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**To:** Planning Committee **Date:** May 5, 2026  
**From:** Wayne Craig **File:** ZT 25-017720  
General Manager, Planning and Development  
**Re:** **Application by JTA Development Consultants for a Zoning Text  
Amendment to the “Gas Station Commercial (ZC15) – Broadmoor and  
Ironwood Area” Zone to Add “Restaurant” as a Secondary Use at  
7980 Williams Road**

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**Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10751, for a zoning text amendment to the “Gas Station Commercial (ZC15) – Broadmoor and Ironwood Area” zone to add “Restaurant” as a Secondary Use at 7980 Williams Road, be introduced and given first reading.

**Executive Summary**

This application seeks to amend the “Gas Station Commercial (ZC15) – Broadmoor and Ironwood Area” zone to add “Restaurant” as a Secondary Use at 7980 Williams Road. The proposal would allow for the interior renovation of the existing gas station convenience store to accommodate a quick-service restaurant with limited seating.

The proposed zoning text amendment is consistent with the Local Village Tier 1 Official Community Plan designation for the subject site, which supports local-serving commercial uses. The subject application secures associated site improvements, including additional on-site vehicle and bicycle parking, the closure of the easternmost driveway on Williams Road to improve traffic and pedestrian safety, new EV charging infrastructure and minor frontage and landscaping upgrades.

## Staff Report

### Origin

JTA Development Consultants, on behalf of the owners, Suncor Energy Inc., has applied to the City of Richmond for permission to amend the “Gas Station Commercial (ZC15) – Broadmoor and Ironwood Area” zone to add “Restaurant” as a Secondary Use at 7980 Williams Road (the subject site). A location map and aerial photo are included in Attachment 1.

This zoning text amendment would facilitate the interior renovation of the existing gas station convenience store at the subject site, to include a quick-service restaurant with limited seating. No new buildings or expansion of the existing building on-site are proposed. No exterior changes to the building are proposed at this time, and all improvements to the building will be reviewed through the associated Building Permit (BP).

### Findings of Fact

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

### Existing Site Context and Surrounding Development

The subject site is currently in operation as a gas station and includes four covered fuel pumps and a 161 m<sup>2</sup> (1,730 ft<sup>2</sup>) convenience store/gas station kiosk. The gas station currently has three driveway entrances, including two on Williams Road and one on No. 3 Road. Additional vehicle access is provided along the south property line adjacent to 10111 No. 3 Road via an existing easement over that property.

Development immediately surrounding the subject site is as follows:

To the North: Across Williams Road, townhouses zoned “Low Density Townhouses (RTL1)”.

To the South: A surface parking lot and strip-mall whose tenants include a liquor store and neighbourhood pub, a bank and multiple restaurants. The lot is zoned “Commercial Mixed Use (ZMU19) - Broadmoor”.

To the East: Across No 3 Road, a surface parking lot and strip-mall, zoned “Local Commercial (CL)” and a three-storey apartment building zoned “Medium Density Low Rise Apartments (RAM1)”.

To the West: A surface parking lot and a five-storey apartment building with commercial units at the ground level, zoned “Commercial Mixed Use (ZMU19) – Broadmoor”.

### Related Policies & Studies

#### Official Community Plan (OCP)

The subject site is designated “Local Village Tier 1” in the OCP. Local villages are areas outside of the City Centre along arterial roads that are identified for mixed-use townhouse and apartment

uses, as well as local-serving amenities and commercial uses. The proposed zoning text amendment is consistent with this designation.

#### Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

#### **Public Consultation**

In accordance with the City's Early Public Notification Policy, notice of this application 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 rezoning 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 rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

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

#### **Analysis**

The proposed application would amend the "Gas Station Commercial (ZC15) – Broadmoor and Ironwood Area" zone to add "Restaurant" as a Secondary Use at the subject site. This amendment would facilitate the addition of a quick-service restaurant with limited seating within the existing gas station convenience store. No new buildings on-site are proposed. All alterations to the existing building to facilitate the addition of the quick-service restaurant will be interior only. All tenant improvement works would be reviewed at the BP stage, and any new signage would be required to submit a separate sign permit application.

#### Transportation and Site Access

Vehicular access to the subject site is currently provided by two driveway entrances on Williams Road to the north, and one on No. 3 Road to the east. Additional vehicle access is provided along the south property line adjacent to 10111 No. 3 Road via an existing easement over that property.

The easternmost driveway entrance on Williams Road is located approximately 5.0 m from the intersection with No. 3 Road. To enhance traffic and pedestrian safety, the applicant is proposing to close this driveway entrance. Accordingly, access from Williams Road would be restricted to the existing westernmost driveway entrance, which is located approximately 30.0 m from the intersection with No. 3 Road. As part of closing the driveway entrance, the applicant would be required to enter into a City Work Order prior to BP issuance to remove the existing letdown and construct a new sidewalk and boulevard to match and tie into the existing sidewalk and boulevard on Williams Road. A site plan is included in Attachment 3.

There are nine existing on-site parking spaces, including one accessible parking space. The applicant proposes to increase the amount of on-site parking to 12 spaces, including one accessible space.

A total of one new Class 1 (staff) and two Class 2 (visitor) bicycle spaces are proposed adjacent to the gas station convenience store in compliance with Zoning Bylaw requirements.

The City's Transportation department has reviewed the application and support the proposed parking configuration and closure of the easternmost driveway entrance on Williams Road to improve traffic and pedestrian safety.

#### Landscaping

Staff have visited the site, confirming that existing on-site landscaping has been generally maintained in good condition. No existing on-site trees are impacted as a result of the proposed parking layout and site access alterations. On-site landscape enhancements include new landscaping in the area impacted by the driveway closure on Williams Road with low shrubs and plantings to match and tie into the existing landscape condition, a new continuous curb at the south of the site, repainting of the parking lines and bicycle infrastructure. Prior to rezoning bylaw adoption, the applicant is required to provide a landscape security of \$66,000.00 (based on cost estimate including all materials, installation and contingency).

#### Sustainability

Consistent with Zoning Bylaw requirements, the applicant proposes to provide two EV parking stalls in the southern portion of the subject site, with one space providing Level 2 charging and the other accommodating opportunity charging (Level 2 charging (or higher) for an electric vehicle supported by a minimum 40A).

#### Site Servicing and Frontage Improvements

The applicant will be required to enter into a City Work Order prior to BP issuance to complete site frontage improvements, including but not limited to:

- Closure of the existing easternmost site entrance on Williams Road; and
- New sidewalk and boulevard to match and tie into the existing adjacent sidewalk and boulevard.

The existing water service connection will be reviewed during the BP stage.

#### **Budgetary Implications**

None.

## **Conclusion**

The purpose of this Zoning Text Amendment application is to amend the “Gas Station Commercial (ZC15) – Broadmoor and Ironwood Area” Zone to add “Restaurant” as a Secondary Use at 7980 Williams Road. The Amendment complies with the land use designation and applicable policies contained within the OCP for the subject site.

The list of Rezoning Considerations is included in Attachment 4, which has been agreed to by the applicant (signed concurrence on file).

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10751 be introduced and given first reading.

Respectfully submitted,

Joshua Reis, Director, Development

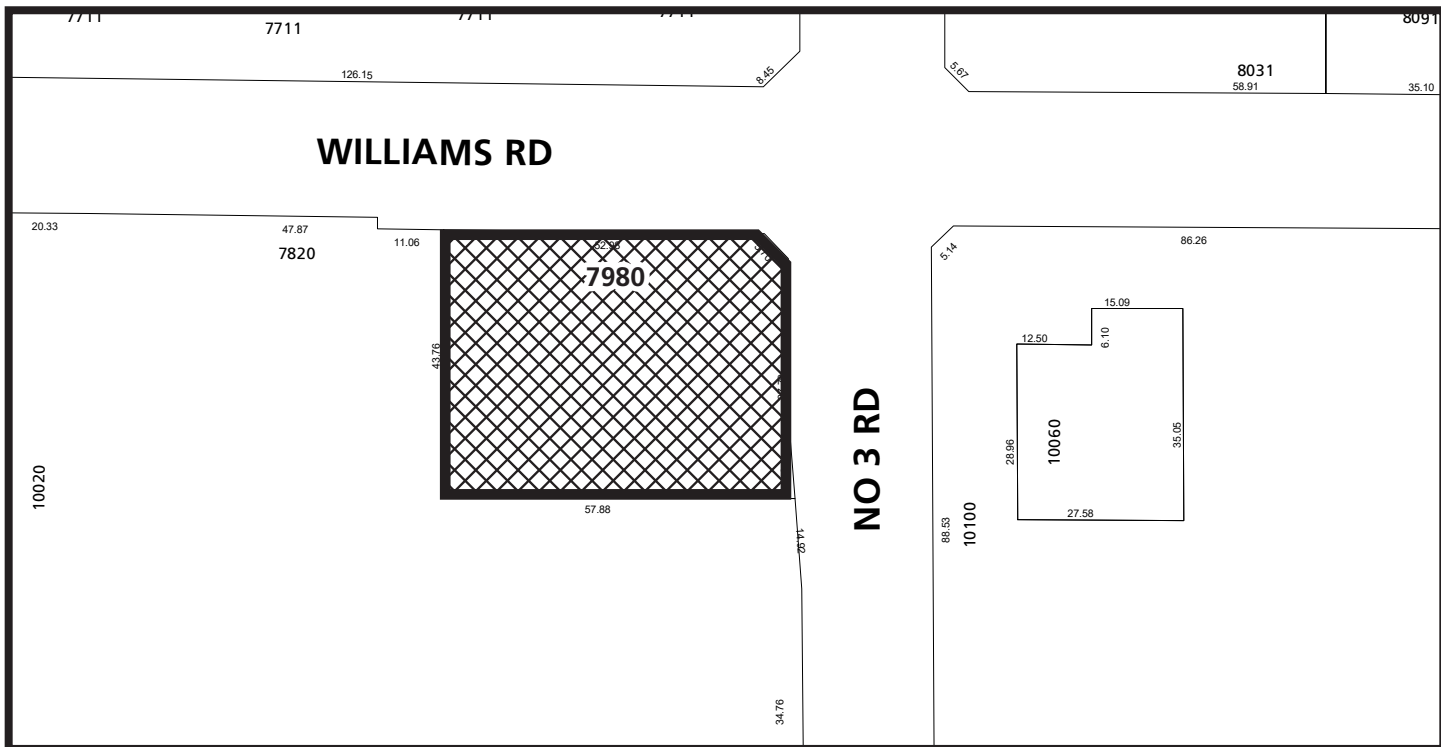
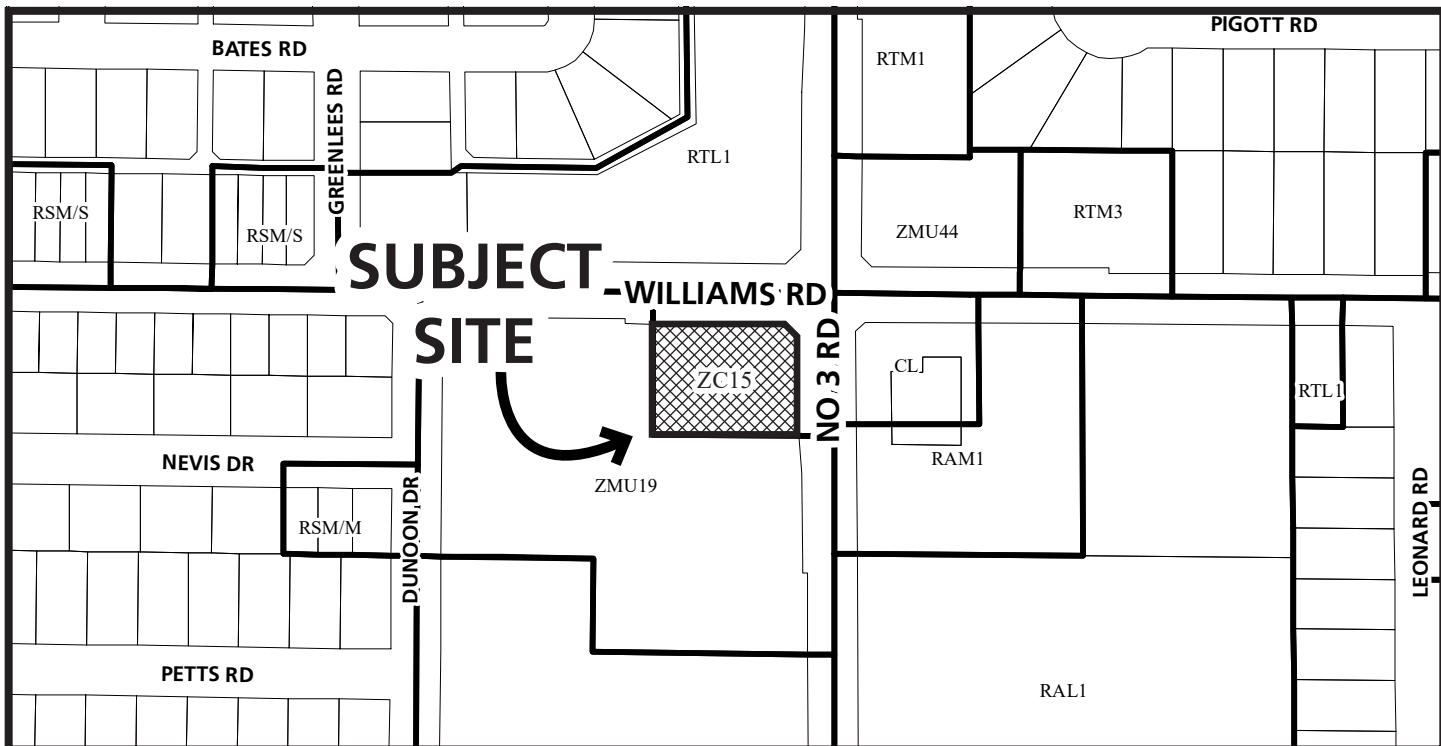
## **Report Contributors**

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

- Att.    1: Location Map and Aerial Photo  
          2: Development Application Data Sheets  
          3: Site Plans  
          4: Rezoning Considerations



# City of Richmond



## ZT 25-017720

### PLN - 44

Original Date: 08/13/25  
Revision Date:

Note: Dimensions are in METRES



# City of Richmond



**ZT 25-017720**

**PLN - 45**

Original Date: 08/13/25  
Revision Date:

Note: Dimensions are in METRES



**ZT 25-017720**

**Attachment 2**

Address: 7980 Williams Road

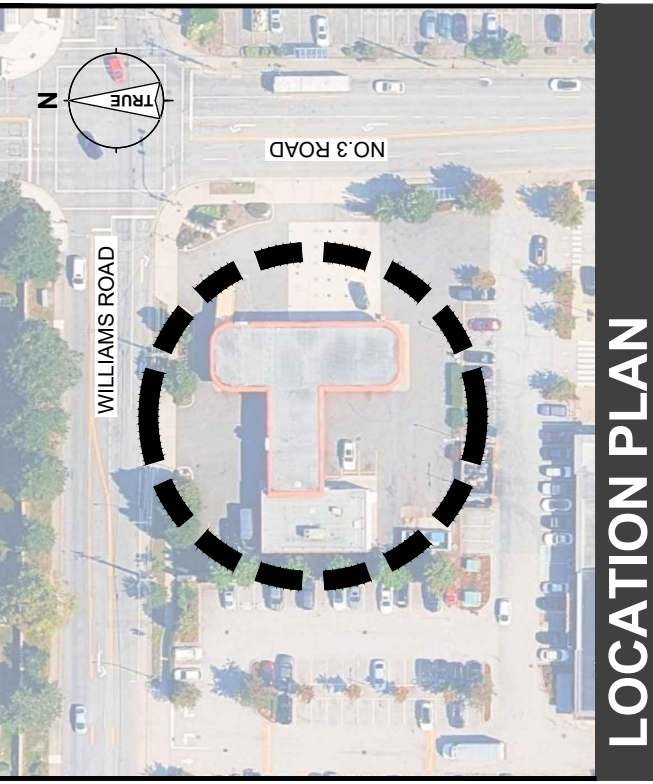
Applicant: JTA Developments

Planning Area(s): Broadmoor

	Existing	Proposed
<b>Owner:</b>	Suncor Energy Inc	No Change
<b>Site Size (m<sup>2</sup>):</b>	2490 m <sup>2</sup>	No Change
<b>OCP Designation:</b>	Local Village Tier 1	No Change
<b>Zoning:</b>	Gas Station Commercial (ZC15) – Broadmoor and Ironwood Area	No Change
<b>“Restaurant” use</b>	Not permitted	Permitted as a Secondary Use
<b>Parking</b>	<ul style="list-style-type: none"><li>• 8 regular stalls</li><li>• 1 accessible stall</li></ul>	<ul style="list-style-type: none"><li>• 11 regular stalls</li><li>• 1 accessible stall</li></ul>
<b>Electric Vehicle (EV) Charging</b>	<ul style="list-style-type: none"><li>• 1 stall with Level 2 charging</li><li>• 1 stall with Opportunity charging</li></ul>	<ul style="list-style-type: none"><li>• 1 stall with Level 2 charging</li><li>• 1 stall with Opportunity charging</li></ul>
<b>Bicycle Parking</b>	<ul style="list-style-type: none"><li>• None</li></ul>	<ul style="list-style-type: none"><li>• 1 Class 1 stall</li><li>• 2 Class 2 stalls</li></ul>



THIS SUBMISSION IS PROVIDED FOR PERMITTING PURPOSES ONLY. FOR CONSTRUCTION, REFER TO IFC- ISSUED FOR CONSTRUCTION VERSION OF THESE PLANS AND SUPPORTING DOCUMENTS.



**SITE INFORMATION**

LEGAL DESCRIPTION  
 LOT 35, SEC 32, BLK 4N, RG 6W, PLAN NWP17715  
 NEW WESTMINSTER LAND DISTRICT  
 EXCEPT PLAN BY LAW 58646, LMP42589

MUNICIPAL ADDRESS  
 7980 WILLIAMS ROAD  
 RICHMOND, BC, V7A 1G3

ZONING  
 ZC1B - GAS STATION COMMERCIAL

LOT AREA  
 TOTAL SITE = ±2490.0m<sup>2</sup>

LOT COVERAGE  
 PERMITTED LOT COVERAGE (BUILDINGS) = 35%  
 ACTUAL LOT COVERAGE (BUILDING) = 6.45%

SETBACKS  
 FRONT EXTERIOR SIDE YARD = 12.0m  
 BUILDING = 4.5m  
 PUMP ISLANDS = 1.5m  
 CANOPY

REAR / INTERIOR SIDE YARD = 3.0m  
 BUILDING = 10.0m  
 PUMP ISLANDS = 3.0m  
 CANOPY

BUILDING AREAS  
 PROPOSED C-STORE = 126.3m<sup>2</sup>  
 PROPOSED SERVICE RESTAURANT = 160.7m<sup>2</sup>  
 TOTAL GROSS FLOOR AREA = 287.0m<sup>2</sup>

FLOOR AREA RATIO = 0.066  
 MAXIMUM FLOOR AREA RATIO = 0.35

PARKING REQUIRED  
 CONVENIENCE STORE = 4 SPACES  
 RESTAURANT = 4 SPACES  
 TOTAL = 8 SPACES

RESTAURANT  
 PROPOSED PER 100m<sup>2</sup> OF GROSS LEASABLE FLOOR AREA = 4 SPACES  
 TOTAL = 4 SPACES

TOTAL PARKING REQUIRED = 7 SPACES

PARKING PROVIDED

PARKING: SIZE COUNT  
 NEW REGULAR 3000 x 5000 9 STALLS  
 EXISTING ACCESSIBLE 2750 x 6000 1 STALL  
 NEW REGULAR 2750 x 6700 2 STALLS  
 TOTAL = 12 STALLS

NEW LOADING SPACE 3000 x 9100 = 1

PROVIDED BIKE STALLS CLASS 1 BIKE STALLS = 2

CLASS 1 BIKE STALLS = 1

METRIC  
 ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.  
 ALL DIMENSIONS TO BE REPORTED TO THE PROJECT DESIGNER.  
 DO NOT SCALE DRAWINGS.

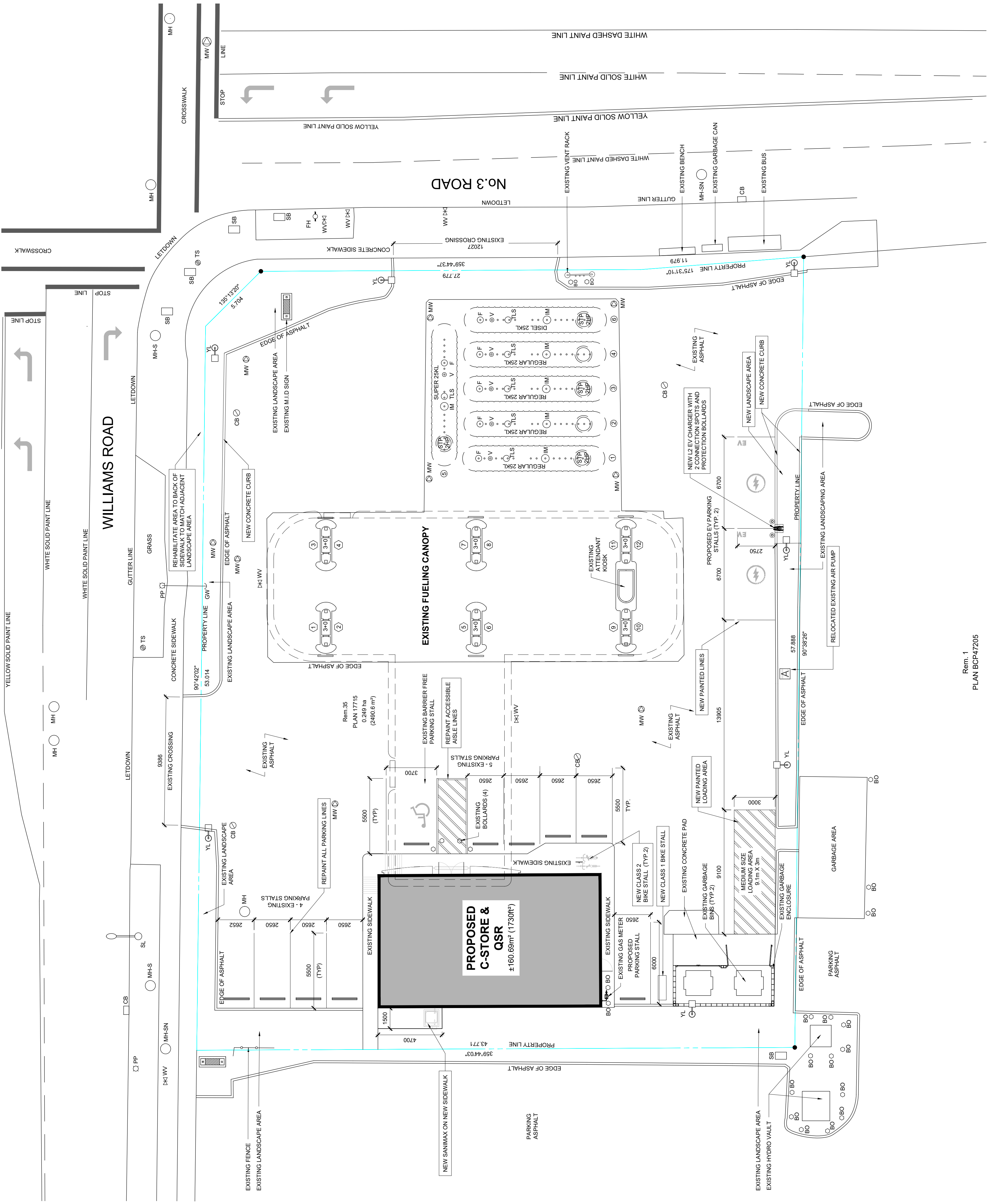
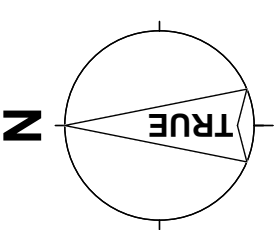
SCALE

**GENERAL NOTES**

- OVERALL SITE TO BE STAKED-OUT AND DIMENSIONS VERIFIED. ANY DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER.
- THE CONTRACTOR SHALL LOCATE AND PROTECT ALL UTILITIES AND OTHER UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN THE STREET. LINES MUST BE LOCATED BY THE RESPECTIVE UTILITY AND VERIFIED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES THAT COULD SUBSTANTIAL DISCREPANCIES BECOME APPARENT.
- MONITORING WELLS TO BE PRESERVED WHEREVER POSSIBLE. MONITORING WELLS TO BE PRESERVED AND FILLED WITH THE FULL DEPTH OF THE HOLE FILLED WITH BENTONITE OR OTHER NON-PERMEABLE MATERIAL, WHERE POSSIBLE. (TYP)

**SITE LEGEND**

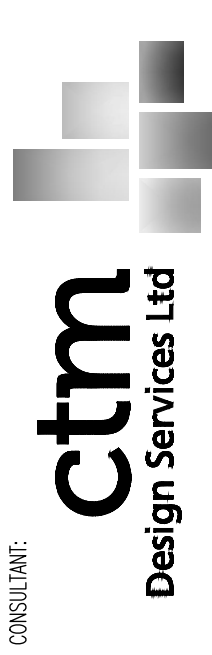
PROPERTY LINE	—
PLACED IRON POST	●
GRATED TOP MANHOLE	○
MANHOLE STORM	○
MANHOLE SANITARY	○
CATCH BASIN	○
WATER VALVE	○
POWER POLE	○
BOLLARD	○
GUY WIRE	○
TRAFFIC SIGNAL	○
SERVICE BOX	○
FIRE HYDRANT	○
LIGHT STANDARD (SGL)	○
LIGHT STANDARD (SGL)	○



**WILLIAMS ROAD**

**EXISTING FUELING CANOPY**

**PROPOSED C-STORE & QSR**  
 ±160.69m<sup>2</sup> (1730ft<sup>2</sup>)



225, 340 McMath Way SE, Calgary, Alberta, T2X 1P1  
 Tel: 403-640-9930 • www.ctmdesign.ca



**PROPOSED SITE PLAN**

PROJECT:  
**A&W ADD-IN**  
**7980 WILLIAMS ROAD**  
 RICHMOND, BC V7A 1G3

DRAWN BY:	SI
DRAWING SCALE:	1:150
DATE DRAWN:	2026-01-21
CHECKED BY:	
APPROVED BY:	
PLOT DATE:	
PLOT CONFIGURATION:	

STN No./OUTLET No. **91437**

**SP1**



**SITE INFORMATION**

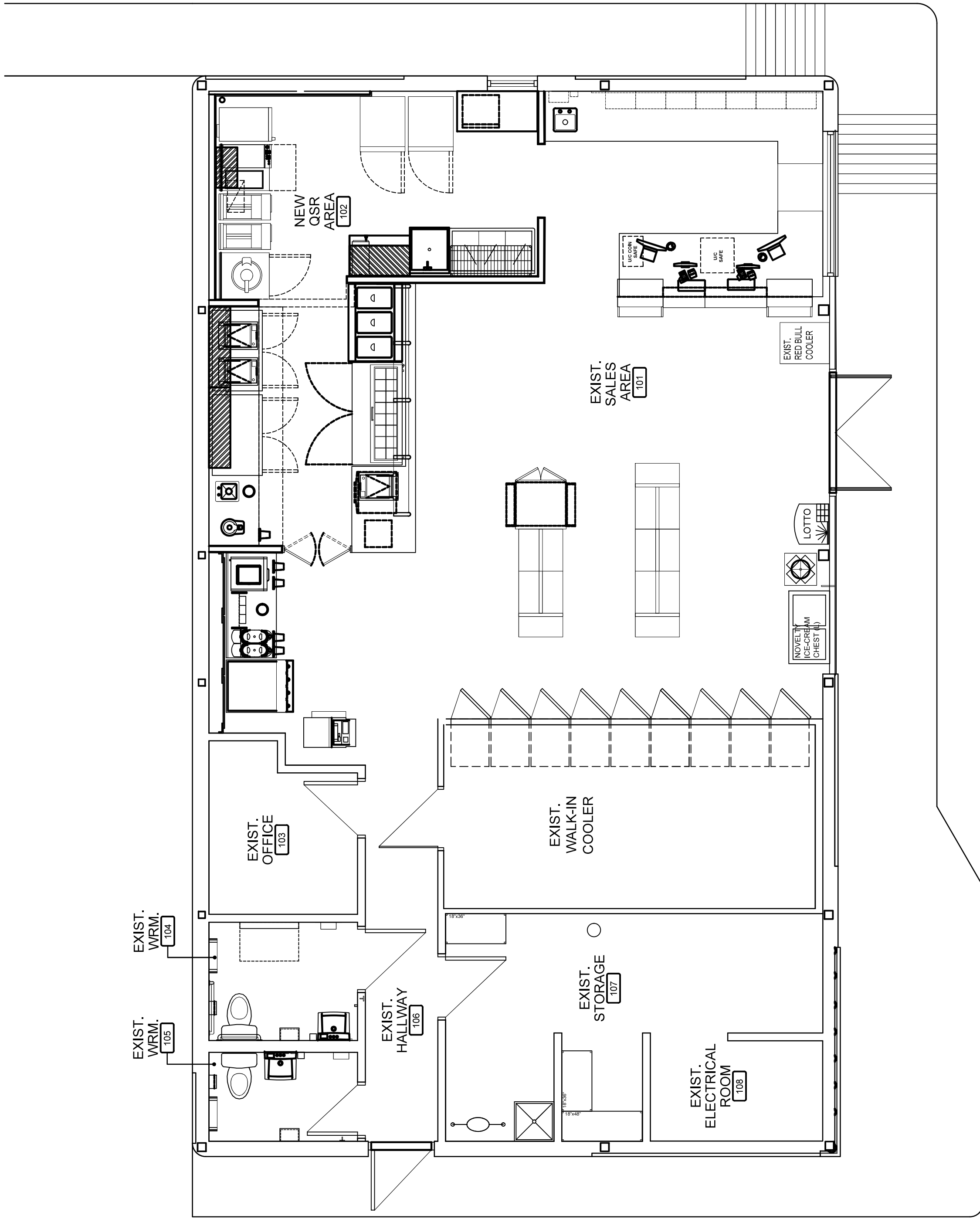
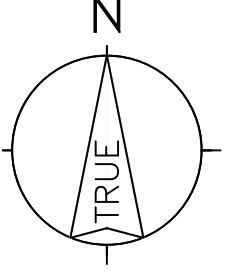
**LEGAL DESCRIPTION**  
 LOT 35, SEC 32, BLK 4N, RG 6W, PLAN NWP17715  
 NEW WESTMINSTER LAND DISTRICT  
 EXCEPT PLAN BYLAW 88046, UMF42359

**MUNICIPAL ADDRESS**  
 7980 WILLIAMS ROAD  
 RICHMOND, BC V7A 1G3

**ZONING**  
 ZC15 - GAS STATION COMMERCIAL

**SITE AREA**  
 TOTAL SITE: 2490.0m<sup>2</sup>

**BUILDING AREAS**  
 GROSS FLOOR AREA BUILDING: 180.6m<sup>2</sup>  
 NEW C-STORE AREA (GFA): 126.2m<sup>2</sup>  
 NEW OSR AREA (GFA): 34.4m<sup>2</sup>



1 PROPOSED FLOOR PLAN  
 A1 SCALE: 1:50

REVISION TABLE		DRAWN / APP'D.	DATE
REV.	DESCRIPTION		
△			
△			
△			
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ISSUE TABLE		DATE
TO	FOR	
CITY	REZONING	2025-01-22
CITY	REZONING	2025-05-28

**METRIC**  
 ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.  
 CHECK/VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK.  
 ALL DISCREPANCIES TO BE REPORTED TO THE PROJECT DESIGNER.  
 DO NOT SCALE DRAWINGS.

**ctm**  
 Design Services Ltd

CONSULTANT:  
 225, 340 Midpark Way SE, Calgary, Alberta, T2X 1P1  
 Tel: 403.640.0990 • www.ctmdesign.ca



**PROPOSED FLOOR PLAN**

**PROJECT:**  
 BROADMOOR SERVICE  
 7980 WILLIAMS ROAD  
 RICHMOND, BC V7A 1G3

DRAWN BY:	ZK	CAD FILE NO.:	2025-01-20
DRAWING SCALE:	1:50	CAD FILE NO.:	2024125
DATE DRAWN:	2025-01-20	CAD FILE NO.:	2024125
CHECKED BY:	-	PROJECT DATE:	-
APPROVED BY:	-	PROJECT CONFIGURATION:	-

SID No./DUPLICATE No. **91437**  
 A1



# City of Richmond

## Rezoning Considerations

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

Address: 7980 Williams Road

File No.: ZT 25-017720

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10751, the developer is required to complete the following:**

1. **(Landscaping Security)** Receipt of a Letter-of-Credit for landscaping works in amount of \$66,000 (including all materials, installation, and a 10 per cent contingency). To accompany the landscaping security, a legal agreement that sets the terms for use and release of the security must be entered into between the applicant and the city.
2. **(Flood Indemnity Covenant)** Registration of a covenant on title (2.9m GSC – Area A)
3. **(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.

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

4. **(Work Orders)** Enter into Work Orders for the design and construction of Engineering and Transportation works. Works include, but may not be limited to the following:
  - a) Closure of the existing, easternmost entrance on Williams Road and rehabilitation of this area to match the existing adjacent sidewalk and boulevard.

signed concurrence on file

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 10751 (ZT 25-017720)
7980 Williams Road

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 22.15 [Gas Station Commercial (ZC15) – Broadmoor and Ironwood Area] by:

- a. adding "restaurant" to Section 22.15.3 Secondary Uses in alphabetical order;
b. inserting the following as new Section 22.15.11.4:

"4. Restaurant is only permitted on the following site:

7980 Williams Road
P.I.D. 007-376-758
Lot 35 Except: Firstly; Parcel B (Bylaw Plan 56046)
Secondly; Part Dedicated Road on Plan LMP42359
Section 32 Block 4 North Range 6 West New Westminster District Plan 17715"

1. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10751".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Horizontal lines for recording readings and conditions.

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

MAYOR

CORPORATE OFFICER