

## **Report to Committee**

To: Planning Committee

Date: November 17, 2025

From:

Joshua Reis

File: ZT 25-007646

Director, Development

Re: Application by Peter Liu for a

Application by Peter Liu for a Zoning Text Amendment to the "Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)" Zone to Add

"Health Service, Minor" as a Permitted Use at Unit 2005 - 10011 River Drive

### **Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10726, for a Zoning Text Amendment to the "Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)" zone to add "Health service, minor" as a permitted use at Unit 2005 - 10011 River Drive, be introduced and given first reading.

Joshua Reis

Director, Development

John Hir

(604-247-4625)

JR:cl Att. 5

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

#### Staff Report

### Origin

Peter Liu has applied on behalf of 663904 B.C. Ltd. (Yu Li), to amend the "Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)" zone to add "Health service, minor" as a permitted use in Unit 2005 - 10011 River Drive. A location map and aerial photo of the subject site are provided in Attachment 1.

This application is to enable a dental office to operate in Unit 2005, which is located on the entire second floor of the non-residential portion of the existing mixed-use building at 10011 River Drive (Attachment 2). A dental office falls under the definition of "Health service, minor" in Richmond Zoning Bylaw 8500. Since "Health service, minor" is not a permitted use in the ZMU17 zone, this application for a Zoning Text Amendment is required to enable the proposed dental office.

### **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 is located on the north side of River Drive in the Tait neighbourhood of the Bridgeport Planning Area, between No. 4 Road and Shell Road. The subject site currently contains:

- A mixed commercial/office and residential apartment building of up to four storeys along the River Drive frontage;
- A mixed commercial/office and residential amenity building of up to two storeys behind the front building and along the west side of the site; and
- A six-storey residential apartment building in the northeast portion of the site oriented towards the north arm of the Fraser River.

Existing development immediately surrounding the subject site is as follows:

To the North: Is the dike trail segment of the Tait Waterfront Park system which runs along the Fraser River.

To the South: Immediately across River Drive, are lots zoned "Small-Scale Multi-Unit Housing (RSM/L), each containing residential dwellings.

To the East: Is a mix of two to three-storey townhouses and a six-storey residential apartment building on a ZMU17-zoned lot.

To the West: Is Tait Waterfront Park (West) on City-owned property zoned "School & Institutional Use (SI)".

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#### Related Policies & Studies

#### Official Community Plan/Bridgeport Area Plan

The Official Community Plan (OCP) land use designation for the subject site is "Mixed Use" and the Bridgeport Area Plan land use designation is "Residential Mixed-Use (Max. 6 Storey; 1.45)" (Attachment 4). This application for a Zoning Text Amendment to add the "Health service, minor" use to the existing ZMU17 zone is consistent with the land use designations.

## Aircraft Noise Sensitive Development Policy

The OCP's Aircraft Noise Sensitive Development (ANSD) Policy applies to the subject site, which is located within the "High Aircraft Noise Area (Area 2)" in which all aircraft noise sensitive land uses may be considered except for certain scenarios involving new single detached residential developments. This Zoning Text Amendment application to add "Health service, minor" as a permitted use in the ZMU17 zone at Unit 2005 - 10011 River Drive is consistent with the ANSD Policy.

An aircraft noise covenant was registered on Title in 2011 when the site was rezoned to allow the existing development.

#### **Public Consultation**

In accordance with the City's Early Public Notification Policy 1316, notice of this application was provided to residents within 100 metres of the subject site. In addition, a rezoning sign has been installed on the subject property. Aside from one general inquiry about the application, staff have not received any comments from the public about the rezoning application in response to the early public notification or placement of the rezoning information 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* and the City's *Zoning Bylaw 8500*. Prior to final adoption of the zoning text amendment bylaw, the applicant is required to pay the cost associated with mailing the Notices of Public Hearing, consistent with the City's Consolidated Fees Bylaw No. 8636, as amended.

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#### **Analysis**

This proposal is to add "Health service, minor" as permitted use in the ZMU17 zone in order to permit a dental office to operate on the second floor of the existing non-residential portion of the existing mixed-use building at Unit 2005-10011 River Drive.

The existing on-site parking is sufficient to accommodate the proposal, with 11 spaces in the parkade available for employees of the proposed dental office and a total of 17 surface parking spaces available for customers of all non-residential uses on-site.

This proposal is consistent with the overall vision and goals of the Bridgeport Area Plan to enhance the area's livability through the provision of convenient and appropriate local services and with the area-specific objectives to provide a mix of limited commercial and residential land uses on the north side of River Drive between No. 4 Road and Shell Road in the Tait Neighbourhood. On this basis, staff are supportive of this application.

Should the proposed Zoning Text Amendment be approved by City Council, all uses that fall under the definition of "Health service, minor" would be permitted to operate in Unit 2005 – 10011 River Drive (e.g., medical and dental offices, health clinics, physiotherapy clinics, counselling services, etc.).

#### 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.

#### **Financial Impact**

None.

#### Conclusion

This Zoning Text Amendment application to amend the ZMU17 zone to add "Health service, minor" as a permitted use in Unit 2005 - 10011 River Drive to enable a dental office 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).

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On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10726 be introduced and given first reading.

Cynthia Lussier Planner 2 (604-276-4108)

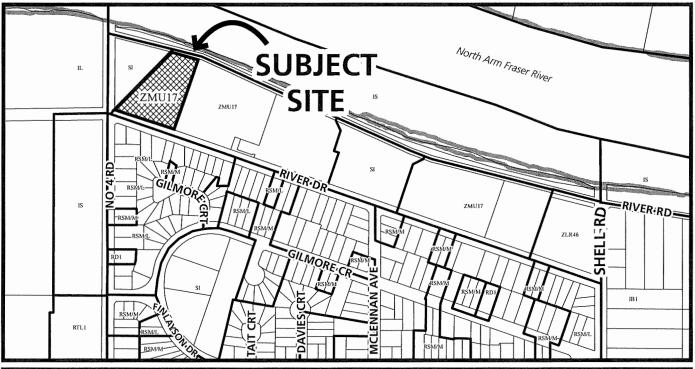
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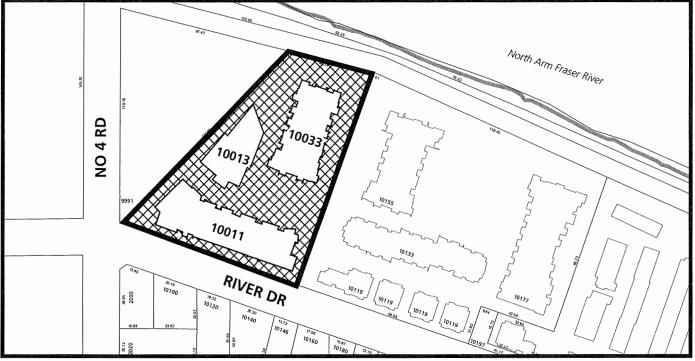
Att.

- 1: Location Map/Aerial Photo
- 2: Context plans showing location of proposed dental office
- 3: Development Application Data Sheet
- 4: Bridgeport Area Plan Land Use Map
- 5: Rezoning Considerations

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ZT 25-007646

Original Date: 9/25/25 Revision Date: 11/17/25

Note: Dimensions are in METRES



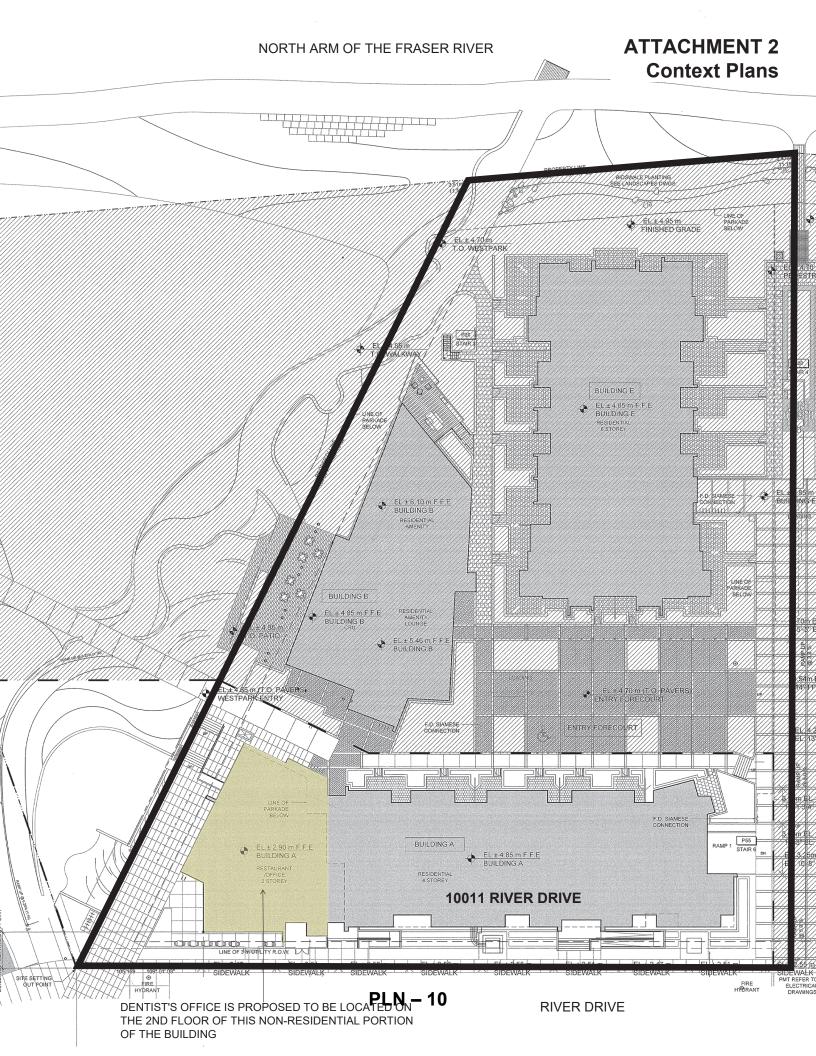


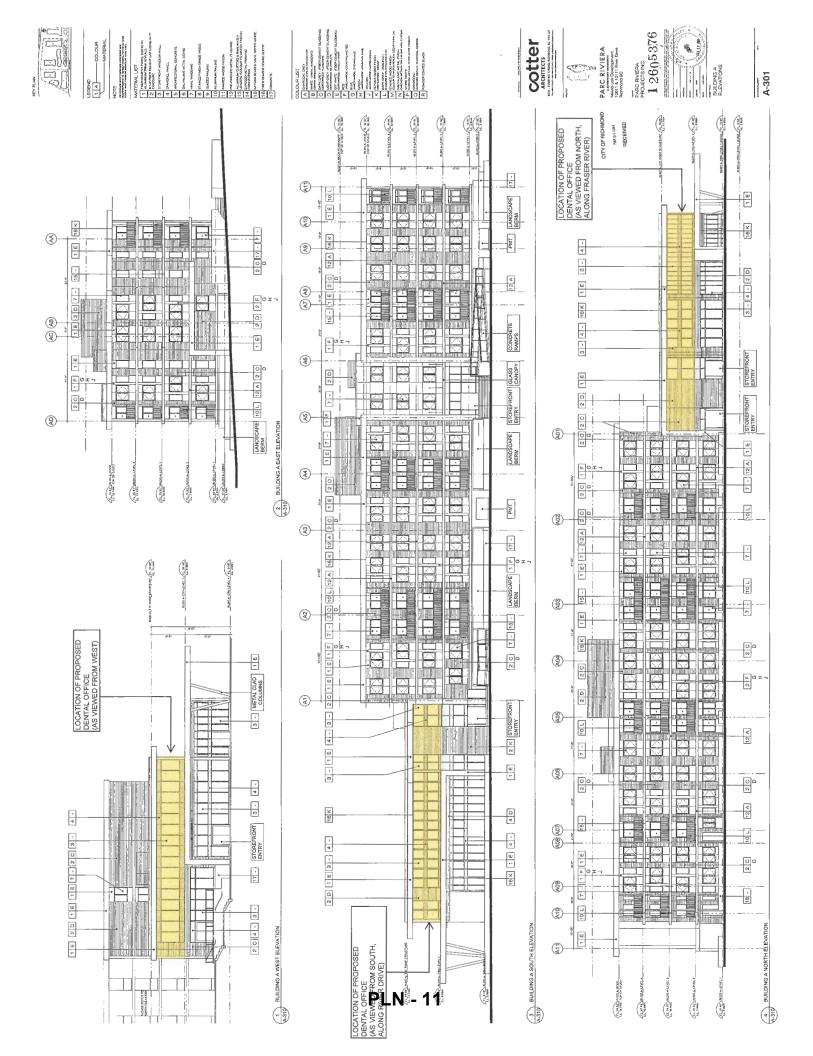


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Original Date: 9/29/25 Revision Date: 11/17/25

Note: Dimensions are in METRES







# **Development Application Data Sheet**

Development Applications Department

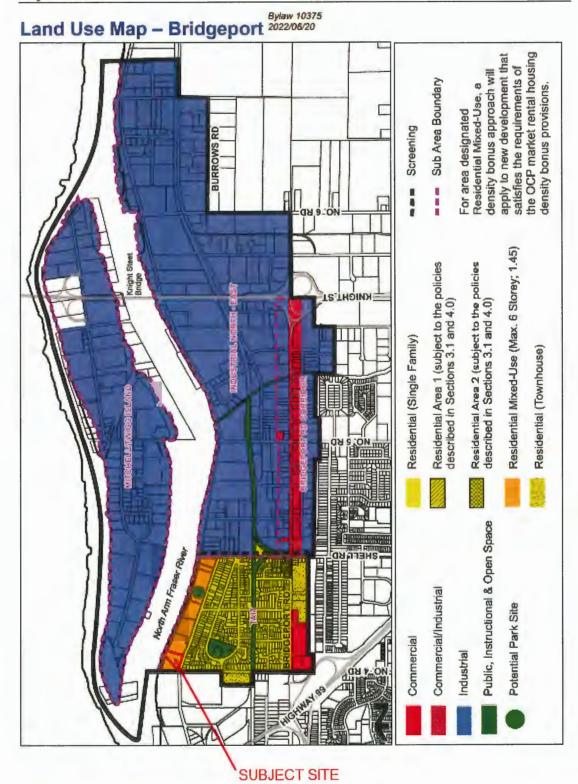
ZT 25-007646

Address: Unit 2005 - 10011 River Drive (Strata Lot 60, Strata Plan EPS2699)

Applicant: Peter Liu

Planning Area(s): Bridgeport

÷.	Existing	Proposed
Owner:	663904 B.C. Ltd. (Director: Yu Li)	No change
Unit Size:	Approximately 520 m <sup>2</sup>	No change
OCP Designation:	Mixed Use	No change
Area Plan Designation:	Residential Mixed-Use (Max. 6 Storey; 1.45	No change
Zoning:	Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)	No change
Health service, minor	Not permitted	To be permitted in Unit 2005 – 10011 River Drive



#### **ATTACHMENT 5**



## **Rezoning Considerations**

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

Address: Unit 2005 - 10011 River Drive File No.: ZT 25-007646

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10726, the applicant is required to complete the following:

1. **(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 concurrence on file]	
Signed	Date



## Richmond Zoning Bylaw 8500 Amendment Bylaw 10726 (ZT 25-007646) 10011 River Drive

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 20.17 [Residential Mixed Use Commercial (ZMU17) River Drive/No. 4 Road (Bridgeport)] by:
  - a) adding "health service, minor" to Section 20.17.2 Permitted Uses, in alphabetical order:
  - b) inserting the following as new Section 20.17.11.2, and renumbering the remaining sections accordingly:
  - "2. A minor health service located in this zone is only permitted on the following lot:

Unit 2005 - 10011 River Drive (PID 029-745-217) Strata Lot 60 Sections 14 and 23 Block 5 North Range 6 West New Westminster District Strata Plan EPS2699."

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10726".

FIRST READING	CITY OF RICHMON  APPROVI
PUBLIC HEARING	by -
SECOND READING	APPROVI by Direct
THIRD READING	
OTHER CONDITIONS SATISFIED	
ADOPTED	
MAYOR	CORPORATE OFFICER