

Motion : Carol Day

## **RENTALS OVER EXISTING SINGLE STOREY COMMERCIAL BUILDINGS**

Require 100% residential rental units over existing single storey commercial buildings upon re-development.

Rational: Single storey commercial buildings such as the original 7Eleven stores at Williams Road and Number 3 road and Steveston Hwy and Number 1 road are currently sitting empty and these locations if redeveloped would be prime sites for residential rental units over commercial stores. In both cases there is commercial and high-density housing across the street.

Where Commercial units already exists and the air space is available rental units above would to help alleviate the housing crisis in Richmond would be another positive step for Richmondites.

Example of residential over commercial



Williams & Number Three Road Condos Over Commercial..





**To:** Planning Committee  
**From:** John Hopkins  
Director, Policy Planning

**Date:** June 3, 2022  
**File:** 08-4045-30-02/Vol 01

**Re: Rental Housing on Commercial Designated Sites**

The purpose of this memo is provide background information regarding a proposed referral for the June 7, 2022 Planning Committee meeting on supporting rental housing on sites that currently have a single storey commercial building.

In the proposed referral motion, reference is made to two properties that previously had a single-storey 7-Eleven retail convenience store. Both properties are zoned Local Commercial (CL) which does not permit residential use with the exception of a caretaker unit as a secondary use. The former 7-Eleven business at No. 1 Road and Steveston Highway is designated Commercial in the Official Community Plan (OCP) which does not allow residential uses whereas the former 7-Eleven business at No. 3 Road and Williams Road is designated Neighbourhood Service Centre in the OCP which does allow residential uses as a secondary use to commercial uses. There are no existing policies that would require residential uses to be rental only.

To allow residential use on a site that is designated Commercial, a Rezoning and OCP amendment would be required. To allow residential use on a site that is designated Neighbourhood Service Centre, a Rezoning would be required.

Within the City Centre, sites that are designated Commercial only in the OCP are located under the YVR flight path which prohibits noise sensitive land uses such as residential. Outside of the City Centre, near existing neighbourhoods and related services, there are small areas of Commercial designated sites typically at Arterial Road street corners, in addition to several Neighbourhood Service Centres land use designations (e.g., Seafair shopping centre, Broadmoor).

Consistent with existing provisions in the OCP Market Rental Housing Policy, staff have been advising redevelopment inquiries on local commercial properties designated Commercial in the OCP that staff would consider an OCP amendment with associated density bonusing to allow mixed commercial/ residential uses, provided the residential component is rental housing. Staff have also been advising that any redevelopment must include ground floor retail to maintain commercial uses on the site which is important from a long-term planning perspective.

June 3, 2022

- 2 -

Existing single-storey commercial buildings do provide an opportunity to secure rental housing provided that the main floor is for commercial uses. This opportunity will be explored further as part of the OCP targeted review to provide clarity on the City's expectations for sites designated Commercial and Neighbourhood Service Centre.

If you have any questions, please contact me directly at 604-276-4279.

A handwritten signature in black ink, appearing to read 'John Hopkins', with a stylized, cursive script.

John Hopkins  
Director, Policy Planning

JH:dn

pc: Wayne Craig, Director Development