



**Planning Committee  
Electronic Meeting**

**Anderson Room, City Hall  
6911 No. 3 Road**

**Tuesday, June 16, 2026  
4:00 p.m.**

Pg. #      ITEM

MINUTES

PLN-3      *Motion to adopt the **minutes** of the meeting of the Planning Committee held on June 2, 2026.*



NEXT COMMITTEE MEETING DATE

July 7, 2026, (tentative date) at 4:00 p.m. in the Anderson Room.

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY PAKLAND DEVELOPMENTS LTD. FOR REZONING AT 9340 DAYTON AVENUE FROM THE “SMALL SCALE MULTI-UNIT HOUSING (RSM/M)” ZONE TO THE “SMALL-SCALE MULTI-UNIT HOUSING (RSM/S)” ZONE**  
(File Ref. No. 24-047015) (REDMS No. 8393711)

PLN-14

**See Page PLN-14 for full report**

*Designated Speakers: Mark Tennenhouse and Chris Bishop*

STAFF RECOMMENDATION

*That Zoning Bylaw 8500, Amendment Bylaw 10762, for the rezoning of 9340 Dayton Avenue from the “Small-Scale Multi-Unit Housing (RSM/M)” zone to the “Small-Scale Multi-Unit Housing (RSM/S)” zone, be introduced and given first, second and third reading.*

2. **HERITAGE ALTERATION PERMIT FOR 3871 MONCTON STREET (INDEPENDENT MEAT MARKET)**  
(File Ref. No. HA 26-004534) (REDMS No. 8422913)

PLN-36

See Page PLN-36 for full report

*Designated Speakers: Judith Mosley and Andrew Norton*

STAFF RECOMMENDATION

*That a Heritage Alteration Permit be issued for the protected heritage property at 3871 Moncton Street (Independent Meat Market), which would permit exterior alterations.*

3. **MANAGER’S REPORT**

ADJOURNMENT



## Planning Committee

Date: Tuesday, June 2, 2026

Place: Anderson Room  
Richmond City Hall

Present: Councillor Bill McNulty, Chair  
Councillor Alexa Loo  
Councillor Carol Day  
Councillor Andy Hobbs

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 May 20, 2026, be adopted as circulated.*

**CARRIED**

### PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY BRIDGEPORT EAST BT HOLDINGS LTD. FOR A ZONING TEXT AMENDMENT TO THE “LIGHT INDUSTRIAL, OFFICE AND HOTEL (ZI10) – BRIDGEPORT VILLAGE (CITY CENTRE)” ZONE TO ADD “HEALTH SERVICE, MINOR” AS A PERMITTED USE AT UNIT 105 - 2777 JOW STREET**  
(File Ref. No. ZT 25-022777) (REDMS No. 8356952)

Staff provided a brief overview of the application.

**Planning Committee**  
**Tuesday, June 2, 2026**

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It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10766, for a Zoning Text Amendment to the “Light Industrial, Office and Hotel (ZI10) – Bridgeport Village (City Centre)” zone to add “Health service, minor” as a permitted use at Unit 105 - 2777 Jow Street, be introduced and given first reading.*

**CARRIED**

**2. OFFICIAL COMMUNITY PLAN: MINOR ADMINISTRATIVE AMENDMENTS AND ENVIRONMENTALLY SENSITIVE AREAS MAP UPDATE**

(File Ref. No. 08-4045-30-02) (REDMS No. 8412593)

Staff provided an overview of the report.

Discussion ensued regarding Environmentally Sensitive Area (ESA) designation and future townhouse developments.

Submission from a Richmond resident expressing concerns regarding ESA designation was distributed to Committee (attached to and forming part of these minutes as Schedule 1).

Direction was given to staff to contact the Richmond resident with respect to the submission.

It was moved and seconded

- (1) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10767, to incorporate minor administrative amendments to the Official Community Plan (OCP), including minor changes to the OCP Land Use Map, Plan Interpretation and Sections 3 and 6, be introduced and given first reading;*
- (2) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10768, to remove the Environmentally Sensitive Area (ESA) designation from the properties bounded by Thompson Gate, Boundary Road, Highway 91A and Thompson Road, be introduced and given first reading;*
- (3) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10767, and Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10768, 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 programs and plans, in accordance with Section 477(3)(a) of the Local Government Act; and*

2.

**Planning Committee**  
**Tuesday, June 2, 2026**

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- (4) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10767, and Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10768, having been considered in accordance with Section 475 of the Local Government Act and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation.*

**CARRIED**

3. **ABANDONMENT OF UNADOPTED BYLAWS**

(File Ref. No. 12-8060-01) (REDMS No. 8421029)

It was moved and seconded

*That the unadopted Zoning and OCP Amendment Bylaws, as outlined in Attachment 1, of the report titled "Abandonment of Unadopted Bylaws" dated May 20, 2026, from the General Manager, Finance and Corporate Services, be abandoned.*

**CARRIED**

4. **MANAGER'S REPORT**

(i) *Staff Introduction*

Staff introduced Chris Wilcott as the new Planner 3 in the Development Applications department.

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:11 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 Tuesday, June 2, 2026.

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Councillor Bill McNulty  
Chair

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Andrea Mizuguchi  
Legislative Services Associate

Schedule 1 to the Minutes of the Planning Committee meeting of Richmond City Council held on Tuesday, June 2, 2026.

**Biason, Evangel**

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**From:** Greg Ferguson <suncity28@gmail.com>  
**Sent:** Tuesday, June 2, 2026 12:46 PM  
**To:** CityClerk  
**Subject:** Speaking at meeting today re ESA change in Hamilton  
**Attachments:** 20260602QuestionsAndTopicsProposedChangeHamiltonESA.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

You don't often get email from suncity28@gmail.com. [Learn why this is important](#)

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

Hello

I called earlier today and would like to speak at the meeting today at 4pm regarding changes to the ESA designation for east Hamilton. Please see attached some questions I'd like answered and also some topics I'd like to discuss during my time to speak and some associated photos I've recently taken of the area.

Can you please advise how I attend this meeting via zoom and by phone as I'm uncertain at this time which one I can make work with my schedule/activities today.

Please call or text if you have any questions or need any additional information.

Thanks, Greg

C. 604-349-4760

## ON TABLE ITEM

Date: June 2, 2026  
Meeting: Planning  
Item: #2

### Questions

1. What are the reasons for this proposed change in designation?
2. What will the proposed designation be changed too?
3. Can a map be provided that clearly outlines the area where this proposed designation will apply?
4. What assessments have been completed to understand impacts to the environment from this proposed designation change?
5. What are the pros and cons of this proposed designation change?
6. Do those deciding on this proposed change know the history of the area and have been to it personally to understand what this proposed designation change means for the environment?

### Speaking Topics

1. Past and recent history of area.
2. Current environmental values.
3. Environmental protection/conservation (e.g., human well-being, species at risk, climate change, connectivity).
4. Environmental mitigation (e.g., tree protection bylaw: key equivalent differences between lost and replaced trees: tree diameters, canopy/leaf areas, and time lag for ecological services, mortality rate; replacement ratio: 2:1 vs 3-14 and up to 41:1 for large mature trees; non-native vs native tree species; trees are one component of habitat loss; use of public lands for private land compensation).
5. Short and long term environmental conservation in Hamilton Neighbourhood (i.e., what is the overall plan to protect and restore the environment with ongoing and future development pressures).

### Photos of Area







May 30, 2026

11:56a.m.

+49.1797N -122.9617W

4471 Thompson Rd, Richmond, BC V6V 1S8, Canada



May 30, 2026

11:56a.m.

+49.1797N -122.9617W

4471 Thompson Rd, Richmond, BC V6V 1S8, Canada



May 30, 2026

11:58a.m.

+49.1799N -122.9601W

ton Highway Park, 4571 Thompson Rd, Richmond, BC V6V 1S8, Canada



May 30, 2026

11:59a.m.

+49.1785N -122.9602W

4600 Thompson Rd, Richmond, BC V6V 1S8, Canada





May 30, 2026

12:02p.m.

+49.1809N -122.9599W

4320 Thompson Rd, Richmond, BC V6V 1S8, Canada

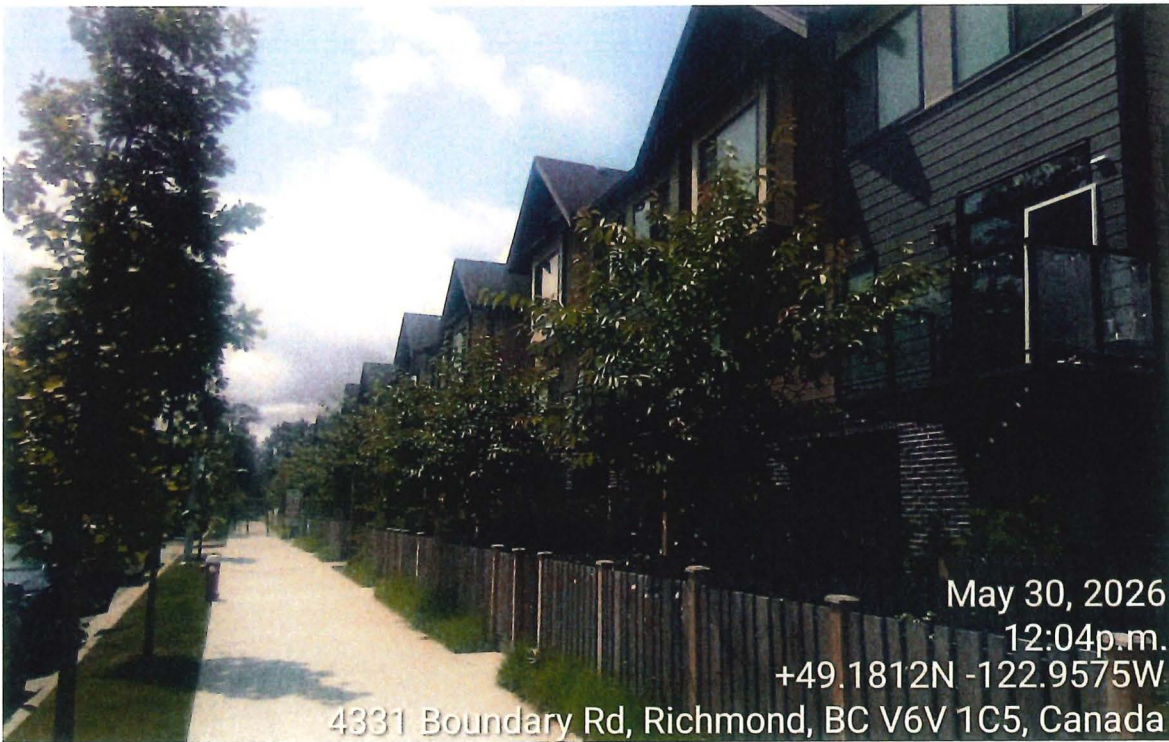


May 30, 2026

11:57a.m.

+49.1799N -122.9610W

4320 Thompson Rd, Richmond, BC V6V 1S8, Canada





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**To:** Planning Committee **Date:** June 2, 2026  
**From:** Wayne Craig **File:** RZ 24-047015  
General Manager, Planning and Development  
**Re:** **Application by Pakland Developments Ltd. for Rezoning at 9340 Dayton Avenue from the “Small Scale Multi-Unit Housing (RSM/M)” Zone to the “Small-Scale Multi-Unit Housing (RSM/S)” Zone**

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### Staff Recommendation

That Zoning Bylaw 8500, Amendment Bylaw 10762, for the rezoning of 9340 Dayton Avenue from the “Small-Scale Multi-Unit Housing (RSM/M)” zone to the “Small-Scale Multi-Unit Housing (RSM/S)” zone, be introduced and given first, second and third reading.

#### Executive Summary

This application proposes to rezone 9340 Dayton Avenue from RSM/M to RSM/S to enable subdivision of the property into two equal-sized lots accessed by a new, shared, central driveway. Each new lot is proposed to contain a three-unit Small-Scale Multi-Unit Housing development, including one secondary suite on each new lot.

The proposal is consistent with the Official Community Plan’s Small-Scale Multi-Unit Housing Lot Size Map, the City of Richmond Zoning Bylaw 8500 and staff recommend the amendment bylaw be introduced and given first, second and third reading. The subject application secures a commitment to provide secondary suites, retention of an existing City tree, and frontage and utility works at the time of subdivision.

## Staff Report

### Origin

Khalid Hasan of Pakland Developments Ltd., on behalf of the owners, 1485479 BC Ltd., has applied to the City of Richmond for permission to rezone the property at 9340 Dayton Avenue from the “Small-Scale Multi-Unit Housing (RSM/M)” zone to the “Small-Scale Multi-Unit Housing (RSM/S)” zone. The intent of the application is to facilitate the subdivision of the property into two lots and the development of three dwelling units on each new lot. Access to both lots would be provided by a new central shared driveway.

A location map and aerial photograph are included in Attachment 1. A survey and proposed subdivision plan are included in Attachment 2.

### Findings of Fact

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

#### Subject Site Existing Housing Profile

The subject property currently contains a house with one dwelling unit. The unit is currently tenanted, and the tenants are aware of the proposed rezoning application.

### Surrounding Development

To the North: Across Dayton Avenue, houses zoned RSM/M and RSM/S and the primary access point to a 32-unit townhouse complex, zoned RTL 1.

To the South, East and West: Houses on lots zoned RSM/S and RSM/M.

#### Existing Legal Encumbrances

There is an existing Statutory Right-of-Way (SRW) running east-to-west in the rear yard for sanitary sewer services. The applicant is aware that encroachment into the City’s SRW is not permitted.

### Related Policies & Studies

#### Official Community Plan (OCP)

The City’s OCP designates the subject property as “Neighbourhood Residential – Tier 1”. The typical land use within this designation is predominantly Small-Scale Multi-Unit Housing (SSMUH). The proposed rezoning and subdivision is consistent with this designation.

#### *Broadmoor Planning Area - Ash Street Sub-Area Plan*

The subject site is located in the Broadmoor Planning Area and is designated for “Low Density Residential” in the Broadmoor Area – Ash Street Sub-Area Plan (Attachment 4). The proposed rezoning and subdivision is consistent with this designation.

### *Small-Scale Multi-Unit Housing (SSMUH) Lot Size Map*

The OCP's City-wide SSMUH Lot Size Map (Attachment 5) provides City-wide guidance to rezoning applications that would facilitate the subdivision of existing lots. The subject property is identified as having a minimum lot size of "Small", consistent with the size requirements of the proposed RSM/S zone. The "Small" lot designation and the proposed subdivision of the subject property into two smaller 9 m (30 ft) RSM/S zoned lots is consistent with the existing lot fabric and historic development pattern in the area.

### 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.

### **Public Consultation**

In accordance with the City's Early Public Notification Policy No. 1316, notice of the development proposal was provided to residents within 100 meters of the subject site. In addition, 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 early public notification or placement of the rezoning sign on the property.

Bill 44 prohibits a Local Government from holding a Public Hearing on a residential rezoning bylaw that is consistent with the OCP. The proposed rezoning meets the conditions established in Bill 44 and is consistent with the OCP. Accordingly, City Council may not hold a Public Hearing on the subject rezoning application.

### **Analysis**

This redevelopment proposes to rezone and subdivide the existing RSM/M lot into two new RSM/S lots with vehicular access to both lots from a shared driveway off Dayton Avenue. This rezoning and subdivision aligns with the guidance of the SSMUH Lot Size Map and is consistent with the existing lot fabric and historical development patterns on Dayton Avenue.

Provincial legislation (Bill 44) prevents the City from restricting the number of units permitted on each new lot to fewer than four units. The applicant has indicated at this time that they intend to develop a three-unit SSMUH development on each lot, arranged with a principal unit fronting Dayton Avenue, and a second rear building containing one primary dwelling and a secondary suite.

### Affordable Housing Strategy

The City's Affordable Housing Strategy requires rezonings that would enable subdivision to provide a secondary suite or an equivalent cash contribution to the City's Affordable Housing Reserve on each new lot. The applicant proposes to construct a secondary suite having a minimum area of 30.4 m<sup>2</sup> (327 ft<sup>2</sup>) on each new lot, for a total of two secondary suites.

Prior to the adoption of the rezoning bylaw, the applicant must register a legal agreement on Title to ensure that no final Building Permit (BP) inspection is granted until a secondary suite of approximately 30.4 m<sup>2</sup> (327 ft<sup>2</sup>) or larger is constructed on each of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

#### Transportation and Site Access

Vehicle access to the two future lots is proposed from Dayton Avenue by means of a new central shared driveway.

As part of the redevelopment, prior to subdivision:

- The existing driveway crossing is to be permanently closed;
- A new shared driveway crossing is to be constructed to City standards; and
- A shared access agreement over the shared driveway is to be registered on Title to ensure reciprocal access arrangements for the future lots.

The reconstruction of the sidewalk and existing driveway letdown will be undertaken together with site servicing improvements through a City work order, prior to subdivision approval.

#### Tree Retention and Replacement

The applicant has submitted a Certified Arborist 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 project arborist has identified:

- one untagged non-bylaw-sized plum tree on the subject property, which is recommended for removal.
- A 37 cm Blue spruce (Tag # CT-1) on City property.

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

- The untagged tree on-site proposed for removal is a non-bylaw sized plum tree, infected with black knot fungus.
- Per the Zoning Bylaw, two trees must be planted on each new lot. The trees must meet the minimum size requirements of the Tree Protection Bylaw; 8.0 cm caliper for deciduous trees, 4 m in height for coniferous trees.

#### *Tree Planting*

The applicant proposes four new trees on each new lot, exceeding zoning bylaw requirements for a total of eight new replacement trees.

Prior to final adoption of the rezoning bylaw, the applicant must submit a Landscape Security of \$6,000.00 (\$750/tree) to ensure that all eight new trees will be planted in appropriate locations and maintained. The location, size and species of these trees is detailed in the site plan included in Attachment 2.

### *Tree Protection*

The proposed new central driveway is adjacent to, and within the root protection zone of a 37 cm Blue spruce, tagged CT-1 in the arborist's report. The applicant has submitted a tree management plan (Attachment 6) from the project arborist, ensuring that this tree is not harmed by the construction of the new driveway.

To ensure the protection of this tree, prior to final adoption of the rezoning bylaw, the applicant must:

- Submit a Letter of Undertaking detailing the proposed plan, signed by the project arborist, owner and contractor. This plan will detail both the construction strategy, the requirement for arborist supervision at critical stages, the number of site monitoring inspections and provision of a post-construction assessment report for the City to review.
- Submit a \$10,000.00 Tree Survival Security and enter into a legal agreement detailing the terms and conditions for the return of this security.

### Sustainability

Prior to BP issuance, the applicant will be required to submit a report, signed and sealed by a Qualified Professional, confirming that the proposed design is compliant with the energy efficiency targets set out in the BC Energy Step Code: either Step 5 with EL-2, Step 4 with EL-3 or alternatively Step 3 with EL-4.

### Site Servicing and Frontage Improvements

Prior to subdivision approval, the applicant is required to complete necessary site servicing works and improvements through City work orders, including but not limited to:

- Removal of the existing driveway crossing and letdown and reconstruction to match the adjacent condition of the sidewalk and boulevard.
- Construction of a new driveway letdown for the new shared, central driveway.
- The installation of new water, storm and sanitary service connections.

Complete details of the site servicing and frontage improvements required for this application are included in the rezoning considerations in Attachment 7.

### **Budgetary Implications**

None.

### **Conclusion**

This application is to rezone the property at 9340 Dayton Avenue from the “Small-Scale Multi-Unit Housing (RSM/M)” zone to the “Small-Scale Multi-Unit Housing (RSM/S) zone. The intent of the application is to facilitate the subdivision of the property into two lots and the development of three dwelling units on each new lot.

The rezoning application complies with the land use designations and applicable policies within the OCP.

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10762 be introduced and given first, second and third reading.

Respectfully submitted,

Joshua Reis, Director, Development

### **Report Contributors**

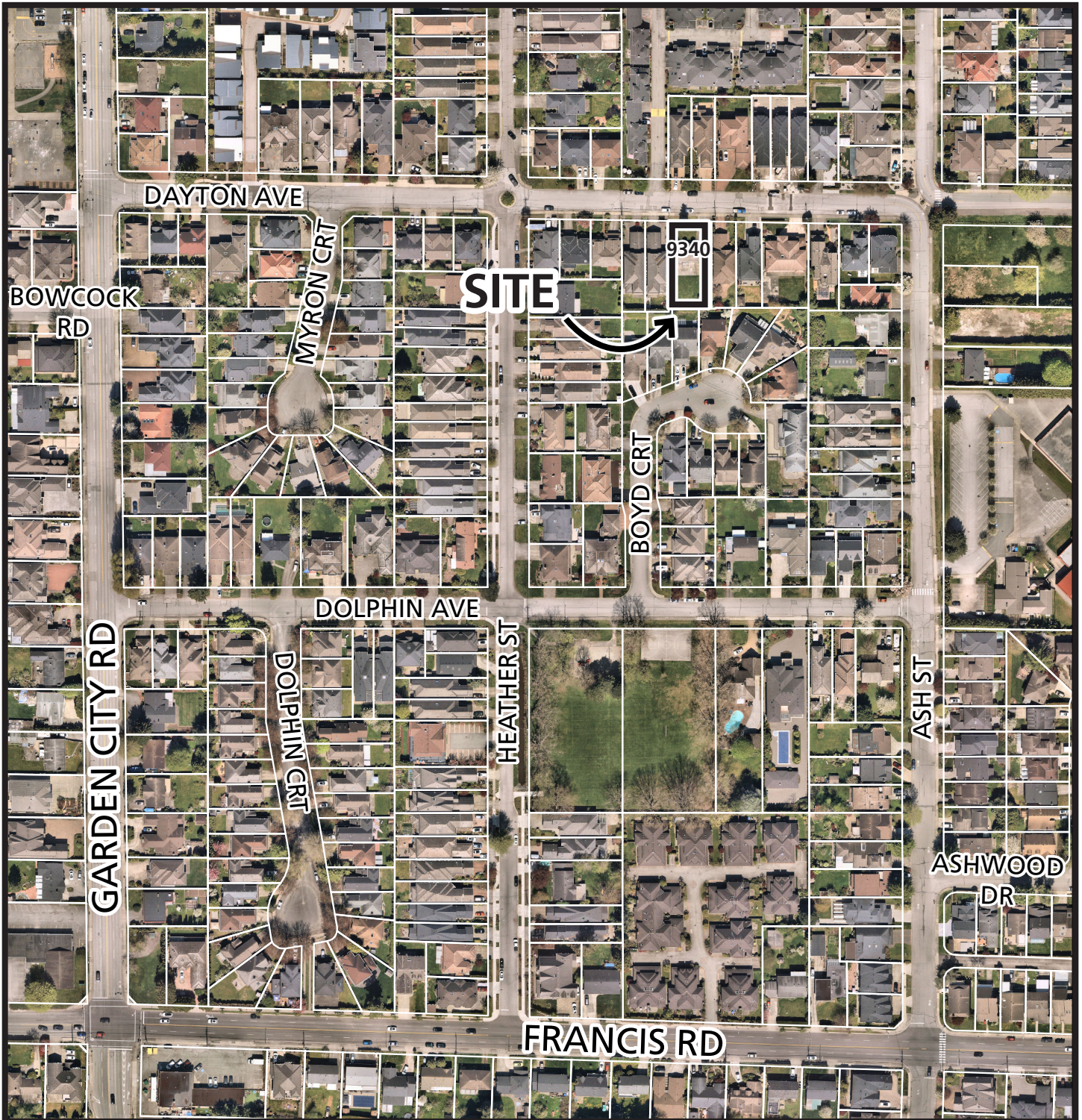
This report was prepared by Mark Tennenhouse, Planning Technician and reviewed by the Housing Office, Engineering, and Transportation.

- Att.    1: Location Map & Aerial Photograph  
         2: Subdivision and Site Plans  
         3: Development Application Data Sheet  
         4: Ash Street Sub-Area Plan Land Use Map  
         5: SSMUH Lot Size Map  
         6: Tree Management Plan  
         7: Rezoning Considerations





# City of Richmond



RZ 24-047015

Original Date: 12/10/24  
Revision Date:

Note: Dimensions are in METRES

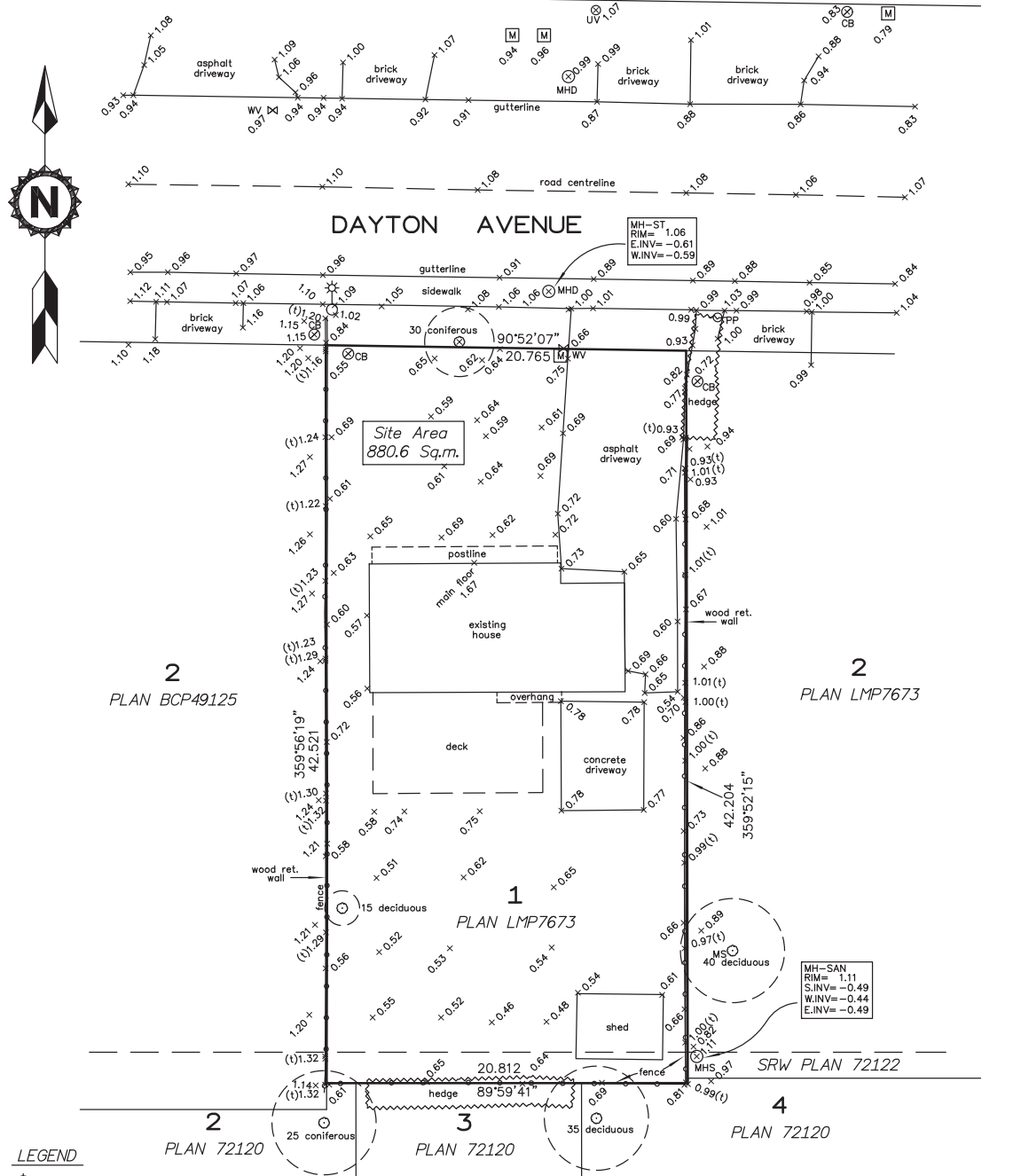
# TOPOGRAPHIC SITE PLAN OF LOT 1 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN LMP7673

SCALE 1 : 250



**CIVIC ADDRESS:**

9340 Dayton Avenue, Richmond, BC  
P.I.D. 018-021-581



**LEGEND**

- (H) DENOTES FIRE HYDRANT
- ⊙ CB DENOTES CATCH BASIN - ROUND
- ⊙ PP DENOTES UTILITY POLE
- ⊙ WV DENOTES WATER VALVE
- ⊙ UV DENOTES UTILITY VAULT
- ⊙ M DENOTES WATER METER
- ⊙ MHS DENOTES SANITARY MANHOLE
- ⊙ MHD DENOTES STORM MANHOLE
- ⊙ (C) DENOTES TREE AND CANOPY EXTENT
- × DENOTES GROUND ELEVATION
- (t) DENOTES TOP OF RETAINING WALL ELEVATION
- MS DENOTES MULTI-STEMMED TREE

Lot dimensions are derived from field survey

Elevations are Geodetic (CVD28 GVRD-2018 - IN METERS)  
Derived from HPN Control Monument 77H4983 located at intersection of Francis Road and Ash Street.  
Elevation = 1.001m (HPN)

Invert elevations and offsets of services from property lines are derived from municipal records and field survey.  
Contractor to verify all service locations and inverts prior to construction.

Spot elevations along curb are taken in gutter

Tree diameters are taken at 1.4m above grade and are shown in cm.

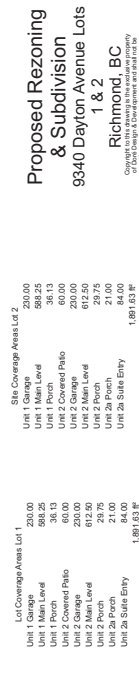
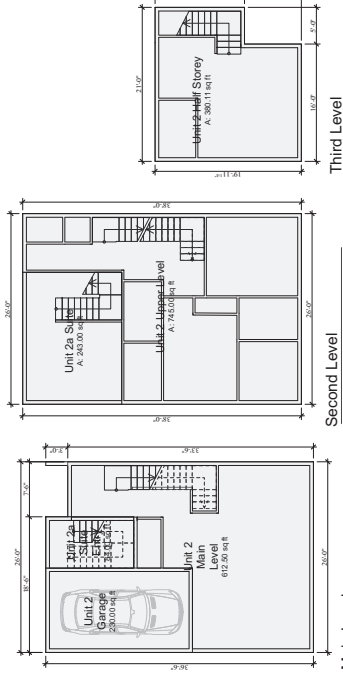
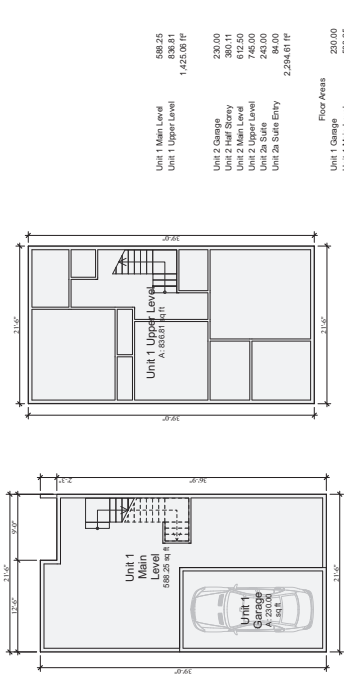
CERTIFIED CORRECT  
DATED THIS 9th DAY OF JANUARY, 2024

----- BCLS  
Satbir Dhani

This Plan was prepared for architectural design and permit purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.







**Proposed Rezoning & Subdivision**  
**9340 Dayton Avenue Lots 1 & 2**  
**Richmond, BC**

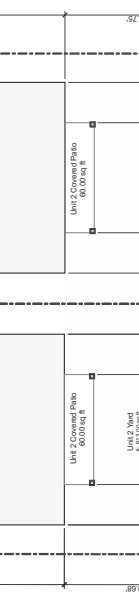
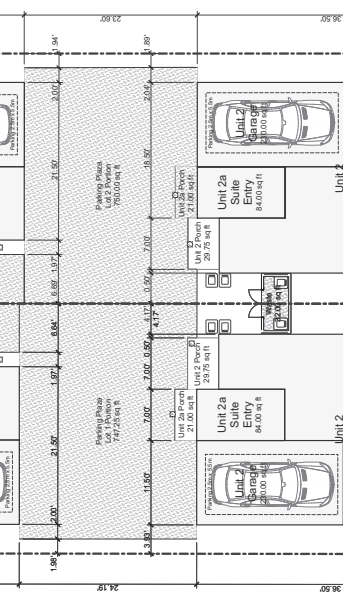
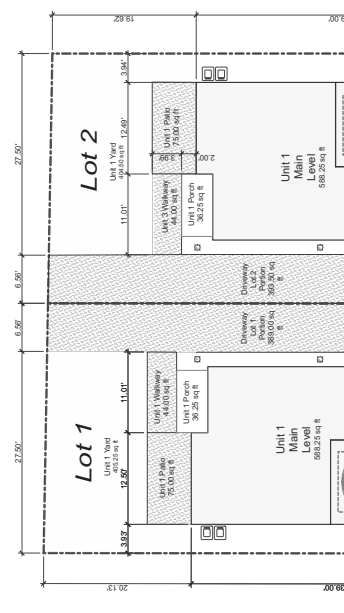
info@boredevelopment.ca  
 www.boredevelopment.ca

The design and specifications of all drawings conform to BCIC 2024  
 All drawings in the above study book.

Issued for O.P. permit: November 15, 2024  
 Response to staff comments: Monday, February 23, 2025

**Area Overlays**

**A02**



**Site Coverage Areas Lot 1**

|                      |            |
|----------------------|------------|
| Unit 1 Garage        | 290.00     |
| Unit 1 Main Level    | 588.25     |
| Unit 1 Porch         | 36.13      |
| Unit 2 Covered Patio | 60.00      |
| Unit 2 Main Level    | 612.50     |
| Unit 2 Porch         | 29.75      |
| Unit 2a Suite Entry  | 21.00      |
| Unit 2a Suite Entry  | 1,801.63 R |

**Site Coverage Areas Lot 2**

|                      |            |
|----------------------|------------|
| Unit 1 Garage        | 290.00     |
| Unit 1 Main Level    | 588.25     |
| Unit 1 Porch         | 36.13      |
| Unit 2 Covered Patio | 60.00      |
| Unit 2 Main Level    | 612.50     |
| Unit 2 Porch         | 29.75      |
| Unit 2a Suite Entry  | 21.00      |
| Unit 2a Suite Entry  | 1,801.63 R |

**Impervious Areas Lot 1**

|                           |            |
|---------------------------|------------|
| Driveway Lot 1 Porch      | 389.01     |
| Parking Plaza Lot 1 Porch | 747.77     |
| Unit 1 Garage             | 290.00     |
| Unit 1 Main Level         | 588.25     |
| Unit 1 Porch              | 36.13      |
| Unit 2 Covered Patio      | 60.00      |
| Unit 2 Main Level         | 612.50     |
| Unit 2 Porch              | 29.75      |
| Unit 2a Suite Entry       | 21.00      |
| Unit 2a Suite Entry       | 1,801.63 R |
| Waste                     | 3,178.68 R |

**Impervious Areas Lot 2**

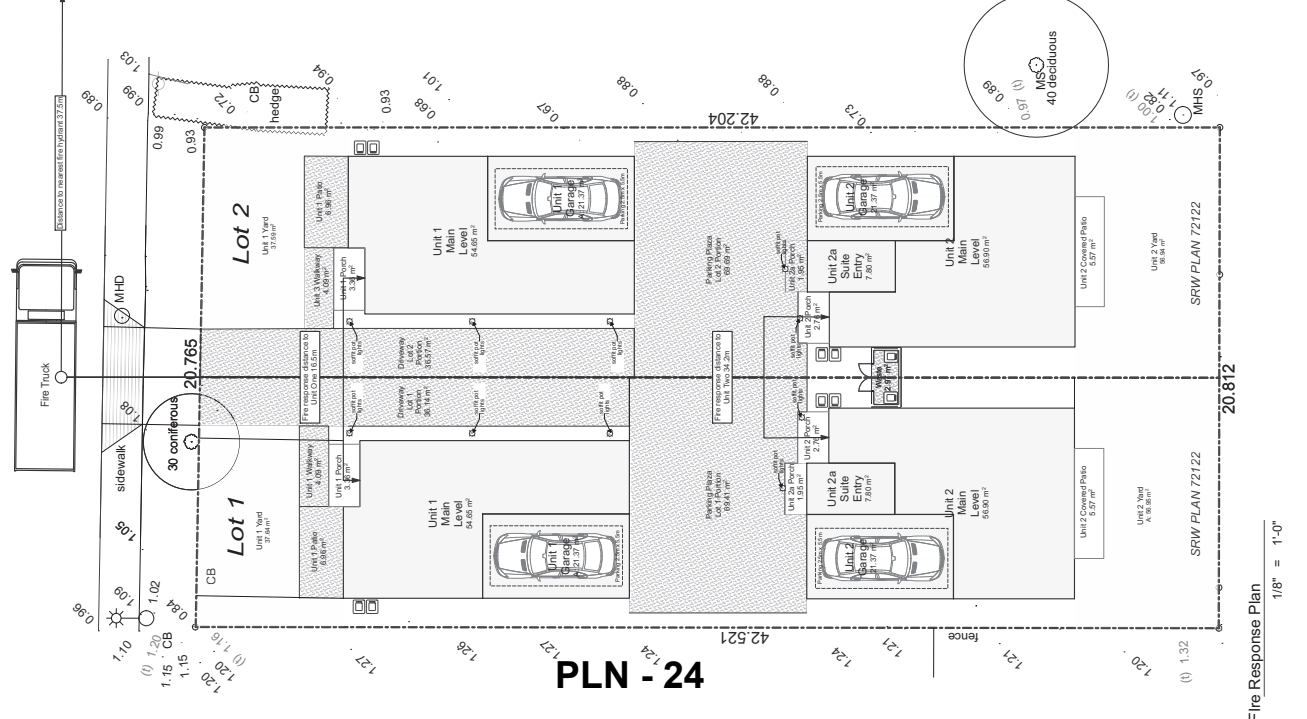
|                           |            |
|---------------------------|------------|
| Driveway Lot 2 Porch      | 389.00     |
| Parking Plaza Lot 2 Porch | 747.77     |
| Unit 1 Garage             | 290.00     |
| Unit 1 Main Level         | 588.25     |
| Unit 1 Porch              | 36.13      |
| Unit 2 Covered Patio      | 60.00      |
| Unit 2 Main Level         | 612.50     |
| Unit 2 Porch              | 29.75      |
| Unit 2a Suite Entry       | 21.00      |
| Unit 2a Suite Entry       | 1,801.63 R |
| Waste                     | 3,178.68 R |

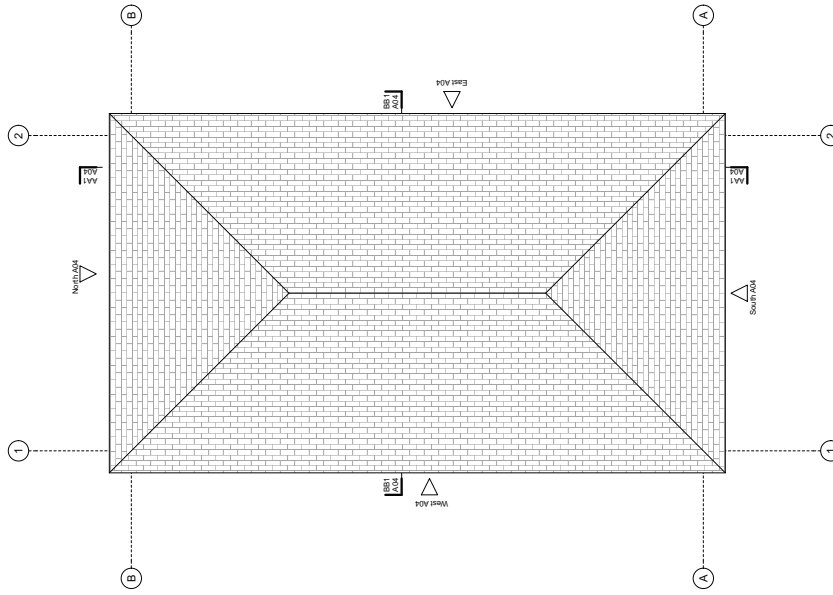
**Permeable Areas Lot 1**

|             |            |
|-------------|------------|
| Unit 1 Yard | 465.15     |
| Unit 2 Yard | 1,018.10 R |

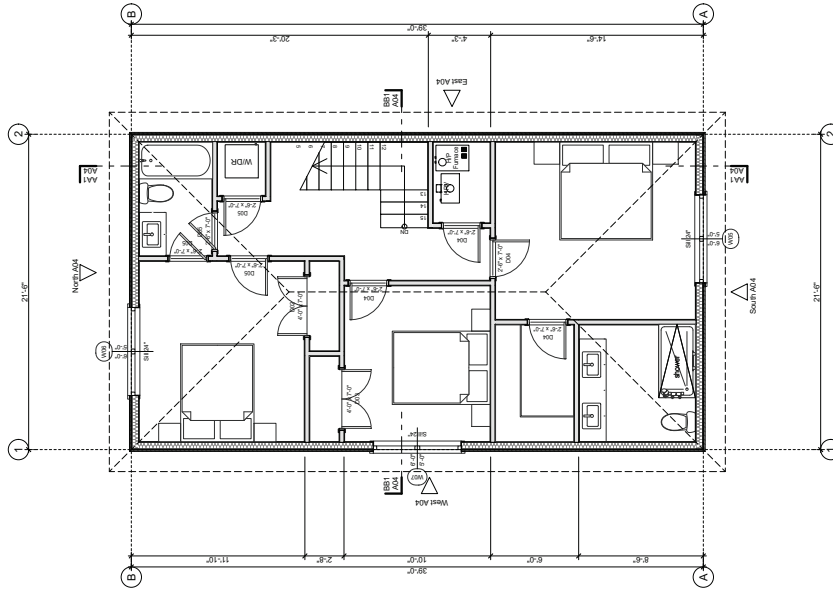
**Permeable Areas Lot 2**

|             |            |
|-------------|------------|
| Unit 1 Yard | 465.15     |
| Unit 2 Yard | 1,017.45 R |

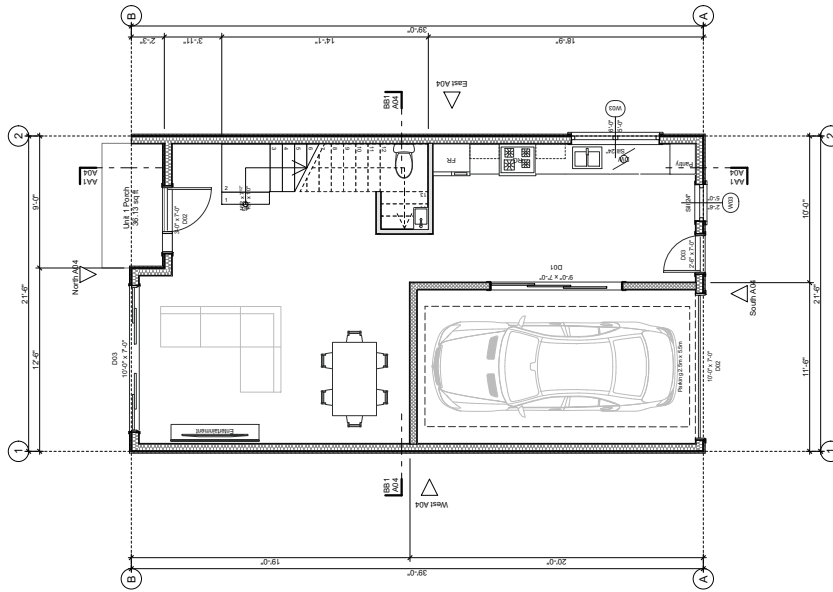




**Roof Peak**  
1/4" = 1'-0"



**Second Level**  
1/4" = 1'-0"



**Main Level**  
1/4" = 1'-0"

**PLN - 25**

**Proposed Rezoning  
& Subdivision**  
9340 Dayton Avenue Lots  
1 & 2  
Richmond, BC

The design and specifications of all drawings  
All drawings are to SCALE in the absence of a  
dimension the drawings may be scaled  
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without the written consent of Dore Design & Development

Unit 1 Garage 230.00  
Unit 1 Main Level 588.25  
Unit 1 Upper Level 836.81  
1,655.06 SF

Unit 1 Floor Plans  
Issued for DP permit November 15, 2020  
Response to staff comments Monday, February 23, 2020

**A03**





**RZ 24-047015**

**Attachment 3**

Address: 9340 Dayton Ave

Applicant: Pakland Developments Ltd

Planning Area(s): Broadmoor

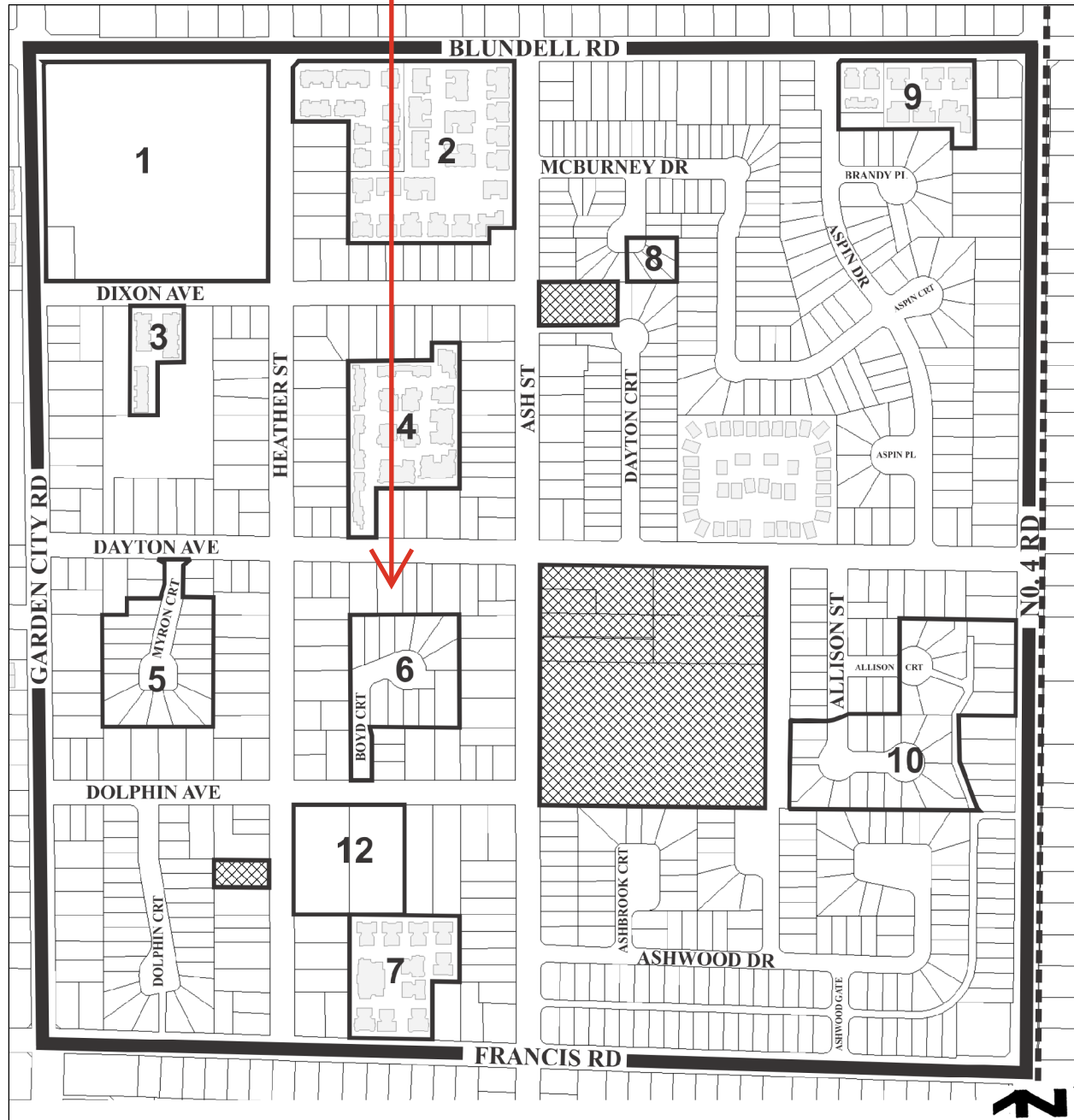
|                                   | Existing                                      | Proposed   |
|-----------------------------------|---|--|
| <b>Owner:</b>                     | 1485479 BC Ltd                                | No change  |
| <b>Site Size (m<sup>2</sup>):</b> | 880.6 m <sup>2</sup> (9,479 ft <sup>2</sup> ) | Lot 1: 441.1 m <sup>2</sup> (4,748 ft <sup>2</sup> )<br>Lot 2: 439.5 m <sup>2</sup> (4,731 ft <sup>2</sup> ) |
| <b>Land Uses:</b>                 | Housing, Small-Scale Multi-Unit               | No change  |
| <b>OCP Designation:</b>           | Neighbourhood Residential Tier 1              | No change  |
| <b>Area Plan Designation:</b>     | Ash Street Sub-Area                           | No Change  |
| <b>Zoning:</b>                    | RSM/M   | RSM/S  |
| <b>Number of Units:</b>           | 1   | 6  |

| On Future Subdivided Lots          | Bylaw Requirement   | Proposed  | Variance |
|------------------------------------|---|---|----------|
| Floor Area Ratio:                  | Max. 0.6 for lot area up to 464.5 m <sup>2</sup> (5,000 ft <sup>2</sup> ) plus 0.3 for area in excess of 464.5 m <sup>2</sup> | Max. 0.6 for lot area up to 464.5 m <sup>2</sup> (5,000 ft <sup>2</sup> ) plus 0.3 for area in excess of 464.5 m <sup>2</sup> | none     |
| Lot Coverage (% of lot area):      | Building: Max. 45%<br>Non-porous Surfaces: Max. 70%   | Building: Max. 45%<br>Non-porous Surfaces: Max. 70%   | none     |
| Lot Size:                          | 270 m <sup>2</sup> (minimum) (2906 ft <sup>2</sup> )  | Lot 1: 441.1 m <sup>2</sup> (4,748 ft <sup>2</sup> )<br>Lot 2: 493.5 m <sup>2</sup> (4,731 ft <sup>2</sup> )                  | none     |
| Lot Dimensions (m):                | Width: 9.0 m<br>Depth: 24.0 m   | Width: 10.4 m<br>Depth: 42.2 m  | none     |
| Setbacks (m):                      | Front: Min. 6.0 m<br>Rear: Min. 6.0 – 10.7m<br>Side: Min. 1.2 m   | Front: Min. 6.0 m<br>Rear: Min. 6.0 – 10.7m<br>Side: Min. 1.2 m   | none     |
| Height (m):                        | 10.0 m  | 9.0 m   | none     |
| Off-street Parking Spaces – Total: | .5 spaces per unit  | 2 per lot   | none     |

City of Richmond

**Land Use Map** Bylaw 9489  
2016/07/18

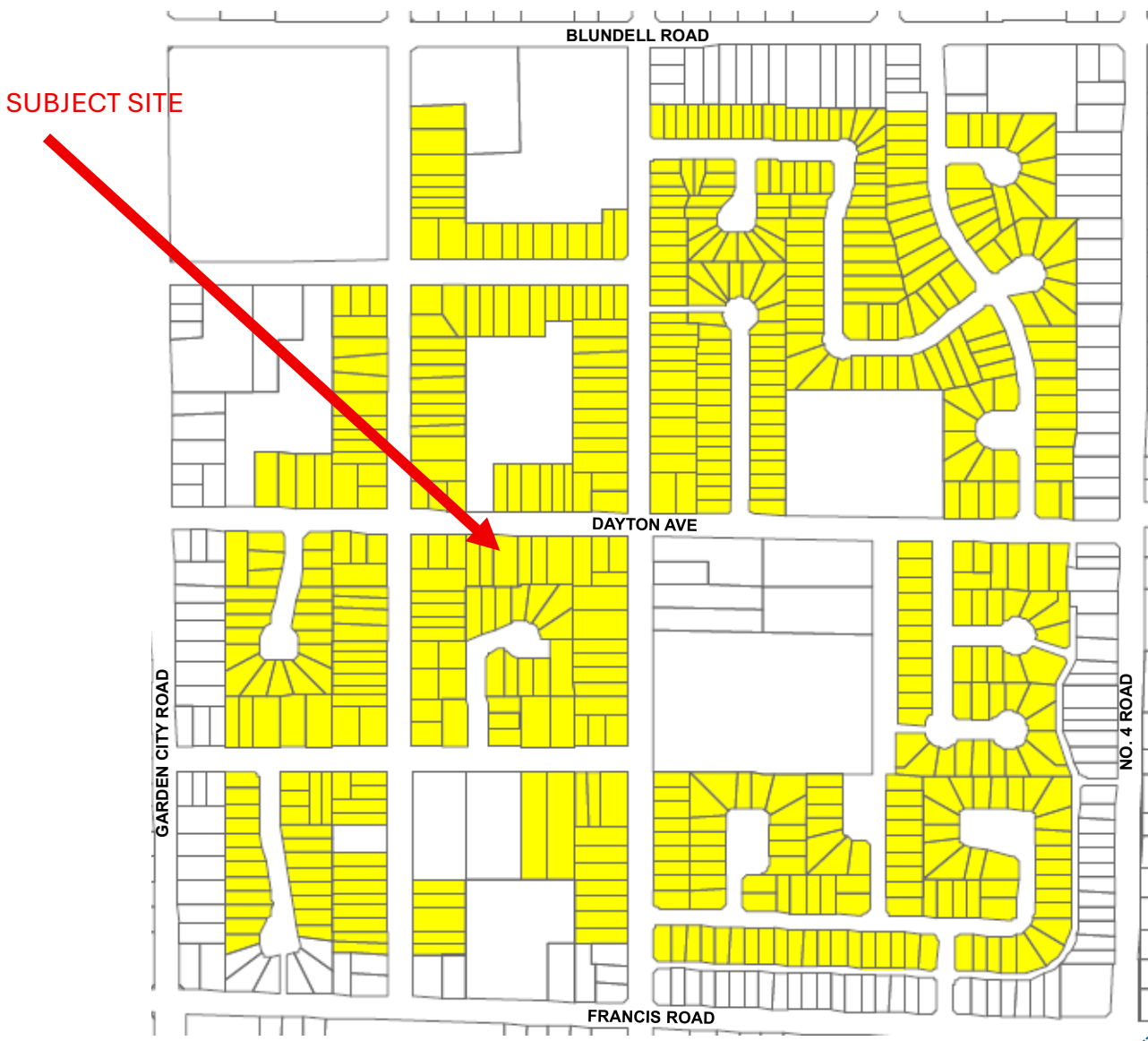
SUBJECT SITE



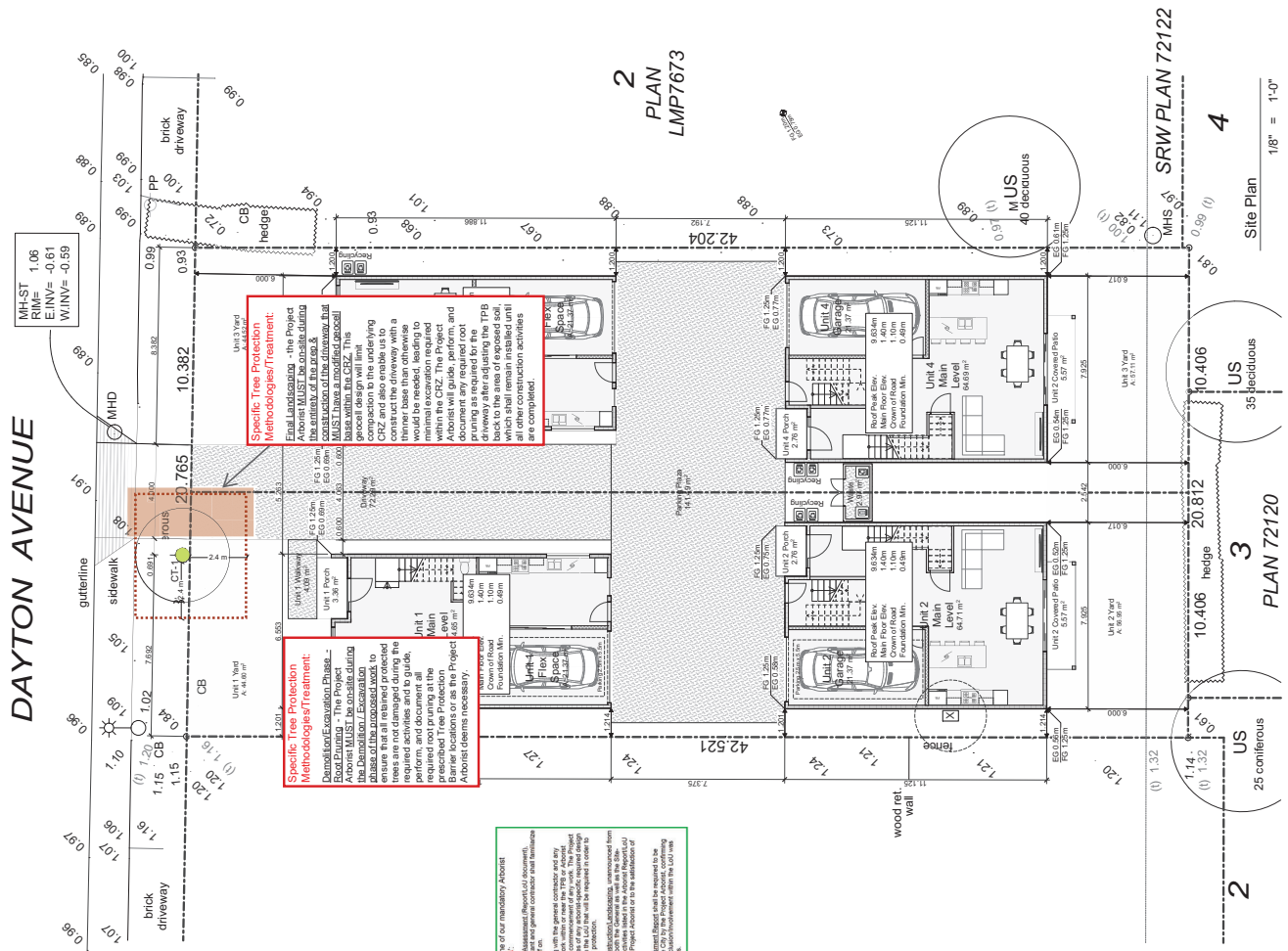
|                                    |                         |   |
|------------------------------------|-------------------------|---|
| ----- ALR Boundary                 | — Area Boundary         |   |
| Public, Institutional & Open Space | Low Density Residential | Designated Infill Areas – Refer to Table: 1 |

# Excerpt from the Small-Scale Multi-Unit (SSMUH) Housing Lot Size Map

Section 22-4-6



# Proposed Two Family Dwellings And Secondary Suite 9340 Dayton Avenue



The following is a listing of our mandatory Arborist Inspection "Trigger Points":

1. The Arborist shall inspect the site at the time of construction start-up and shall provide a written report to the Project Arborist. The report shall include the following information:
  - a. A list of all trees on the site, including their species, size, and location.
  - b. A list of all trees that are to be removed, including their species, size, and location.
  - c. A list of all trees that are to be protected, including their species, size, and location.
  - d. A list of all trees that are to be replaced, including their species, size, and location.
2. During the Course of Construction (including, unexcused from the start to the end of the project), the Arborist shall inspect the site at the following intervals:
  - a. At the start of construction.
  - b. At the start of excavation.
  - c. At the start of foundation work.
  - d. At the start of framing.
  - e. At the start of roof work.
  - f. At the start of exterior wall work.
  - g. At the start of landscaping.
3. The Arborist shall provide a written report to the Project Arborist at the end of each inspection. The report shall include the following information:
  - a. A list of all trees that have been inspected.
  - b. A list of all trees that have been damaged or are at risk of being damaged.
  - c. A list of all trees that have been replaced.
  - d. A list of all trees that have been protected.

**SITE PLAN LEGEND**

- Canopy Extent
- Private Tree
- Undersized Tree
- City Tree #
- Zone of Arborist Inclusion
- Tree Protection Barrier
- Proposed Tree Removal
- Canopy Extent of Tree Hedgerow
- Replacement Tree

**Project Title:**  
Dayton New Build

**Document Title:**  
Tree Management Plan

Date: December 11th 2025  
Address: 9340 Dayton Ave, Richmond  
Project Arborist: Mike Winkelman, Alpine Tree Care  
Project Arborist Contact: Call or Text 24/7 @ 604-834-7565 or mwinkelm@gmail.com

| Layer Name | Layer Number |
|------------|--------------|
| 001        | 001          |
| 002        | 002          |
| 003        | 003          |
| 004        | 004          |
| 005        | 005          |
| 006        | 006          |
| 007        | 007          |
| 008        | 008          |
| 009        | 009          |
| 010        | 010          |

**Legal/Address**  
LOT 1, BLOCK 4N, PLAN LMP7673, SECTION 22, RANGE 6W, NEW WESTMINSTER LAND DISTRICT  
PID U8-021-581

**Cover Sheet**

|                  |  |
|------------------|--|
| Primary Permit   |  |
| Secondary Permit |  |
| Other Permits    |  |

A01

## Preliminary Drawings



# City of Richmond

## Rezoning Considerations

Development Applications Department  
6911 No. 3 Road, Richmond, BC V6Y 2C1

**Address:** 9340 Dayton Ave

**File No.:** RZ 24-047015

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10742, the developer is required to complete the following:**

1. **(City Tree Survival Security & Agreement)** Submit a Security in the amount of \$10,000 for the protection of the City owned Spruce Tree (tagged CT-1 in the arborist report). A legal agreement detailing the terms for payment and release of the security must be signed by the applicant and the City.
2. **(Arborist Contract)** Submit a Contract with a certified arborist and signed by the owner, arborist, and contractor, for supervision of any on-site works conducted within the protection zone of the City Tree to be retained. The Contract should include the scope of work to be undertaken, including: the construction strategy to ensure the tree is unharmed, 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.
3. **(Landscape Security & Agreement)** Submit a Security in the amount of \$6,000 (\$750/tree) to ensure that a total of 4 replacement trees are planted and maintained on each lot proposed (for a total of 8 trees). A legal agreement detailing the terms for payment and release of the security must be signed by the applicant and the City. **NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057.**
4. **(Flood Indemnity Covenant)** Registration of a flood indemnity covenant on title (2.9 m GSC – Area A).
5. **(Secondary Suite)** Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite having a minimum area of 30.4 m<sup>2</sup> (327 ft<sup>2</sup>) are constructed on each future lot, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
6. **(Fees - Notices)** Payment of all fees in full for the cost associated with the Notices of First Reading, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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

7. 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.

**At Subdivision\* stage, the developer must complete the following requirements:**

8. **(Demolition)** Demolition of the existing home is required prior to subdivision.
9. **(Charges)** Pay the current year's taxes, Development Cost Charges (City, GVS & DD and Translink), School Site Acquisition Charge, Address Assignment Fees.
10. **(Driveway Shared Access)** Registration of a cross-access agreement on title ensuring that both new lots have shared use of the central driveway.
11. **(Work Orders)** Enter into work orders for the design and construction of engineering and transportation infrastructure improvements. Works include, but may not be limited to:
  - A. **Water Works**
    - a. Using the OCP Model, there is 174 L/s of water available at a 20 psi residual at the Dayton Ave frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
    - b. At Developer's cost, the Developer is required to:

Initial \_\_\_\_\_

- 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. Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2n-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process or via the servicing agreement process, if one is required.
- c. At Developer's cost, the City will:
- i. Complete all tie-ins for the proposed works to existing City infrastructure.
  - ii. Cut and cap all existing water service connections and remove all existing water meters servicing the development site.
  - iii. Install two new water service connections, one to service each lot, complete with water meter and water meter box in a right-of-way as per City specifications to service the site. Exact location and dimensions of the service connection to be finalized during the building permit process.

## **B. Storm and Sewer Works**

- a. At Developer's cost, the Developer is required to:
- i. Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the building permit process.
  - ii. Provide a right-of-way for the existing inspection chamber STIC42484 servicing neighbouring property. Minimum right-of-way dimensions to be determined during the building permit process.
- b. At Developer's cost, the City will:
- i. Complete all tie-ins for the proposed works to existing City infrastructure.
  - ii. Cut and cap at inspection chamber STIC42482 the existing service connection servicing 9340 Dayton Ave. Retain STIC42482 to service neighbouring property.
  - iii. Install two new storm service connections complete with inspection chamber to service each lot in a right-of-way. Exact location and dimensions of the service connection to be finalized during the building permit process.

## **C. Sanitary Sewer Works**

- a. At Developer's cost, the Developer is required to:
- i. Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
- b. At Developer's cost, the City will:
- i. Complete all tie-ins for the proposed works to existing City infrastructure.
  - ii. Cut and cap at the main the existing sanitary sewer connection and lateral and remove inspection chamber SIC12328.
  - iii. Install a new sanitary lead at the proposed common property line, complete with inspection chamber within the existing right-of-way and dual service connections as per City specifications for the proposed development site. The location and size of the required sanitary sewer service connections shall be determined through the building permit process.

## **D. Street Lighting**

- a. At Developer's cost, the Developer is required to:

Initial \_\_\_\_\_

- i. Review street lighting levels along all road and lane frontages, and upgrade as required.

#### **E. Frontage Improvements & Vehicular Access**

- a. At the Developer's cost, the developer is required to
  - i. Close the existing driveway permanently and rehabilitate the curb and sidewalk to match the adjacent condition.
  - ii. Construct a new driveway per the City's Residential Lot (Vehicular) Access Regulation Bylaw 7222 (Schedule B).

#### **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. Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
  - iii. 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.
  - iv. 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.

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

12. 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.
13. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.
14. Provide plans that are compliant with City's EV-Ready Construction Requirements and Zoning Bylaw and demonstrate that all new residential parking stalls will be equipped with Level 2 energised outlets or higher.
15. Provide a report, signed and sealed by a Qualified Professional, confirming that the proposed plans are in compliance with the energy efficiency targets set out in the BC Energy Step Code: either Step 5 with EL-2, Step 4 with EL-3 or alternatively Step 3 with EL-4.

#### **Note:**

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- If the development will be constructed in phases and stratified, a [Phased Strata Subdivision Application](#) is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City's Approving Officer review the proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- If the development intends to create one or more air space parcels, an [Air Space Parcel Subdivision Application](#) is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

signed concurrence on file

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 10762 (RZ 24-047015)
9340 Dayton Ave

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "SMALL SCALE MULTI UNIT HOUSING (RSM/S)".

P.I.D 018-021-581
LOT 1 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN
LMP7673

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10762".

FIRST READING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Five horizontal lines for signature input.

CITY OF RICHMOND
APPROVED by [Signature]
APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER



---

**To:** Planning Committee **Date:** June 1, 2026  
**From:** Wayne Craig **File:** HA 26-004534  
General Manager, Planning and Development  
**Re:** **Heritage Alteration Permit for 3871 Moncton Street (Independent Meat Market)**

---

**Staff Recommendation**

That a Heritage Alteration Permit be issued for the protected heritage property at 3871 Moncton Street (Independent Meat Market), which would permit exterior alterations.

**Executive Summary**

1525970 B.C. Ltd. has applied for a Heritage Alteration Permit to allow exterior alterations to the protected heritage property known as the Independent Meat Market, located at 3871 Moncton Street in the Steveston Village Heritage Conservation Area.

The proposed alterations include the installation of new business signage, a retractable awning on the west side of the building, and changes to fencing and ground cover. The proposed alterations are intended to support the continued use of the property for a childcare use. The alterations are compatible with the heritage values and character-defining elements of the heritage building and are consistent with the applicable policies and guidelines for Steveston Village.

## Staff Report

### Origin

1525970 B.C. Ltd. (Wen-Ling Chiang) has applied to the City of Richmond for a Heritage Alteration Permit (HAP) to allow exterior alterations to the building and landscaping of the protected heritage property located at 3871 Moncton Street in the Steveston Village Heritage Conservation Area. The building is historically known as the Independent Meat Market and is currently tenanted by a childcare operator (Little Earthlings Childcare) and a commercial retailer (Bare Basics Lingerie). A location map and aerial photo are included in Attachment 1.

The proposal comprises of a new business sign, the addition of a retractable awning on the west elevation, and alterations to landscape elements. No changes are proposed to the materials or colour of the building. The building continues in use as a commercial retail unit and a childcare business, consistent with the subject site's current "Steveston Commercial (CS2)" zoning.

### Background

#### Heritage Value

The one-storey commercial building at 3871 Moncton Street is one of the 17 protected heritage buildings in the Steveston Village Heritage Conservation Area. An important part of the commercial streetscape for more than a century, it was built in 1920 as the Independent Meat Market and owned and operated by Ernest Griffin. It was purchased by Ryutaro and Nobuko Nakagama in 1941 who briefly operated a fish market and grocery store until their internment in 1942. They were subsequently dispossessed of their property in 1944. The property continued as a butcher shop and then other retail uses.

The heritage value of the Independent Meat Market lies in its historic role as a butcher shop, its contribution to the commercial centre of Steveston, and its association with the Nakagama family and the history of Steveston's Japanese Canadian community. The character-defining elements of the property include its location, setting at grade, continuous commercial use, commercial form, scale, and massing, its wood construction, flat roof with raised pediment, prominent storefront with large, glazed panes, and masonry chimney.

More detailed information about the heritage value and character-defining elements of the Independent Meat Market can be found in the Statement of Significance in Attachment 2. Historical photographs of 3871 Moncton Street are in Attachment 3.

### Surrounding Development

Development surrounding the subject site is as follows:

To the North: A vacant site at 12080 1st Avenue on a site zoned "Steveston Commercial (CS3)".

To the South: Across Moncton Street, a one-storey commercial building zoned "Steveston Commercial (CS2)" at 3800 Moncton Street.

To the East: A one-and-one-half storey commercial building that is a protected heritage property known as the Tasaka Barbershop, on a site zoned "Steveston

Commercial (CS2)” at 3891 Moncton Street. Active applications for a Heritage Revitalization Agreement and Heritage Alteration Permit (HRA 25-020157, HA 25-020154) to add a second storey on the rear portion of the building to expand space for the existing business and will be advanced to Council for consideration upon completion of the technical review process.

To the West: A two-storey mixed use building zoned “Steveston Commercial (CS2)” at 3851 Moncton Street.

## **Related Policies & Studies**

### Official Community Plan & Steveston Area Plan

The City’s Official Community Plan (OCP) provides city-wide direction and policy to preserve, promote and celebrate community heritage. The subject site is designated “Local Villages – Tier 1” in the OCP and “Heritage Mixed-Use (Commercial-Industrial with Residential & Office Above)” in the Steveston Area Plan. The continued retail and childcare use of the property is consistent with the plan.

### Steveston Village Heritage Conservation Area

Steveston Village is designated as a Heritage Conservation Area (HCA) in the Steveston Area Plan. In the HCA, 17 buildings and some landscape features are identified as heritage resources. The subject building is one of the 17 protected heritage properties.

The Steveston Area Plan seeks to conserve significant heritage resources throughout the Steveston area and conserve the identified heritage resources within the Steveston Village Node as outlined in the Steveston Village Conservation Strategy. Development within the HCA are subject to the City’s applicable heritage policies and design guidelines.

An HAP is required for exterior alterations to protected heritage buildings within the Heritage Conservation Area in accordance with the *Local Government Act* (Part 15) to help retain the heritage values and special heritage character of Steveston Village. This includes changes to signage, the building exterior, and landscape elements as proposed. Proposed alterations for protected heritage properties should be in keeping with the history and heritage character of the building and be guided by the Steveston Village Conservation Strategy (2009) and the *Standards and Guidelines for the Conservation of Historic Places in Canada*. Signs should also meet the requirements of the Signage section of the Development Permit Guidelines in the Steveston Area Plan.

The subject HAP includes changes limited to the signage, an awning on the west side of the building, and landscape elements. The proposed changes do not impact the heritage values or character-defining elements of the property.

### The Standards and Guidelines for the Conservation of Historic Places in Canada

The *Standards and Guidelines for the Conservation of Historic Places in Canada* (2<sup>nd</sup> edition, 2010, Parks Canada), pan-Canadian best-practice principles and guidance, is used as a guide in managing the protected heritage resources in Steveston Village.

The *Standards and Guidelines* define conservation as “all actions or processes aimed at safeguarding the character-defining elements of an historic place to retain its heritage value and extend its physical life. This may involve Preservation, Rehabilitation, Restoration, or a combination of these actions or processes.”

The proposed alterations are consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*, including supporting continued compatible uses at the subject site through functional improvements, and providing signage, an awning and landscape elements that are in keeping with the historic building and Steveston Village in terms of scale, design, material and colour. They do not negatively impact the heritage value or character-defining elements identified in the Statement of Significance.

### **Public Consultation**

A notification sign has been installed on the subject property, and early notification notices have been mailed to residents and property owners within 100 m of the subject site in accordance with Council’s Early Public Notification Policy 1316. Staff have not received any inquiries from the public as a result of the signage and notices.

### **Richmond Heritage Commission**

The HAP application was presented to the Richmond Heritage Commission on May 20, 2026. The Commission supported the application. An excerpt from the Commission meeting minutes is included in Attachment 4.

### **Analysis**

The subject property currently includes a retail unit fronting Moncton Street and a new childcare (Little Earthlings Childcare) operation within the rear unit of the property. The rear unit was previously occupied by a childcare operator (With Our Own Two Hands). The proposal includes new business signage, a retractable awning on the west side of the building and landscape elements, with each supporting the continuation of childcare operations at the property. There is no change in use or to the design and materiality of the property. The building continues in use as a commercial retail unit and childcare as permitted under the “Steveston Commercial (CS2)” zone.

Proposed alterations are as follows:

- Installation of a new business sign facing Moncton Street;
- Addition of a retractable fabric awning on the west elevation;
- Replacement of a wooden fence and gate at the rear;
- Installation of permeable artificial turf to part of the side yard; and
- Addition of semi-transparent stain finish to fences and gates.

### **Sign**

For protected heritage buildings such as the Independent Meat Market, signage should be designed in a traditional format and materials that are compatible with the heritage character and history of the building. The proposed sign consists of individual painted metal letters and a logo attached to the fascia. It features the childcare business name and logo. It will be installed above

the access to the yard on a structure that is not historic. The format, material and size meet the signage guidelines in the Steveston Area Plan and it is in keeping with other signage on the building and with the character of the building façade.

### Awning

A retractable fabric awning is proposed for the west side of the building over the entrance door to the rear unit. It will provide weather protection for children and caregivers accessing the childcare. The beige colour will integrate this new element with the beige and grey colour scheme of the building exterior. The format is generally consistent with the development permit guidelines for weather protection in the Steveston Area Plan.

### Landscape elements

Changes to landscape elements are proposed to support the childcare operation. A deteriorated wood picket fence and gate at the rear of the property has been replaced by the new operator with a solid, full-height (2 m high) wood fence and gate in a simple design. This work has already been completed due to the necessity to provide a secure environment for the childcare. A semi-transparent mid-tone stain will be added to the unpainted gates and fences to maintain a more consistent wood finish. Approximately 37m<sup>2</sup> (400 ft<sup>2</sup>) of interlocking pavers in the side yard will be replaced with permeable green artificial turf to enhance the outside play space and provide a cleaner surface beside the entrance door.

### **Budgetary Implications**

None.

### **Conclusion**

The proposed signage, addition of the retractable awning on the west side of the building and changes to landscape elements are consistent with the applicable policies and guidelines for Steveston Village and therefore, it is recommended that the Heritage Alteration Permit HA 26-0204534 for 3871 Moncton Street be issued to permit the proposed exterior alterations.

Respectfully submitted,

Joshua Reis, Development Applications

### **Report Contributors**

This report was prepared by Judith Mosley, Heritage Planner and reviewed by the Policy Planning Department.

- Att.    1: Location Map and Aerial Photo  
          2: Statement of Significance  
          3: Historical photographs of 3871 Moncton Street  
          4: Excerpt from the Draft May 20, 2026, Richmond Heritage Commission Minutes





# City of Richmond



HA 26-004534

Original Date: 02/19/26  
Revision Date:

Note: Dimensions are in METRES

**STATEMENT OF SIGNIFICANCE**

|                         |                               |
|-------------------------|-------------------------------|
| RESOURCE NAME           | Independent Meat Market       |
| ADDRESS                 | 3871 Moncton Street           |
| MUNICIPALITY            | City of Richmond              |
| NEIGHBOURHOOD           | Steveston                     |
| LEGAL DESCRIPTION       | Plan NWP11494, Block 3, Lot A |
| PARCEL IDENTIFIER (PID) | 001-955-179                   |
| YEAR BUILT              | 1920                          |
| ORIGINAL OWNER          | Ernest Griffin                |
| BUILDER                 | Unknown                       |
| ARCHITECT/DESIGNER      | Unknown                       |

CONTEMPORARY PHOTO



## DESCRIPTION OF HISTORIC PLACE

The Independent Meat Market is a one-storey commercial building located along Moncton Street in Richmond's historic village of Steveston. The building, constructed in 1920, is characterized by its vernacular commercial design, with large storefront windows and modest roof parapet.

## HERITAGE VALUE OF HISTORIC PLACE

The Independent Meat Market is valued for its historic role as a butcher shop, serving in that capacity for several decades, and its contribution to the commercial centre of Steveston. This commercial block was constructed in 1920 as the Independent Meat Market, owned and operated by Ernest Griffin. The structure was initially built on property owned by Richard Crozier, a local blacksmith, though Griffin obtained title to the lot approximately two years after construction of the building. Griffin was a lifelong butcher, immigrating to Steveston from England in the early 1910s. He operated his butcher shop from this location until 1941, when the business and building were sold to Ryutaro Nakagama. The design of the structure is typical of the economical, small-scale commercial buildings constructed during the interwar era for local retail services. The Independent Meat Market was a fixture on Moncton Street as a butcher shop and has remained an important part of the commercial streetscape for more than a century.

The Independent Meat Market is also valued for its connection to the Nakagama family and the forcible expulsion of the Nikkei community of Steveston during the Second World War. Ryutaro Nakagama and his wife, Nobuko, operated a fish market and grocery store in the building for several months before their involuntary internment in 1942. The Nakagamas also owned the adjacent lot to the west on which their home was located. While they were able to make arrangements to lease their properties and business, the buildings were eventually sublet to George and Anna Rolston who established 'The Meat Shop' in 1942 and moved into Nakagama house. Following a fire in January 1943, which burnt down the house and damaged the butcher shop, the Rolstons petitioned the Custodian of Enemy Property to purchase the two lots from the Nakagamas. The sale was finalized in 1944, and having been dispossessed of their property and livelihoods, the Nakagamas reestablished their business in Lethbridge, Alberta after they were allowed to leave their confinement. The Independent Meat Market remains as one of many examples of businesses and real estate dispossessed by the Canadian government in the Steveston townsite.

## CHARACTER-DEFINING ELEMENTS

The elements that define the heritage character of the Independent Meat Market include, but are not limited to its:

- location mid-block along Moncton Street in Steveston's commercial district in Richmond;
- setting at grade;
- continuous commercial use since 1920;
- commercial form, scale and massing as exemplified by its: rectangular plan; one-storey height, flat roof with raised pediment, off-centre entryway, and prominent storefront;
- wood-frame construction;
- storefront with large glazed panes; and
- exterior masonry chimney.

## RESEARCH SOURCES

"Another Store Goes 'White'." *Richmond Review*, May 27, 1942.

Correspondence and architectural plans re: 3871 Moncton Street (City of Richmond Archives Series 295, File 48)

"Fire Engines Do Effective Work." *Richmond Review*, Jan. 20, 1943.

Registration of Death. Ernest Griffin, December 29, 1960 (British Columbia Archives 1960-09-015393)

"Steveston Meat Shop Has Changed Hands." *Richmond Review*, Nov. 28, 1945.

Tax Assessment Rolls. Corporation of the Township of Richmond (City of Richmond Archives)

Waterworks Atlas. Corporation of the Township of Richmond, c.1936 (City of Richmond Archives, 1991-40-18)

Yamagishi, N.R. *Japanese Canadian Journey: The Nakagama Story*. Canada: Trafford Publishing, 2010.

*Library and Archives Canada* (Courtesy of Michael Abe)

- Office of the Custodian of Enemy Property, Vancouver Office, File 3871 (R1213-19-8-E, Reel C-9339)
- Office of the Custodian of Enemy Property, Vancouver Office, File 4169 (R1213-19-8-E, Reel C-9342)
- Nakagama, Ryutaro. The Royal Commission on Japanese Claims (RG33-69, Vol. 35, File 710)

**ATTACHMENT 3**

Historical Photographs of 3871 Moncton Street



Moncton Street, ca. 1940 or 1942. 3871 Moncton Street is in centre of photograph.  
Part of: City of Richmond Archives RCF 274.



Moncton Street, 1949-54. 3871 Moncton Street is at far right of photograph.  
City of Richmond Archives, Raymond Owens Photograph # 1999 22 5.



3871 Moncton Street, 1949-54.

City of Richmond Archives, Raymond Owens Photograph # 1999 22 4.



3871 Moncton Street, 1985.

City of Richmond Archives, David Fleming Photograph # 2010 47 1.



3871 Moncton Street, ca. 1984. *Third property from left.*  
City of Richmond Archives, David Fleming Photograph # 2010 47 19.

**Excerpt from the Draft Minutes to the  
Richmond Heritage Commission Meeting**

**Wednesday, May 20, 2026 - 7:00 pm  
Microsoft Teams Online Meeting**

**Heritage Alteration Permit for 3871 Moncton Street (Independent Meat Market) –  
HA 26-004534**

Judith Mosley, Heritage Planner, introduced the heritage alteration permit application and the applicant. The proposal is for alterations to signage and landscape elements, and the addition of a new awning on the side elevation. The building is a protected heritage property within the Steveston Village Heritage Conservation Area. Ms. Mosley provided an overview of the property and the application including the following information:

- The Independent Meat Market is a one-storey commercial building built in 1920.
- It is significant for its historic role as a butcher shop, its contribution to the commercial centre of Steveston and its association with the history of Steveston's Japanese Canadian community.
- A new metal business sign is proposed facing Moncton Street, on an existing structure above the entrance to the side yard.
- Additional alterations are proposed to provide functional improvements to support the childcare operation, including a retractable awning over the side entrance, replacement of the deteriorated fence and gate at the rear of the lot, and the installation of artificial turf within part of the paved side yard.

The applicant, Wen-Ling (Emma) Chiang and Jackson Lin provided additional information. They are in the process of opening a daycare. The changes are requested to provide a more secure environment for the children during their daily routine including a solid, higher fence and turf for a safer play surface. The awning will offer additional space for the children when changing into raingear to go outside.

The Commission expressed support for the proposal and commented that the alterations are positive and will fit well with the character of the Heritage Conservation Area. They noted that the heritage values and character-defining elements of the heritage property are not impacted. The signage was noted to be in keeping with the character of the building and streetscape, and appropriately located. Commissioners also commented that the continued childcare use brings vitality and activation to the area.

The Commission thanked the applicant for their sensitive consideration of the heritage context.

It was moved and seconded:

***That the Richmond Heritage Commission supports the heritage alteration permit application for 3871 Moncton Street (HA 26-004534) as presented.***

CARRIED



File No.: HA 26-004534

To the Holder: 1525970 B.C. Ltd.

Property Address: 3871 Moncton Street

Legal Description: Lot A Section 10 Block 3 North Range 7 West New Westminster District Plan 11494

(s.617, *Local Government Act*)

1. (Reason for Permit)
  - Designated Heritage Property (s.611)
  - Property Subject to Temporary Protection (s.609)
  - Property Subject to Heritage Revitalization Agreement (s.610)
  - Property in Heritage Conservation Area (s.615)
  - Property Subject to s.219 Heritage Covenant (Land Titles Act)
2. This Heritage Alteration Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A", and any and all building, structures and other development thereon.
3. This Heritage Alteration Permit is issued to authorize the proposed exterior alterations as shown in the attached Plan #1 to Plan #13:
  - i. installation of a business sign;
  - ii. addition of an awning on the west elevation; and
  - iii. replacement of fence and gate, installation of turf and addition of stain finish.
4. This Heritage Alteration Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
5. If the alterations authorized by this Heritage Alteration Permit are not completed within 36 months of the date of this Permit, this Permit lapses.
6. This is not a Sign Permit or a Building Permit.

AUTHORIZING RESOLUTION NO. <Resolution No.> ISSUED BY THE COUNCIL THE DAY OF <Date>

DELIVERED THIS <Day> DAY OF <Month>, <Year>

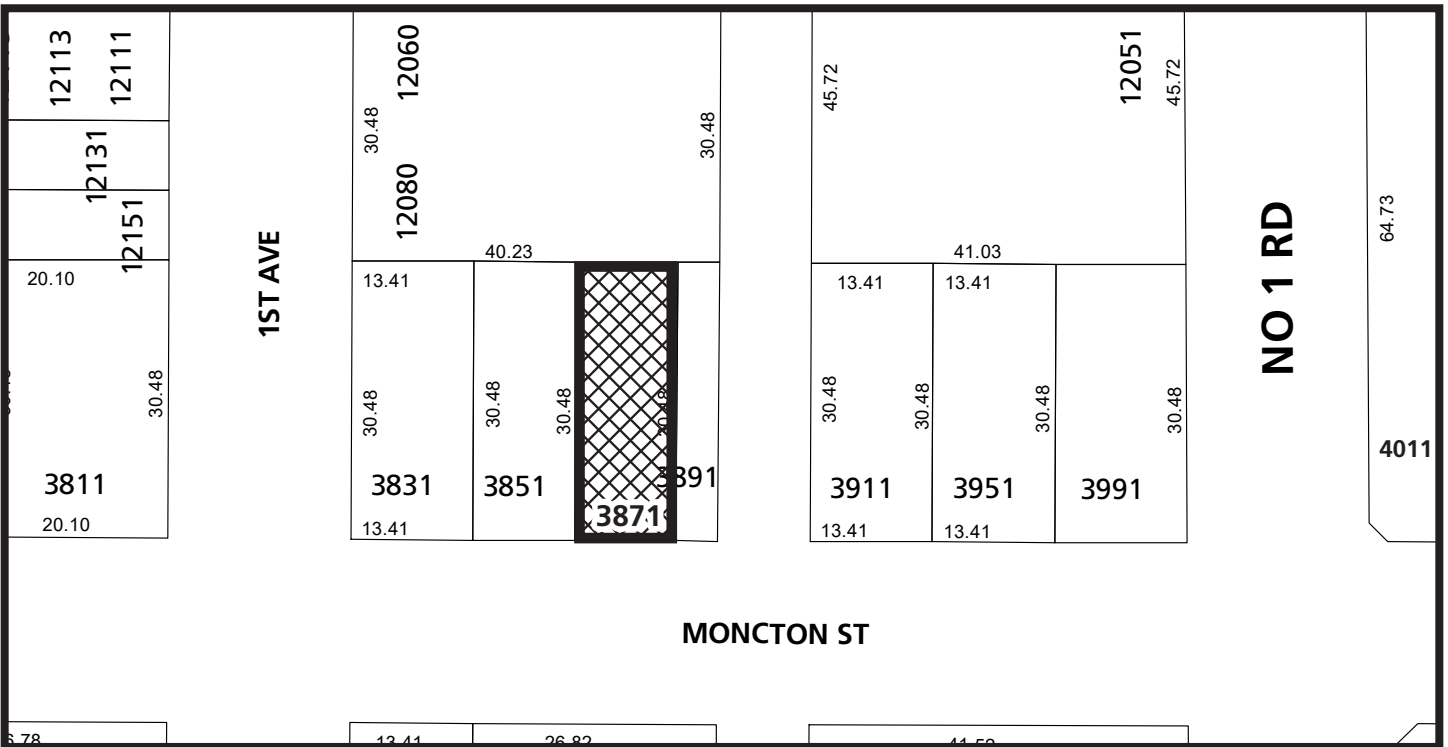
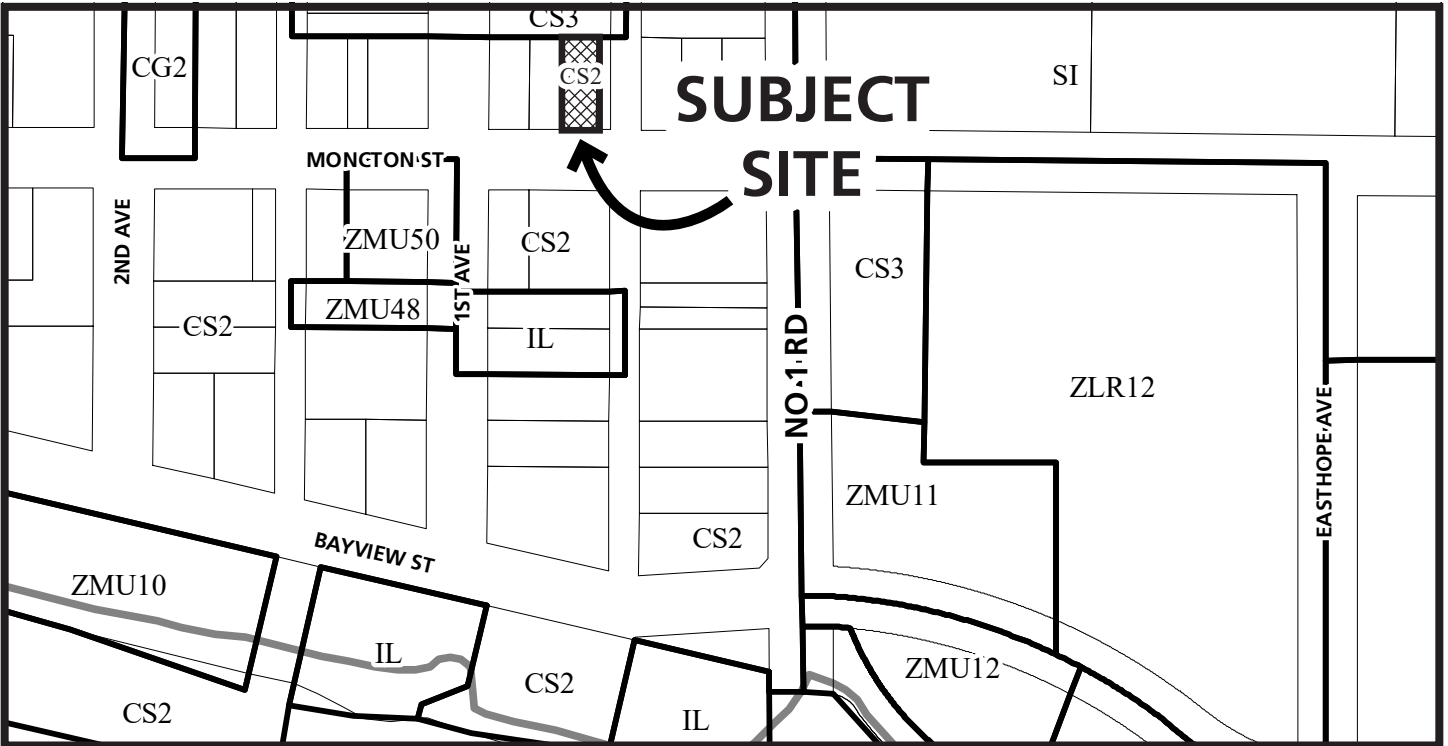
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

**IT IS AN OFFENCE UNDER THE LOCAL GOVERNMENT ACT, PUNISHABLE BY A FINE OF UP TO \$50,000 IN THE CASE OF AN INDIVIDUAL AND \$1,000,000 IN THE CASE OF A CORPORATION, FOR THE HOLDER OF THIS PERMIT TO FAIL TO COMPLY WITH THE REQUIREMENTS AND CONDITIONS OF THE PERMIT.**



# City of Richmond

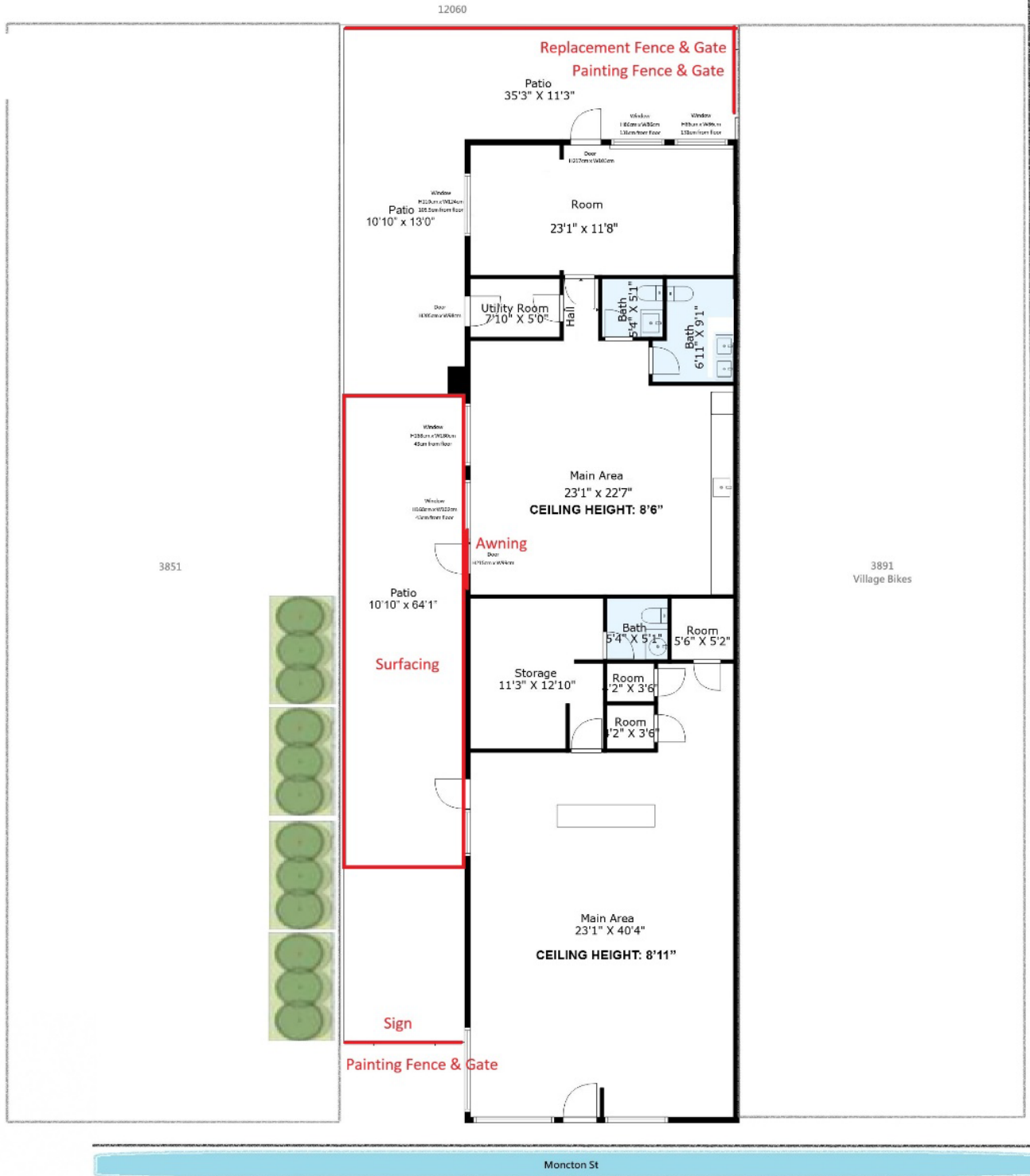


## HA 26-004534

### SCHEDULE "A"

Original Date: 02/19/26  
Revision Date:

Note: Dimensions are in METRES



|                               |                    |
|-------------------------------|--------------------|
| <b>TOTAL LIVING AREA</b>      | <b>2109 SQ.FT.</b> |
| <b>TOTAL EXCLUDED (PATIO)</b> | <b>1189 SQ.FT.</b> |

MEASUREMENTS DEEMED HIGHLY ACCURATE BUT CAN'T BE GUARANTEED. E&O INSURED.

# Current Scene

**SIGNAGE - EXISTING**

**HA 26-004534 - PLAN #2**



www.uuimaging.com  
604-353-4475  
chai@uuimaging.com

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Job Details  
Job Name:  
Contact Person:  
Material:  
Finishing:  
Due Date:

**WORK SAFE BC**

CERTIFIED BY



SIGNAGE DETAIL

Job#  
Scale  
File

Drawing No.



Project Add: unit3-3871 Moncton St, Richmond, BC V7E 3A7

# Proposed Signage Mockup

SIGNAGE - PROPOSED

HA 26-004534 - PLAN #3



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SIGNAGE DETAIL

Job#  
Scale  
File

Drawing No.



Project Add: unit3-3871 Moncton St, Richmond, BC V7E 3A7

# Proposed Signage Front View

HA 26-004534 - PLAN #4



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2cm galvanized steel logo/Printed

2cm galvanized steel Letters/Painted Color



B: 11.5" h/0.29m

A: 100" w/2.54m

Dimensions of the sign: A x B: 2.54m x 0.29m  
Sign Area: 0.74sqm

Job Details  
Job Name:  
Contact Person:  
Material:  
Finishing:  
Due Date:

**WORK SAFE BC**

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SIGNAGE DETAIL

Job#  
Scale  
File

Drawing No.

Project Add: unit3-3871 Moncton St, Richmond, BC V7E 3A7

# Proposed Signage Side View

HA 26-004534 - PLAN #5



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Job Details  
Job Name:  
Contact Person:  
Material:  
Finishing:  
Due Date:

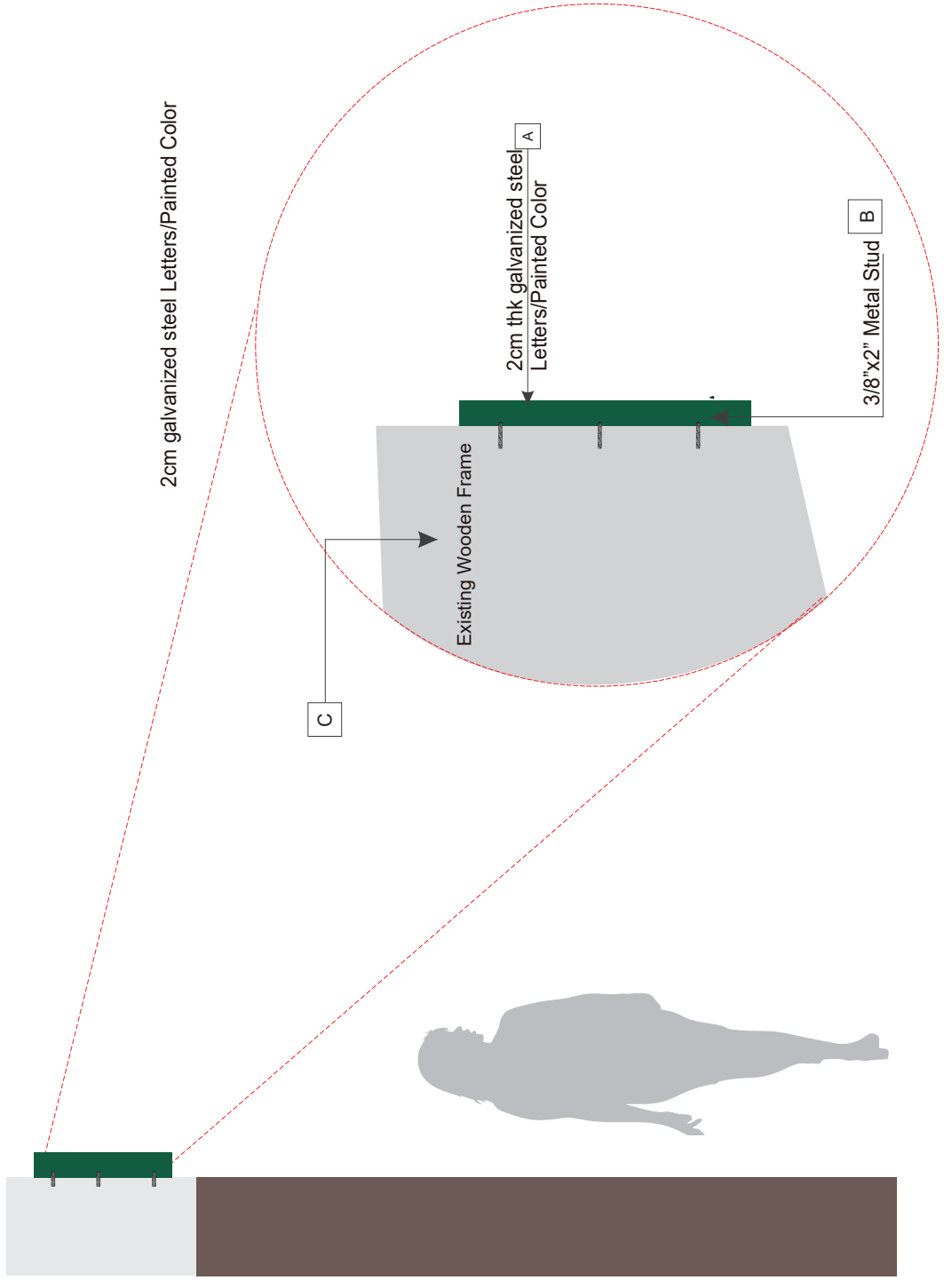
**WORK SAFE BC**

CERTIFIED BY  


SIGNAGE DETAIL

Job#  
Scale  
File

Drawing No.



# Proposed Signage Elevation

HA 26-004534 - PLAN #6



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Scale: 1"=10"

C+C1: 2.40m+0.29m=2.69m



PLN - 57

Job Details  
Job Name:  
Contact Person:  
Material:  
Finishing:  
Due Date:

**WORK SAFE BC**

CERTIFIED BY



SIGNAGE DETAIL

Job#  
Scale  
File

Drawing No.

Project Add: unit3-3871 Moncton St, Richmond, BC V7E 3A7



HA 26-004534 - PLAN #8



- Aluminum frame.
- Matte finish polyester fabric, beige.
- Dimensions: 10' x 8'.
- Retractable, wall mounted.



Rear Fence - previous condition





View from lane to rear gate and fence (installed).



- Stain finish to be added.



**SW 3504 Woodridge**  
Exterior Semi-Transparent Stain

[View all Exterior stain colors](#)

[Add to Project List](#) + [Save to My](#)

[Share](#) 19 [Tweet](#) 7 [Pin](#)

- Stain finish to be added.



**SW 3504 Woodridge**

Exterior Semi-Transparent Stain

[View all Exterior stain colors](#)

[Add to Project List](#) + [Save to My](#)

[Share](#) 19 [Tweet](#) 7 [Pin](#)



**YARD SURFACING**

**HA 26-004534 - PLAN #13**

- Some paving to be replaced with artificial turf
- Area: 10' x 40' (400 sf / 37 m<sup>2</sup>) approximately



Turf sample