



City of Richmond

Report to Committee

To: Planning Committee
From: Joshua Reis
Director, Development

Date: June 3, 2025
File: RZ 24-043066

Re: Application by Cary Tsai for Rezoning at 9100 and 9120 Bridgeport Road from the "School & Institutional Use (SI)" Zone to the "Auto-Oriented Commercial (CA)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10680, to amend the "Auto-Oriented Commercial (CA)" zone and to rezone 9100 and 9120 Bridgeport Road from "School & Institutional Use (SI)" zone to "Auto-Oriented Commercial (CA)" zone, be introduced and given first reading.

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

JR:ac
Att. 7

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Cary Tsai has applied to the City of Richmond, on behalf of the property owners 1381292 BC Ltd. (Directors: Chunjiang You & Fengxiang Li), for permission to amend the existing “Auto-Oriented Commercial (CA)” zone, and to rezone 9100 and 9120 Bridgeport Road (Attachment 1) from the “School & Institutional Use (SI)” zone to the “Auto-Oriented Commercial (CA)” zone. The intent of the application is to permit the adaptive reuse of the existing building for the purpose of operating a vehicle sales and rental business.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 2).

Subject Site Existing Housing Profile

The subject site currently contains an existing building (the former Richmond Firehall No. 3), which was moved to 9680 Cambie Road. The applicant intends to retain and renovate the existing building to support a vehicle sale and rental business.

Surrounding Development

To the North: Across Bridgeport Road, a large commercial property zoned “Auto-Oriented Commercial (CA)” and designated for “General Urban T4” in the City Centre Area Plan.

To the South: Across Sea Island Way and fronting onto Patterson Road, single-family lots zoned “Single Detached (RS1/E)”. These properties are also designated as Tier 3 under the City’s Transit-Oriented Areas Bylaw 10560 which could include high-density residential uses.

To the East: A commercial lot zoned “Auto-Oriented Commercial (CA)” and designated for “General Urban T5” in the City Centre Area Plan. This lot is designated for office, hotel and commercial use only.

To the West: A commercial lot “Auto-Oriented Commercial (CA)” and designated for “General Urban T5” in the City Centre Area Plan. This lot is designated for office, hotel and commercial use only.

Existing Legal Encumbrances

There is an existing 3.0 m wide Statutory Right-of-Way (SRW) along the side (east) property lines of the subject site in favour of FortisBC. The developer is aware that no construction is permitted in this area.

Related Policies & Studies

Official Community Plan / City Centre Area Plan (CCAP)

The subject property is designated as “Commercial (COM)” in the Official Community Plan (OCP) and the OCP City Centre Area Plan Specific Land Use Map: Bridgeport Village (2031) designation for the subject site is "Urban Centre T5 (35m)". The rezoning is generally consistent with these designations (Attachment 3).

The property is also located within Sub-Area A.4- "Commercial Reserve Mid-to High Rise" area, which is intended for medium-to high-density, mid- and high-rise commercial uses. Specifically, between Bridgeport Road and Sea Island Way is intended for predominantly medium-density, mid- and high-rise, highway-oriented hotel, office and limited retail uses. Given the limited scope of the proposed rezoning and improvements to the site, it is not anticipated that this proposal would frustrate future redevelopment and rezoning of the properties for high-density office and hotel development in the future, consistent with the CCAP.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

OCP Aircraft Noise Sensitive Development Policy

The subject site is located within Aircraft Noise Sensitive Development (ANSD) “Area 2”. Although a new noise-sensitive land use is not proposed as part of this rezoning, registration of an aircraft noise indemnity covenant on Title is required prior to final adoption of the rezoning bylaw to advise future potential purchasers of the property.

Ministry of Transportation & Transit Approval

As the subject property is located within 800 m of an intersection of a Provincial Limited Access Highway and a City road, this redevelopment proposal was referred to the Ministry of Transportation and Transit (MOTT). Confirmation has been received from MOTT indicating that no objections to the proposed redevelopment and that preliminary approval has been granted for a period of one year. MOTT has also identified the need for road dedication, with further details provided in the transportation section of this report. Final approval from MOTT is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act* and the City's Zoning Bylaw 8500.

Analysis

The applicant proposes to repurpose the existing building at 9100 Bridgeport Road for a new vehicle sales and rental business. The building will be renovated for use as an office to support the proposed vehicle sales and rental use. Consolidation of the two existing properties into a single parcel is required as part of the rezoning process, with further design considerations to be addressed through the Development Permit (DP) application.

Community Planning

Prior to rezoning adoption, the developer proposes to voluntarily contribute \$1328.75 towards future City planning studies, based on the site's maximum buildable floor area and applicable City-approved developer contribution rate, as required for City Centre rezoning applications.

Site Planning

The applicant proposes to operate a vehicle sales/rental business out of the existing building located at 9100 Bridgeport Road. The existing 342.9 m² (3690.99 ft²) building will be retained in its footprint and renovated into an office for the proposed vehicle sales/rental business. Prior to rezoning bylaw adoption, consolidation of the two properties into one parcel is required (Attachment 4).

Required off-street parking, including EV charging, and bicycle parking will be accommodated on-site, consistent with Zoning Bylaw 8500. Pedestrian access in the form of a 4.0 m wide pathway is proposed to be provided from Bridgeport Road frontage.

A site plan and preliminary architectural plans showing the proposed development are provided in Attachment 5. A DP application is required to be processed to a satisfactory level prior to final adoption of the rezoning bylaw. Further refinements to architectural, landscape and urban design will be completed as part of the DP application review process.

Transportation and Site Access

The subject property has frontage onto both Bridgeport Road and Sea Island Way with the primary site access to Bridgeport Road in this area is under MOTT jurisdiction. Prior to adoption of the rezoning, approximately 2.3 m of road dedication will be required along the site's entire Bridgeport Road frontage for the future roadway widening, as well as new treed/grassed boulevards and sidewalk along the portion of Bridgeport Road adjacent to the site. The frontage improvements will be provided through the Servicing Agreement (SA) for the project, which the applicant is required to enter into prior to Building Permit (BP) issuance.

Vehicle access to the proposed development site will be limited to the existing driveway along Bridgeport Road, which will be designed to be right-in right-out only.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report, which 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 one bylaw-sized tree on the subject property and 11 trees on neighbouring properties.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and Tree Management Plan (Attachment 6), conducted an on-site visual tree assessment and provided the following comments:

- Two (2) on-site trees tag# 1 (Japanese snowbell, 23 cm caliper) and #OS3 (Red alder, 52 cm caliper) located on-site along the south property line are identified in good condition and to be protected as per arborist report recommendations. Tree protection to be provided as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Five (5) off-site trees tag #OS1 (cherry, 26 cm caliper), #OS2 (cherry, 105 cm caliper), #OS4 (Japanese maple, 17 cm caliper), #OS5 (Red maple, 30 cm caliper) and #OS6 (Red maple, 30 cm caliper) are located around the perimeter of the subject site on neighbouring properties to the east and west. These trees are all identified in moderate to good condition and suitable location to be retained.
- Two (2) off-site trees tag #C4 (Sweetgum, 27 cm caliper) and #C5 (Sweetgum, 36 cm caliper) are located on MOTT property along the Sea Island Way frontage. These trees are identified as in good condition and are not located in proximity to any works. These trees are to be retained and protected.
- Two (2) trees tag #C2 (Japanese snowbell, 23 cm caliper) and #C3 (cherry, 33 cm caliper) are located on MOTT property along the Bridgeport Road frontage. One (1) tree tag #C1 (Japanese snowbell, 19 cm caliper) is located on-site along the Bridgeport Road frontage, but will be located on MOTT property following required road dedication associated with the application. These trees are identified for removal and replacement due to conflict with the frontage improvements along Bridgeport Road. The applicant will be required to provide compensation at a 2:1 ratio for any trees that are to be removed.
- Staff will further review the proposed frontage improvements with MOTT through the DP and SA process.

Tree Protection

To ensure that the trees identified for retention are protected at development stage, 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 BP issuance on the subject site, installation of tree protection fencing around the on-site and off-site trees identified to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site and remain in place until construction and landscaping on-site is completed.

Energy Step Code

The applicant has provided confirmation from a qualified professional confirming that the existing building can be modified to achieve the required building energy efficiency standards utilizing the prescriptive compliance pathway under Part 9 of the BC Building Code. The applicant will be required to demonstrate compliance as part of the future building permit review and inspection process.

Site Servicing and Frontage Improvements

At the applicant's cost, 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:

- Boulevard improvements including a 4.0 m wide pathway and a 1.5 m landscaped boulevard along the portion of Bridgeport Road adjacent to the site.
- A new water service connection to the existing watermain along the Bridgeport Road frontage.
- A new storm sewer service along the Bridgeport Road frontage to service the proposed lot.
- A 4 m x 57 m right-of-way is required along the entire north property line after road dedication for the existing sanitary sewer.
- Street lighting levels along all road frontages are to be reviewed and upgraded as required.

Complete details on the scope of the frontage improvements and site servicing are included in Attachment 7.

Development Permit

A DP application is required to be processed to a satisfactory level prior to final adoption of the rezoning bylaw. Further refinements to architectural, landscape and urban design (form and character) will be completed as part of the DP application review process, including, but not limited to, the following:

- Compliance with DP Guidelines for commercial developments in the OCP, including review of pedestrian circulation, landscape and surface treatments and Crime Prevention Through Environmental Design (CPTED) principles.
- Refinement of landscape design and tree retention/replacement, including the location and type of fence proposed along the front property line within the required SRW, the provision of a holding area for garbage/recycling material collection and the size and species.

- Review of proposed lighting on-site and on the building to limit light pollution to adjacent properties.
- Gaining a better understanding of the proposed sustainability features to be incorporated into the project.

Additional issues may be identified as part of the DP application review process.

Financial Impact or Economic Impact

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

Conclusion

Cary Tsai has applied to the City of Richmond, on behalf of the property owners 1381292 BC Ltd., for permission to amend the existing “Auto-Oriented Commercial (CA)” zone, and to rezone 9100 and 9120 Bridgeport Road (Attachment 1) from the “School & Institutional Use (SI)” zone to the “Auto-Oriented Commercial (CA)” zone in order to permit the existing building to be retrofitted into a vehicle sales and rental business.

The list of rezoning considerations is included in Attachment 7; which has been agreed to by the applicant (signed concurrence on file).

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 10680 be introduced and given first reading.



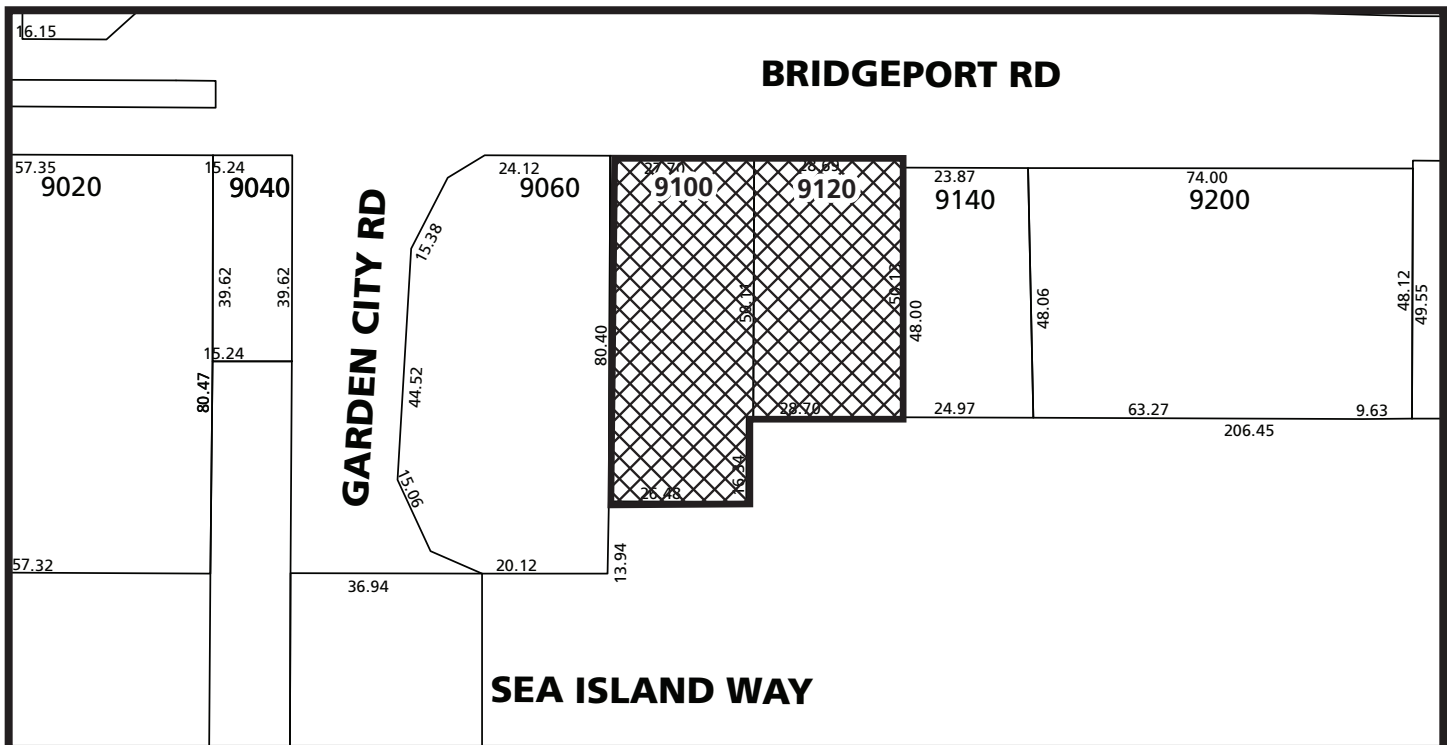
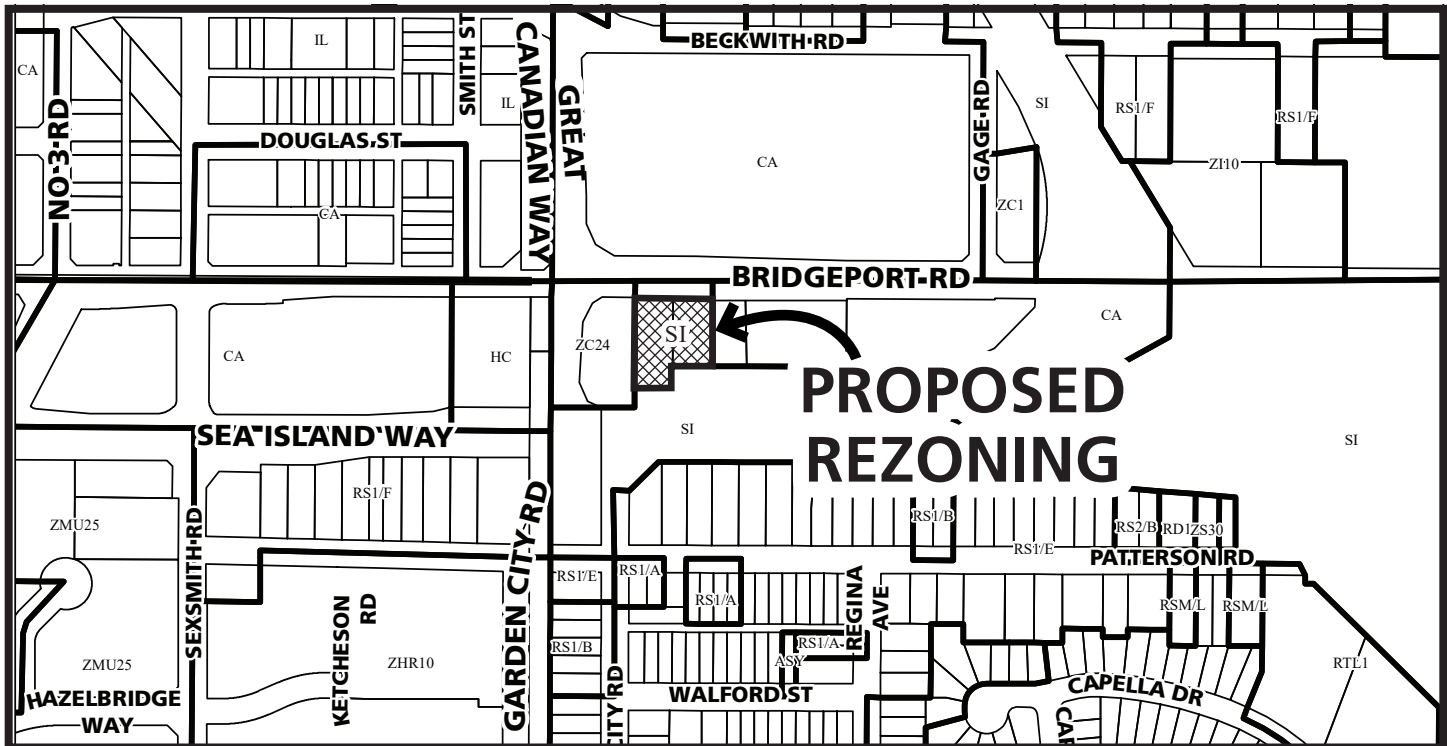
Alex Costin
Planner 1
(604-276-4200)

AC:js

- Att.
- 1: Location Map
 - 2: Development Application Data Sheet
 - 3: City Centre Bridgeport Village Map
 - 4: Site Survey
 - 5: Conceptual Development Plans
 - 6: Tree Management Plan
 - 7: Rezoning Considerations



City of Richmond



RZ 24-043066

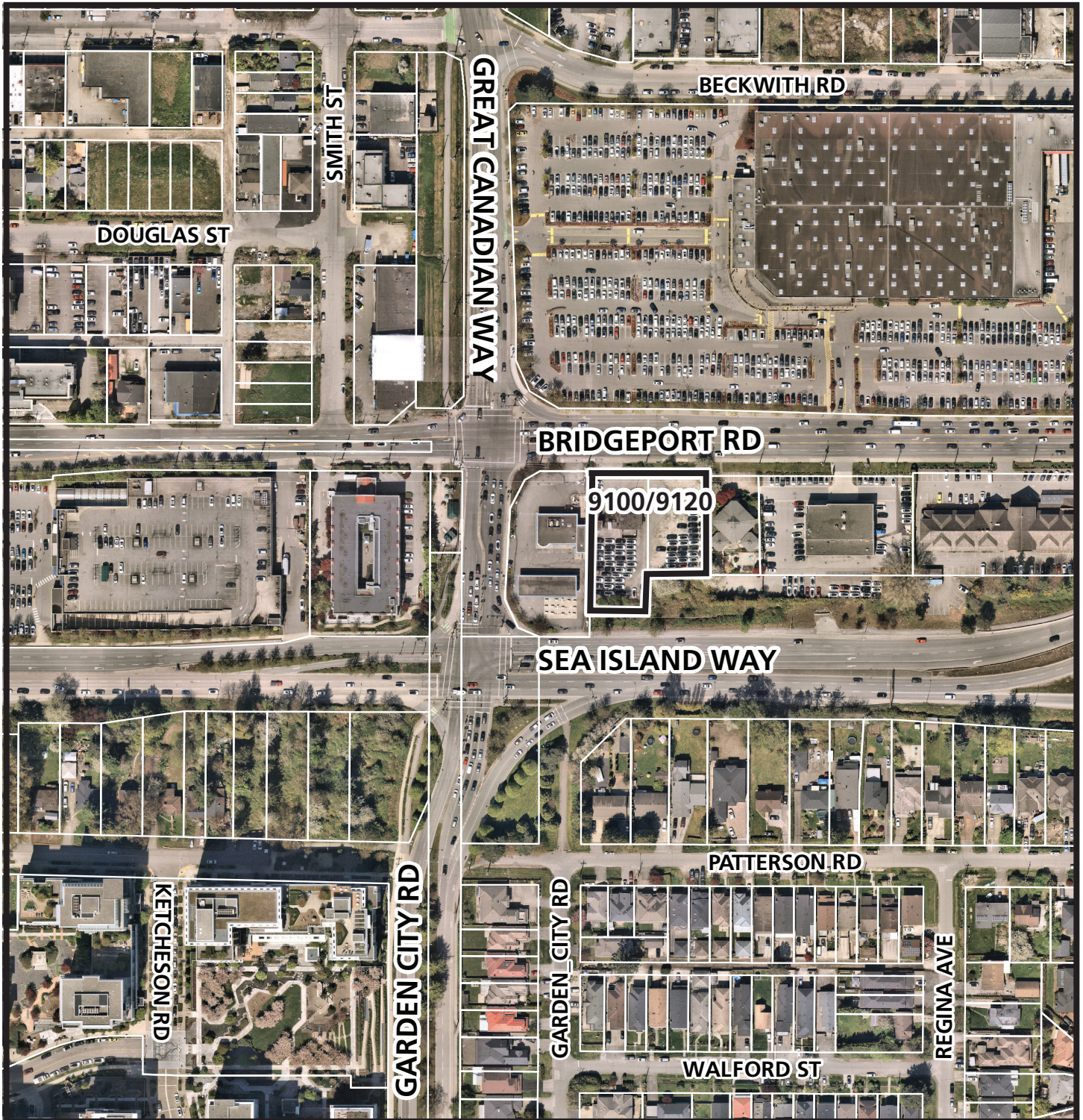
Original Date: 09/16/24

Revision Date:

Note: Dimensions are in METRES



City of Richmond



RZ 24-043066

Original Date: 09/16/24

Revision Date:

Note: Dimensions are in METRES



RZ 24-043066

Attachment 2

Address: 9100 & 9120 Bridgeport Road

Applicant: Cary Tsai

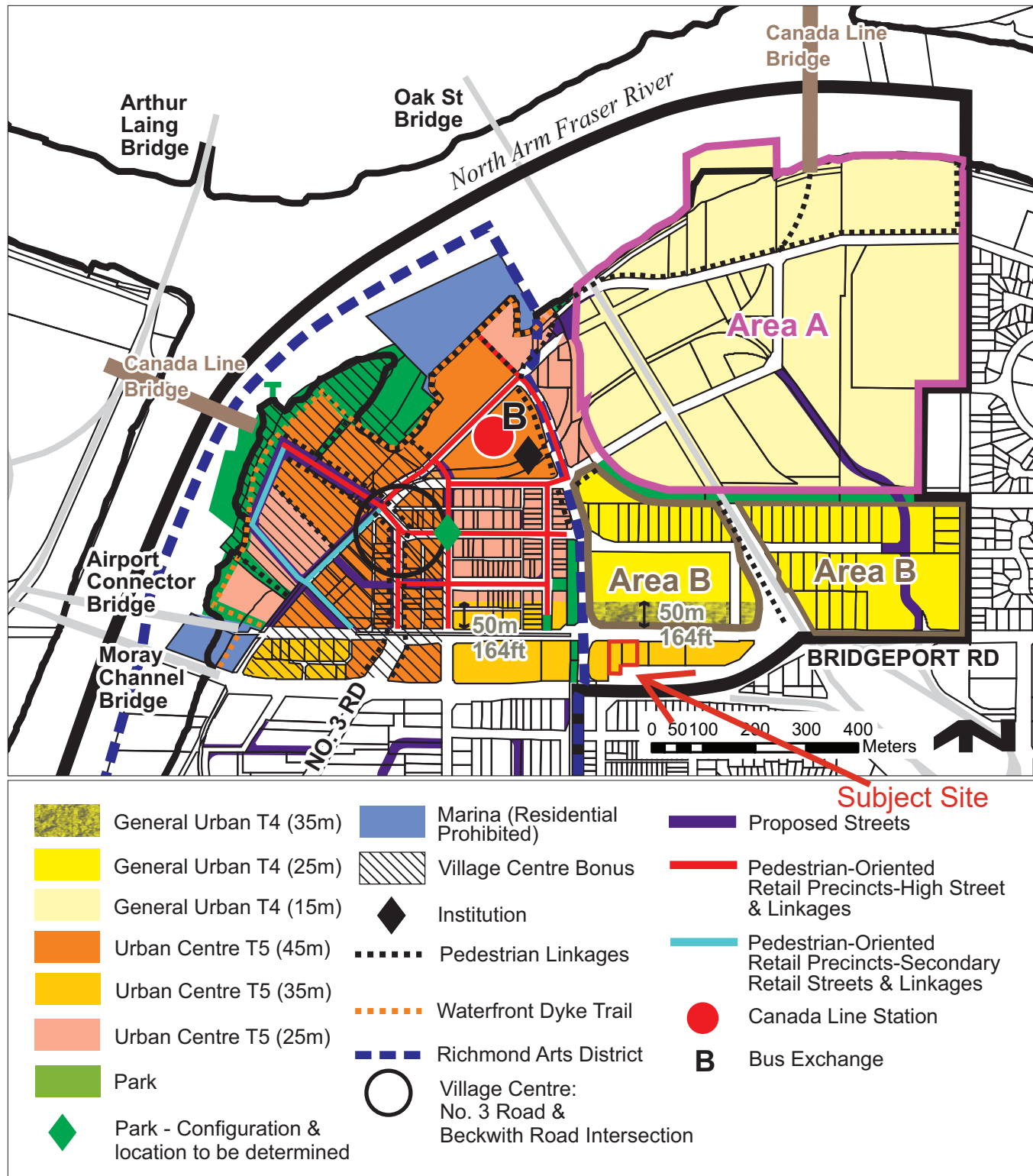
Planning Area(s): City Centre (Bridgeport Village)

| | Existing | Proposed |
|------------------------------|--|---|
| Owner: | 1381292 BC Ltd. | No change |
| Site Size (m ²): | 3,267 m ² (35,165.7 ft ²) | 3,267 m ² (35,165.7 ft ²) less required dedication |
| Land Uses: | Vacant | Vehicle sales/rental |
| OCP Designation: | Commercial | No change |
| Area Plan Designation: | Urban Centre T5 (35m) | No change |
| Zoning: | School & Institutional Use (SI) | Auto-Oriented Commercial (CA) |

| On Future Subdivided Lots | Bylaw Requirement | Proposed | Variance |
|---------------------------------------|---|----------|----------------|
| Floor Area Ratio: | 342.9 m ² (3690.99 ft ²) | Complies | none permitted |
| Lot Coverage (% of lot area): | Building: Max. 50% | Complies | none |
| Setbacks (m): | Front: Min. 3.0 m Rear: Min. 3.0 m Side: Min. 3.0 m | Complies | none |
| Height (m): | Max. 12.0 m | Complies | none |
| Vehicle Parking Spaces – Regular (R): | 3 spaces per 100 m ² = 9 spaces | Complies | none |
| Bicycle Parking Spaces – Class 1: | 0.27 spaces per each 100.0 m ² = 1 space | Complies | none |
| Bicycle Parking Spaces – Class 2: | 0.4 spaces per each 100.0 m ² = 1 space | Complies | none |

Specific Land Use Map: Bridgeport Village (2031)

Bylaw 10190
2022/07/18



Bylaw 10020
2019/05/21

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

**PLAN OF TOPOGRAPHY OVER
LOT 2, PLAN BCP6782A AND
PARCEL "A" (EXPLANATORY PLAN 15310), LOT 2, PLAN 3382
EXCEPT: THE WEST 4 FEET, OF SECTION 27,
BLOCK 5 NORTH RANGE 6 WEST, NEW WESTMINSTER DISTRICT**

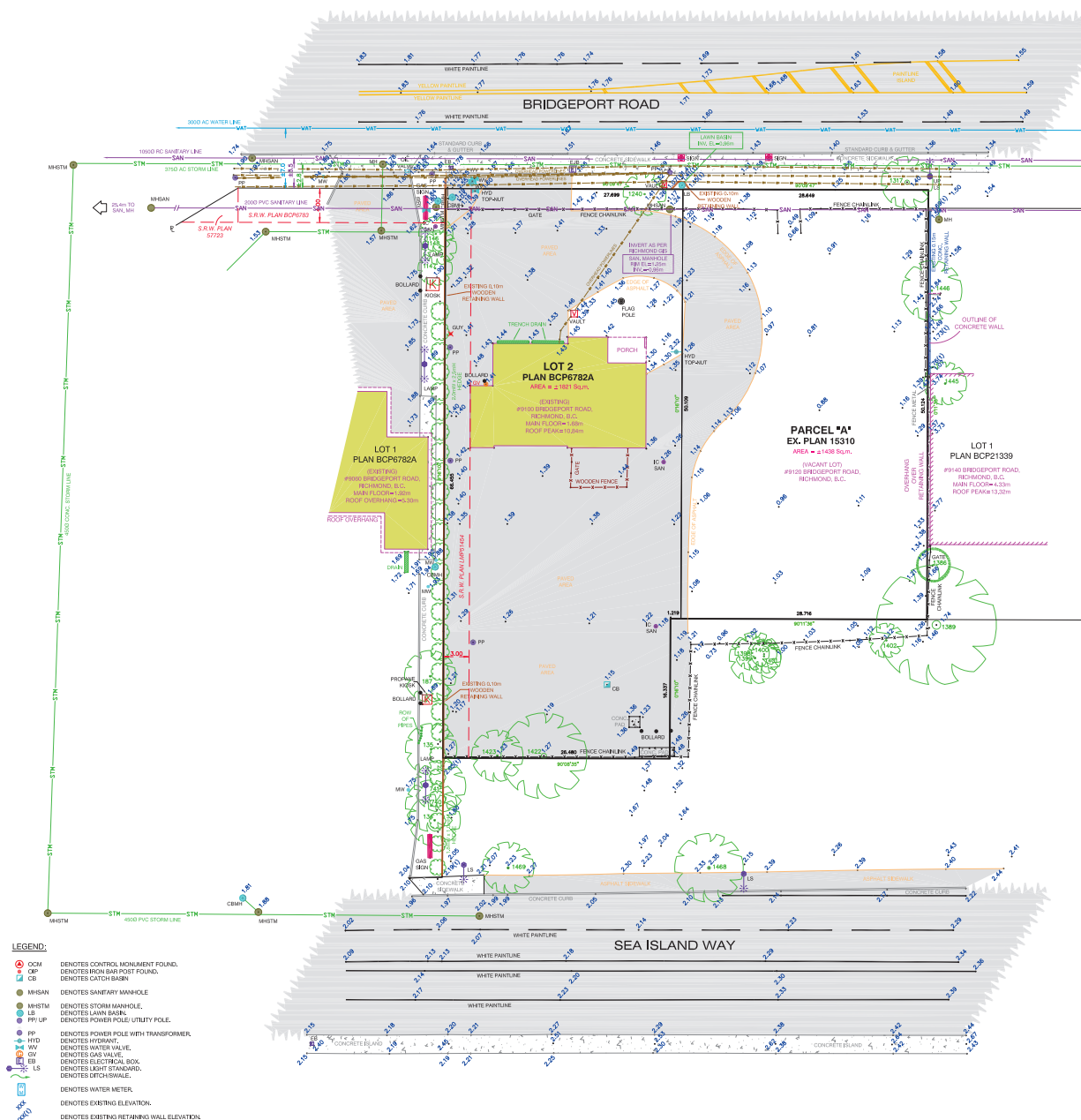
B.C.G.S. 92G.015






















SCALE: 1:250

CIVIC: #9100 & 9120 BRIDGEPORT ROAD, RICHMOND, B.C.

PID: 025-717-235 ; 003-778-533

THE INTENDED PLOT SIZE OF THIS PLAN IS
560mm IN WIDTH BY 864mm IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1:250 (D SIZE)



- | LEGEND: | |
|---|---|
|  | DENOTES CONTROL MOUNTING FOUND. DENOTES IRON BAR POST FOUND. |
|  | DENOTES CATCH BASIN. |
|  | DENOTES SANITARY MANHOLE. |
|  | DENOTES STORM MANHOLE. |
|  | DENOTES LAWN BASIN. |
|  | DENOTES PUMP/UTILITY POLE. |
|  | DENOTES POWER POLE WITH TRANSFORMER. |
|  | DENOTES HYDRANT. |
|  | DENOTES WATER VALVE. |
|  | DENOTES GAS VALVE. |
|  | DENOTES ELECTRIC UTILITY. |
|  | DENOTES LIGHT STANDARD. |
|  | DENOTES DITCH/RAVINE. |
|  | DENOTES WATER METER. |
|  | DENOTES EXISTING ELEVATION. |
|  | DENOTES EXISTING RETAINING WALL ELEVATION. |
|  | DENOTES SQUARE METRES. |
|  | DENOTES PROPERTY LINE. |
|  | DENOTES DIRECTION OF OVERLAND FLOW. |
|  | DENOTES SIGN. |
|  | DENOTES MONITORING WELL. |

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF, UNLESS SHOWN OTHERWISE.
- THE PLAN LIES WITHIN INTEGRATED SURVEY AREA NO. 18 OF CITY OF RICHMOND (NAD83/CSRS) 430.0, 0.0, 1.0 MVD.
- GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 77H5805 AND 77H5819 (NAD83/CSRS) 430.0, 0.0, 1.0 MVD.
- ELEVATIONS ARE GEODETIC SHOWN IN METRES AND DERIVED FROM CITY OF RICHMOND INTEGRATED MONUMENT (IPIN) NO. 77H4970 ELEV. = 1.420m (CV2020/RD2018).
- FEATURES SHOWN WITHOUT DIMENSIONS SHOULD BE CONFIRMED WITH WATERLOO BURNED LAND SURVEYING.

PROPERTY:
-THIS PLAN IS NOT A BOUNDARY SURVEY.
-LOT DIMENSIONS ARE DERIVED FROM PLAN BCP6782A AND 3382
-LOT DIMENSIONS ARE SUBJECT TO CHANGE UPON SURVEY OF THE BOUNDARIES
-DEEDS TO PROPERTY ARE TO BE RECORDED WITHIN 30 DAYS OF SETTING OF THIS PLAN

DESIGN:
CURRENT ZONING: S

[illegible]

THIS 27th DAY OF MAY, 2024

MARC WALLACE
(1048) B.C.L.S.

FILE: 41066TP DATE: 2024/06/03 MAP: RICHMOND

SEC. 27 BLK. 5 NR. 6 W NWD

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT
CITY OF RICHMOND
PH-147

WATSON & BARNARD
B.C. LAND SURVEYORS
1524 56th STREET
DELTA, B.C., V4L 2A8
P: 604 943 9433

SERVER\JOBS\41066\DWGS\TP\41066TP MC250 DATA\MS\41066.dwg 003-778-533 025-717-235 JK

GENERAL NOTES

ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 EDITION OF THE B.C. BUILDING CODE AND ALL APPLICABLE MUNICIPAL REGULATIONS. BRITISH COLUMBIA BUILDING CODE 2018 EDITION.

GENERAL CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND ELEVATION DATUMS PRIOR TO STARTING WORK. ANY DISCREPANCIES ARE TO BE REPORTED TO ARCHITECT 57 INC. FOR CLARIFICATION.

ALL CHANGES TO THE WORK NOT IN CONFORMANCE WITH ANY OF THE CONSULTANTS' DOCUMENTATION SHALL BE APPROVED BY THE ARCHITECT 57 INC. PRIOR TO PROCEEDING WITH THE WORK. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM THE WORK.

ANY DISCREPANCIES NOT REPORTED TO THE ARCHITECT FOR CLARIFICATION BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.

DON'T SCALE DRAWINGS. LARGER SCALE DRAWINGS PRECISE OVER SMALLER SCALE DRAWINGS.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SURFACE PERMITS AND FEES, INSPECTIONS.

GENERAL CONTRACTOR SHALL COORDINATE WITH TENANT WORK TIMES AND ACCESS.

ALL MECHANICAL, PLUMBING & ELECTRICAL WORK BY GENERAL CONTRACTOR'S DESIGNER FIELD SUBTRADES.

GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SUBTRADE PERMIT FEES, INSPECTION AND PERMITS.

FINISHES

ALL GYPSUM WALL BOARD TO BE TYPED, FILLED AND SANDED SMOOTH PRIOR TO APPLICATION OF FINISHES.

ALL PAINTED SURFACES ARE TO BE PRIMED AND PAINTED WITH 3 COMPLETE COATS OF PAINT.

ZONING AND BUILDING CODE ANALYSIS

REFERENCE DOCUMENTS

BRITISH COLUMBIA BUILDING CODE 2018 EDITION

BRITISH COLUMBIA ZONING BY-LAW 2006

CLIMATE ADDRESS

9100 BRIDGEPORT ROAD, RICHMOND, BC V6X 1S1

9100 BRIDGEPORT ROAD, RICHMOND, BC V6X 1S1

LOT 2, BLOCK 6, PLAN B079234, SEC 27, RANGE 6W, PARCELS A, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN W 4 EXP 6510 EX 0W

SUBLOT 2, BLOCK 6, PLAN B079234, SEC 27, RANGE 6W, PARCELS A, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN W 4 EXP 6510 EX 0W

P.L.D. 026-717268, AND 060-778433

ZONING

EXISTING TO BE DETERMINED

PROPOSED 9100 BRIDGEPORT RD (N/A) (N/A) (N/A)

AREA 7,396

COVERAGE 7.396

STATISTICS

9100 BRIDGEPORT RD N/A

9120 BRIDGEPORT RD N/A

9140 BRIDGEPORT RD N/A

9160 BRIDGEPORT RD N/A

9180 BRIDGEPORT RD N/A

9200 BRIDGEPORT RD N/A

9220 BRIDGEPORT RD N/A

9240 BRIDGEPORT RD N/A

9260 BRIDGEPORT RD N/A

9280 BRIDGEPORT RD N/A

9300 BRIDGEPORT RD N/A

9320 BRIDGEPORT RD N/A

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1216 BRIDGEPORT RD N/A

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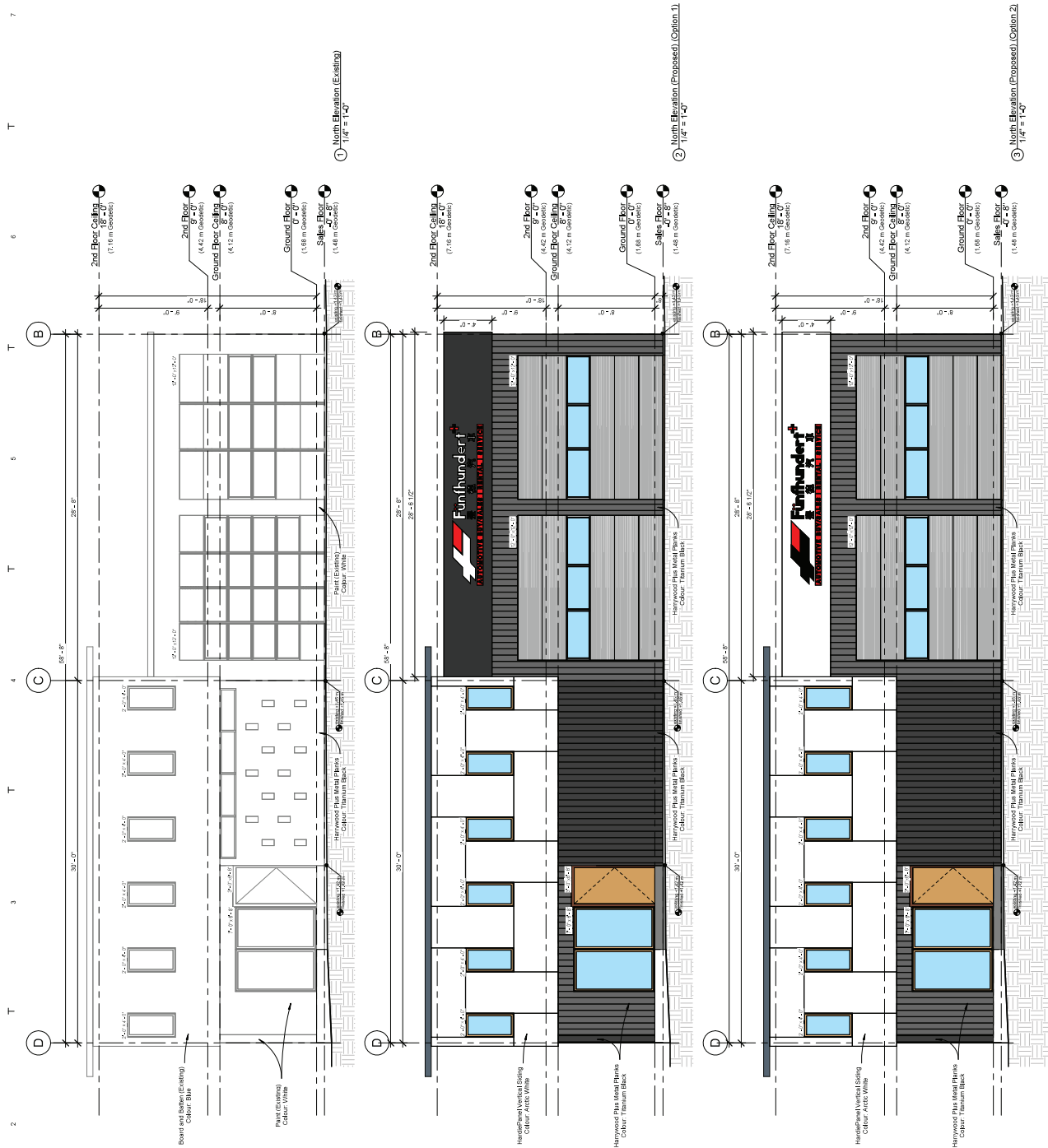
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project title
T 9100 & 9120
BRIDGEPORT

drawing title
SECOND FLOOR
(PROPOSED)

5





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| no. | description | date |
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| 1. | XXXX | XXXXXX |

| 1. | name | no. description | date |
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| 1. | XXXX | XXXXXX | XXXXXX |

| NAME | no. description | date |
|-------------------|-----------------|--------|
| ARCHITECT 57 INC. | XXXXXX | XXXXXX |
| ADDRESS | XXXXXX | XXXXXX |
| OFFICE | XXXXXX | XXXXXX |
| PHONE | XXXXXX | XXXXXX |
| EMAIL | XXXXXX | XXXXXX |

| PROJECT TITLE | no. description | date |
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| BRIDGEPORT | XXXXXX | XXXXXX |
| ARCHITECT 57 INC. | XXXXXX | XXXXXX |
| ADDRESS | XXXXXX | XXXXXX |
| OFFICE | XXXXXX | XXXXXX |
| PHONE | XXXXXX | XXXXXX |
| EMAIL | XXXXXX | XXXXXX |

| DRAWING TITLE | no. description | date |
|-------------------|-----------------|--------|
| NORTH ELEVATION | XXXXXX | XXXXXX |
| ARCHITECT 57 INC. | XXXXXX | XXXXXX |
| ADDRESS | XXXXXX | XXXXXX |
| OFFICE | XXXXXX | XXXXXX |
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| ARCHITECT 57 INC. | XXXXXX | XXXXXX |
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| ARCHITECT 57 INC. | XXXXXX | XXXXXX |
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Elevated **1-3"**

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[illegible]

Figure 10: Elevation view of the building facade showing the location of the window and the height of the building. The building height is 34'-5" (10.5 m). The window is located at a height of 30'-0" (9.1 m) from the ground. The window is labeled "Window" and "Window Height = 30'-0" (9.1 m)". The building height is labeled "Building Height = 34'-5" (10.5 m) (Same as Existing)".

[illegible][illegible][illegible]

The figure shows a coordinate system where the horizontal axis represents the 'Number of Nodes' (from 0 to 10) and the vertical axis represents the 'Number of Links' (from 0 to 10). Two lines are drawn: a solid line representing \$L = N - 1\$ and a dashed line representing \$L = N\$. Open circles representing data points are plotted at integer coordinates \$(N, L)\$.

| Number of Nodes (\$N\$) | Number of Links (\$L\$) |
|-------------------------|-------------------------|
| 1 | 0 |
| 2 | 1 |
| 3 | 2 |
| 4 | 3 |
| 5 | 4 |
| 6 | 5 |
| 7 | 6 |
| 8 | 7 |
| 9 | 8 |
| 10 | 9 |

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Existentialism is a philosophy that emphasizes the individual's freedom, choice, and responsibility. It is a philosophy that is concerned with the meaning of life and the human condition. Existentialism is a philosophy that is concerned with the individual's freedom, choice, and responsibility. It is a philosophy that is concerned with the meaning of life and the human condition.

| Year | Board | Handwritten | Colored |
|------|-------|-------------|---------|
| 1990 | 100 | 50 | 20 |
| 1991 | 120 | 60 | 25 |
| 1992 | 150 | 70 | 30 |
| 1993 | 180 | 80 | 35 |
| 1994 | 200 | 90 | 40 |
| 1995 | 220 | 100 | 45 |
| 1996 | 250 | 110 | 50 |
| 1997 | 280 | 120 | 55 |
| 1998 | 300 | 130 | 60 |
| 1999 | 320 | 140 | 65 |
| 2000 | 350 | 150 | 70 |
| 2001 | 380 | 160 | 75 |
| 2002 | 400 | 170 | 80 |
| 2003 | 420 | 180 | 85 |
| 2004 | 450 | 190 | 90 |
| 2005 | 480 | 200 | 95 |
| 2006 | 500 | 210 | 100 |
| 2007 | 520 | 220 | 105 |
| 2008 | 550 | 230 | 110 |
| 2009 | 580 | 240 | 115 |
| 2010 | 600 | 250 | 120 |
| 2011 | 620 | 260 | 125 |
| 2012 | 650 | 270 | 130 |
| 2013 | 680 | 280 | 135 |
| 2014 | 700 | 290 | 140 |
| 2015 | 720 | 300 | 145 |
| 2016 | 750 | 310 | 150 |
| 2017 | 780 | 320 | 155 |
| 2018 | 800 | 330 | 160 |
| 2019 | 820 | 340 | 165 |

US Metals
Wholesale

www.pearsoned.com

FBI - 154
A



Scale: 1/16" = 1'-0"



Address: 9100/9120 Bridgeport Road

File No.: RZ 24-043066

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10680, the developer is required to complete the following:

1. **(MOTT)** Provincial Ministry of Transportation and Transit approval.
2. **(Public Hearing Notification Fee)** 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.
3. **(Community Planning)** City acceptance of the developer's voluntary contribution in the amount of \$1328.75 (i.e. \$0.36/ft² of buildable area) to future City community planning studies, as set out in the City Centre Area Plan.
4. **(Arborist 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 protected. 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.
5. **(Consolidation & Dedication)** Registration of a Subdivision Plan for the subject site, to the satisfaction of the City. Prior to the registration of the Subdivision Plan, the following conditions shall be satisfied:
 - a) **(Consolidation)** Consolidation of all of the lots.
 - b) **(Road)** Dedication for road and related purposes. Final extents to be determined through legal surveys as part of the required Servicing Agreement application design review process, to the satisfaction of the Director, Transportation. Road dedication areas include:
 - i. Bridgeport Road: approximately 2.3 m wide land dedication along the entire north property line to accommodate future roadway widening, as well as new treed/grassed boulevards and sidewalk along the portion of Bridgeport Road adjacent to the site.
6. **(Flood Plain Covenant)** Registration of a flood indemnity covenant on title (Area A).
7. **(Aircraft Noise Covenant)** Registration of an aircraft noise indemnity covenant on title.
8. **(City Centre 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 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 the potential for these impacts/development impositions.
9. **(Development Permit)** The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

1. Submit a statement by your Coordinating Registered Professional confirming that the applicable Energy Step Code performance target has been considered in the proposed design and that a Qualified Energy Modeller has been engaged to ensure that the proposed design can achieve the applicable performance target. Where a relaxation is allowed with the use of low-carbon energy systems, the statement must identify whether that option will be pursued. The general thermal characteristics of the proposed building skin (e.g., effective R-values of typical wall assemblies, U-values and solar heat gain coefficients of fenestration, window-to-wall ratios, thermal breaks in balconies and similar features) must be presented in the DP application such that the passive energy performance of the building can

be assessed. A one-page summary of the envelope energy upgrades and other energy efficiency measures would be acceptable.

2. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and a Landscape Security based on 100% of the cost estimate provided by the Landscape Architect (including all hard and soft materials, installation and a 10% contingency).

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

1. Esurance that the appropriate tree protection fencing is still installed around all trees/hedges to be retained as part of the development permit. Tree protection fencing is to remain in place until construction and landscaping on-site is completed. 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. 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.
3. Submission of the required documents as part of the Building Permit application process (including energy reports and modelling) to assure that the project substantially complies with the City's Energy Step Code requirements.
4. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
5. Payment of Development Cost Charges (City and Metro).
6. (Servicing Agreement) Enter into a Servicing Agreement* for the design and construction of servicing upgrades and frontage 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. Transportation Works

a) Functional Road Design

- i) Applicant to submit a functional road plan along the full frontage of Bridgeport Road of the proposed development. The functional road design shall be based on the frontage improvements listed below, showing interim and ultimate cross sections and be signed and sealed by a qualified Professional Civil Engineering.
- ii) Unless otherwise specified, all road works to be designed as per City bylaw, TAC standards and the City's Engineering Design Specifications.
- iii) The Developer is required to enter into a Servicing Agreement for the design and construction of road and frontage improvement works, including but not limited to the items listed in this document. Based on the outcome of other City and MoTT requirements, additional road and traffic management improvements beyond those identified in this document may also be required. The costs of all such related works, including design and construction, are to be borne by the Developer.

b) Road Dedication and Statutory Right-of-Way

- i) Approximately 2.3 m dedication is required along the Bridgeport Road frontage for future roadway widening, to be confirmed through the functional road plan.
- ii) All above ground third party utilities (e.g. hydro/telephone kiosks) must not be placed within any frontage works area including sidewalk and boulevard. SRW within the subject site is to be secured for the placement of this equipment.

c) Frontage Upgrades/Improvements

- i) The applicant shall be required to construct frontage upgrades along the full frontage of the subject site at the applicant's costs. The upgrades may generally include the following, subject to review by the Ministry of Transportation and Transit and the City through the Servicing Agreement process:
 - a. Bridgeport Road from south to north, starting at the property's new north property line:
 - i. 4.0 m wide pathway;

- ii. Minimum 1.5 m wide treed / landscape boulevard;
 - iii. Minimum 3.3 m wide boulevard, clear of any trees and above ground utilities to accommodate future road widening unless specifically approved by the Director, Transportation;
 - iv. 0.15 m curb and gutter aligned with existing curb and gutter location.
 - v. Pavement restoration as required.
- ii) The new frontage improvements are to be transitioned to meet the existing treatments to the east and west of the site.
 - iii) Removal of the existing driveway access and construction of a new driveway access per the Site Access and Site Design section. Driveway access shall be designed and constructed to meet the requirements of the City's Engineering Design Specifications.

d) Site Access and Site Design

- i) Access shall be limited to one driveway on Bridgeport Road its existing location and be limited to right-in/right-out, enforced through signage.
- ii) Driveway design to adhere to Section 7 of the Engineering Design Specifications:
<https://www.richmond.ca/shared/assets/Roadworks20127.pdf>
- iii) Provide on-site vehicle turn movements to show all turn movements are functional.

e) On-Site Loading Requirements

- i) As per Table 7.13.6.1, provision of one medium loading bay is required on-site. The loading bay requirement may be forgone if the developer can show, through turning movement drawings, that a loading vehicle would be able to manoeuvre on-site

B. Water Works:

- a) Using the OCP Model, there is 611 L/s of water available at a 20 psi residual at the Bridgeport Road frontage. Based on your proposed development, your site requires a minimum fire flow of 200 L/s.
- b) At Developer's cost, the Developer is required to:
 - i) 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.
 - ii) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - iii) Fire department approval is required for all fire hydrant installations, removals, and relocations.
 - iv) 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 via the servicing agreement process.
 - v) Perform all of the above through consideration of the City of Richmond's *Engineering Design Specifications* and *MMCD Supplemental Design Specifications and Detail Drawings*.
- c) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.
 - ii) Install one new water service connection and service line valve from water main (WND189514) fronting Bridgeport Road. A second service line valve shall be placed at the property line. Complete with a water meter and water meter box as per City specifications.
 - iii) Cut and cap the existing water connections WSL259778 and 20002 serving the development site at hydrant lead WND189507 and remove the connection leads.

- iv) Remove and dispose of existing hydrant 27-5-6-HD-0255.

C. Storm Sewer Works:

- a) At Developer's cost, the Developer is required to:
 - i) Perform a drainage analysis to the major conveyance. Upgrade the existing storm sewer along Bridgeport Road from the development site to the major conveyance as necessary to address OCP flows.
 - ii) Upgrade the storm sewer along the Bridgeport Road frontage, of approximately 64 meters, to Ø600mm or OCP size from manhole STMH154079 to the east property line of 9120 Bridgeport Rd. Complete with new manholes at the east and west ends with a minimum size of Ø1200mm. The upgraded storm sewer shall be installed south of the existing storm sewer within dedication required by the Transportation Department and away from the existing Metro Vancouver RC sanitary trunk sewer. The exact alignment shall be finalized through the Servicing Agreement design review.
 - iii) Cut and cap the storm connection STCN139735 on the NE corner of 9120 Bridgeport at the inspection chamber.
 - iv) Remove manhole STMH159136 along with the pipe and screen to the south that previously served the now filled in ditch.
 - v) Conduct a CCTV inspection of inspection chamber STIC139696, drainage connections STCN139753 and STCN139754, and drainage lateral STLAT139704. Replacement may be required upon CCTV review during the Servicing Agreement process.
 - vi) Cut and cap the storm connection STLAT159149 at manhole STMH159135 located at the SW corner of 9100 Bridgeport.
 - vii) 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.
 - viii) Perform all of the above through consideration of the City of Richmond's *Engineering Design Specifications* and *MMCD Supplemental Design Specifications and Detail Drawings*.
- b) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

D. Sanitary Sewer Works:

- a) At Developer's cost, the Developer is required to:
 - i. Provide a 4 m x 57 m right-of-way along the entire north property line after the dedication required by Transportation for the existing sanitary sewer. Exact area to be confirmed as part of the Servicing Agreement review and Transportation requirements.
 - ii. Conduct a CCTV inspection of the existing sanitary service connection SCON8633, inspection chamber SIC1068, and sanitary line SLAT4764. Replacement may be required upon CCTV review during the Servicing Agreement process.
 - iii. Conduct a CCTV inspection of the existing sanitary service connection at SMH5616. Replacement may be required upon CCTV review during the Servicing Agreement process.
 - iv. Provide a video inspection report of the existing sanitary main along the Bridgeport Rd frontage prior to start of site preparation works (if required) 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 prior to approval of the servicing agreement design or after site preparation works (if required) are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged shall be replaced or repaired at the Developer's cost.
 - v. Perform all of the above through consideration of the City of Richmond's *Engineering Design Specifications* and *MMCD Supplemental Design Specifications and Detail Drawings*.

- b) At Developer's cost, the City will:
 - i. Complete all tie-ins for the proposed works to existing City infrastructure.

E. Street Lighting:

- a) At Developer's cost, the Developer is required to:
 - i. Review street lighting levels along all road and lane frontages, and upgrade as required.
 - ii. The following Street Lighting requirements shall be met:
 - 1. City Streets
 - a. Bridgeport Road (South side)
 - i. Pole colour: Grey
 - ii. Roadway lighting @ back of curb: As determined to the satisfaction of MOTI
 - iii. Pedestrian lighting @ front of sidewalk (i.e., back of boulevard): Type 8 (LED) INCLUDING 1 pedestrian luminaire, but EXCLUDING any duplex receptacles, banner arms, flower basket holders, or irrigation.
 - NOTE #1: All lighting shall be confirmed with MOTI**
 - 2. Off-Street Publicly-Accessible Walkways & Open Spaces
 - a. If applicable:
 - i. Pole colour: Grey
 - ii. Pedestrian lighting: Type 8 (LED) INCLUDING 1 luminaires (installed perpendicular to the direction of travel), but EXCLUDING any banner arms, flower basket holders, irrigation, or duplex receptacles.
 - 3. Traffic Signals
 - a. If applicable:
 - i. Pole colour: Grey
 - ii. Style: To match Type 7 (LED)

F. General Items:

- a) At Developer's cost, the Developer is required to:
 - i. Complete other frontage improvements as per Transportation requirements.
 - ii. Coordinate with BC Hydro, Telus and other private communication service providers:
 - 1. To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - 2. Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - 3. To underground overhead service lines.
 - iii. 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 developments 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
- viii) 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.
- ix) 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:
- (a) Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - (b) Pipe sizes, material and slopes.
 - (c) Location of manholes and fire hydrants.
 - (d) Road grades, high points and low points.
 - (e) Alignment of ultimate and interim curbs.
 - (f) Proposed street lights design.
- x) Coordinate with Vancouver Airport Fuel Facilities Corporation (VAFFC) and Pembina to address the impact of any proposed site preparation works (including densification, dewatering, pre-load, and excavation) or building construction on the existing jet fuel lines on Bridgeport Road, prior to issuance of a building permit or the start of site preparation works (whichever comes first), and to obtain a permit for all excavation works fronting and within the development site.
- xi) Coordinate with Fortis BC to address the impact of any proposed site preparation works (including densification, dewatering, pre-load, and excavation) or building construction on the existing gas distribution pipeline along the west property line, prior to issuance of a building permit or the start of site preparation works (whichever comes first).
- xii) Coordinate with Metro Vancouver to address the impact of any proposed site preparation works (including densification, dewatering, pre-load, and excavation) or building construction on the existing trunk sewer along the Bridgeport Road frontage, prior to issuance of a building permit or the start of site preparation works (whichever comes first).
- xiii) 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.

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.
- 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 copy save to file)

Signed

Date

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10680**”.

FIRST READING

JUN 23 2025

PUBLIC HEARING

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND
TRANSIT APPROVAL

ADOPTED

| |
|--|
| CITY OF RICHMOND |
| APPROVED by  |
| APPROVED by Director or Solicitor  |

MAYOR

CORPORATE OFFICER