



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

**Public Hearing Agenda  
Electronic Meeting**

**Monday, April 15, 2024 – 7 p.m.  
Council Chambers, 1<sup>st</sup> Floor  
Richmond City Hall  
6911 No. 3 Road  
Richmond, BC V6Y 2C1**

OPENING STATEMENT

Page

- RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10535 (ZT 23-026738)**

(File Ref. No. 12-8060-20-010535, ZT 23-026738) (REDMS No. 7531255, 7545215)

PH-3

[See Page PH-3 for full report](#)

**Location:** 4940 No. 3 Road

**Applicant:** HGL Investments Ltd

**Purpose:** Zoning Text Amendment to the “Auto-Oriented Commercial (ZC40) – No. 3 Road (City Centre)” Zone to Permit Education, Commercial and Health Service, Minor on the Second and Third floor at 4940 No. 3 Road.

**First Reading:** March 11, 2024

**Order of Business:**

- Presentation from the applicant.
- Acknowledgement of written submissions received by the City Clerk since first reading.

**Page**

3. Submissions from the floor.

**Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10535

ADJOURNMENT



**To:** Planning Committee

**Date:** February 20, 2024

**From:** Wayne Craig  
Director, Development

**File:** ZT 23-026738

**Re:** **Application by HGL Investments Ltd for a Zoning Text Amendment to the “Auto-Oriented Commercial (ZC40) – No. 3 Road (City Centre)” Zone to Permit Education, Commercial and Health Service, Minor uses to the Second and Third floor at 4940 No. 3 Road.**

**Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10535, for a Zoning Text Amendment to the “Auto-Oriented Commercial (ZC40) – No. 3 Road (City Centre)” zone to permit Education, Commercial and Health Service, Minor uses to the second and third floor at 4940 No. 3 Road be introduced and given first reading.

Wayne Craig  
Director, Development  
(604-247-4625)

WC:ac  
Att. 5

<b>REPORT CONCURRENCE</b>
<b>CONCURRENCE OF GENERAL MANAGER</b> 

## Staff Report

### Origin

HGL Investments Ltd. (Directors: C. Howe, Lincoln Leong, Winston Leong, Nelson Leong) has applied to the City of Richmond for permission to amend the “Auto-Oriented Commercial (ZC40) – No. 3 Road (City Centre)” zone to permit Education, Commercial and Health Service, Minor uses to the second and third floor at 4940 No. 3 Road. The subject site is currently occupied by a three-storey commercial and office building. A map and aerial photograph showing the location of the subject site is included in Attachment 1.

### Background

The site is subject to “Land Use Contract (LUC 040)”, which is set to automatically expire on June 30, 2024. The site was rezoned in 2017 to establish underlying zoning with the adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9745 on October 16, 2017. This established the “Auto-Oriented Commercial (ZC40) – No 3 Rd (City Centre)” zone which permits Education, Commercial and Health Service, Minor uses on the ground floor in keeping with LUC 040. The proposed zoning text amendment outlined in this report would allow the Education, Commercial and Health Service, Minor uses be permitted on the second and third storeys of the building. The applicant is only looking to amend the zoning as they do not anticipate securing Education, Commercial and Health Service, Minor tenants prior to the expiration of LUC 040 on June 30, 2024.

### Findings of Fact

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

### Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: Across Alexandra Street, Commercial buildings on properties zoned "Auto-Oriented Commercial (CA)".

To the South: Across Alderbridge Way, Lansdowne Mall site zoned "Auto-Oriented Commercial (CA)". Current rezoning (RZ 23-011557) and Development Permit Application (DP 23-011558) for Phase 1A of a multi-phased redevelopment.

To the East: Across Hazelbridge Way, a commercial building on a property governed by Land Use Contract 079, with an underlying zoning designation of Restaurant Commercial (ZC42) – Alderbridge Way (City Centre).

To the West: Across No. 3 Road, commercial buildings on a lot zoned "Auto-Oriented Commercial (CA)" with an application in circulation for Development Permit (DP 23-011292) to facilitate minor alterations to a commercial building on site.



### Existing Site Context

There is an existing three-storey commercial retail/office building surrounded by parking on the site.

### **Related Policies & Studies**

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

The subject property is designated as “Commercial (COM)” in the Official Community Plan (OCP) and the City Centre Area Plan designation for the subject site is "Urban Centre T5 (25m)" and "Urban Centre T5 (35m)". The zoning text amendment is consistent with these designations and the Aberdeen Village (2031) Land Use Map (Attachment 3).

### **Public Consultation**

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

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

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

### **Analysis**

#### Transportation and Site Access

Vehicular access to the subject site is provided via all four fronting roads including No. 3 Road, Alderbridge Way, Alexandra Road and Hazelbridge Way. Ongoing access in this manner is acceptable to the City's Transportation department. A Traffic Study was conducted by Bunt & Associated Engineering Ltd. to understand existing parking facilities in relation to forecasted demand and subsequently reviewed by the City's Transportation department. Transportation confirmed they have no concerns.

Pedestrian improvements to enhance safety and internal circulation on the site have been included in the proposal. Pedestrian connectivity between the existing on-site sidewalks and city sidewalks will be enhanced at three locations as shown on the landscape plan. Two new connection points will be provided to Alexandra Road to the north and one to Hazelbridge Way to the east (Attachment 4). The latter involves removal of one parking stall which is supported by the information provided and subsequent review by Transportation staff.

### Landscaping and Tree Protection

The existing landscaping on the site is in compliance with Richmond's Zoning Bylaw 8500. The applicant has agreed to enhance the existing landscaping buffer along Alderbridge Way as a condition of approval (Attachment 4). This includes the removal of overgrown shrubs and replacement with low evergreen ground cover and a mix of low maintenance, broadleaf evergreen and native shrubs. All existing trees will be retained through these works.

To ensure that the Landscape Plan is adhered to, the applicant is required to submit a Landscaping Security in the amount of 100 per cent of a cost estimate prepared by the Registered Landscape Architect (including all materials, installation, and a 10 per cent contingency) prior to final rezoning approval.

The removal and replacement of landscaping materials, as well as the installation of porous pavers, will necessitate works in close proximity to existing trees. The applicant has submitted a Certified Arborist Report to confirm the landscaping improvements, as well as the enhanced pedestrian connections, will not negatively impact the trees. To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure protection and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission to the City of a \$5000.00 Tree Survival Security for one tree to be retained.
- Prior to commencing landscaping works on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

### Sustainability

The applicant has agreed to install four EV charging units to Level 2 Charging as a sustainability improvement for this application. The EV charging units for the commercial development will be secured by legal agreement registered on Title prior to rezoning bylaw adoption.

### Site Servicing

There are no site servicing concerns and no frontage improvements are required for this property at this time given the limited scope of the application.

In the future, road dedication, frontage improvements and other site securing requirements will be required where the property is redeveloping, in accordance with the City Centre Area Plan.

**Financial Impact or Economic Impact**

None.

**Conclusion**

The purpose of this Zoning Text Amendment application is to amend the “Auto-Oriented Commercial (ZC40) – No. 3 Road (City Centre)” zone to permit Education, Commercial and Health Service, Minor uses to the second and third floor at 4940 No. 3 Road.

The Zoning Text Amendment application complies with the land use designation and applicable policies contained within the OCP for the subject site.

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10535 be introduced and given first reading.



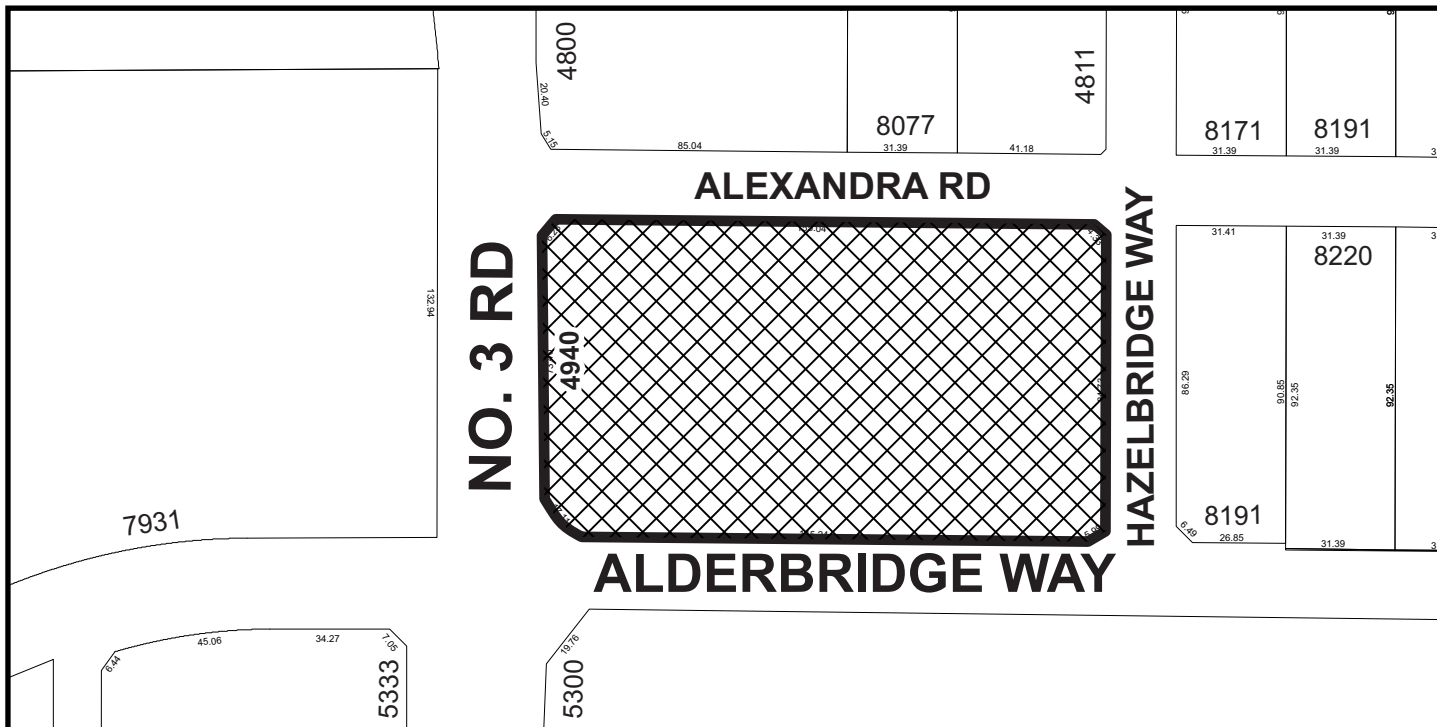
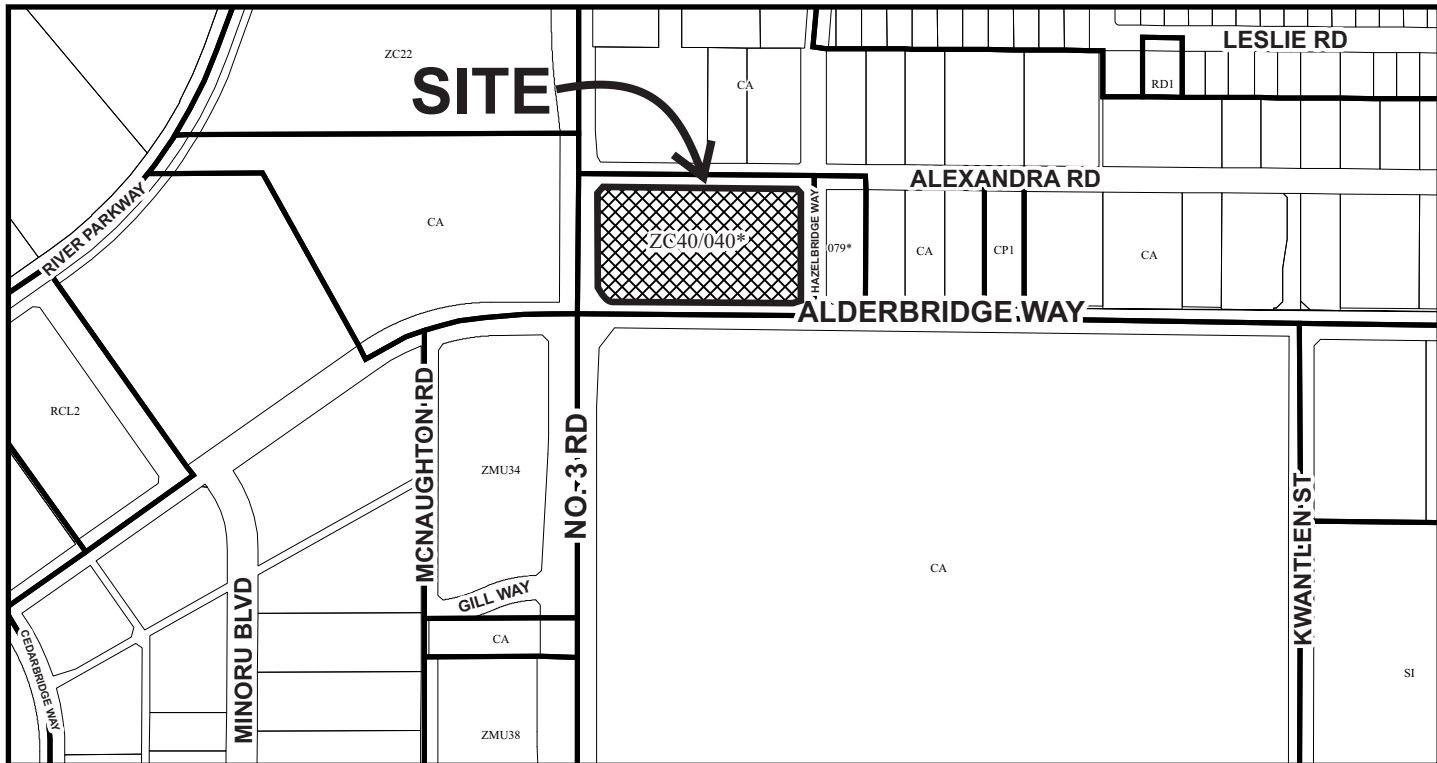
Alexander Costin  
Planning Technician – Design  
(604-276-4200)

AC:he

- Att.   1: Location Map & Aerial Photo  
      2: Development Application Data Sheet  
      3: Aberdeen Village (2031) Land Use Map  
      4: Landscape Plan  
      5: Rezoning Considerations



# City of Richmond



	<h2>ZT 23-026738</h2>	<p>Original Date: 09/07/23</p>
	<p>PH - 8</p>	<p>Revision Date: 02/15/24</p>
		<p>Note: Dimensions are in METRES</p>



**ZT 23-026738**

**Attachment 2**

Address: 4940 No. 3 Road

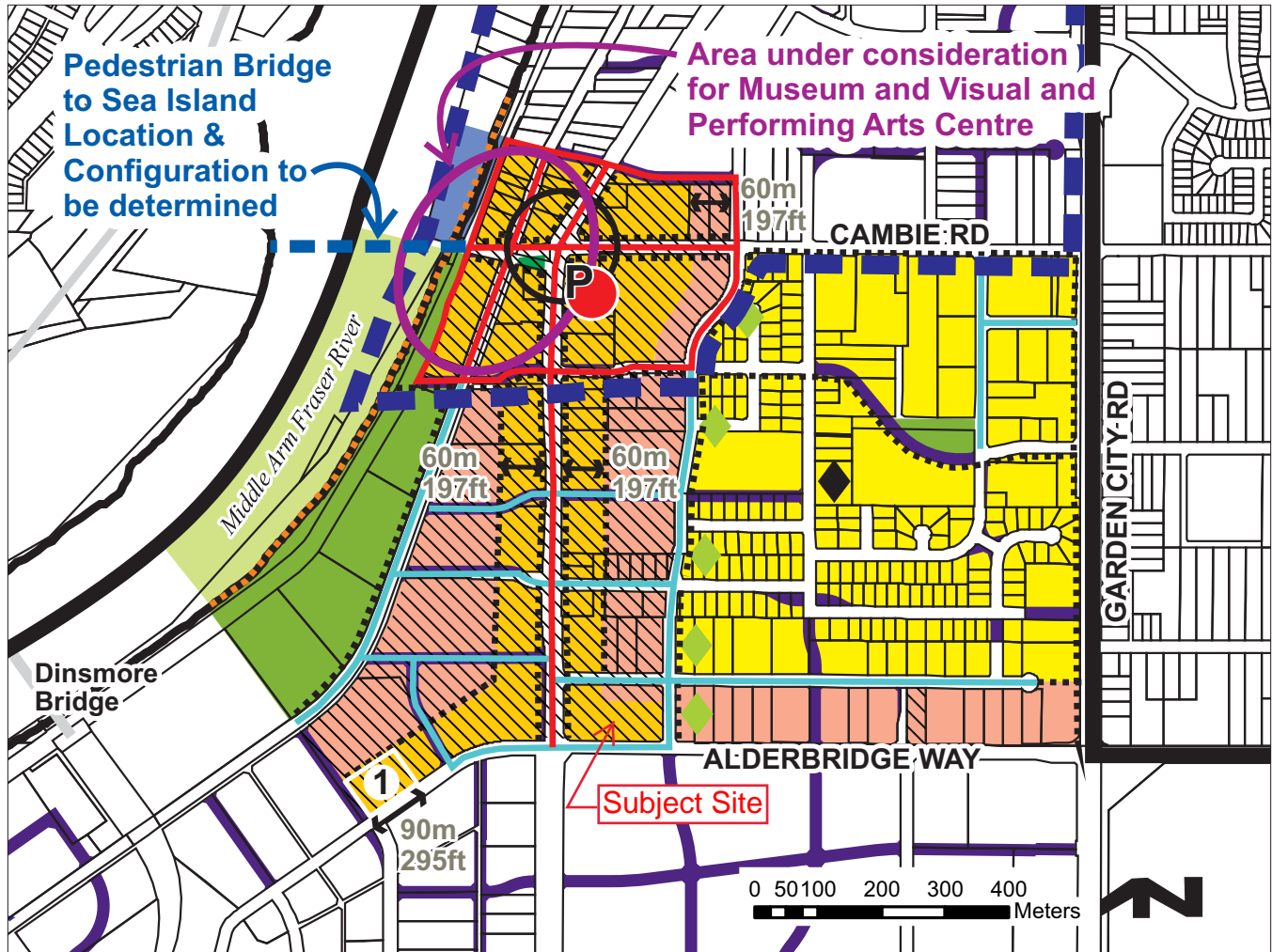
Applicant: HGL Investments Ltd.

Planning Area(s): City Centre Area Plan – Aberdeen Village

	Existing	Proposed
<b>Owner:</b>	H G L Investments Ltd	No Change
<b>Site Size (m<sup>2</sup>):</b>	14, 578 m <sup>2</sup>	No Change
<b>OCP Designation:</b>	Commercial, Mixed Use	No Change
<b>Area Plan Designation:</b>	Urban Centre T5	No Change
<b>Zoning:</b>	Auto-Oriented Commercial (ZC40) – No. 3 Road (City Centre)	No Change
<b>Education, Commercial and Health Service, Minor uses</b>	Permitted on first storey	To be permitted on second and third storey, in addition to the first storey.

# Specific Land Use Map: Aberdeen Village (2031)

Bylaw 10020  
2019/05/21

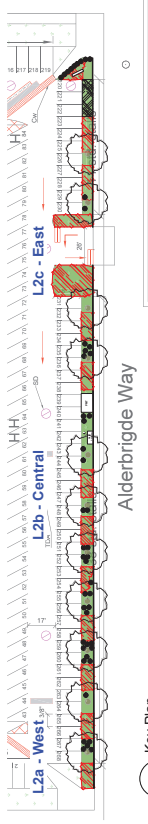


	General Urban T4 (25m)		Non-Motorized Boating & Recreation Water Area		Proposed Streets
	Urban Centre T5 (35m)		Marina (Residential Prohibited)		Pedestrian-Oriented Retail Precincts-High Street & Linkages
	Urban Centre T5 (25m)		Village Centre Bonus		Pedestrian-Oriented Retail Precincts-Secondary Retail Streets & Linkages
<b>Location where site specific maximum building heights apply:</b>		Institution			Richmond Arts District
	(33m)		Pedestrian Linkages		Canada Line Station
	Park		Waterfront Dyke Trail		Transit Plaza
	Park-Configuration & location to be determined				Village Centre: No.3 Road & Cambie Road Intersection

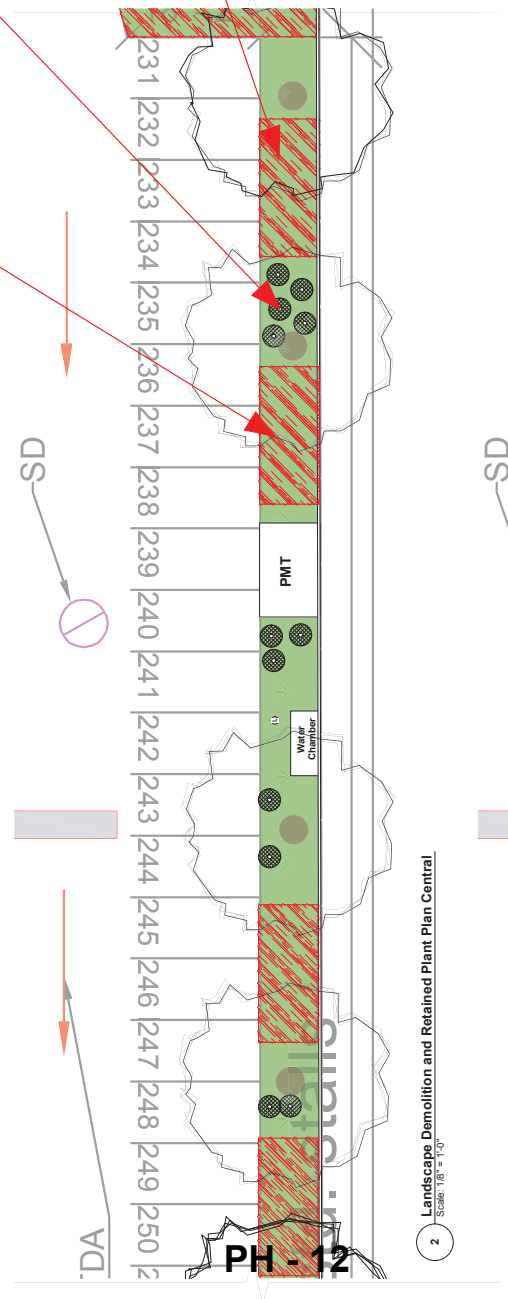
Bylaw 10020 2019/05/21 Maximum building height may be subject to established Airport Zoning Regulations in certain areas.



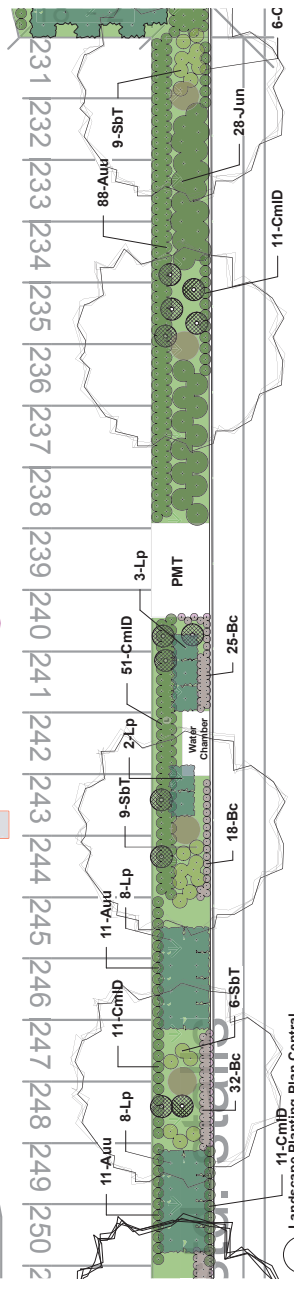




5 Key Plan  
Scale: 1" = 40' 0"



2 Landscape Demolition and Retained Plant Plan Central  
Scale: 1/8" = 1' 0"



4 Landscape Planting Plan Central  
Scale: 1/8" = 1' 0"

Plant Use	Latin Name	Common Name	Quantity	Schedule 2b Name
Shrub	Amelanchier canadensis	Shadbush	200	4" Green
Shrub	Amelanchier canadensis	Shadbush	200	6" Green
Shrub	Amelanchier canadensis	Shadbush	200	8" Green
Shrub	Amelanchier canadensis	Shadbush	200	10" Green
Shrub	Amelanchier canadensis	Shadbush	200	12" Green
Shrub	Amelanchier canadensis	Shadbush	200	14" Green
Shrub	Amelanchier canadensis	Shadbush	200	16" Green
Shrub	Amelanchier canadensis	Shadbush	200	18" Green
Shrub	Amelanchier canadensis	Shadbush	200	20" Green
Shrub	Amelanchier canadensis	Shadbush	200	22" Green
Shrub	Amelanchier canadensis	Shadbush	200	24" Green
Shrub	Amelanchier canadensis	Shadbush	200	26" Green
Shrub	Amelanchier canadensis	Shadbush	200	28" Green
Shrub	Amelanchier canadensis	Shadbush	200	30" Green
Shrub	Amelanchier canadensis	Shadbush	200	32" Green
Shrub	Amelanchier canadensis	Shadbush	200	34" Green
Shrub	Amelanchier canadensis	Shadbush	200	36" Green
Shrub	Amelanchier canadensis	Shadbush	200	38" Green
Shrub	Amelanchier canadensis	Shadbush	200	40" Green
Shrub	Amelanchier canadensis	Shadbush	200	42" Green
Shrub	Amelanchier canadensis	Shadbush	200	44" Green
Shrub	Amelanchier canadensis	Shadbush	200	46" Green
Shrub	Amelanchier canadensis	Shadbush	200	48" Green
Shrub	Amelanchier canadensis	Shadbush	200	50" Green
Shrub	Amelanchier canadensis	Shadbush	200	52" Green
Shrub	Amelanchier canadensis	Shadbush	200	54" Green
Shrub	Amelanchier canadensis	Shadbush	200	56" Green
Shrub	Amelanchier canadensis	Shadbush	200	58" Green
Shrub	Amelanchier canadensis	Shadbush	200	60" Green
Shrub	Amelanchier canadensis	Shadbush	200	62" Green
Shrub	Amelanchier canadensis	Shadbush	200	64" Green
Shrub	Amelanchier canadensis	Shadbush	200	66" Green
Shrub	Amelanchier canadensis	Shadbush	200	68" Green
Shrub	Amelanchier canadensis	Shadbush	200	70" Green
Shrub	Amelanchier canadensis	Shadbush	200	72" Green
Shrub	Amelanchier canadensis	Shadbush	200	74" Green
Shrub	Amelanchier canadensis	Shadbush	200	76" Green
Shrub	Amelanchier canadensis	Shadbush	200	78" Green
Shrub	Amelanchier canadensis	Shadbush	200	80" Green
Shrub	Amelanchier canadensis	Shadbush	200	82" Green
Shrub	Amelanchier canadensis	Shadbush	200	84" Green
Shrub	Amelanchier canadensis	Shadbush	200	86" Green
Shrub	Amelanchier canadensis	Shadbush	200	88" Green
Shrub	Amelanchier canadensis	Shadbush	200	90" Green
Shrub	Amelanchier canadensis	Shadbush	200	92" Green
Shrub	Amelanchier canadensis	Shadbush	200	94" Green
Shrub	Amelanchier canadensis	Shadbush	200	96" Green
Shrub	Amelanchier canadensis	Shadbush	200	98" Green
Shrub	Amelanchier canadensis	Shadbush	200	100" Green

Issue for Pricing Amendment  
Issue for review  
2024-02-02  
2024-02-02  
2024-02-02

Date  
Issue Notes

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**Prospect & Refuge**  
LANDSCAPE ARCHITECTS  
4025 South Park Ave. Mechanicsville, VA 23103  
703.756.1100  
www.prospectandrefuge.com

4940 No 3 Rd Landscape Reno for RZ  
amendment

Project No: 2128-013  
AS No: 100  
Date: 2/28/24  
Project Name: 4940 No 3 Rd Landscape Reno for RZ amendment  
Sheet No: AS  
Scale: L1b

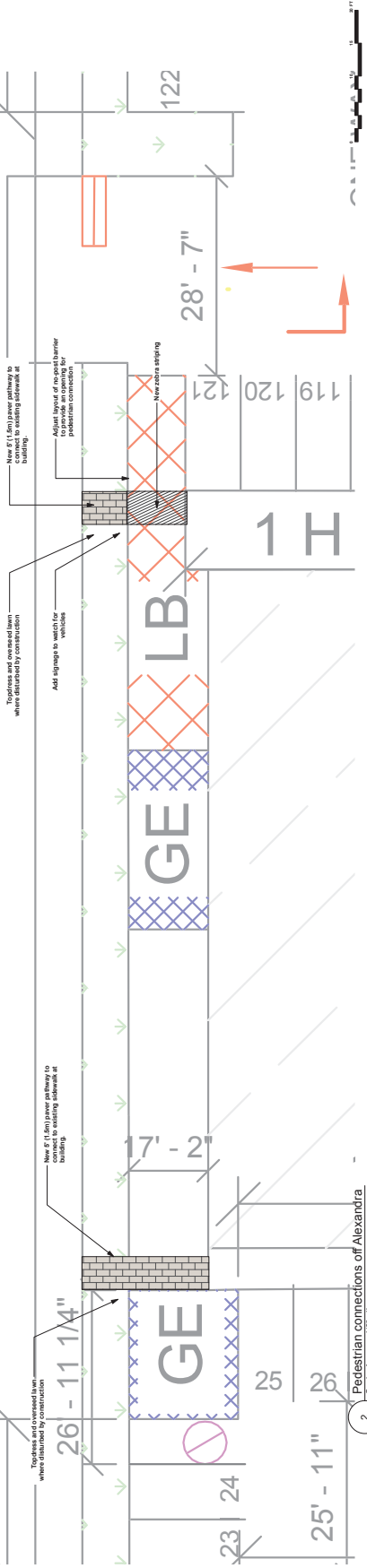






# Alexandra

td. stalls



**LEGEND**

- Shrubs to be removed - JUDG 75 mm topsoil and 75 mm compost bed bark must be replaced.
- Wood Chalking Coat to be used and replaced for concrete curb edge
- Existing shrub retained - under 6.0m tall
- Existing shrubs to be removed - topsoil and 75 mm compost bed bark must be replaced
- Existing Tree
- New Zero Slopes
- New 6" x 12" paver paving with 60mm bed of 75 mm compost bed bark, Harvest, or equivalent.

**NOTE:** All removal work activities to be done under the approval of the project architect.

2024-02-20	Issue for Planning Amendment
2024-02-09	Issue for review
2024-02-02	Final Revocation Concept
Date	Issue Notes



**Prospect & Refuge**

LANDSCAPE ARCHITECTS  
 4022 St. Johns Ave. Vancouver, BC V6J 3H3  
 604-681-1111  
 www.prospectandrefuge.com

4940 No 3 Rd Landscape Reno for RZ amendment

Project No: 2024-03  
 Date: 2024-03-01  
 Author: AS

Scale: AS

L1e



Add signage if required for safety

Add white zones adjacent to curb to notify on way

Adjust layout of no post barrier to allow for wheelchair across loading zone



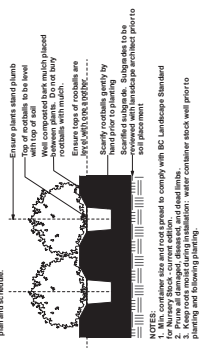
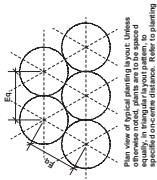
6' or remove the Post barrier to allow pedestrian connection

New 6" x 12" paver pathway to connect to existing sidewalk at building

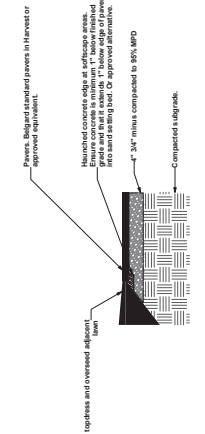


New 6" x 12" paver paving with 60mm bed of 75 mm compost bed bark, Harvest, or equivalent

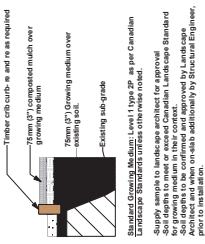
PH - 15



1 Shrub and Perennial Planting  
Scale: 1/2" = 1'-0"



2 Concrete Unit Pavers  
Scale: 1/2" = 1'-0"



3 Top Soil  
Scale: 1/2" = 1'-0"

2024-02-20	Issue for Planning Amendment
2024-02-09	Issue for review
2024-02-02	Final Renovation Concept
	Issue Notes
Date	
Issue	
<b>Prospect &amp; Refuge</b> LANDSCAPE ARCHITECTS 4025 S. Fraser Street, Vancouver, BC V6Z 1M3 Tel: 604.681.1111 www.prospectandrefuge.com	
4940 No 3 Rd Landscape Reno for RZ amendment	
Project No: 2024-03 Issue No: AS Noted Revision No: AS Drawing No: L1f	



City of  
Richmond

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

Address: 4940 No. 3 Road

File No.: ZT 23-026738

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10535, the developer is required to complete the following:**

1. Receipt of a Letter-of-Credit for landscaping in the amount of \$13,957.89 (including all materials, installation, and a 10% contingency). To accompany the landscaping security, a legal agreement that sets the terms for use and release of the security must be entered into between the applicant and the city.
2. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any landscaping or construction activities occurring on-site.
3. Submission of a Tree Survival Security to the City in the amount of \$5000.00 for one tree to be retained. To accompany the tree survival security, a legal agreement that sets the terms for release of the security must be entered into between the Applicant and the City
4. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. Registration of an Electric Vehicle (EV) Charging Infrastructure covenant on Title, securing the owner's commitment to voluntarily provide, install, and maintain EV charging equipment for the use of the commercial tenants and others as determined to the satisfaction of the City. More specifically, a minimum of 4 of the required parking spaces must be provided with Level 2 EV charging.
6. Receipt of a Letter-of-Credit for Electric Vehicle (EV) Charging Infrastructure in the amount of \$10,000.00. To accompany the EV charging security, a legal agreement that sets the terms for use and release of the security must be entered into between the applicant and the city.
7. Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.





Richmond Zoning Bylaw 8500
Amendment Bylaw 10535 (ZT 23-026738)
4940 No 3 Road

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

- 1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 22.40 [Auto-Oriented Commercial (ZC40) – No. 3 Road (City Centre)] by deleting Section 22.40.11.2 and replacing it with the following:
- 2. Notwithstanding Section 22.40.11.1, the following permitted uses may be located on the second and third storeys, in addition to the first storey:
a) education commercial
b) health service, minor
c) office”.
2. This Bylaw may be cited as “Richmond Zoning Bylaw 8500, Amendment Bylaw 10535”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAR 11 2024

Approval stamp: CITY OF RICHMOND, APPROVED by [Signature], APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER



Regular Council  
Monday, March 11, 2024

CONSENT AGENDA

- R24/5-5      2.    **APPLICATION BY HGL INVESTMENTS LTD FOR A ZONING TEXT AMENDMENT TO THE “AUTO-ORIENTED COMMERCIAL (ZC40) – NO. 3 ROAD (CITY CENTRE)” ZONE TO PERMIT EDUCATION, COMMERCIAL AND HEALTH SERVICE, MINOR USES TO THE SECOND AND THIRD FLOOR AT 4940 NO. 3 ROAD**  
(File Ref. No. ZT 23-026738) (REDMS No. 7531255)

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10535, for a Zoning Text Amendment to the “Auto-Oriented Commercial (ZC40) – No. 3 Road (City Centre)” zone, to permit Education, Commercial and Health Service, Minor uses to the second and third floor at 4940 No. 3 Road, be introduced and given first reading.*

*Adopted by general consent*