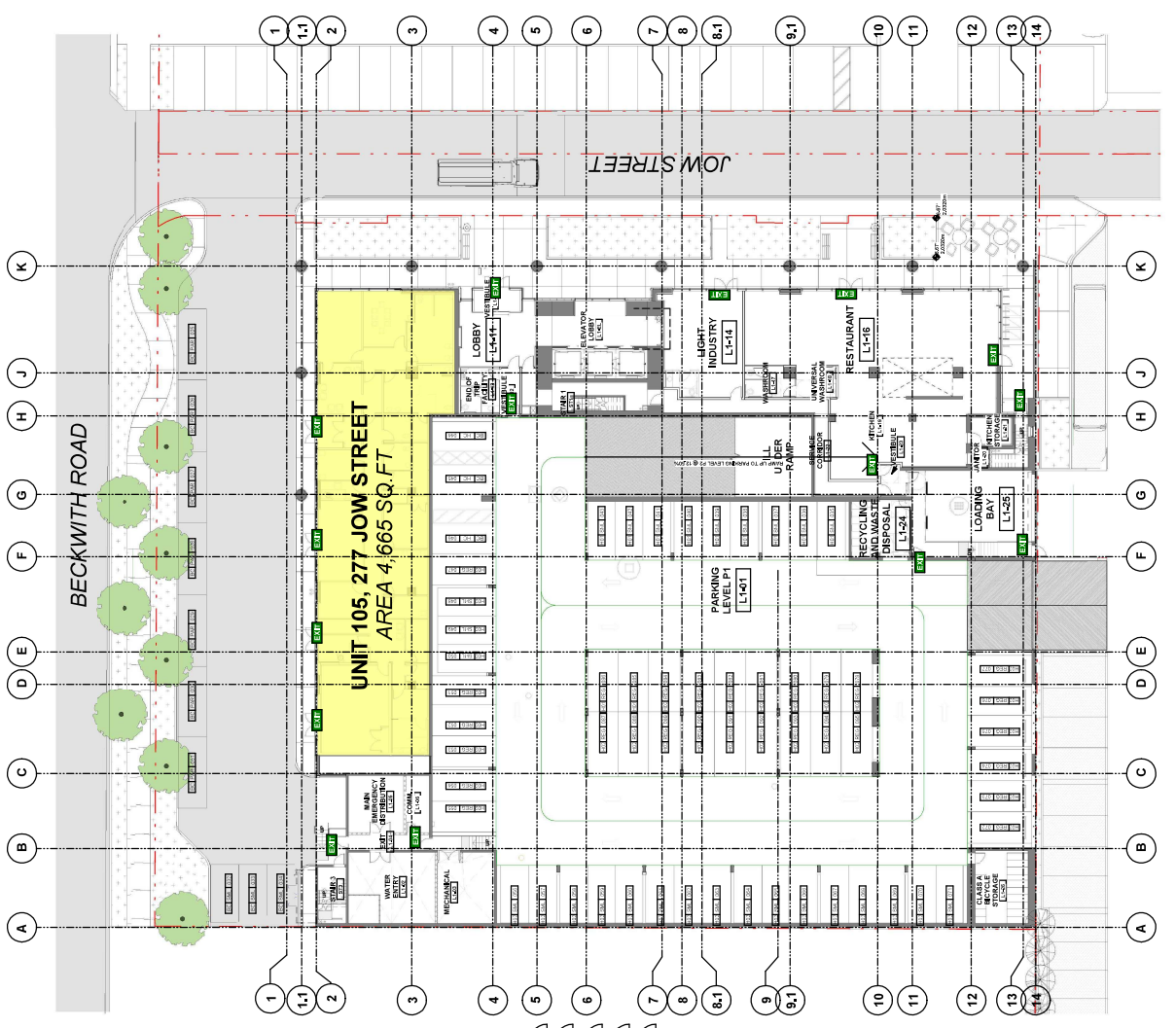


DESIGN ARCHITECT
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 1205 West Pender Street + Suite 100
 Vancouver, BC V6E 4R7, Canada
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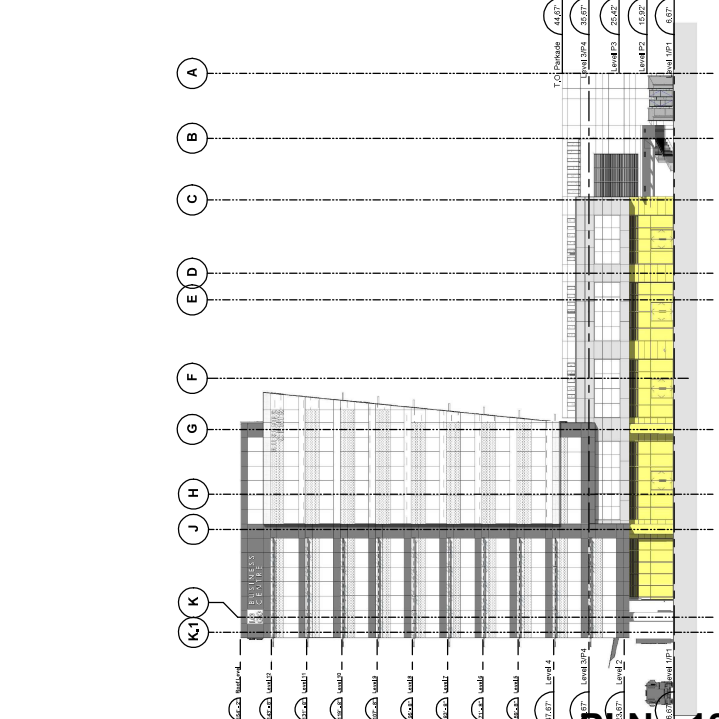
PROJECT
BUSINESS CENTRE-T1
 UNIT 105, 277 JOW ST
 RICHMOND, BC

PROJECT NO.	113810
DRAWN BY:	
CHECKED BY:	
PROJECT MGR.	
DESIGNER	
APPROVED BY:	
APPROVER	

SHEET NUMBER
A-T1-02
 ISSUE



1 GROUND FLOOR PLAN
 1/16" = 1'-0"



2 North Elevation
 1" = 20'-0"

COMPLETION: The drawings have been prepared solely for the intended use. The user is responsible for ensuring that the drawings are used in accordance with the intended use. The user is responsible for ensuring that the drawings are used in accordance with the intended use. The user is responsible for ensuring that the drawings are used in accordance with the intended use.

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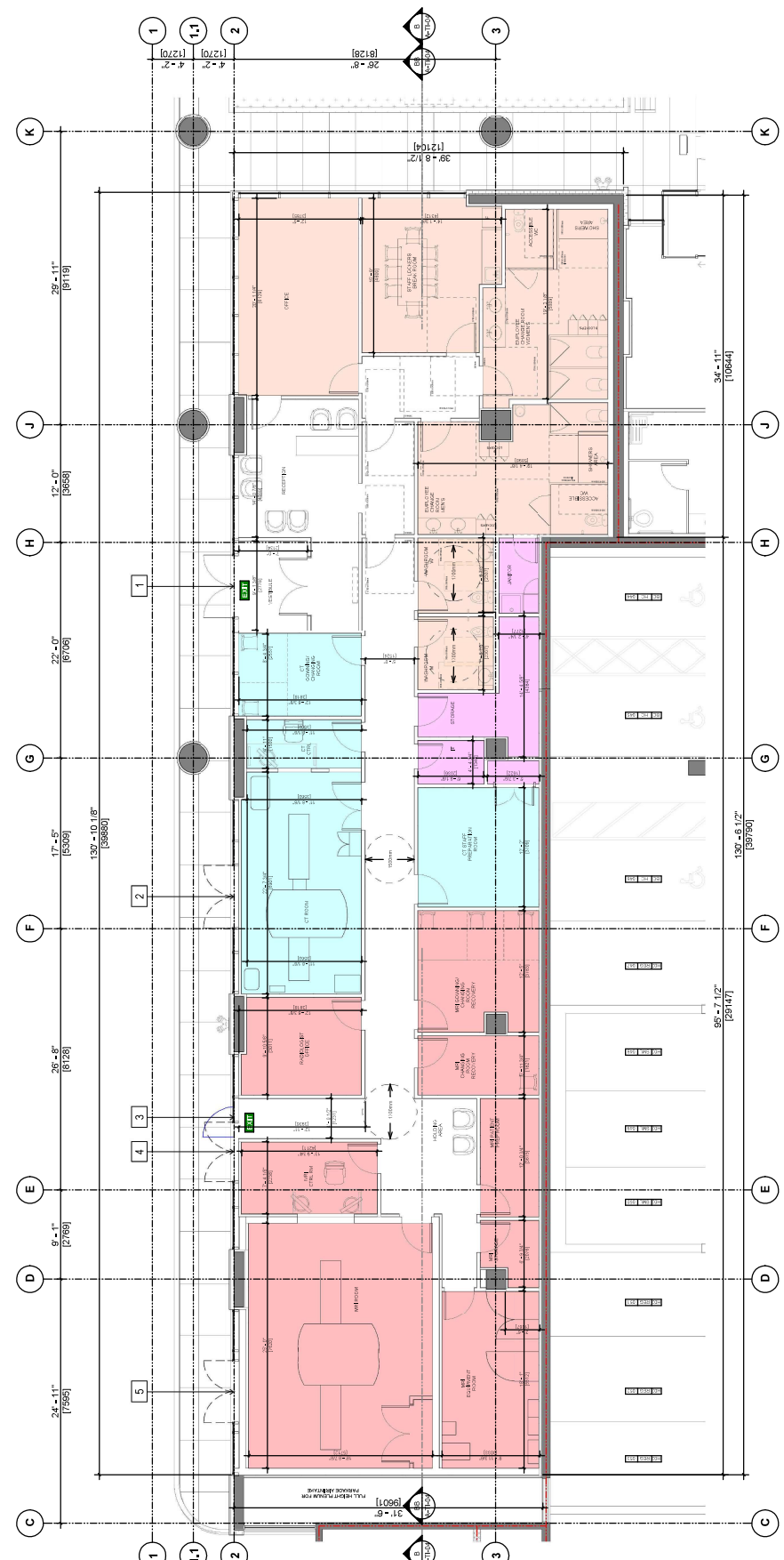


DESIGN ARCHITECT
ARCADIS
 PRIME CONSULTANT
 1205 West Pender Street + Suite 100
 Richmond, BC V6X 3E7, Canada
 www.arcadis.com

PROJECT
BUSINESS CENTRE - TI
 UNIT 105, 277, 301/ST
 RICHMOND, BC

PROJECT NO.
 113810
 DRAWN BY:
 PROJECT MGR:
 DESIGNER:
 APPROVED BY:
 APPROVER:

SHEET TITLE
FLOOR PLAN ENLARGED
 SHEET NUMBER
A-TI-03
 ISSUE



Level 1
 3/16" = 1'-0"

- NOTES:**
- 1 - MAIN ENTRANCE DOOR TO BE RETAINED, VESTIBULE TO BE ADDED
 - 2 - GLAZED DOUBLE DOOR TO BE PERMANENTLY CLOSED
 - 3 - GLAZED EGRESS DOOR TO BE ADDED REMOVE FIXED EFFECTED GLAZING
 - 4 - GLAZED DOUBLE DOOR TO BE REMOVED AND REPLACED WITH FIXED GLAZING
 - 5 - GLAZED DOUBLE DOOR TO BE PERMANENTLY CLOSED

LEGEND:

[Light Blue Box]	ADMIN AND COMMON AREAS
[Light Red Box]	MRI
[Light Green Box]	CT
[Light Purple Box]	STORAGE IT / JANITOR

NOTES:

- 1 - MAIN ENTRANCE DOOR TO BE RETAINED, VESTIBULE TO BE ADDED
- 2 - GLAZED DOUBLE DOOR TO BE PERMANENTLY CLOSED
- 3 - GLAZED EGRESS DOOR TO BE ADDED REMOVE FIXED EFFECTED GLAZING
- 4 - GLAZED DOUBLE DOOR TO BE REMOVED AND REPLACED WITH FIXED GLAZING
- 5 - GLAZED DOUBLE DOOR TO BE PERMANENTLY CLOSED
- 6 - PROPOSED SIGNAGE



COMPLIANCE:
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REV.	DESCRIPTION	DATE



DESIGN ARCHITECT

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PROJECT
BUSINESS CENTRE -TI
 UNIT 105, 277, 281 ST
 RICHMOND, BC

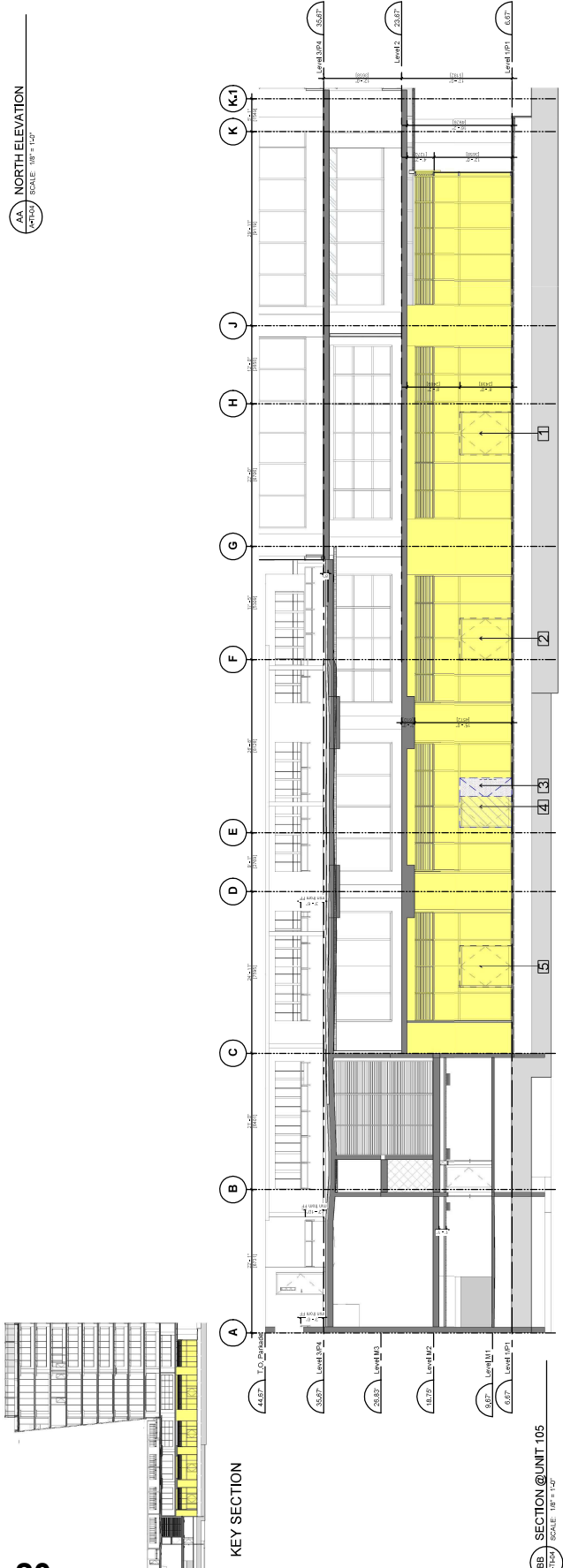
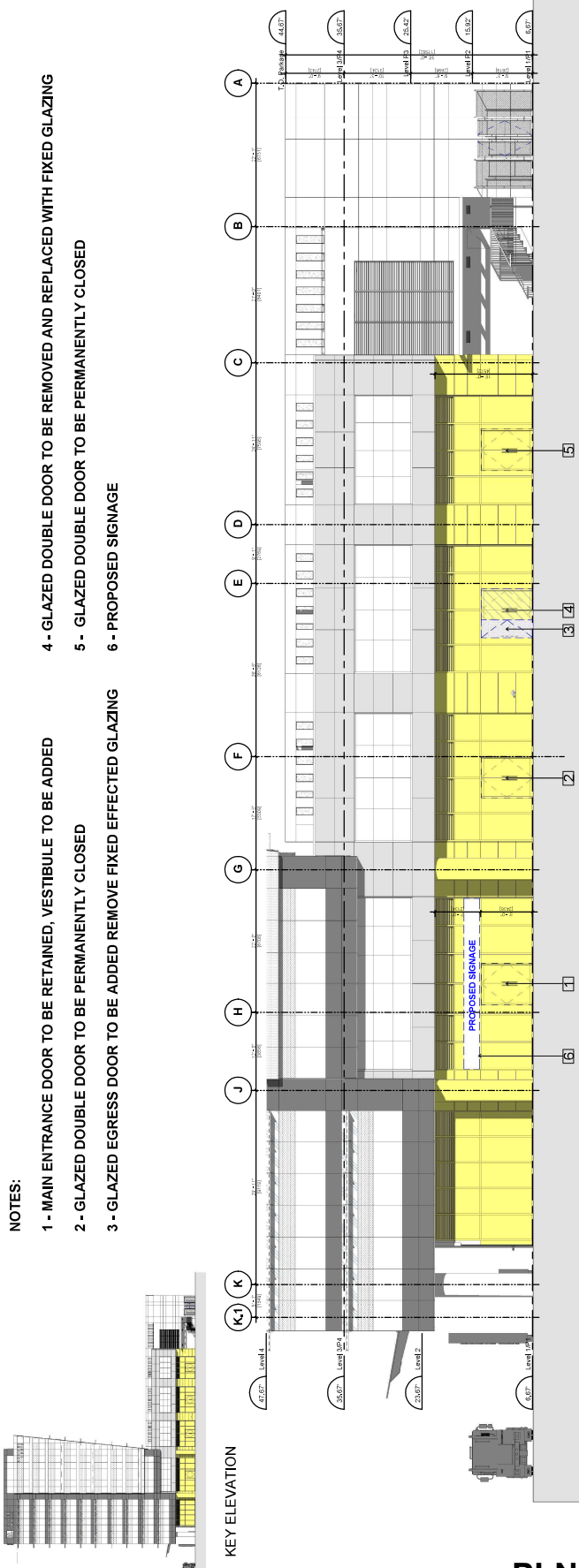
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 1113810

DRAWN BY:
 PROJECT MGR:
 DESIGNER:
 APPROVED BY:
 APPROVER:

SHEET TITLE
SECTIONS AND ELEVATIONS

SHEET NUMBER
A-TI-04

ISSUE





ZT 25-022777

Attachment 3

Address: Unit 105 - 2777 Jow Street (Strata Lot 1, Strata Plan EPS9314)

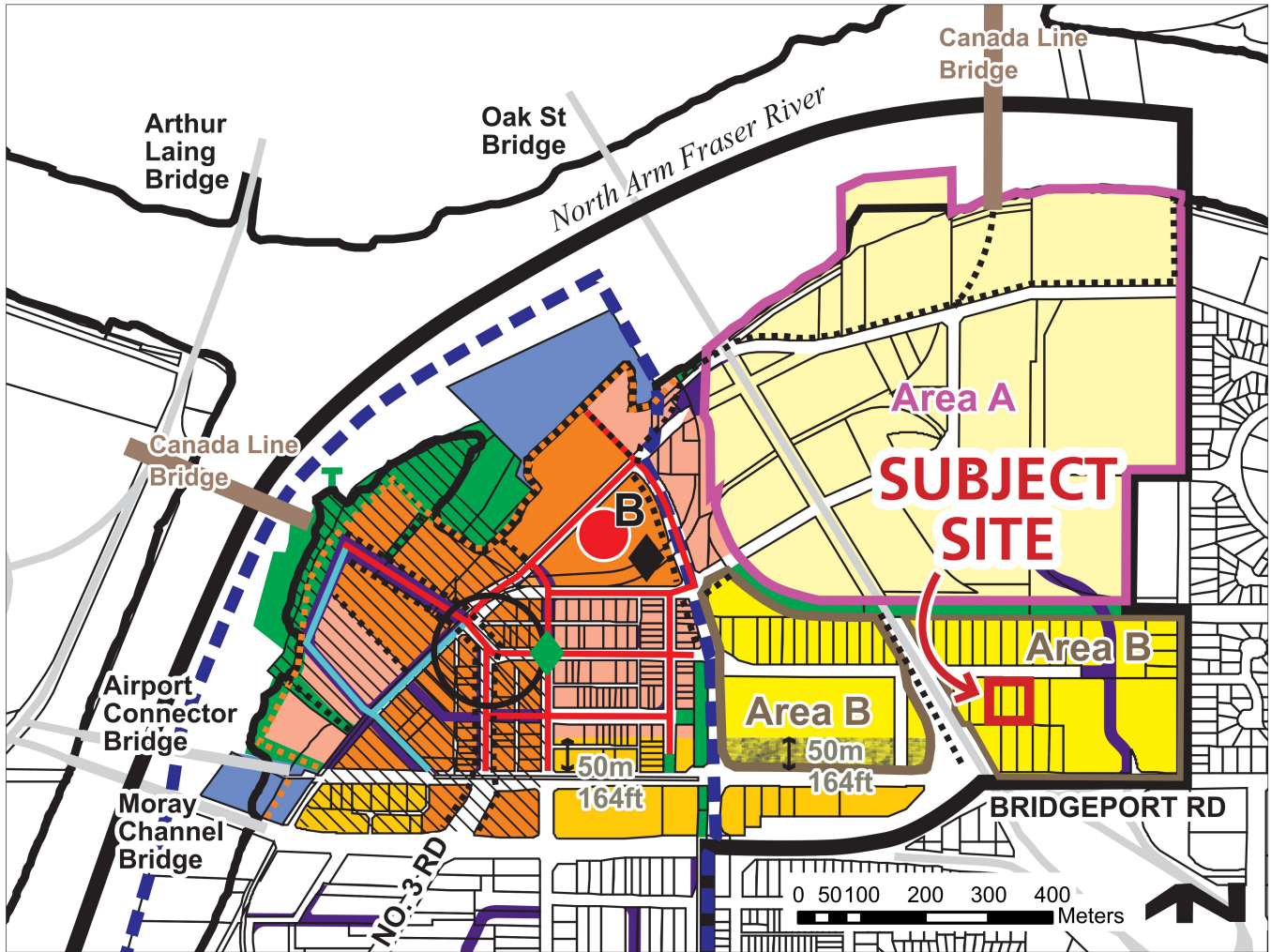
Applicant: Bridgeport East BT Holdings Ltd.

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

	Existing	Proposed
Owner:	Beckwith One BT Holdings Ltd., Bridgeport East BT Holdings Ltd., and Bridgeport West BT Holdings Ltd. (Director: Mailin Chan)	No Change
Unit Size (m²):	Approximately 419 m ²	No change
OCP Designation:	Mixed Employment	No change
Area Plan Designation:	Industrial Reserve-Limited Commercial	No change
Zoning:	Light Industrial, Office and Hotel (ZI10) – Bridgeport Village (City Centre)	No change
Health service, minor	Not permitted on the ground floor as a principal use	To be permitted in Unit 105 – 2777 Jow Street

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.



City of Richmond

Rezoning Considerations
Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: Unit 105 - 2777 Jow Street

File No.: ZT 25-022777

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10766, the developer is required to complete the following:

1. **(MOTT Approval)** Provincial Ministry of Transportation & Transit Approval.
2. **(Fees - Notices)** Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

Note:

- 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.

[Signed copy on file]

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 10766 (ZT 25-022777)
2777 Jow Street

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 23.10 [Light Industrial, Office and Hotel (ZI10) – Bridgeport Village (City Centre)] as follows:

a) by repealing Section 23.10.3 and replacing it with:

23.10.3 A. Secondary Uses

- manufacturing, custom indoor
• education, commercial
• entertainment, spectator
• recreation, indoor
• restaurant
• retail, convenience
• retail, general
• service, personal
• studio
• veterinary clinic

23.10.3 B. Additional Uses

- health services, minor

b) inserting new sections in Section 23.10.11[Other Regulations] as follows, and renumbering the remaining section accordingly:

4. Health Service, minor is only permitted as a secondary use.

5. Notwithstanding Section 23.10.11.3 and 23.10.11.4, health service, minor is permitted on the following lot as a principal use:

Unit 105 – 2777 Jow Street
(PID 032-005-792)
Strata Lot 1 Section 22 Block 5 North Range 6 West New Westminster
District Strata Plan EPS9314.

2. This Bylaw may be cited as “Richmond Zoning Bylaw 8500, Amendment Bylaw 10766”.

FIRST READING

Table with 2 rows: CITY OF RICHMOND APPROVED by EL; APPROVED by Director or Solicitor JR

PUBLIC HEARING

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND
TRANSIT SATISFIED

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER