



**Regular Council meeting for Public Hearings
Monday, November 17, 2025**

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au (by teleconference)
Councillor Carol Day
Councillor Laura Gillanders
Councillor Kash Heed
Councillor Andy Hobbs
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Michael Wolfe

Claudia Jesson, Corporate Officer

Call to Order: Mayor Brodie opened the proceedings at 5:31 p.m.

**1. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10693
(RZ 24-012103)**

(Location: 14111 Entertainment Boulevard; Applicant: Orion Construction)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

Kal Mattu, Richmond resident and neighbour to the subject site, expressed concerns with the proposed development, including (i) construction noise and noise from future tenants, (ii) where the current motorcycle training will relocate to, (iii) truck and RV parking, (iv) increased traffic on No. 6 Road, (v) plans for future infrastructure upgrades and transit improvements, (vi) the capacity of the sanitary sewer system, and (vii) plans for the green space on No. 6 Road.



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In response to queries from Council, staff provided the following information:

- The City's Noise Regulation Bylaw outlines permitted hours for construction, and enforcement is on a complaint basis;
- Noise from the industrial site or hotel would also be regulated by the Noise Regulation Bylaw, with enforcement on a complaint basis;
- Should rezoning proceed, the application would be reviewed at the Development Permit (DP) stage, where acoustical attenuation measures would be reviewed to ensure that HVAC units, for example, are designed accordingly to comply with the Noise Regulation Bylaw;
- The applicant has provided a Traffic Impact Assessment (TIA) and parking survey evaluating the impact of the proposed development and assessing existing parking demand. The submitted parking survey indicates that the subject site is currently underutilized and has a surplus of parking spaces sufficient to accommodate the parking demands of the proposed development. The proposed parking provision for Lots 2 and 3 complies with Zoning Bylaw requirements;
- As part of the rezoning, there will be a shared agreement that all 3 lots can share the same parking pool;
- The detailed TIA provided by the applicant was reviewed and approved by the City's Transportation department;
- Prior to rezoning bylaw adoption, an approximately 4.0 m wide road dedication will be required along the site's Steveston Highway and No. 6 Road frontages for future roadway widening, new boulevard and sidewalks. Frontage improvements will be provided through the Serving Agreement for the project, which the applicant is required to enter into prior to rezoning adoption;
- Prior to Building Permit issuance, the applicant is required to submit a Construction Traffic Management Plan (CTMP) for approval. The CTMP identifies traffic control strategies, loading zones and parking locations for workers;
- Prior to final adoption of the rezoning bylaw, a DP application is required to be processed to a satisfactory level. Through the DP, the items such as parking capacity will be further examined;



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- The applicant has provided confirmation from the sanitary provider that there is capacity to service the proposed development, and the system's capacity can also be incrementally increased as development occurs. Prior to issuing the Building Permit, staff will require confirmation that there is sufficient capacity; and
- City staff will work with the applicant regarding the green space along No. 6 Road.

In response to queries from Council, the applicant, Jeremy Paquin of Orion Construction, noted (i) the current use of the parking lot for motorcycle training would cease if the development proceeds, (ii) truck parking is currently on an ad-hoc basis and there is no standing arrangement with the Holiday Inn Express that permits truck parking, (iii) the developer is required to conduct a capacity analysis to confirm if the existing private sanitary system has adequate capacity to service the proposed development, and if the existing system is found to be inadequate in the capacity analyses, the developer is required to address the capacity issue, (iv) a Certified Arborist's Report has been submitted, which identifies on-site and off-site tree species, assesses tree structure and condition and provides recommendations on tree retention and removal relative to the proposed development, (v) frontage improvements along No. 6 Road include landscaped boulevards and multi-use path, (vi) the permitted uses proposed in the zone include a range of commercial and light industrial activities that expand on those currently allowed within the subject site's existing Entertainment and Athletic zone, and (vii) the applicant has been working closely with Holiday Inn Express staff to address concerns.

In response to a query from Council, staff advised that should rezoning proceed, staff will continue exploring with the applicant, further landscaping and tree planting and retention opportunities at the DP stage.

PH25/5-1

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10693 be given second and third readings.



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The question on Resolution PH25/5-1 was not called as discussion ensued regarding (i) City recreation facilities and future sports facilities expansion and (ii) the possibility of voting on Lot 2 separately from Lot 3 and the proposed bylaw that covers both entire areas to the west of the movie theatre.

PH25/5-2

It was moved and seconded

That the Application by Orion Construction for Rezoning of a portion of 14111 Entertainment Boulevard from “Entertainment and Athletic (CEA)” Zone to “Commercial and Light Industrial (ZC56) – Riverport (Fraser Land)” Zone be referred back to staff to separate Lots 2 and Lot 3.

DEFEATED

Opposed: Mayor Brodie

Cllrs. Au

Heed

Hobbs

Loo

The question on Resolution PH25/5-1 was then called and it was **CARRIED** with Cllrs. Day, Gillanders, and Wolfe opposed.

ADJOURNMENT

PH25/5-3

It was moved and seconded

That the meeting adjourn (6:10 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular meeting for Public Hearings of the City of Richmond held on Monday, November 17, 2025.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)