



To: Planning Committee
From: Joshua Reis
Director, Development

Date: June 2, 2025
File: RZ 24-014551

Re: Application by Orion Construction for Rezoning at 8800 Odlin Crescent and 8711 Odlin Road from the "Single Detached (RS1/E)" Zone to the "Industrial Retail (IR2)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10676, for the rezoning of 8800 Odlin Crescent and 8711 Odlin Road from the "Single Detached (RS1/E)" zone to the "Industrial Retail (IR2)" zone, be introduced and given first reading.

Joshua Reis, MCIP, RPP, AICP
Director, Development
(604-247-4625)

JR:ak
Att. 6

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
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Staff Report

Origin

Orion Construction, on behalf of Triple-One Investment Ltd. (Director: Yan Sen Wang), has applied to the City of Richmond for permission to rezone 8800 Odlin Crescent and 8711 Odlin Road from the “Single Detached (RS1/E)” zone to the “Industrial Retail (IR2)” zone to permit the development of two, two-storey multi-tenant buildings with light industrial and limited retail uses (Attachment 1), with vehicle access from Odlin Road.

A Development Permit (DP) application is required to address the form and character of the proposed development. Conceptual plans, including proposed site layout, building design and tree management, are provided for reference in Attachment 2.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

Subject Site Existing Housing Profile

The subject site currently contains a single-family dwelling on 8711 Odlin Road that is tenant occupied. 8800 Odlin Crescent is a vacant lot. The applicant has notified the tenant of the subject rezoning. The applicant is committed to providing the tenant notice in keeping with the Residential Tenancy Act. All existing structures are proposed to be demolished.

Surrounding Development

The existing development immediately surrounding the subject site is as follows:

To the North: A grocery store on property zoned “Industrial Limited retail (ZI2) – Aberdeen Village (City Centre)” and designated under the City Centre Area Plan (CCAP) as “General Urban T4 (25m)” and “Industrial Reserve – Limited Commercial” for future light industrial and commercial development.

To the South: Across Odlin Crescent are both vacant lots and single-family dwellings zoned “Single Detached (RS1/E)” and designated under the CCAP as “General Urban T4 (25m)” and “Industrial Reserve – Limited Commercial”. These properties are part of an active rezoning application (RZ 20-899485) to rezone the site to a site-specific zone to develop a proposed light industrial business park, which is currently under staff review.

To the East: A two-storey single-family dwelling on property zoned “Single Detached (RS1/E)” and designated under the CCAP as “General Urban T4 (25m)” and “Industrial Reserve – Limited Commercial” for light industrial development.

To the West: Across Odlin Road is a private school, on property zoned “Assembly (ASY)” and designated in the CCAP as “General Urban T4 (25m)” and “Industrial Reserve – Limited Commercial”, Park and Proposed Streets.

Existing Legal Encumbrances

There is an existing 1.5 m wide Statutory Right-of-Way (SRW) along the north property line for sanitary sewer services (LMP30786). The existing underground sanitary infrastructure is located on the abutting site at 8777 Odlin Road. The applicant is aware that no construction is permitted within the SRW area.

Related Policies & Studies

Official Community Plan/City Centre Area Plan (CCAP)

The OCP Land Use Map designates the site as “Mixed Employment”, which is intended primarily for industrial and standalone office development, and in certain areas, a limited range of commercial uses. This proposal includes industrial and retail uses in compliance with the provisions of the OCP.

The subject site is in the CCAP, Aberdeen Village (Attachment 4). Under the CCAP, it is designated as “General Urban T4 (25m)” and “Industrial Reserve – Limited Commercial”, which is intended for non-residential urban business park purposes and light industrial uses. The CCAP permits up to 50 per cent non-industrial uses and a limited range of commercial uses within 50 m of Odlin Crescent north of Odlin Road (e.g. retail trade & services, restaurant, institutional, recreation, studio, etc.).

The CCAP Specific Land Use Map: Aberdeen Village (2031) also defines the frontage along Odlin Crescent, north of Odlin Road, as “Pedestrian-Oriented Retail Precincts – Secondary Retail Streets & Linkages”. This precinct is envisioned to include pedestrian-oriented retail and related uses at the ground floor with high transparency and visually engaging frontages.

The proposed development complies with the provisions of the OCP and CCAP.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject site is located within ANSD “Area 1A”, which prohibits new aircraft noise-sensitive land uses (e.g. residential uses, childcare facilities, hospitals and schools for kindergarten to grade 12). The proposed development complies with these restrictions. Registration of a restrictive covenant on Title is required prior to final adoption of the rezoning bylaw to ensure owner awareness of potential aircraft noise impacts and the City’s indemnification.

OCP Noise Mitigation Policy

OCP policy directs new commercial and industrial development to mitigate unwanted noise impacts on residential properties within 30 m. To ensure that future industrial and commercial owners and tenants on site understand and comply with the City’s Noise Regulation Bylaw No. 8856, registration of a legal agreement on Title is required prior to adoption of the rezoning bylaw. The legal agreement requires noise mitigation and demonstration that the building envelope and mechanical equipment are designed to avoid noise transmission into nearby residential areas that exceed noise levels allowed in the City’s Noise Bylaw. The mitigation measures proposed will be further reviewed as part of the DP application.

Ministry of Environment Referral

During the initial submission of the subject rezoning application, the applicant provided a site disclosure statement that indicated Schedule 2 activity on site, meaning uses of operations associated with a higher potential impact to soil, water and soil vapours. Consequently, a referral to the provincial Ministry of Environment and Climate Change Strategy (MOE) was required and submitted. However, the applicant has since resubmitted an updated site disclosure statement indicating that the original form was incorrectly filled and there is no Schedule 2 activity on site.

Prior to final adoption of the rezoning bylaw, the applicant must obtain confirmation from the Climate and Environment Division that the site is clear of Schedule 2 activities, or provide the required correspondence from the MOE (e.g. a determination that the site is not contaminated, a release notice, a Certificate of Compliance, etc.) that allows the City to approve the rezoning application. In addition, prior to any land dedications to the City, the land must be determined to be acceptable and clear of any contaminants, to the satisfaction of the City. Prior to rezoning bylaw adoption, the applicant is required to submit sufficient information and/or other assurances to support the City's acceptance of the dedicated land.

Floodplain Management Implementation Strategy

The proposed development must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. The subject site is in an area with a designated Flood Construction Level (FCL) of 2.9 m GSC – Area A. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

Rezoning signs have been installed on the subject site fronting Odlin Crescent and Odlin Road. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning signs on the property or in response to the early notification mail-out.

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.

Analysis

Built Form and Architectural Character

The proposed development consists of two, two-storey buildings in an east-west arrangement with surface parking separating the two buildings. The west building (Building 1) fronts Odlin Crescent and consists of five units. In keeping with the CCAP, limited commercial uses are proposed on the ground level facing Oldin Crescent to support a pedestrian-oriented retail frontage, and light industrial uses are proposed on the eastern portion of the building. On the mezzanine level of Building 1, light industrial uses are envisioned.

The east building (Building 2) consists of four units and is proposed for ancillary office and light industrial uses on the ground level and light industrial uses on the mezzanine level. In compliance with the CCAP, 76 per cent of the development is proposed for industrial use and 24 per cent is proposed for retail or restaurant uses.

To ensure future owner/tenant understanding and ongoing compliance with the CCAP industrial reserve and limited pedestrian-oriented retail precinct designations, registration of a legal agreement on Title is required prior to rezoning bylaw adoption. The agreement is to identify that the property is subject to the identified CCAP designations and that use of the property must be consistent with the Zoning Bylaw. It also requires that the owner provide an acknowledgement of the same in all purchase and sale agreements.

Development within the City Centre is subject to potential impacts from other developments that may be approved within the City Centre (e.g., loss of views, shading, overlook and reduced privacy, noise and ambient light). To ensure future owner/tenant understanding of these potential impacts, registration of a legal agreement on Title is required prior to adoption of the rezoning bylaw and requires that the owner provide an acknowledgement of the same in all purchase and sale agreements.

Variance Requested

The submitted conceptual development plans (Attachment 2) are generally in compliance with the “Industrial Retail (IR2)” zone of Richmond Zoning Bylaw 8500, except that a variance is requested to reduce the required loading spaces from two medium-sized spaces to one medium-sized space. Staff is generally supportive of the variance request for the following reasons:

- The proposed variance improves flexibility for smaller developments, allowing the accommodation of a mix of light industrial and small retail spaces, supporting commercial infill in the City Centre.
- The proposed loading space is proposed to be shared amongst all units, cannot be assigned to any one unit and would be subject to a loading management plan.

The requested variance will be further reviewed by Transportation staff at the DP stage, along with the overall detailed design of the project and proposed Transportation Demand Management (TDM) measures.

Community Planning

In compliance with the CCAP, the developer proposes to voluntarily contribute \$15,633.17 towards future City planning studies. This is based on the site’s maximum buildable floor area (45,979.91 ft²) and applicable City-approved developer contribution rate (\$0.34/ft²), as required for City Centre rezoning applications.

Transportation and Site Access

A total of 19 off-street parking spaces are provided for the industrial and limited retail units. All off-street parking for the proposed development, including one accessible parking stall and one loading space, will be provided via a surface parking area located between Buildings 1 and 2 and

accessed from Odlin Road. All existing letdowns will be removed and replaced with standard curb and gutter.

In accordance with the Zoning Bylaw, the off-street parking proposed includes a 20 per cent reduction and is supported by a range of TDM measures. TDM measures may include, but are not limited to, the provision of enhanced bicycle facilities, contribution to the Transit Pass Program and electric vehicle charging stations. The proposed TDM measures will be further reviewed at the DP stage to the satisfaction of the Director, Transportation and secured prior to DP issuance.

The CCAP requires various road, pedestrian and cycling network improvements on and around the subject site. Frontage improvements, including new paths and landscaping along Odlin Crescent and Odlin Road, and an off-street bike path on Odlin Road, are proposed at the developer's sole cost and will be secured as part of the Servicing Agreement (SA), which is required prior to Building Permit (BP) issuance. Pedestrian access to the units will be provided along Odlin Crescent and from within the site via 1.5 m wide pathways accessed from Odlin Road.

Prior to rezoning bylaw adoption, a functional road design consistent with the required frontage improvements and ultimate road design is required, to the satisfaction of the Director, Transportation. Any resulting land dedication required to achieve the ultimate frontage and road design must be dedicated prior to zoning bylaw adoption.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report that identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 34 bylaw-sized trees on the subject property, one tree located on the shared property line to the north, seven trees on neighbouring properties to the north, and 10 street trees on City property. A tree management plan is included as Attachment 5 and identifies proposed tree protection and removal.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the Arborist's findings, with the following comments:

- One City tree, tag # 825-NT (25 cm magnolia) is located along Odlin Road, southeast of the subject property and is to be protected and retained.
- Two City trees, specifically tag# 828 and 829 (20 cm magnolias), are in good to fair condition but conflict with the new driveway location and require frontage works. Relocation is not suitable due to the type of root system, which is more susceptible to shock. Removal and compensation of \$3,072.00 is recommended by Parks staff.
- Seven City trees, specifically tag# 826, 827, 830, 831, 835, and OS-01-OS-02 (variety of 10-35 cm magnolias and 29-43 cm ash trees), are in fair condition with signs of stress, leaning and broken limbs. These trees are in conflict with the identified frontage works and relocation is not suitable due to the type of root system which is more susceptible to shock. Through the review of the DP and detailed design of the required servicing works, staff will explore opportunities for retention of existing street trees where possible.

- Three trees located on the neighbouring property to the north, specifically tag# OS-03 to OS-05 (20-30 cm maples), are to be retained and protected.
- The other four neighbouring trees, specifically tag# 836-839 (24-35 cm maples), located on the neighbouring property to the north, are identified to be in poor condition with visible signs of poor pruning and topping and should be removed and replaced. Authorization from the neighbouring property owner is required prior to removal, which the applicant is in the process of attaining.
- One tree located on the shared property line with the neighbour to the north, specifically tag# 112-NT (40 cm laurel), is in fair condition but will be impacted due to site grading works and the construction of a retaining wall. Relocation is not recommended. Removal and replacement are proposed. Neighbouring owner approval is required prior to removal.
- 32 trees, specifically tag# 101, 103-105, 108-111, 847, 851-852, 854, 857-861, 872, 102-NT, and 113-1 to 113-13 (30-40 cm apples, 40-60 cm Douglas firs, 60 cm fig, 40 cm cherry, 35 cm maple, 60-75 cm spruce, 20-90 cm plum, 40 cm rhododendron, 30-50 cm walnut, and 25-90 cm cedar), located on site, are identified in the Arborist report as ranging in condition from “poor” to “fair” condition. These trees exhibit old topping wounds and poor pruning and will conflict with the existing sanitary SRW along the north property line, the proposed development, and site grading works including the construction of a retaining wall to the north. Removal and replacement is recommended.
- One tree, tag# 846 (135 cm spruce), is in fair condition and classified as a significant tree. The Project Arborist noted low retention value due to bifurcation of the main stems and structural weaknesses. To ensure long-term health and tree survival will not be adversely affected, a large tree protection zone (approximately 50 m²) would be required. The tree will also be impacted by site grading works (over 0.5 m increase in grade) and required frontage improvement works along Odlin Road. Removal and replacement at a 3:1 ratio, consistent with the Tree Protection Bylaw, is proposed.
- One tree, specifically tag# 107 (100 cm Douglas fir), is dead and will be removed and should be replaced at a 3:1 ratio as per the OCP.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove 33 trees (tag# 101, 103-105, 108-111, 847, 851-852, 854, 857-861, 872, 102-NT, 113-1 to 113-13 and 846) and one dead tree on-site (tag# 107). As per the Tree Protection Bylaw No. 8057, the 2:1 replacement ratio for 32 trees and 3:1 replacement ratio for one significant tree and one dead tree would require a total of 70 replacement trees. The replacement trees are required to be of the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
70	8 cm	4 m

The applicant has proposed to plant six replacement trees on the subject site, along Odlin Road, where larger pockets of live landscaping can help support the healthy establishment and long-

term vitality of these trees. Due to lot size constraints and the soil volumes required to sustain healthy replacement tree growth, the proposal is unable to accommodate additional replacement trees on-site. To satisfy the replacement ratios established in the Tree Protection Bylaw, prior to rezoning bylaw adoption, the applicant will contribute \$48,000.00 to the City's Tree Compensation Fund in lieu of the remaining 64 trees that cannot be accommodated on the subject property after redevelopment. Staff will further review tree planting opportunities with the applicant at the DP stage and encourage the planting of additional columnar replacement trees around the lot perimeter where possible.

Tree Protection

The applicant is committed to retaining three trees (tag# OS-3, OS-4, OS-5) on the neighbouring property and one City tree (tag # 825-NT). The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during the development stage (Attachment 5). To ensure that the trees identified for retention are protected, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission to the City a Tree Survival Security in the amount of \$5,000.00 to ensure that one City tree (tag# 825-NT) identified for retention, will be protected.

Public Art

Based on the maximum buildable floor area of approximately 42,304.15 ft² (3,930.18 m²) of industrial and 3,675.76 ft² (341.48 m²) commercial floor area and the recommended public art contribution (2025 rate) of \$0.31/ft² for industrial and \$0.56/ft² for commercial, a total contribution of approximately \$15,172.72 to the Public Art Reserve Fund is required prior to rezoning bylaw adoption, consistent with the City's Public Art Policy.

Sustainability

The subject site is located within the City Centre District Energy Utility (DEU) service area. Prior to rezoning bylaw adoption, a standard DEU covenant will be registered on Title requiring the developer to:

- Grant a SRW necessary for supplying DEU services to the proposed development.
- Design the proposed development with capacity to connect to and be serviced by a DEU.
- Establish connection to the DEU once it becomes available.

Consistent with City energy efficiency requirements, the proposed development is anticipated to comply with the ASHRAE90.1-2019 code.

Further details on how this proposal will meet this commitment will be required as part of the DP and BP application review process. Prior to DP issuance, confirmation from a Registered Professional is required to be submitted to staff.

The applicant proposes to incorporate sustainability and building energy efficiency features into the proposed development including:

- Pre-ducting within each unit for future rooftop solar photovoltaic infrastructure as an alternative energy source for individual tenants.
- Provision of high-efficiency LEDs for all outdoor lighting.
- Provision of water conservation features, including a high-efficiency rain meter irrigation system and water-conserving plumbing fixtures.
- Provision of fully insulated exterior wall panels to improve energy efficiency.

Prior to the adoption of the rezoning bylaw, the above sustainability features will be secured through legal agreements registered on Title.

Development Permit Application

Prior to final adoption of the rezoning bylaw, a DP application is required to be processed to a satisfactory level. Through the DP, the following items are to be further examined:

- Form and character features to enhance the development's urban character, including refinements to the Odlin Crescent façade designated for pedestrian-oriented retail.
- Rooftop mechanical, including consideration of potential impacts (e.g., appearance, noise) on the quality and character of the architectural expression and noise as experienced from surrounding existing/future buildings.
- Refinement of landscape design, including the number, species, and size of trees and additional planting opportunities.
- Crime Prevention through Environmental Design (CPTED), including consideration of strategies and features that minimize opportunities for crime and promote a sense of security.

Site Servicing and Frontage Improvements

Prior to BP issuance, the applicant is required to enter into a SA for the design and construction of the following, including but not limited to:

- Frontage improvements including:
 - Along Odlin Road: 2.0 m wide sidewalk, 0.8 m wide landscaped strip, and 2.0 m wide bicycle lane.
 - Along Odlin Crescent: 2.0 m wide sidewalk, minimum 1.5 m wide boulevard, curb and gutter, 3m wide parking lane, and 3.2 m wide travel lane.
- Installation of new water, storm and sanitary service connections.

Financial Impact or Economic Impact

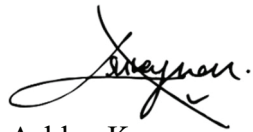
The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

Conclusion

Orion Construction on behalf of Triple-One Investment Ltd. has applied to the City of Richmond for permission to rezone 8800 Odlin Crescent and 8711 Odlin Road from the “Single Detached (RS1/E)” zone to the “Industrial Retail (IR2)” zone to permit the development of two, two-storey multi-tenant buildings with light industrial and limited retail uses, with vehicle access provided from Odlin Road.

This rezoning application generally complies with the land use designation and applicable policies for the subject site contained in the OCP and CCAP. Further design review will be undertaken as part of the associated DP application review process. Required road and engineering improvement works associated with the subject development will be secured through the City’s standard Servicing Agreement. The list of rezoning considerations is included in Attachment 6 and has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10676 be introduced and given first reading.



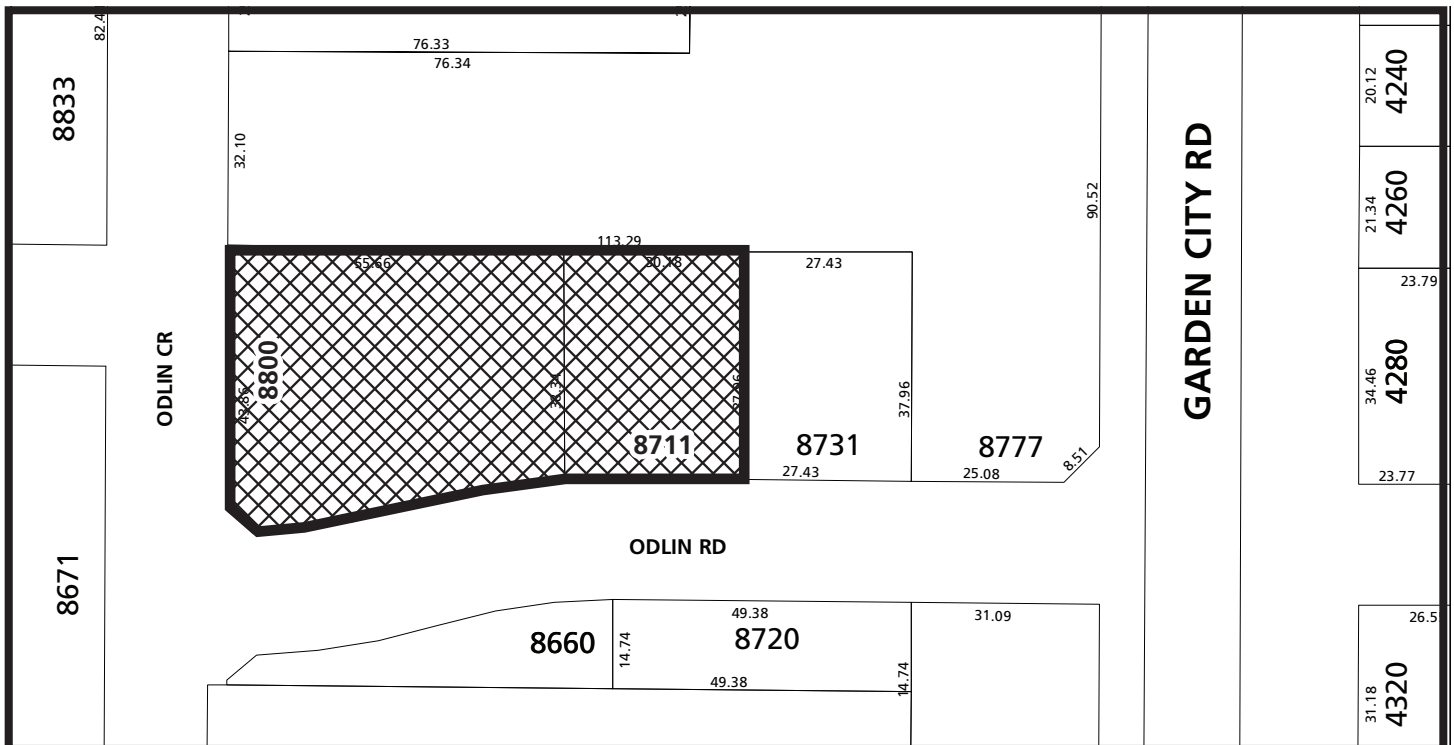
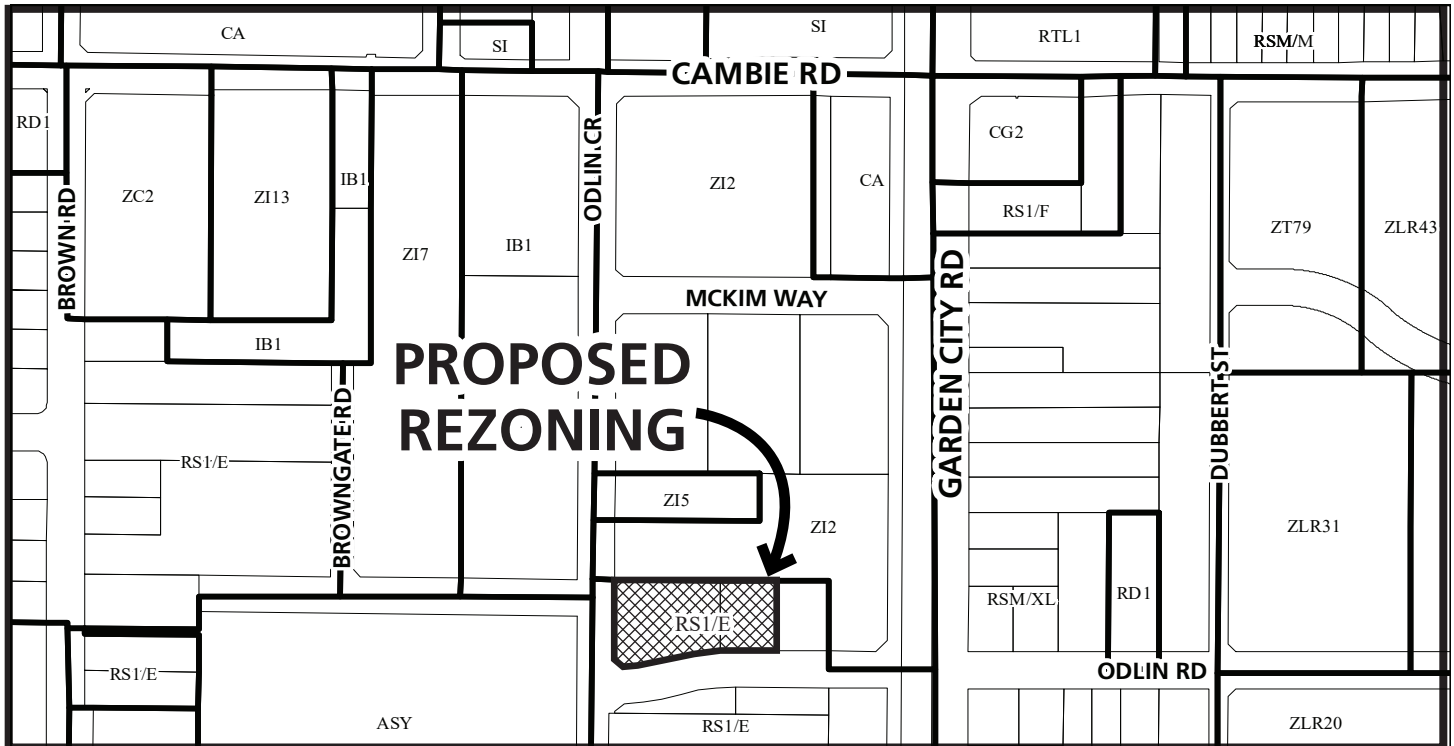
Ashley Kwan
Planner I
(604-276-4173)

AK:js

- Att. 1: Location Map
 2: Conceptual Development Plans
 3: Development Application Data Sheet
 4: CCAP Specific Land Use Map: Aberdeen Village (2031)
 5: Tree Management Plan
 6: Rezoning Considerations



City of Richmond



RZ 24-014551

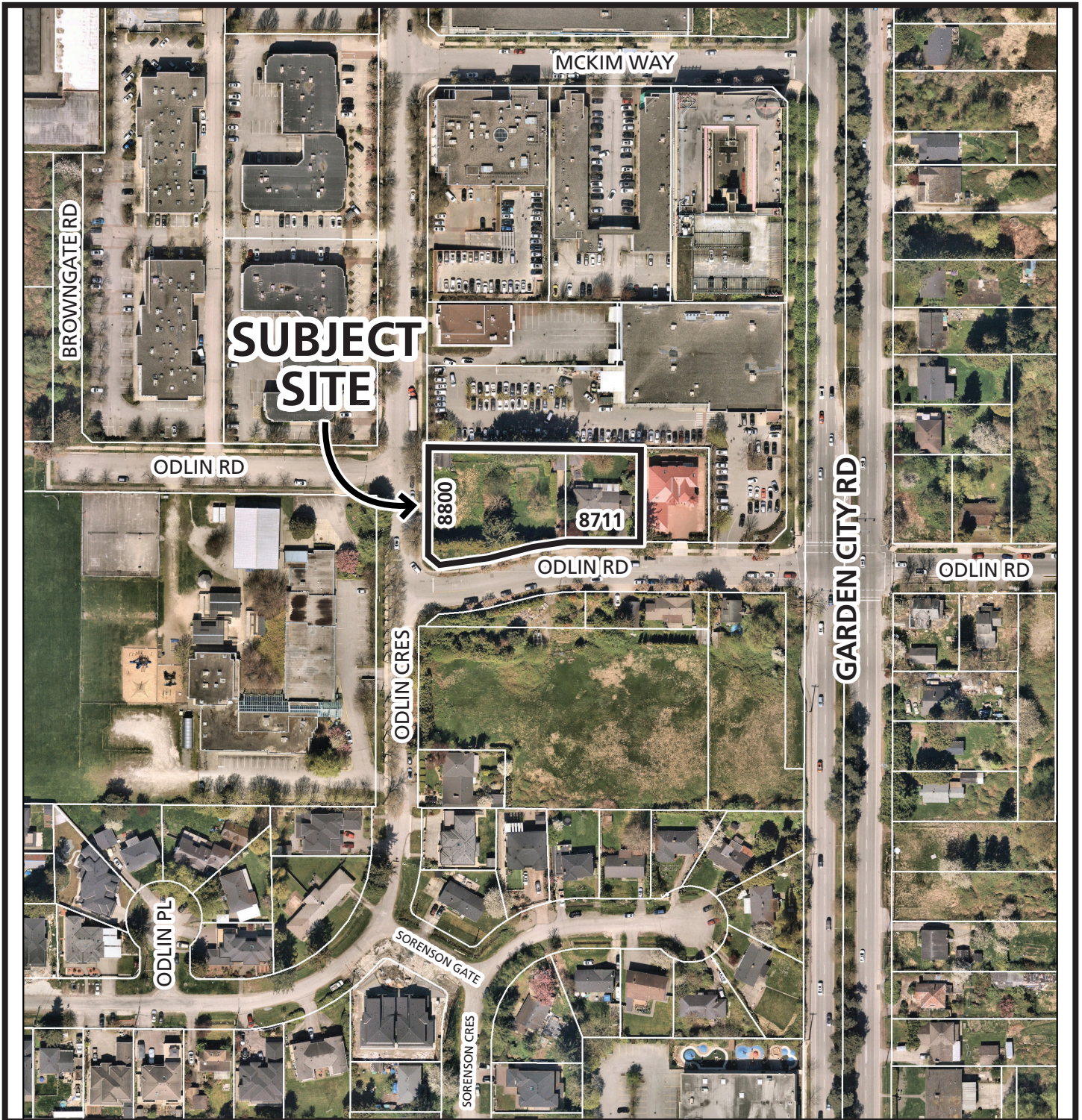
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Revision Date: 05/07/25

Note: Dimensions are in METRES



City of Richmond



RZ 24-014551

Original date: 06/13/24

Revision Date:

Note: Dimensions are in METRES

ODLIN CRESCENT

PH - 118

GARDEN CITY PHASE 1 - BUILDINGS 1 & 2

8800 ODLIN ROAD, RICHMOND, BC V6X 1C8



1 AREA USE PLAN - MAIN FLOOR
SCALE 1/32" = 1'-0"

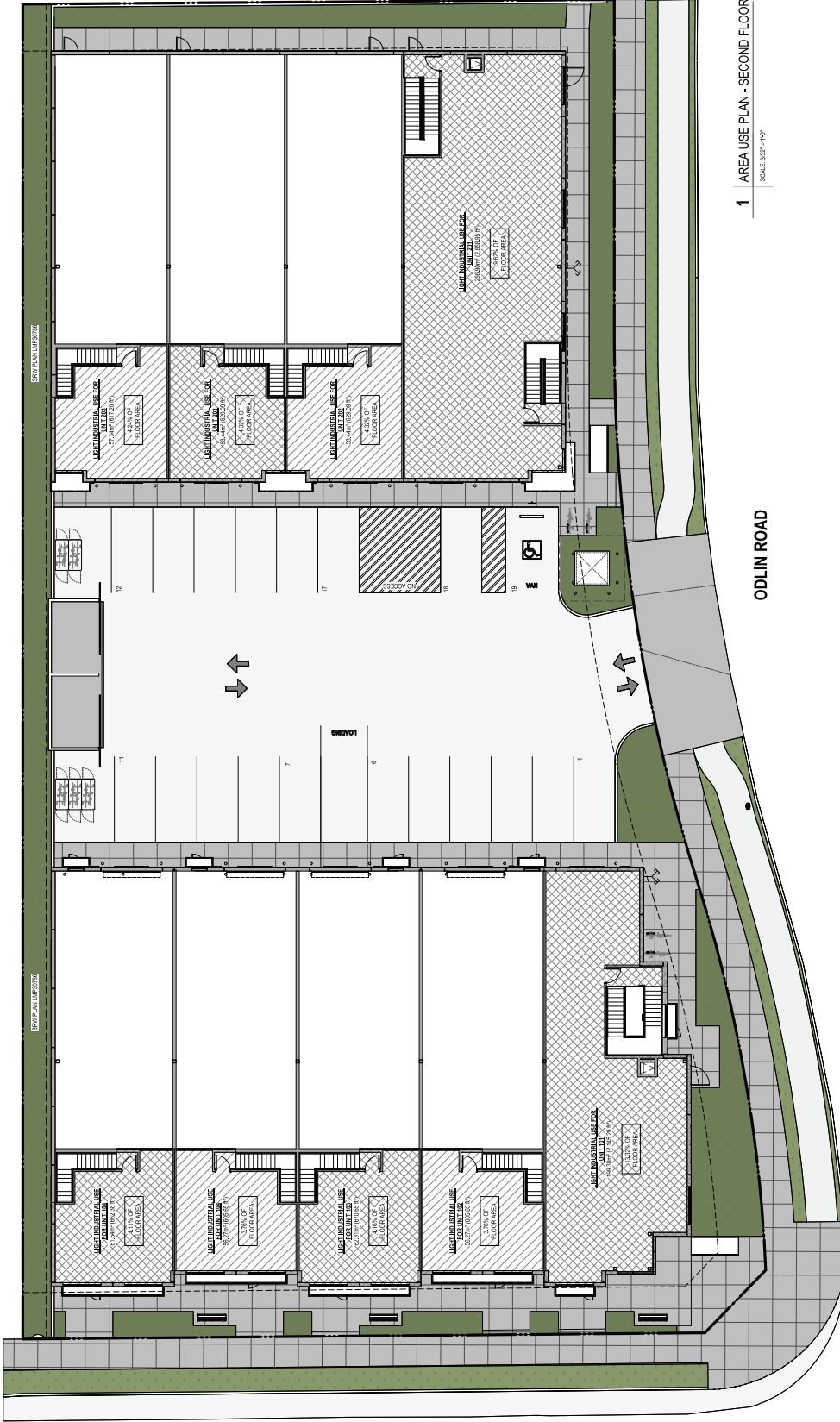
BUILDING 1 AREA USE CALCULATIONS

AREA CLASSIFICATION	AREA (M ²)	AREA (FT ²)	PERCENTAGE OF TOTAL FLOOR AREA
MAIN FLOOR	688.52 M ²	7,397.45 FT ²	45.97%
LIGHT INDUSTRIAL	69.75 M ²	747.89 FT ²	5.86%
RESTAURANT	28.85 M ²	310.48 FT ²	1.78%
ANCILLARY OFFICE / RETAIL	43.15 M ²	463.62 FT ²	2.71%
SECOND FLOOR	43.15 M ²	463.62 FT ²	2.71%
LIGHT INDUSTRIAL	43.15 M ²	463.62 FT ²	2.71%

BUILDING 2 AREA USE CALCULATIONS

AREA CLASSIFICATION	AREA (M ²)	AREA (FT ²)	PERCENTAGE OF TOTAL FLOOR AREA
MAIN FLOOR	688.52 M ²	7,397.45 FT ²	45.97%
LIGHT INDUSTRIAL	69.75 M ²	747.89 FT ²	5.86%
RESTAURANT	28.85 M ²	310.48 FT ²	1.78%
ANCILLARY OFFICE / RETAIL	43.15 M ²	463.62 FT ²	2.71%
SECOND FLOOR	43.15 M ²	463.62 FT ²	2.71%
LIGHT INDUSTRIAL	43.15 M ²	463.62 FT ²	2.71%

PROJECT NO. 230677-A
DRAWING NO. A114
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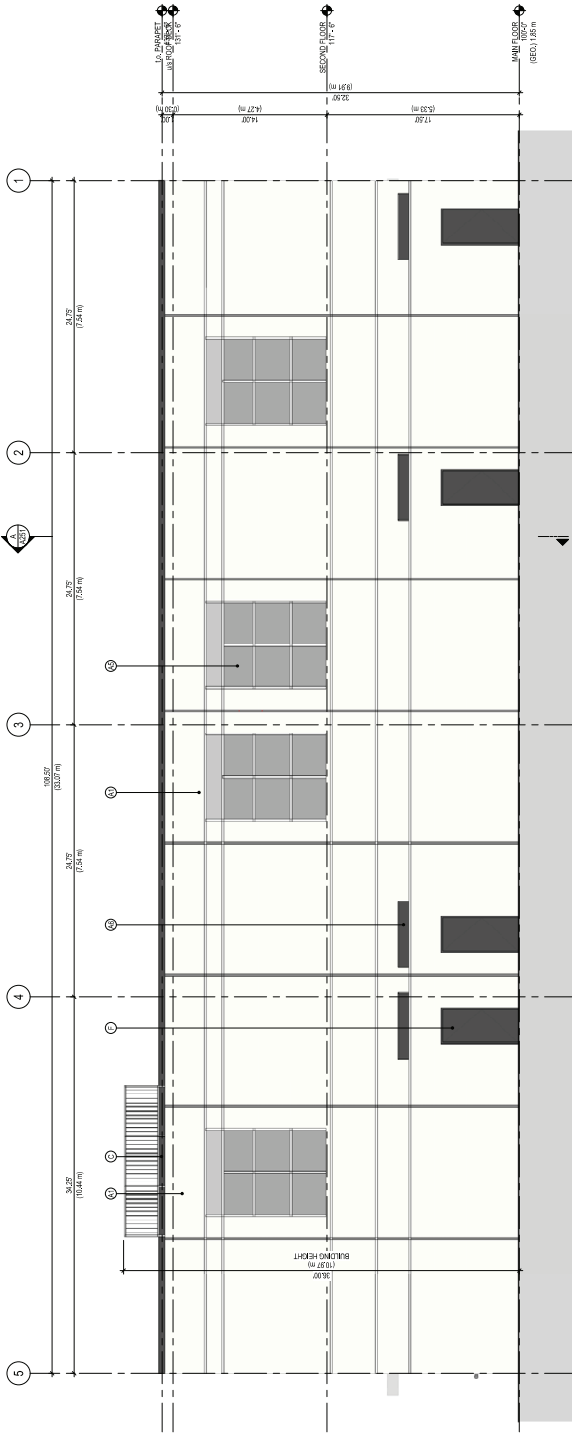


1 AREA USE PLAN - SECOND FLOOR
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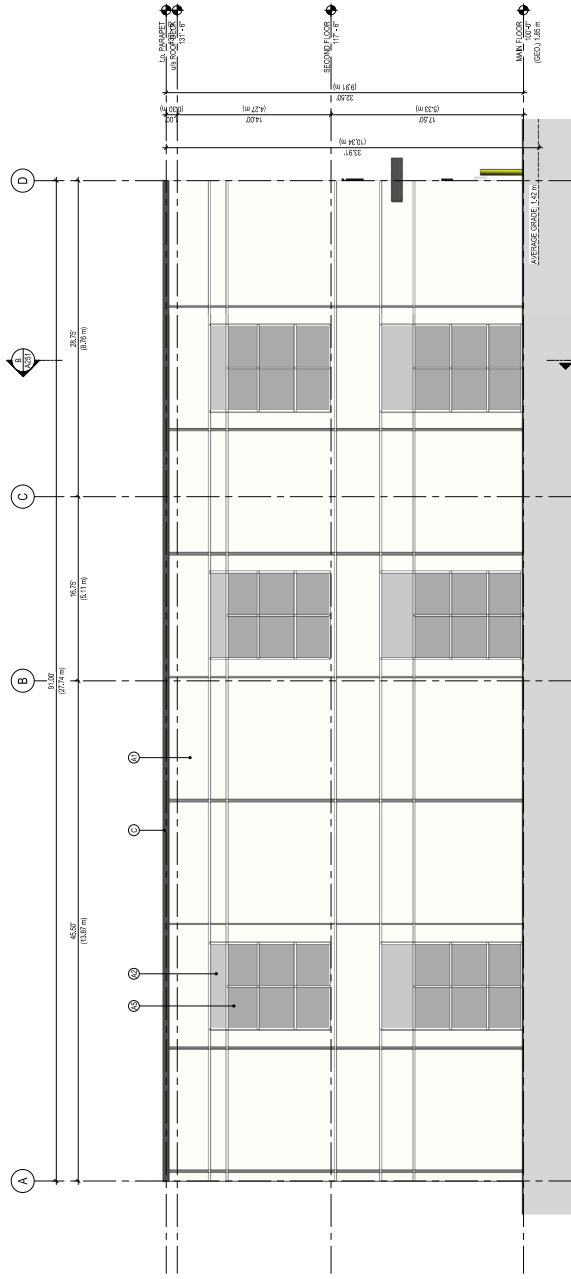
BUILDING 1 AREA USE CALCULATIONS			
AREA CLASSIFICATION	AREA (SQ FT)	AREA (SQ M)	PERCENTAGE OF TOTAL FLOOR AREA
MAIN FLOOR	984.32	91.02	68.87%
RESTAURANT	892.29	82.72	6.60%
RETAIL	2,884.88	267.42	17.88%
SECOND FLOOR	4,684.88	433.12	35.65%

BUILDING 2 AREA USE CALCULATIONS			
AREA CLASSIFICATION	AREA (SQ FT)	AREA (SQ M)	PERCENTAGE OF TOTAL FLOOR AREA
MAIN FLOOR	6,134.88	568.29	44.78%
SECOND FLOOR	3,077.58	285.29	21.78%

GARDEN CITY PHASE 1 - BUILDINGS 1 & 2 8800 ODLIN ROAD, RICHMOND, BC V6X 1C8



1 | EAST ELEVATION
 SCALE 3/16" = 1'-0"

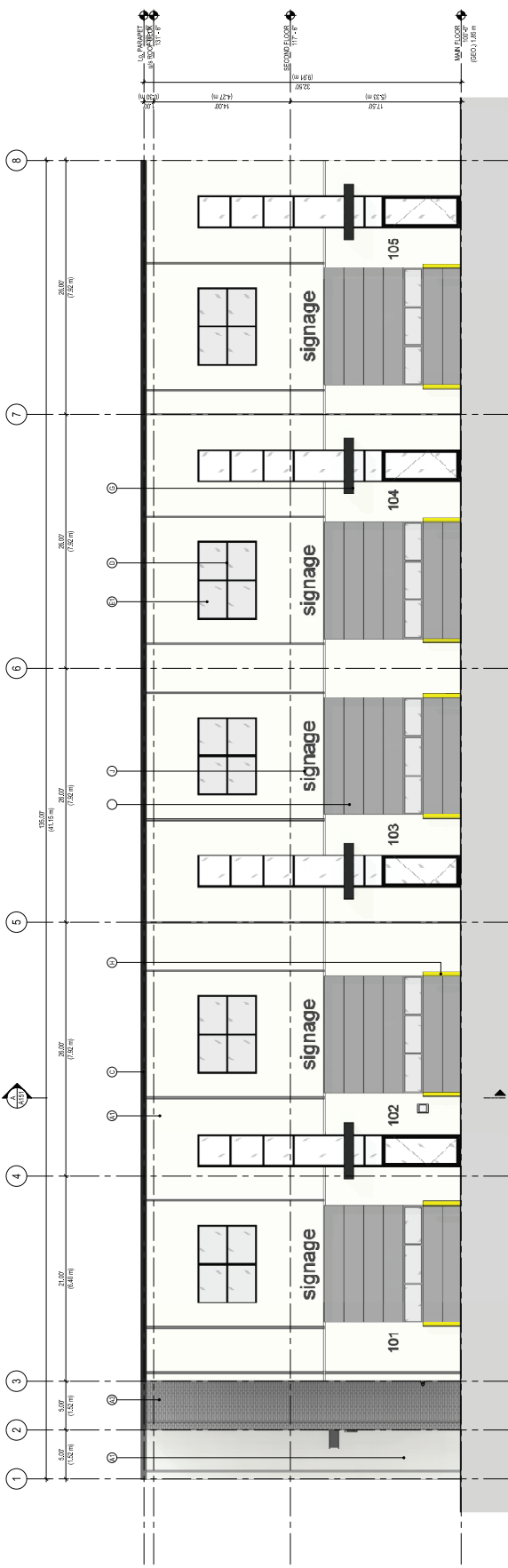


2 | NORTH ELEVATION
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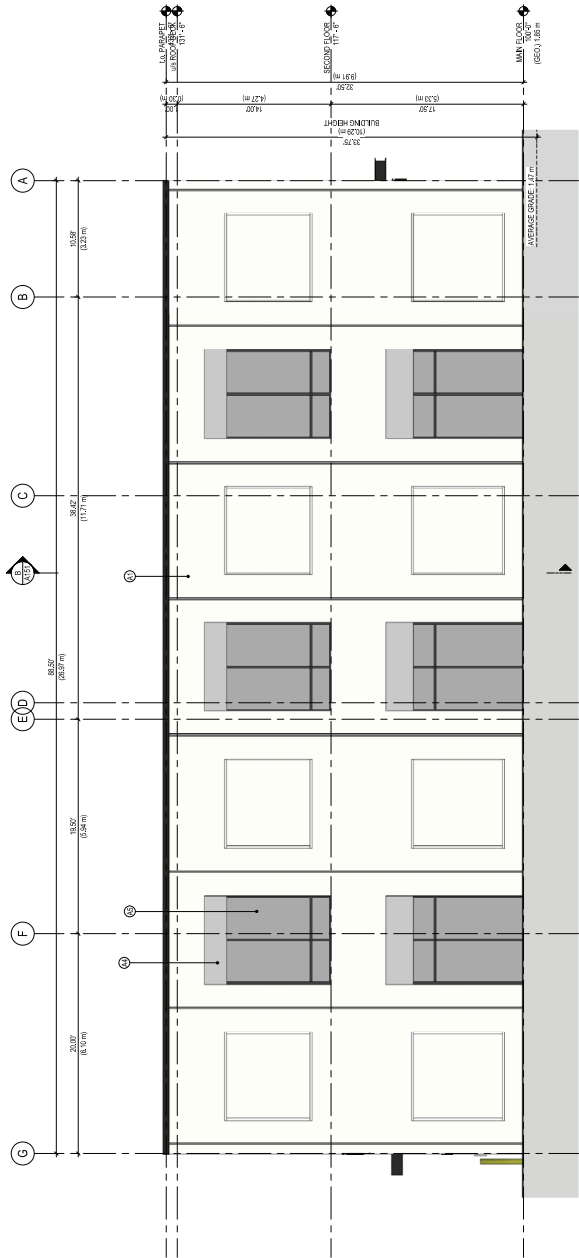
MATERIAL LEGEND	
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GARDEN CITY PHASE 1 -
BUILDINGS 1 & 2
8800 ODLIN ROAD, RICHMOND, BC V6X 1C8



1 EAST ELEVATION
SCALE 3/16" = 1'-0"



2 NORTH ELEVATION
SCALE 3/16" = 1'-0"

TYPE	DESCRIPTION
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RZ 24-014551

Attachment 3

Address: 8800 Odlin Crescent and 8711 Odlin Road

Applicant: Orion Construction

Planning Area(s): City Centre – Aberdeen Village

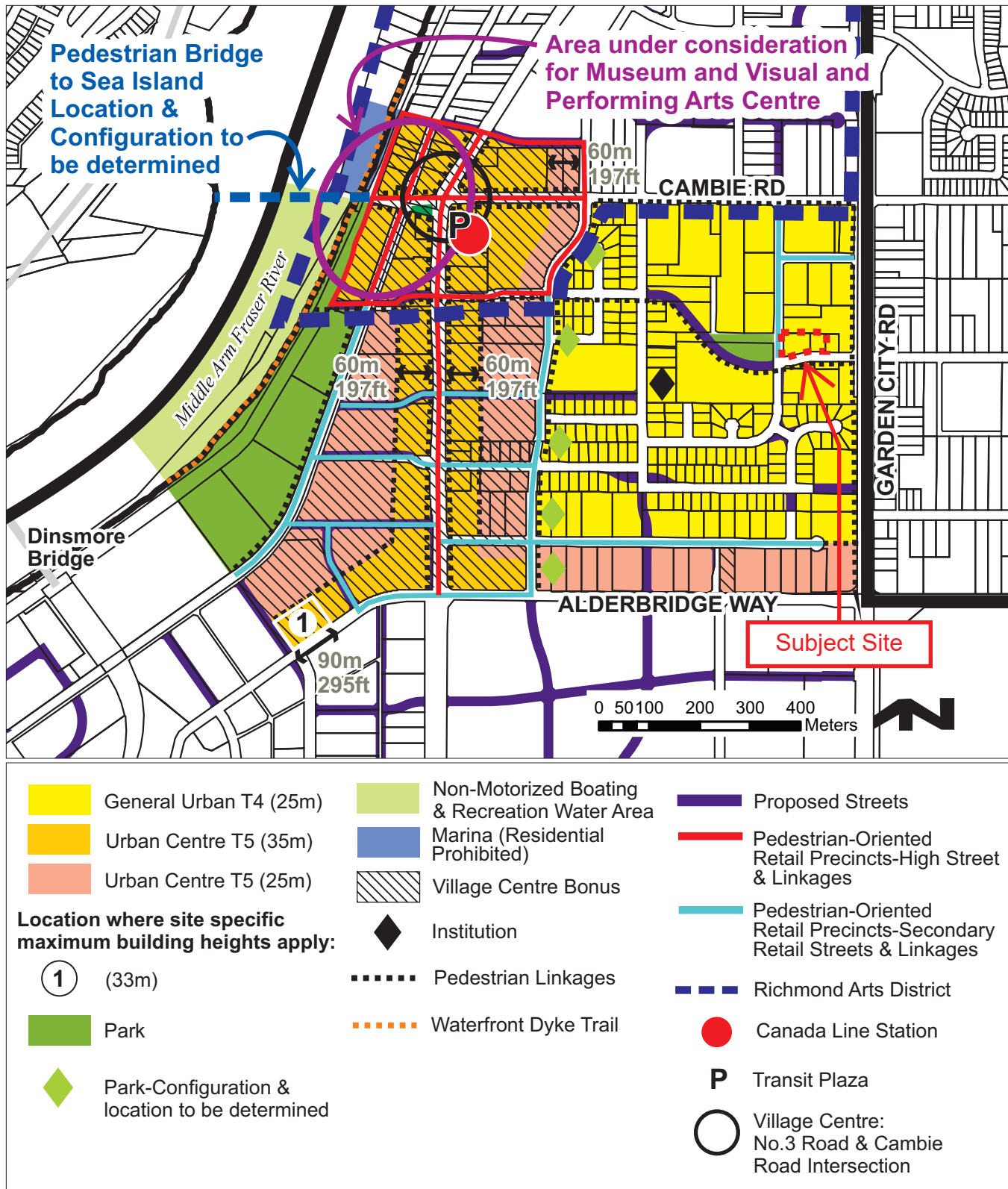
	Existing	Proposed
Owner:	Triple One Investment Ltd.	No Change
Site Size (m²):	3,559.73 m ² (38,316.59 ft ²)	No Change
Land Uses:	Single-family residential and vacant	Light Industrial and Limited Retail
OCP Designation:	Mixed Employment	No Change
CCAP Designation:	General Urban T4 (25 m) Industrial Reserve: Limited Commercial Pedestrian-Oriented Retail Precincts – Secondary Retail Streets & Linkages	No Change
Zoning:	Single Detached (RS1/E)	Industrial Retail (IR2)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.2	0.79	none permitted
Buildable Floor Area (m ²):*	Max. 4,271.68 m ² (45,979.91 ft ²)	2,810.97 m ² (30,257.00 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 90%	Building: 55%	none
Lot Size:	2,400 m ²	3,559.73 m ²	none
Setbacks (m):	Front (West): Min. 3.0 m Rear (East): Min. 3.0 m Side (North): 0 m Exterior Side (South): Min. 3.0 m	Front (West): 3.0 m Rear (East): 3.0 m Side (North): 1.5 m Ext. Side (South): 3.0 m	none
Height (m):	25 m	10.97 m	none
Bicycle Parking:	Class 1: 8 Class 2: 8	Class 1: 28 Class 2: 8	none
Off-street Parking Spaces (Regular):	With TDMs 19	With TDMs 19 (including 1 accessible)	none
Accessible Parking	Min. 2% (1)	1	none
Loading Space	2 medium	1 medium	Variance Requested

* Preliminary estimate; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

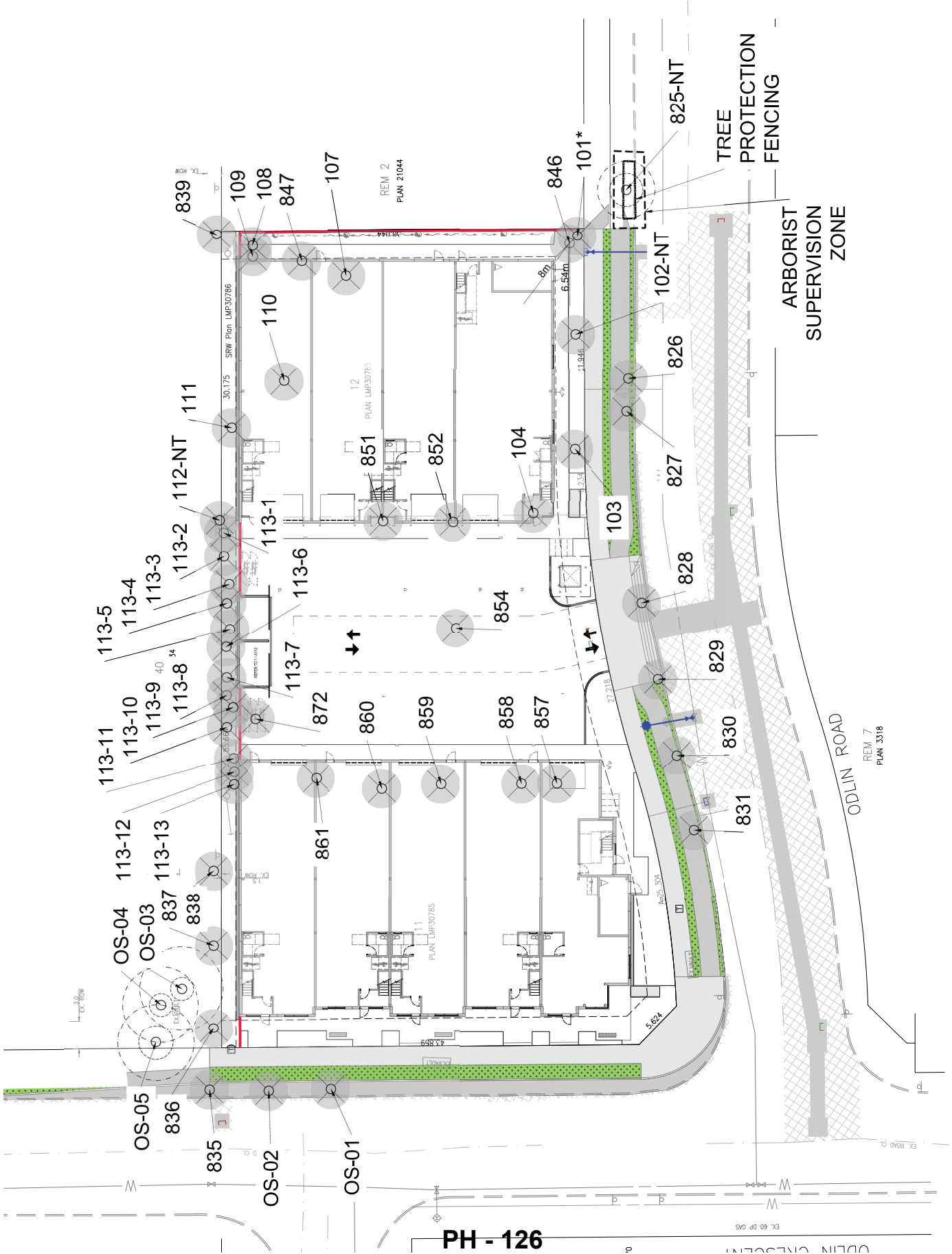
Specific Land Use Map: Aberdeen Village (2031)

Bylaw 10020
2019/05/21



Bylaw 10020
2019/05/21

Maximum building height may be subject to established Airport Zoning Regulations in certain areas.





Address: 8800 Odlin Crescent and 8711 Odlin Road

File No.: RZ 24-014551

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10676, the developer is required to complete the following:

1. **(Development Permit)** The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
2. **(Site Disclosure)** Provide confirmation from the Climate and Environment Division that the site is clear of Schedule 2 activities or provide the required correspondence from the Ministry of Environment and Climate Change Strategy (e.g. a determination that the site is not contaminated, a release notice, a Certificate of Compliance, or a Voluntary Remediation Agreement from the MOE) that allows the City to approve the rezoning application. If any land dedication is required, the applicant is required to submit sufficient information and/or other assurances, to the satisfaction to the City, to support the City's acceptance of the dedicated land.
3. **(Lot Consolidation)** Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
4. **(Road Function and Dedication)** Submission of a functional road design consistent with the required frontage improvements and ultimate road design on Odlin Road and Odlin Crescent and any subsequent road dedication as required to achieve the required frontage improvements and ultimate road design, to the satisfaction of the Director, Transportation. Note: this may require an overlay of the proposed functional plan with the dedication plan to confirm that the required improvements can be accommodated within the dedication area. In addition, any land dedicated should be free and clear of any contamination to the City's satisfaction.
5. **(Arborists Contract)** Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
6. **(Tree Protection Fencing)** Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
7. **(City Tree Survival Security)** Submission of a City Tree Survival Security to the City in the amount of \$5,000.00 for the 1 City (tag# 825-NT) trees to be retained. City tree Survival Security to be updated as needed to account for any additional City trees that can be retained.
8. **(City Tree Compensation)** City acceptance of the developer's voluntarily cash contribution, as determined by Parks Services, to the City's Tree Compensation Fund for the removal of nine City trees (tag# 826-831, 835, and OS-01-OS-02).
9. **(Voluntary Tree Contribution)** City acceptance of the developer's offer to voluntarily contribute \$48,000.00 to the City's Tree Compensation Fund for the planting of (64) replacement trees within the City.
10. **(Flood Indemnity Covenant)** Registration of a flood indemnity covenant on title.
11. **(Aircraft Noise – Indemnity)** Registration of an aircraft noise indemnity covenant on title.
12. **(Industrial Reserve/Retail Precinct Restriction)** Registration of a legal agreement on title identifying that the property is located in an industrial reserve area with limited retail frontage along Odlin Crescent, that no retail uses are permitted in Building 2, and that use of the property must be consistent with the Zoning Bylaw (ie. the predominant use of the property must be industrial). The legal agreement will require the owner to provide written notification of this agreement to all initial purchasers and require written acknowledgement of the same by all initial purchasers of units within the development in all purchase and sale agreements, and erect signage in the initial sales centre advising purchasers of these impacts/development impositions.
13. **(Proximity to Residential Use)** Registration of a legal agreement on title for industrial development within 30 m of any residential use indicating that they are required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed

noise levels allowed in the City's Noise Bylaw and noise generated from rooftop HVAC units will comply with the City's Noise Bylaw.

14. **(City Centre Future Development Impacts)** Registration of a legal agreement on title stipulating that the development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring that the owner provide written notification of this through the disclosure statement to all initial purchasers, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
15. **(CCAP Community Planning)** City acceptance of the developer's voluntary contribution to future City community planning studies (as set out in the City Centre Area Plan) and as indicated in the table below.

	Site Area for Density Purposes (CA)	Maximum FAR	Maximum Permitted Floor Area	CCAP Community Planning Rate	Minimum Voluntary Developer Contribution
TOTAL	38,316.59 ft ² (3,559.73 m ²)	1.2	45,979.91 ft ² (4,271.66 m ²)	\$0.34/ft ²	\$15,633.17

Note: In the event the developer contribution is not provided (cash) within one year of the Rezoning Bylaw receiving third reading of Council (Public Hearing), the contribution rate shall be changed to the Council-approved rate in effect at the time the contribution is provided and the value of the contribution shall be changed accordingly, where the change is positive.

16. **(Public Art – Cash Contribution)** City acceptance of the developer's offer to make a voluntary cash contribution towards the City's Public Art Fund, the terms of which shall include the following:

- a) The value of the developer's voluntary public art contribution shall be based on the Council-approved rates for residential and non-residential uses and the maximum buildable floor area permitted under the subject site's proposed zoning, excluding floor area associated with affordable housing and market rental, as indicated in the table below.

Building Type	Rate	Maximum Permitted Floor Area (after exemptions)	Minimum Voluntary Cash Contribution
Commercial	\$0.56/ft ²	3,675.76 ft ² (341.48 m ²)	\$2,058.43
Industrial	\$0.31/ft ²	42,304.15 ft ² (3,930.18 m ²)	\$13,114.29
Total	-	45,979.91 ft ² (4,271.66 m ²)	\$15,172.72

- b) In the event that the contribution is not provided within one year of the application receiving third reading of Council (i.e. Public Hearing), the contribution rate (as indicated in the table in item a) above) shall be increased annually thereafter based on the Statistics Canada Consumer Price Index (All Items) – Vancouver yearly quarter-to-quarter change, where the change is positive.

17. **(Parking/TDM)** Provision of on-site parking and loading facilities to the satisfaction of the Director, Transportation, including the submission of a Transportation Demand Management (TDM) measures package, parking plan, and Transportation Impact Assessment or Traffic Memo. Register legal agreement on Title to secure TDM measures (e.g. enhanced bicycle facilities, transit pass program, EV charging stations, etc.) as approved by the Director, Transportation.
18. **(Medium Sized Loading Space)** Registration of a restrictive covenant on Title requiring a loading management plan and ensuring shared use of the medium sized loading space so that it cannot be assigned to a specific unit.
19. **(Sustainability measures – energy & water conservation, solar predicting, and wall assembly)** Registration of a legal agreement on Title ensuring all units provide the following sustainability measures, to the satisfaction of the Director, Building Approvals:
- Energy reducing light sensors for building interior lighting
 - Water conservation features including water conserving plumbing fixtures, high efficiency irrigation, and high efficiency rain meter irrigation
 - Pre-ducting for solar photovoltaic or other alternative energy system
 - Fully insulated exterior wall panels

20. **(DEU)** Registration of a restrictive covenant and statutory right of way and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to connect to District Energy Utility (DEU) and granting the statutory right of way(s) necessary for supplying the DEU services to the building(s), which covenant and statutory right of way and/or legal agreement(s) will include, at minimum, the following terms and conditions:
- a) No building permit will be issued for a building on the subject site unless the building is designed with the capability to connect to and be serviced by a DEU and the owner has provided an energy modelling report satisfactory to the Director of Engineering.
 - b) A City Centre DEU Bylaw, which applies to the subject site, has been adopted by Council and was adopted prior to the issuance of any development permit for the subject site; however, no building permit will be issued for a building on the subject site unless:
 - (1) the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU;
 - (2) the owner designs, to the satisfaction of the City and the City's DEU service provider, Lulu Island Energy Company Ltd. (LIEC), a low carbon energy plant to provide any combination of heating, cooling, and/or domestic hot water heating to the building(s), as directed by the City's service provider (LIEC), to be constructed and installed on the site, with the capability to connect to and be serviced by a DEU;
 - (3) The owner enters into a Service Provider Agreement for that building with the City and/or the City's DEU service provider, LIEC, executed prior to depositing any Strata Plan with LTO and on terms and conditions satisfactory to the City; and
 - (4) the owner enters into an asset transfer agreement with the City and/or the City's DEU service provider on terms and conditions satisfactory to the City to transfer ownership of the low carbon energy plant to the City or as directed by the City, including to the City's DEU service provider, at no cost to the City or City's DEU service provider, LIEC, on a date prior to final building inspection permitting occupancy of the first building on the site. Such restrictive covenant and/or asset transfer agreement shall include a warranty from the owner with respect to the on-site DEU works (including the low carbon energy plant) and the provision by the owner of both warranty and deficiency security, all on terms and conditions satisfactory to the City;
 - c) The owner agrees that the building(s) will connect to a DEU when a DEU is in operation, unless otherwise directed by the City and the City's DEU service provider, LIEC.
 - d) If a DEU is available for connection and the City has directed the owner to connect, no final building inspection permitting occupancy of a building will be granted unless, and until:
 - (1) the building is connected to the DEU;
 - (2) the owner enters into a Service Provider Agreement for that building with the City and/or the City's DEU service provider, LIEC, executed prior to depositing any Strata Plan with LTO and on terms and conditions satisfactory to the City; and
 - (3) prior to subdivision (including Air Space parcel subdivision and Strata Plan filing), the owner grants or acquires, and registers, all Statutory Right-of-Way(s) and/or easements necessary for supplying the DEU services to the building.
 - e) If a DEU is not available for connection, no final building inspection permitting occupancy of a building will be granted until:
 - (1) the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU; and
 - (2) the owner grants or acquires any additional Statutory Right-of-Way(s) and/or easements necessary for installing and constructing DEU infrastructure and supplying DEU services to the building, registered prior to any subdivision of the subject site (including Air Space parcel subdivision and strata plan filing).
21. **(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.

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. **(Landscape Plan)** Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development. The Landscape Plan should include 6 required replacement trees with the following minimum size:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
6	8 cm		4 m

If the required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$750/tree to the City's Tree Compensation Fund for off-site planting is required.

2. **(Energy Efficiency Report)** Submission of an energy efficiency report and recommendations prepared by a Registered Professional which demonstrates how the proposed construction will meet or exceed the required industrial/retail energy efficiency standards (NECB 2020 or ASHRAE90.1-2019), in compliance with the City's Official Community Plan.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

a) Water Works:

- (1) Using the OCP Model, there is 627 L/s of water available at a 20 psi residual at the Odlin Road frontage. Based on your proposed development, your site requires a minimum fire flow of 250 L/s.
- (2) At Developer's cost, the Developer is required to:
 - (a) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - (b) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - (c) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2n-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the servicing agreement process.
- (3) At Developer's cost, the City will:
 - (a) Cut and cap existing water service connections and remove associated water meter.
 - (b) Install a new water service connection off of the existing water main at the Odlin Road frontage complete with water meter as per City specifications to service the site. The size and location of the required water service connection shall be finalized through the servicing agreement design process.
 - (c) Complete all tie-ins for the proposed works to existing City infrastructure.

b) Storm Sewer Works:

- (1) At Developer's cost, the Developer is required to:
 - (a) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
- (2) At Developer's cost, the City will:

- (a) Cut and cap all existing storm service connections to the development site and remove associated inspection chambers.
- (b) Fill as per MMCD then abandon the existing storm service leads.
- (c) Install a new storm service connection complete with inspection chamber as per City specifications for the proposed site and tie-in to the existing manhole (STMH5706) located at the Odlin Rd frontage. The size and location of the required storm service connection shall be finalized through the servicing agreement design process.
- (d) Complete all tie-ins for the proposed works to existing City infrastructure.

c) Sanitary Sewer Works:

- (1) At Developer's cost, the Developer is required to:
 - (a) Not encroach in the existing City sanitary rights of ways along the north property lines of the development site.
 - (b) Install 200mm diameter sanitary sewers at Odlin Rd frontage, approximately 100 meters in length. The extent of the required sanitary sewers shall be from the east property line of 8711 Odlin Rd to the existing sanitary main at Odlin Cr. Manholes are required at the high end, at the junctions and at the tie-in to the existing sanitary main at Odlin Cr.
 - (c) Install a new sanitary service connection complete with inspection chamber as per City specifications for the proposed site and tie-in to the new sanitary sewers at Odlin Rd. The location and details of the service connection shall be finalized via the servicing agreement design review.
- (2) At Developer's cost, the City will:
 - (a) Cut and cap all existing sanitary service connections and remove associated inspection chamber. Retain inspection chamber (SIC4289) at the northeast corner of the development site.
 - (b) Complete all tie-ins for the proposed works to existing City infrastructure.

d) Street Lighting:

- (1) At Developer's cost, the Developer is required to:
 - (a) Review street lighting levels along all road and lane frontages, and upgrade as required.

e) Transportation:

- (1) At Developer's cost, the Developer is required to construct the following along the full frontage of the subject site:
 - (a) Odlin Road (from north to south), starting at the property's south property line:
 - (i) 2.0 m wide sidewalk + 0.8 m wide buffer strip + 2.0 m wide bicycle lane OR 4.8 m wide multi-use pathway;
 - (ii) Boulevard to connect to existing curb, to be left in place.
 - (iii) Odlin Rd realignment: the exact alignment to be confirmed through functional road plan and TIA.
 - (b) Odlin CR (from east to west), starting at the property's west property line:
 - (i) 2.0 m wide sidewalk
 - (ii) Minimum 1.5 m wide boulevard;
 - (iii) 0.15 m curb and gutter;
 - (iv) 3m wide parking lane
 - (v) 3.2 m travel lane;
 - (vi) Centreline of roadway.
 - (c) The exact land dedication to be confirmed through functional road plan and the TIA.
 - (d) The new frontage improvements are to be transitioned to meet the existing treatments to the east and north of the site.
 - (e) Intersection upgrade requirements to be reviewed upon applicant providing a TIA.
 - (f) Roads DCC credit may be eligible (TBC)
- (2) At Developer's cost, the Developer is required to:

- (a) Permanently close the existing driveways along Odlin Road and Odlin Crescent and reinstate the frontage works as specified above.

f) General Items:

- (1) At Developer's cost, the Developer is required to:
 - (a) Complete other frontage improvements as per Transportation requirements.
 - (b) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (i) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - (ii) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (iii) To underground overhead service lines.
 - (c) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the development's site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
 - BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m
 - (d) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing sanitary sewers along the north property line of the proposed site and provide mitigation recommendations.
 - (e) Provide a video inspection report of the existing sanitary line along the north property line of the proposed site prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing sanitary lines and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, dewatering, or other ground preparation shall be replaced or repaired at the Developer's cost.
 - (f) Conduct pre- and post-preload elevation surveys of all surrounding roads, sanitary lines, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
 - (g) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
 - (h) Submit a proposed strategy at the building permit stage for managing excavation de-watering. Note that the City's preference is to manage groundwater onsite or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the Developer will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the

sanitary sewer does not have adequate capacity to receive the volume of groundwater, the Developer will be required to enter into a de-watering agreement with the City wherein the developer will be required to treat the groundwater before discharging it to the City's storm sewer system.

- (i) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
 - (j) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
 - (i) Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - (ii) Pipe sizes, material and slopes.
 - (iii) Location of manholes and fire hydrants.
 - (iv) Road grades, high points and low points.
 - (v) Alignment of ultimate and interim curbs.
 - (vi) Proposed street lights design.
 - (k) Enter into, if required, additional legal agreements, as determined through 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, 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.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- 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.
- If the development will be constructed in phases and stratified, a [Phased Strata Subdivision Application](#) is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City's Approving Officer review the proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.

- If the development intends to create one or more air space parcels, an [Air Space Parcel Subdivision Application](#) is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10676 (RZ 24-014551)
8800 Odlin Crescent and 8711 Odlin Road**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“INDUSTRIAL RETAIL (IR2)”**.

P.I.D. 023-597-097

Lot 11 Section 33 Block 5 North Range 6 West New Westminster District Plan LMP30785

P.I.D. 023-597-101

Lot 12 Section 33 Block 5 North Range 6 West New Westminster District Plan LMP30785

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10676”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

JUN 23 2025

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER