



Public Notice is hereby given of a Regular Council Meeting for Public Hearings being held on:

**Public Hearing Agenda**

**Tuesday, February 17, 2026 – 5:30 p.m.**  
**Council Chambers, 1<sup>st</sup> Floor**  
**Richmond City Hall**  
**6911 No. 3 Road**  
**Richmond, BC V6Y 2C1**

OPENING STATEMENT

Page

- 1. **TEMPORARY USE PERMIT (TU 25-029652)**  
(File Ref. No. TU 25-029652) (REDMS No. 8257148)

PH-3

**See Page PH-3 for staff memorandum**  
**See Page PH-6 for full report**

**Location:** 5768 Minoru Boulevard

**Applicant:** Vancouver Coastal Health Authority

**Purpose:** Vancouver Coastal Health Authority has applied for a Temporary Commercial Use Permit to allow non-accessory parking as a permitted use at 5768 Minoru Boulevard to permit Richmond General Hospital staff parking.

**First Reading:** January 26, 2026

**Order of Business:**

- 1. Presentation from the applicant.
- 2. Acknowledgement of written submissions received by the City Clerk since first reading.
- 3. Submissions from the floor.

**Page**

**Council Consideration:**

1. Vancouver Coastal Health Authority has applied for a Temporary Commercial Use Permit to allow non-accessory parking as a permitted use at 5768 Minoru Boulevard to permit Richmond General Hospital staff parking.

**ADJOURNMENT**



**To:** Mayor and Councillors  
**From:** Joshua Reis  
Director, Development  
**Date:** February 3, 2026  
**File:** TU 25-029652  
**Re:** **Application by Vancouver Coastal Health for Temporary Use at  
5768 Minoru Boulevard to allow “parking, non-accessory” as a permitted use.**

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This memo responds to the following referral made at the Planning Committee meeting held on January 20, 2026: *“That staff obtain information from Vancouver Coastal Health regarding the size of their workforce, current and projected parking needs, and planned parking development, and report back.”*

### **Background**

VCH has submitted a Temporary Commercial Use Permit (TCUP) (TU 25-029652) to permit non-accessory parking at 5768 Minoru Boulevard to provide 277 temporary parking spaces for Richmond Hospital staff for a period of three years. Issuance of the TCUP is scheduled to be considered by Council at the Public Hearing to be held on February 17, 2026.

### **Richmond Hospital Workforce**

VCH staff have advised that approximately 1,690 people are employed at Richmond Hospital and work under a variety of shift schedules. In addition to the interim parking measures outlined below, VCH also provides transit subsidies to their staff (up to 75 per cent for 3-Zone trips) and encourages the use of active transportation (cycling and walking) to help reduce parking demand. Approximately 20 per cent of staff utilize this program.

### **Parking Supply**

Richmond Hospital currently provides 658 parking spaces on-site, of which 446 spaces are provided in the on-site parkade. A total of 666 parking spaces will be made available on-site and off-site post parkade demolition, including the 277 parking spaces proposed as part of the TCUP at 5768 Minoru Boulevard. Table 1 below summarizes the current available on-site parking and proposed off-site parking supply.

**Table 1 – Summary of Current and Proposed Parking**

<b>Current Parking Supply</b>	
Richmond Hospital (On-Site)	658
<b>Proposed Parking Supply</b>	
Richmond Hospital (On-Site)	212
5768 Minoru Boulevard (subject to TCUP)	277
7640 Alderbridge Way	127
7111 Elmbridge Way	50
<b>Total Proposed Parking</b>	<b>666</b>

*On-Site Parking Arrangements*

Approximately 212 surface parking spaces will remain available on-site at the Richmond Hospital post-parkade demolition. On-site parking spaces will be reserved for patients and visitors during peak hours (8:00am to 2:00pm), while VCH staff are permitted to park on-site during off-peak hours (2:00pm to 8:00am).

*Off-Site Parking Arrangements*

To transport staff to and from 5768 Minoru Boulevard and Richmond Hospital, VCH is proposing shuttle services Monday through Friday, 6:00am to 6:00pm, to support staff parking off-site during peak hours.

Separate from the TCUP subject site, two lots at 7640 Alderbridge Way and 7111 Elmbridge Way are providing 177 additional staff parking spaces. A map showing the location of the proposed off-site locations and Richmond Hospital is provided in Attachment 1. Together, the proposed on and off-site parking will provide 666 parking spaces, exceeding current on-site parking availability at Richmond Hospital.

Should you have any questions, please contact me directly at 604-247-4625.

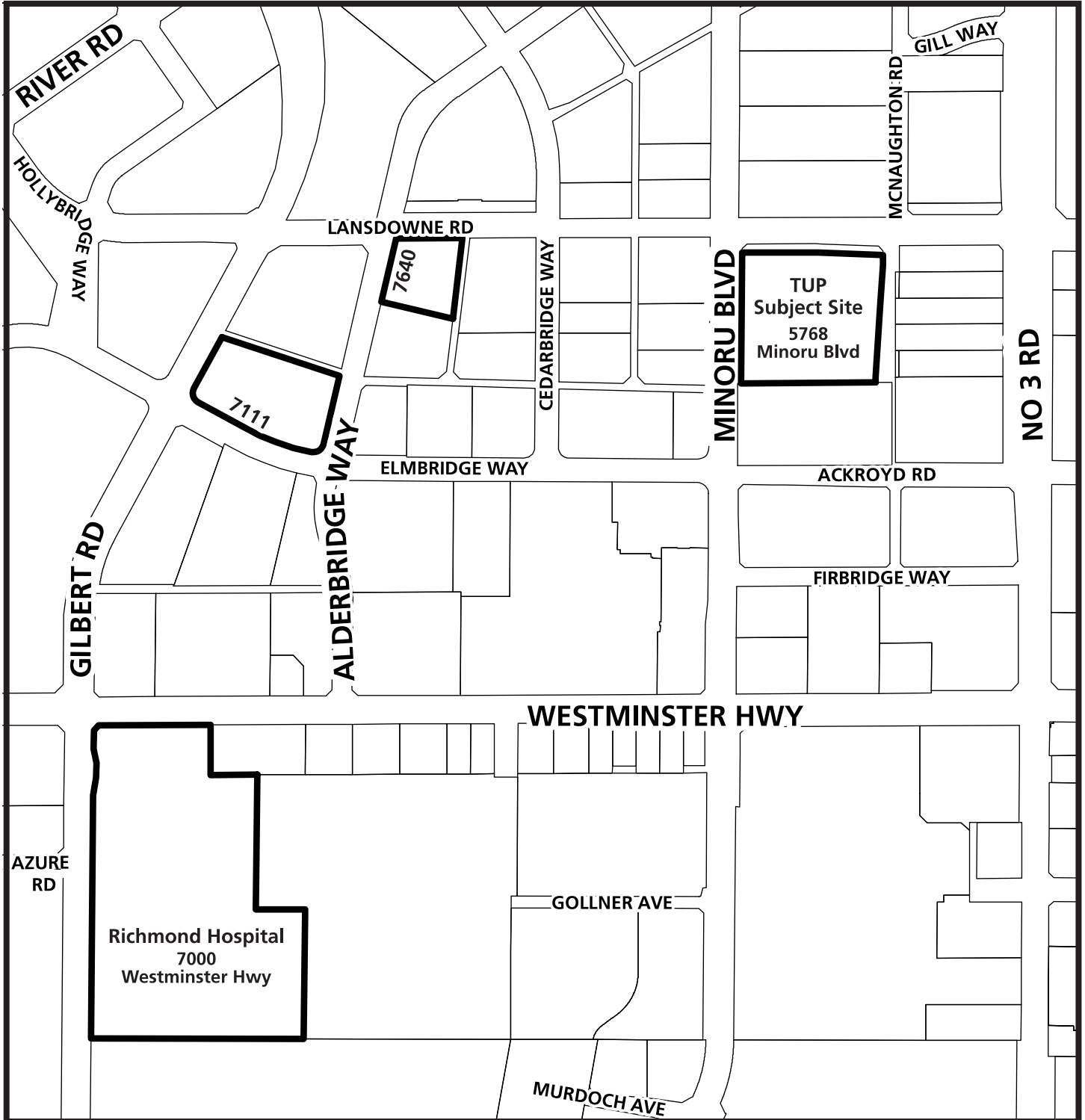


Joshua Reis  
 Director, Development

JR:ak

Att. 1: Context Map

pc: SMT  
 Lloyd Bie, Director, Transportation  
 Andrew Norton, Manager – West, Development



# Context Map

Original Date: 01/30/26  
Revision Date:

Note: Dimensions are in METRES



**To:** Planning Committee

**Date:** January 5, 2026

**From:** Joshua Reis  
Director, Development

**File:** TU 25-029652

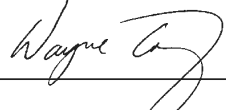
**Re:** Application by Vancouver Coastal Health Authority for a Temporary Commercial Use Permit at 5768 Minoru Boulevard

**Staff Recommendations**

1. That the application by Vancouver Coastal Health Authority for a Temporary Commercial Use Permit for the property at 5768 Minoru Boulevard, to allow “Parking, non-accessory” as a permitted use, be considered for a period of three years from the date of issuance; and
2. That this application be forwarded to the February 17, 2025, Public Hearing at 5:30pm in the Council Chambers of Richmond City Hall.

Joshua Reis  
Director, Development  
(604-247-4625)

JR:ak  
Att. 3

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Transportation	<input checked="" type="checkbox"/>	

## Staff Report

### Origin

Pejman Alanjari, authorized agent for Vancouver Coastal Health (VCH) Authority, and with authorization from KVS Restructuring Inc., has applied to the City of Richmond for a Temporary Commercial Use Permit (TCUP) to allow non-accessory parking as a permitted use at 5768 Minoru Boulevard in order to facilitate approximately 277 temporary Richmond General Hospital staff-only parking stalls. The proposed TCUP supports the demolition of the existing hospital parkade and hospital expansion construction activities. A location map and aerial photo are provided in Attachment 1.

The subject site is currently zoned “High Density Mixed Use and Affordable Rental Housing (ZMU46) – Lansdowne Village (City Centre)” and contains a former residential sales centre and paved surfaces.

### Findings of Fact

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

### Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: Immediately to the north is a City-owned parcel zoned “School and Institutional Use (SI)” designated to become a linear park under the City Centre Area Plan (CCAP). Across Lansdowne Road is a single-storey building containing a car dealership on property zoned “Industrial Retail (IR1)” and designated for “Urban Centre T5” and “Park”, and “Mixed Use” under the CCAP.

To the East: Across the lane are one to two-storey commercial buildings on lots zoned “Auto-Oriented Commercial (CA)” and a residential tower on property zoned “Downtown Commercial (CDT1)”. These properties are all designated for “Urban Core T6” under the CCAP.

To the South: A two-storey commercial building on property zoned “Auto-Oriented Commercial (CA)” and designated for “Urban Centre T5” under the CCAP.

To the West: Across Minoru Boulevard are single-storey commercial and light-industrial buildings on lots zoned “Industrial Retail (IR1)” and designated for “Urban Centre T5” under the CCAP.

### Related Policies & Studies

#### Existing Legal Encumbrances

There are existing City Statutory right-of-Ways (SRWs) registered on Title of the subject property for sanitary services. The applicant is aware that no development is permitted in this area.

In addition, a number of legal encumbrances are registered on the subject property's Title as part of the previous rezoning and Development Permit (DP) approvals (RZ 18-807640 & DP 19-881156). The DP has lapsed and a new DP application is required to facilitate development. Any adjustments to the legal agreements will be considered as part of a new DP. The applicant's legal professional has reviewed and confirmed that the proposed temporary use does not conflict with existing agreements. Staff have also reviewed and concur.

#### Official Community Plan / City Centre Area Plan

The Official Community Plan (OCP) allows TCUPs to be considered in areas designated "Industrial", "Mixed Employment", "Commercial", "Neighbourhood Service Centre", "Mixed Use", "Limited Mixed Use" and "Agricultural" (outside of the Agricultural Land Reserve), where deemed appropriate by Council and subject to conditions suitable to the proposed use and the surrounding area. The subject site's OCP and CCAP designations are "Mixed Use" and "Urban Centre T5" respectively. The proposed temporary commercial use for non-accessory parking is consistent with the OCP's land use designations and applicable policies.

#### Richmond Zoning Bylaw 8500

The subject property is zoned "High Density Mixed Use and Affordable Rental Housing (ZMU46) – Lansdowne Village (City Centre)", which permits a range of residential and commercial uses. The TCUP would allow "parking, non-accessory" as a temporary permitted use, which is generally compatible with the surrounding land uses. "Parking, non-accessory" describes parking that is not associated with a permitted use of the property.

#### Local Government Act

The *Local Government Act* states that TCUPs are valid until the date the permit expires or three years after issuance, whichever is earlier, and that an application for one extension to the permit may be made and issued for up to three additional years at the discretion of Council.

#### **Public Consultation**

Notification signage has been installed on site. Staff have not received any comments from the public about the TCUP application in response to the on-site signage or early notification mail-out. Should Council endorse the staff recommendation, the application will be forwarded to a future Public Hearing meeting, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

#### **Analysis**

The subject site currently contains a vacant residential sales centre and paved surfaces and is being used to store building materials and for parking. In March 2022, the property was rezoned and a DP was issued for a high-rise mixed-use development (RZ 18-807640 & DP 19-881156); the DP has since lapsed.

The applicant is proposing to use the subject site as an interim parking solution during the construction of a new parkade at the Richmond General Hospital. A three-year lease agreement between the property owner and VCH is due to commence in January 2026.

A total of 277 temporary parking spaces are proposed for exclusive use by VCH staff, with vehicle access provided from Minoru Boulevard and from the east lane. VCH has indicated that parking will be provided to staff at a nominal rate, which will offset the costs of the lease. The proposed parking area includes six accessible spaces in compliance with Zoning Bylaw requirements. The proposed parking area will utilize existing hard surface areas and resurface portions of the site with asphalt. Parking on the subject site will be available to staff 24 hours, 7 days a week.

A shuttle service is proposed to operate from the subject site to transport VCH staff to and from Richmond General Hospital (Attachment 3). This will be operated by VCH from Monday to Friday, between the hours of 6:00am to 6:00pm. Secure parking at the subject site will continue to be available to VCH staff outside of these hours, with staff arranging their own transportation to and from Richmond General Hospital.

The applicant proposes to enforce parking and mitigate security risks by providing the following Crime Prevention through Environmental Design features:

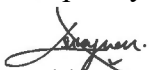
- Securing and closing the existing residential sales centre on the property to the public for the duration of the temporary parking use.
- Perimeter vinyl-coated wire fencing around the entire site.
- Secure site access by a FOB or PIN system.
- Downward lighting throughout the site to support pedestrian and driver safety.
- Installation of on-site emergency “help” buttons.
- Installation of CCTV and monitoring by VCH security.
- Provision of mobile security patrols and parking enforcement.
- Installation of wayfinding measures.

### **Financial Impact**

None.

### **Conclusion**

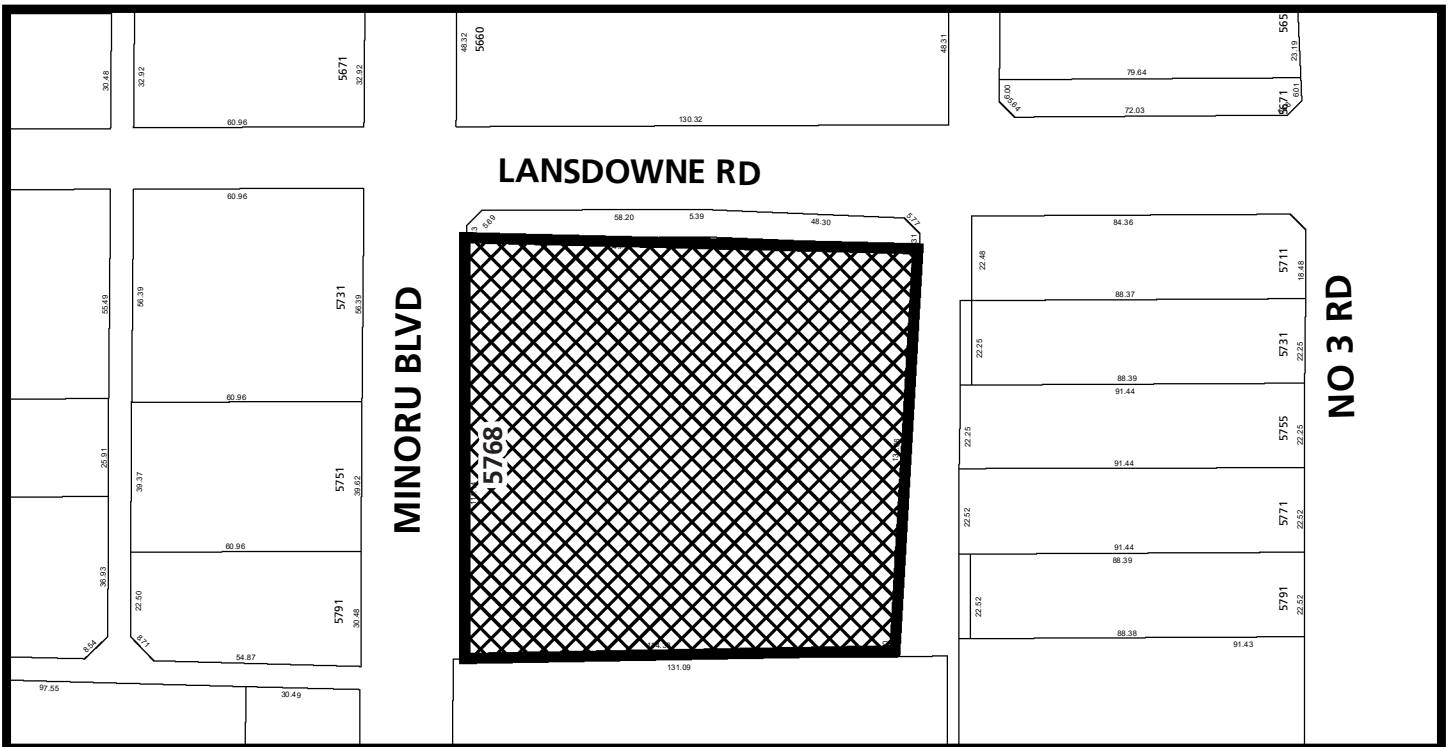
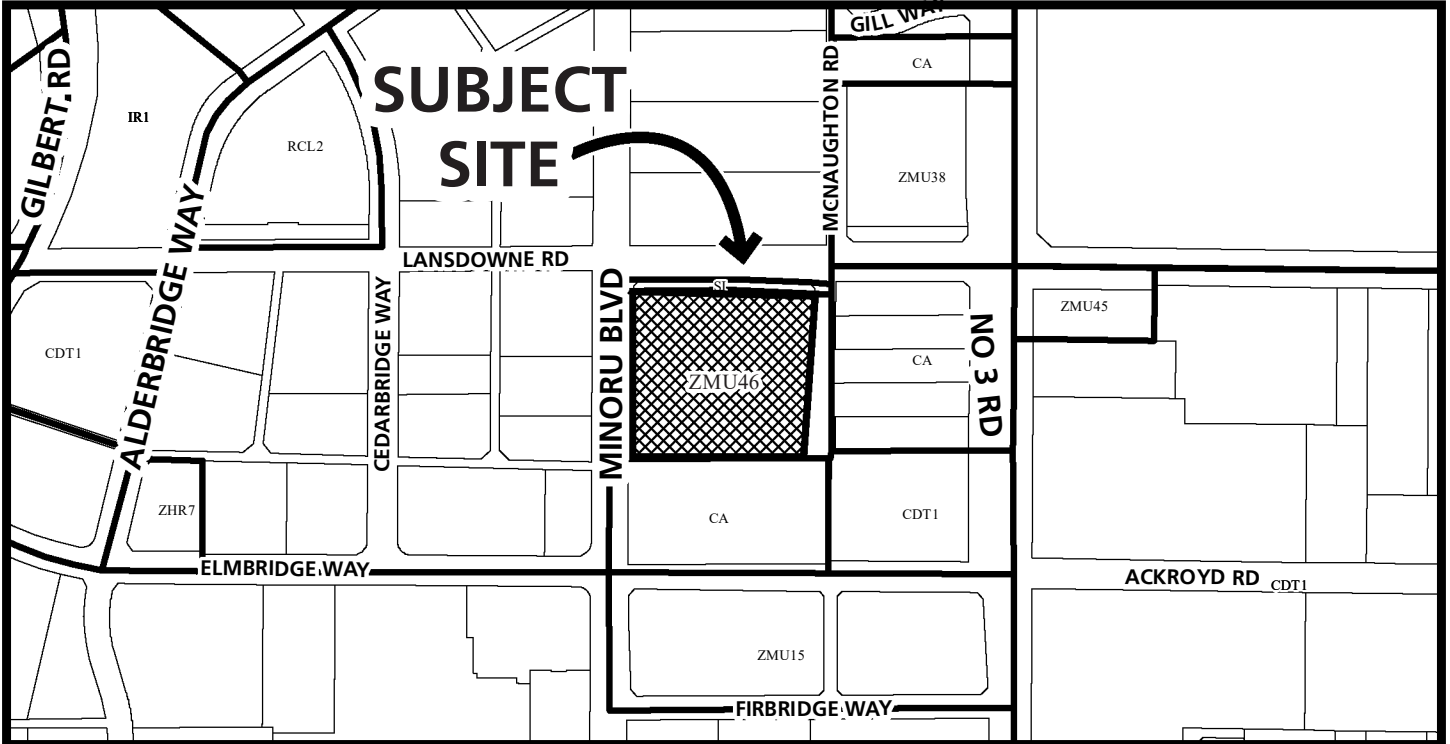
It is recommended that the attached Temporary Commercial Use Permit be issued to the applicant to allow “parking, non-accessory” as a permitted use at 5768 Minoru Boulevard on a temporary basis for a period of three years from the date of issuance.



Ashley Kwan  
Planner 1  
(604) 276-4173

AK:js

- Att. 1: Location Map and Aerial Photo  
2: Development Application Data Sheet  
3: Letter from VCH regarding shuttle service and on-site parking



TU 25-029652

Original Date: 12/10/25  
Revision Date:

Note: Dimensions are in METRES



# City of Richmond



TU 25-029652

Original Date: 12/10/25  
Revision Date:

Note: Dimensions are in METRES



**TU 25-029652**

**Attachment 2**

Address: 5768 Minoru Boulevard

Applicant: Vancouver Coastal Health Authority

Planning Area(s): City Centre, Lansdowne Village

	<b>Existing</b>	<b>Proposed</b>
<b>Owner:</b>	KSV Restructuring Inc., Court appointed Receiver of Minoru View Homes Ltd.	No change
<b>Land Uses:</b>	Vacant Sales Centre Building	Parking, Non-Accessory
<b>OCP Designation:</b>	Mixed Use	No change
<b>Zoning:</b>	High Density Mixed Use and Affordable Rental Housing (ZMU46) – Lansdowne Village (City Centre)	No change

<b>On Development Site</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Off-Street Parking Spaces	Standard: Min. 50% Small: N/A Accessible: 2%	Standard: 182 (66%) Small: 89 (32%) Accessible: 6 (2%) Total: 277	None



December 22, 2025

Attention: City of Richmond

Re: 5768 Minoru Blvd (TU – 029652)

VCH is in the process of leasing 5768 Minoru Boulevard to serve as a dedicated parking lot for Richmond Hospital staff. The site will be a pay-for-use facility in accordance with VCH's staff parking policy.

To facilitate convenient transportation between the parking site and the hospital, VCH is planning a shuttle service. This service will operate weekdays (M – F) for approximately 12 hours, ensuring staff can travel to and from the parking location and the hospital with ease.

A handwritten signature in black ink that reads "G. Malenstyn".

Gail Malenstyn  
Vice President Richmond and Vancouver Acute Services



No. TU 25-029652

To the Holder: Vancouver Coastal Health Authority

Property Address: 5768 Minoru Boulevard

Address: 520 W 6th Avenue, Vancouver, British Columbia, V5Z 1A1

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1. This Temporary Commercial Use Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Temporary Commercial Use Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The subject property may be used for the following temporary commercial uses:  

“Parking, non-accessory”.
4. Any temporary buildings, structures and signs shall be demolished or removed and the site and adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond, upon the expiration of this permit or cessation of the use, whichever is sooner.
5. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit as Schedule “B” which shall form a part hereof.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.
7. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. \_\_\_\_\_  
DAY OF \_\_\_\_\_, \_\_\_\_\_.

ISSUED BY THE COUNCIL THE

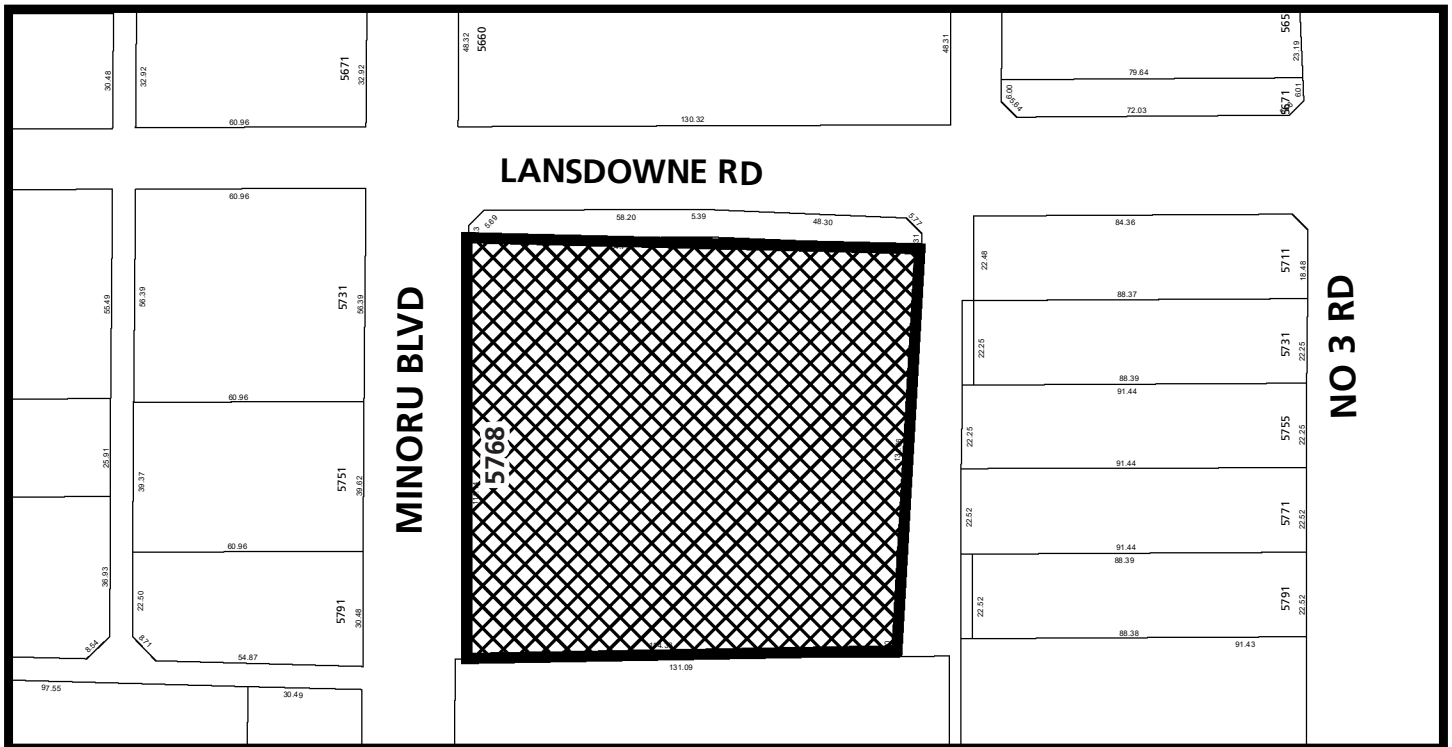
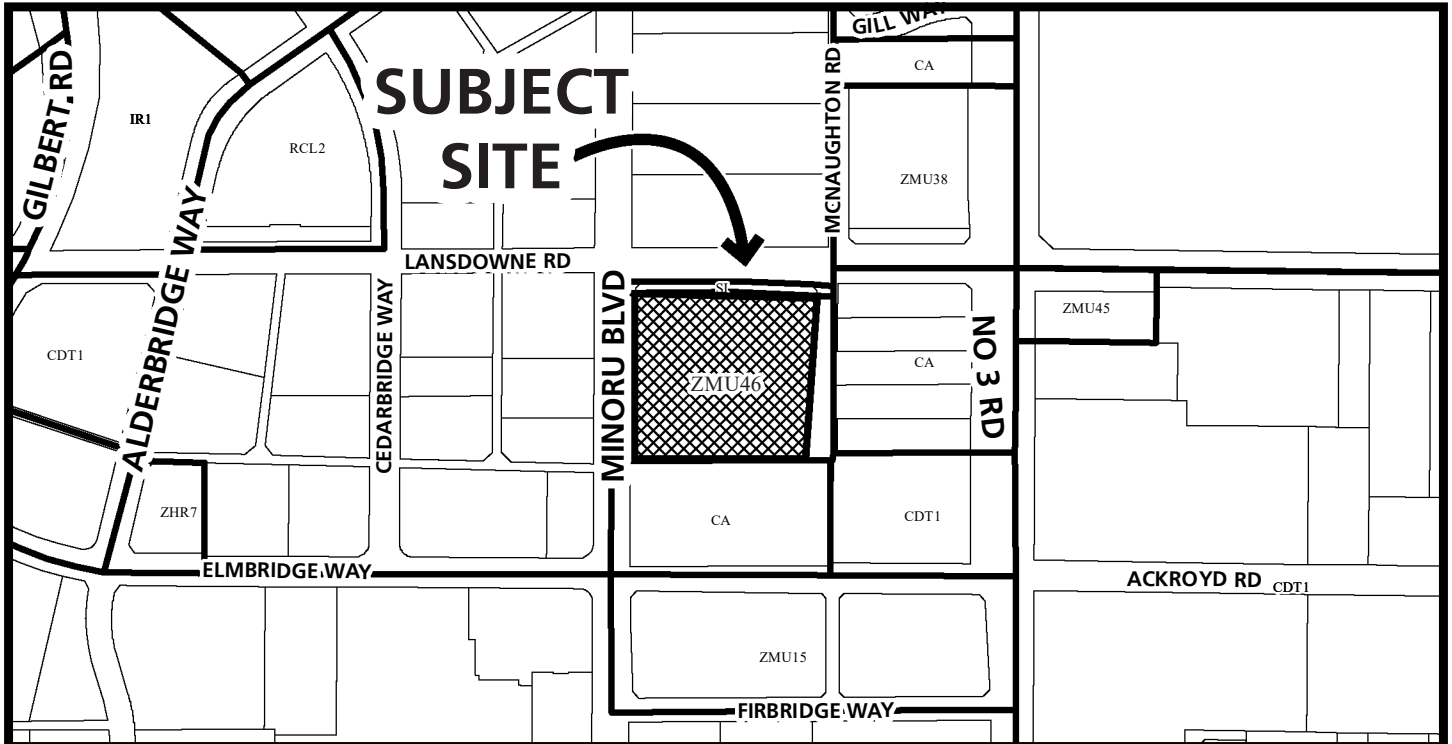
DELIVERED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
MAYOR

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

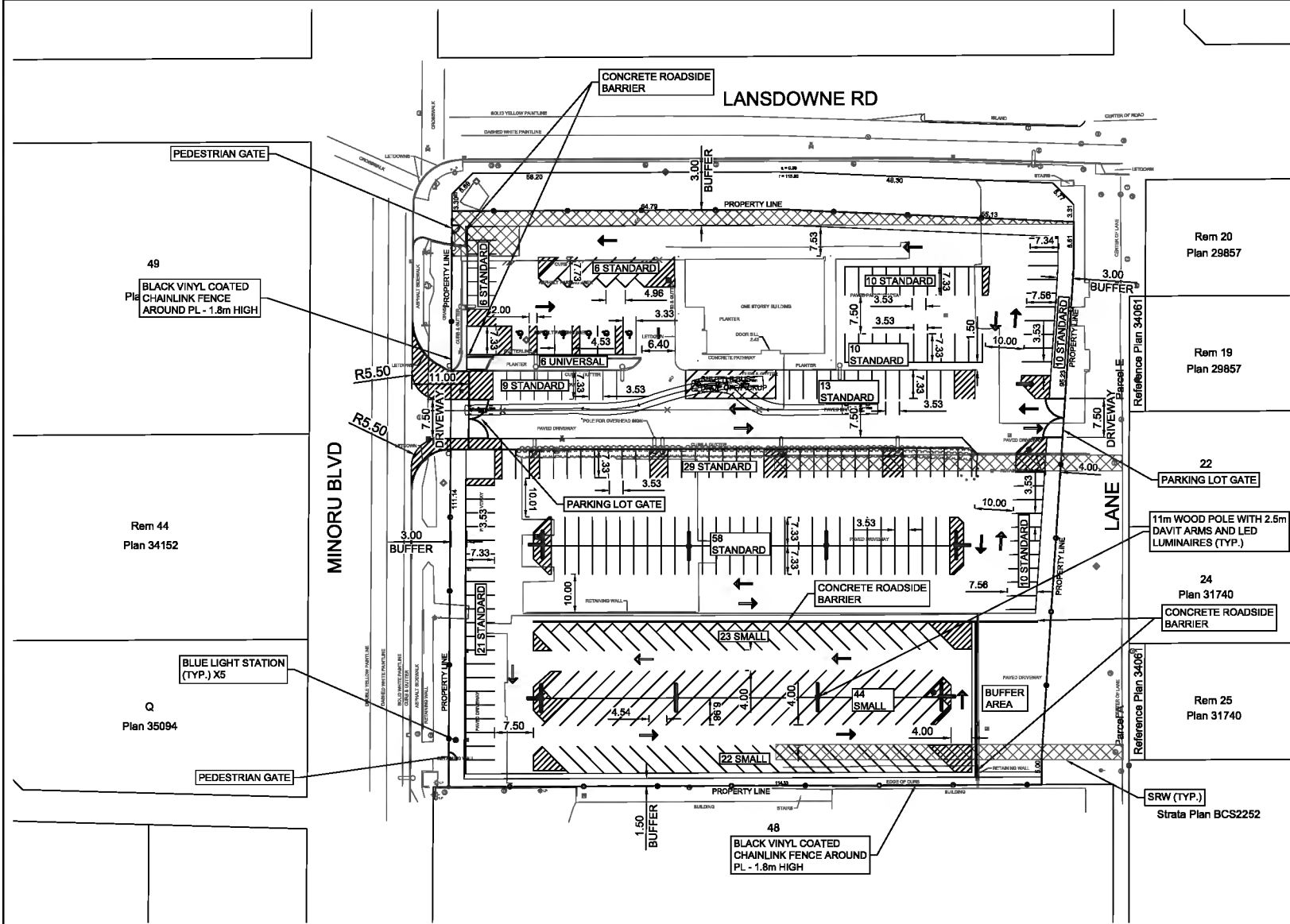


# City of Richmond



	<h2>TU 25-029652</h2> <h2>SCHEDULE "A"</h2>	<p>Original Date: 12/10/25 Revision Date:</p> <p>Note: Dimensions are in METRES</p>
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McElhanney AHS 17-208611-14  
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 DATE: 2025-12-22 10:58 AM FILE: S:\2025\12\22\105800\101 - Richmond Hospital Authority Temporary Parking - 0102 - 2025\12\22\105800\101 LOT 1 PLAN.dwg



PARKING SPACES	
VEHICLE TYPE	# OF SPACES
SMALL	89
STANDARD	182
UNIVERSAL	6
<b>TOTAL</b>	<b>277</b>

PA	2025-12-22	ISSUED FOR REVIEW	SA	JBR	JBR
Rev	Date	Description	Drawn	Checked	Appr

**DESIGNER AND DESIGNER IN CHARGE:** McElhanney AHS  
**DATE:** 2025-12-22  
**PROJECT:** 105800  
**LOT:** 1  
**SCALE:** 1:750  
**PROJECT NO.:** 105800-101  
**PROJECT NAME:** Richmond Hospital Authority Temporary Parking - 0102 - 2025\12\22\105800\101 LOT 1 PLAN.dwg  
**PROJECT LOCATION:** 13450 102nd Avenue, Surrey BC V3T 6X3  
**PROJECT CONTACT:** Tel. 604 596 0391

**McElhanney**  
 Suite 2000 Central City Tower  
 13450 102nd Avenue  
 Surrey BC V3T 6X3  
 Tel. 604 596 0391

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**PA**  
 5788 Minoru Blvd, Richmond BC V6X 2B1  
**PARKING LOT UPGRADE  
PARKING LOT PLAN**  
 LT 1 SEC 5 BLK 4N RG 6W PL EPP112775 LT 1  
 BLK 4N PL EPP112775, SECTION 5, RANGE 6 W, NWD

Drawing No. **C01**  
 Project Number 2111-6738-00  
 Rev. PA