City of Richmond

Agenda

Planning Committee
Electronic Meeting

Anderson Room, City Hall
6911 No. 3 Road

Tuesday, November 17, 2026
4:00 p.m.

Pg. # ITEM

MINUTES

PLN-4 ***Motion to adopt the minutes of the meeting of the Planning Committee held on November 4, 2026.***

NEXT COMMITTEE MEETING DATE

December 1, 2026, (tentative date) at 4:00 p.m. in the Anderson Room.

PLANNING AND DEVELOPMENT DIVISION

1. **REFERRAL RESPONSE: ZONING BYLAW AMENDMENTS FOR SERVICE STATION USE IN CG2 AND APPLICABLE SITE-SPECIFIC ZONES**
(File Ref. No. 08-4000-01) (REDMS No. 8556607)

PLN-7 See Page **PLN-7** for full report

Designated Speakers: John Hopkins and Emily Huang

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10806, which would clarify the intent for service station use in the Gas and Service Station (CG2) zone and related site-specific commercial zones near residential areas, including indicating that the servicing and repair of vehicles is primarily for sale to members of the general public, requirements for vehicle service bays, customer access, and specific fencing provisions, be introduced and given first reading.

2. **APPLICATION BY KABEL ATWALL FOR A STRATA TITLE CONVERSION AT 8760 FAIRDELL CRESCENT, OCP AMENDMENTS TO SECTION 3.2 'BUILD BETTER HOUSING', AND PROPOSED COUNCIL POLICY FOR RESIDENTIAL STRATA TITLE CONVERSION APPLICATIONS INVOLVING SSMUH DEVELOPMENT**
(File Ref. No. SC 26-017199) (REDMS No. 8576822)

PLN-17 See Page **PLN-17** for full report

Designated Speakers: Andrew Norton and Alexander Costin

STAFF RECOMMENDATION

(1) That the application for a Strata Title Conversion by Kabel Atwall be approved on fulfillment of the following conditions:

(a) Registration of a flood indemnity covenant on Title;

(b) Final inspection and completion of the Building Permit (B7 25-020392) for the infill building at 8760 Fairdell Crescent;

(c) Payment of all City utility charges and property taxes up to and including the calendar year in which the strata conversion plan is executed by the Approving Officer; and

(d) Submission of appropriate plans and documents for execution by the Approving Officer within 180 days of the date of this resolution.

(2) That the City, as the Approving Authority, delegates the Approving Officer the authority to execute the strata conversion plan on behalf of the City, on the basis that the conditions set out in Recommendation 1 have been satisfied;

(3) That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10808 for the purpose of:

(a) Administrative and clarification amendments to Section 3.2 'Build Better Housing' respecting Strata Title Conversions; and

(b) Redesignating the properties on Fairdell Crescent identified in Schedule A to Bylaw 10808 from "Arterial Connectors – Tier 1" to "Neighbourhood Residential – Tier 1" in Attachment 1 to Schedule 1 of Official Community Plan Bylaw 9000

be introduced and given first reading;

(4) That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10808, having been considered in conjunction with:

(a) The City's Financial Plan and Capital Program; and

(b) The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans

is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;

(5) That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10808, having been considered in accordance with Official Community Plan Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and

(6) That the Council Policy titled "Strata Title Conversion Applications Involving Small-Scale Multi-Unit Housing" as presented in Attachment 6, be approved.

3. **MANAGER'S REPORT**

ADJOURNMENT

City of Richmond

Minutes

Planning Committee

Date: Wednesday, November 4, 2026

Place: Anderson Room
Richmond City Hall

Present: Councillor Andy Hobbs, Chair
Councillor Kenny Chiu
Councillor Carol Day
Councillor Laura Gillanders
Councillor Kevin Lai

Also Present: Councillor Michael Wolfe

Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

It was moved and seconded
That the minutes of the meeting of the Planning Committee held on October 6, 2026, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY SALIM KARIMANI FOR REZONING AT 11001 SHELL ROAD, 11011 SHELL ROAD, 10700 STEVESTON HIGHWAY, AND RICHMOND UNADDRESSED PARCEL (PID 015-725-880) FROM THE "AGRICULTURE (AG1)" ZONE TO THE "AGRICULTURE AND ASSEMBLY (ZA5) – SHELL ROAD (GILMORE)" ZONE**
(File Ref. No. RZ 23-024473 (REDMS No. 8371795)

Staff provided a brief overview of the application, noting (i) the current application is substantially similar to a rezoning application that received third reading in 2009 but was subsequently closed due to applicant inactivity, and (ii) in recognition that no new development is considered at this time, the applicant has agreed to enter into a legal agreement to maintain the existing Agricultural Land Reserve (ALR) buffer landscaping along the west and south portions of the site; and register a covenant to provide (at the applicant's cost) future road widening, road dedication, and transportation improvements when new buildings or structures are proposed or when required by the City.

In response to queries from Committee, staff noted (i) through agricultural development, opportunities are often explored to consolidate parcels, (ii) the status of the previous rezoning application, (iii) clarified the location of parking and the orientation of the site-plan, and (iv) building permits for the identified agricultural structures would be required before rezoning is brought forward for adoption.

It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 10804, to create the "Agriculture and Assembly (ZA5) – Shell Road (Gilmore)" zone, and to rezone 11001 and 11011 Shell Road, 10700 Steveston Highway, and the unaddressed parcel (PID 015-725-880) from the "Agriculture (AG1)" zone to the "Agriculture and Assembly (ZA5) – Shell Road (Gilmore)" zone, be introduced and given first reading.

CARRIED

2. **HOUSING AGREEMENT (MARKET RENTAL HOUSING) AMENDMENT APPLICATION FOR 3420 KETCHESON COURT**
(File Ref. No. 08-4057-05) (REDMS No. 8540956)

Staff provided a brief background of the development and an overview of the amendment application, noting that the subject site represents Phase 3 of a larger four phase development, that the proposed amendment would allow Phase 3 to be constructed and occupied in two stages: Stage 1 – 134 strata units, and Stage 2 – 208 strata units, including 17 market rental units. Staff further noted the amendment would permit occupancy of the Stage 1 strata units subject to a building permit being issued for Stage 2 including the 17 market rental units, and that the approved market rental unit mix and accessible-design requirements would remain unchanged from what was agreed to at the time of the original rezoning application.

In response to queries from Committee, staff noted (i) the timing of Stage 2 is dependent on market conditions, (ii) staff do not anticipate that a delay in delivering 17 rental units would materially affect the City's overall rental housing supply, given other rental projects in the development pipeline, and (iii) that the applicant, Polygon, has indicated every intention to proceed with the development.

Staff further clarified that, before occupancy of the Stage 1 residential units, a building permit must be issued for Stage 2 which includes the 17 rental units, and that the two stages are physically integrated and intended to function together as one development.

It was moved and seconded
That Housing Agreement (Market Rental Housing) (3420 Ketcheson Court) Bylaw No. 10672, Amendment Bylaw 10803 be introduced and given first, second and third reading.

CARRIED

3. **MANAGER'S REPORT**

None.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:18 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Wednesday, November 4, 2026.

Councillor Andy Hobbs
Chair

Lorraine Anderson
Legislative Services Associate

City of Richmond

Report to Committee

To:	Planning Committee	**Date:**	November 2, 2026
From:	Wayne Craig General Manager, Planning and Development	**File:**	08-4000-01/2025-Vol 01
Re:	**Referral Response: Zoning Bylaw Amendments for Service Station Use in CG2 and Applicable Site-Specific Zones**		

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10806, which would clarify the intent for service station use in the Gas and Service Station (CG2) zone and related site-specific commercial zones near residential areas, including indicating that the servicing and repair of vehicles is primarily for sale to members of the general public, requirements for vehicle service bays, customer access, and specific fencing provisions, be introduced and given first reading.

Executive Summary

On June 8, 2026, a delegate raised concerns to City Council regarding the use of 7991 No. 1 Road and whether the current operation aligns with the neighbourhood-serving intent of the Gas and Service Stations (CG2) zone. A review of service station uses in the CG2 zone and applicable site-specific zones identified opportunities to clarify the intent of service stations, and improve compatibility when sites are located within 400 m (1,312 ft) of a residential, commercial (mixed use), or site-specific zone (residential). In response to these concerns, this report proposes amendments to Zoning Bylaw 8500 to require that the servicing and repair of vehicles be primarily for sale to members of the general public, there is at least one vehicle service bay, identifiable customer access, and establish high-quality material provisions for fencing visible from a road. The proposed amendments would apply to new service station businesses or developments.

Staff Report

Origin

At the June 8, 2026 City Council Meeting, the following referral was made:

> *That the presentation from Michael Bishop regarding the CG2 zoning designation at 7991 No. 1 Road be referred to staff and brought back to Planning Committee.*

This report proposes minor amendments to Zoning Bylaw 8500, in particular the Gas and Service Stations (CG2) zone and two site-specific zones that allow service stations, for Council's consideration, for the purpose of responding to the issues raised by the delegation such as the character, context, compatibility, and principal function of service stations in close proximity to residential areas.

This report supports Council's Strategic Plan 2022-2026 Focus Area #2 Strategic and Sustainable Community Growth:

> *Ensure that both built and natural infrastructure supports sustainable development throughout the city.*

Background

On June 8, 2026, a delegate raised concerns to Council regarding the current use of 7991 No. 1 Road, which was previously operated as a retail convenience store, gas station and service station. The delegate indicated that the site is being used for vehicle servicing and repair, preparation, or support activities associated with an off-site car dealership. Concerns were also raised that screening around the property appears to limit its function as a public-facing, neighbourhood-serving commercial use.

The delegate had previously identified these issues with Community Bylaws. The matter was investigated; however, no bylaw infractions were found. The delegate indicated to Council that the current operation, despite being a service station, may not align with the neighbourhood-serving intent of the CG2 zone near or adjacent to residential neighbourhoods. The delegate asked Council to consider whether amendments to the Zoning Bylaw are necessary to clarify the intent of a service station use on sites located near residential zones. Council referred this item to staff to review and bring back to a future Planning Committee meeting.

Analysis

The property at 7991 No. 1 Road is currently a service station with a building, three vehicle bays for servicing and repair, and one tent for dry cleaning cars. The gas pumps have been decommissioned. The property, which is zoned CG2, is surrounded by a chain-link fence with green mesh fabric, as shown in Attachment 1 (7991 No. 1 Road Photos of Existing Conditions).

There are two standard zones that cover the majority of gas stations across the city. The CG1 zone applies to sites that allow gas stations only, along with a car wash and retail as a secondary use. Service stations are only permitted in the CG2 zone which also permits gas stations, along with a car wash and retail as a secondary use. The majority of sites with service stations,

including the property at 7991 No. 1 Road, have adjacent residential uses. There are also two business licenses issued for this property that permit the current use.

There is currently a rezoning application under review at 7991 No. 1 Road (RZ 26-014648) proposing a five-storey mixed use development with approximately 518 m^2 of ground level commercial floor area and approximately 70 rental residential apartment units. This is generally consistent with the Arterial Connector 2 land use designation in the Official Community Plan (OCP) which allows for transit-oriented townhouses, row houses and low-rise apartments, with local serving amenities and commercial uses. The rezoning application is currently undergoing a staff review and will be presented to Council for consideration via a separate report at the conclusion of the technical and policy review process.

CG2 Zone Review

There are eleven properties city-wide that are zoned CG2, four of which currently accommodate service station operations. In addition, two properties have site-specific zones that permit service station use and have existing operations. They include the Gas and Service Station Commercial (ZC18) – Brighouse Village (City Centre) zone, and the Car Wash & Service Station (ZC35) – Bridgeport zone. These properties are shown in Attachment 2 (400 m Radius of Zones Permitting Service Stations Map). Most of these properties are located adjacent to or in proximity to residential uses. The CG2 and the two applicable site-specific zones have operations that are intended to be customer-facing and do not have the same characteristics as the property at 7991 No. 1 Road.

To ensure service station uses in the CG2 zone and applicable site-specific zones are compatible with their surrounding residential neighbourhood, a review of the Zoning Bylaw was undertaken. Clarification is recommended to ensure these businesses operate as customer-facing establishments and provide services to the general public when they are located in nearby residential neighbourhoods. Additional provisions regarding fencing materials are also recommended. The proposed amendments would apply to new service station businesses or developments. If adopted, the site at 7991 No. 1 Road will be permitted to continue as a legally non-conforming use.

The specific amendments to the Zoning Bylaw are as follows:

1. **Amend service station use in the CG2 zone and ZC18 and ZC35 site-specific zones to clarify vehicle servicing and repair for sale is primarily to the general public and require at least one vehicle service bay, and customer access when located within 400 m (1,312 ft) of a residential, commercial (mixed use) or site-specific zone.**

The proposed amendment is intended to clarify the purpose of service station use in these zones, ensure they maintain a customer-facing function, and promote compatibility with their surrounding residential neighbourhood.

The CG2 zone currently includes standard zoning regulations common across zones, such as permitted density, lot coverage, setbacks, and maximum building height. However, it does not specify requirements on servicing of vehicles for sale to the general public, the minimum number of vehicle service bays, and customer access and designated area, which may result in service

station uses that do not clearly reflect their intended function. As such, it is proposed that service stations that are located within 400 m (1,312 ft) of a residential, commercial (mixed use) or site-specific zone (residential) will be required to ensure servicing of vehicles are primarily for the sale to members of the general public, including providing at least one vehicle service bay, and identifiable customer access to the building.

Requiring at least one vehicle service bay within a building will enforce the primary function of a service station and would limit potential disturbance such as noise and dust on adjacent residential areas. An identifiable customer access will help ensure the use remains inviting and customer-facing. Both proposed amendments will help clarify the intended function of a service station use and provide better compatibility for new service station construction or new businesses located near residential zones.

2. Amend the Landscaping and Screening regulations to add a new requirement to establish high-quality fencing for service station use.

Section 6 (Landscaping and Screening) of the Zoning Bylaw includes provisions for fencing for commercial zones that apply to lots abutting a zone that permits residential uses. There is also an allowance for a fence when the lot is vacant.

An additional provision is proposed to clarify that all fencing for service stations that are visible from a road are to be constructed with high-quality materials that complement the surrounding neighbourhood. Materials of a temporary nature such as fabric, tarp, plastic mesh, and chain link or welded mesh movable panels would be prohibited unless construction activities are occurring on the site.

The proposed amendment will provide specific material requirements for fencing visible from the road by helping enhance the visual appearance of a service station site, better integrate it with the neighbourhood, and create a more welcoming appearance for customers.

The proposed amendments to Zoning Bylaw 8500, if adopted, would only apply to new service stations established after the adoption of the bylaw. There are no in-stream rezoning applications impacted by this zoning amendment.

Budgetary Implications

None.

Conclusion

On June 8, 2026, a delegate appeared before Council to raise concerns regarding the current service station use at 7991 No. 1 Road, which previously operated as a convenience store, gas station and service station. The concerns were about the neighbourhood-serving intent of the Gas and Service Station (CG2) zone in residential neighbourhoods and whether Zoning Bylaw amendments are needed to prevent this from occurring.

As such, staff undertook a review and propose Zoning Bylaw amendments to clarify the intent of service station use in the CG2 zone and applicable site-specific zones that allow service stations. The proposed amendments include requirements that the servicing and repair of vehicles be

primarily for sale to members of the general public, there is at least one vehicle service bay, identifiable customer access, and specific fencing material provisions.

The amendments are intended to provide greater clarity and consistency in regulating future service station developments and to help ensure that they are appropriately integrated into their surrounding residential neighbourhoods. The proposed amendments apply only to new service station businesses or developments.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10806, be introduced, given first reading, and forwarded to the next scheduled Public Hearing.

Respectfully submitted,

John Hopkins, Policy Planning

Report Contributors

This report was prepared by Emily Huang, Planner 2, and reviewed by Community Bylaws and Development Applications.

Endorsed by Serena Lusk, CAO

Att. 1: 7991 No. 1 Road Photos of Existing Conditions
Att. 2: 400 m Radius of Zones Permitting Service Stations Map

7991 No. 1 Road Photos of Existing Conditions



North entrance access to 7991 No. 1 Road



View of property from the north-east corner of Blundell Road and No. 1 Road

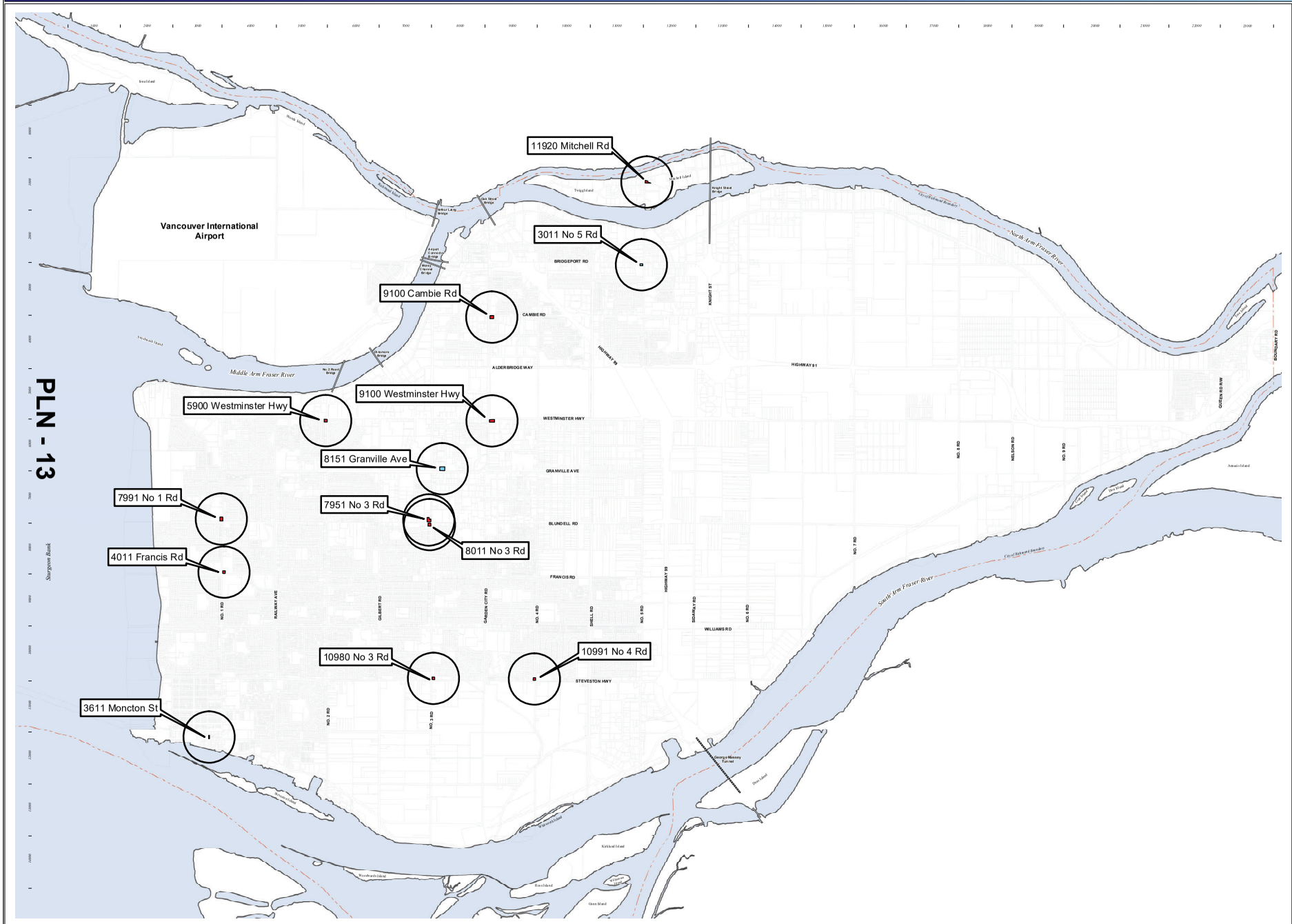


7991 No. 1 Road current fencing condition



View of property and the Rezoning sign from No 1. Road

Zones That Allow Service Stations



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Legend

- CG2 Zoned Sites
- Site Specific Zoned Sites
- 400m Buffer

October 22, 2026

Prepared by Onkar Buttar

Note:
The information shown on this map is compiled from various sources and the City makes no warranties, expressed or implied, as to the accuracy or completeness of the information.
User are reminded that lot sizes and legal description must be confirmed at the Land Title office in New Westminster.
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City of Richmond

City of Richmond

Bylaw 10806

Richmond Zoning Bylaw 8500
Amendment Bylaw 10806
(Service Station Use in CG2 and Site Specific Zones)

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 6.5 [Landscape Requirements in Commercial and Industrial Zones] by inserting the following as a new section 6.5.10:

   "6.5.10 This subsection shall apply to properties which include **service station use** where the **development** does not require the issuance of a development permit, and for such **lots** any **fence** visible from a **road**, other than a temporary **fence** used for the purpose of securing and screening a vacant **lot** or a **lot** upon which construction activities are occurring, must be constructed of durable and high-quality material with a finished appearance, and may not be constructed of **materials of a temporary nature**. For the purposes of this Section 6.5.10 "**materials of a temporary nature**" means temporary and/or movable materials such as fabric, tarp, plastic mesh, and chain-link or welded mesh movable panels."

2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 10.5 [Gas & Service Stations (CG2)] as follows:

   a. at Section 10.5.11 [Other Regulations] by inserting the following as new subsection 4 and renumbering the subsequent sections accordingly:

      "4. Where a **lot** is located within 400m of a **residential zone**, **commercial zone**, or **site specific zone** included in Section 15 to 22 of this bylaw for the purposes of this **zone**, **service station** means:

         (a) the servicing or repair of **vehicles** (excluding **vehicle body repair or paint shop**) primarily for sale to members of the general public on a walk-in or appointment basis during the business hours displayed at the premises, within a **building** which includes:

            (i) no less than one **vehicle** service bay; and

            (ii) an identifiable customer access to the **service station use**, which must include a customer entrance from an **abutting road** to the **building**; and

(b) the sale of batteries, tires and automotive products to members of the general public on a walk-in or appointment basis,

but does not include the sale of gasoline or the storage of **vehicles**, and is distinct from **vehicle repair**."

3. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 22.18 [Gas and Service Station Commercial (ZC18) – Brighouse Village (City Centre)] as follows:

a. In Section 22.18.11 [Other Regulations] by inserting the following as new subsection 4 and renumbering the subsequent sections accordingly:

"4. Where a **lot** is located within 400m of a **residential zone**, **commercial zone**, or **site specific zone** included in Section 15 to 22 of this bylaw for the purposes of this **zone**, **service station** means:

(a) the servicing or repair of **vehicles** (excluding **vehicle body repair or paint shop**) primarily for sale to members of the general public on a walk-in or appointment basis during the business hours displayed at the premises, within a **building** which includes:

(i) no less than one **vehicle** service bay; and

(ii) an identifiable customer access to the **service station use**, which must include a customer entrance from an **abutting road** to the **building**; and

(b) the sale of batteries, tires and automotive products to members of the general public on a walk-in or appointment basis,

but does not include the sale of gasoline or the storage of **vehicles**, and is distinct from **vehicle repair.**"

4. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 22.35 [Car Wash & Service Station (ZC35) - Bridgeport] as follows:

b. at Section 22.35.11 [Other Regulations] by inserting the following as new subsection 2 and renumbering the subsequent sections accordingly:

"2. Where a **lot** is located within 400m of a **residential zone**, **commercial zone**, or **site specific zone** included in Section 15 to 22 of this bylaw for the purposes of this **zone**, **service station** means:

(a) the servicing or repair of **vehicles** (excluding **vehicle body repair or paint shop**) primarily for sale to members of the general public on a walk-in or appointment basis during the business hours displayed at the premises, within a **building** which includes:

(i) no less than one **vehicle** service bay; and

(ii) an identifiable customer access to the **service station use**, which must include a customer entrance from an **abutting road** to the **building**; and

(b) the sale of batteries, tires and automotive products to members of the general public on a walk-in or appointment basis,

but does not include the sale of gasoline or the storage of **vehicles**, and is distinct from **vehicle repair.**"

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10806".**

FIRST READING	
PUBLIC HEARING	
SECOND READING	
THIRD READING	
ADOPTED	

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor
BRB

MAYOR

CORPORATE OFFICER

City of Richmond

Report to Committee

To:	Planning Committee	**Date:**	November 4, 2026
From:	Wayne Craig General Manager, Planning and Development	**File:**	SC 26-017199
Re:	**Application by Kabel Atwall for a Strata Title Conversion at 8760 Fairdell Crescent, OCP Amendments to Section 3.2 'Build Better Housing', and proposed Council Policy for Residential Strata Title Conversion Applications Involving SSMUH Development**		

Staff Recommendations

1. That the application for a Strata Title Conversion by Kabel Atwall be approved on fulfillment of the following conditions:
   a. Registration of a flood indemnity covenant on Title;
   b. Final inspection and completion of the Building Permit (B7 25-020392) for the infill building at 8760 Fairdell Crescent;
   c. Payment of all City utility charges and property taxes up to and including the calendar year in which the strata conversion plan is executed by the Approving Officer; and
   d. Submission of appropriate plans and documents for execution by the Approving Officer within 180 days of the date of this resolution.

2. That the City, as the Approving Authority, delegates the Approving Officer the authority to execute the strata conversion plan on behalf of the City, on the basis that the conditions set out in Recommendation 1 have been satisfied;

3. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10808 for the purpose of:
   a. Administrative and clarification amendments to Section 3.2 'Build Better Housing' respecting Strata Title Conversions; and
   b. Redesignating the properties on Fairdell Crescent identified in Schedule A to Bylaw 10808 from "Arterial Connectors – Tier 1" to "Neighbourhood Residential – Tier 1" in Attachment 1 to Schedule 1 of Official Community Plan Bylaw 9000

   be introduced and given first reading;

4. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10808, having been considered in conjunction with:
   a. The City's Financial Plan and Capital Program; and

b. The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans

is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;

5. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10808, having been considered in accordance with Official Community Plan Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and

6. That the Council Policy titled "Strata Title Conversion Applications Involving Small-Scale Multi-Unit Housing" as presented in Attachment 6, be approved.

Executive Summary

This report recommends that the Strata Title Conversion at 8760 Fairdell Crescent be approved. The proposal would create two strata lots on the subject property to facilitate separate ownership of the existing owner-occupied dwelling fronting Fairdell Crescent and an infill building which is nearing completion in the northern portion of the subject property. The development complies with the subject property's RSM/L zoning and applicable City policies.

This report also presents amendments to the Official Community Plan (OCP), including administrative and clarification amendments relating to strata conversions for purpose-built rental development and Small-Scale Multi-Unit Housing (SSMUH), and the redesignation of 11 properties on Fairdell Crescent, including the subject property, from "Arterial Connectors – Tier 1" to "Neighbourhood Residential Tier – 1" to address a land use designation mapping oversight.

In addition, the report also introduces a new Council Policy titled "Strata Title Conversion Applications Involving Small-Scale Multi-Unit Housing." to establish a clear, consistent and applicable framework for reviewing strata title conversion applications for SSMUH development in line with Section 242 of the *Strata Property Act*.

Staff Report

Origin

Kabel Atwall, on behalf of the owner, Jagit S. Ralla, has applied to the City of Richmond for a Strata Title Conversion at 8760 Fairdell Crescent, on a property zoned "Small-Scale Multi-Unit Housing (RSM/L)." The application would create two strata lots and facilitate separate ownership of the existing owner-occupied dwelling that fronts Fairdell Crescent and the infill building currently under construction and nearing completion in the northern portion of the subject property. A location and aerial map are included in Attachment 1, and the proposed strata plan is in Attachment 2.

Through the review of this proposal, staff have identified an opportunity to provide greater clarity for the future consideration of similar Strata Title Conversions involving Small-Scale Multi-Unit Housing (SSMUH). As a result, minor clarification amendments to the Official Community Plan (OCP) and the introduction of new Council Policy are proposed to emphasize compliance with provincial and city requirements relating to the Strata Title Conversion of previously occupied buildings, while clarifying the distinction between the review of strata title conversion applications for SSMUH and those of other forms of existing secured rental housing.

In addition, amendments to the OCP land use map are proposed to correct a land use designation mapping oversight. Eleven properties on Fairdell Crescent, including the subject property, would be redesignated from "Arterial Connectors – Tier 1" to "Neighbourhood Residential – Tier 1".

Findings of Fact

A Development Application Data Sheet providing details about the proposal is included in Attachment 3.

Existing Housing Profile

The subject property contains two dwelling units, including an owner-occupied principal dwelling fronting Fairdell Crescent and a infill building currently under construction and nearing completion in the northern portion of the subject property. A Building Permit (BP) (B7 25-020392) has been issued for the infill building, which is substantially complete but remains subject to final inspection. No additional buildings or alterations are anticipated as part of this application.

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

To the North:	Across the Blundell Road allowance, the Quilchena Golf and Country Club, zoned "Golf Course (GC)".
To the West:	Single-detached houses zoned "Small-Scale Multi-Unit Housing (RSM/L)".
To the East:	Single-detached houses fronting Seafair Drive zoned "Small-Scale Multi-Unit Housing (RSM/L)".

To the South: Single-detached houses zoned "Small-Scale Multi-Unit Housing (RSM/L)".

Existing Legal Encumbrances

There is an existing Statutory Right-of-Way (SRW) (Plan 43195) along the subject site's north and east boundaries for existing power-line infrastructure. Encroachment into the SRW is neither permitted nor proposed.

Related Policies & Studies

Official Community Plan (OCP) and Zoning Bylaw 8500

The 2050 OCP Land Use Map currently designates the subject property as "Arterial Connectors – Tier 1." However, during the review of the subject application, staff identified a land use designation mapping oversight. As a result, an OCP amendment is proposed to redesignate 11 properties on Fairdell Crescent, including the subject property, from "Arterial Connectors – Tier 1" to "Neighbourhood Residential – Tier 1", as discussed in the Analysis section of this report.

The subject property is zoned "Small-Scale Multi-Unit Housing (RSM/L)," which permits up to four dwelling units. The proposed Strata Title Conversion does not alter the existing land use or permitted density and complies with the RSM/L zone.

Floodplain Management Implementation Strategy

The proposal 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 approval of the Strata Title Conversion.

Public Consultation

The proposed Strata Title Conversion application does not require a Public Hearing.

Should the proposed OCP amendments receive first reading from Council, they will be forwarded to a Public Hearing as per the Local Government Act, where members of the public or other interested parties will have the opportunity to comment on the amendments.

OCP Bylaw Preparation Consultation Policy 5043 – External Agencies/Stakeholders

The proposed OCP amendments have been considered in view of the OCP Bylaw Preparation Consultation Policy 5043. They are of a minor nature and are not determined to require further referrals to external agencies or stakeholders (see Attachment 4).

Analysis

8760 Fairdell Crescent - SC 26-017199

The subject application is to facilitate the Strata Title Conversion of two dwelling units at 8760 Fairdell Crescent, consisting of an existing owner-occupied dwelling fronting Fairdell Crescent and an infill building which is under construction and nearing completion in the northern portion of the subject property. The submitted plans identify vehicular access to the property from Fairdell Crescent.

In lieu of the introduction of a new Council Policy relating to Strata Title Conversions involving SSMUH, this application has generally been reviewed in accordance with existing Council Policy 5042 (see Attachment 5). Based on this review, the following information is provided:

- The applicant has submitted a legal survey plan indicating that the existing principal dwelling and infill building comply with the RSM/L zone.
- Building Approvals staff conducted a non-permit building inspection of the existing principal dwelling on October 15, 2026. The inspection did not identify any construction or alterations completed without the required permits.
- The infill building, which would accommodate one stratified dwelling unit, has yet to receive final inspection. Accordingly, final inspection and completion of the BP (B7 25-020392) is required as a condition of Strata Title Conversion approval.
- The existing principal dwelling was constructed in 2005 and is generally as originally approved. A letter prepared by a registered architect has been provided confirming that the building is in good condition and remains suitable for continued residential use, with no significant repairs or upgrades identified beyond regular maintenance.
- The existing principal dwelling is owner-occupied, while the unit within the infill building has not yet been occupied as construction has not been completed and is therefore not tenanted. The application will create two strata lots to enable the separate ownership of each dwelling unit. The owner has indicated their intention to sell the strata lot containing the existing principal dwelling and move into the infill dwelling.
- All servicing requirements for the subject property have been reviewed as part of the BP application for the infill building (B7 25-020392). No off-site engineering or servicing improvements are anticipated as part of the subject Strata Title Conversion.
- The strata plan identifies the allocation of required parking spaces and site access among the two proposed strata lots. Pedestrian and vehicular access will be provided from Fairdell Crescent and in compliance with Zoning Bylaw requirements.
- The applicant has submitted a preliminary strata plan. The proposed plan meets City requirements and is in a form acceptable to the City's Approving Officer.
- The applicant is aware that Council's endorsement of the Strata Title Conversion will lapse in 180 days and has committed to meeting all requirements within this period.

Proposed OCP Amendments

Stata Title Conversion Policy Clarification

The RSM zone which permits SSMUH does not impose restrictions on stratification. However, development of a RSM zoned lot where the Strata Title Conversion of a previously occupied building is proposed, requires approval from the local government's approving authority as per the *Strata Property Act* (SPA). In Richmond, Council is the approving authority for strata title conversion applications.

The proposed OCP amendments emphasize compliance with provincial and City requirements relating to the Strata Title Conversion of previously occupied buildings, while clarifying the distinction between the review of strata title conversion applications relating to SSMUH and those of other forms of existing secured rental housing. They do not change the intent of existing OCP policies relating to the retention of existing purpose-built rental housing. The existing application evaluation criteria for the redevelopment of existing rental housing would remain.

The amendments include:

- Amend the title "Application Evaluation Policy for Redevelopment of an Existing Rental Housing Development" in Section 3.2, Objective 2, to clarify that the evaluation policy does not apply to SSMUH; and
- Consolidate the existing Strata Title Conversion provisions in Section 3.2, Objective 2, Policy a) to emphasize compliance with applicable provincial legislation and City requirements and clarify the distinction between the considerations for SSMUH strata title conversion applications, and those for existing secured rental housing.

2050 OCP Land Use Map

Through the review of the subject application for 8670 Fairdell Crescent, staff identified an OCP land use designation mapping oversight relating to 11 properties on Fairdell Crescent, including 8560, 8580, 8600, 8620, 8640, 8660, 8680, 8700, 8720, 8740 and 8760 Fairdell Crescent. The subject properties are currently designated "Arterial Connectors – Tier 1" in the 2050 OCP Land Use Map, which is intended for properties fronting an arterial road. The subject properties back onto an unopened portion of Blundell Road south of Quilchena Golf and Country Club, with vehicular access provided from Fairdell Crescent which is not an arterial road. All other properties on Fairdell Crescent are designated "Neighbourhood Residential – Tier 1".

The proposed OCP amendment would correct the land use designation mapping oversight by redesignating the subject properties from "Arterial Connectors – Tier 1" to "Neighbourhood Residential – Tier 1", consistent with the intent of the OCP land use designations.

Proposed Council Policy

On June 24, 2024, Council amended zoning for nearly 27,000 single-family and duplex lots throughout the City to permit SSMUH in compliance with the Province's Bill 44 legislation. The introduction of the RSM zone allows for applicable lots to have between three to six dwelling units subject to location and design criteria, without the requirement to rezone. SSMUH zoning supports different development scenarios including a lot comprising solely of new buildings, infill development which co-locates previously occupied and new buildings on the same lot, and the strata titling of a previously occupied building with no new buildings proposed.

Pursuant to Section 242 of the *SPA*, if a person is applying to deposit a strata plan that includes a previously occupied building, the strata plan must first be submitted to the City as the approving authority for review. This process is facilitated through the submission of a strata title conversion application. City Council consideration and approval of the application is required prior to registration of the strata plan. City Council approval is not required where the proposed strata plan does not include a previously occupied building.

Section 242 of the *SPA* outlines what the City, as approving authority, must consider prior to the approval or refusal of a strata plan that includes a previously occupied building. This includes:

a) the priority of rental accommodation over privately owned housing in the area;

b) any proposals for the relocation of persons occupying a residential building;

c) the life expectancy of the building;

d) projected major increases in maintenance costs due to the condition of the building; and

e) any other matters that, in its opinion, are relevant.

The City has an established policy framework, as shown in Table 1, that addresses strata conversion applications for purpose-built rental housing, which typically are for buildings comprising more than six dwelling units, and for rezoning applications involving existing non-conforming duplexes. However, there is not a Council Policy that specifically addresses strata title conversion applications for SSMUH development.

Table 1 – Existing City Residential Strata Title Conversion Policy Framework

Policy	Applicability
Official Community Plan, Section 3.2 Objective 2 – Build more developer-driven housing that more people can afford	Applies to strata conversion proposals involving existing secured rental housing or cooperative buildings. It includes an application evaluation policy for redevelopment of existing rental housing, and policies limiting stratification of secured rental housing. It does not specifically reference SSMUH.
Council Policy 5042: Rezoning Applications for Two-Family Housing Districts Involving Existing Non-Conforming Two-Family Dwellings	Applies to rezoning applications involving existing non-conforming duplexes. This policy has typically been used as a guide for the review of strata title conversion applications for SSMUH development, such as at 8760 Fairdell Crescent, despite no rezoning being proposed. This policy will remain as it guides stand-alone duplex Strata Title Conversions on lots located within Two-Family Housing Zoning Districts.

The proposed Council Policy titled "Strata Title Conversion Applications Involving Small-Scale Multi-Unit Housing" (see Attachment 6) seeks to provide greater clarity for property owners, staff and Council regarding the information required to assess strata title conversion applications involving SSMUH. It has been developed in accordance with Section 242 of the *SPA*, and in consideration of the City's housing objectives, and reflects many of the assessment criteria in the existing Council Policy 5042.

Budgetary Implications

None.

Conclusion

Kabel Atwall has applied to the City of Richmond for the Strata Title Conversion of two dwelling units at 8760 Fairdell Crescent, on a property zoned "Small-Scale Multi-Unit Housing (RSM/L)". The application complies with the RSM/L zone and applicable policies. The conditions identified in the recommendations of this report have been agreed to by the applicant (signed concurrence on file).

On this basis, staff recommend that the strata title conversion application at 8760 Fairdell Crescent be approved.

It is also recommended that Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10808 be introduced and given first reading, and that the Council Policy titled "Strata Title Conversion Applications Involving Small-Scale Multi-Unit Housing" be approved.

Respectfully submitted,

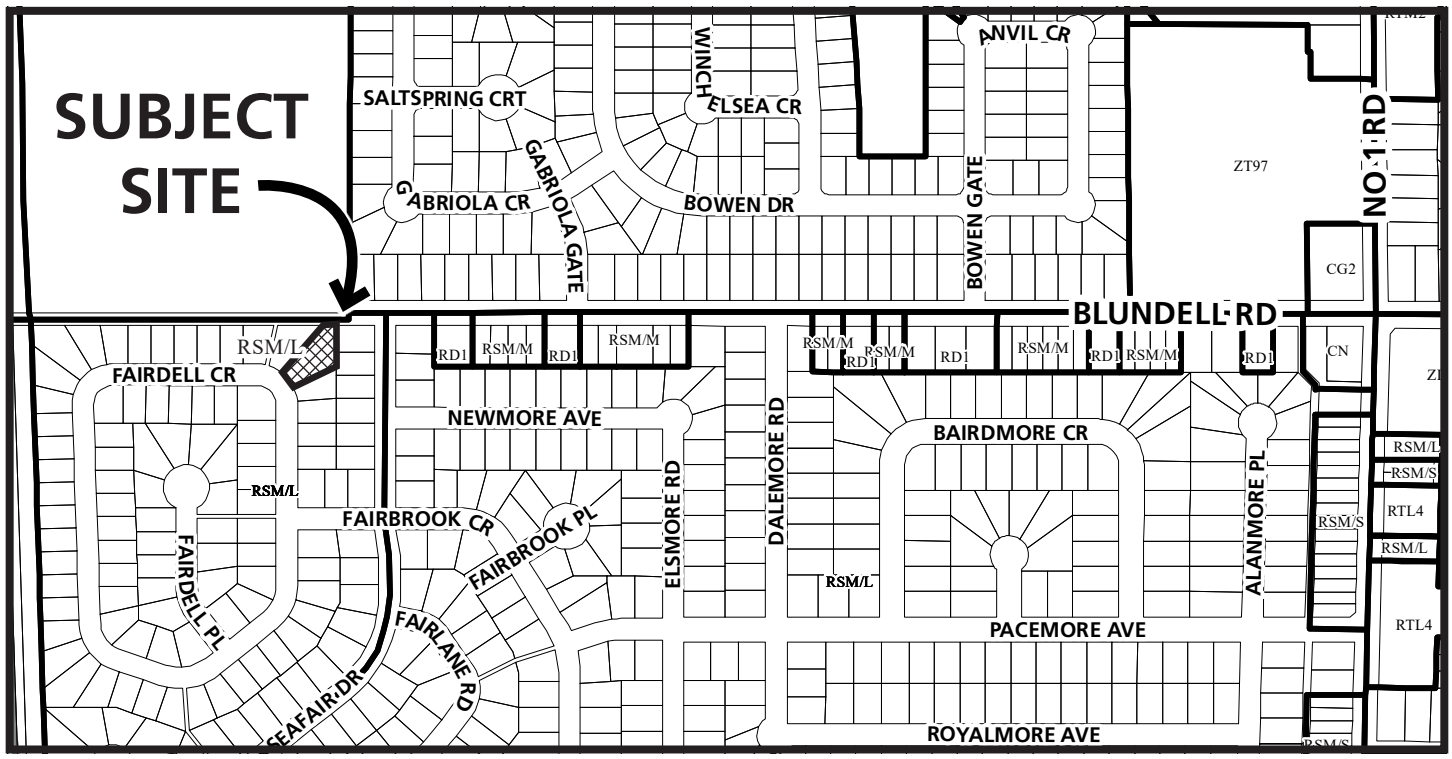
Joshua Reis, Director, Development

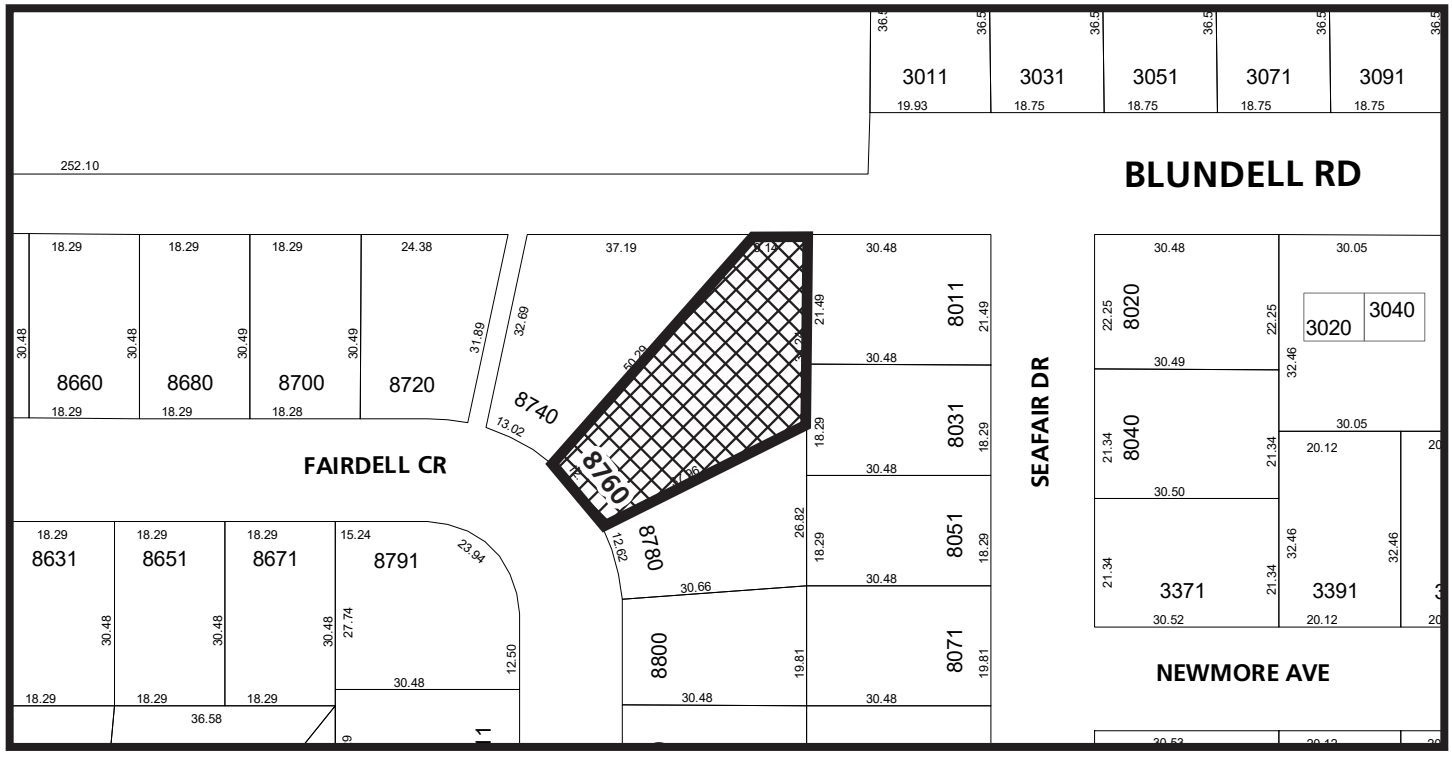
Report Contributors

This report was prepared by Alex Costin, Planner 1 and reviewed by Policy Planning.

Att. 1: Location Map & Aerial Photograph
2: Proposed Strata Plan
3: Development Application Data Sheet
4: OCP Consultation Summary
5: Council Policy 5042
6: Proposed Council Policy "Strata Title Conversion Applications Involving Small-Scale Multi-Unit Housing"

City of Richmond





SC 26-017199

Original Date: 08/20/26
Revision Date:

Note: Dimensions are in METRES

City of
Richmond



SC 26-017199

Original Date: 08/20/26
Revision Date:

Note: Dimensions are in METRES

Attachment 2

STRATA PLAN OF LOT 241 SECTION 21 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 26881

STRATA PLAN EPS12740

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

CITY OF RICHMOND

#8760 FAIRDELL CRESCENT,
RICHMOND, B.C.
P.I.D. 004–329–635

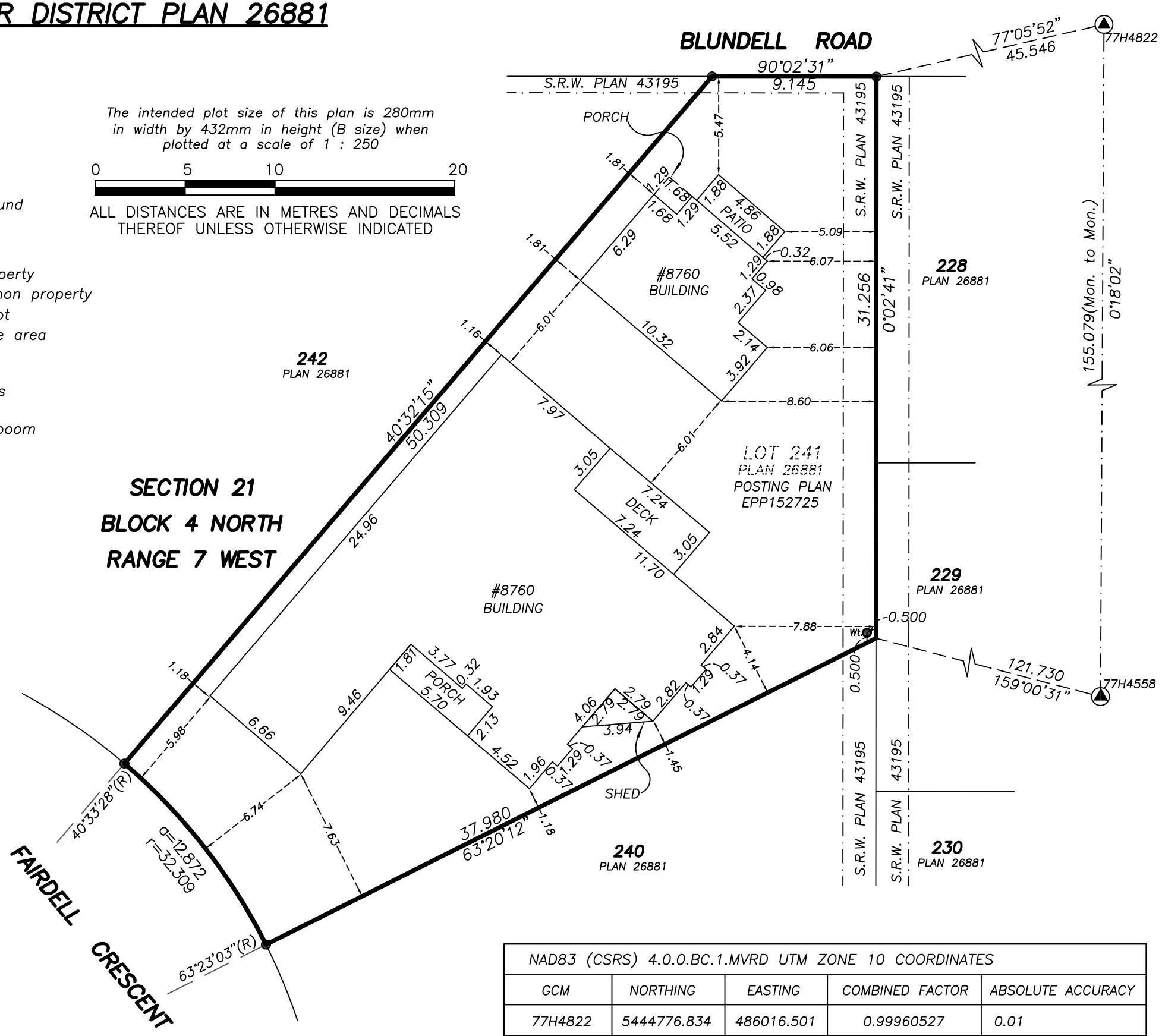
The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1 : 250

0 5 10 20

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

LEGEND:

▲	Control Monument Found
●	Iron post Found
S.L.	denotes strata lot
C.P.	denotes common property
L.C.P.	denotes limited common property
PT.S.L.	denotes part strata lot
NH	denotes Non habitable area
typ.	denotes typical
Wt.	denotes witness
m^2	denotes square meters
R	denotes radial bearing
MH.	denotes mechanical rooom



Note:
This plan shows one or more witness posts which are not set on the true corners.

The buildings included in this strata plan have been previously occupied.

The buildings shown hereon are within the external boundaries of the land that is the subject of the strata plan.

Integrated Survey Area No. 18 (Richmond), NAD83 (CSRS) 4.0.0.BC.1.MVRD.
Grid bearings are derived from observations between geodetic control monuments 77H4822 and 77H4558 and are referred to the central meridian of UTM Zone 10.
The UTM coordinates and estimated absolute accuracy achieved are derived from the MASCOT published coordinates and standard deviations for geodetic control monuments 77H4822 and 77H4558.
This plan shows horizontal ground level distances, unless otherwise specified. To compute grid distance, multiply ground–level distance by the average combined factor of 0.999605255 which has been derived from 77H4822 and 77H4558 .

NOTE:
All exterior L.C.P. are defined as to height by the center of the floor above or its extensions, or where there is no floor above by the average height of strata lots within the same building, unless otherwise noted.

NOTE:
Offsets shown are to exterior of foundation wall unless otherwise noted.
All angles deflect by multiples of 45 degrees OR 90 degrees unless otherwise indicated.

This plan lies within the City of Richmond.
This plan lies within the Metro Vancouver Regional District.

The field survey represented by this plan was completed on the 20th day of May, 2026.
Johnson C. Tam, B.C.L.S 711.

NAD83 (CSRS) 4.0.0.BC.1.MVRD UTM ZONE 10 COORDINATES				
GCM	NORTHING	EASTING	COMBINED FACTOR	ABSOLUTE ACCURACY
77H4822	5444776.834	486016.501	0.99960527	0.01
77H4558	5444621.811	486015.688	0.99960524	0.01

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Canada and B.C. Land Surveyor
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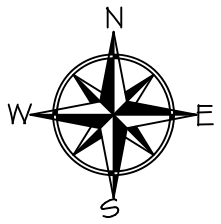
Fax: 214–8929
E–mail: office@jctam.com
Website: www.jctam.com
Drawn by: AD
File: 8439–FS

STRATA PLAN EPS12740

MAIN FLOOR

PART STRATA LOTS 1 AND 2



The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1 : 250

0 5 10 20

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

NOTE:
This sheet shows strata lot boundary dimensions to the centerline of the structural portion of exterior walls and the the centerline of the structural portion of exterior walls.

NOTE:
All exterior L.C.P. are defined as to height by the center of the floor above or its extensions, or where there is no floor above by the average height of strata lots within the same building, unless otherwise noted.

Section arrows on this plan point in the direction of view.

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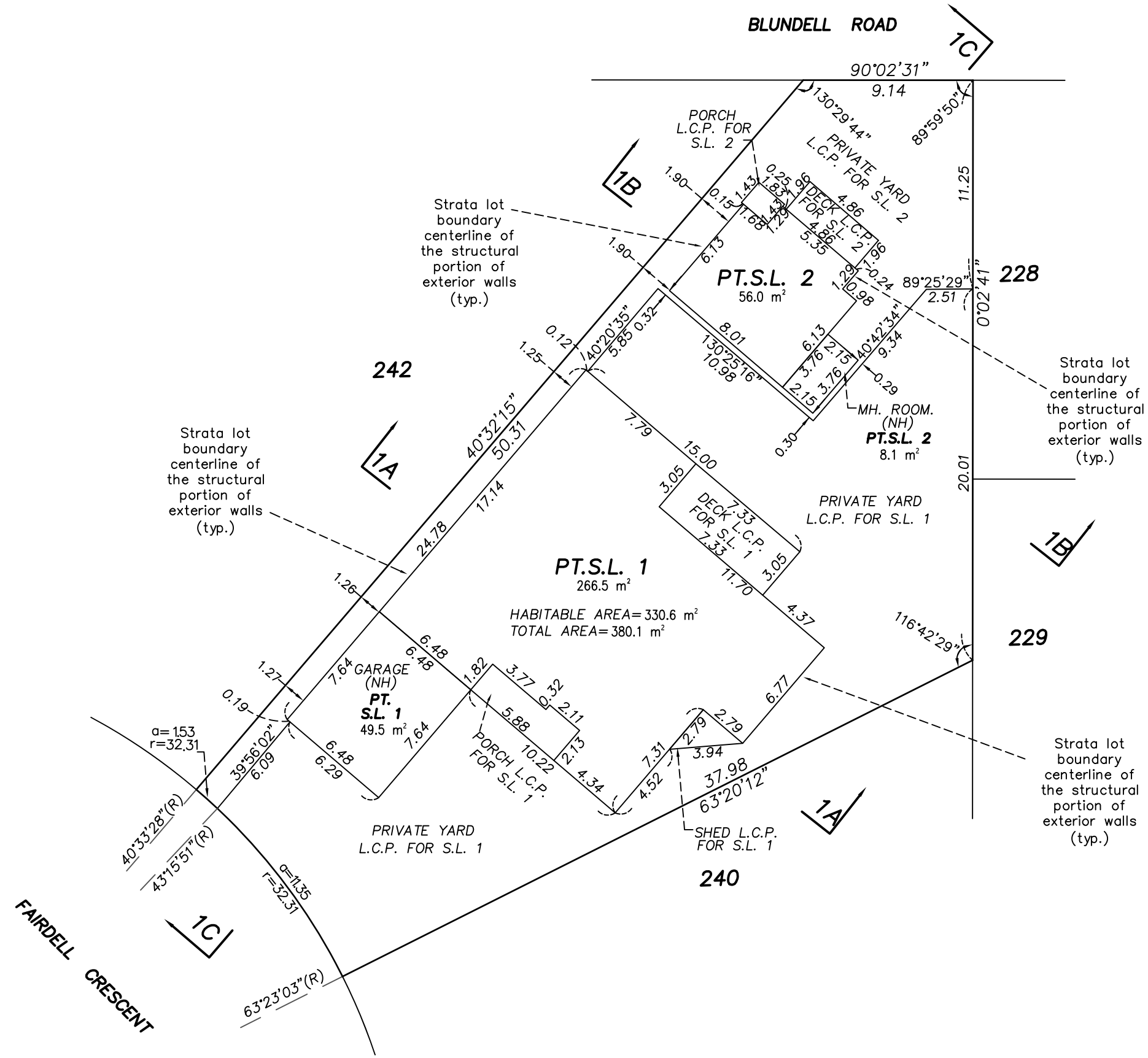
Drawn By: AD
File: 8349–FS



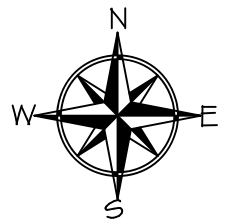
JOHNSON C. TAM, B.C.L.S. 711
May 20th,2026

PLN - 28

STRATA PLAN EPS12740

SECOND FLOOR

PART STRATA LOTS 1 AND 2



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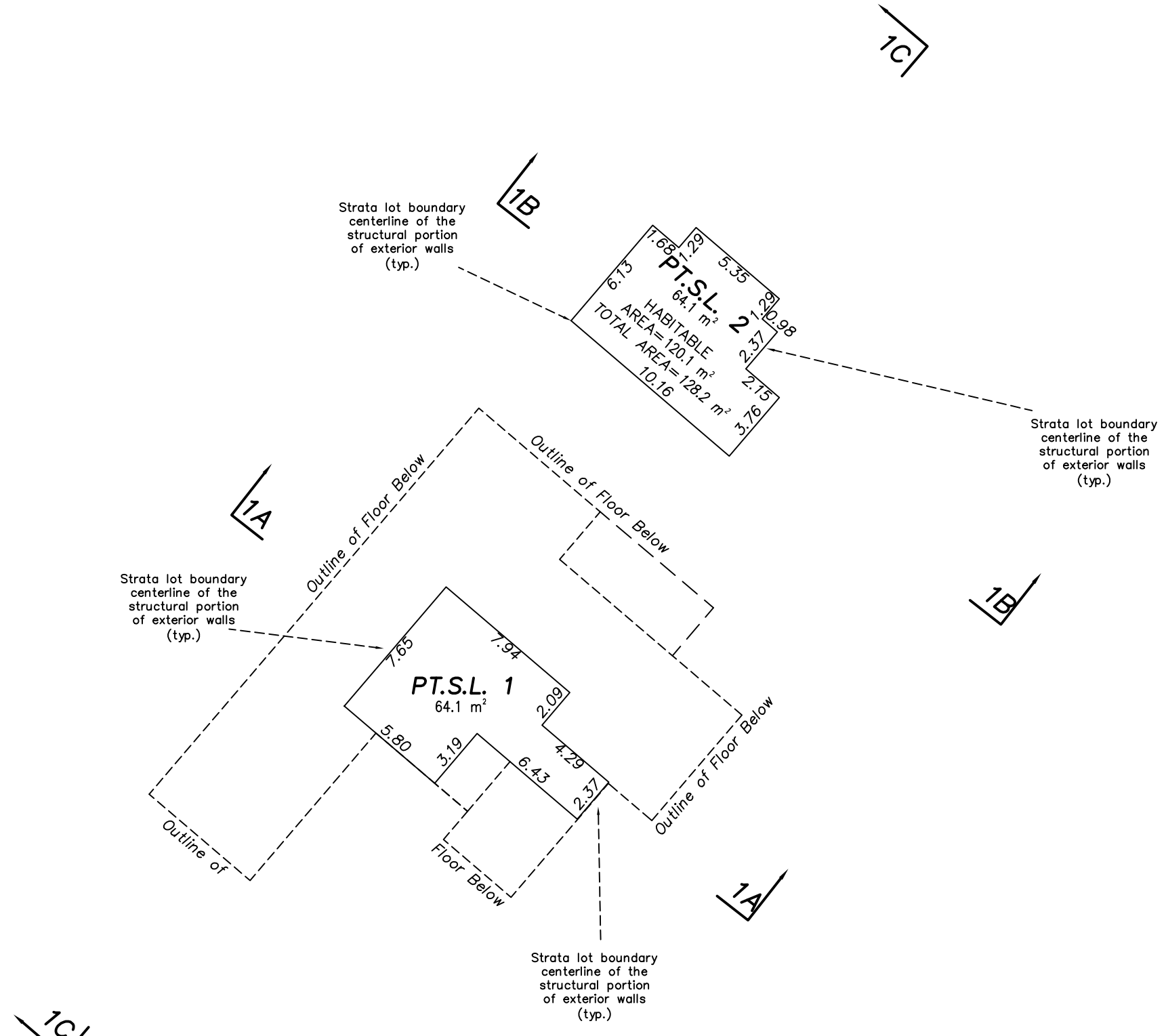
Section arrows on this plan point in the direction of view.



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Drawn By: AD
File: 8349–FS

JOHNSON C. TAM, B.C.L.S. 711
May 20th,2026

PLN - 29

STRATA PLAN EPS12740

BUILDING CROSS SECTIONS

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1 : 250

0 5 10 20

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

NOTE:
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Section arrows on this plan point in the direction of view.

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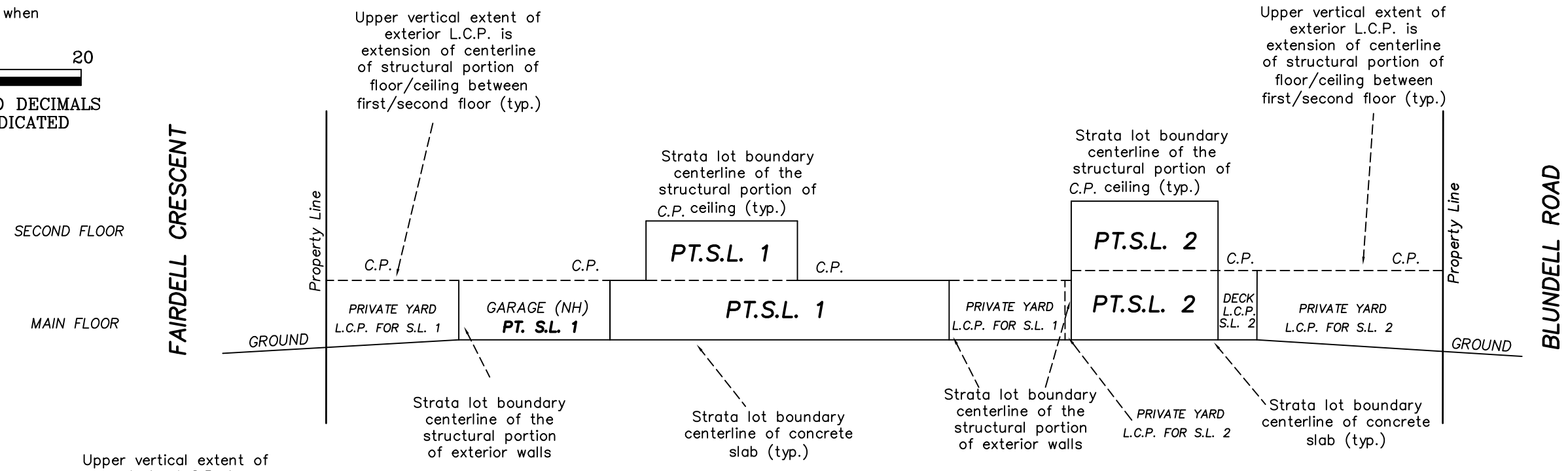
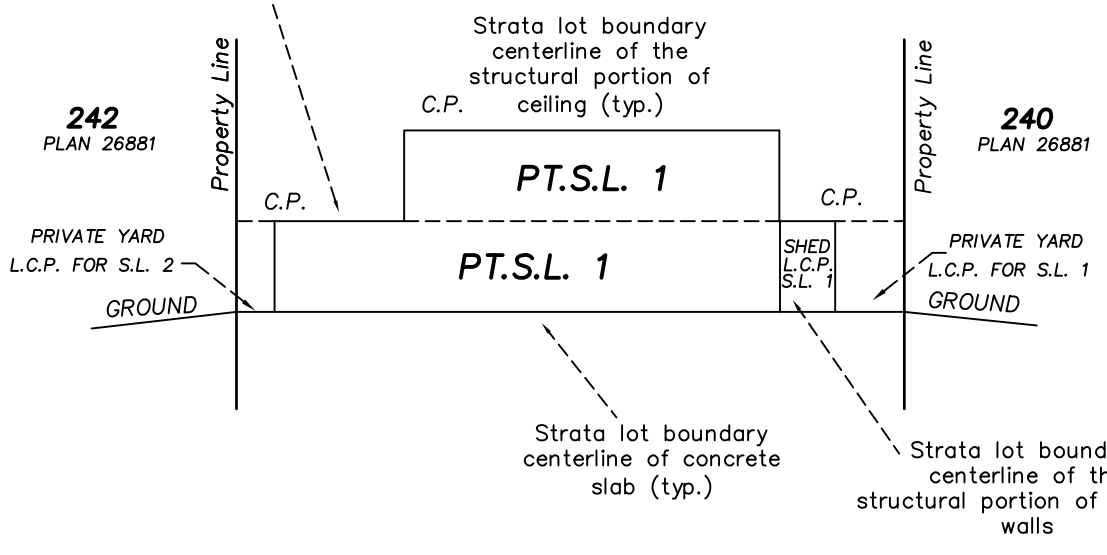
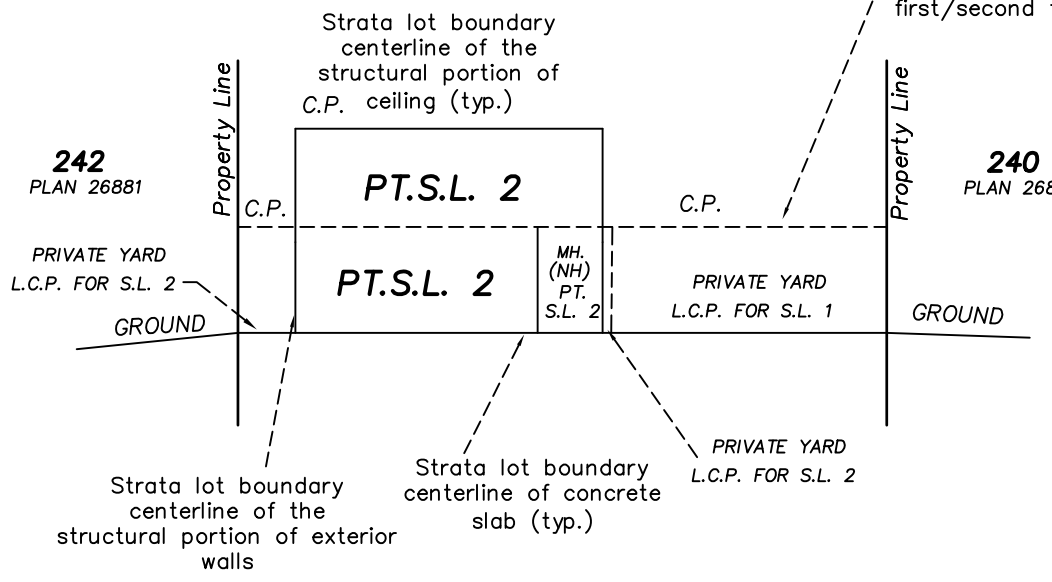


CROSS SECTION 1C – 1C



CROSS SECTION 1A – 1A



CROSS SECTION 1B – 1B

JOHNSON C. TAM, B.C.L.S. 711
May 20th,2026

PLN - 30

City of Richmond

Development Application Data Sheet

Development Applications Department

SC 26-017199 **Attachment 3**

Address: 8760 Fairdell Crescent

Applicant: Kabel Atwall

Planning Area(s): Seafair

	Existing	Proposed
Owner:	Jagit S. Ralla	No change
Site Size (m^2):	1,062 m² (11,431 ft²)	No change
Land Uses:	Residential	No change
OCP Designation:	Arterial Connector - Tier 1	No change
Zoning:	RSM/L	No change
Number of Units:	2	2

	Bylaw Requirement	Proposed / Existing	Variance
Floor Area Ratio:	Max 0.60 for lot area up to 464.5 m^2 plus 0.3 for area in excess of 464.5 m^2 (5,000 ft^2)	Max 0.60 for lot area up to 464.5 m^2 plus 0.3 for area in excess of 464.5 m^2 (5,000 ft^2)	None
Lot Coverage (% of lot area):	45%	40%	None
Lot Size:	Min: 550.0 m^2 (5,920 ft^2)	1,062.0 m² (11,431 ft²)	None
Off-street Parking Spaces – Total:	Min: 1	3	None
Existing Principal Building			
Front Yard Setback	6.0 m (19.7 ft.)	6.0 m (19.7 ft.)	None
Northwest Interior Side Yard Setback	2.0 m (6.6 ft.)	1.16 m (3.8 ft.)	None
Southeast Interior Side Yard Setback	2.0 m (6.6 ft.)	1.18 m (3.9 ft.)	None - Existing legal non-conformance
Height (m):	Max: 10.0 m (32.8 ft.)	8.1 m (26.6 ft.)	None
Rear Infill Building			
Rear Yard Setback	6.0 m (19.7 ft.)	6.0 m (19.7 ft.) to building; 5.47 m (17.9 ft.) to porch	None
Northwest Interior Side Yard Setback	2.0 m (6.6 ft.)	1.81 m (5.9 ft.)	None – Existing legal non-conformance
Southeast Interior Side Yard Setback	2.0 m (6.6 ft.)	6.07 m (19.9 ft.)	None
Height (m):	Max: 10.0 m (32.8 ft.)	8.0 m (26.2 ft.)	None

Stakeholder	Referral Comment (No Referral necessary)
Agricultural Land Commission	No referral necessary because the scope of the proposed amendment does not impact agricultural uses.
Richmond School District No. 38	No referral necessary because the proposed OCP amendment does not increase number of dwelling units or number of households with school aged children. (See below)
Board of Metro Vancouver	No referral necessary because the scope of the proposed OCP amendment does not affect the City's Regional Growth Statement.
Councils of adjacent Municipalities	No referral necessary because adjacent municipalities are not affected.
First Nations (e.g., Sto:lo, Tsawwassen & Musqueam)	No referral necessary.
TransLink	No referral necessary. Transportation and transit services are unaffected.
Vancouver Port Authority & Steveston Harbour Authority	No referral necessary.
Vancouver International Airport Authority (Federal Agency)	No referral necessary because the proposed amendment does not affect Transport Canada’s maximum permitted building height or Aircraft Noise
Vancouver Coastal Health Authority	No referral necessary.
Community Groups & Neighbours	No referral necessary, the public will have an opportunity to comment on the proposed amendment at the Public Hearing.
All relevant Federal & Provincial Government Agencies	No referral necessary because Federal and Provincial Government Agencies are not affected.

City of Richmond

Policy Manual

Page 1 of 1	**Rezoning Applications for Two-Family Housing Districts – Involving Existing Non-Conforming Two-family Dwellings**	**Policy 5042**
	Adopted by Council: March 29, 2005 Amended by Council: May 14, 2018	

POLICY 5042:

It is Council policy that:

Rezoning applications seeking a rezoning to "Two-Unit Dwellings Zone (RD1)", involving existing non-conforming two-family dwellings, must be supported with adequate information to assist Council assess all potential impacts arising from the rezoning application in the following areas:

1. A certificate prepared by a registered B.C. Land Surveyor showing the location, dimensions, and setbacks of all buildings and structures presently on the property, together with a floor area ratio calculation is required to verify Zoning Bylaw compliance.
2. An inspection of the existing structure by City Staff is required to confirm no alterations have been made without a Building Permit.
3. The property owner shall provide a written statement on the following items:
   a) The building's age, quality, general conditions and any measures proposed to upgrade or alter the buildings appearance; and
   b) The occupancy of the existing structure and what impact the proposed rezoning may have on the existing residents of the two-family dwelling.
4. Where as a result of the normal rezoning process, the public has raised concerns over the design of an existing structure or construction of a new two-family dwelling on the subject site, staff will present to Council a summary of the public concerns along with options available to address the concerns.
5. Each application shall be reviewed to determine if there are any off-site improvements required to bring the site up to City standards. Should any off-site improvements be required, such improvements are required as a condition of final adoption of a rezoning bylaw.
6. Where a Council approved 702 Single Family Lot Size Policy would permit the subject site to be subdivided, Council will be advised of the site's future subdivision potential.
7. Rezoning applications intended to facilitate a strata title conversion of the existing structure shall be accompanied by a Strata Title Conversion Application and such application forwarded to Council concurrently with the rezoning proposal.

Page 1 of 1	**Strata Title Conversion Applications Involving Small-Scale Multi-Unit Housing**	**Policy**
	Adopted by Council:	

POLICY:

It is Council policy that:

Residential strata title conversion applications involving two to six dwelling units where the proposed strata plan includes a previously occupied building, must be supported with adequate information to assist Council assess all potential impacts arising from the conversion, including:

1. A survey or certificate prepared by a registered B.C. Land Surveyor showing the location, dimensions, and setbacks of all buildings and structures presently on the property, together with a floor area ratio calculation to verify Zoning Bylaw compliance.

2. A statement identifying the current occupancy status of each dwelling unit. Where one or more units are occupied by tenants who may be displaced by the proposed conversion, the statement must describe:

   (a) the anticipated impact of the conversion on the existing tenancy;

   (b) any proposals for the accommodation or relocation of the affected tenants; and

   (c) the views of the affected tenants regarding the proposed conversion.

3. A letter from a registered architect, professional engineer or other appropriately qualified professional, in a form acceptable to the City, confirming the age, state of repair and expected remaining life of each previously occupied building, together with any projected major increases in maintenance costs resulting from its condition. Should material deficiencies be identified, the City may require additional information confirming how the deficiencies will be rectified and an issued Building Permit with final inspection for the required works prior to approval of the proposed strata plan.

4. A City inspection of the existing buildings on site to confirm that no unauthorized structures or alterations have been made without an issued Building Permit. If unauthorized structures or alterations are identified, an issued Building Permit with final inspection is required prior to approval of the proposed strata plan. If the unauthorized structures or alterations are to be removed, a City inspection is required to confirm removal.

5. Where parking spaces and vehicle or pedestrian access serve more than one proposed strata lot, sufficient information must be provided to confirm continued compliance with applicable City requirements and appropriate access following the conversion.

6. Any other information reasonably required for Council to consider a matter relevant to the proposed conversion under Section 242 of the *Strata Property Act*.

City of Richmond

Bylaw 10808

Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10808 (Strata Title Conversion Policies)

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

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Section 3.2 (Build Better Housing), Objective 2, by:

   a. replacing the heading "Application Evaluation Policy for Redevelopment of an Existing Rental Housing Development" with the following:

      "Application Evaluation Policy for Redevelopment of an Existing Rental Housing Development (Excluding Small-Scale Multi-Unit Housing)"; and

   b. deleting the 8th and 9th bullets under Policy a (Preserve Rental) and inserting the following as a new bullet:

      "• **Limit strata title conversion** of existing rental housing units, taking into account the following:

         i. Ensure compliance with applicable Provincial legislation, BC Building Code requirements, and applicable City bylaws, policies and procedures;

         ii. Encourage alternatives to strata title conversion of an existing rental or housing co-operative development when the rental vacancy rate is less than 4%;

         iii. For Small-Scale Multi-Unit Housing (SSMUH), demonstrate strata title conversion contributes to greater housing choice and diversity and protects any secured rental units, as determined by Council; and

         iv. For all other strata title conversion of existing rental housing, ensure compliance with the considerations set out in the 'Application Evaluation Policy for Redevelopment of an Existing Rental Housing Development (Excluding Small-Scale Multi-Unit Housing)', as determined by Council.".

2. Richmond Official Community Plan Bylaw 9000, as amended, is further amended by repealing the existing land use designation in Attachment 1 (2050 OCP Land Use Map) to Schedule 1 thereof for the following area, designating it "Neighbourhood Residential – Tier

1," and making related minor graphic and formatting changes as necessary in Richmond Official Community Plan Bylaw 9000:

That area shown cross-hatched on "Schedule A" attached to and forming part of Bylaw 10808.

3. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10808".**

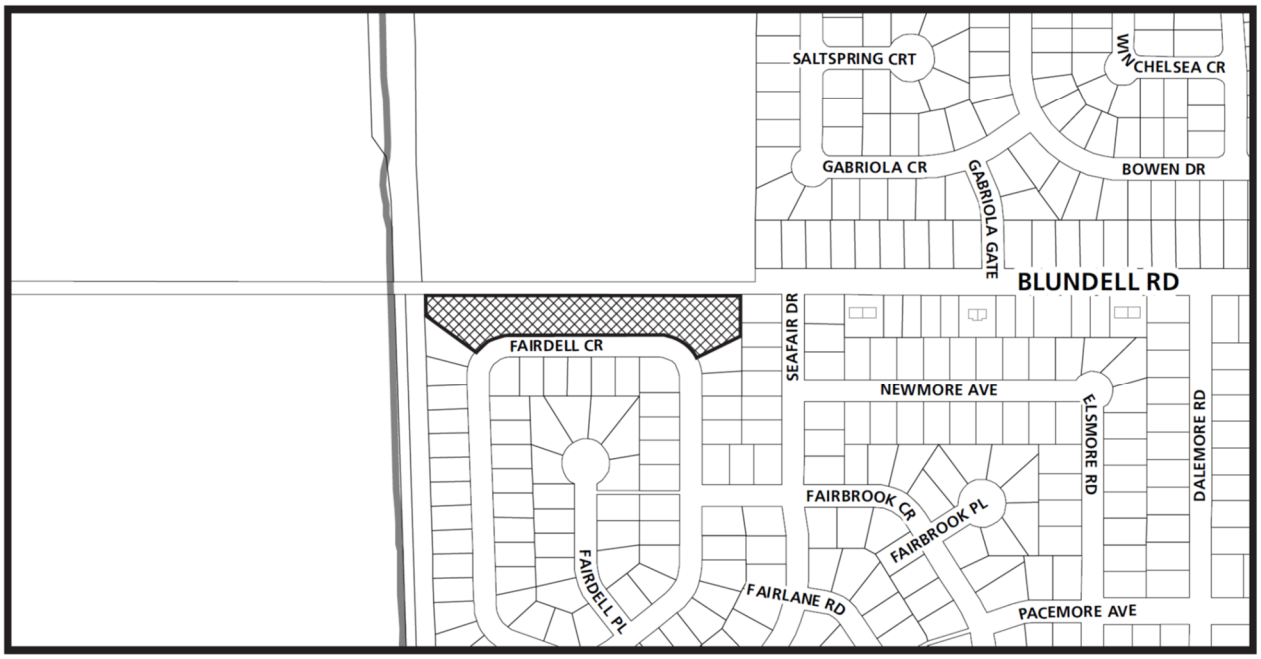
FIRST READING	
PUBLIC HEARING	
SECOND READING	
THIRD READING	
ADOPTED	

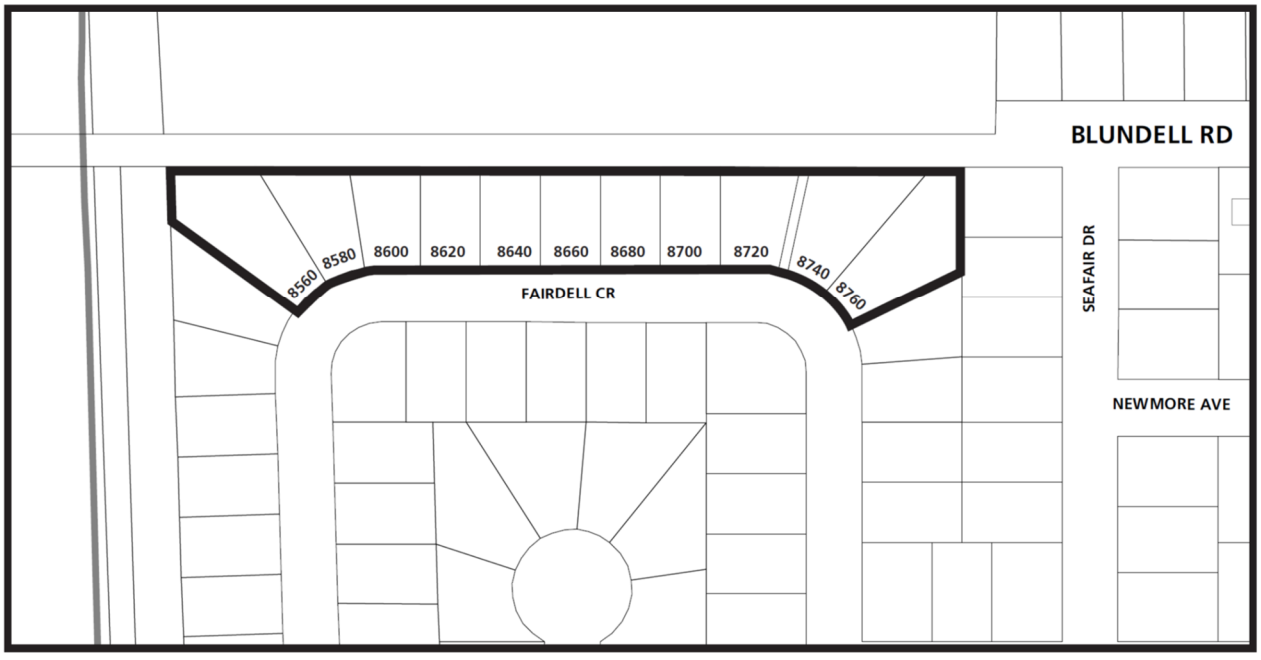
CITY OF RICHMOND
APPROVED by
Ac
APPROVED by Manager or Solicitor

MAYOR

CORPORATE OFFICER

City of Richmond





SCHEDULE A

Original Date: 11/03/26
Revision Date:

Note: Dimensions are in METRES