



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

Public Hearing Agenda

Monday, July 20, 2026 – 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 26-011521)**
(File Ref. No. TU 26-011521) (REDMS No. 8412272)

PH-5

[See Page PH-5 for full report](#)

Location: 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road

Applicant: BC Housing Management Commission

Purpose: To permit the continued operation of the existing 40-unit temporary modular supportive housing development for a period of three years beginning March 15, 2027.

First Reading: June 22, 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. To permit the continued operation of the existing 40-unit temporary modular supportive housing development for a period of three years beginning March 15, 2027.



2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10766 (ZT 25-022777)**

(File Ref. No. 12-8060-20-010766, ZT 25-022777) (REDMS No. 8356952, 8359294)

PH-36

See Page PH-36 for full report

Location: Unit 105 – 2777 Jow Street

Applicant: Bridgeport East BT Holdings Ltd.

Purpose: To amend the “Light Industrial, Office and Hotel (ZI10) – Bridgeport Village (City Centre)” zone to add “Health service, minor” as a permitted use on the ground floor at Unit 105 – 2777 Jow Street.

First Reading: June 8, 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.

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10766.



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3. **OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 10767**

(File Ref. No. 12-8060-20-010767; 12-8060-20-010768; 08-4045-30-04; 08-4045-30-02) (REDMS No. 8412593, 8418236, 8441577, 8413849, 8416797)

PH-54

See Page PH-54 for full report

Location: City-wide

Applicant: City of Richmond

Purpose: Incorporate minor administrative amendments to the Plan Interpretation section, Section 3.0 (Neighbourhoods and Housing), Section 6.0 (Resilient Economy) and 2050 Official Community Plan (OCP) Land Use map to improve the OCP's clarity, consistency and implementation

OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 10768

Location: Properties bounded by Thompson Gate, Boundary Road, Highway 91A and Thompson Road

Applicant: City of Richmond

Purpose: To remove the Environmentally Sensitive Area (ESA) designation for the properties bounded by Thompson Gate, Boundary Road, Highway 91A and Thompson Road

First Reading: June 8, 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.

Council Consideration:

1. Action on second and third readings of Official Community Plan Bylaw 9000, Amendment Bylaw 10767.

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2. Adoption of Official Community Plan Bylaw 9000, Amendment Bylaw 10767.

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3. Action on second and third readings of Official Community Plan Bylaw 9000, Amendment Bylaw 10768.

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4. Adoption of Official Community Plan Bylaw 9000, Amendment Bylaw 10768.

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ADJOURNMENT

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To: General Purposes Committee
From: Wayne Craig
General Manager, Planning and Development
Date: June 2, 2026
File: TU 26-011521
Re: **Application by BC Housing Management Commission for a Temporary Use Permit at 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road**

Staff Recommendations

1. That the application by BC Housing Management Commission for a new Temporary Use Permit that permits a three-storey supportive housing building with 40 studio units at 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road be considered for a period of three years starting on March 15, 2027, through to March 15, 2030; and
2. That the application be forwarded to the July 20, 2026, Public Hearing at 5:30pm.

Executive Summary

BC Housing Management Commission has applied for a new Temporary Use Permit (TUP) for the City-owned site at 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road. This permit would allow for the continued operation of Aster Place, a three-storey, 40-unit modular supportive housing development. The current TUP expires on March 15, 2027, and a new application is required to permit continued operations for a three-year term.

Staff Report

Origin

The BC Housing Management Commission (BC Housing) has applied to the City of Richmond for a new Temporary Use Permit (TUP) at 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road. The original TUP that was granted in 2021 and then renewed in 2024 and is set to expire on March 15, 2027. A new TUP would enable the continued operations of the three-storey 40-unit modular supportive housing building, known as Aster Place, accessed from Smith Street (Attachment 1) and until March 15, 2030. The 2,348 m² City-owned site is zoned “Light Industrial (IL)”.

This staff report addresses the relevant policies applicable to the use of the property. There has been no change to the existing building structure or on-site landscaping installed under the original 2021 TUP.

Findings of Fact

Background

Following Council approval of the TUP in 2021, BC Housing entered into a three-year ground lease with the City to use the subject site and provided capital and operating funding for the new temporary supportive housing. The lease was subsequently extended following Council’s issuance of the three-year extension of the TUP in 2024. Should Council issue the subject TUP, a ground lease with BC Housing could be entered into for a period of time consistent with the new TUP.

When initially opened in 2022, the primary purpose of the development was to transition individuals experiencing homelessness into stable housing. Since that time, Aster Place has continued to accommodate those who are transitioning out of homelessness. The City is party to a Memorandum of Understanding (MOU) with BC Housing and Community Builders. The MOU defines roles and responsibilities as they relate to the management of the building, property maintenance, security, tenant selection, the conduct of staff, tenants and visitors, and dispute resolution. The City convenes regular meetings with BC Housing and Community Builders staff to discuss ongoing operations, resourcing needs, tenanting activities and community feedback. Participants in these meetings also include representatives of Richmond Fire Rescue, Richmond RCMP and Vancouver Coastal Health.

Subject Site and Surrounding Development

Currently, there is an existing three-storey modular supportive housing building with 40 studio units and access from Smith Street at 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road. The building achieved occupancy and residents began moving in on September 19, 2022. A Development Application Data Sheet providing the details about the development is attached (Attachment 2).

Development immediately surrounding the subject site is as follows:

To the North: Across Charles Street, a parking lot on property zoned “Light Industrial (IL) with Complete Village Space Overlay,” which had been subject to a Temporary

Commercial Use Permit (TU 23-009170) to temporarily permit the outdoor storage of rental vehicles on site.

To the South: A vacant City-Owned lot zoned “Light Industrial (IL)”.

To the East: Across Great Canadian Way, a vacant lot zoned “Single Detached (RS1/F)” and a warehouse building on property zoned “Light Industrial (IL)”.

To the West: Across Smith Street, single-family dwellings, a warehouse building and several vacant lots on properties zoned “Light Industrial (IL)”.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject site is “Commercial”. The City Centre Area Plan (CCAP) and Bridgeport Village Land Use Map designation for the subject site is “Urban Centre T5,” which permits a range of uses including commercial, retail and service uses. The CCAP also identifies the subject site as being included within the CCAP Commercial Reserves and Richmond Arts District. As provided in the OCP, a TUP may be considered by Council on the subject site due to its designation as “Commercial”.

Flood Plain Designation and Protection Bylaw 8204

The development meets the requirements of Richmond Flood Plain Designation and Protection Bylaw 8204.

Aircraft Noise Sensitive Development Policy

The subject site is located within Aircraft Noise Area 1A. The building facilitates temporary accommodations and has been constructed to meet both Canada Mortgage and Housing Corporation (CMHC) residential interior noise standards and ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy”. The operator of the facility has been responsible for advising all potential residents of the aircraft noise exposure in the area, which is a condition of the existing operating agreement between BC Housing and the operator.

Local Government Act

The *Local Government Act* states that TUPs are valid for a period of up to three years from the date of issuance and that an application for one extension to the Permit may be made and issued for up to three additional years. Since there has already been one extension application in 2024, a new TUP application is required. The proposed term for this permit is for a three-year term from March 15, 2027, to March 15, 2030.

Public Consultation

In accordance with the City’s Early Public Notification Policy, notice of the TUP application was provided to residents within 100 m of the subject site. In addition, a TUP sign has been installed on the subject site. As a result of the notification, staff received a phone call and a follow-up email (Attachment 3) from a resident and business owner near the subject site.

The comments received were related to safety, increasing crime, substance use, trespassing of one of their properties and other incidents on site. In response to the comments received, there have been no recorded bylaw infractions, and the operator works closely with the RCMP to

address all incidents involving the facility. The operator has indicated that they have not had any recent incidents involving neighbours, and when there have been incidents in the past, the operator has been quick to meet with neighbours in a timely fashion. The existing MOU between the City and the operator, in addition to regular meetings with the operator, provides an appropriate mechanism to promptly address any concerns from the community as they arise.

Should the General Purposes Committee endorse the application and Council grant first reading to the TUP 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

The subject TUP application would enable the continued use of the property for supportive housing. Supportive housing is a government service and remains a critical part of Richmond's Housing Continuum. There are no changes proposed to the existing three-storey building, parking, associated landscaped areas and amenity spaces originally constructed and installed under the original 2021 TUP.

Urban Design and Site Planning

- The existing three-storey building constructed on site is 10 m (33 ft.) in height and is comprised of stacked rectangular modules with large inset windows and architectural frame elements to provide articulation to the elevations. The dominant building materials and colours on the front (west) and rear (east) building facades are light brown Hardi panel with white Hardi trim accents.
- The site has been developed in response to the limited area available for the building footprint when accounting for tree retention and the required space for vehicle parking and loading (Attachment 4).
- The existing building is oriented parallel to Great Canadian Way with a 3 m (10 ft.) landscaped setback that creates a suitable interface with the street and sidewalk.
- The main pedestrian entrance to the existing building is provided from Smith Street, which provides separation from high-traffic streets and convenient access by emergency response vehicles. There are two secondary entrances on the north and south ends of the building, which may be accessed by residents and staff only. An entrance to the electrical room on the main floor is also provided along the west side of the building, restricted to access by staff only. All building entrances are accessed by stairs, with an accessible ramp provided to the main pedestrian entrance.
- Vehicle access is also provided from Smith Street. The driveway was located to achieve maximum tree retention on site as well as minimize conflict with local vehicle traffic.
- The garbage/recycling enclosure exists within the vehicle parking and loading area along the internal (south) side yard setback to minimize visual impacts from street frontages. The location of the enclosure across from the driveway provides convenient access by waste collection vehicles.
- Eight on-site vehicle parking spaces, including one accessible space, are located at the property. 40 Class 1 bicycle parking spaces in the form of a secured bicycle locker are located within the north amenity area along the fence fronting Great Canadian Way.

The class 1 bicycle locker area is secured with a 1.8 m (6 ft.) tall chain link fence with gates. 24 Class 2 bicycle parking spaces in the form of bike racks are located near the main building entrance for use by residents, visitors and staff.

- One vehicle parking space is located immediately along the west property line abutting Smith Street. Richmond Zoning Bylaw 8500 requires a 3 m (10 ft.) landscaped setback for parking spaces that abut a public road. The current parking layout is in response to the irregular shape of the subject site and the requirement for adequate on-site vehicle parking and truck turn-around facilities to support the development. The parking space is screened from the street by 1.2 m (4 ft.) tall fencing and landscaping, which provides separation from the future sidewalk along Smith Street.

The operator provided a letter confirming that based on their experience to date, the eight parking spaces and 64 bicycle parking spaces continue to be sufficient in meeting their daily needs for staff and visiting professionals. There are also no parking issues to date. (Attachment 5).

Landscaping and On-Site Amenity Areas

- There are two outdoor amenity areas for building residents:
 - The north amenity area includes a gazebo with covered seating, benches and grassed areas. The gazebo is centrally located within the north amenity area.
 - The south amenity area includes resident garden plots.
- Both outdoor amenity areas are screened from surrounding streets by wood fencing supplemented by trees and a mixture of hedges and shrubs.

Crime Prevention Through Environmental Design

- The existing building includes a substantial number of windows providing surveillance of all main street frontages, including overlook onto the outdoor amenity areas, vehicle parking and loading area, garbage/recycling enclosure and bicycle locker areas.
- The north common outdoor amenity area is enclosed by wood fencing and gates, which may be accessed by residents and staff only. The combination of low-height fencing and a mixture of hedges and shrubs enhances casual visual surveillance of the surrounding streetscapes while providing privacy to residents.
- The south common outdoor amenity area is enclosed by wood fencing and gates which may be accessed by residents and staff only. The provision of chain link fencing within the site allows for visibility throughout the site while also restricting access to these areas.
- To prevent light pollution, exterior lighting was designed and placed to focus lighting on the site and avoid unnecessary light spilling onto surrounding properties.

Accessibility

- The existing building includes four barrier-free studio units located on the main floor that are designed to be fully accessible by residents with wheelchairs and walkers.
- An accessible ramp exists on site leading to the main entrance of the building from Smith Street. Two refuge areas are located on the main floor at the north and south ends of the building.

- All of the units incorporate aging-in-place features to accommodate mobility constraints associated with aging. These features include:
 - stairwell handrails;
 - lever-type handles for plumbing fixtures and door handles; and
 - solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Budgetary Implications

None.

Conclusion

The purpose of the new TUP application is to allow the continued operations of an existing three-storey modular supportive housing building with 40 studio units on the properties at 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road on a temporary basis until March 15, 2030.

Respectfully submitted,

Joshua Reis, Director, Development
Peter Russell, Director, Housing Office

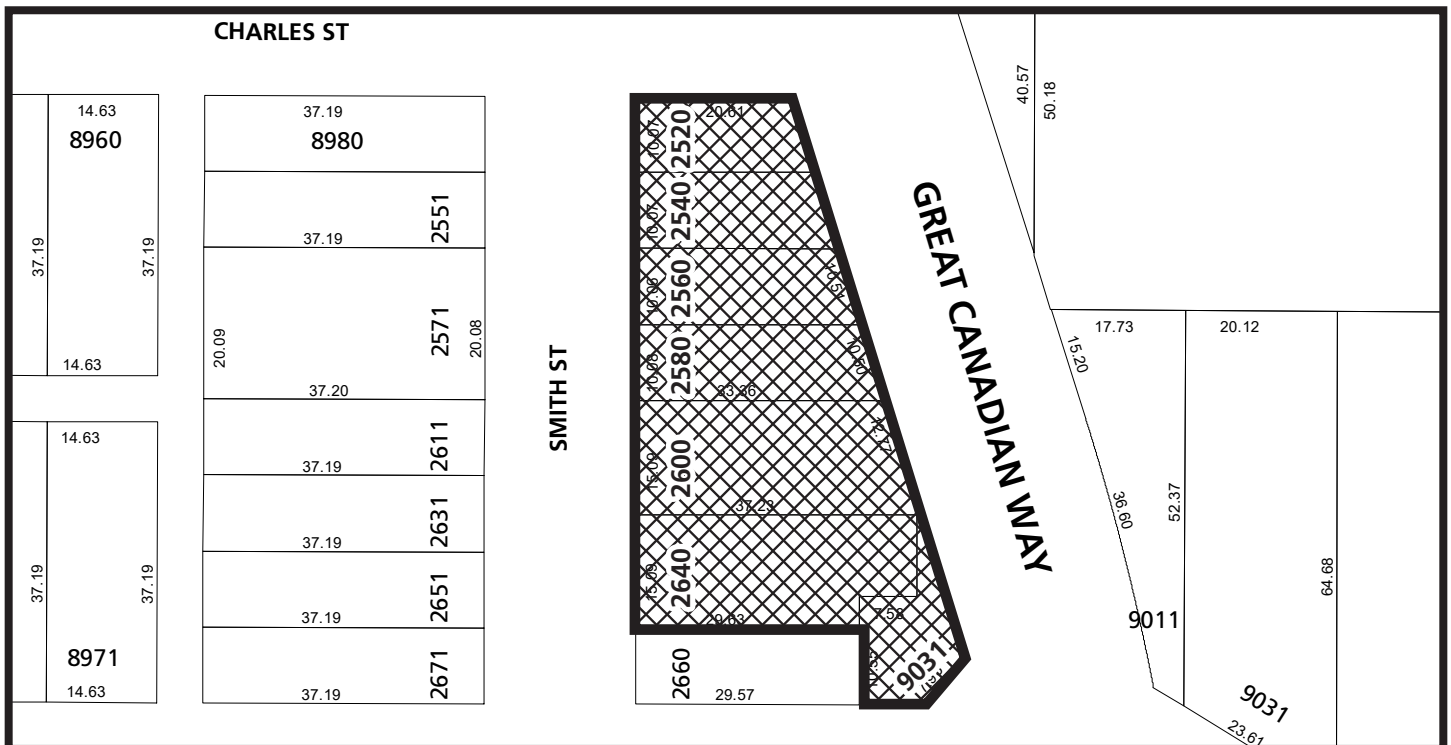
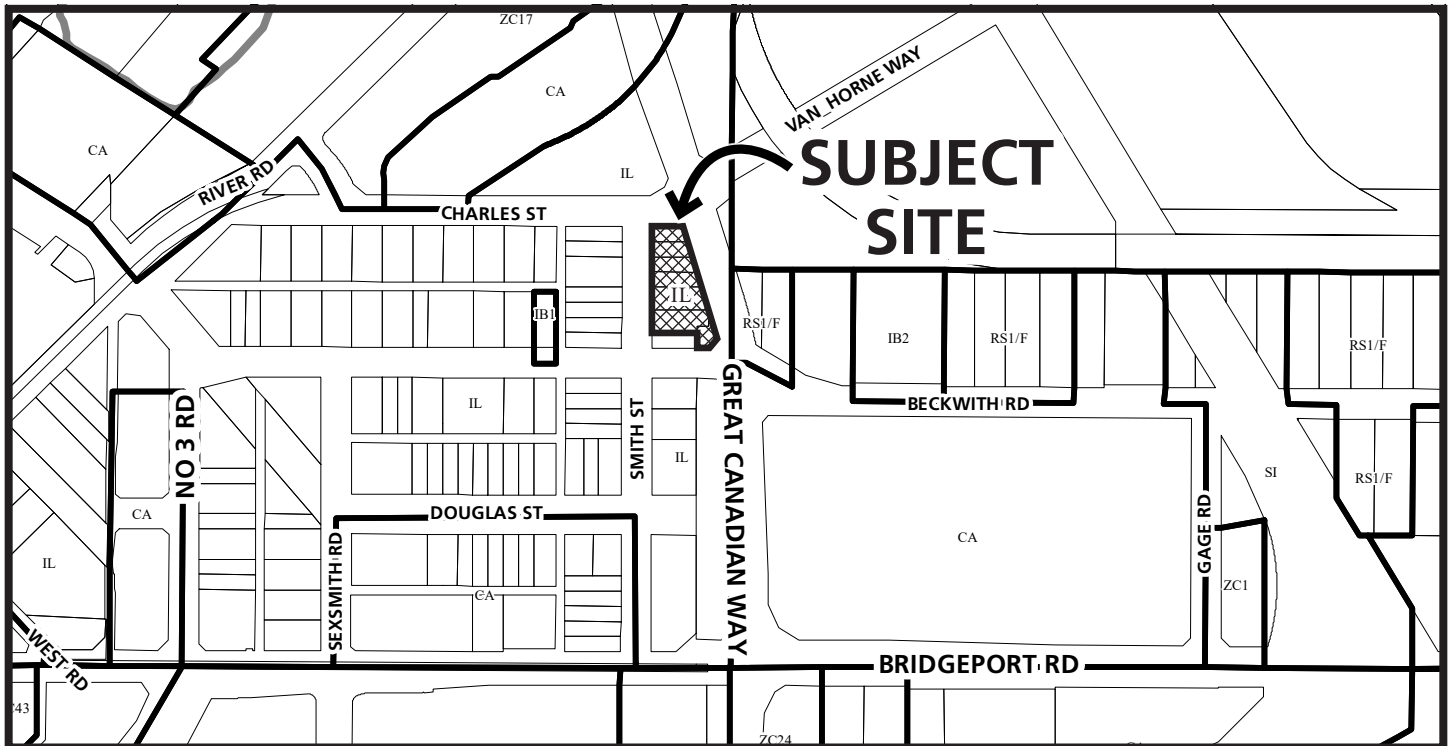
Report Contributors

This report was prepared by Emily Huang, Planner 2 and reviewed by Real Estate Services.

Att. 1: Location Map
 2: Development Application Data Sheet
 3: Public Correspondence
 4: Site Planning
 5: Letter from Community Builders dated May 21, 2026



City of
Richmond



TU 26-011521

Original Date: 04/30/26
Revision Date:

Note: Dimensions are in METRES



City of
Richmond



TU 26-011521

Original Date: 04/30/26
Revision Date:

Note: Dimensions are in METRES



TU 26-011521

Attachment 2

Address: 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road

Applicant: BC Housing Management Commission Owner: City of Richmond

Planning Area(s): City Centre

Floor Area: Gross: 2,022 m² Net: 1,908 m²

	Existing	Proposed
Site Area	2,347.6 m ²	No change
Land Uses	Vacant	Residential
Zoning:	"Light Industrial (IL)"	No change
Number of Units	None	40

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.2	0.81	None
Lot Coverage for Buildings:	Max. 80%	28%	None
Setback – Front Yard (Smith Street):	Min. 3.0 m	9.5 m	None
Setback – Exterior Side Yard (Charles Street):	Min. 3.0 m	18.5 m	None
Setback – Interior Side Yard (South/Beckwith Road):	None	8.5 m	None
Setback – Rear Yard (Great Canadian Way):	None	3.0 m	None
Height (m):	Max. 15.0 m	10.0 m	None
Lot Size:	None	2,347.6 m ²	None
Off-street Parking Spaces – Accessible:	None	1	None
Off-street Parking Spaces – Total:	0.3 spaces per unit, plus 1 space per staff member (20 spaces)	1 space per staff member (8 spaces)	See Temporary Use Permit
Total Class 1 Bicycle Parking:	1.25 spaces per unit (50 spaces)	40 spaces	See Temporary Use Permit
Total Class 2 Bicycle Parking:	0.2 spaces per unit (8 spaces)	24 spaces	None
Common Indoor Amenity Space:	None	109 m ²	None
Common Outdoor Amenity Space:	None	118 m ²	None

From: [Huang,Emily](#)
To: [REDACTED]
Subject: RE: NO to temporary use permit file TU 26-011521
Date: Tuesday, May 19, 2026 12:29:00 PM

Hello Cristina,

Thank you for taking the time to call me last week and for emailing a follow up about your concerns regarding Aster Place as a resident and business owner in the area. Your feedback will be shared with Council.

For your information, the Temporary Use Permit (TUP) application may be scheduled for an upcoming [General Purpose Committee](#) in June. The TUP may proceed to [Public Hearing](#) in July. If that happens, residents located within 100m of the subject site will receive a written notice by mail of the Public Hearing.

If the TUP proceeds during these dates, you can find the information posted online at the following links:

- [General Purpose Committee agenda](#)
- [City Council Meeting agenda](#)
- [Public Hearing agenda](#)

Emily Huang, RPP, MCIP
 Policy Planner | Planning & Development
 City of Richmond
 604-204-8631 | ehuang@richmond.ca

From: Cristina Faure <[REDACTED]>
Sent: Thursday, May 14, 2026 3:15 PM
To: Huang,Emily <EHuang@richmond.ca>
Subject: NO to temporary use permit file TU 26-011521

You don't often get email from [REDACTED] [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..

Hi Emily,

Thank you for taking my call yesterday and hearing my concerns regarding the BC housing temporary use permit file TU 26-011521.

As mentioned, I have been a resident of this neighbourhood for almost two decades. First living in this area and then continuing business here. My husband and I own a property at [REDACTED] and rent one directly behind that at [REDACTED]. At the time of being a residential resident, this was a very unique and interesting neighbourhood with a mix of residential and business. We knew our neighbours, we

developed friendships and watched out for each other. We got to know the businesses in the area and people who ran them. There was a real sense of community here. I would walk or ride my bike down Bridgeport trail entering from Charles st or under the Oak St bridge from Beckwith Road without concern. I could leave my bike outside and it would still be there in the morning. We had a beautiful outdoor patio space and would leave belongings there untouched. Sadly, that is no longer the case for this community since the arrival of the BC Housing supportive housing development (Aster House 2520 Smith St).

Once that opened there was an immediate shift in the neighbourhood and we no longer were safe to walk alone or leave our property out. I can no longer walk this trail as there are encampments along the trail and under the bridge. Garbage, drug paraphernalia, needles and human feces catered along the trail as well as in front of our businesses. This housing has brought open drug use, drug sales, violence, theft, property damage and fear to this community. Anything not locked up or nailed to the ground will be stolen. Valuables damaged and our safety compromised. I think it is easily seen by the number of complaints and police calls that have been made in this neighbourhood since BC Housings arrival. We have had to lock up our houses and business tight, put up cameras and hope for the best each night. As an example just last week, May 7, we had someone break into our property, again. The neighbour called the police and the man was found in our property and was arrested. He is known to police and continues to be arrested only to then be released to continue committing crimes in the area. This person had been to our property before attempting to break in and was caught on camera again May 12 trying to kick in our back door. Thankfully he was unsuccessful, but he did manage to steal the camera before leaving. This requires us to take time out of our day and money from our pockets to address the damage done and attempt to better secure our property. And despite the Aster Place providing housing, we often find addicts sleeping at our front door or on our work trailer and driveway with drug paraphernalia scattered around. This causes a safety hazard for us at our place of business. We are fearful to confront these addicts, or to even just ask them to leave as they often become aggressive. They can be heard fighting amongst themselves and they don't hesitate to engage with you if you look their way. Its very scary. They have stolen countless things and damage personal property and vehicles parked outside. That is just a few examples of what we have personally experienced here. I know other residents have been dealing with the same, neighbours having squatters in the property with large police responses required to sort it out. Physical fights in the streets between drug fueled addicts. As another example, yesterday May 13, the Emergency Response Team with their armored vehicle, gear and riffles ready, helicopter above, first responders and many police officers, were at said location (Aster Place 2520 Smith St) to deal with what I understood was a stand off with a resident who was threatening harm and had barricaded themselves in a room. I don't know the exact details but it was clearly a very serious situation. This isn't the first time and it won't be the last.

Im sure building this facility, its running costs and the constant use of emergency services due to the problems brought by its residents is costly and I cant help but feel frustrated that that is how our tax dollars are being spent. Not to help those contributing to society but instead to those who are destroying it. Things are hard

enough right now with the general cost of living and people don't have extra money to constantly be replacing and fixing all the things that are broken and stolen from us due to the residents of this housing. We have to work hard to provide shelter, food and necessities for our children because no one provides that to us, we have to work for it. And its frustrating to watch it being given to others for doing nothing except causing trouble for those who do work hard. I understand the idea of this facility, offering shelter, meals, counselling, life-skills training etc. But when consuming drugs is also allowed, these people only choose that. I believe if this were a sober living facility we may not have as many problems. It is extremely unfair that tax paying citizens are not being protected from this chaos. Its costing us time, money and our safety. This is not what we want in this community, or any community for that matter, and we ask that you deny BC Housings request to continue operating at this location for the safety and well being of the existing hard-working taxpayers.

Thank you for taking the time to read this and to pass along my concerns.

Sincerely,

Cristina Faure

LEGEND
SCALE 1:250

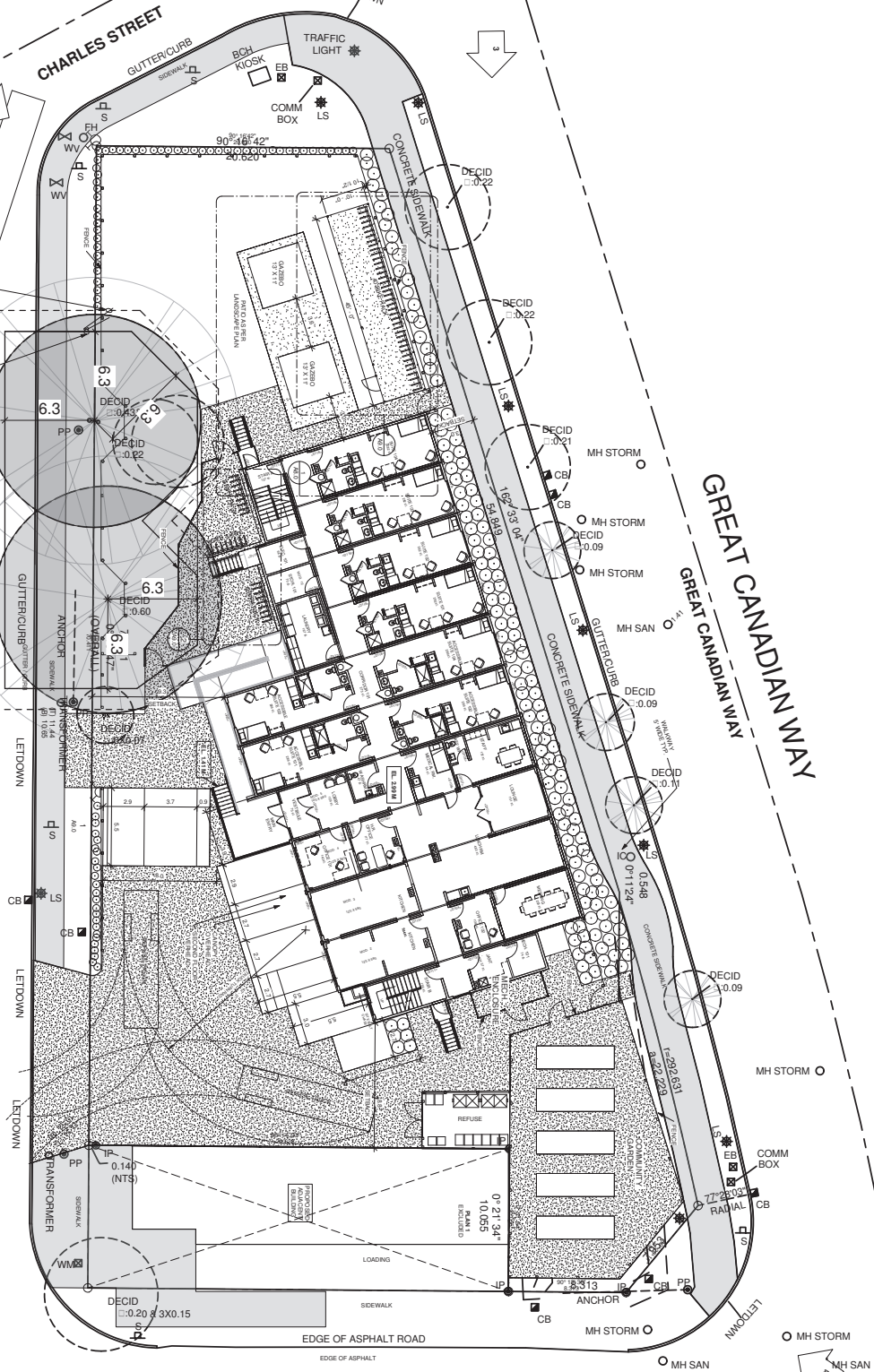


SUPPLY & INSTALL 9.3" PVC
PRIMARY CONDUITS & W/ C
BASED TO NEW PWT LOCATION

APPROXIMATE LOCATION OF EXISTING
CONDUITS & W/ C BASED TO
FOR THREE PHASE SERVICE

SMITH STREET

CROWN OF ROAD



BECKWITH ROAD
BECKWITH ROAD



AS BUILT DRAWINGS Date: October 20/ 2023

A1.1

DRAWING NO.

BC HOUSING

2520-2640 SMITH STREET, RICHMOND, BC

SITE PLAN

20 09 Author: DB Checker: GB October 28/ 2022

GENERAL CONTRACTOR:

LANDSEA

7-8801 PROGRESS WAY

SQUAMISH, BC

CONTACT: MIKE COYNE | 604-815-4500

MODULAR CONSULTANT:

WESTCOAST HIGHLAND BUILDING SOLUTIONS

1100 COVERLEY RD

CONTACT: MIKE COYNE | 604-815-4500

PH - 17

BUILDING

PERMIT

REVISION

Gerry Blonski

architect a.i.b.c.

Suite 1A - 12448 82nd Ave., Surrey, B.C. V3W 3E9

Ph: 572-3608 Fax: 572-3760

PH - 17

May 21, 2026

Shauna Webber
Community Builders
325-1130 West Pender Street
Vancouver, BC
V6E 4A4

File number: TU23 032827

Re: Parking and bike storage at 2600 Smith Street (program: Aster Place)

To the attention of the City of Richmond Planning & Development Division,

This letter is to confirm that the proposed eight parking stalls at 2600 Smith Street continue to meet our requirements for vehicle parking at this site. These eight stalls sufficiently meet the maximum anticipated need for staff and visiting professionals.

We have provided the following parking statistics based on Community Builders' current parking needs at our other supportive housing and shelter sites:

Full-Time Staff:	2 Support Workers
	1 Building Caretaker
	0-1 Chef, currently only 1 of our housing sites
	has a chef working full-time

Visiting Community Builders Staff:	1-2
Visiting Professionals:	1-2
Visitors with Vehicles:	Rarely
Total:	5-8

We also continue to ensure all tenants are informed that this onsite parking is reserved for the use of staff and visiting professionals only during the application process. We also confirm that there is sufficient bike storage for staff and residents.

Please note that we also advise all potential tenants of the aircraft exposure in the area so that they can make an informed decision before pursuing tenancy with us.

We thank you for your ongoing support and look forward to continuing to work with the City of Richmond.

Please reach out to me if you have any further questions.

Kind regards,

Shauna Webber

Shauna Webber

Director of Operations

Community Builders

325-1130 West Pender St. Vancouver, BC

(o) 778.379.3940



No. TU 26-011521

To the Holder: BC HOUSING MANAGEMENT COMMISSION

Property Address: 2520, 2540, 2560, 2580, 2600, 2640 SMITH STREET AND 9031
BRIDGEPORT ROAD

Address: UNIT 1701 – 4555 KINGSWAY BURNABY, BC V5H 4V8

1. This Temporary 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 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 a three-storey modular supportive housing building with 40 studio units and vehicle access from Smith Street.
4. The "Richmond Zoning Bylaw 8500" is hereby temporarily varied to:
 - a) reduce the required landscaped parking setback from 3.0 m to zero;
 - b) reduce the number of required vehicle parking spaces from 20 to 8 spaces; and
 - c) reduce the number of required Class 1 bicycle parking spaces from 50 to 40 spaces.
5. The lands described herein have been 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. Any temporary buildings, structures and signs shall be demolished or removed, and the lands 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.
7. As a condition of issuance of this Permit, Council is retaining the \$43,366.40 in security associated with TU 26-011521 for this 3-year term to ensure that the development on the lands is in compliance with the terms and conditions of this Permit and Schedule "B". Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to ensure that the development hereby authorized is maintained according to the terms and conditions of this Permit and in compliance with all of the plans and terms set out in Schedule "B" attached hereto, the City may use the security to carry out such works as are necessary by its servants, agents or contractors in order to ensure maintenance and compliance, and any

surplus shall be paid over to the Holder. Should the Holder ensure maintenance and compliance of the development on the lands permitted by this Permit as per above, the security shall be returned to the Holder.

8. As a condition of the issuance of this Permit, the City has received written confirmation from the project mechanical engineer confirming that the PTAC and HRV systems within the Building Permit submission meet the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standards for interior living spaces while also meeting the acoustic requirements in the report from BAP Acoustics, dated January 7, 2021.
9. The lands described herein has been developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
10. This Permit provides the Holder a 3-year term to start on March 15th, 2027 and is valid until March 15th, 2030.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

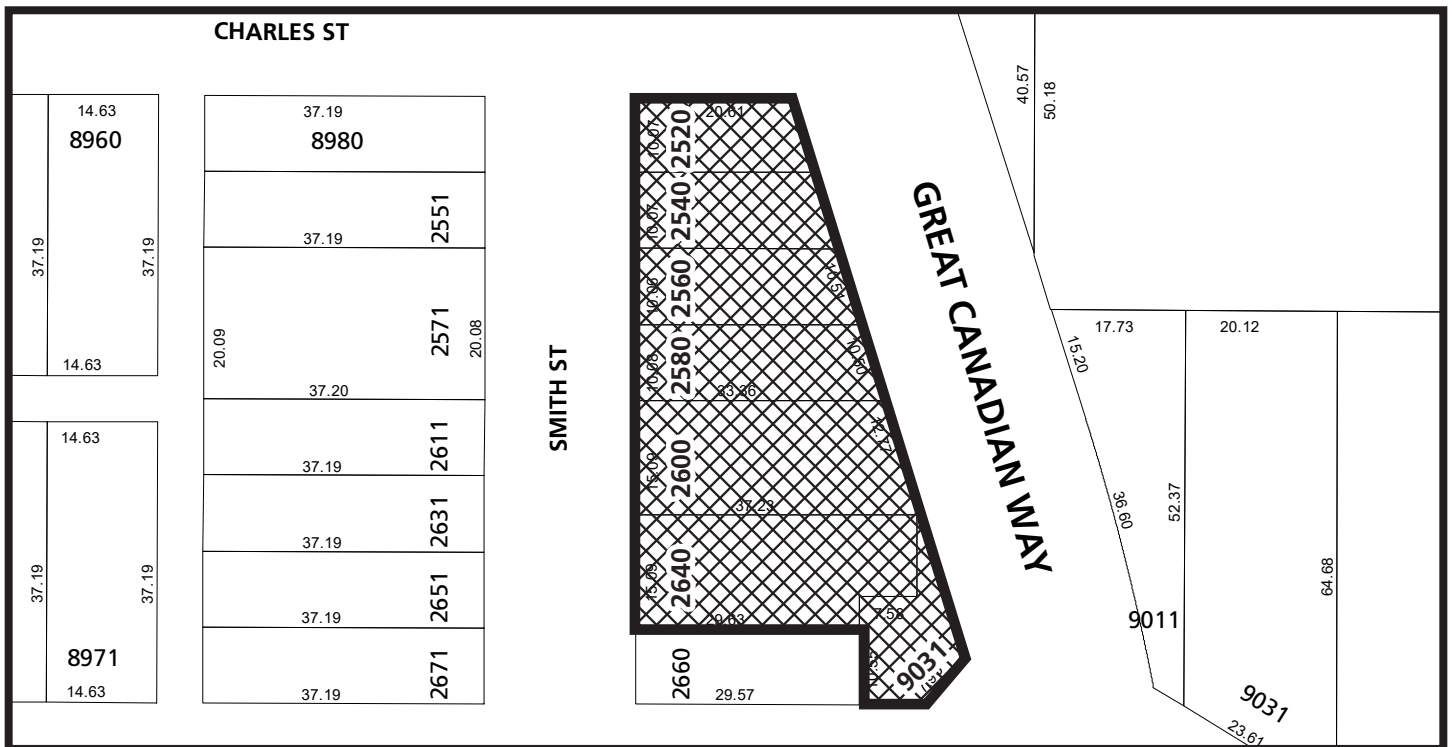
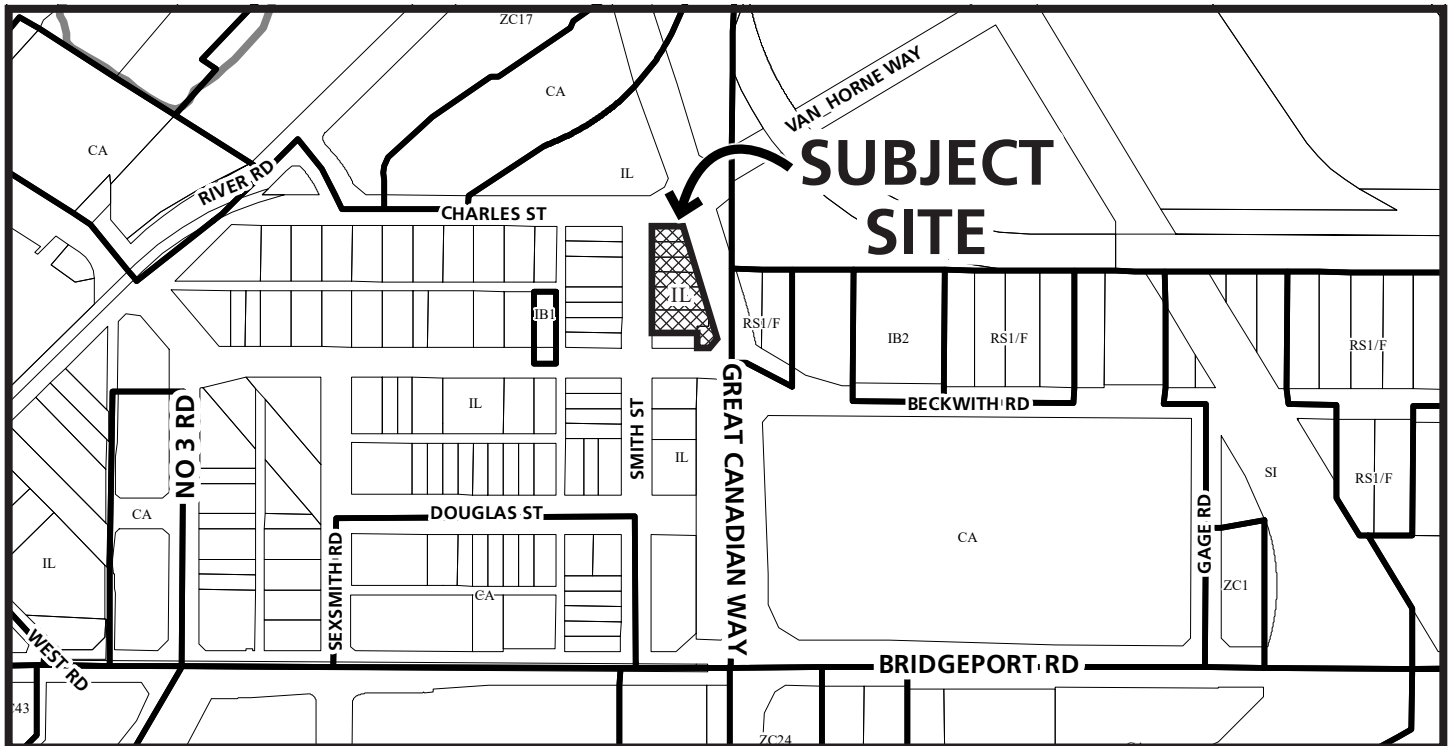
DELIVERED THIS DAY OF , .

MAYOR

CORPORATE OFFICE



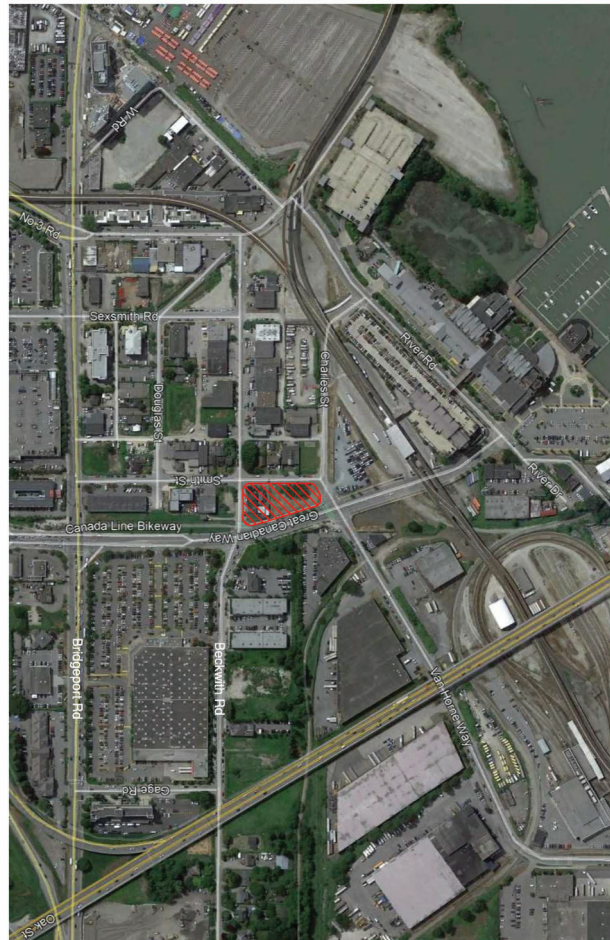
City of Richmond



TU 26-011521 SCHEDULE "A"

Original Date: 04/30/26
Revision Date:

Note: Dimensions are in METRES



VICINITY MAP



PROJECT STATISTICS			
SITE AREA			
FLOOR AREA			
FLOOR	GROSS	STAIRS / SERVICE	NET
FIRST	658	37	621
SECOND	661	37	644
THIRD	661	37	644
TOTAL	2000	111	1608

FALL	1986 / 204.7 h = 31%
SITE COORDINATES	(86° 25' 0.2" = 30%)
BETTERANCE	
FRONT	
EXTENSION SIDE	
REAR	
BETTERANCE SIDE	
SOUTH	MH PROPOSED
CHALKED	2.5 4.5
GREAT CANADIAN WAY	3.0 1.5
	0 2
	0 2.0

	STANDARD	ACCESSIBLE	TOTAL
FIRST	4	4	8
SECOND	18	0	18
THIRD	18	0	18
TOTAL	38	4	42

7	PARKING PROVIDED
6	STANDARD
5	ACCESSIBLE
4	TOTAL
3	RESIDENT BICYCLE LOCKER
2	40 SLOTS X 1 =
1	VISITOR BICYCLE STALL
0	40 SLOTS X 2 =

SUBMITTED FOR TUP

**SMITH STREET RICHMOND HOUSING
PROJECT - BC HOUSING**

CONTEXT PLAN

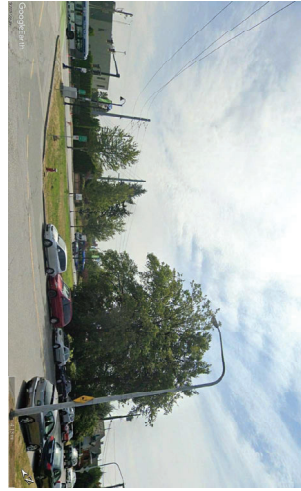
CLIENT:
LANDSEA
7-38921 PROGRESS WAY
SQUAMISH, BC
CONTACT: MIKE COYNE |

MODULAR CONSULTANT:
WESTCOAST HIGHLAND BUILDING SOLUTIONS
VANCOUVER, BC
CONTACT: JIM HARRISON | 604-313-6506

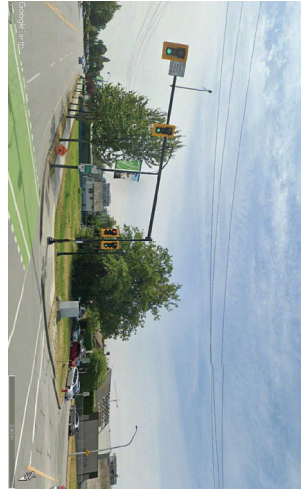
PH - 23

Gerry Blonski
architect a.i.b.c.

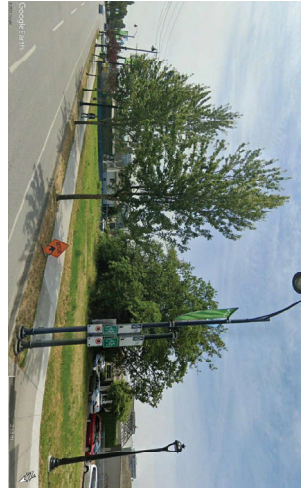
Suite 1A - 12468 - 82nd Ave., Surrey, B.C. V3W 3E9



1. GREAT CANADIAN WAY & CHARLES ST. LOOKING SOUTHEAST



2. GREAT CANADIAN WAY & CHARLES ST. LOOKING SOUTHWEST



3. GREAT CANADIAN WAY LOOKING SOUTHWEST



4. GREAT CANADIAN WAY & BECKWITH RD. LOOKING NORTHWEST



5. SMITH ST. & BECKWITH RD. LOOKING NORTHEAST

SUBMITTED FOR TUP

A0.2
DRAWING NO.

**SMITH STREET RICHMOND HOUSING
PROJECT - BC HOUSING**

SITE PHOTOS

25-09 Author Checker Nov 03, 2020

CLIENT:
LANDSEA
738671 PROGRESS WAY
SQUAMISH, BC
CONTACT: MIKE COYNE | 604-893-1111

MODULAR CONSULTANT:
WESTCOAST HIGHLAND BUILDING SOLUTIONS
CONTACT: JIM HARRISON | 604-313-6586

PH - 24

Gerry Blonski
architect a.i.b.c.

Suite 1A, 12468 - 82nd Ave., Surrey B.C. V3W 3E9
Ph : 672-3626
Fax : 672-3750



VIEW FROM SOUTH WEST CORNER OF THE BUILDING



VIEW FROM NORTH EAST CORNER OF THE BUILDING



VIEW FROM SOUTH EAST CORNER OF THE BUILDING

SUBMITTED FOR TWP

A0.3

DRAWING NO.

**SMITH STREET RICHMOND HOUSING
PROJECT - BC HOUSING**

2520-40 SMITH STREET, RICHMOND, BC

RENDERINGS

25-09 Author Checker Rev. 03, 2020

CLIENT:
LANGSEA
7380 MIDWINTER WAY
SQUAMISH, BC
VANCOUVER OFFICE | 604-413-4300

MODULAR CONSULTANT:
WESTCOAST HIGHLAND BUILDING SOLUTIONS
VANCOUVER, BC
CONTACT: NIKEL HARRISON | 604-310-0306

Gerry Blonski
architect a.l.b.e.

Suite 14 - 12669 - 62nd Ave., Surrey, B.C. V3W 3E9

PH: 604-598-8888 Fax: 604-598-8888

1/28/2021 9:45:44 PM

LANDS DEALT WITH

- Pitt: 004-57-513
-
- (45-0.5-00) 1711

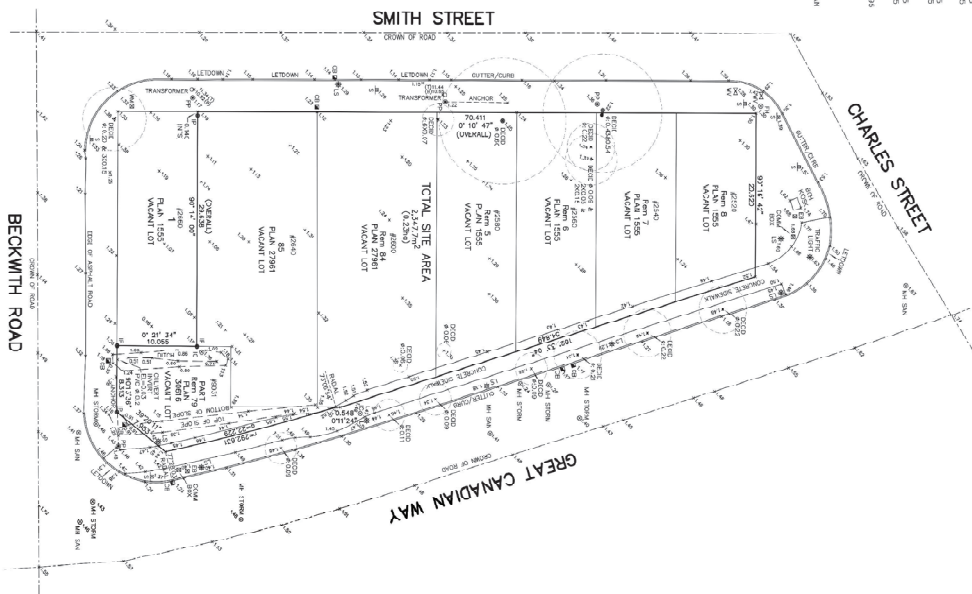
CURRENT CIVIC ADDRESSES:

RICHMOND, BC



LEGEND
SCALE 1:25000

- NTS INDICATES NOT TO SCALE



© COPYRIGHT

MAISON PECK & TOPUSS
SURFACTANTS & FLUIDINETERS

CADFILE: 11243-001-TP2-200.DWG

NOTES

^a INFORMATION ON INCLUSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS AND FIELD SURVEYS.

ORIGINALLY SIGNED AND SEALED.

SUBMITTED FOR THE

**SMITH STREET RICHMOND HOUSING
PROJECT - BC HOUSING**

SURVEY PLAN

20-09	Author	Checker	Nov. 03, 2020
-------	--------	---------	---------------

CLIENT:
LANDSEA
7-38921 PROGRESS WAY
SQUAMISH, BC
CONTACT: MIKE COYNE |

MODULAR CONSULTANT:
WESTCOAST HIGHLAND BUILDING SOLUTIONS
CONTACT: NICK HARRISON | 604-313-6506

PH - 26

Gerry Blonski
architect a.i.b.c.

Ph: 572-3608
Suite 1A - 12468 - 82nd Ave., Surrey, B.C. V3W 3E9
Fax: 572-3760

LEGEND
SCALE 1:250

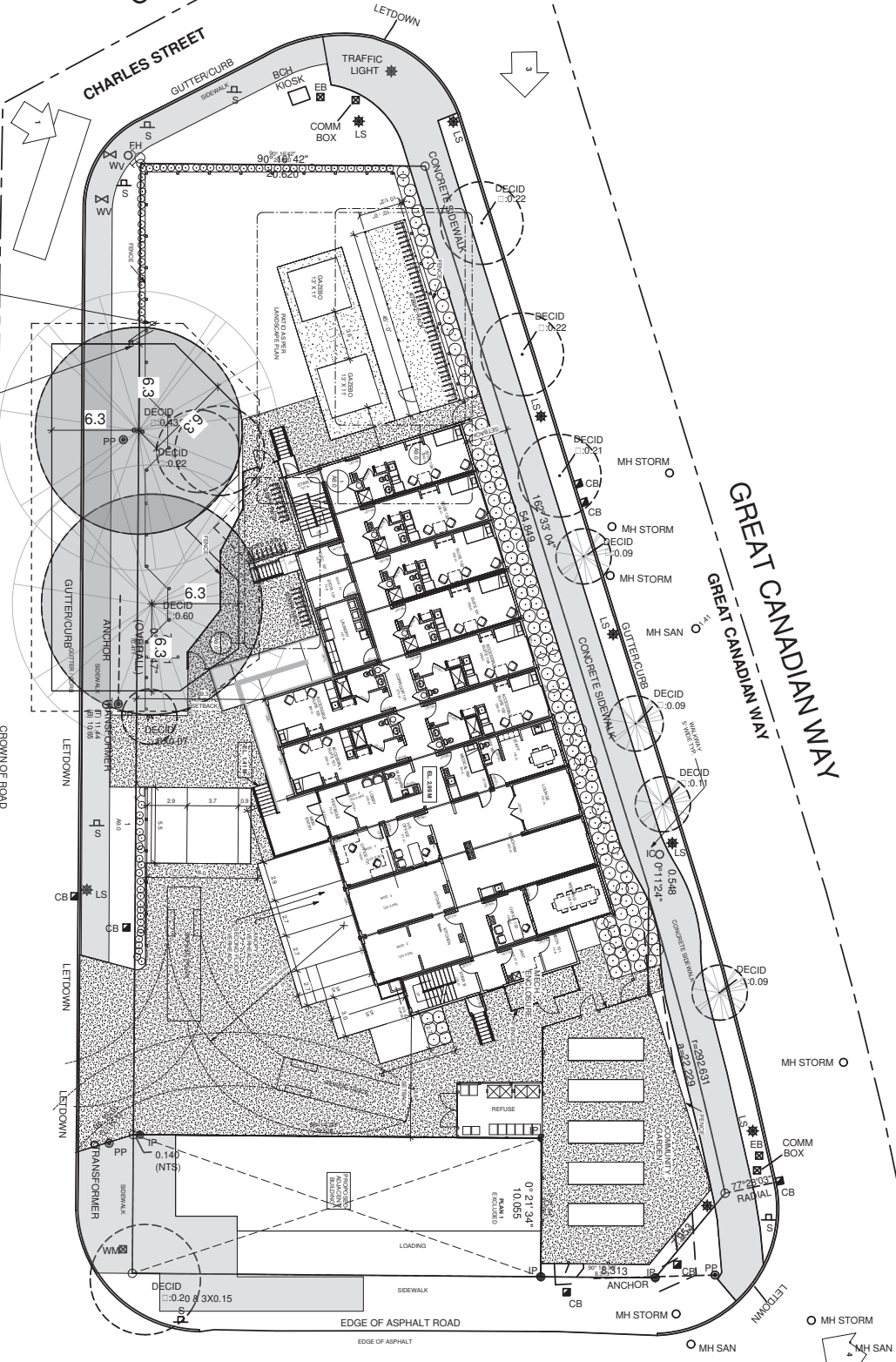


SUPPLY & INSTALL 9.3" PRIMARY CONCRETE AND BASE TO NEW PAVEMENT LOCATION

APPROXIMATE LOCATION OF EXISTING PAVEMENT BASE TO NEW PAVEMENT LOCATION

SMITH STREET

CHARLES STREET
CROWN OF ROAD

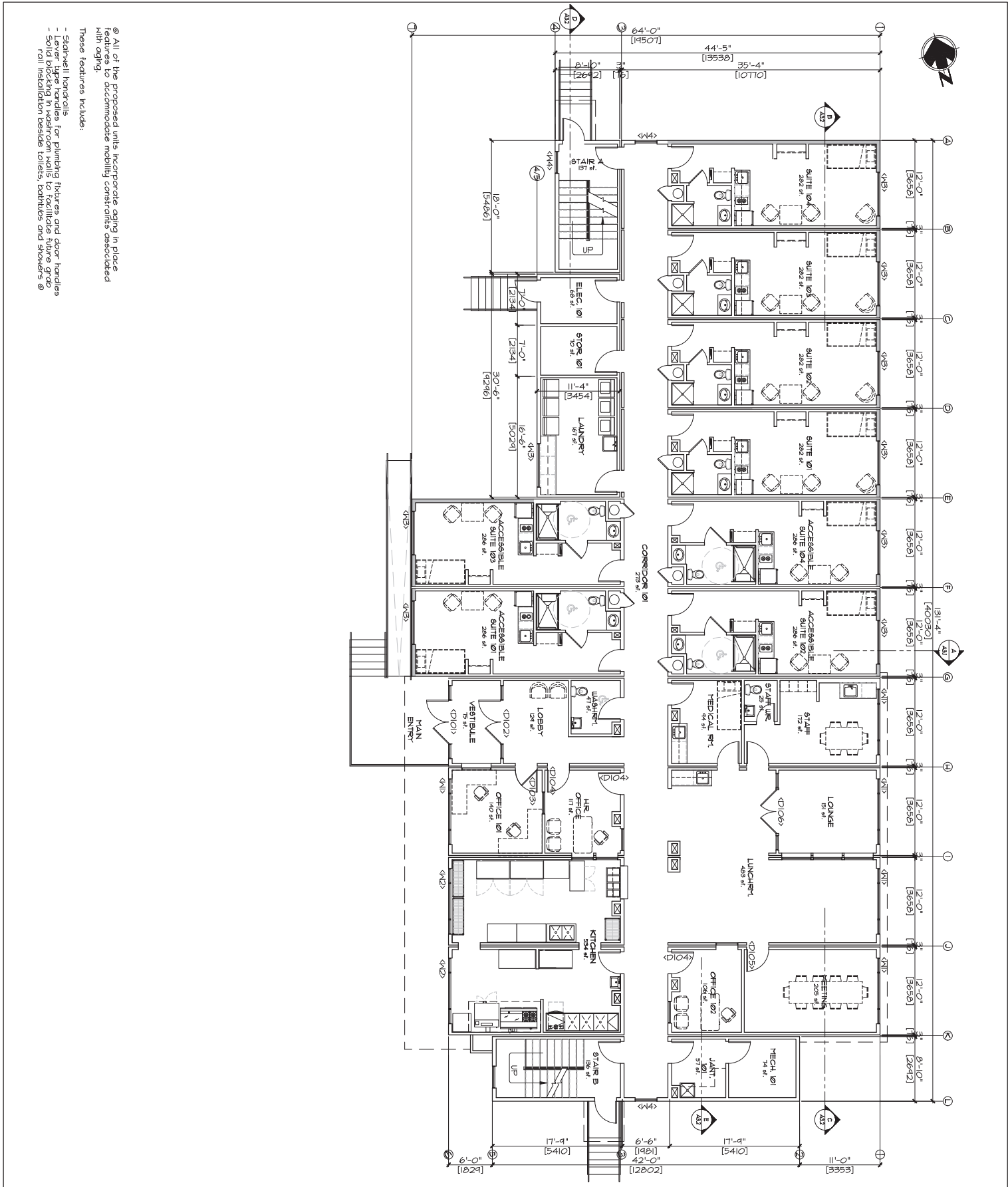


BECKWITH ROAD
BECKWITH ROAD



AS-BUILT DRAWINGS Date: October 20/ 2023

A1.1 DRAWING NO.	BC HOUSING 2520-2640 SMITH STREET, RICHMOND, BC		GENERAL CONTRACTOR: LANDSEA 7-8801 PROGRESS WAY SQUAMISH, BC CONTACT: MIKE COYNE 604-815-4500	MODULAR CONSULTANT: WESTCOAST HIGHLAND BUILDING SOLUTIONS 1100 COVERLEY RD CONTACT: MIKE COYNE 604-815-4500	BUILDING PERMIT REVISION	Gerry Blonski architect a.i.b.c. Suite 1A - 12448 82nd Ave., Surrey, B.C. V3W 3E9 Ph: 572-3608 Fax: 572-3760 gblonski@ibc.ca
	SITE PLAN		PH - 27			
	20-09 Author: DB Checker: GB October 28/ 2022					



© All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging.

These features include:

- Stairwell handrails
- Lever type handles for plumbing fixtures and door handles
- Solid bricking in washroom walls to facilitate future grab rail installation beside toilets, bathtubs and showers

Architect
Gerry Blonski, a.l.b.c.
Tel. 604.572.3606

Revisions

NO.	DATE	DESCRIPTION
01	10/15/20	LAYOUT TO SUIT 101
02	10/31/20	RISE CRAWL SPACE HT.
03	12/01/20	AREA DATA
04	12/15/20	GEN LAYOUT & BY AREA
05	01/12/21	KIT. CAB. RAMP COM. KIT.
06	01/20/21	TR. RAMP & BIF/LANDING



Tel: 604.313.6506
Email: nigel@highlandbuilding.ca

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Project
2600 Smith Street, Richmond
BC, Housing

Drawing
GROUND FLOOR PLAN
7,080 sf (658 sq.M.)

Scale : 1/8" = 1'-0"

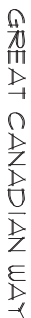
Drawn: -

Date: 9EPT. 20 2020

Project No. 200356-PIA

Drawing No.

A1.1



Revisions		
O4	01/12/21	KIT, CAB, RAMP CON, KIT.
O3	12/15/20	GEN LAYOUT & RM, AREA
O2	12/01/20	AREA DATA
O1	10/24/20	LAYOUT 9'x11'
NO.	DATE	DESCRIPTION

PH - 29

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Project
2600 Smith Street, Richmond
BC. Housing

Drawing
SECOND FLOOR PLAN
7,323 sf. (681 sq.M)

Scale : 1/8" = 1'-0"

Drawn: -

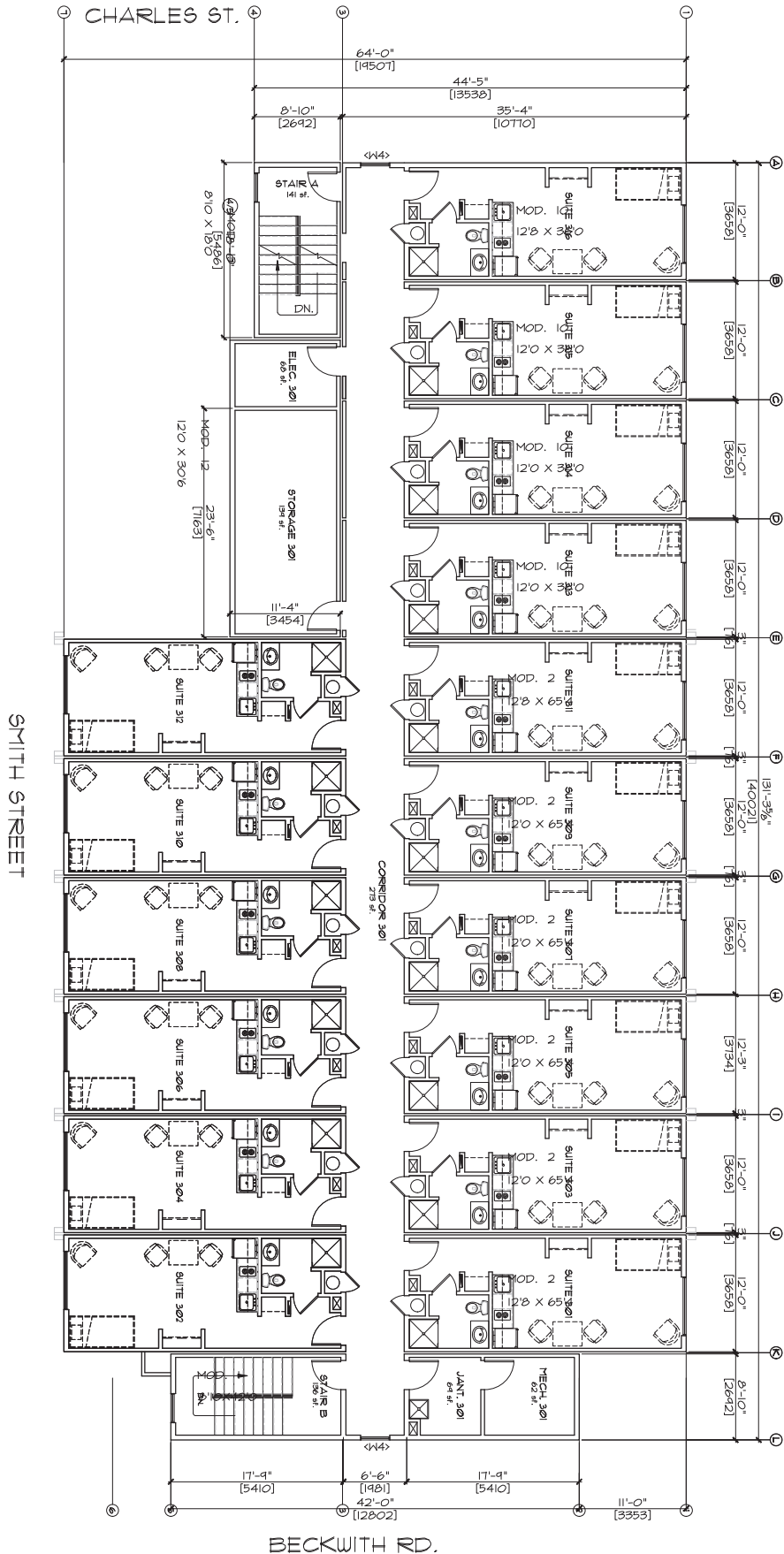
Date: SEPT. 20, 2020

Project No. 2009155-PIA

Drawing No.



GREAT CANADIAN WAY



SMITH STREET

BECKWITH RD.

Architect
Garry Blonski, a.l.b.c.
Tel. 604.572.3606

Revisions

NO.	DATE	DESCRIPTION
01	10/24/20	LAYOUT TO SUIT 301
02	12/01/20	AREA DATA
03	12/15/20	GEN. LAYOUT & RM. AREA
04	01/12/21	KIT, CAB. RAMP COH. KIT.



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Project
2600 Smith Street, Richmond
BC, Housing

Drawing
THIRD FLOOR PLAN
7,323 sq. ft. (681 sq. m.)

Scale : 1/8" = 1'-0"

Drawn: -

Date: SEPT. 20, 2020

Project No. 200356-PIA

Drawing No.

A13



EXTERIOR FINISH LEGEND

TYPE	COLOR
1 METAL CLADDING	TAN - 6074 WEST
2 METAL FLASHING	METRIC BROWN - 6164 WEST
3 HAND PANELS	AUTUMN TAN JH2020
4 HAND TRIM	ARCTIC WHITE JH1040

A2.1

DRAWING NO.

SMITH STREET RICHMOND HOUSING PROJECT - BC HOUSING

2520-40 SMITH STREET, RICHMOND, BC

ELEVATIONS

25-09 Author Checker Nov 03, 2020

CLIENT: LANDORA 738677 PROGRESS WAY SCAMMIS, BC CONTACT: MIKE COYNE | 604-433-0586

MODULAR CONSULTANT: WESTCOAST HIGHLAND BUILDING SOLUTIONS CONTACT: JEN HARRISON | 604-433-0586

PH - 31

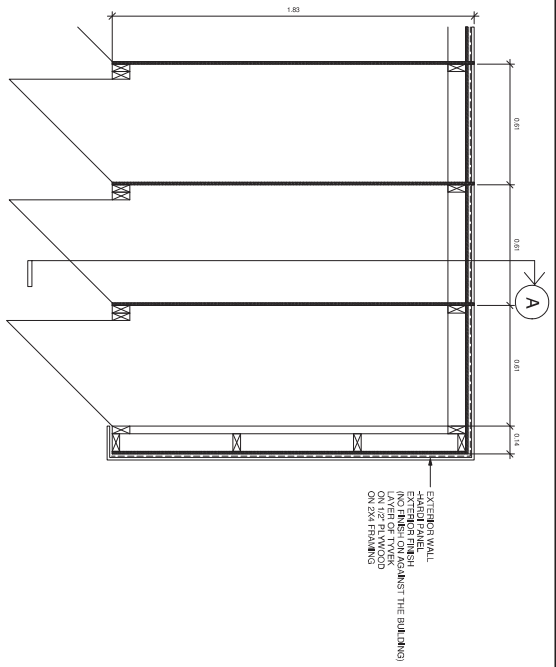
Gerry Blonski

architect a.i.b.c.

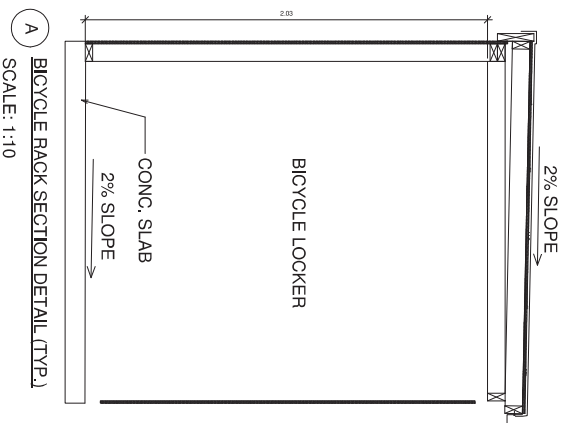
Suite 1A 12468 82nd Ave., Surrey B.C. V3W 3E9 Ph: 672-3626 Fax: 672-3790

1:48

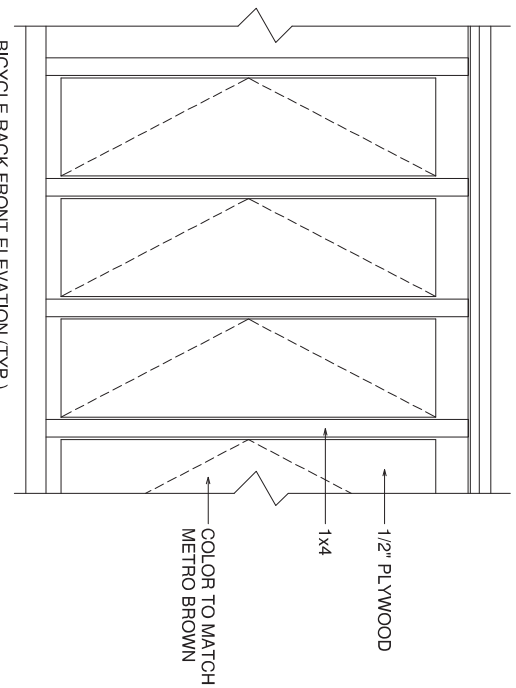
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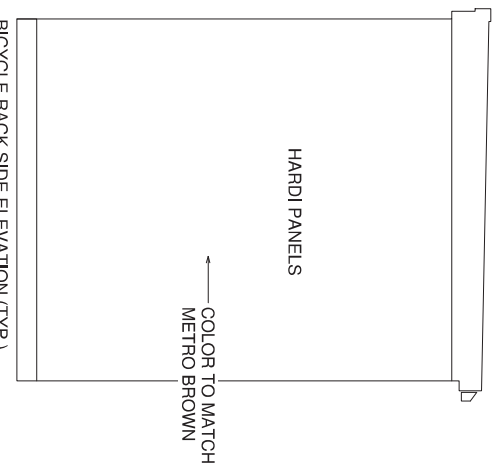
TYP. BICYCLE LOCKERS PLAN
1:10



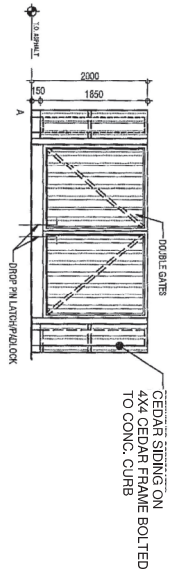
BICYCLE RACK SECTION DETAIL (TYP.)
SCALE: 1:10



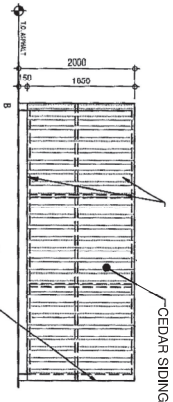
BICYCLE RACK FRONT ELEVATION (TYP.)
SCALE: 1:10



BICYCLE RACK SIDE ELEVATION (TYP.)
SCALE: 1:10



3A Garbage Enclosure Elevation
PT 2 / SCALE: 1:50

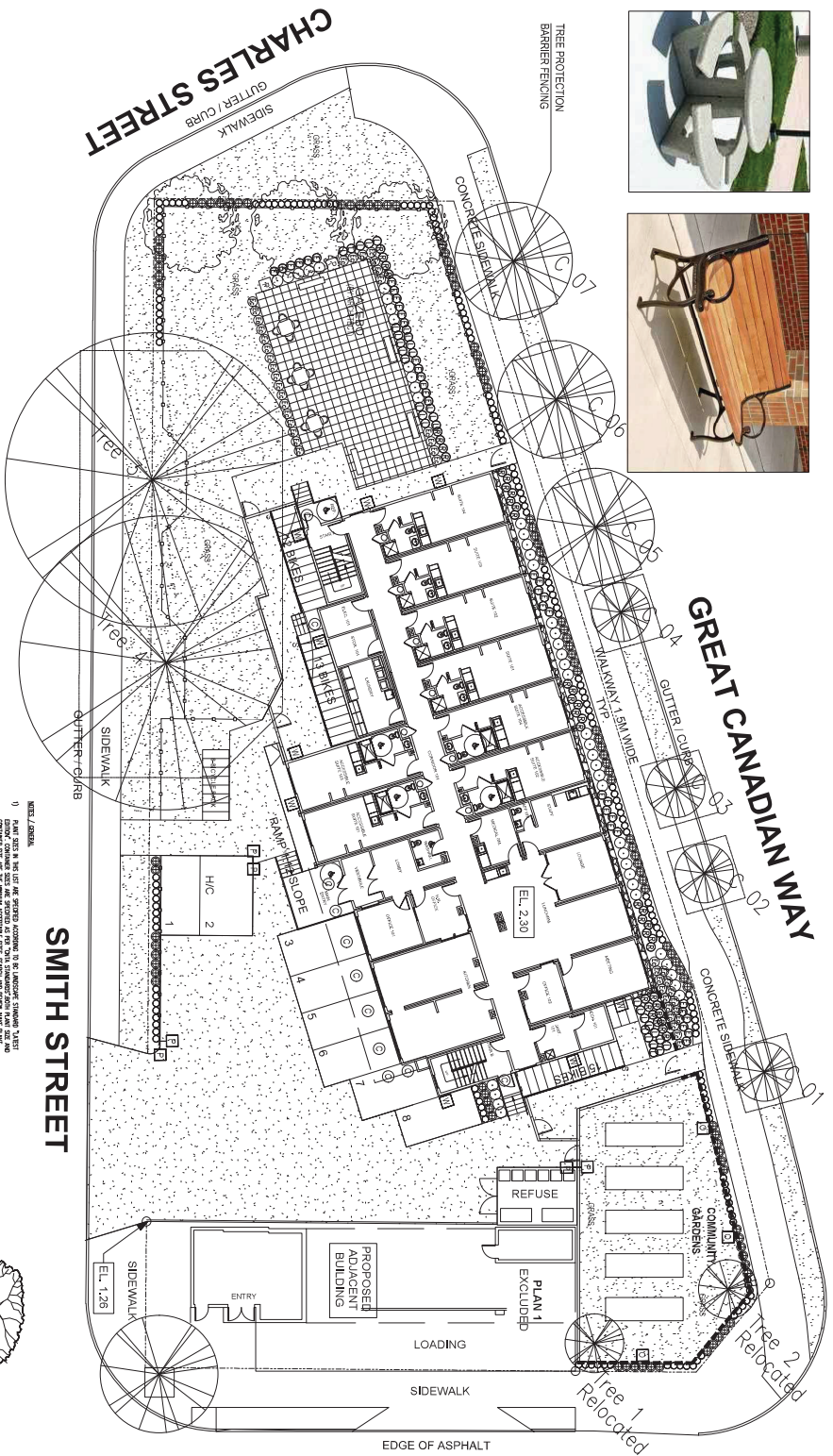
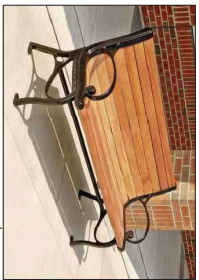


3B Garbage Enclosure Elevation
PT 2 / SCALE: 1:50



3C Garbage Enclosure Elevation
PT 2 / SCALE: 1:50

SUBMITTED FOR TYP



KEY	BOTANICAL NAME	PLANT LIST	QTY.	SIZE	SPACING	REMARKS
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	3	6 CM. CAL.	AS SHOWN	B. & B.
	LAMANDRA ANGUSTIFOLIA 'WUNSTED'	LAVENDER	26	#3 POT	65 CM. O.C.	
	RUBECKIA TRILوبا	BLACK-EYED SUSAN	30	#3 POT	65 CM. O.C.	
	ECHINACEA PURPUREA	PURPLE CONEFLOWER	30	#3 POT	65 CM. O.C.	
	ESCALLONIA NEUPORT DWARF	DWARF ESCALLONIA	44	#3 POT	65 CM. O.C.	
	CALAMAGROSTIS x AQUILEGIA	FEATHER REED GRASS	37	#3 POT	70 CM. O.C.	
	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	164	#3 POT	45 CM. O.C.	
	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	100	#3 POT	70 CM. O.C.	

NOTES / DETAILS

1) PLANT SPECIES IN THIS LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE STANDARD TABLE CHARTERED 2012 AND THE DESIGNATED PLANTING SCHEDULE. SPECIES AND CULTIVARS MUST BE AVAILABLE IN THE MARKET AT THE TIME OF PLANTING. PLANTING SCHEDULES MUST BE PROVIDED TO THE CLIENT BY THE LANDSCAPE ARCHITECT. PLANTING SCHEDULES MUST BE PROVIDED TO THE CLIENT BY THE LANDSCAPE ARCHITECT. PLANTING SCHEDULES MUST BE PROVIDED TO THE CLIENT BY THE LANDSCAPE ARCHITECT.

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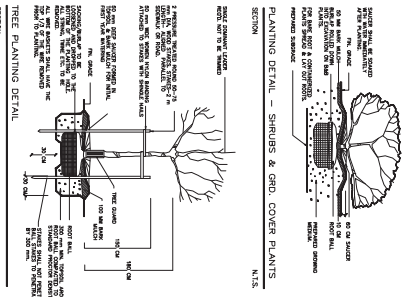
4) PLANTING SCHEDULES MUST BE PROVIDED TO THE CLIENT BY THE LANDSCAPE ARCHITECT. PLANTING SCHEDULES MUST BE PROVIDED TO THE CLIENT BY THE LANDSCAPE ARCHITECT. PLANTING SCHEDULES MUST BE PROVIDED TO THE CLIENT BY THE LANDSCAPE ARCHITECT.

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8) PLANTING SCHEDULES MUST BE PROVIDED TO THE CLIENT BY THE LANDSCAPE ARCHITECT. PLANTING SCHEDULES MUST BE PROVIDED TO THE CLIENT BY THE LANDSCAPE ARCHITECT. PLANTING SCHEDULES MUST BE PROVIDED TO THE CLIENT BY THE LANDSCAPE ARCHITECT.



NORTH

LIGHTING LEGEND

ALL LIGHT FIXTURES WILL SEEK TO MINIMIZE LIGHT SPILL ONTO ADJACENT LOTS

- SOFT TRIM
- AREA LIGHT
- FULL CUT OFF
- CANOPY DOWNLIGHT
- WALL DOWNLIGHT
- FULL CUT OFF
- OUTDOOR GARDEN LIGHT

CLIENT

BECK & ASSOCIATES INC.

2442 JONAS COURT

AGRICOLA, ONT. L0R 3B9

PHONE: (905) 881-2376

LANDSCAPE

C/O NICK HARRISON

HOLLAND BUILDING SOLUTIONS

5667 MIDLAND AVE. #201

SCARBOROUGH, ONT. M1V 4Y7

TITLE

PLAN VIEW

LANDSCAPE PLAN

SMITH STREET

HOUSING PROJECT

2500 2540 SMITH STREET

SCARBOROUGH, ONT.

DATE

1:150

DATE

07/20

DATE

07/20

DATE

07/20

DATE

07/20

DATE

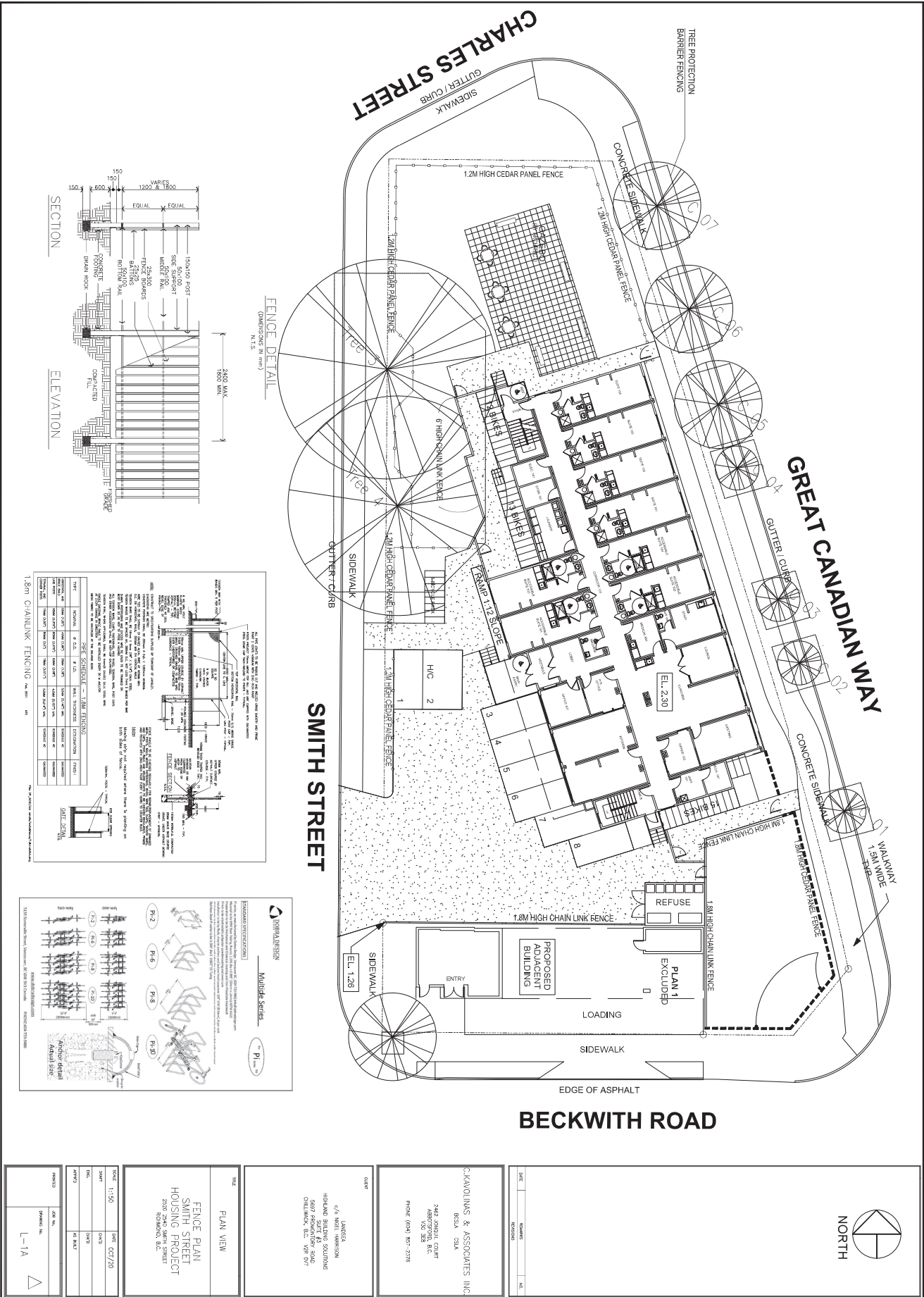
07/20

DATE

07/20

DATE

07/20





To: Planning Committee **Date:** May 20, 2026
From: Wayne Craig **File:** ZT 25-022777
General Manager, Planning and Development
Re: **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**

Staff Recommendation

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.

Executive Summary

This application seeks permission to amend the existing zoning applicable to Unit 105 - 2777 Jow Street to add “Health service, minor” as a permitted principal use to allow for a medical imaging centre to operate in a ground-floor unit.

The applicant has demonstrated that the ground-floor location is functionally necessary due to the size, weight and servicing requirements of the imaging equipment. The proposal would not create additional parking demand beyond what was previously approved, would introduce specialized employment opportunities, and support complementary medical and professional services in the area. The proposal is consistent with the Official Community Plan and City Centre Area Plan.

Origin

Bridgeport East BT Holdings Ltd. has applied, on behalf of Beckwith One BT Holdings Ltd. (Mailin Chan), Bridgeport East BT Holdings Ltd. (Mailin Chan) and Bridgeport West BT Holdings Ltd. (Mailin Chan), to amend the “Light Industrial, Office and Hotel (ZI10) – Bridgeport Village (City Centre)” zone to add “Health service, minor” as a permitted use in Unit 105 - 2777 Jow Street. A location map and aerial photo of the subject site are provided in Attachment 1.

This application is to enable a medical imaging center to operate in Unit 105, which is located on the ground floor of the existing mixed-use building at 2777 Jow Street (Attachment 2).

Findings of Fact

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

Existing Site Context and Surrounding Development

The subject site currently contains a 12-storey mixed-use business centre, which is the first phase of a three-phase mixed-use development, approved in 2017, consisting of a business building and two hotel buildings. The ground floor of the business building has a floor-to-ceiling height of 4.5 m, designed to accommodate light industrial uses, while the upper 11 storeys are designed as office space.

Existing development immediately surrounding the subject site is as follows:

To the North: Single-family residential lots zoned “Single Detached (RS1/F)” and one lot currently zoned “Auto-Oriented Commercial (CA)”. This area is designated Industrial Reserve – “Limited Commercial” under the City Centre Area Plan (CCAP). A Development Permit (DP) application to develop a two-storey office building at 9471 Beckwith Road (DP 22-013332) under the current CA zone has been received and is currently on hold at the request of the applicant.

To the South: At 2888 and 2899 Jow Street, the second and third phases of the three-phase mixed-use development mentioned above. Two hotel buildings are currently under construction (DP 18-825006).

To the East: A vacant site at 9520 Beckwith Road, which is being rezoned to “Light Industrial and Office (ZI19) – Bridgeport Village (City Centre)” under RZ 18-821103 to allow for the development of a seven-storey light industrial and office building. The associated Rezoning Bylaw 9931 received third reading on June 17, 2019. The (DP 18-829207) was endorsed by the DP Panel on May 29, 2024.

To the West: Single-family residential lots zoned “Single Detached (RS1/F)” and designated Industrial Reserve – “Limited Commercial” under the CCAP.

Legal Encumbrances

There are a number of legal agreements registered on the Title, which were registered at the time of the approvals for the existing development. The applicant's lawyer has provided a Title summary and has confirmed that the proposed amendment is not materially impacted by the existing charges. Staff have reviewed the Title summary and agree with the findings.

Related Policies & Studies

Official Community Plan/Bridgeport Area Plan (Bridgeport Village)

The Official Community Plan, Schedule 1 (OCP) land use designation for the subject site is “Mixed Employment”. The Bridgeport Village Specific Land Use Map in the City Centre Area Plan (CCAP) designates the subject site as “General Urban T4 (25m): Area B”, which permits “light industry” and complementary uses, including “community uses” (Attachment 4). “Community uses” include institutions, facilities and other spaces that contribute to community equity and resilience, such as health care services.

This application for a Zoning Text Amendment to permit “Health service, minor” use in a portion of the ground floor is generally consistent with the land use designations and policies of the OCP.

Aircraft Noise Sensitive Development Policy

The OCP’s Aircraft Noise Sensitive Development (ANSD) Policy applies to the subject site, which is located within the “Aircraft Noise Area (Area 1A)” in which all aircraft noise-sensitive land uses are prohibited. This Zoning Text Amendment application to add “Health service, minor” as a permitted use in the ZI10 zone at Unit 105 - 2777 Jow Street is consistent with the ANSD Policy.

An aircraft noise covenant was registered on Title in 2017 when the site was rezoned to allow the existing development.

Ministry of Transportation & Transit Approval

As the subject property is located within 800 m of an intersection of a Provincial Limited Access Highway and a City road, this redevelopment proposal was referred to the Ministry of Transportation and Transit (MOTT). The applicant is required to secure final approval from MOTT prior to final adoption of the zoning text amendment bylaw.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. A flood indemnity covenant was registered on Title in 2017 when the site was rezoned to allow the existing development.

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 metres 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 zoning text amendment application in response to the early public notification or placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant first reading to the zoning text amendment 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

This proposal seeks to add "Health service, minor" as a permitted use in the ZI10 zone in order to permit a medical imaging centre to operate on the ground floor of the existing mixed-use building at Unit 105 – 2777 Jow Street. The ground floor of the subject site is restricted to 'Industrial, General' as the principal use. As Unit 105 comprises more than 50 per cent of the ground floor's total leasable area, any use within this unit must qualify as a permitted principal use. Consequently, this Zoning Text Amendment is required to include 'Health Service, Minor' as a principal use on the ground floor to accommodate the proposed medical imaging center. The proposed medical imaging centre will offer non-Medical Service Plan (MSP) diagnostic services, including advanced modalities such as Magnetic Resonance Imaging (MRI) and Computed Tomography (CT). The proposed medical imaging centre will be situated within a mixed industrial and office building that houses various established medical services.

Technical and Structural Requirements

While "Health Services, minor" is permitted on the upper floors in this mixed-use building, the applicant has confirmed that the proposed imaging centre must be located on the ground floor due to significant structural and engineering requirements. Heavy diagnostic equipment, such as the MRI magnet (7,000 kg) and CT gantry (2,500 kg), requires the weight-bearing capacity of a ground-floor slab. Service elevators cannot accommodate the dimensions or extreme weight of these systems, making upper-floor delivery and maintenance impossible.

Unit 105 also provides the necessary ceiling heights and efficient access to essential HVAC, plumbing, and electrical systems. Its proximity to the primary electrical room and simplified exterior venting make it the only technically feasible space for these renovations.

Alternative Site Analysis

The applicant has evaluated several alternative locations; however, current market inventory consists primarily of smaller, upper-floor units. The applicant has indicated that they have been unable to find any available ground-floor office space of sufficient size (4,000–5,000 ft²). The subject site meets the project's space requirements and their specialized structural and access needs.

Parking and Transportation

Adding "Health Service, Minor" as a permitted use within Unit 105 is not anticipated to result in any increase in on-site parking demand. The existing on-site parking is sufficient to meet Zoning

Bylaw requirements Eleven parking stalls in front of Unit 105 will be reserved for use of the proposed medical imaging center, and additional shared visitor parking stalls are available at grade on Jow Street.

Economic Impact and Employment

The operator intends to hire an initial staff of 10 to 15 employees, including radiologists, technologists, administrative personnel and patient service coordinators. This shift toward high-value employment supports the Mixed Employment and Industrial – Limited Commercial land use designations by diversifying the local employment base within a traditional light industrial precinct.

This proposal is consistent with the overall vision and goals of the OCP and CCAP (Bridgeport Village) to enhance regional employment opportunities through industrial and mixed office developments and a limited range of support services.

Should the proposed Zoning Text Amendment be approved, all uses defined under 'Health service, minor' (such as medical and dental offices, health clinics, physiotherapy and counselling services, etc.) would be permitted to operate within Unit 105 – 2777 Jow Street. All currently permitted general industrial uses would remain unaffected and continue to be allowed.

Site Servicing and Frontage Improvements

Since the site has already recently been redeveloped to current City standards, there are no site servicing concerns or frontage improvements required as part of this Zoning Text Amendment application.

Budgetary Implications

None.

Conclusion

This Zoning Text Amendment application to amend the ZI10 zone to add “Health service, minor” as a permitted use in Unit 105 – 2777 Jow Street to enable a medical imaging centre complies with the land use designation and applicable policies contained within the OCP for the subject site.

The brief list of Rezoning Considerations is included in Attachment 5, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10766, be introduced and given first reading.

Respectfully submitted,

Joshua Reis, Director, Development

Report Contributors

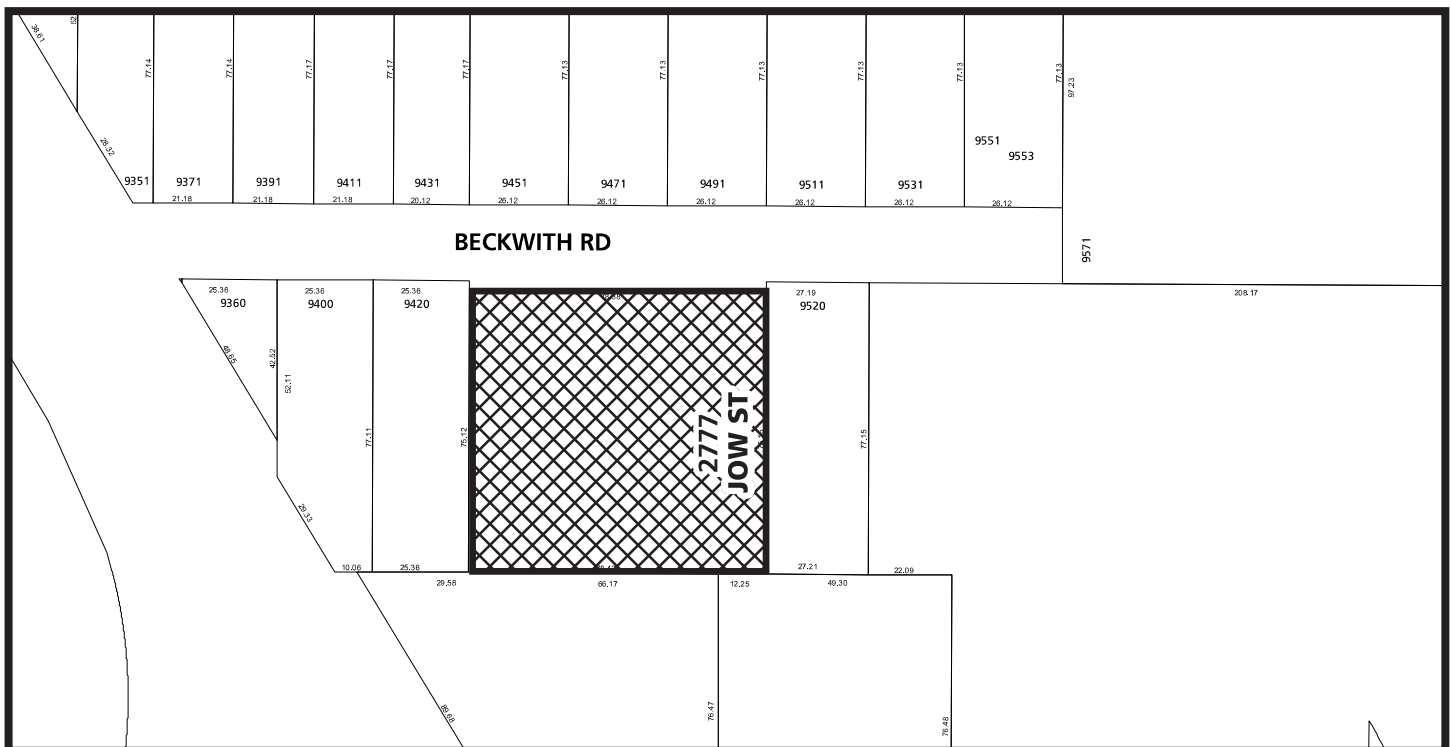
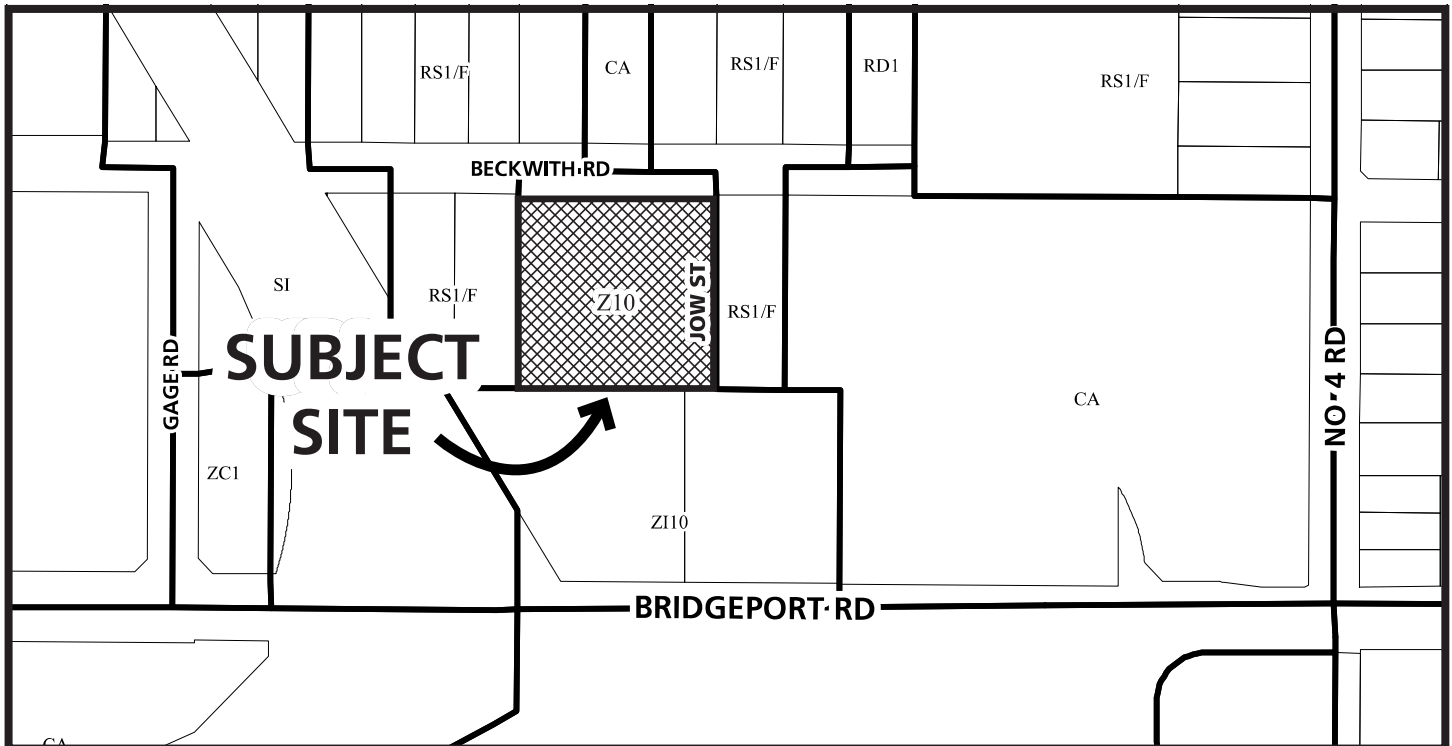
This report was prepared by Edwin Lee, Planner 2, Development Applications

- Att. 1: Location Map/Aerial Photo
 2: Context plan showing the location of the proposed medical imaging centre
 3: Development Application Data Sheet
 4: Bridgeport Area Plan Land Use Map
 5: Rezoning Considerations



City of
Richmond

ATTACHMENT 1



ZT 25-022777

Original Date: 09/08/25
Revision Date:

Note: Dimensions are in METRES



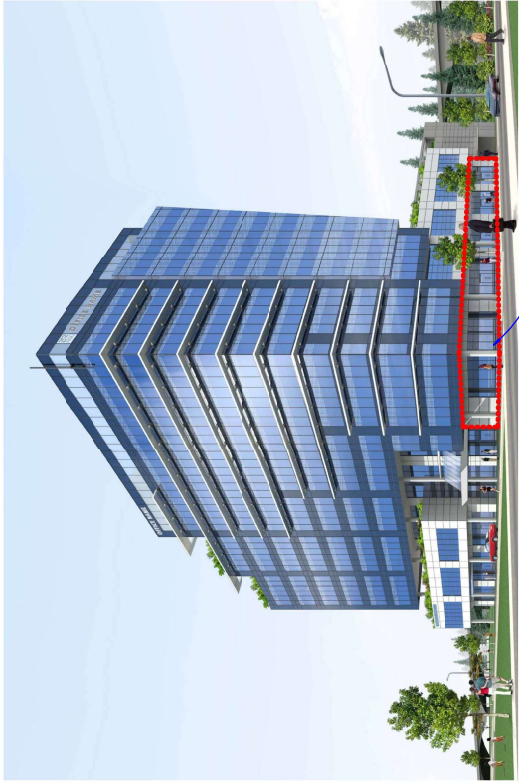
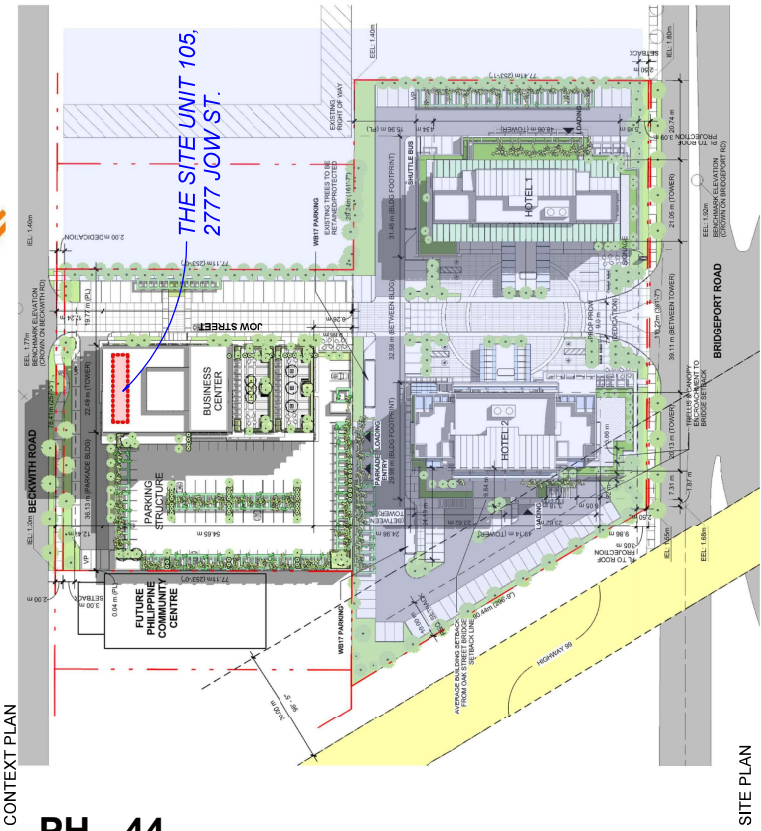
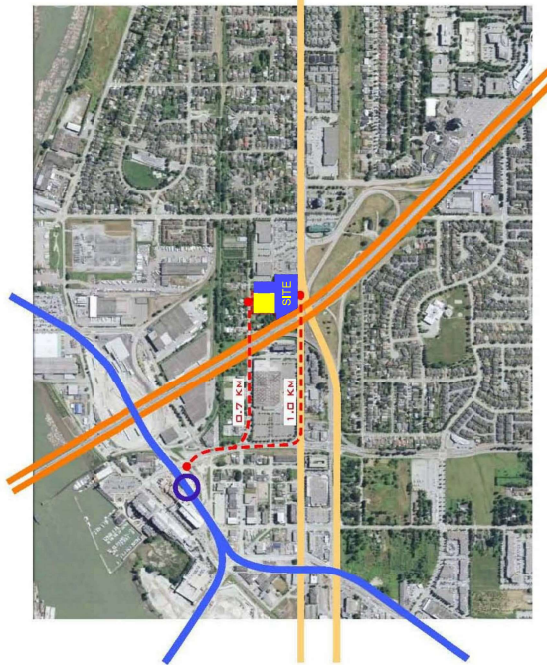
City of
Richmond



ZT 25-022777

Original Date: 09/08/25
Revision Date:

Note: Dimensions are in METRES



THE SITE UNIT 105,
2777 JOW ST.

**PROPOSED TENANT IMPROVED FOR
UNIT 105, 2777 JOW STREET**

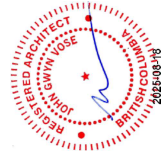
Date: August 18, 2025

CIVIC ADDRESS: 2777 JOW ST, RICHMOND BC. V6X 0V7
LOT 2, BLOCK 5N, PLAN EPP72726. SECTION 22, RANGE 6W

RZ # 10-539048
DP # 11-594571

PROJECT BRIEF:

CHUNGHWA INVESTMENT, OWNER OF BUILDING 2777 JOW STREET WOULD LIKE TO SEEK FOR A CHANGE OF USE ON UNIT 105, 2777 JOW STREET, FROM A PREVIOUS LIGHT INDUSTRIAL USE TO A MEDICAL CLINIC SPACE SUITABLE FOR DIAGNOSTIC IMAGING SERVICES.



DESIGN ARCHITECT



PROJECT
BUSINESS CENTRE -T1
UNIT 105, 2777 JOWST
BRANDENBURG

PROJECT NO: 113810	CHECKED BY: Checker
DRAWN BY: Author	APPROVED BY: Approver

SHEET TITLE
**SITE CONTEXT AND LOCATION
 PLAN**

SHEET NUMBER
A-TI-01



ZT 25-022777

Attachment 3

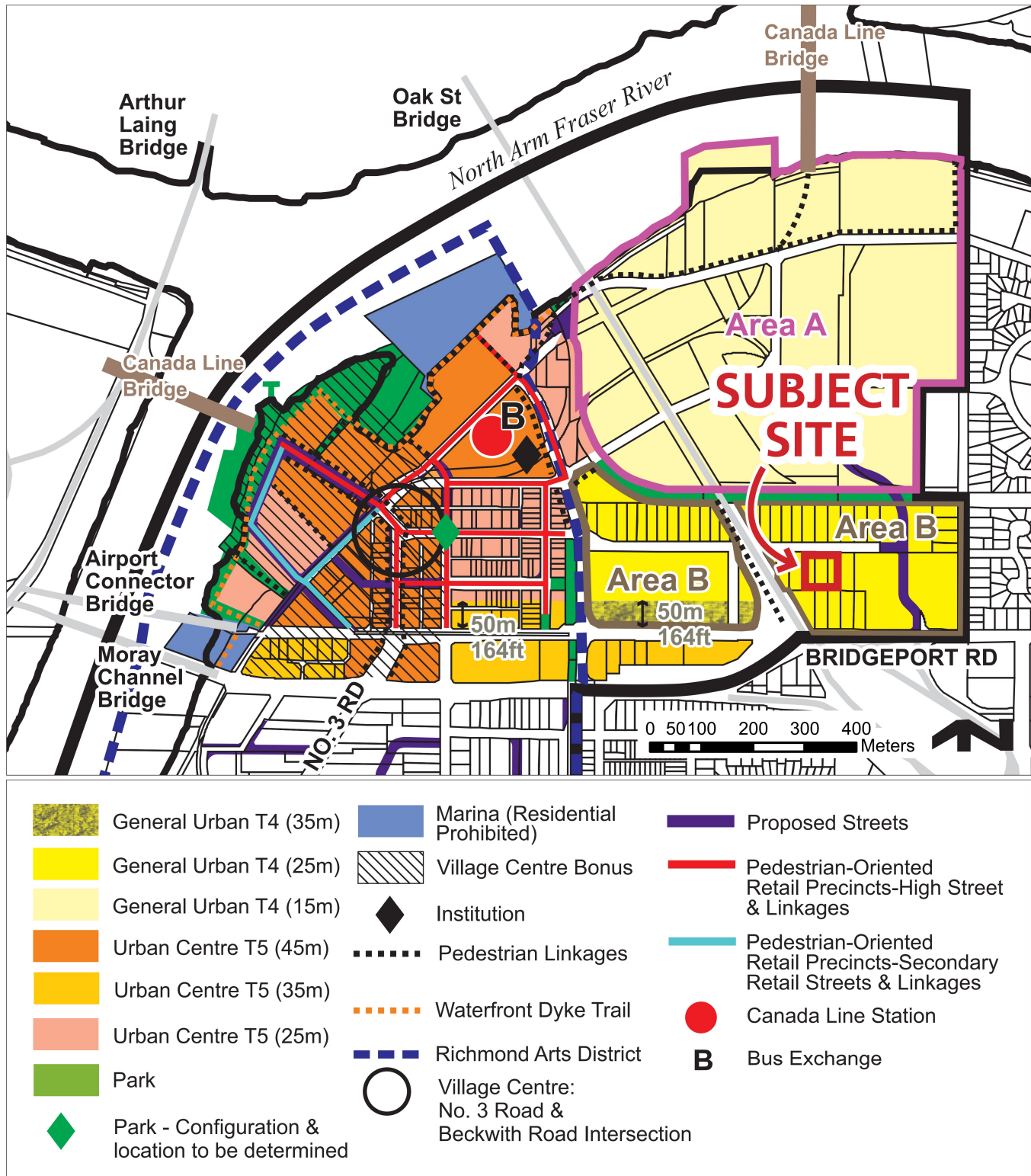
Address: Unit 105 - 2777 Jow Street (Strata Lot 1, Strata Plan EPS9314)

Applicant: Bridgeport East BT Holdings Ltd.

Planning Area(s): City Centre (Bridgeport Village)

	Existing	Proposed
Owner:	Beckwith One BT Holdings Ltd., Bridgeport East BT Holdings Ltd., and Bridgeport West BT Holdings Ltd. (Director: Mailin Chan)	No Change
Unit Size (m²):	Approximately 419 m ²	No change
OCP Designation:	Mixed Employment	No change
Area Plan Designation:	Industrial Reserve-Limited Commercial	No change
Zoning:	Light Industrial, Office and Hotel (ZI10) – Bridgeport Village (City Centre)	No change
Health service, minor	Not permitted on the ground floor as a principal use	To be permitted in Unit 105 – 2777 Jow Street

Specific Land Use Map: Bridgeport Village (2031)

Bylaw 10190
2022/07/18

Bylaw 10020
2019/05/21

Maximum building height may be subject to established Airport Zoning Regulations in certain areas.

Specific Land Use Map: Bridgeport Village – Detailed Transect Descriptions		
Land Use Map Designation	Permitted Uses	Maximum Average Net Development Site Density
General Urban (T4)		
For Area A: Residential prohibited. - Overlay: a) Industrial Reserve – “Industry-Only”. For Area B: Residential prohibited. - Overlay: a) Industrial Reserve – “Limited Commercial”. Additional Land Use Considerations for Areas A & B: a) Community Centre (North) – This facility may be situated in Bridgeport, Aberdeen, or Capstan Village; b) Library Lending Services – This service should be situated within 400 m (1,312 ft.) of Bridgeport Village’s designated Village Centre.	For Area A: - Light Industry - Accessory Use For Area B: - Light Industry - The following uses, provided that such uses are not situated on the ground floor of the building (excluding building entrance lobbies): a) Office; b) Education (excluding schools offering provincially mandated K-12 programs). - The following uses, provided that such uses are not situated more than 50 m (164 ft.) from a property line abutting Great Canadian Way or Bridgeport Road: a) Hotel; b) Retail Trade & Services; c) Restaurant; d) Neighbourhood Pub; e) Institutional Use; f) Recreation; g) Studio. - Community Use (excluding child care) - Accessory Uses	For Area A: 1.2 For Area B: 1.2, provided that: a) the total floor area of non-industrial uses may not exceed that of industrial uses (excluding parking); b) non-industrial uses do not share a common building entrance with industrial uses (excluding accessory uses). Additional density, where applicable: - Industrial Reserve – “Limited Commercial”: To be determined on a site specific basis via City development application processes. 1.85, specifically for 9451/9491/9511/9531/9551 Bridgeport Road and 9440/9460/9480 Beckwith Road, provided that the total net floor area of non-industrial uses does not exceed 60% of the net floor area for the entire site.
Urban Centre (T5)		
- Residential prohibited. - Overlays: a) Commercial Reserve; b) Village Centre Bonus; c) Institution d) Richmond Arts District RAD); e) Pedestrian-Oriented Retail Precincts – “High Streets & Linkages”; f) Pedestrian-Oriented Retail Precincts – “Secondary Retail Streets & Linkages”. Additional Land Use Considerations: a) Community Centre (North) – This facility may be situated in Bridgeport, Aberdeen, or Capstan Village; b) Library Lending Services – This service should be situated within 400 m (1,312 ft.) of Bridgeport Village’s designated Village Centre.	- Office - Hotel - Institutional Use - Studio (Studio spaces that provide for a high degree of transparency and public access along fronting streets and open spaces shall be considered to satisfy requirements for retail continuity in Pedestrian-Oriented Retail Precincts.) - Accessory Uses Additional uses are permitted north of Bridgeport Road, including: - Retail Trade & Services - Restaurant - Entertainment - Education (excluding schools offering provincially-mandated kindergarten to grade 12 programs) - Neighbourhood Pub - Recreation - Community Use (excluding child care)	2.0 Additional density, where applicable: - Institution: To be determined on a site specific basis via City development application processes; - Village Centre Bonus: 1.0 for the provision of office uses only.

Bylaw 8767.
2017/09/11

Note: Richmond’s Aircraft Noise Sensitive Development (ANSND) Policy applies (OCP Schedule 1) throughout this Village.



**City of
Richmond**

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

Address: Unit 105 - 2777 Jow Street

File No.: ZT 25-022777

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10766, the developer is required to complete the following:

1. **(MOTT Approval)** Provincial Ministry of Transportation & Transit Approval.
2. **(Fees - Notices)** 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.

Note:

- 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.

[Signed copy on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10766 (ZT 25-022777)
2777 Jow Street**

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 23.10 [Light Industrial, Office and Hotel (ZI10) – Bridgeport Village (City Centre)] as follows:

- a) by repealing Section 23.10.3 and replacing it with:

“23.10.3 A. Secondary Uses

- **manufacturing, custom indoor**
- **education, commercial**
- **entertainment, spectator**
- **recreation, indoor**
- **restaurant**
- **retail, convenience**
- **retail, general**
- **service, personal**
- **studio**
- **veterinary clinic**

23.10.3 B. Additional Uses

- **health services, minor”**

- b) inserting new sections in Section 23.10.11[Other Regulations] as follows, and renumbering the remaining section accordingly:

- “4. **Health Service, minor** is only permitted as a **secondary use**.

5. Notwithstanding Section 23.10.11.3 and 23.10.11.4, **health service, minor** is permitted on the following **lot** as a **principal use**:

Unit 105 – 2777 Jow Street
(PID 032-005-792)
Strata Lot 1 Section 22 Block 5 North Range 6 West New Westminster
District Strata Plan EPS9314.”

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10766”**.

FIRST READING

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND
TRANSIT SATISFIED

OTHER CONDITIONS SATISFIED

ADOPTED

JUN 08 2026

CITY OF RICHMOND
APPROVED by EL
APPROVED by Director or Solicitor JR

MAYOR

CORPORATE OFFICER



To:	Planning Committee	Date:	May 14, 2026
From:	Wayne Craig General Manager, Planning and Development	File:	08-4045-30-02/Vol 01
Re:	Official Community Plan: Minor Administrative Amendments and Environmentally Sensitive Areas Map Update		

Staff Recommendations

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

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.

Executive Summary

Following Council's adoption of the Official Community Plan (OCP) 2050 Targeted Update on February 9, 2026, staff identified a number of minor technical administrative amendments that would improve the OCP's accuracy and ease of implementation. The proposed amendments do not introduce new policy directions. Instead, they clarify interpretation, correct minor mapping inconsistencies, and address minor omissions.

The report also responds to Council's resolution at the May 11, 2026, Regular Council meeting to remove the Environmentally Sensitive Area (ESA) designation from the properties bounded by Thompson Gate, Boundary Road, Highway 91A and Thompson Road.

Staff Report

Origin

On February 9, 2026, Council adopted amendments to the City's Official Community Plan (OCP) through the OCP 2050 Targeted Update, including updates to the land use map, housing policies, environmentally sensitive areas, and regional context statement. Since the adoption of the OCP Update, staff have identified minor technical administrative amendments that would improve accuracy and ease of implementation, while maintaining the policy direction approved by Council. This report summarizes the proposed minor technical amendments and brings forward Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10767, which would amend the OCP to make the changes described in this report.

This report also responds to the following Council resolution adopted at the May 11, 2026 Regular Council meeting:

That the Environmentally Sensitive Areas (ESA) designation in the outlined areas (privately owned properties between Thompson and Boundary Roads, and south of Thompson Gate in the Hamilton area) be rescinded effective immediately.

To implement the resolution, the proposed Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10768 would remove the ESA designation from the properties bounded by Thompson Gate, Boundary Road, Highway 91A and Thompson Road.

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

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

Background

The City's Official Community Plan (OCP) is the principal land use policy document guiding growth and development in Richmond. On February 9, 2026, Council adopted a revised OCP (2050 OCP), including updates to the land use map, housing affordability policies, environmentally sensitive areas (ESA) guidelines and map, and regional context statement. The update also responded to the Province's requirement for local governments to align their OCPs with recent housing legislation by December 31, 2025.

As is typical following a major policy update, staff identified minor technical items requiring correction or clarification, as implementation proceeds. The amendments outlined in this report are intended to address those items.

Analysis

The following section is organized into two parts:

- Proposed minor technical text and map amendments intended to improve the OCP's clarity, consistency and implementation; and

- Removal of ESA designation for the properties bounded by Thompson Gate, Boundary Road, Highway 91A and Thompson Road, as directed by Council.

The proposed text and map amendments are summarized below and described in further detail in Attachment 1 and Attachment 2.

Proposed Text Amendments (Attachment 1)

- **Plan interpretation:** revising the land use map precedence wording to clarify that, where Schedule 1 (Land Use Map) permits greater height, density or uses, than Schedule 2 (Area Plans), the City may consider development consistent with Schedule 1.
- **Small-Scale Multi-Unit Housing (SSMUH):** clarifying that references to single-family, single-detached or duplex residential uses include SSMUH forms, where applicable.
- **Neighbourhood types:** clarifying that where a site includes more than one neighbourhood type or sub-type (e.g., Arterial Connectors and Neighbourhood Residential), development may be permitted subject to Council consideration and approval.
- **Typical form and use:** clarifying that the Neighbourhood Type tables identify the typical form and use of development, except as otherwise approved by Council.
- **Rooftop features:** clarifying that permitted rooftop features (e.g., elevator overruns, rooftop appurtenances) above typical height limits do not include habitable space.
- **Consistent terms:** updating terminology and related wording to improve consistency and interpretation, including clarification of adjacent lower-density areas for lands designated Local Villages and Arterial Connectors.
- **Predominant uses:** adding “apartment (rental only)” to the predominant uses in Neighbourhood Residential (Tier 2), consistent with permissions already reflected in the applicable table.
- **Housing policy wording:** making minor wording revisions and policy relocations within Section 3.2 for clarity and consistency.
- **Temporary use permits:** updating previous land use references to align with current OCP land use types.

Proposed Map Amendments (Attachment 2)

OCP Land Use Map

- **6360 Lynas Lane:** redesignation from Neighbourhood Residential (Tier 1) to Neighbourhood Residential (Tier 2) to reflect the existing multi-family development on-site.
- **Park properties:** redesignation of several park properties from Neighbourhood Residential (Tier 1) to Park to reflect their function as part of existing parks.
- **Garry Point entrance:** redesignation from Neighbourhood Residential (Tier 1) to Conservation to apply a consistent designation across the entire hooked lot.

- **Graphic corrections:** general clean-up of arterial road land use designations to be consistent with adjacent lot designations.

OCP SSMUH Lot Size Map

- **North side of Steveston Highway west of No. 1 Road:** applying RSM/S and RSM/L categories to the lots on the north side of Steveston Highway west of No. 1 Road, consistent with their existing RSM zoning.
- **RCC zoned sites:** applying appropriate RSM categories to sites zoned “Residential Child Care (RCC)”, which permits child care facilities with single detached housing as a secondary use.
- **Other lots:** adding other SSMUH lots that were inadvertently omitted, including split-designated lots.

The proposed amendments support the implementation of the OCP Update adopted by Council on February 9, 2026 by improving clarity, consistency and map accuracy.

Removal of ESA (Properties bounded by Thompson Gate, Boundary Road, Highway 91A and Thompson Road)

This report also responds to Council’s resolution at the May 11, 2026 Regular Council Meeting to remove the ESA designation from the properties bounded by Thompson Gate, Boundary Road, Highway 91A and Thompson Road. Proposed Amendment Bylaw 10768 would implement Council’s resolution by removing the ESA designation in the OCP from the subject properties.

OCP Amendment Consultation

Staff have reviewed the proposed OCP amendments (Bylaw 10767 and Bylaw 10768) with respect to the *Local Government Act* and the City’s OCP Bylaw Preparation Consultation Policy No. 5043 requirements and determined that no further consultation is required with external agencies as the proposed amendments are minor in nature and the proposed ESA removal is being advanced in direct response to a Council resolution. A public hearing will be required as part of the bylaw adoption process and public notification for the public hearing will be provided as per the *Local Government Act*. Attachment 3 provides a summary of OCP consultation.

Budgetary Implications

None.

Conclusion

Following Council’s adoption of the initial Official Community Plan (OCP) 2050 Targeted Update on February 9, 2026, staff identified minor technical administrative amendments to improve the OCP’s accuracy, consistency and ease of implementation. The proposed amendments consist of limited text clarifications and map corrections, including updates to terminology, interpretation provisions, neighbourhood type tables, housing policy wording, and mapping.

This report also responds to Council’s May 11, 2026 resolution to remove the ESA from the properties bounded by Thompson Gate, Boundary Road, Highway 91A and Thompson Road.

The proposed changes are minor in nature and are consistent with Council's approved policy direction. On this basis, it is recommended that Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10767, and Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10768, be introduced and given first reading.

Respectfully submitted,

John Hopkins, Director, Policy Planning

Report Contributors

This report was prepared by Steven De Sousa, Planner 3 and reviewed by the Parks Services Department and Development Applications.

Endorsed by Serena Lusk, CAO

- Att. 1: Summary of Proposed OCP Text Amendments
 2: Summary of Proposed OCP Map Amendments
 3: OCP Consultation Summary

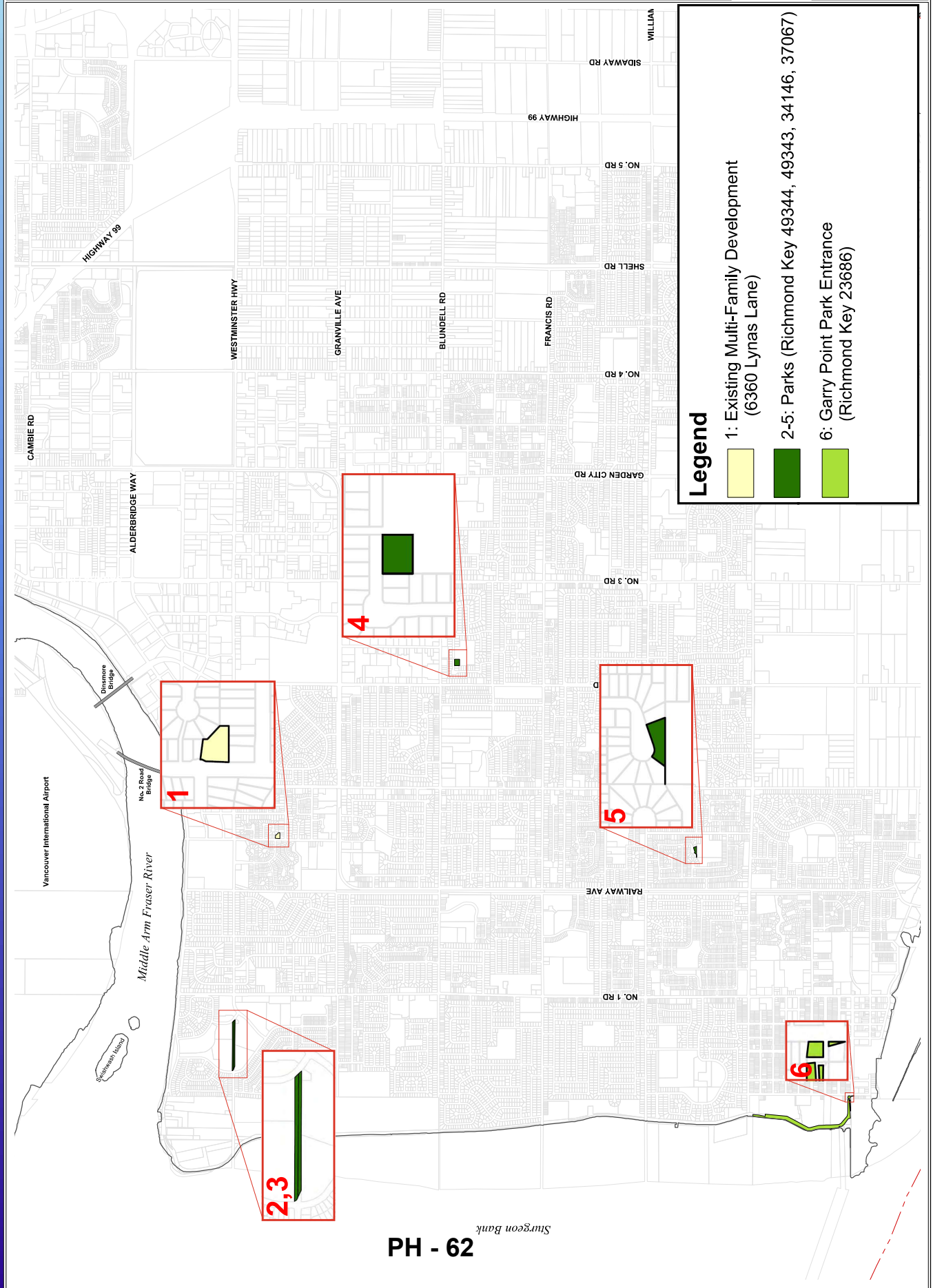
Summary of Proposed Official Community Plan (OCP) Housekeeping
Proposed Text Amendments

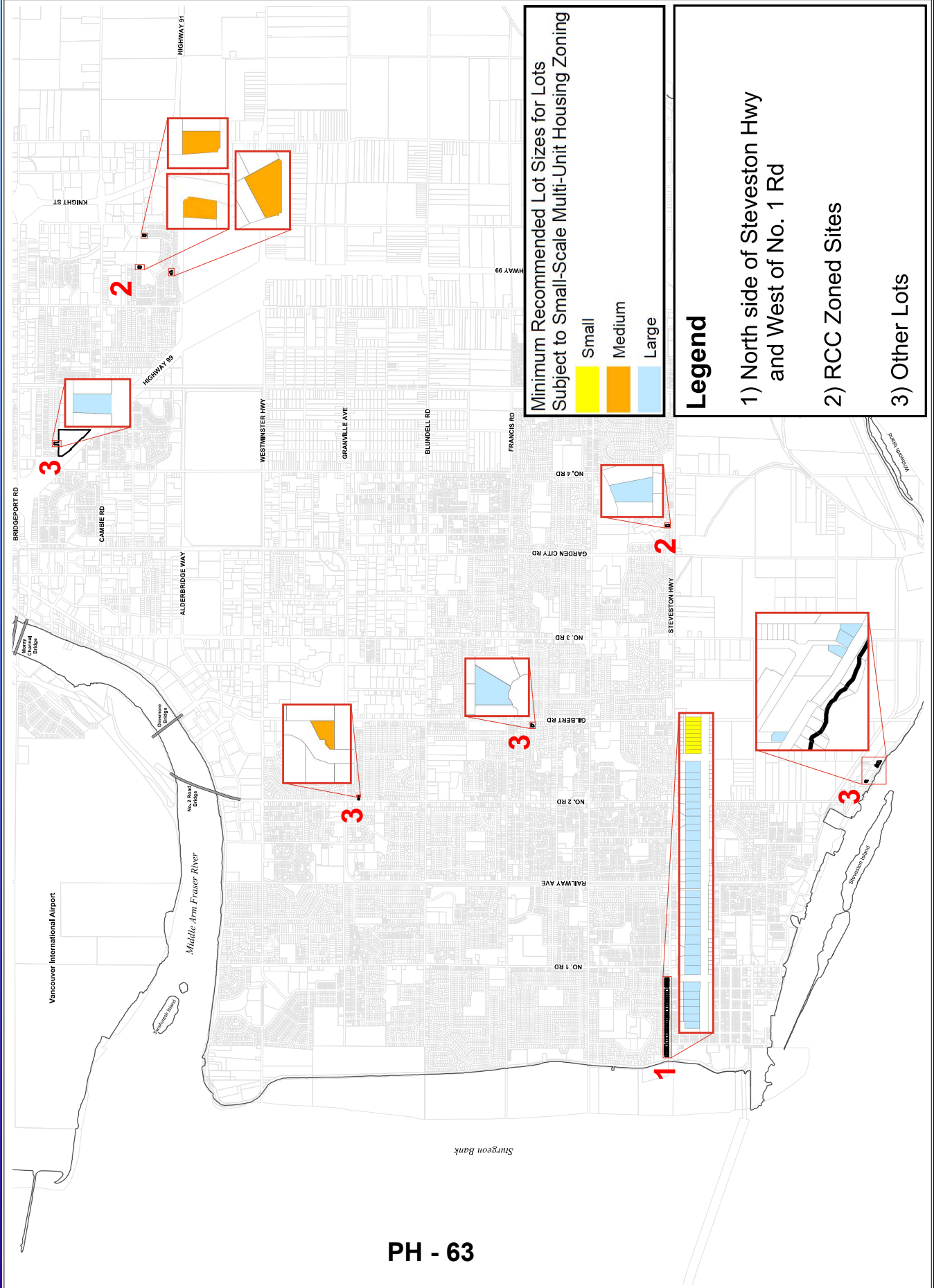
Location	Existing	Proposed	Notes
Plan precedence (Plan Interpretation)	Schedule 1 shall apply in situations where Schedule 1 permits more height, density, or uses than the Area Plan	Replace shall with may	Clarify the City may consider development consistent with Schedule 1 in this context
Small-Scale Multi-Unit Housing (Plan Interpretation)	N/A	Insert new section indicating that references to single family and duplex include SSMUH	Clarify SSMUH is included in any references to single family, single detached or duplex
Neighbourhood types (Intro, Sec 3.1, Obj 2)	N/A	Insert policy indicating a site with more than one Neighbourhood Type may be permitted, subject to Council approval	Clarify that sites with more than one Neighbourhood Type may be considered
Typical form and use (Neighbourhood Type Tables, Sec 3.1, Obj 2)	N/A	Insert subtitle "typical form and use of development except as otherwise approved by Council"	Clarify flexibility to form and use of development (for all neighbourhood types)
Rooftop features (Neighbourhood Type Tables, Sec 3.1, Obj 2)	Rooftop features may exceed typical heights	Insert "(i.e., excluding habitable space)"	Clarify rooftop features do not include habitable space (for all neighbourhood types)
Local Villages (Sec 3.1, Obj 2 (p. 49))	Local Village development is distinct from adjacent "arterial road" development	Replace with "Arterial Connectors" development	Clarify what type of development
Shading/overlook (Local Village & Arterial Connector, Sec 3.1 Obj 2)	Mitigate shading and overlook of lower density neighbours	Insert "(e.g. Small-Scale Multi-Unit Housing)"	Clarify this is referring to the interface with abutting SSMUH
Predominant uses (NRES (Tier 2) Tables, Sec 3.1, Obj 2)	Predominant uses include townhouse only for NRES Tier 2	Insert "Apartment (rental only)"	Clarify rental apartments are also permitted as per associated table
2050 Target (Sec 3.2, Obj 1)	Build approx. 52,000 new homes in key areas by 2041 and more homes to 2050	Replace "homes to 2050" with "beyond"	Correspond to the policy summary table at the beginning of the chapter
Secondary suites (Sec 3.2, Obj 2, Policy d)	Secure a secondary suite or cash through rezoning/subdivision for new single-family	Move from Policy d (LEMR) to Policy c (Market Rental) and insert "and Small-Scale Multi-Unit Housing"	Clarify a secondary suite is market rental and include SSMUH to reflect new terminology
Government/non-profit rental (Sec 3.2, Obj 3, Policy a)	Optimize government/non-profit housing to prioritize below-market housing	Add other housing providers and other market housing types	Provide support for other rental housing projects (e.g. market developers and market rental)
Temporary use permits (Sec 6, Policy 6.1.k)	Permit temporary use permits in legacy designations	Replace legacy designations with new "City Centre Downtown, City Centre Perimeter and Local Village"	Revise to reflect new land use types

Summary of Proposed Official Community Plan (OCP) Housekeeping

Proposed Map Amendments

#	Location	Existing	Proposed	Notes
OCP Land Use Map				
1	Existing Multi-Family Development (6360 Lynas Lane)	Neighbourhood Residential – Tier 1	Neighbourhood Residential – Tier 2	Proposed designation consistent with existing multi-family development
2-5	Park properties (Richmond Key 49344, 49343, 34146, 37067)	Neighbourhood Residential – Tier 1	Park	Parks confirmed properties are part of existing parks and to be designated Park
6	Garry Point Park entrance (Richmond Key 23686)	Neighbourhood Residential – Tier 1 & Conservation	Conservation	1 of 4 parts of a hooked lot, revise to apply consistent designation throughout lot
	Graphic corrections	N/A	Graphic clean-up of arterial road land use designations to be consistent with land use designations of fronting lots	Consistent approach for road designations applied throughout land use map (to mid-point of road)
OCP SSMUH Lot Size Map				
1	North Side of Steveston Hwy West of No 1 Rd (3833 to 2891 Steveston Hwy)	None	RSM/S (between 3833 Steveston Hwy to 10988 2nd Ave) RSM/L (between 3691-2891 Steveston Hwy)	Consistent with existing RSM zoning
2	RCC Zoned Sites (12551 Jensen Dr, 12840 Jack Bell Dr, 12720 Cameron Dr, 10940 Mortfield Dr)	None	Apply applicable RSM zone consistent with surrounding neighbourhood	Lots previously omitted from the map due to existing RCC zone
3	Other Lots (6811 Juniper Dr, 13333 Princess St, 6471 Dyke Rd, 6461 Dyke Rd, 6433 Dyke Rd, 7100 No 2 Rd, 10211 St Edwards Dr)	None	Apply applicable RSM zone consistent with existing RSM zoning	Other SSMUH lots inadvertently omitted from map (e.g., split-designated, outside previous lot size policy area, etc.)





OCP Consultation Summary

Staff have reviewed the proposed OCP amendments, with respect to the *Local Government Act* and the City's OCP Bylaw Preparation Consultation Policy No. 5043 requirements. The table below clarifies this recommendation as it relates to the proposed OCP amendments.

Stakeholder	Referral Comment (No Referral Necessary)
Agricultural Land Commission (ALC)	No referral necessary because the area is not located in the Agricultural Land Reserve (ALR).
Richmond School Board	No referral necessary because the Richmond School Board is not affected.
The Board of Metro Vancouver	No referral necessary because the Regional District is not affected.
The Councils of adjacent Municipalities	No referral necessary because adjacent municipalities are not affected.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary because First Nations are not affected.
TransLink	No referral necessary because TransLink is not affected.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary because the Port is not affected.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary because VIAA is not affected.
Richmond Coastal Health Authority	No referral necessary because the Health Authority is not affected.
Stakeholder	Referral Comment (No Referral Necessary)
Community Groups and Neighbours	Public notification for the Public Hearing will be provided as per the <i>Local Government Act</i> .
All relevant Federal and Provincial Government Agencies	No referral necessary.



**Richmond Official Community Plan Bylaw 9000
Amendment Bylaw 10767
(OCP Housekeeping)**

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

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended in the Plan Interpretation Section by replacing the “Land Use Maps – Plan Precedence” section with the following:

“Land Use Maps – Plan Precedence

If there is a conflict with respect to a land use designation between the OCP Land Use Map (Schedule 1) and the Area or Sub-Area Plan Land Use Maps (Schedule 2), the Area or Sub-Area Plan Land Use Maps shall take precedence, except that the land use designation in Schedule 1 shall take precedence notwithstanding conflicting information which may be shown in Schedule 2:

- for sites designated OCP Conservation Area; and
- for sites designated OCP City Centre Downtown and designated under Richmond’s Transit-Oriented Areas (TOA) Designation Bylaw 10560.

In situations where Schedule 1 permits more height, density, or uses on a site than the Area or Sub-Area Plan and the development complies with all applicable Schedule 1 land use designations and policies, the City may consider development consistent with Schedule 1, excluding the area designated in the Steveston Village Heritage Conservation Area Map which is attached to and forms part of the Steveston Area Plan and is designated as a Heritage Conservation Area under Section 614 of the *Local Government Act*.”

2. Richmond Official Community Plan Bylaw 9000, as amended, is further amended in the Plan Interpretation Section by inserting the following new section after the “Aircraft Noise Sensitive Land Use” section:

“Small-Scale Multi-Unit Housing (SSMUH)

OCP (Schedule 1) and Area and Sub-Area Plan (Schedule 2) policies, guidelines and map designations containing references to single family, single detached, duplex, two-unit dwelling and similar residential uses shall be understood to include Small-Scale Multi-Unit Housing (SSMUH), except where SSMUH is prohibited by the City including Transit-Oriented Areas, Agricultural Land Reserve, and locations the OCP Land Use Map

(Schedule 1) designates primarily for non-residential purposes (i.e., Agriculture, Airport, Commercial, Conservation Area, Industrial, Mixed Employment, Park, School).”

3. Richmond Official Community Plan Bylaw 9000, as amended, is further amended in Section 3.1, Objective 2, by:

- 3.1. Replacing the introductory paragraph with the following:

“Building complete, compact communities helps to put people within an easy walk or roll of their daily needs including transit, shops, amenities, jobs and attractive housing options. Building complete Richmond communities involves five complementary Neighbourhood Types and sub-types that will support enhanced urban living in City Centre and new compact village opportunities in suburban areas.”

- 3.2. Replacing the first paragraph under “Policies” with the following:

“POLICIES

The following policies address those areas where housing is a principal use, either alone or in combination with other uses (i.e., mixed-use), organized according to five Neighbourhood Types and sub-types. In situations where a site involves more than one Neighbourhood Type or sub-type (excluding sites involving City Centre Downtown or a non-Neighbourhood Type designation such as Commercial), development may be permitted subject to an approved design demonstrating a form and character compatible with the site's land use designations and OCP objectives for a more complete, inclusive and sustainable community, as determined to the satisfaction of Richmond City Council.”

4. Richmond Official Community Plan Bylaw 9000, as amended, is further amended in Section 3.1, Objective 2, “City Centre Downtown” by:

- 4.1. Inserting the following subtitle after the title “City Centre Downtown” in the Neighbourhood Type Table:

“Typical form and use of development except as otherwise approved by Council.”

- 4.2. Inserting the following in Note (1) of the Neighbourhood Type Table after “Rooftop features”:

“(i.e., excluding habitable space)”

5. Richmond Official Community Plan Bylaw 9000, as amended, is further amended in Section 3.1, Objective 2, “City Centre Perimeter” by:

- 5.1. Inserting the following subtitle after the title “City Centre Perimeter” in the Neighbourhood Type Table:

“Typical form and use of development except as otherwise approved by Council.”

- 5.2. Inserting the following in Note (2) of the Neighbourhood Type Table after “Rooftop features”:

“(i.e., excluding habitable space)”
6. Richmond Official Community Plan Bylaw 9000, as amended, is further amended in Section 3.1, Objective 2, “Local Villages” by:
 - 6.1. Replacing the fifth bullet in Policy c. with the following:

“**Built form:** Encourage strong, three- to six-storey streetwall-type buildings to make it distinct from adjacent Arterial Connectors development and impart a more urban character.”
 - 6.2. Inserting the following in the “Typical Building Types & Envelope” section in the first paragraph after “lower density neighbours”:

“(e.g., Small-Scale Multi-Unit Housing)”
 - 6.3. Inserting the following subtitle after the title “Local Villages” in the Neighbourhood Type Table:

“Typical form and use of development except as otherwise approved by Council.”
 - 6.4. Inserting the following in Note (1) of the Neighbourhood Type Table after “Rooftop features”:

“(i.e., excluding habitable space)”
7. Richmond Official Community Plan Bylaw 9000, as amended, is further amended in Section 3.1, Objective 2, “Arterial Connectors” by:
 - 7.1. Inserting the following in the “Typical Building Types & Envelope” section in the first paragraph after “lower density neighbours”:

“(e.g., Small-Scale Multi-Unit Housing)”
 - 7.2. Inserting the following subtitle after the title “Arterial Connectors” in the Neighbourhood Type Table:

“Typical form and use of development except as otherwise approved by Council.”
 - 7.3. Inserting the following in Note (2) of the Neighbourhood Type Table after “Rooftop features”:

“(i.e., excluding habitable space)”
8. Richmond Official Community Plan Bylaw 9000, as amended, is further amended in Section 3.1, Objective 2, “Neighbourhood Residential” by:

- 8.1. Inserting the following subtitle after the title “Neighbourhood Residential” in the Neighbourhood Type Table:

“Typical form and use of development except as otherwise approved by Council.”
- 8.2. Inserting the following new bullet under Predominant Typical Uses for Neighbourhood Residential (Tier 2):

“Apartment (rental only)”
- 8.3. Inserting the following in Note (2) of the Neighbourhood Type Table after “Rooftop features”:

“(i.e., excluding habitable space)”
9. Richmond Official Community Plan Bylaw 9000, as amended, is further amended in Section 3.1, Objective 2, by replacing the Small-Scale Multi-Unit Housing (SSMUH) Lot Size Map with Schedule A (Small-Scale Multi-Unit Housing (SSMUH) Lot Size Map) attached to and forming part of this Bylaw.
10. Richmond Official Community Plan Bylaw 9000, as amended, is further amended in Section 3.2, Objective 1, by replacing the 2050 target with the following:

“Build approximately 52,000 new homes in key areas by 2041 and more beyond, as prescribed in Richmond's Interim Housing Needs Report.”
11. Richmond Official Community Plan Bylaw 9000, as amended, is further amended in Section 3.2, Objective 2, by inserting the following new bullet under Policy c:

“Secure a **secondary suite** or an equivalent cash contribution through rezoning applications that would enable subdivision and the development of a net new single-family dwelling or Small-Scale Multi-Unit Housing, in accordance with Richmond’s Affordable Housing Strategy.”
12. Richmond Official Community Plan Bylaw 9000, as amended, is further amended in Section 3.2, Objective 2, by removing the third bullet under Policy d (concerning a secondary suite).
13. Richmond Official Community Plan Bylaw 9000, as amended, is further amended in Section 3.2, Objective 3 by replacing the opening statement of Policy a with the following:

“a. **Embed Flexibility:** Optimize government, non-profit agency, market, and other housing providers to prioritize below-market and non-market housing, which may include variable combinations of below-market, non-market and market housing types.”
14. Richmond Official Community Plan Bylaw 9000, as amended, is further amended in Section 6.1, by replacing Policy k with the following:

“k) permit temporary use permits in areas designated Industrial, Mixed Employment, Commercial, City Centre Downtown, City Centre Perimeter, Local Villages, and Agriculture (outside of the ALR) where deemed appropriate”

15. Richmond Official Community Plan Bylaw 9000, as amended, is further amended by repealing the existing land use designation in Attachment 1 to Schedule 1 thereof of the following area and by designating it “Neighbourhood Residential – Tier 2”.

6360 Lynas Lane

Lot 836 Section 12 Block 4 North Range 7 West New Westminster District Plan 67039

16. Richmond Official Community Plan Bylaw 9000, as amended, is further amended by repealing the existing land use designation in Attachment 1 to Schedule 1 thereof of the following areas and by designating them “Park”.

Those areas shown cross-hatched marked as “A” on “Schedule B attached to and forming part of Bylaw 10767.”

17. Richmond Official Community Plan Bylaw 9000, as amended, is further amended by repealing the existing land use designation in Attachment 1 to Schedule 1 thereof of the following area and by designating it “Conservation Area”.

That area shown cross-hatched marked as “B” on “Schedule B attached to and forming part of Bylaw 10767.”

18. Updating the Table of Contents and List of Maps and Attachments based on the contents of this Bylaw, renumbering all pages accordingly, and making related minor text, graphic, and format changes as necessary, including graphic changes to road land use designations in Attachment 1 to Schedule 1 (OCP Land Use Map) to be consistent with land use designations of fronting lots.

19. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10767”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

JUN 08 2026

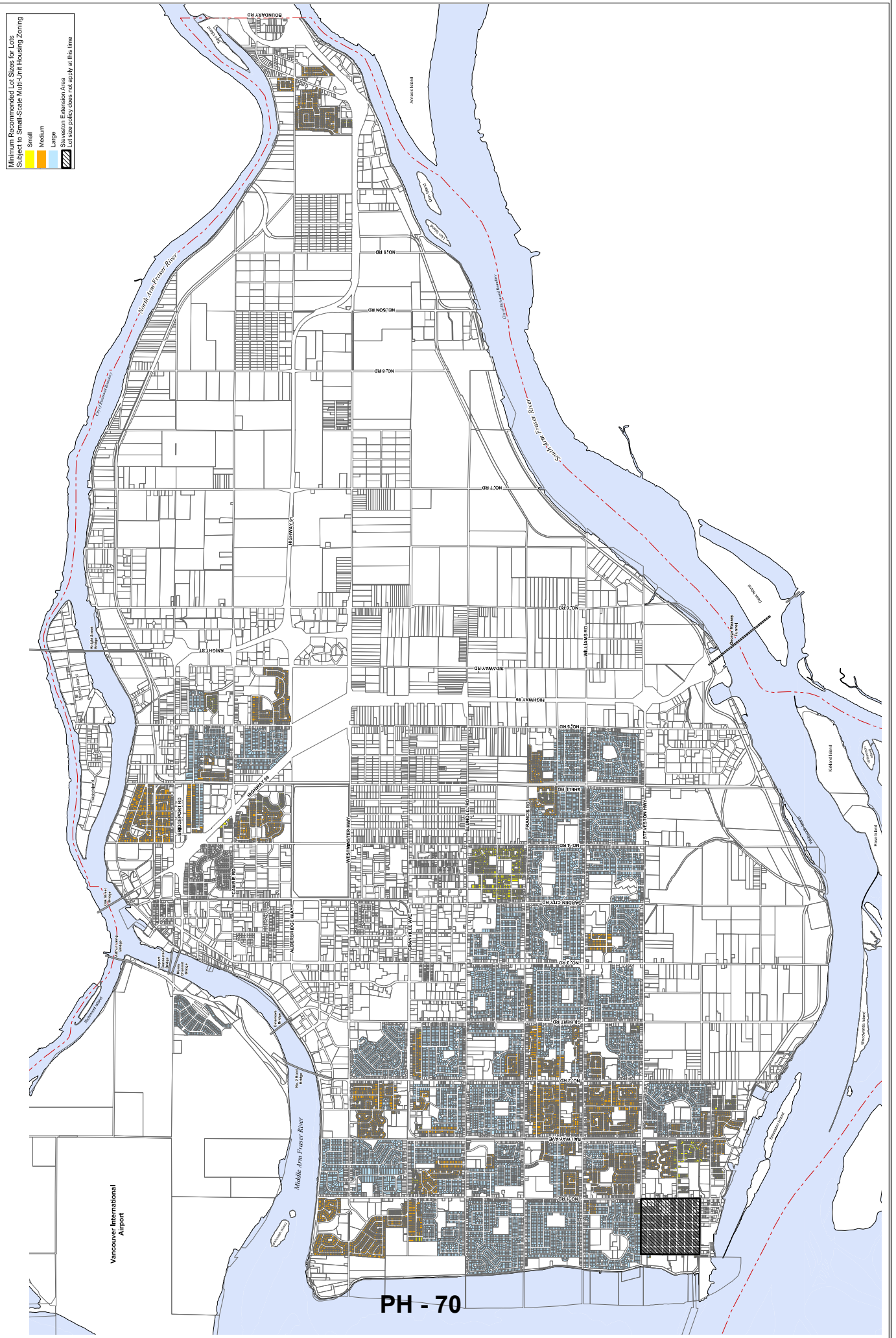
CITY OF RICHMOND
APPROVED by SD
APPROVED by Manager or Solicitor JH

MAYOR

CORPORATE OFFICER

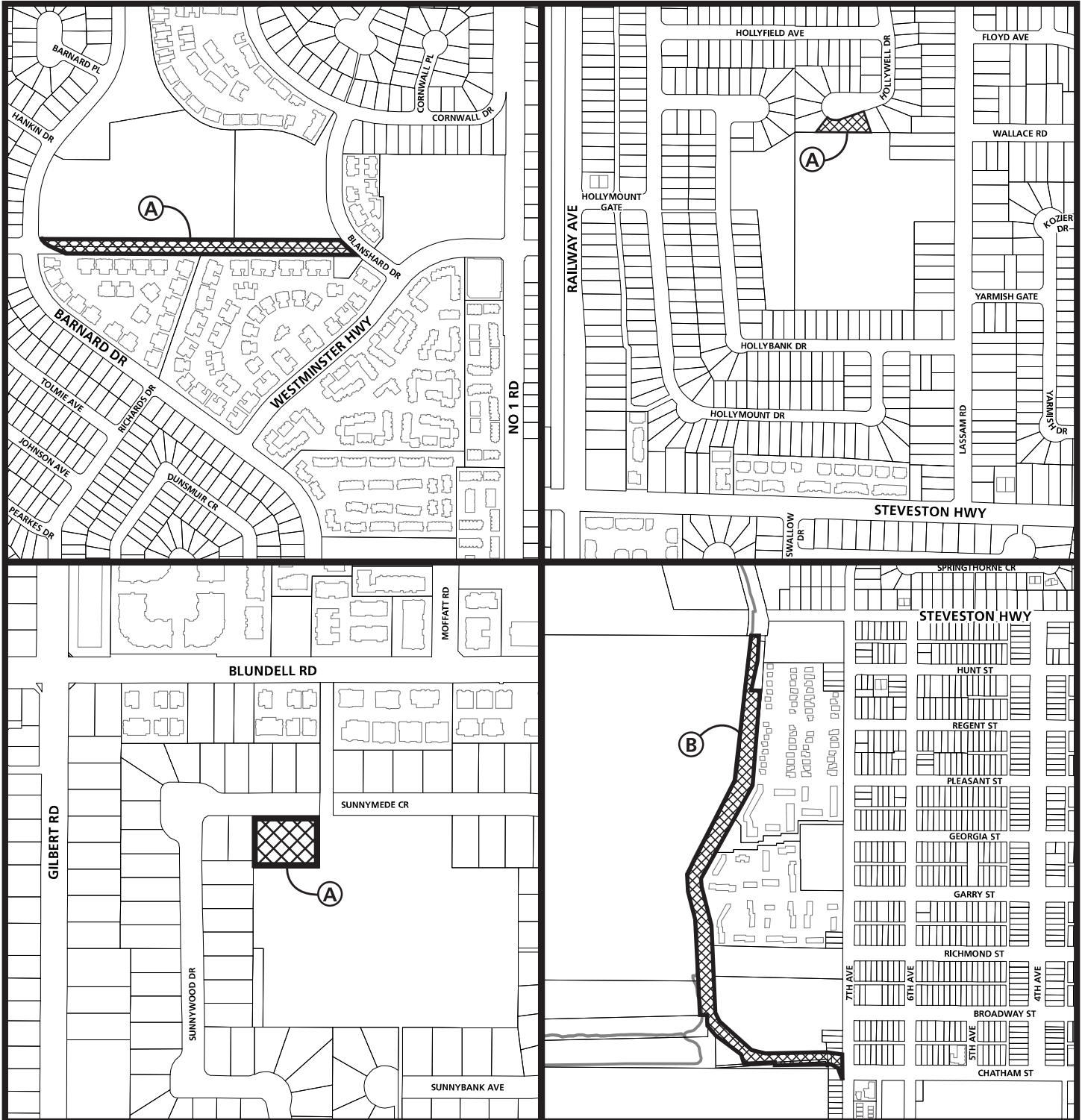
Small-Scale Multi-Unit Housing (SSMUH) Lot Size Map

Schedule A to Bylaw 10767





City of Richmond



Schedule B to Bylaw 10767

Original Date: 05/14/26
Revision Date:

Note: Dimensions are in METRES



**Richmond Official Community Plan Bylaw 9000
Amendment Bylaw 10768
(ESA Removal from Properties Bounded by Thompson Gate,
Boundary Road, Highway 91A & Thompson Road)**

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

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended by repealing the Environmentally Sensitive Area (ESA) designation in Attachment 2 to Schedule 1 thereof of the following area.

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw 10768."

2. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10768"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

JUN 08 2026

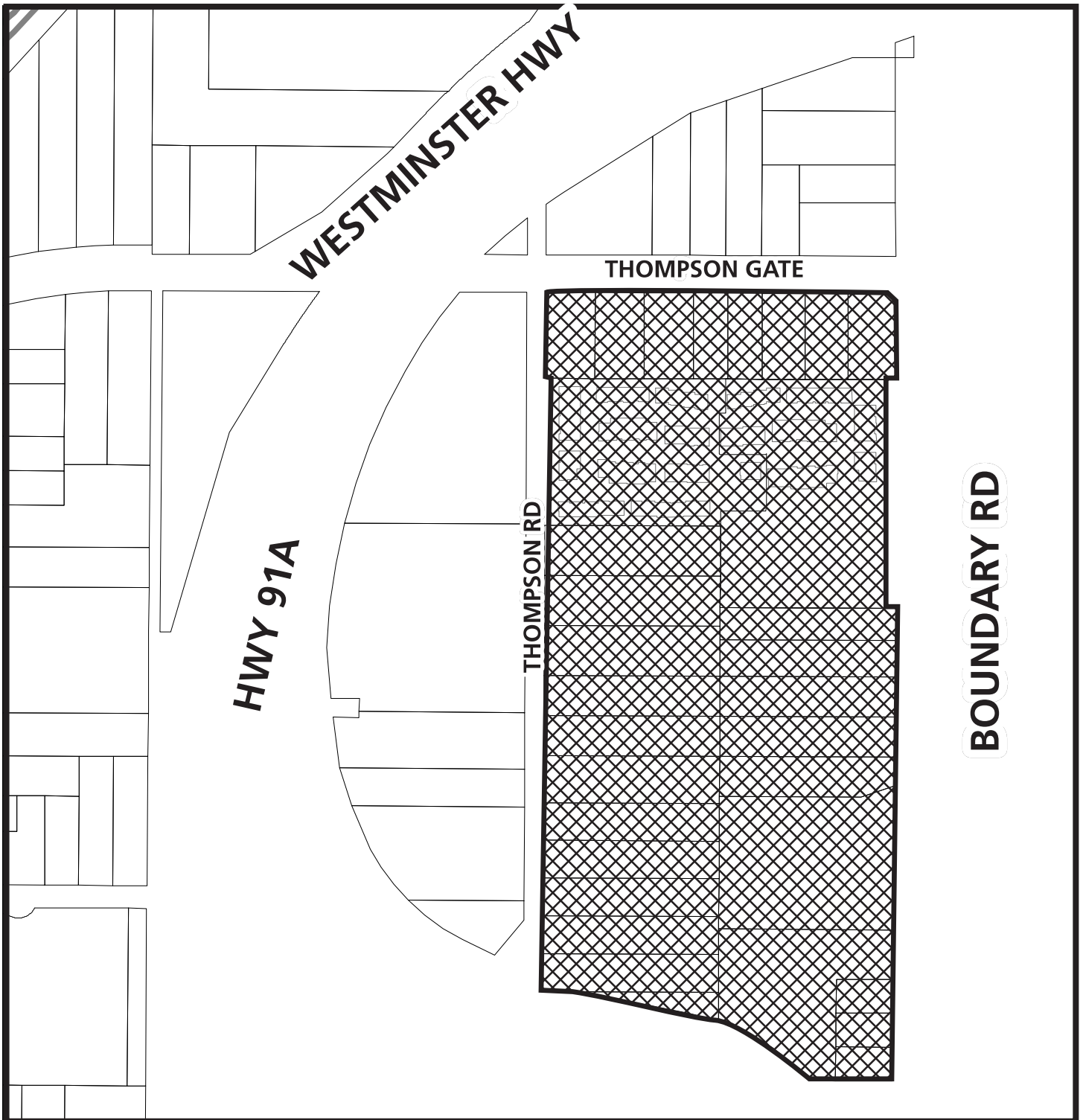
CITY OF RICHMOND
APPROVED by SD
APPROVED by Manager or Solicitor SH

MAYOR

CORPORATE OFFICER



City of
Richmond



Schedule A attached to and
forming part of Bylaw 10768

Original Date: 05/12/26
Revision Date:

Note: Dimensions are in METRES