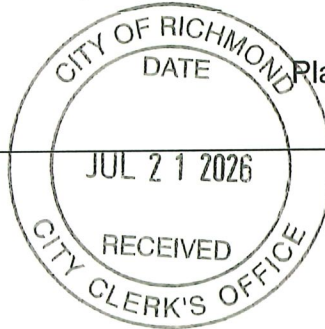


ON TABLE ITEM

Date: July 21, 2026
Meeting: Planning
Item: # 5



City of
Richmond



Memorandum

Planning and Development Division
Development Applications

To: Mayor and Councillors

From: Joshua Reis
Director, Development

Date: July 21, 2026

File: RZ 25-009451

Re: **Application by Jim Pattison Developments for Rezoning at 13131, 13111, 13031, 123391 and 12771 No. 2 Road from the "Light Industrial (IL)" Zone to the "Residential / Limited Commercial (ZMU63) - London Landing (Steveston)" Zone**

This memo clarifies information in the staff report titled *Application by Jim Pattison Developments for Rezoning at 13131, 13111, 13031, 123391 and 12771 No. 2 Road from the "Light Industrial (IL)" Zone to the "Residential / Limited Commercial (ZMU63) - London Landing (Steveston)" Zone*, from the Director, Development dated July 8, 2026, in response to inquiries received around height and the number of storeys of the proposed and surrounding existing developments.

Attachment 9 on Page PLN-467 of the staff report provides a map showing the heights and number of storeys of both the proposed rezoning and the previous rezonings for surrounding buildings. The heights identified in metres are the maximum heights permitted on these properties under their existing zoning permissions. The number of storeys references the typical building form as constructed. Staff would, however, like to acknowledge that 6160 and 6168 London Road have a predominant building form of 4-storeys, despite some elements of 6168 London Road being 5-storeys.

In addition, please find attached materials regarding existing neighbourhood building heights (Attachment 1) and the proposed development's building heights (Attachment 2), which have been provided by the applicant.

If you have any questions, please contact me at 604-247-4625 or jreis@richmond.ca.

Joshua Reis
Director, Development

JR:js

Att. 1: 12771-13131 No 2 Rd – Existing Neighbourhood Building Heights
2: 12771-13131 No 2 Rd – Proposed Building Heights

pc: SMT

PHOTOCOPIED

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12771-13131 No 2 Road, Richmond

A.1 Comparison to Neighbouring Building Heights

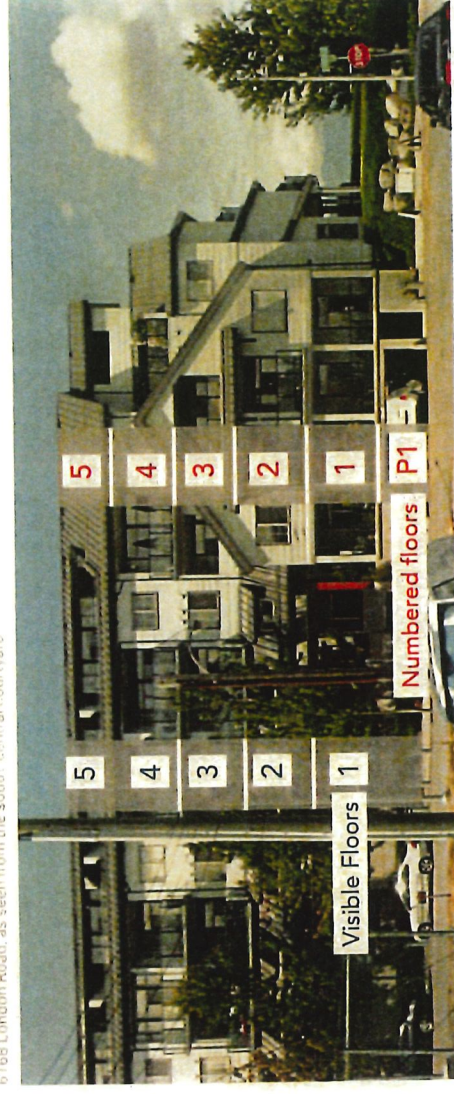
Taller buildings in the London Landing neighbourhood are four to five storeys. The architecture of these buildings is arranged to appear less tall from the street.



6168 London Road, as seen from the south, central courtyard

6168 London Road

In the case of 6168 London Road, over-height retail floors make two floors of height feel like one.



6233 London Road, as seen from the south, at east end

6233 London Road

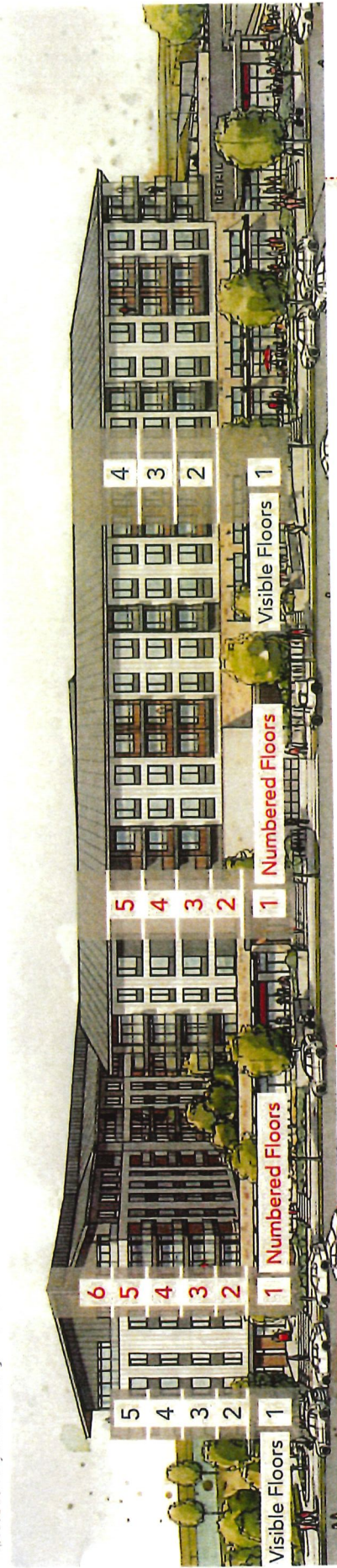
Across the street at 6233 London Road, the top floor is concealed in the peaked roof, helping the building feel shorter from the street.

12771-13131 No 2 Road, Richmond

A.2 Comparison to Neighbouring Building Heights

This proposed development is designed with similar strategies as its neighbours, to feel shorter from the street.

Proposed Building elevation along No. 2 Road with floor annotations

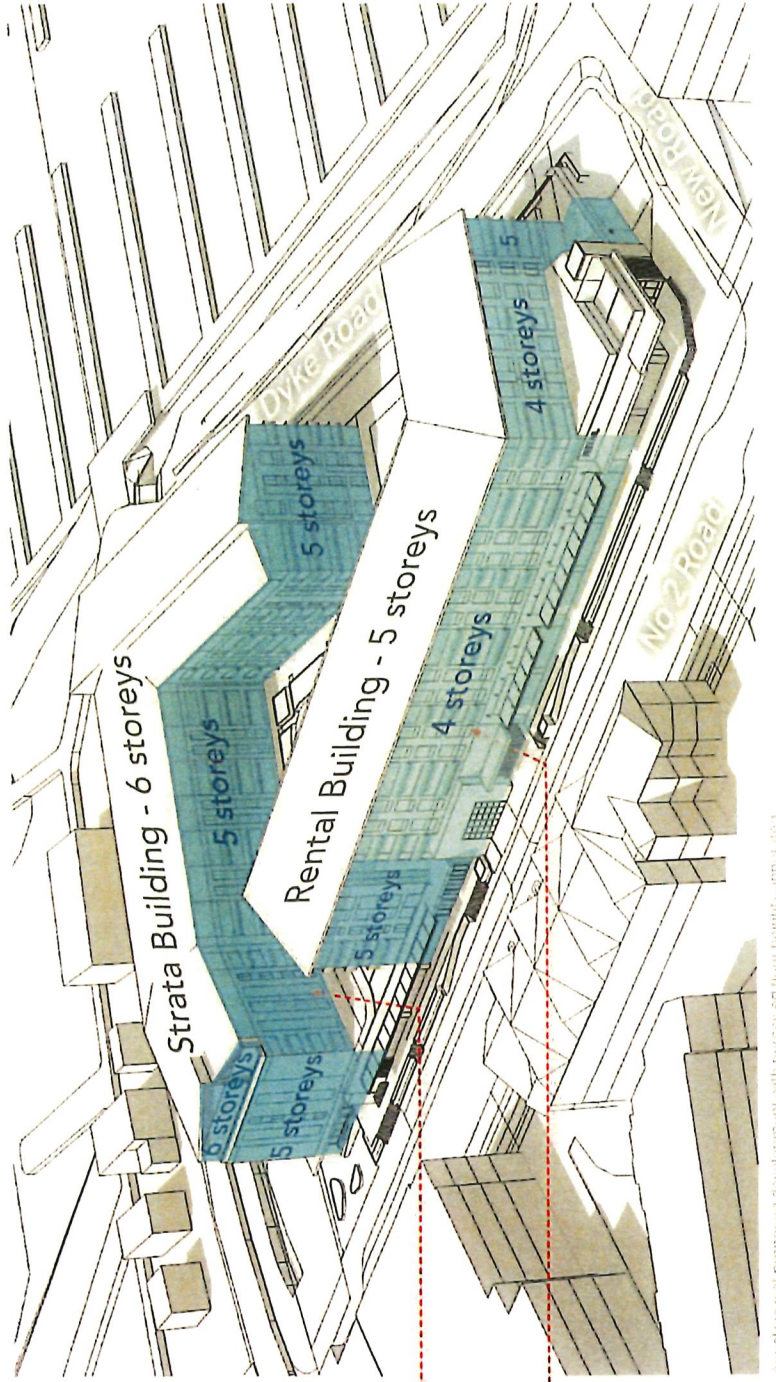


At the south end, the top storey of strata building is set back from No. 2 Road, so it will be perceived as five storeys tall from the street.
This building is only one storey taller than 6233 London Road when compared using the same methodology.

For the North half of the project, the rental building appears as three storeys of apartments over one storey of retail, like 6168 No. 2 Road.

A.3 Comparison to Neighbouring Building Heights

The architecture of this proposal is arranged to feel shorter from the street than a six storey building.



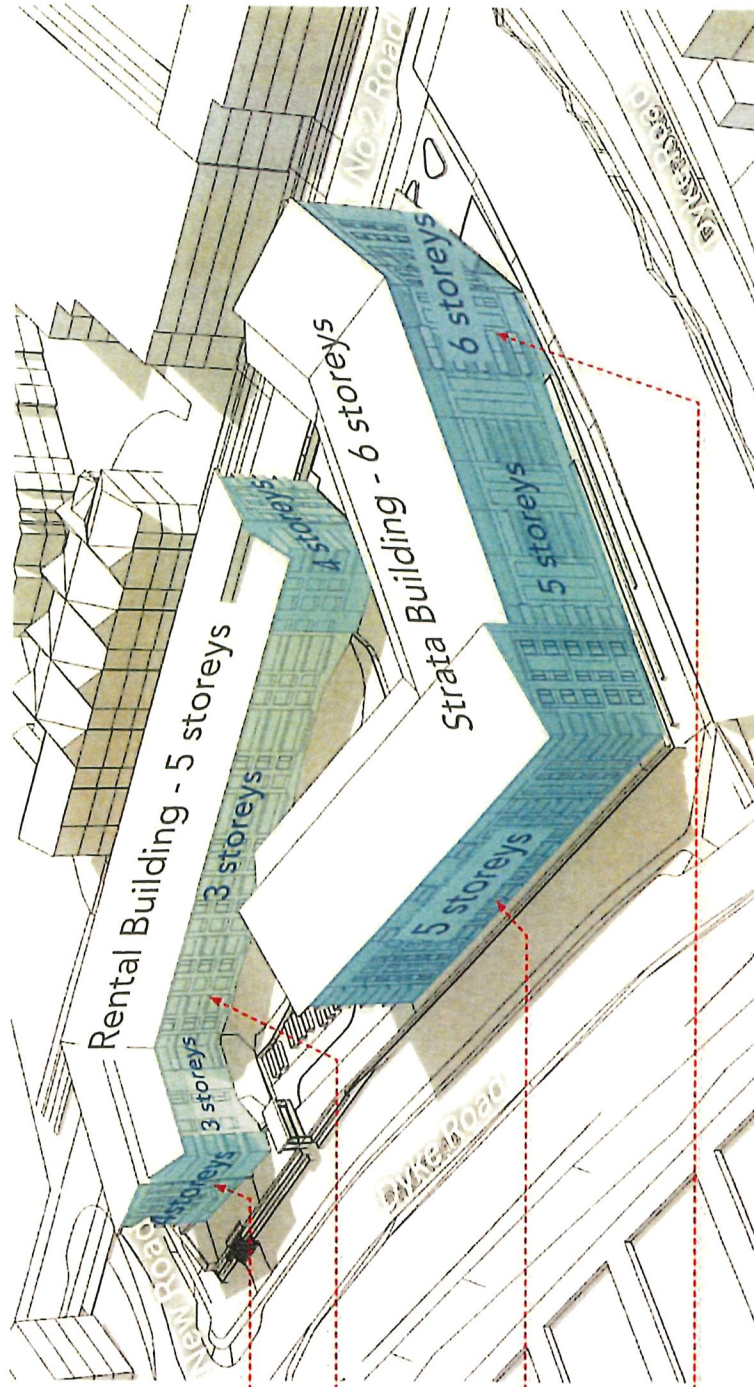
From the courtyard, there are five storeys visible.

Along No. 2 road, the building appears to be four storeys tall at the north and five at the south.

Aerial view of proposed development with proposed 20 foot height limit at road

A.4 Comparison to Neighbouring Building Heights

The architecture of this proposal is arranged to feel shorter from the street than a six storey building.



At the north, the rental building appears to be four storeys tall with podium level near the same elevation as the raised dike.

In the courtyard, the five storey rental building only appears to be three storeys tall due to podium underground and sloped landscaping up to rental apartments.

Along the west Dike road, the higher dike conceals the podium entirely underground, so the strata building appears to be five storeys tall.

At the right side of this image, the south-west corner is one place that the full six storey height can be seen. A low creek at that corner is protected as riparian area so the surrounding land cannot be raised.