



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

Public Hearing Agenda

Tuesday, April 22, 2025 – 5:30 p.m.

**Council Chambers, 1st Floor
Richmond City Hall
6911 No. 3 Road
Richmond, BC V6Y 2C1**

OPENING STATEMENT

Page

1. **TEMPORARY USE PERMIT (TU 24-049270)**
(File Ref. No. TU 24-049270) (REDMS No. 7939890, 7948571)

PH-4

[See Page PH-4 for full report](#)

Location: Unit 140 - 11300 No. 5 Road

Applicant: Foursquare Gospel Church of Canada

Purpose: To renew the existing Temporary Commercial Use Permit to allow “religious assembly” as a permitted use on an industrial zoned site at Unit 140 - 11300 No. 5 Road for a period of three years.

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. To renew the existing Temporary Commercial Use Permit to allow “religious assembly” as a permitted use on an industrial zoned site at Unit 140 - 11300 No. 5 Road for a period of three years.

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2. **RICHMOND OFFICIAL COMMUNITY PLAN BYLAW NO. 9000, AMENDMENT BYLAW 10640, RICHMOND ZONING BYLAW NO. 8500, AMENDMENT BYLAW NO. 10641**

(File Ref. No. 10-6455-04) (REDMS No. 7923762, 7969199, 8007578)

PH-22

See Page PH-22 for full report

Location: City Wide

Applicant: City of Richmond

Purpose: To amend Richmond Zoning Bylaw 8500 and Richmond Official Community Plan Bylaw 9000 to simplify parking requirements for rental housing development.

First Reading: March 24, 2025

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.

Council Consideration:

1. Action on second and third readings of Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10640.

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2. Adoption of Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10640.

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Public Hearing Agenda – Tuesday, April 22, 2025

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3. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10641.

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4. Adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10641.

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ADJOURNMENT

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To: Planning Committee
From: Joshua Reis
Director, Development

Date: February 18, 2025
File: TU 24-049270

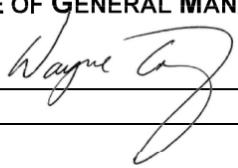
Re: **Application by Foursquare Gospel Church of Canada to Extend the Temporary Commercial Use Permit at Unit 140 - 11300 No. 5 Road**

Staff Recommendations

1. That the application by Foursquare Gospel Church of Canada to extend the Temporary Commercial Use Permit (TU 24-049270) at Unit 140 – 11300 No. 5 Road to permit “Religious Assembly” use be considered for a period of three years; and
2. That the application be forwarded to the April 22, 2025, Public Hearing at 5:30pm in the Council Chambers of Richmond City Hall.

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

JR:eml
Att. 4

REPORT CONCURRENCE
CONCURRENCE OF GENERAL MANAGER 

Staff Report

Origin

Foursquare Gospel Church of Canada has applied to the City of Richmond to extend the Temporary Commercial Use Permit (TCUP) at Unit 140 – 11300 No. 5 Road to permit a “Religious Assembly” use for a period of three years. The proposed extension would provide additional time for the applicant to continue their search for a permanent location. The property is zoned “Industrial Business (IB1)” (Attachment 1).

Background

Council previously considered an application for TCUP for “Religious Assembly” use (TU 20-901466) at this location in order to allow Richmond Christian Fellowship (a group owned by Foursquare Gospel Church of Canada) to conduct bible studies, in addition to the permitted office use, while they looked for a suitably zoned permanent location. The TCUP was considered and subsequently issued a permit at the Public Hearing held on March 21, 2022.

Since the issuance of the TCUP, Richmond Christian Fellowship has been operating on the site. The applicant has been unsuccessful in securing an alternative location elsewhere in the City and has applied for an extension of the TCUP for another three years to provide additional time to allow them to find a suitably zoned location.

Findings of Fact

A Development Application Data Sheet providing details about the proposal is provided in Attachment 2.

Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: Across Featherstone Way, a commercial office complex on a property zoned “Industrial Business Park (IB1)”.

To the South: Property zoned “Industrial Business Park (IB1)”, for a light industrial and warehousing centre.

To the East: Self-storage buildings on a property zoned “Industrial Business Park (IB1)”.

To the West: Across No. 5 Road, the RCMP building on property zoned “Industrial Business Park (IB1)”.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject site is “Mixed Employment”.

The “Mixed Employment” OCP designation allows for uses such as industrial, office, support services and a limited range of commercial retail sales (i.e. building and garden supplies, household furnishings and similar warehouse goods).

The OCP allows TCUPs 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 surrounding area.

Consideration of the proposed temporary commercial use is consistent with the land use designations and applicable policies in the OCP.

Richmond Zoning Bylaw 8500

The subject site is zoned “Industrial Business Park (IB1)”, which allows for a range of industrial and commercial uses. The proposed “Religious Assembly” use is not permitted in these zones. The TCUP is proposed to allow the continued operation at the subject site on an interim basis while the religious group continues to look for a new location with the appropriate zoning.

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.

An application for one extension to the Permit may be made and issued for up to three additional years, at the discretion of Council. After this, a new application would need to be made.

Public Consultation

Two notification signs have been installed on the site, one fronting No. 5 Road and one fronting Featherstone Way. No correspondence has been received as a result of the placement of the signs on the subject site. Should Council endorse the staff recommendation, the application would be forwarded to a Public Hearing on April 22, 2025, 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

Proposed Use

The subject unit (Unit 140) at 11300 No. 5 Road is located in the easternmost unit of the building on the property. The existing building is stratified and contains a total of eight units, including the subject unit. Unit 140 has a total of 204 m² (2,200 ft²) and has been occupied by the parent company of Richmond Christian Fellowship since June 2004.

The applicant has support from the strata corporation which is aware of the applicant's request for a TCUP to allow "Religious Assembly" and the services being provided by Richmond Christian Fellowship and support the proposed extension to the TCUP (Attachment 3).

The proposed continued use of the unit of the site for "Religious Assembly" would not involve any changes to the building. The applicant has advised the number of attendees ranges from 20-35 people for Bible studies on Sundays from 10 a.m. to 12:30 p.m.

There have been no complaints received by the City over the past three years for this activity.

Vehicle and Bicycle Parking

On-site vehicle parking was evaluated as part of the original TCUP application. The applicant continues to have access to two reserved spaces and 37 shared visitor parking spaces on site.

Three designated bicycle parking spaces are located within the unit used for Bible study, which is secured, locked and not accessible to the users of other units. The designated area is identified via a sign above the bicycle parking location.

There have been no issues with vehicle or bicycle parking observed on-site over the term of the previous temporary use permit.

Applicant Efforts to Secure an Alternative Location

The applicant has been actively searching for a new location to purchase over the last three years and has provided a letter summarizing the work undertaken to secure an appropriately sized space with a suitably zoned property (Attachment 4). The applicant has expressed that they have been facing challenges finding an appropriately zoned and sized space for the relocation of Richmond Christian Fellowship. The applicant's letter indicates that they understand the need to relocate and will continue to actively look for alternative locations.

If approved, the TCUP would allow Richmond Christian Fellowship to continue to operate on the site for another three years, while they seek an alternative appropriately zoned property for purchase.

Financial Impact

None.

Conclusion

Foursquare Gospel Church of Canada has applied to the City of Richmond to extend the Temporary Commercial Use Permit (TCUP) at Unit 140 – 11300 No. 5 Road to permit a “Religious Assembly” use for a period of three years.

The proposed use at the subject property is acceptable to staff on the basis that it is temporary in nature, does not negatively impact current business operations at 11300 No. 5 Road, and that the applicant has demonstrated reasonable efforts to acquire a suitable alternative location.

It is recommended that the attached TCUP be issued to the applicant to allow “Religious Assembly” use at Unit 140 – 11300 No. 5 Road for three years from the date of issuance.



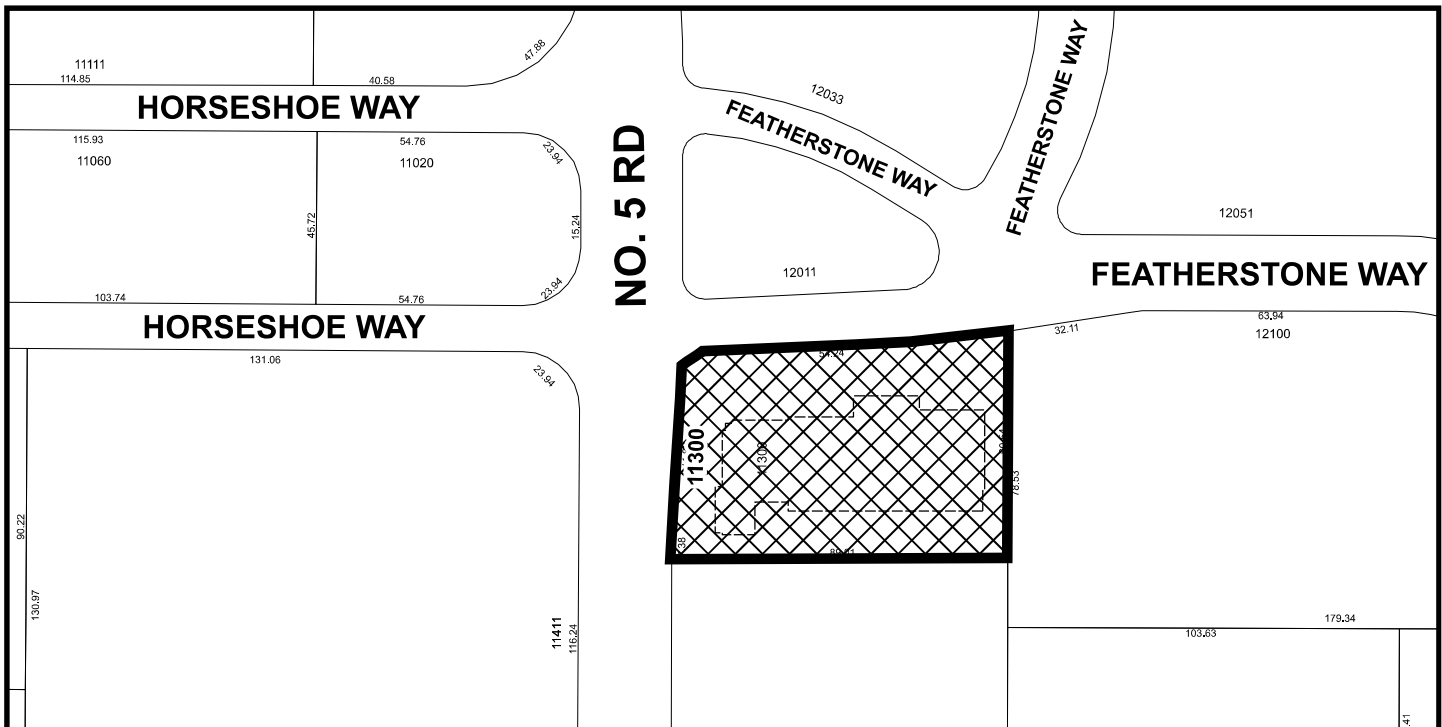
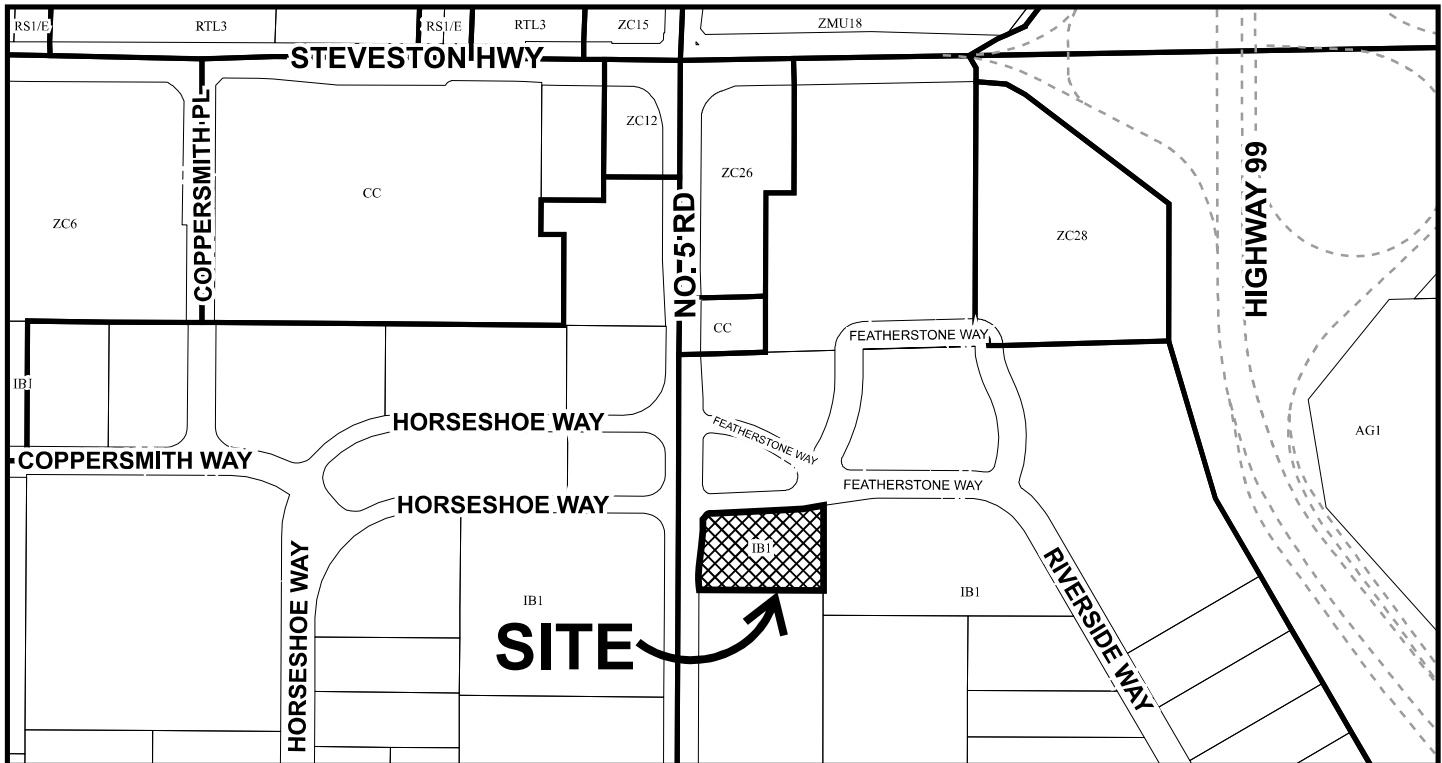
Emma Lovas
Planning Technician – Design
(604-276-4262)

EML:js

- Att. 1: Location Map and Aerial Photo
 2: Development Application Data Sheet
 3: Letter from Strata Management Company
 4: Letter from Applicant



City of Richmond



TU 20-901466
Unit 140

Original Date: 10/22/20

Revision Date:

Note: Dimensions are in METRES



City of Richmond



TU 24-049270

Original Date: 01/20/25
Revision Date:

Note: Dimensions are in METRES



TU 24-049270

Attachment 2

Address: Unit 140 – 11300 No. 5 Road

Applicant: Foursquare Gospel Church of Canada

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Foursquare Gospel Church of Canada	No change
Unit Size (m²):	204 m ²	No change
Land Uses:	Education, Commercial	Religious Assembly
OCP Designation:	Mixed Employment	No change
Zoning:	Industrial Business Park (IB1)	No change

On Development Site	Bylaw Requirement	Proposed	Variance
On-site Vehicle Parking for unit:	20	2 reserved 37 shared	None
On-site Bicycle Parking for unit:	Class 1: 1 Class 2: 2	Class 1: 1 Class 2: 2	None



365 – 2608 Granville Street, Vancouver | V6H 3V3

Tel: 604.681.4177 | Fax: 604.635.1811

www.urbanproperties.ca
admin@urbanproperties.ca

September 25, 2024

Att: City of Richmond

**Richmond Christian Fellowship
 C/O Pastor Kevin Preston
 140-11300 No. 5 Road
 Richmond, B.C. V7A 5J7**

**RE: STRATA PLAN LMS 4633 – Riverside Business Center – SL 9
 #140, 11300 No, 5 Road, Richmond, B.C V7A 5J7
Temporary Use Permit for Richmond Christian Fellowship
Use of Property as Religious Facility**

Dear Sir or Madam;

We write to you as the managing agents of Strata Plan LMS 4633 – Riverside Business Center, on behalf of and at the direction of the Strata Council with regard to the use of unit #140 for religious purposes.

The Strata Corporation Riverside Business Center acknowledges that Richmond Christian Fellowship is using the facility at 140-11300 No. 5 Road on Friday nights from 7:00pm to 10:00pm for a young adult meeting. Riverside Business Center is also aware that the facility is being used for Bible Studies on Sundays from 10:00am to 12:30pm.

Therefore, we ask that the City of Richmond grants Richmond Christian Fellowship with their Temporary Use Permit.

If you have any questions regarding the above, please do not hesitate to contact Sheri Cepuran at 604-681-4177 ext. 205 or sheri@urbanproperties.ca. Thank you for your prompt attention to this matter.

Yours Truly,

Sheri Cepuran
 Managing Broker
 Urban Properties Ltd.
 On behalf of LMS 4633 – Riverside Business Center



January 20,2025

City of Richmond
Emma Lovas
Planning Technician-Design
Development Application

Re: Temporary Use Permit Renewal-Use of property as Religious Facility
Strata Plan LMS – Riverside Business Center -SL9
Richmond Christian Fellowship
140-11300 Nu 5 Road
Richmond, BC
V7A 5J7

TU24-049270

Richmond Christian is asking the city for an extension to our temporary use permit. Just a little back ground regarding our church and the facility. Our fellowship has been meeting at this location since June/2004.

We use the facility on Friday nights from 7pm – 10pm for a young adult get together and on Sundays from 10am – 12:30pm. We also use the facility for a Christmas dinner on a Saturday evening in December, and one ladies tea on a Saturday afternoon every year. Other than this, our facility is not used at all. Urban Properties our strata company knows what the facility is being used for and is supportive of our use (attached is a letter from Urban Properties).

We have done everything we have been asked by the city to look for another location. We hired real estate salesman named Dino Usison from Royal Pacific Realty to help us find a location for our church. Most of the buildings he found were not large enough to accommodate a church and were not zoned for a church.

Helping people become whole minded whole hearted whole life followers of Jesus Christ

Unit 140 - 11300 No. 5 Rd. Richmond, BC V7A 5J7 Ph: 604-270-6594 Fax: 604-270-9375 e-mail: rcf@rcfonline.com

Mr. Usison did find at least 2 locations in strip malls but none of these units were large enough. Each one of these units were under 700 square feet, way to small for our needs. Also, when the strata companies in charge of these locations were contacted, they said that they would not allow a church in the strip mall because of parking/crowd challenges.

I understand that we are asking a lot but we have certain requirements. We need a location with approximately 1500 square feet area. One large area and two separate rooms, one for an office and another for a Sunday school area.

I want to make myself perfectly clear, we are still actively looking for another location to move into. In fact, Dino our real state agent has forwarded our needs to another realtor who specializes in locations in Richmond. We are hoping with another realtor we will be able to find something. We have done everything Emma has requested and are willing to find another location.

To be completely honest, we as a Christian church community are saddened that the city has taken this stance. As you can see on the attached letter from our lawyer dated August 12,2004 a letter was sent to the city at the time of purchase to let the city know what the use of the building was going to be.

We never received any feed back from the city and up to that point we had no idea that we weren't allowed to use the facility for a Bible study until 2020 when Susan Joti from Zoning Customer Service left her card with our janitor.

Richmond Christian has been part of the community in Richmond for over 40 years and it would be a shame if we had to shut our doors. We are asking for patience, because as our church grows we are praying that we would be able to afford a building that would accommodate our fellowship.

Please let me know if there is anything else you need and I will try my best to give you the information you need.

Thank you so much



Pastor Kevin Preston
Richmond Christian Fellowship

Morag M.J.
MacLeod
Lawyer

RUSH

August 12, 2004

VIA FAX: (604) 276-4128

Suite 800
The Randall Building
55 West Georgia St.
Vancouver, BC
Canada
V6B 1Z6

City of Richmond
Property Tax Department
6911 #3 Road
Richmond, B.C.
V6Y 2C1

Tel (604) 130-8444
Fax (604) 430-1164

Attention: Ivy Wong, Manager of Revenue and Property

Dear Sirs:

Re: 140 - 11300 #5 Road, Richmond, B.C.
Roll No. 012-717-009

Please be advised that I am the solicitor for the Foursquare Gospel Church of Canada which purchased the above noted property in June of this year. The property was purchased on behalf of the church's local Richmond chapter, Richmond Christian Fellowship, which was forced to relocate from its previous location on Lansdowne Road.

The property is to be used as a church meeting place and place of worship and has been approved for this purchase by the zoning department. Accordingly, I am writing to request the inclusion of this location under the permissive exception law in respect of property taxes. Concurrently with this letter, I am working with the B.C. Assessment Authority for exemption status for the property as a place of worship. If there are other formal requirements to be met to assist in your consideration of this request, please advise.

There are currently outstanding taxes and a small penalty which will be addressed in light of any exemption that may be available. Thank you for your consideration.

Yours very truly,

MORAG M.J. MacLEOD
eb



No. TU 24-049270

To the Holder: Foursquare Gospel Church of Canada

Property Address: 140 – 11300 No. 5 Road

Address: 307-2099 Lougheed Hwy, Port Coquitlam, BC V3B 1A8

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:

Religious Assembly

4. This Permit is valid for three years from the date of issuance.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

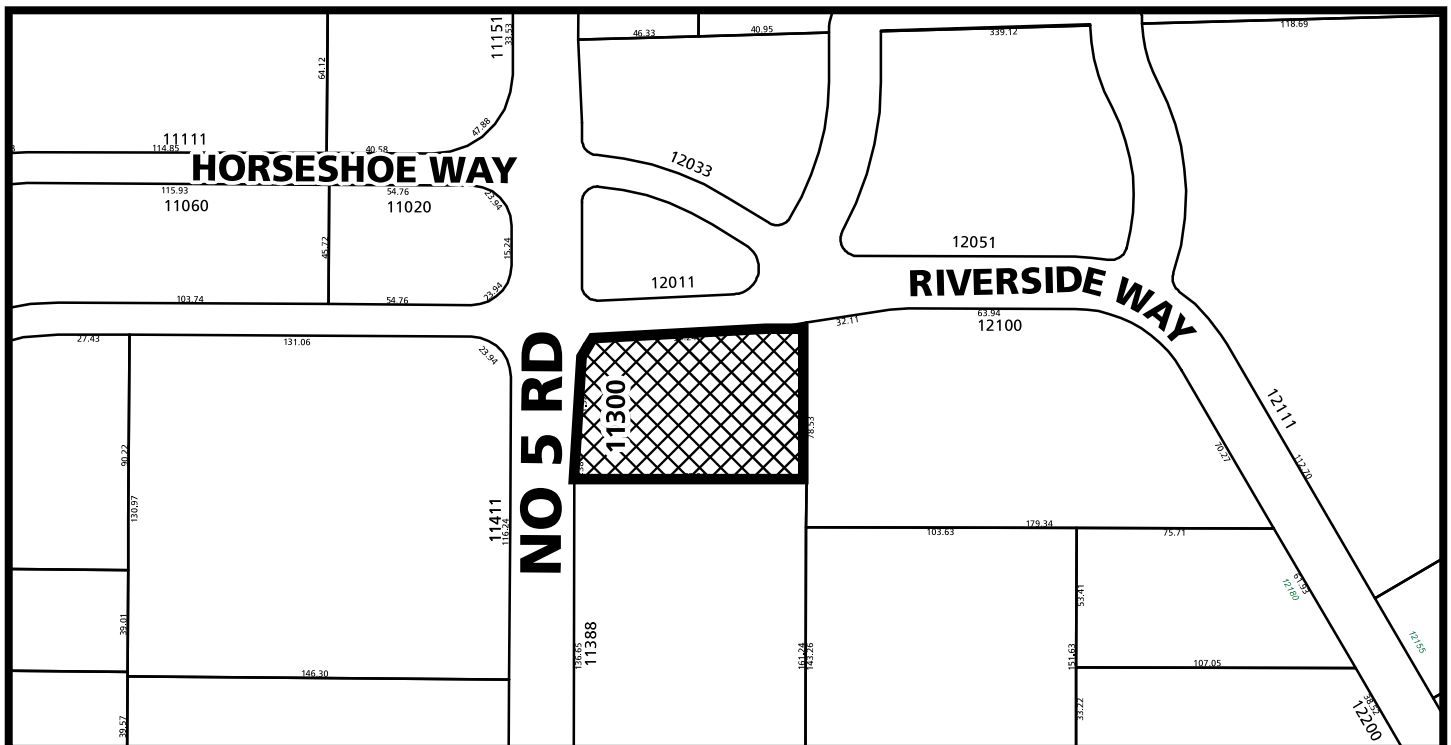
DELIVERED THIS DAY OF , .

MAYOR

CORPORATE OFFICER



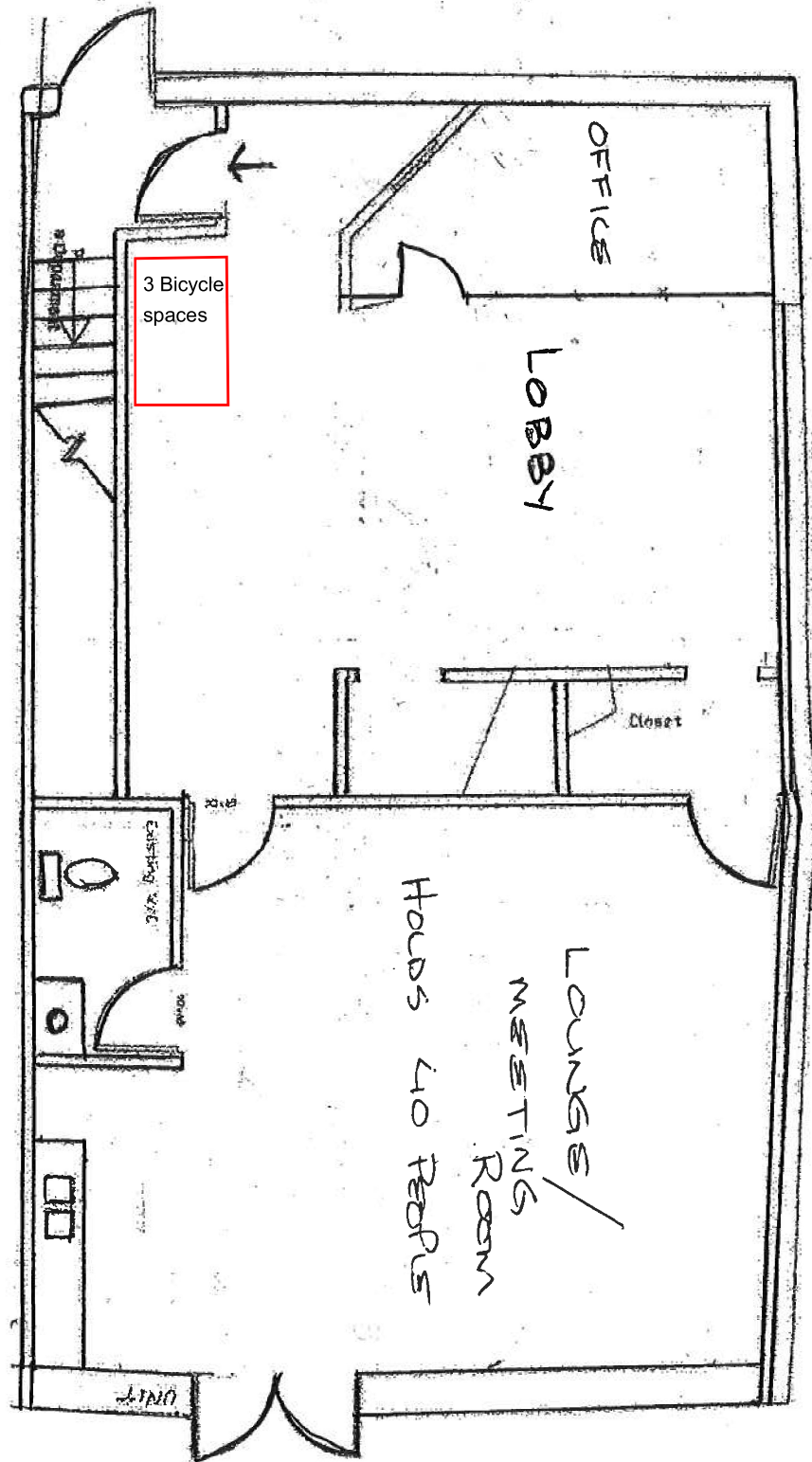
City of
Richmond



TU 24-049270

Original Date: 01/20/25
Revision Date:

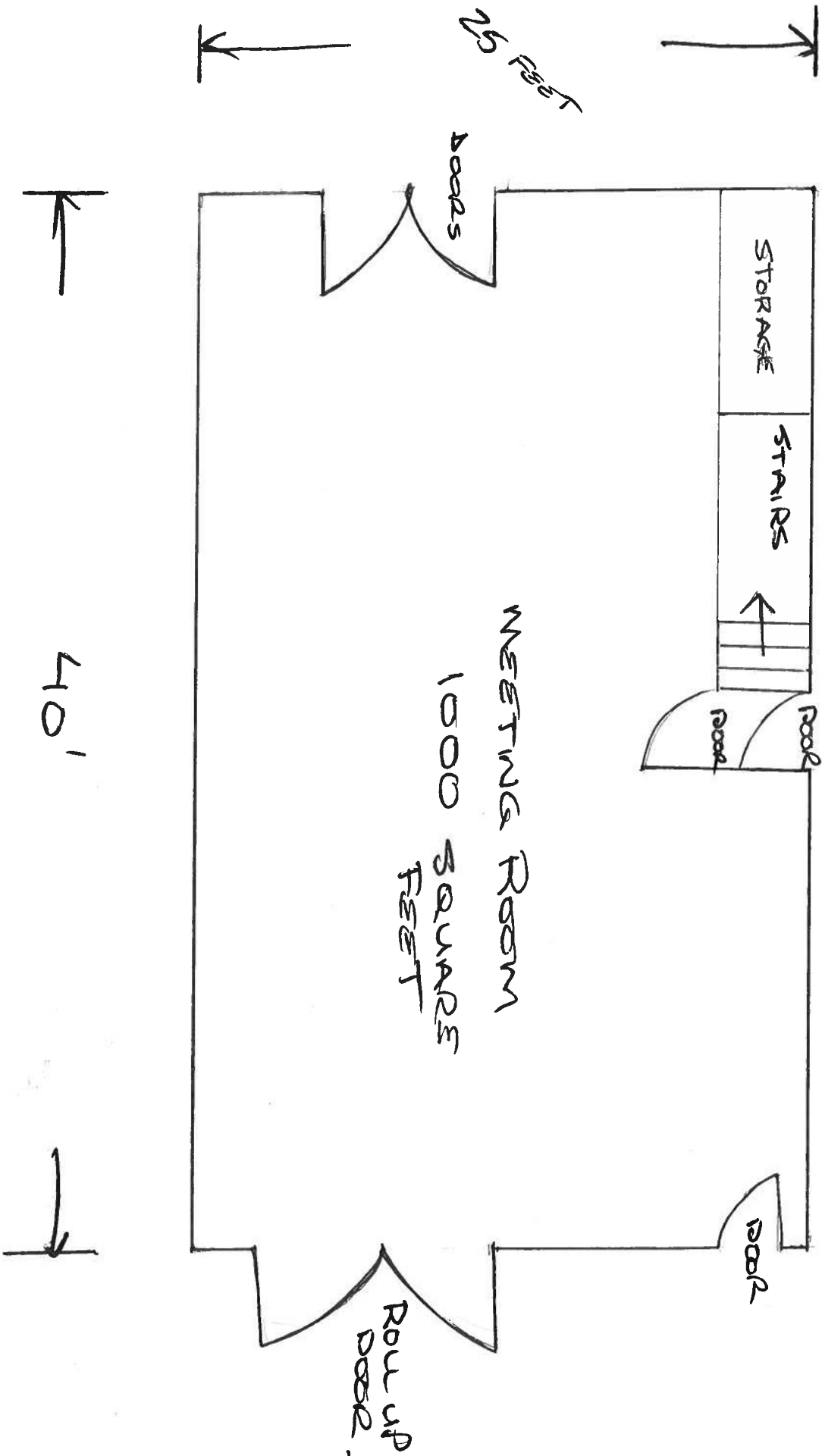
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FIRST FLOOR.
1100 SQUARE FEET

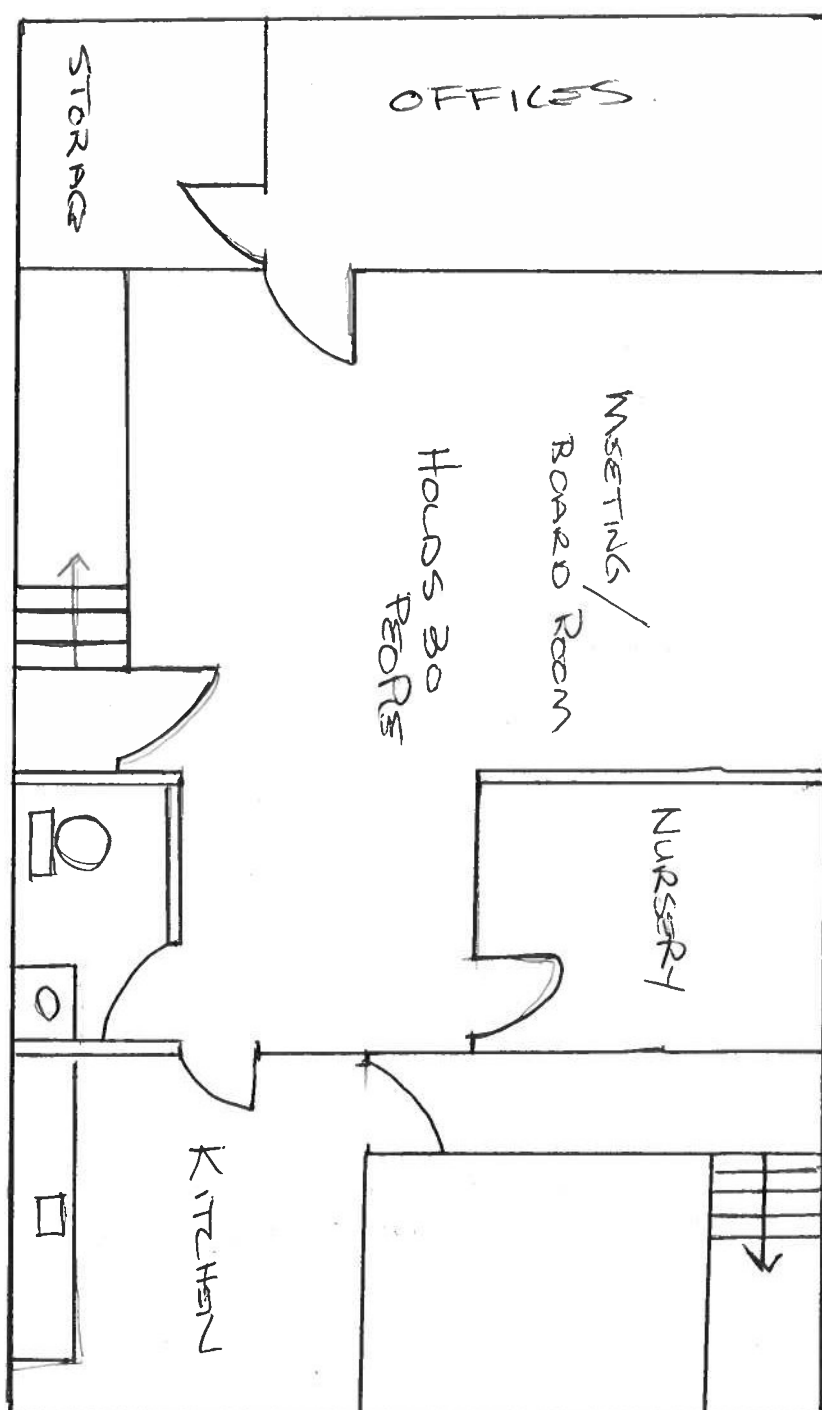
FIRST FLOOR
CONTINUED

FIRST FLOOR.
MEETING ROOM



SECOND FLOOR.

1100 SQUARE FEET





City of Richmond

Report to Committee

To: Planning Committee
From: Lloyd Bie, P.Eng.
Director, Transportation

Date: March 3, 2025
File: 10-6455-04/2025-Vol
01

Re: **Rental Development Parking Requirements**

Staff Recommendations

1. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10640 be introduced and given first reading;
2. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10640, having been considered in conjunction with:
 - a. the City's Financial Plan and Capital Program; and
 - b. the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the *Local Government Act*;
3. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10640, 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; and
4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10641 be introduced and given first reading.

Lloyd Bie, P.Eng.
Director, Transportation
(604-276-4131)

Att. 2

March 3, 2025

- 2 -

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Housing Office	<input checked="" type="checkbox"/>	<i>Belinda Zwarg</i>
Development Applications	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS:	APPROVED BY CAO
	<i>CJ</i>	<i>Sen</i>

Staff Report

Origin

Parking requirements for developments are outlined in Section 7 of City of Richmond Zoning Bylaw 8500. The Bylaw includes provisions for parking reductions that are determined based on the location of the development and through Transportation Demand Management (TDM) measures.

In June 2022, as part of a review of the City's Market Rental Housing Policy, consideration for additional parking reductions for rental only developments were incorporated into Richmond's Official Community Plan Bylaw 9000 Section 3.3.4.g, subject to exhausting all applicable parking reductions available in the Zoning Bylaw.

This report reviews parking requirements for rental developments and proposes changes to the City's Official Community Plan and Zoning Bylaw to simplify parking requirements and streamline review of rental developments.

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

Strategic and sustainable growth that supports long-term community needs and a well-planned and prosperous city.

Analysis

Current Parking Requirements for Rental Developments

Parking requirements are outlined in Section 7 of Zoning Bylaw 8500. Minimum parking requirements for market rental and affordable housing (including low end market rental (LEMR)) developments are outlined in Table 1.

Table 1: Rental Development Minimum Parking Requirements

	Market Rental – Town Housing	Market Rental – Apartment	Affordable Housing	Visitor
Minimum Parking Spaces per Dwelling Unit	1.8	1.2	1.0	0.2

The Zoning Bylaw and OCP Market Rental Housing Policy includes a number of available reductions that can be applied to parking requirements outlined in Table 1, summarized below:

1. Reductions for Developments Located within City Centre

- In alignment with the provincial Bill 47, with the exception of accessible parking, parking requirements have been removed for all residential developments within 800 m of a Canada Line Station (the Transit-Oriented Areas).

- Outside of the Transit-Oriented Areas, the City's Zoning Bylaw allows up to 38% reductions based on proximity to City Centre and the type of development. Attachment 1 illustrates the areas over which these reductions apply.

2. Reductions for Provision of Transportation Demand Management (TDM) Measures

- Zoning Bylaw 8500 allows all developments to reduce on-site parking requirements by a maximum of 20% when TDM measures are reviewed through a parking study and provided to support the use of alternate travel modes to the satisfaction of the City. Such measures typically include:
 - Transit passes;
 - Parking stalls for car share vehicles;
 - Enhanced bicycle parking facilities;
 - Enhanced cycling and walking facilities; and
 - End-of-trip cycling facilities.

3. Reductions for Rental-Only Developments

- Through the City's OCP Market Rental Housing Policy, additional reductions may be considered by Council for rental-only developments. Subject to exhausting all available reductions in Zoning Bylaw 8500 and provision of TDM measures (Items 1 and 2 above), such developments are eligible for an additional 30% parking reduction.

The above reductions can be applied cumulatively if the conditions for each reduction are satisfied. Table 2 below presents a summary of existing parking requirements for rental developments after all applicable reductions are applied.

**Table 2: Fully Reduced Parking Requirements for a Rental-Only Development
(parking stalls per unit)**

Location	Market Rental – Town Housing	Market Rental – Apartment	Affordable Housing	Visitor
Transit-Oriented Areas (TOA)	0			
City Centre Zone 2	0.62	0.56	0.45	0.11
City Centre Zone 3	0.73	0.67	0.45	0.11
Outside City Centre	1.0	0.67	0.56	0.11

Review of Rental Development Parking Requirements

Staff reviewed the City's rental development parking requirements in comparison with other municipalities within the Metro Vancouver region (Table 3). Parking requirements shown reflect locations outside of Transit-Oriented Areas and the frequent transit network, with full provision of TDM measures. There is a range of parking requirements within the region, varying from 0 to 1.1 stalls per unit. Richmond's rates are in the middle of this range.

Table 3: Municipal Comparison of Market Rental Parking (parking stalls per unit)

Municipality	Residential Parking	Visitor Parking
Vancouver	None	Minimum 0.03 Maximum 0.2
Burnaby	0.6	0.1
Richmond	Market rental town housing: 0.62 to 1.0 Market rental apartment housing: 0.56 to 0.67 Low-end market rental: 0.45 to 0.56	0.11
Surrey	Minimum 0.6 to 0.9 Maximum 0.9 to 1.2	0.2
Coquitlam	1.0	0.2
New Westminster	Market rental: 0.75 to 1.1 Low-end market rental: 0.7	0.09

Recommendations

Richmond's current parking requirements for rental developments, with all available reductions applied, are aligned with other municipalities within the region. Staff recommend maintaining these fully reduced rates and expanding this rate to all rental units, including those in mixed-tenure developments.

The development community has requested that parking requirements be simplified to expedite review and approval of rental developments. Staff recommend bylaw amendments to incorporate reductions previously approved by Council into the base parking requirement to simplify calculations. The resulting base parking rates are as outlined in Table 4.

Table 4: Recommended Parking Rates for Rental Developments (parking stalls per unit)

Location	Market Rental – Town Housing	Market Rental – Apartment Housing	Affordable Housing	Visitor
City Centre Zone 2	0.62	0.56	0.45	0.11
City Centre Zone 3	0.73	0.67	0.45	0.11
Outside City Centre	1.0	0.67	0.56	0.11

Staff also recommend prescribing an appropriate TDM package for rental developments to eliminate the need for a parking study to review site-specific TDM measures. This TDM package includes provision of one parking stall for car-share or short-term loading per 50 units for apartment housing developments that include 25 or more market rental units and provision of one Class 2 bicycle parking space per bedroom for market rental units. No mandatory TDM's will be required for affordable housing units (i.e. dwelling units subject to a housing agreement).

Further parking reductions may be considered by Council subject to review through a site-specific parking study, provision of enhanced TDM measures or demonstration that the project provides additional rental housing to address community needs.

OCP Amendment Consultation

Richmond Official Community Plan Bylaw 9000, Amendment bylaw 10640, having been considered in accordance with OCP Bylaw Preparation Consultation Policy No. 5043, is hereby found not to require further consultation. Attachment 2 provides a summary of OCP consultation.

Should this bylaw be granted first reading by Council, it will be forwarded to a Public Hearing, where the public will have an opportunity to comment on the proposed amendments. Public notification for the Public Hearing will be provided as per the *Local Government Act* and the City's Zoning Bylaw 8500. Staff will engage with the Urban Development Institute (UDI) on the proposed amendments to Zoning Bylaw 8500.

Financial Impact

None.

Conclusion

In response to requests from the development community to streamline the review of parking requirements for rental development, staff have reviewed the City's existing bylaws and requirements. This review found that the City's parking requirements are comparable with other municipalities within the region. In order to encourage the development of rental housing, staff recommend the following changes:

- Simplifying parking calculations by incorporating existing reductions into the base parking rate;
- Expanding the fully reduced parking rate for all rental units, including those in mixed tenure developments; and
- Prescribing a TDM package for rental developments to eliminate the need for a parking study.

These changes will help expedite the review of rental developments while ensuring that parking supply appropriately meets demands.

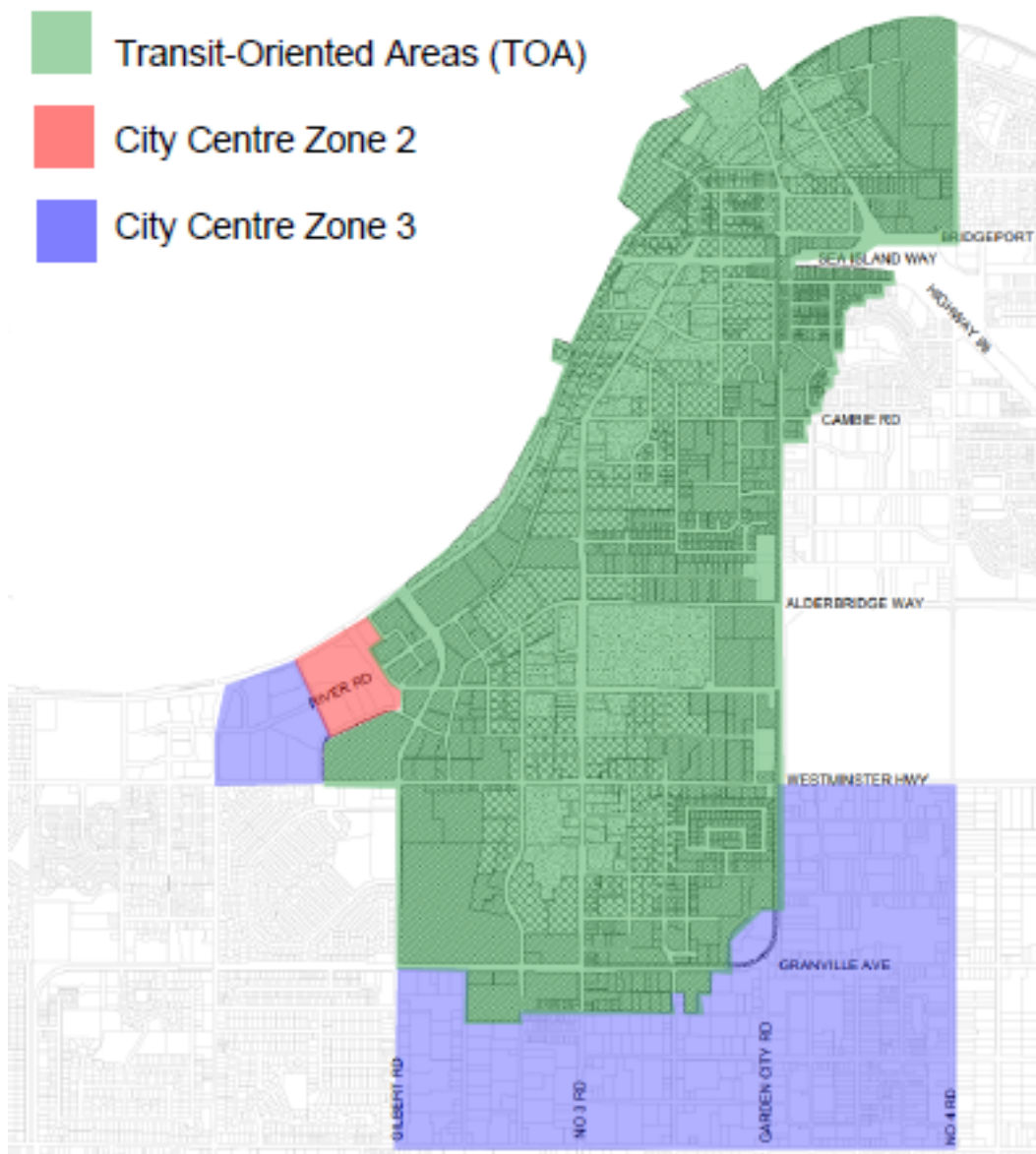


Beata Ng, P. Eng.
Manager, Transportation Development and Design
(604-247-4627)

Att. 1: City Centre Parking Reduction Areas
Att. 2: OCP Consultation Summary

City Centre Parking Reduction Areas

Legend



OCP Consultation Summary

Stakeholder	Referral Comment
Provincial Agricultural Land Commission	No referral necessary, as they are not affected.
Richmond School Board	No referral necessary, as they are not affected.
The Board of the Greater Vancouver Regional District (GVRD)	No referral necessary, as they are not affected.
The Councils of Adjacent Municipalities	No referral necessary, as they are not affected.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary, as they are not affected.
TransLink	No referral necessary, as they are not affected.
Port Authorities (Port Metro Vancouver and Steveston Harbour Authority)	No referral necessary, as they are not affected.
Vancouver Airport Authority (VAA) (Federal Government Agency)	No referral necessary, as they are not affected.
Richmond Coastal Health Authority	No referral necessary, as they are not affected.
Community Groups and Neighbours	Community Groups and Neighbours will have the opportunity to comment regarding the proposed OCP amendment at Planning Committee meeting, Council and at a Public Hearing.
All Relevant Federal and Provincial Government Agencies	No referral necessary, as they are not affected.



**Richmond Official Community Plan Bylaw No. 9000
Amendment Bylaw 10640**

The Council of the City of Richmond enacts as follows:

1. **Richmond Official Community Plan Bylaw 9000**, as amended, is further amended at Section 3.3 Objective 4 (Encourage the development of new purpose-built market rental housing units) by replacing subsection “g” with the following:

“g) Conditional to exhausting all parking rate reduction provisions in the Zoning Bylaw, and subject to staff review of site specific considerations, new market rental units and/or Low End Market Rental units in a 100% rental building or a mixed tenure strata development may be eligible for additional parking reductions, as determined by Council, on a site specific basis for projects that provide additional rental housing to address community need.”
2. This Bylaw is cited as “**Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10640**”.

FIRST READING



PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

MAR 24 2025

CITY OF RICHMOND
APPROVED for content by originating dept 
APPROVED for legality by Solicitor 

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw No. 8500
Amendment Bylaw No. 10641**

The Council of the City of Richmond enacts as follows:

1. **Zoning Bylaw No. 8500**, as amended, is further amended by:

a. adding the following to Section 7.4.4:

“d) This section 7.4.4 does not apply for **Market Rental Units** and **Affordable Housing Units**.”;

b. adding the following as Section 7.4.5 and re-numbering all subsequent sections accordingly:

“7.4.5 Apartment housing development sites located outside of **Transit-Oriented Areas** with 25 or more **market rental units** shall be required to provide transportation demand management (TDM) measures to the satisfaction of the Director, Transportation including, but not limited to the following:

- a) Provision of one (1) publicly accessible **parking space** with **electric vehicle supply equipment**, for the purposes of car share or small sized loading as determined at the discretion of the Director, Transportation, for every 50 **market rental units**, with no less than one such **parking space per development site**.
- b) Provision of one Class 1 bicycle parking space per **bedroom**, with a minimum of one Class 1 bicycle parking space per **dwelling unit** for each **market rental unit**, in compliance with the location, design and operation requirements set out in Section 7.14,

However, notwithstanding the foregoing, if the number of on-site **parking spaces** provided on such a **development site** exceeds the minimum number of **parking spaces** required for the **market rental units** pursuant to Section 7.7:

- c) by 20% or more, no TDM measures shall be required; or
- d) by less than 20%, the rate of the TDM measures required by this section may be reduced as substantiated by a parking study that is prepared by a registered professional transportation engineer and is

subject to review and approval of the **City's** Director, Transportation.”;

- c. replacing Table 7.7.2.1 with the following:

Table 7.7.2.1 Residential Use Parking Requirements (Excluding Small-Scale Multi-Unit Housing Parking Requirements)

Residential Use	Minimum number of Parking Spaces Required per Dwelling unit	
	Basic Requirement	Visitor Parking Requirement
Single Detached Housing	2.0	Not applicable
Two-Unit Housing	2.0	Not applicable
Coach Houses	1.0	Not applicable
Town Housing	2.0	0.2
Town Housing in RAM, RCL Zones	1.5	0.2
Apartment Housing	1.5	0.2
Mixed Commercial/ Residential Uses	1.5	0.2
Affordable Housing Unit	0.56	0.11
Market Rental Unit	1.0 for town housing 0.67 for apartment housing	0.11
Congregate Housing	0.3 space for each bed plus 1 per staff member	
Secondary Suite	See Section 5.4.1.n) and o) for conditions where an 1.0 additional parking space on arterial roads is required	
Bed and Breakfast¹	One space for each guest room	
Granny Flat	1.0	Not applicable

d. replacing Table 7.9.3.1 with the following:

Table 7.9.3.1 Residential Use City Centre Parking Requirements

Residential Uses	Zone 1	Zone 2	Zone 3
Town Housing	See Section 7.9A	1.2 spaces for residents per dwelling unit; plus	1.4 spaces for residents per dwelling unit; plus
Apartment Housing		0.2 spaces for visitors per dwelling unit	0.2 spaces for visitors per dwelling unit
Mixed Commercial/ Residential Uses			
Affordable Housing Unit	See Section 7.9A	0.45 spaces for residents per affordable housing unit; plus 0.11 spaces for visitors per affordable housing unit	
Market Rental Unit	See Section 7.9A	0.56 for town housing 0.62 for apartment housing 0.11 spaces for visitors per dwelling unit	0.73 for town housing 0.67 for apartment housing 0.11 spaces for visitors per dwelling unit
All Other Residential Uses	See Section 7.9A	The minimum parking requirements identified in Section 7.7	

2. This Bylaw is cited as “**Zoning Bylaw No. 8500, Amendment Bylaw No. 10641**”.

FIRST READING

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APPROVED for content by originating dept. <i>OS</i>
APPROVED for legality by Solicitor <i>[Signature]</i>

MAYOR

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