



To: General Purposes Committee
From: Wayne Craig
General Manager, Planning and Development
Date: June 2, 2026
File: TU 26-011521
Re: **Application by BC Housing Management Commission for a Temporary Use Permit at 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road**

Staff Recommendations

1. That the application by BC Housing Management Commission for a new Temporary Use Permit that permits a three-storey supportive housing building with 40 studio units at 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road be considered for a period of three years starting on March 15, 2027, through to March 15, 2030; and
2. That the application be forwarded to the July 20, 2026, Public Hearing at 5:30pm.

Executive Summary

BC Housing Management Commission has applied for a new Temporary Use Permit (TUP) for the City-owned site at 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road. This permit would allow for the continued operation of Aster Place, a three-storey, 40-unit modular supportive housing development. The current TUP expires on March 15, 2027, and a new application is required to permit continued operations for a three-year term.

Staff Report

Origin

The BC Housing Management Commission (BC Housing) has applied to the City of Richmond for a new Temporary Use Permit (TUP) at 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road. The original TUP that was granted in 2021 and then renewed in 2024 and is set to expire on March 15, 2027. A new TUP would enable the continued operations of the three-storey 40-unit modular supportive housing building, known as Aster Place, accessed from Smith Street (Attachment 1) and until March 15, 2030. The 2,348 m² City-owned site is zoned “Light Industrial (IL)”.

This staff report addresses the relevant policies applicable to the use of the property. There has been no change to the existing building structure or on-site landscaping installed under the original 2021 TUP.

Findings of Fact

Background

Following Council approval of the TUP in 2021, BC Housing entered into a three-year ground lease with the City to use the subject site and provided capital and operating funding for the new temporary supportive housing. The lease was subsequently extended following Council’s issuance of the three-year extension of the TUP in 2024. Should Council issue the subject TUP, a ground lease with BC Housing could be entered into for a period of time consistent with the new TUP.

When initially opened in 2022, the primary purpose of the development was to transition individuals experiencing homelessness into stable housing. Since that time, Aster Place has continued to accommodate those who are transitioning out of homelessness. The City is party to a Memorandum of Understanding (MOU) with BC Housing and Community Builders. The MOU defines roles and responsibilities as they relate to the management of the building, property maintenance, security, tenant selection, the conduct of staff, tenants and visitors, and dispute resolution. The City convenes regular meetings with BC Housing and Community Builders staff to discuss ongoing operations, resourcing needs, tenanting activities and community feedback. Participants in these meetings also include representatives of Richmond Fire Rescue, Richmond RCMP and Vancouver Coastal Health.

Subject Site and Surrounding Development

Currently, there is an existing three-storey modular supportive housing building with 40 studio units and access from Smith Street at 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road. The building achieved occupancy and residents began moving in on September 19, 2022. A Development Application Data Sheet providing the details about the development is attached (Attachment 2).

Development immediately surrounding the subject site is as follows:

To the North: Across Charles Street, a parking lot on property zoned “Light Industrial (IL) with Complete Village Space Overlay,” which had been subject to a Temporary

Commercial Use Permit (TU 23-009170) to temporarily permit the outdoor storage of rental vehicles on site.

To the South: A vacant City-Owned lot zoned “Light Industrial (IL)”.

To the East: Across Great Canadian Way, a vacant lot zoned “Single Detached (RS1/F)” and a warehouse building on property zoned “Light Industrial (IL)”.

To the West: Across Smith Street, single-family dwellings, a warehouse building and several vacant lots on properties zoned “Light Industrial (IL)”.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject site is “Commercial”. The City Centre Area Plan (CCAP) and Bridgeport Village Land Use Map designation for the subject site is “Urban Centre T5,” which permits a range of uses including commercial, retail and service uses. The CCAP also identifies the subject site as being included within the CCAP Commercial Reserves and Richmond Arts District. As provided in the OCP, a TUP may be considered by Council on the subject site due to its designation as “Commercial”.

Flood Plain Designation and Protection Bylaw 8204

The development meets the requirements of Richmond Flood Plain Designation and Protection Bylaw 8204.

Aircraft Noise Sensitive Development Policy

The subject site is located within Aircraft Noise Area 1A. The building facilitates temporary accommodations and has been constructed to meet both Canada Mortgage and Housing Corporation (CMHC) residential interior noise standards and ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy”. The operator of the facility has been responsible for advising all potential residents of the aircraft noise exposure in the area, which is a condition of the existing operating agreement between BC Housing and the operator.

Local Government Act

The *Local Government Act* states that TUPs are valid for a period of up to three years from the date of issuance and that an application for one extension to the Permit may be made and issued for up to three additional years. Since there has already been one extension application in 2024, a new TUP application is required. The proposed term for this permit is for a three-year term from March 15, 2027, to March 15, 2030.

Public Consultation

In accordance with the City’s Early Public Notification Policy, notice of the TUP application was provided to residents within 100 m of the subject site. In addition, a TUP sign has been installed on the subject site. As a result of the notification, staff received a phone call and a follow-up email (Attachment 3) from a resident and business owner near the subject site.

The comments received were related to safety, increasing crime, substance use, trespassing of one of their properties and other incidents on site. In response to the comments received, there have been no recorded bylaw infractions, and the operator works closely with the RCMP to

address all incidents involving the facility. The operator has indicated that they have not had any recent incidents involving neighbours, and when there have been incidents in the past, the operator has been quick to meet with neighbours in a timely fashion. The existing MOU between the City and the operator, in addition to regular meetings with the operator, provides an appropriate mechanism to promptly address any concerns from the community as they arise.

Should the General Purposes Committee endorse the application and Council grant first reading to the TUP 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

The subject TUP application would enable the continued use of the property for supportive housing. Supportive housing is a government service and remains a critical part of Richmond's Housing Continuum. There are no changes proposed to the existing three-storey building, parking, associated landscaped areas and amenity spaces originally constructed and installed under the original 2021 TUP.

Urban Design and Site Planning

- The existing three-storey building constructed on site is 10 m (33 ft.) in height and is comprised of stacked rectangular modules with large inset windows and architectural frame elements to provide articulation to the elevations. The dominant building materials and colours on the front (west) and rear (east) building facades are light brown Hardi panel with white Hardi trim accents.
- The site has been developed in response to the limited area available for the building footprint when accounting for tree retention and the required space for vehicle parking and loading (Attachment 4).
- The existing building is oriented parallel to Great Canadian Way with a 3 m (10 ft.) landscaped setback that creates a suitable interface with the street and sidewalk.
- The main pedestrian entrance to the existing building is provided from Smith Street, which provides separation from high-traffic streets and convenient access by emergency response vehicles. There are two secondary entrances on the north and south ends of the building, which may be accessed by residents and staff only. An entrance to the electrical room on the main floor is also provided along the west side of the building, restricted to access by staff only. All building entrances are accessed by stairs, with an accessible ramp provided to the main pedestrian entrance.
- Vehicle access is also provided from Smith Street. The driveway was located to achieve maximum tree retention on site as well as minimize conflict with local vehicle traffic.
- The garbage/recycling enclosure exists within the vehicle parking and loading area along the internal (south) side yard setback to minimize visual impacts from street frontages. The location of the enclosure across from the driveway provides convenient access by waste collection vehicles.
- Eight on-site vehicle parking spaces, including one accessible space, are located at the property. 40 Class 1 bicycle parking spaces in the form of a secured bicycle locker are located within the north amenity area along the fence fronting Great Canadian Way.

The class 1 bicycle locker area is secured with a 1.8 m (6 ft.) tall chain link fence with gates. 24 Class 2 bicycle parking spaces in the form of bike racks are located near the main building entrance for use by residents, visitors and staff.

- One vehicle parking space is located immediately along the west property line abutting Smith Street. Richmond Zoning Bylaw 8500 requires a 3 m (10 ft.) landscaped setback for parking spaces that abut a public road. The current parking layout is in response to the irregular shape of the subject site and the requirement for adequate on-site vehicle parking and truck turn-around facilities to support the development. The parking space is screened from the street by 1.2 m (4 ft.) tall fencing and landscaping, which provides separation from the future sidewalk along Smith Street.

The operator provided a letter confirming that based on their experience to date, the eight parking spaces and 64 bicycle parking spaces continue to be sufficient in meeting their daily needs for staff and visiting professionals. There are also no parking issues to date. (Attachment 5).

Landscaping and On-Site Amenity Areas

- There are two outdoor amenity areas for building residents:
 - The north amenity area includes a gazebo with covered seating, benches and grassed areas. The gazebo is centrally located within the north amenity area.
 - The south amenity area includes resident garden plots.
- Both outdoor amenity areas are screened from surrounding streets by wood fencing supplemented by trees and a mixture of hedges and shrubs.

Crime Prevention Through Environmental Design

- The existing building includes a substantial number of windows providing surveillance of all main street frontages, including overlook onto the outdoor amenity areas, vehicle parking and loading area, garbage/recycling enclosure and bicycle locker areas.
- The north common outdoor amenity area is enclosed by wood fencing and gates, which may be accessed by residents and staff only. The combination of low-height fencing and a mixture of hedges and shrubs enhances casual visual surveillance of the surrounding streetscapes while providing privacy to residents.
- The south common outdoor amenity area is enclosed by wood fencing and gates which may be accessed by residents and staff only. The provision of chain link fencing within the site allows for visibility throughout the site while also restricting access to these areas.
- To prevent light pollution, exterior lighting was designed and placed to focus lighting on the site and avoid unnecessary light spilling onto surrounding properties.

Accessibility

- The existing building includes four barrier-free studio units located on the main floor that are designed to be fully accessible by residents with wheelchairs and walkers.
- An accessible ramp exists on site leading to the main entrance of the building from Smith Street. Two refuge areas are located on the main floor at the north and south ends of the building.

- All of the units incorporate aging-in-place features to accommodate mobility constraints associated with aging. These features include:
 - stairwell handrails;
 - lever-type handles for plumbing fixtures and door handles; and
 - solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Budgetary Implications

None.

Conclusion

The purpose of the new TUP application is to allow the continued operations of an existing three-storey modular supportive housing building with 40 studio units on the properties at 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road on a temporary basis until March 15, 2030.

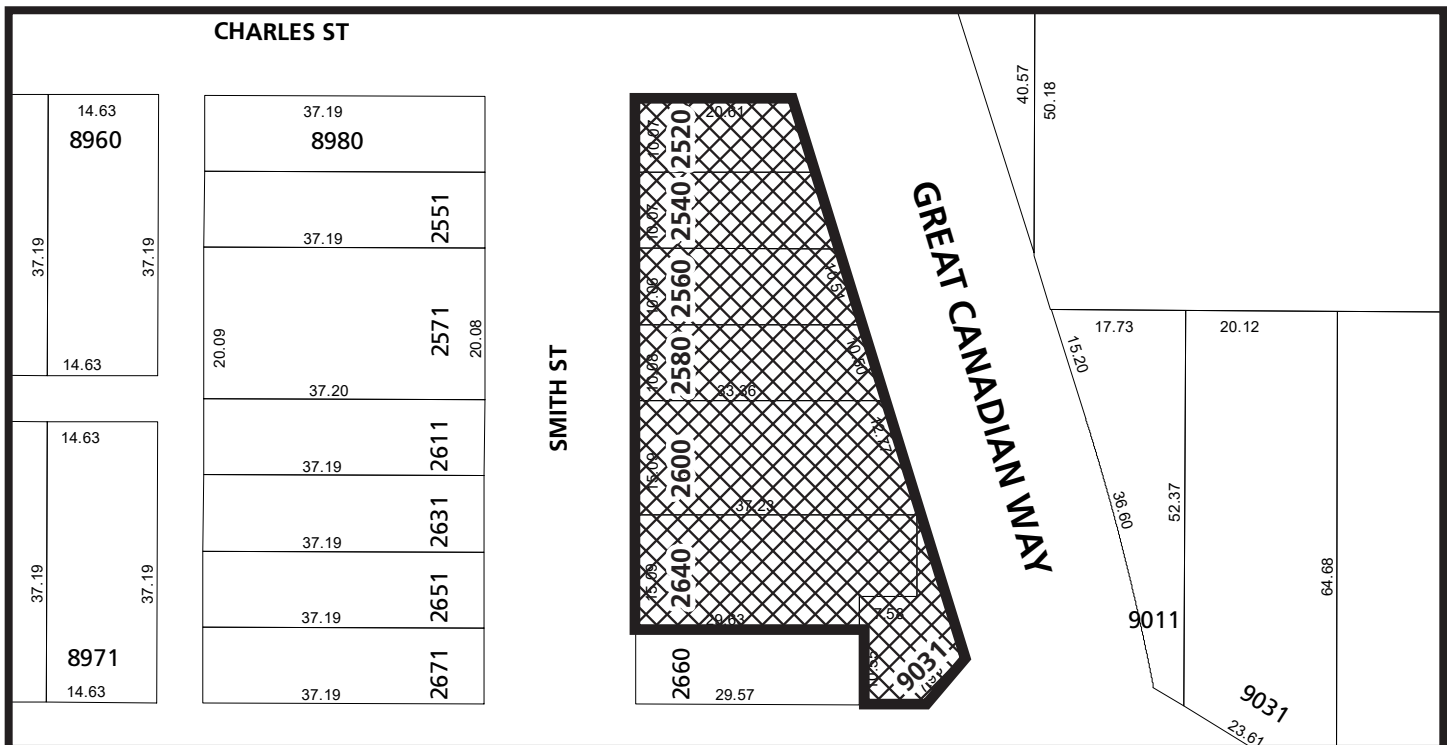
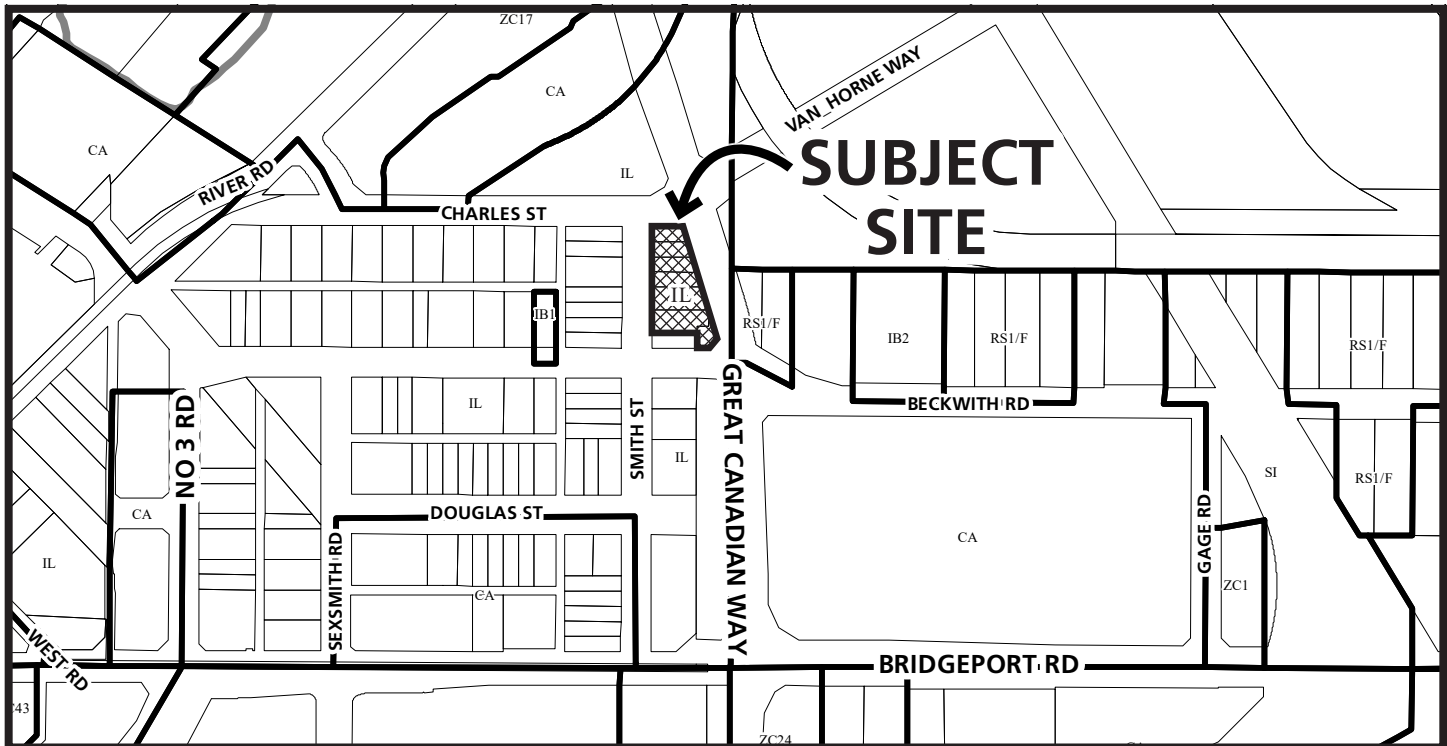
Respectfully submitted,

Joshua Reis, Director, Development
Peter Russell, Director, Housing Office

Report Contributors

This report was prepared by Emily Huang, Planner 2 and reviewed by Real Estate Services.

Att. 1: Location Map
 2: Development Application Data Sheet
 3: Public Correspondence
 4: Site Planning
 5: Letter from Community Builders dated May 21, 2026



TU 26-011521

Original Date: 04/30/26
Revision Date:

Note: Dimensions are in METRES



City of Richmond



TU 26-011521

Original Date: 04/30/26
Revision Date:

Note: Dimensions are in METRES



TU 26-011521

Attachment 2

Address: 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road

Applicant: BC Housing Management Commission Owner: City of Richmond

Planning Area(s): City Centre

Floor Area: Gross: 2,022 m² Net: 1,908 m²

	Existing	Proposed
Site Area	2,347.6 m ²	No change
Land Uses	Vacant	Residential
Zoning:	"Light Industrial (IL)"	No change
Number of Units	None	40

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.2	0.81	None
Lot Coverage for Buildings:	Max. 80%	28%	None
Setback – Front Yard (Smith Street):	Min. 3.0 m	9.5 m	None
Setback – Exterior Side Yard (Charles Street):	Min. 3.0 m	18.5 m	None
Setback – Interior Side Yard (South/Beckwith Road):	None	8.5 m	None
Setback – Rear Yard (Great Canadian Way):	None	3.0 m	None
Height (m):	Max. 15.0 m	10.0 m	None
Lot Size:	None	2,347.6 m ²	None
Off-street Parking Spaces – Accessible:	None	1	None
Off-street Parking Spaces – Total:	0.3 spaces per unit, plus 1 space per staff member (20 spaces)	1 space per staff member (8 spaces)	See Temporary Use Permit
Total Class 1 Bicycle Parking:	1.25 spaces per unit (50 spaces)	40 spaces	See Temporary Use Permit
Total Class 2 Bicycle Parking:	0.2 spaces per unit (8 spaces)	24 spaces	None
Common Indoor Amenity Space:	None	109 m ²	None
Common Outdoor Amenity Space:	None	118 m ²	None

From: [Huang,Emily](#)
To: [REDACTED]
Subject: RE: NO to temporary use permit file TU 26-011521
Date: Tuesday, May 19, 2026 12:29:00 PM

Hello Cristina,

Thank you for taking the time to call me last week and for emailing a follow up about your concerns regarding Aster Place as a resident and business owner in the area. Your feedback will be shared with Council.

For your information, the Temporary Use Permit (TUP) application may be scheduled for an upcoming [General Purpose Committee](#) in June. The TUP may proceed to [Public Hearing](#) in July. If that happens, residents located within 100m of the subject site will receive a written notice by mail of the Public Hearing.

If the TUP proceeds during these dates, you can find the information posted online at the following links:

- [General Purpose Committee agenda](#)
- [City Council Meeting agenda](#)
- [Public Hearing agenda](#)

Emily Huang, RPP, MCIP
 Policy Planner | Planning & Development
 City of Richmond
 604-204-8631 | ehuang@richmond.ca

From: Cristina Faure <[REDACTED]>
Sent: Thursday, May 14, 2026 3:15 PM
To: Huang,Emily <EHuang@richmond.ca>
Subject: NO to temporary use permit file TU 26-011521

You don't often get email from [REDACTED] [Learn why this is important](#)

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Hi Emily,

Thank you for taking my call yesterday and hearing my concerns regarding the BC housing temporary use permit file TU 26-011521.

As mentioned, I have been a resident of this neighbourhood for almost two decades. First living in this area and then continuing business here. My husband and I own a property at [REDACTED] and rent one directly behind that at [REDACTED]. At the time of being a residential resident, this was a very unique and interesting neighbourhood with a mix of residential and business. We knew our neighbours, we

developed friendships and watched out for each other. We got to know the businesses in the area and people who ran them. There was a real sense of community here. I would walk or ride my bike down Bridgeport trail entering from Charles st or under the Oak St bridge from Beckwith Road without concern. I could leave my bike outside and it would still be there in the morning. We had a beautiful outdoor patio space and would leave belongings there untouched. Sadly, that is no longer the case for this community since the arrival of the BC Housing supportive housing development (Aster House 2520 Smith St).

Once that opened there was an immediate shift in the neighbourhood and we no longer were safe to walk alone or leave our property out. I can no longer walk this trail as there are encampments along the trail and under the bridge. Garbage, drug paraphernalia, needles and human feces catered along the trail as well as in front of our businesses. This housing has brought open drug use, drug sales, violence, theft, property damage and fear to this community. Anything not locked up or nailed to the ground will be stolen. Valuables damaged and our safety compromised. I think it is easily seen by the number of complaints and police calls that have been made in this neighbourhood since BC Housings arrival. We have had to lock up our houses and business tight, put up cameras and hope for the best each night. As an example just last week, May 7, we had someone break into our property, again. The neighbour called the police and the man was found in our property and was arrested. He is known to police and continues to be arrested only to then be released to continue committing crimes in the area. This person had been to our property before attempting to break in and was caught on camera again May 12 trying to kick in our back door. Thankfully he was unsuccessful, but he did manage to steal the camera before leaving. This requires us to take time out of our day and money from our pockets to address the damage done and attempt to better secure our property. And despite the Aster Place providing housing, we often find addicts sleeping at our front door or on our work trailer and driveway with drug paraphernalia scattered around. This causes a safety hazard for us at our place of business. We are fearful to confront these addicts, or to even just ask them to leave as they often become aggressive. They can be heard fighting amongst themselves and they don't hesitate to engage with you if you look their way. Its very scary. They have stolen countless things and damage personal property and vehicles parked outside. That is just a few examples of what we have personally experienced here. I know other residents have been dealing with the same, neighbours having squatters in the property with large police responses required to sort it out. Physical fights in the streets between drug fueled addicts. As another example, yesterday May 13, the Emergency Response Team with their armored vehicle, gear and riffles ready, helicopter above, first responders and many police officers, were at said location (Aster Place 2520 Smith St) to deal with what I understood was a stand off with a resident who was threatening harm and had barricaded themselves in a room. I don't know the exact details but it was clearly a very serious situation. This isn't the first time and it won't be the last.

Im sure building this facility, its running costs and the constant use of emergency services due to the problems brought by its residents is costly and I cant help but feel frustrated that that is how our tax dollars are being spent. Not to help those contributing to society but instead to those who are destroying it. Things are hard

enough right now with the general cost of living and people don't have extra money to constantly be replacing and fixing all the things that are broken and stolen from us due to the residents of this housing. We have to work hard to provide shelter, food and necessities for our children because no one provides that to us, we have to work for it. And its frustrating to watch it being given to others for doing nothing except causing trouble for those who do work hard. I understand the idea of this facility, offering shelter, meals, counselling, life-skills training etc. But when consuming drugs is also allowed, these people only choose that. I believe if this were a sober living facility we may not have as many problems. It is extremely unfair that tax paying citizens are not being protected from this chaos. Its costing us time, money and our safety. This is not what we want in this community, or any community for that matter, and we ask that you deny BC Housings request to continue operating at this location for the safety and well being of the existing hard-working taxpayers.

Thank you for taking the time to read this and to pass along my concerns.

Sincerely,

Cristina Faure

LEGEND
SCALE 1:250

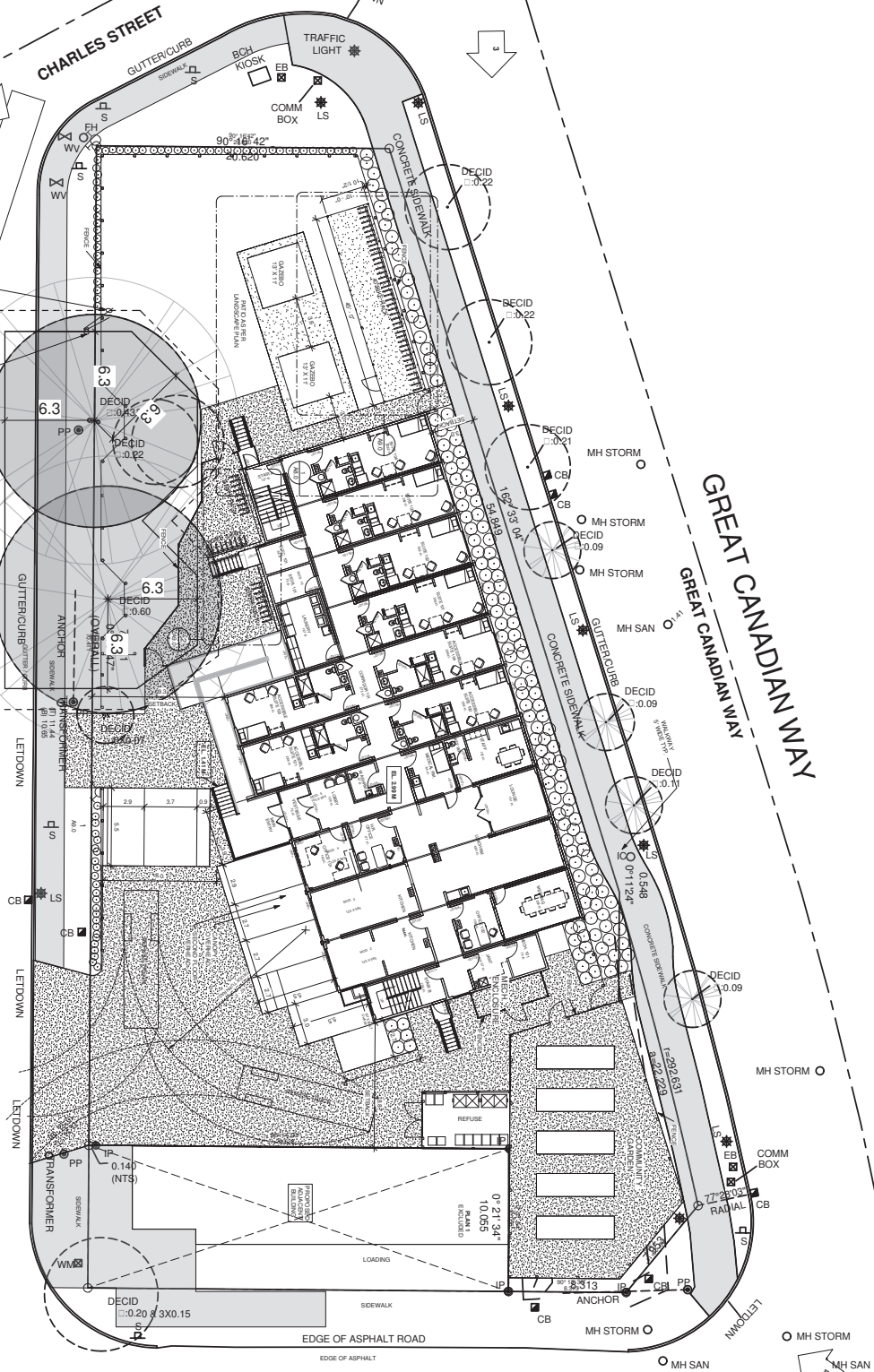


SUPPLY & INSTALL 9.3" PVC
PRIMARY CONDUITS & WIRE
BASED TO NEW PWT LOCATION

APPROXIMATE LOCATION OF EXISTING
CONDUITS & WIRE TO BE
REMOVED FOR THREE PHASE SERVICE

SMITH STREET

CROWN OF ROAD



BECKWITH ROAD
BECKWITH ROAD



AS-BUILT DRAWINGS Date: October 20/ 2023

A1.1

DRAWING NO.

BC HOUSING

2520-2640 SMITH STREET, RICHMOND, BC

SITE PLAN

20 09 Author: DB Checker: GB October 28/ 2022

GENERAL CONTRACTOR:

LANDSEA
7-8801 PROGRESS WAY
SQUAMISH, BC
CONTACT: MIKE COYNE | 604-815-4500

MODULAR CONSULTANT:

WESTCOAST HIGHLAND BUILDING SOLUTIONS
1100 COVERLEY RD
CONTACT: MIKE COYNE | 604-815-4500

PH - 17

BUILDING
PERMIT
REVISION

Gerry Blonski
architect a.i.b.c.

Suite 1A - 12448 82nd Ave., Surrey, B.C. V3W 3E9
Ph: 572-3608
Fax: 572-3760
Email: gerry@blonski.ca

May 21, 2026

Shauna Webber
Community Builders
325-1130 West Pender Street
Vancouver, BC
V6E 4A4

File number: TU23 032827

Re: Parking and bike storage at 2600 Smith Street (program: Aster Place)

To the attention of the City of Richmond Planning & Development Division,

This letter is to confirm that the proposed eight parking stalls at 2600 Smith Street continue to meet our requirements for vehicle parking at this site. These eight stalls sufficiently meet the maximum anticipated need for staff and visiting professionals.

We have provided the following parking statistics based on Community Builders' current parking needs at our other supportive housing and shelter sites:

Full-Time Staff:	2 Support Workers
	1 Building Caretaker
	0-1 Chef, currently only 1 of our housing sites
	has a chef working full-time

Visiting Community Builders Staff:	1-2
Visiting Professionals:	1-2
Visitors with Vehicles:	Rarely
Total:	5-8

We also continue to ensure all tenants are informed that this onsite parking is reserved for the use of staff and visiting professionals only during the application process. We also confirm that there is sufficient bike storage for staff and residents.

Please note that we also advise all potential tenants of the aircraft exposure in the area so that they can make an informed decision before pursuing tenancy with us.

We thank you for your ongoing support and look forward to continuing to work with the City of Richmond.

Please reach out to me if you have any further questions.

Kind regards,

Shauna Webber

Shauna Webber

Director of Operations

Community Builders

325-1130 West Pender St. Vancouver, BC

(o) 778.379.3940



No. TU 26-011521

To the Holder: BC HOUSING MANAGEMENT COMMISSION

Property Address: 2520, 2540, 2560, 2580, 2600, 2640 SMITH STREET AND 9031
BRIDGEPORT ROAD

Address: UNIT 1701 – 4555 KINGSWAY BURNABY, BC V5H 4V8

1. This Temporary Use Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Temporary Use Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The subject property may be used for a three-storey modular supportive housing building with 40 studio units and vehicle access from Smith Street.
4. The "Richmond Zoning Bylaw 8500" is hereby temporarily varied to:
 - a) reduce the required landscaped parking setback from 3.0 m to zero;
 - b) reduce the number of required vehicle parking spaces from 20 to 8 spaces; and
 - c) reduce the number of required Class 1 bicycle parking spaces from 50 to 40 spaces.
5. The lands described herein have been developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit as Schedule "B" which shall form a part hereof.
6. Any temporary buildings, structures and signs shall be demolished or removed, and the lands and adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond, upon the expiration of this Permit or cessation of the use, whichever is sooner.
7. As a condition of issuance of this Permit, Council is retaining the \$43,366.40 in security associated with TU 26-011521 for this 3-year term to ensure that the development on the lands is in compliance with the terms and conditions of this Permit and Schedule "B". Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to ensure that the development hereby authorized is maintained according to the terms and conditions of this Permit and in compliance with all of the plans and terms set out in Schedule "B" attached hereto, the City may use the security to carry out such works as are necessary by its servants, agents or contractors in order to ensure maintenance and compliance, and any

surplus shall be paid over to the Holder. Should the Holder ensure maintenance and compliance of the development on the lands permitted by this Permit as per above, the security shall be returned to the Holder.

8. As a condition of the issuance of this Permit, the City has received written confirmation from the project mechanical engineer confirming that the PTAC and HRV systems within the Building Permit submission meet the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standards for interior living spaces while also meeting the acoustic requirements in the report from BAP Acoustics, dated January 7, 2021.
9. The lands described herein has been developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
10. This Permit provides the Holder a 3-year term to start on March 15th, 2027 and is valid until March 15th, 2030.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

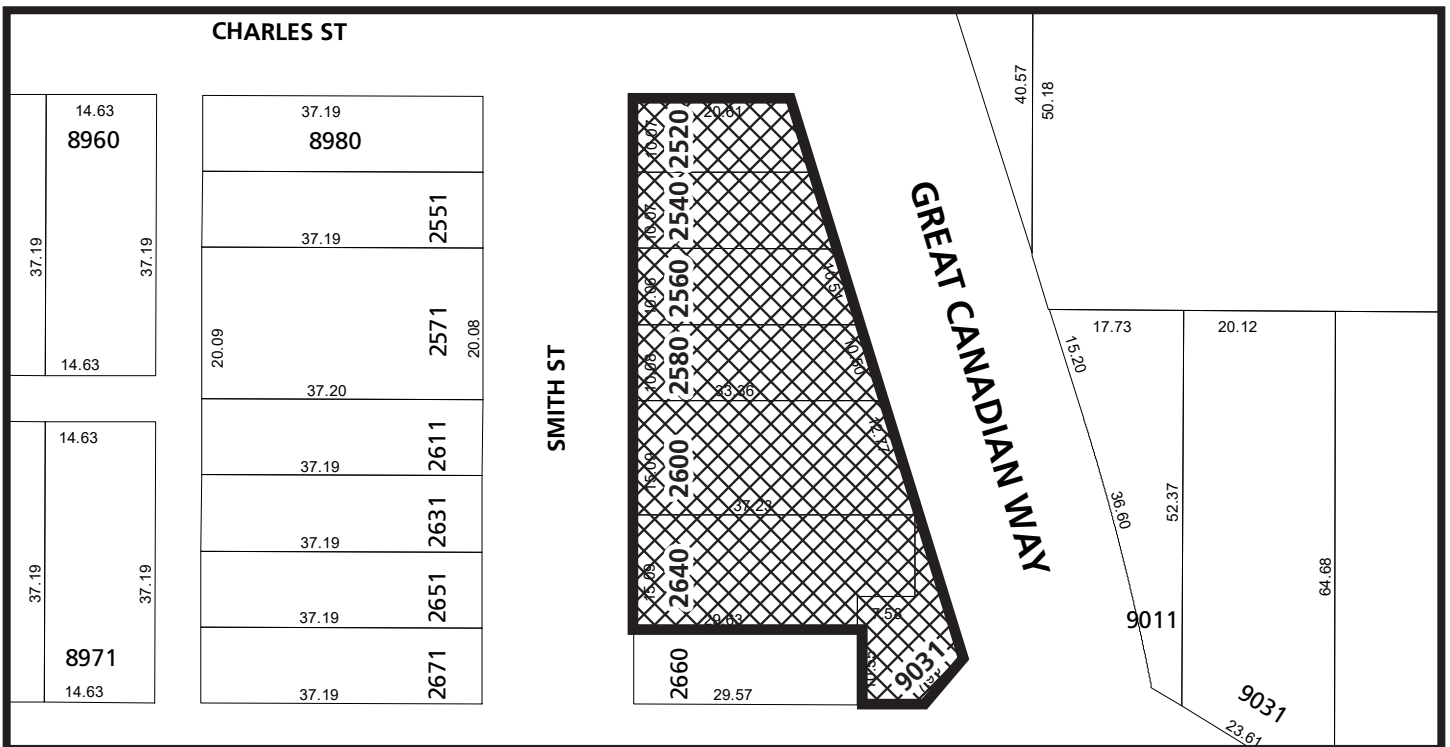
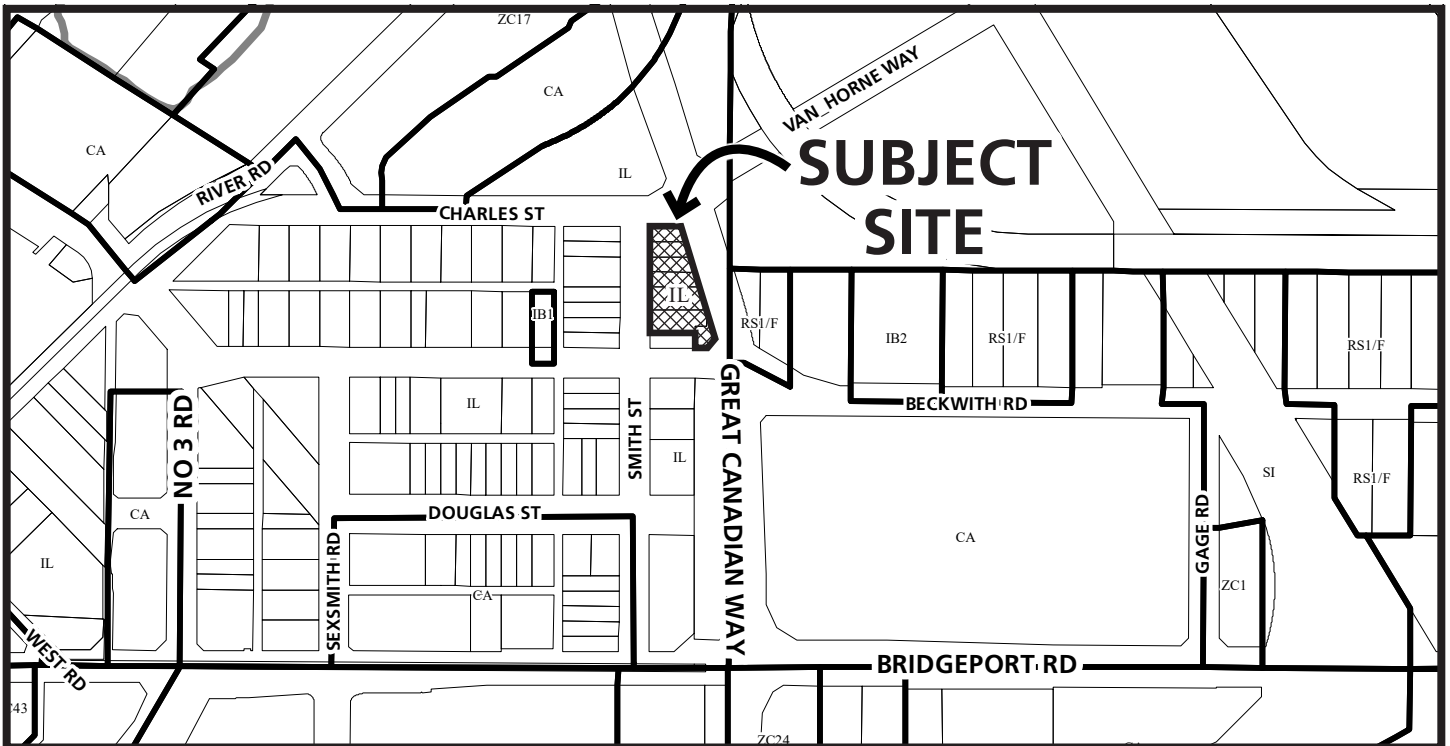
DELIVERED THIS DAY OF , .

MAYOR

CORPORATE OFFICE



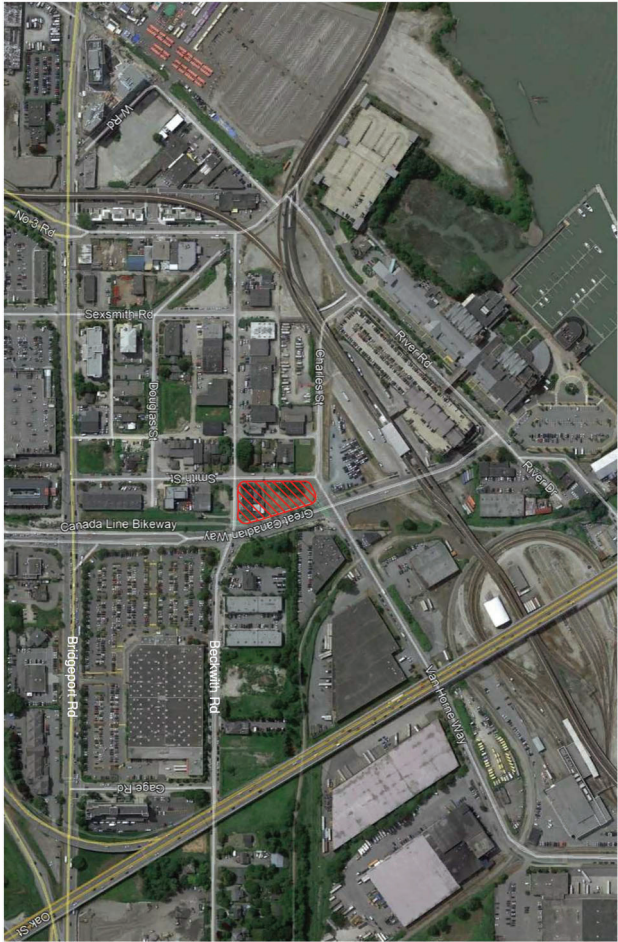
City of Richmond



TU 26-011521 SCHEDULE "A"

Original Date: 04/30/26
Revision Date:

Note: Dimensions are in METRES



VICINITY MAP
1:2500



PROJECT STATISTICS

SITE AREA: 1061.50 SQ.M.

SCHEMATIC

TOUCH	CROSS	STRONG SERVICE	NET
FIRST	608	27	635
SECOND	961	27	988
THIRD	881	27	908
TOTAL	2050	81	2131

PAUL

1061.50 SQ.M. - 11%

1061.50 SQ.M. - 11%

8.1% INCREASE

8.1% INCREASE

8.1% INCREASE

STANDARD

STANDARD

STANDARD

STREET

STREET

STREET

SECOND

SECOND

SECOND

THIRD

THIRD

THIRD

TOTAL

TOTAL

TOTAL

PAVING PROVIDED

PAVING PROVIDED

PAVING PROVIDED

RESERVE AREAS

RESERVE AREAS

RESERVE AREAS

VEHICLE BICYCLE STALL

VEHICLE BICYCLE STALL

VEHICLE BICYCLE STALL

SUBMITTED FOR TOP

A0.1
DRAWING NO.

SMITH STREET RICHMOND HOUSING
PROJECT - BC HOUSING
2520-40 SMITH STREET, RICHMOND, BC

CONTEXT PLAN

20 00 40 00 60 00 80 00

Nov 05, 2025

CLIENT:
LANDRIA
2-3801 PROGRESS WAY
SQUAMISH, BC
CONTACT: MIKE COYNE | 604-313-8508

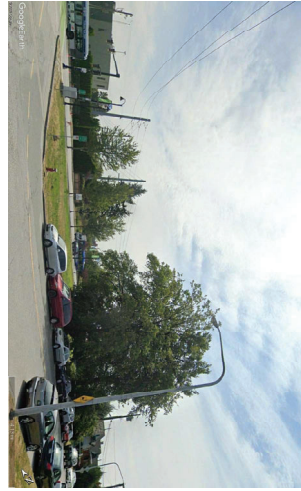
MODULAR CONSULTANT:
WESTCOAST HIGHLAND BUILDING SOLUTIONS
VANCOUVER, BC
CONTACT: MIKE COYNE | 604-313-8508

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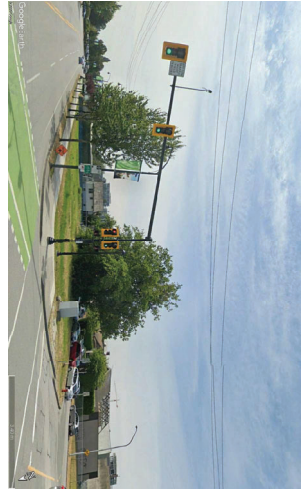
Gerry Blonski
architect a.i.b.c.

PH: 572-3608
Fax: 572-3760

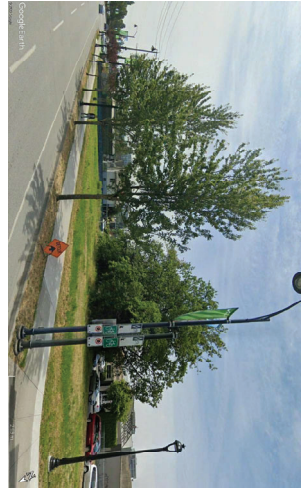
Suite 1A - 12468 - 62nd Ave., Surrey, B.C. V3W 2E9



1. GREAT CANADIAN WAY & CHARLES ST. LOOKING SOUTHEAST



2. GREAT CANADIAN WAY & CHARLES ST. LOOKING SOUTHWEST



3. GREAT CANADIAN WAY LOOKING SOUTHWEST



4. GREAT CANADIAN WAY & BECKWITH RD. LOOKING NORTHWEST



5. SMITH ST. & BECKWITH RD. LOOKING NORTHEAST

SUBMITTED FOR TUP

A0.2
DRAWING NO.

**SMITH STREET RICHMOND HOUSING
PROJECT - BC HOUSING**

SITE PHOTOS

20-09 Author Checker Nov 03, 2020

CLIENT:
LANDSEA
738671 PROGRESS WAY
SQUAMISH, BC
CONTACT: MIKE COYNE | 604-873-1111

MODULAR CONSULTANT:
WESTCOAST HIGHLAND BUILDING SOLUTIONS
CONTACT: JIM HARRISON | 604-313-6586

PH - 24

Gerry Blonski
architect a.i.b.c.

Suite 1A, 12468 - 82nd Ave., Surrey B.C. V3W 3E9
Ph : 672-3626
Fax : 672-3750



VIEW FROM SOUTH WEST CORNER OF THE BUILDING



VIEW FROM NORTH EAST CORNER OF THE BUILDING



VIEW FROM SOUTH EAST CORNER OF THE BUILDING

SUBMITTED FOR TWP

A0.3

DRAWING NO.

**SMITH STREET RICHMOND HOUSING
PROJECT - BC HOUSING**

2520-40 SMITH STREET, RICHMOND, BC

RENDERINGS

25-09 Author Checker Rev. 03, 2020

CLIENT:
LANGSEA
7380 MIDWINTER WAY
SQUAMISH, BC
VANCOUVER OFFICE | 604-413-4300

MODULAR CONSULTANT:
WESTCOAST HIGHLAND BUILDING SOLUTIONS
VANCOUVER, BC
CONTACT: NIKEL HARRISON | 604-310-0306

Gerry Blonski
architect a.l.b.e.

Suite 14 - 12669 - 62nd Ave., Surrey, B.C. V3W 3E9

PH: 604-598-8888 Fax: 604-598-8888

1/28/2021 9:45:44 PM

LANDS DEALT WITH

- Pitt: 004-57-513
-
- (45-0.5-00) 1711

CURRENT CIVIC ADDRESSES:

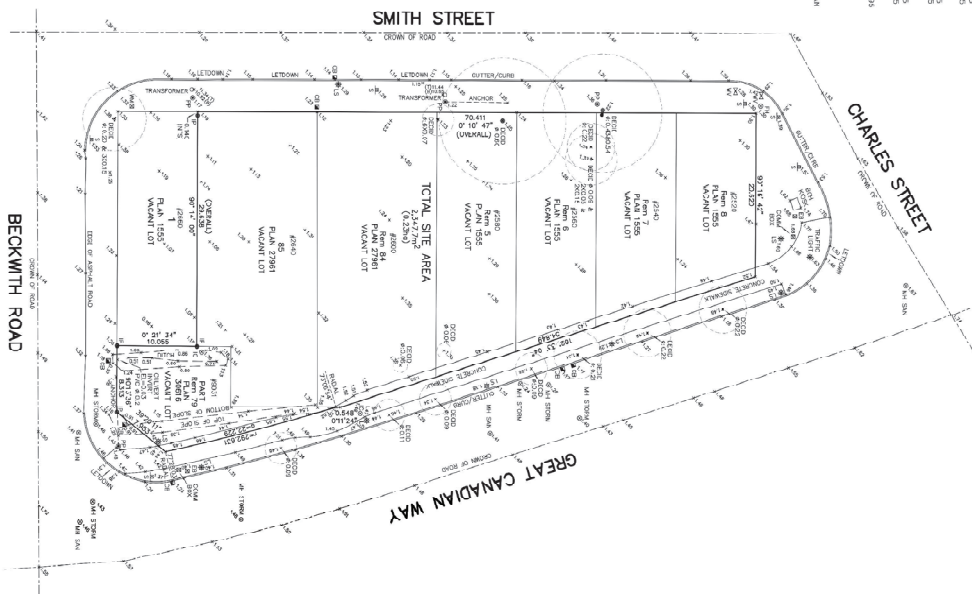
RICHMOND, BC



SCALE 1:250



- | | |
|---|------------------------------|
| ● | INDICATES SPOT ELEVATION |
| ▲ | INDICATES DOWN HILL |
| ■ | INDICATES ELECTRICAL RAIN |
| □ | INDICATES ELECTRICAL BOX |
| ○ | INDICATES FIRE HAZARD |
| ○ | INDICATES LAMP STANDARD |
| ○ | INDICATES MANHOLE |
| ○ | INDICATES INSULATION CHIMNEY |
| ○ | INDICATES POWER POLE |
| ○ | INDICATES SIGN |
| ○ | INDICATES WATER VALVE |
| ○ | INDICATES WATER METER |
| ○ | INDICATES ELEVATION |
| ○ | INDICATES BC HYDRO |
| ○ | INDICATES SANITARY |
| ○ | INDICATES DITCH |
| ○ | INDICATES INFORMATION |
| ○ | INDICATES DECIDUOUS |
| ○ | INDICATES NOT TO SCALE |



© COPYRIGHT

MAISON PEEK & TOPPUS
STRUCTURES & EQUIPMENTS

JAZZ - THE FORESTIDE MAY
 HONOLULU, 3:00 PM
 PH: 644-270-1531
 FAX: 644-273-4515
 CASH: 11243-001-70-200.8W0

R-20-15243-TPG	CLIENT REF: LANDSEA
----------------	---------------------

NOTES:

- ELEVATIONS ARE IN METERS AND ARE DERIVED FROM C.T. OF RICHMOND HIGH MONUMENT #106 (73M1876) WITH AN ELEVATION OF 1.93 METRES..
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS AND FIELD SURVEYS.

CHIEF, CORCT
THIS 25TH DAY OF SEPTEMBER, 2020

William Wong
Notary Public
FID #2921

Notary signed by William Wong, Notary Public, State of California, Commission #29211-1-00-00

ILLUANA P. WONG, BCL
HILLAND SUPERVISOR (667/
THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.

SUBMITTED FOR TUP

**SMITH STREET RICHMOND HOUSING
PROJECT - BC HOUSING**

SURVEY PLAN

20.09	Author	Checker	Nov. 03, 2020
-------	--------	---------	---------------

CLIENT:
LANDSEA
7-38921 PROGRESS WAY
SQUAMISH, BC
CONTACT: MIKE COYNE |

MODULAR CONSULTANT:
WESTCOAST HIGHLAND BUILDING SOLUTIONS
CONTACT: NICK HARRISON | 604-313-6506

PH - 26

Gerry Blonski
architect a.i.b.c.

Suite 1A - 12468 - 82nd Ave., Surrey, B.C. V3W 3E9

LEGEND
SCALE 1:250

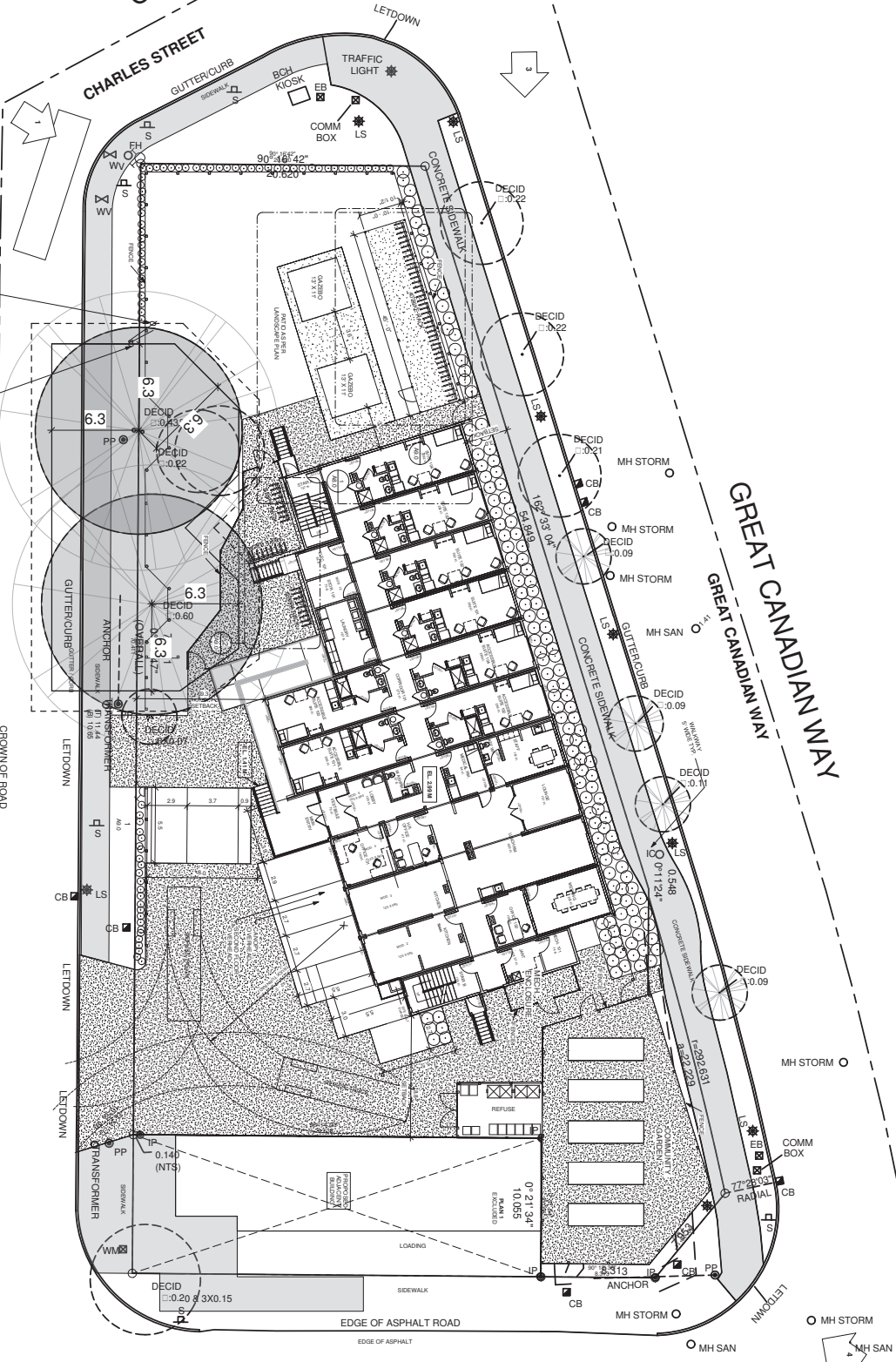


SUPPLY & INSTALL 9.3" PRIMARY CONCRETE AND BASE TO NEW PAVEMENT LOCATION

APPROXIMATE LOCATION OF EXISTING PAVEMENT BASE TO NEW PAVEMENT LOCATION FOR THREE PHASE SERVICE

SMITH STREET

CHARLES STREET
CROWN OF ROAD



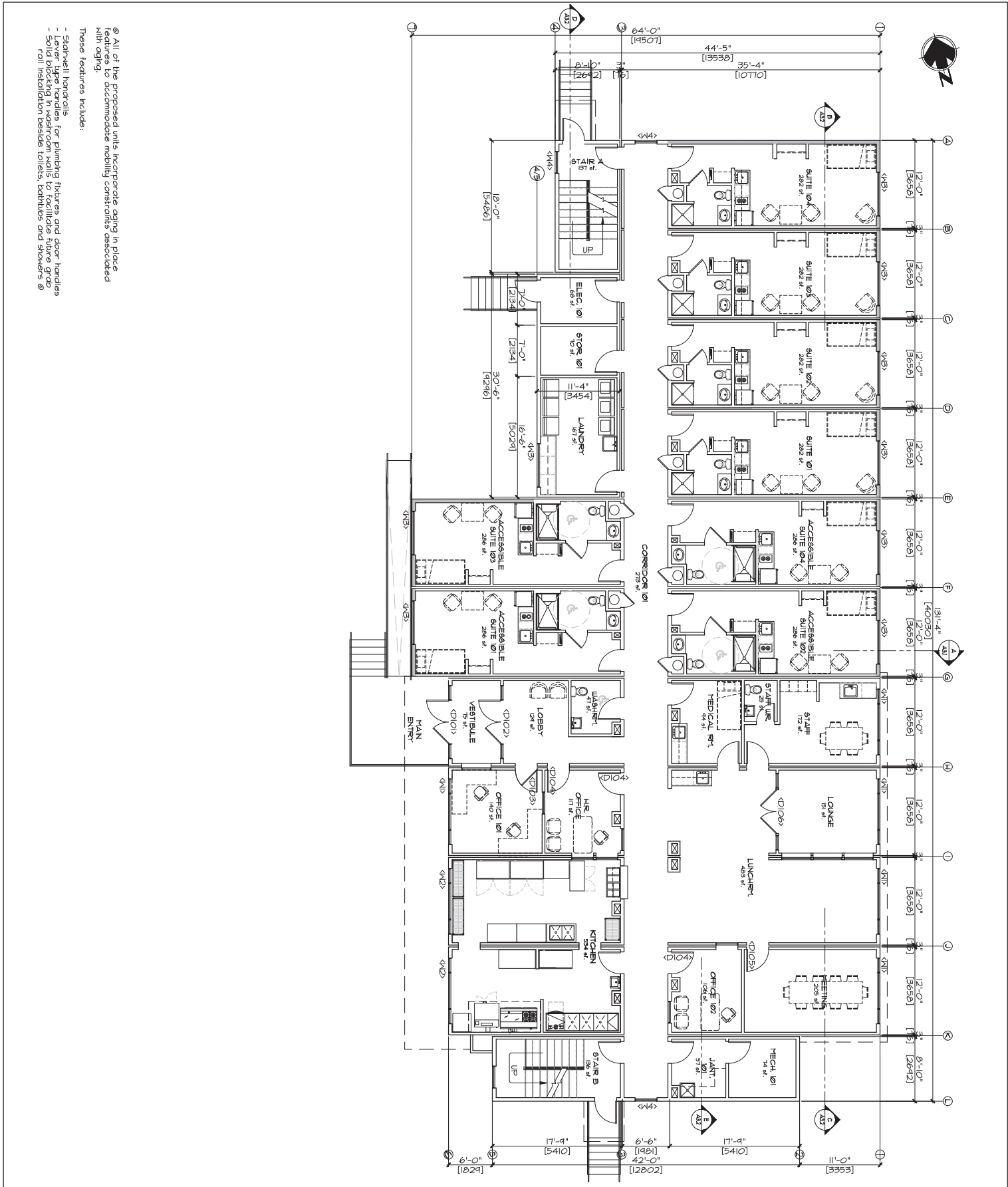
BECKWITH ROAD

GREAT CANADIAN WAY



AS-BUILT DRAWINGS Date: October 20/ 2023

A1.1 DRAWING NO.	BC HOUSING 2520-2640 SMITH STREET, RICHMOND, BC		GENERAL CONTRACTOR: LANDSEA 7-8801 PROGRESS WAY SQUAMISH, BC CONTACT: MIKE COYNE 604-815-4500	MODULAR CONSULTANT: WESTCOAST HIGHLAND BUILDING SOLUTIONS 1100 COVERLEY RD CONTACT: MIKE COYNE 604-815-4500	BUILDING PERMIT REVISION	Gerry Blonski architect a.i.b.c. Suite 1A - 12448 82nd Ave., Surrey, B.C. V3W 3E9 Ph: 572-3608 Fax: 572-3760 gblonski@blonski.ca
	SITE PLAN		PH - 27			
	20-09	Author: DB	Checker: GB	October 28/ 2022		



© All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging.

These features include:

- Stairwell handrails
- Lever type handles for plumbing fixtures and door handles
- Solid bricking in washroom walls to facilitate future grab rail installation beside toilets, bathtubs and showers

Architect
Gerry Blonski, a.l.b.c.
Tel. 604.572.3606

Revisions

NO.	DATE	DESCRIPTION
01	10/15/20	LAYOUT TO SUIT 101
02	10/31/20	RISE CRAWL SPACE HT.
03	12/01/20	AREA DATA
04	12/15/20	GEN LAYOUT & BY AREA
05	01/12/21	KIT. CAB. RAMP COM. KIT.
06	01/20/21	UP. RAMP & BIF/LANDING



Tel: 604.313.6506
Email: nigel@highlandbuilding.ca

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Project
2600 Smith Street, Richmond
BC, Housing

Drawing
GROUND FLOOR PLAN
7,080 sf (658 sq.M.)

Scale : 1/8" = 1'-0"

Drawn: -

Date: SEPT. 20, 2020

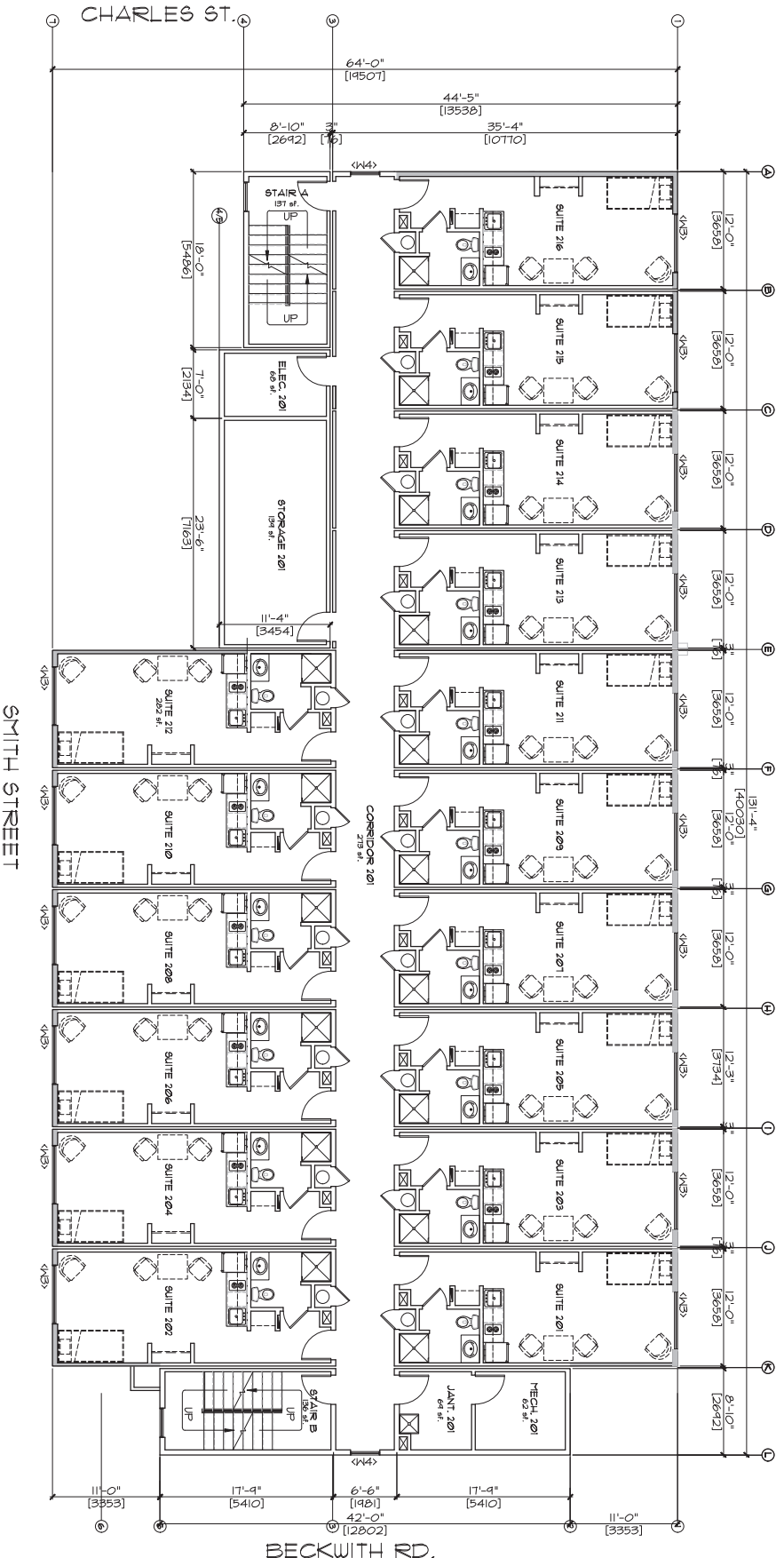
Project No. 200356-PIA

Drawing No.

A1.1



GREAT CANADIAN WAY



BECKWITH RD.

SMITH STREET

CHARLES ST.

© All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging.
These features include:
- Stairwell handrails
- Lever type handles for plumbing fixtures and door handles
- Solid blocking in washroom walls to facilitate future grab rail installation beside toilets, bathtubs and showers ©

Architect
Gerry Blonski, a.l.b.c.
Tel. 604.572.3606

Revisions

NO.	DATE	DESCRIPTION
01	10/24/20	LAYOUT SUIT
02	12/01/20	AREA DATA
03	12/15/20	GEN. LAYOUT & RM. AREA
04	01/12/21	KIT CAB. RAMP COH. KIT.



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Tel: 604.313.6506
Email: nigel@highlandbuilding.ca

Project
2600 Smith Street, Richmond
BC, Housing

Drawing
SECOND FLOOR PLAN
7,323 sf. (681 sq.M)

Scale : 1/8" = 1'-0"

Drawn: -

Date: SEPT. 20, 2020

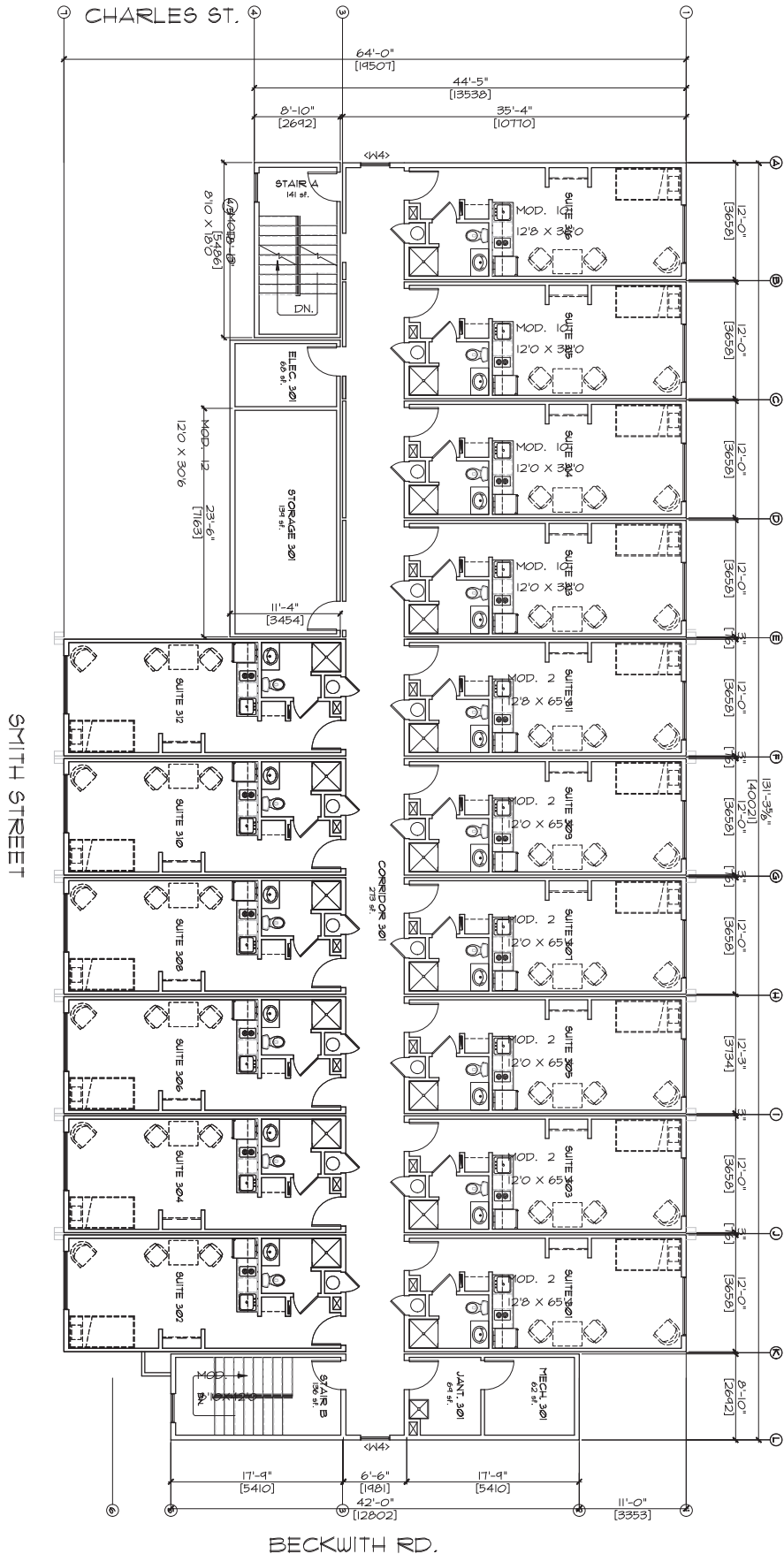
Project No. 200956-PIA

Drawing No.

A12



GREAT CANADIAN WAY



SMITH STREET

BECKWITH RD.

Architect
Garry Blonski, a.l.b.c.
Tel. 604.572.3606

Revisions

NO.	DATE	DESCRIPTION
01	10/24/20	LAYOUT TO SUIT 301
02	12/01/20	AREA DATA
03	12/15/20	GEN. LAYOUT & RM. AREA
04	01/12/21	KIT, CAB. RAMP, COH. KIT.



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Project
2600 Smith Street, Richmond
BC, Housing

Drawing
THIRD FLOOR PLAN
7,323 sq. ft. (681 sq. m)

Scale : 1/8" = 1'-0"

Drawn: -

Date: SEPT. 20, 2020

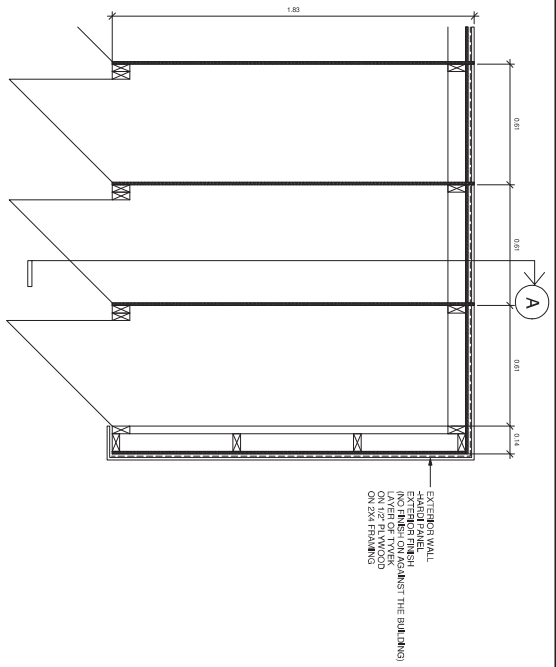
Project No. 200356-PIA

Drawing No.

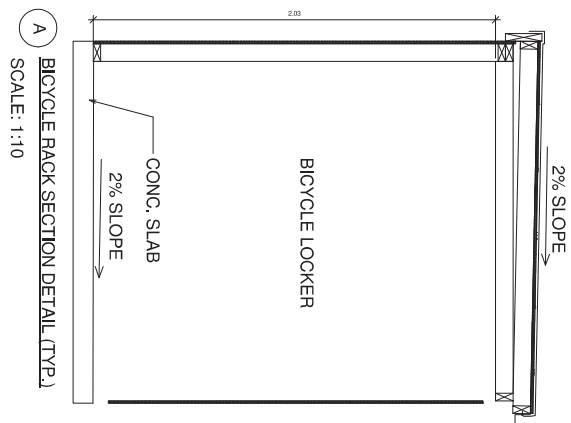
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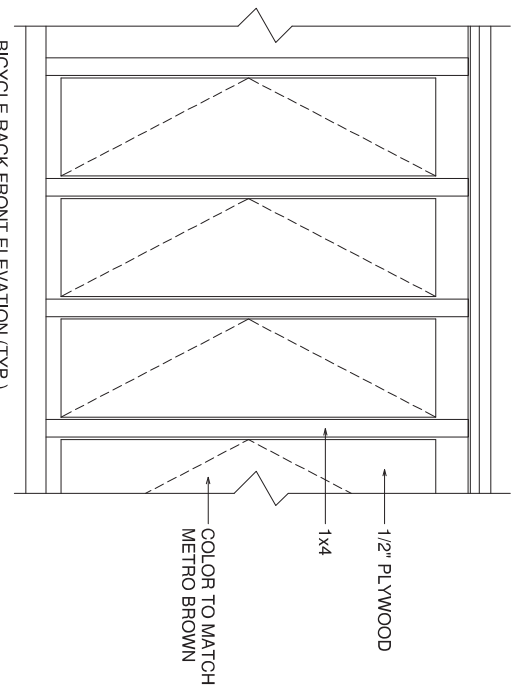
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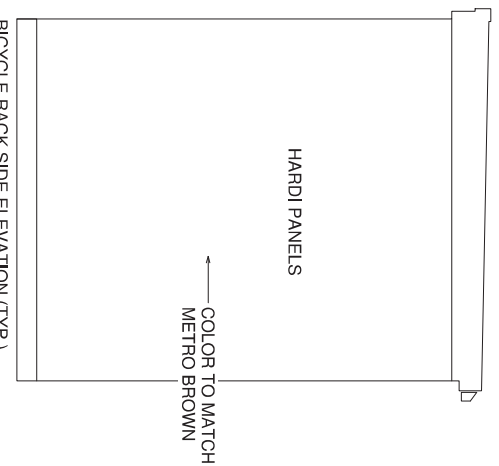
TYP. BICYCLE LOCKERS PLAN
1:10



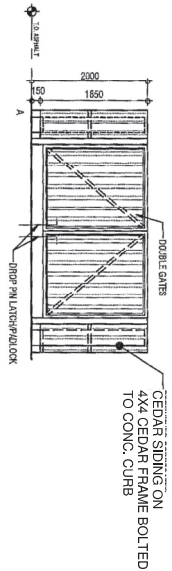
BICYCLE RACK SECTION DETAIL (TYP.)
SCALE: 1:10



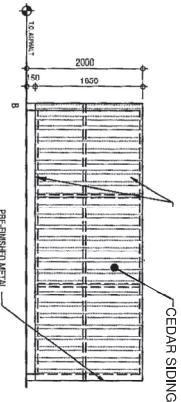
BICYCLE RACK FRONT ELEVATION (TYP.)
SCALE: 1:10



BICYCLE RACK SIDE ELEVATION (TYP.)
SCALE: 1:10



3A Garbage Enclosure Elevation
PT 2 SCALE: 1:50



3B Garbage Enclosure Elevation
PT 2 SCALE: 1:50



3C Garbage Enclosure Elevation
PT 2 SCALE: 1:50

SUBMITTED FOR TYP

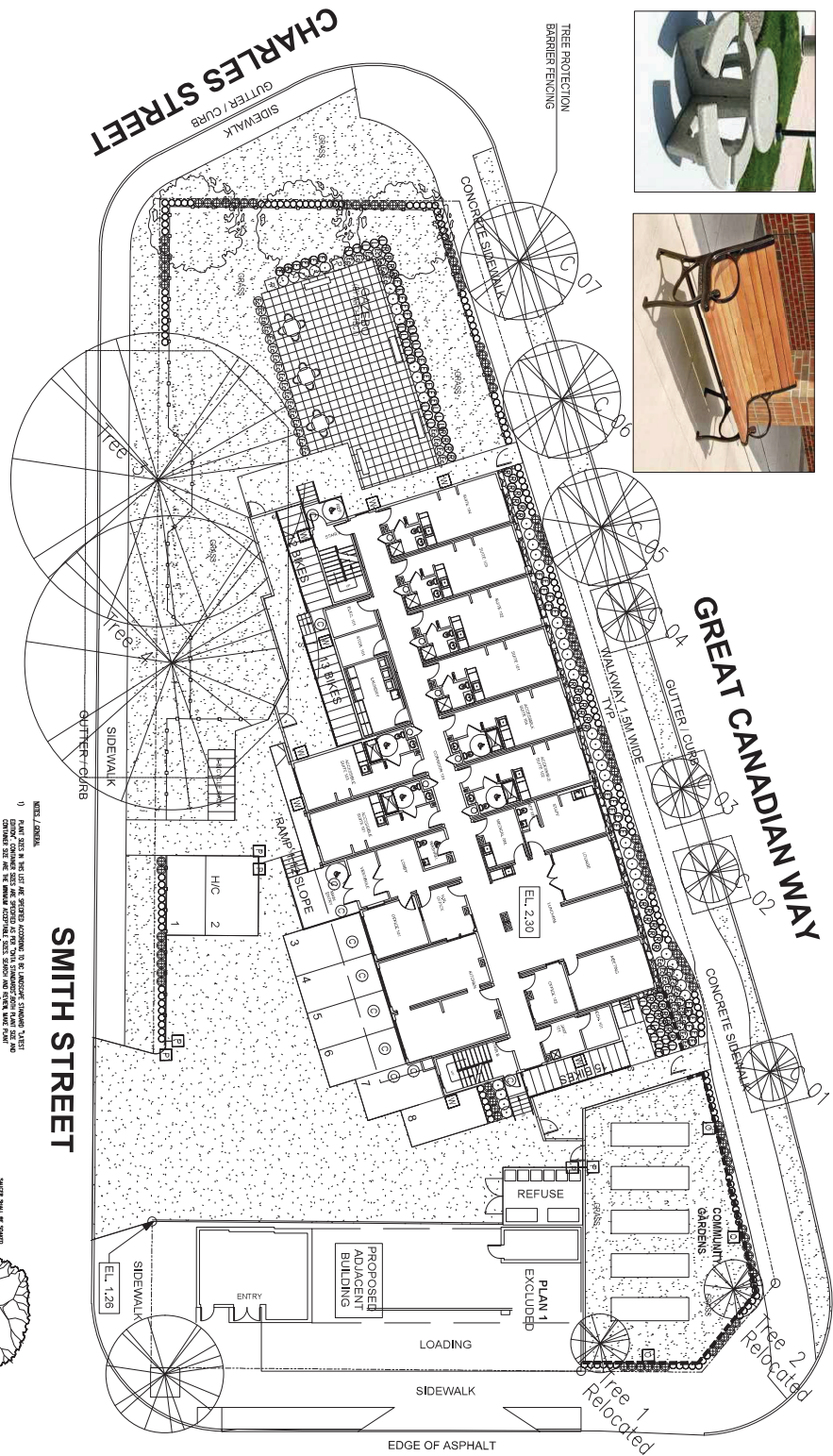
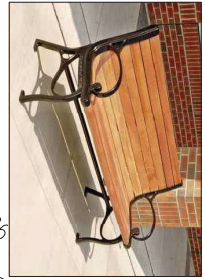
A3.1
DRAWING NO.

SMITH STREET RICHMOND HOUSING PROJECT - BC HOUSING 2520-40 SMITH STREET, RICHMOND, BC			
DETAILS			
20-09	Author	Checker	Nov 03, 2020

CLIENT: LANDSEA 7-38877 PROGRESS WAY SQUAMISH, BC CONTACT: MIKE COYNE (604) 813-5556
MODULAR CONSULTANT: WESTCOAST HIGHLAND BUILDING SOLUTIONS CONTACT: GUY HARRISON (604) 313-5556

PH - 33

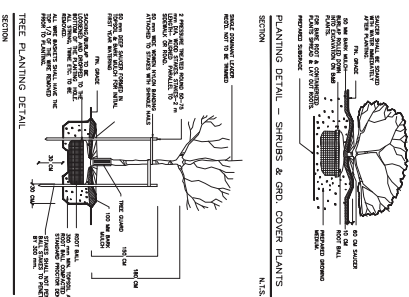
Gerry Blonski
architect a.i.b.c.
Suite 1A, 12468 82nd Ave., Surrey B.C. V3W 3E9
Ph: 672-3626 Fax: 672-3750



KEY	BOTANICAL NAME	PLANT LIST	QTY.	SIZE	SPACING	REMARKS
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	3	6 CM. CAL.	AS SHOWN	B. & B.
	LAMANDRA ANGUSTIFOLIA 'WUNSTED'	LAVENDER	26	#3 POT	65 CM. O.C.	
	RUDECKIA TRILOBIA	BLACK-EYED SUSAN	30	#3 POT	65 CM. O.C.	
	ECHINACEA PURPUREA	PURPLE CONEFLOWER	30	#3 POT	65 CM. O.C.	
	ESCALLONIA NEWPORT DWARF COMPACTA	DWARF ESCALLONIA	44	#3 POT	65 CM. O.C.	
	CALAMAGROSTIS x AQUILEGIA 'WINTER GEM'	FEATHER REED GRASS	37	#3 POT	70 CM. O.C.	
	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	164	#3 POT	45 CM. O.C.	
	PRUNUS LAUROCEASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	100	#3 POT	70 CM. O.C.	

NOTES:

- 1) PLANT SPECIES IN THIS LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE STANDARD TABLE CHARTERED 2012 AND THE DESIGNATED PLANTING SCHEDULE. SPECIES AND CULTIVARS MUST BE AVAILABLE IN THE MARKET AT THE TIME OF PLANTING. PLANTING SCHEDULES MUST BE OBTAINED FROM THE LANDSCAPE STANDARD TABLE CHARTERED 2012.
- 2) ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED SOURCES. ALL PLANT MATERIAL MUST BE PROVIDED WITH A GUARANTEE OF SURVIVAL FOR A PERIOD OF ONE YEAR. ALL PLANT MATERIAL MUST BE PROVIDED WITH A GUARANTEE OF SURVIVAL FOR A PERIOD OF ONE YEAR.
- 3) PLANTING SCHEDULES MUST BE OBTAINED FROM THE LANDSCAPE STANDARD TABLE CHARTERED 2012.
- 4) PLANTING SCHEDULES MUST BE OBTAINED FROM THE LANDSCAPE STANDARD TABLE CHARTERED 2012.
- 5) PLANTING SCHEDULES MUST BE OBTAINED FROM THE LANDSCAPE STANDARD TABLE CHARTERED 2012.
- 6) PLANTING SCHEDULES MUST BE OBTAINED FROM THE LANDSCAPE STANDARD TABLE CHARTERED 2012.
- 7) PLANTING SCHEDULES MUST BE OBTAINED FROM THE LANDSCAPE STANDARD TABLE CHARTERED 2012.
- 8) PLANTING SCHEDULES MUST BE OBTAINED FROM THE LANDSCAPE STANDARD TABLE CHARTERED 2012.
- 9) PLANTING SCHEDULES MUST BE OBTAINED FROM THE LANDSCAPE STANDARD TABLE CHARTERED 2012.
- 10) PLANTING SCHEDULES MUST BE OBTAINED FROM THE LANDSCAPE STANDARD TABLE CHARTERED 2012.



LIGHTING LEGEND

ALL LIGHT FIXTURES WILL SEEK TO MINIMIZE LIGHT SPILL ONTO ADJACENT LOTS

- SOFT TRIM
- AREA LIGHT
- FULL CUT OFF
- CANOPY DOWNLIGHT
- WALL DOWNLIGHT
- FULL CUT OFF
- OUTDOOR GARDEN LIGHT

CLIENT

BECK & ASSOCIATES INC.

2442 JONAS COURT

AGRICOLA, ONT. L5R 3H1

PHONE: (905) 881-2376

DATE

11/15/20

BY

LANDSCAPE

LANDSCAPE PROJECT

SMITH STREET

HOUSING PROJECT

2500 2540 SMITH STREET

AGRICOLA, ONT.

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/15/20

