



Planning Committee

Date: Tuesday, March 3, 2026
Place: Anderson Room
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo
Councillor Carol Day
Councillor Andy Hobbs
Also Present: Councillor Michael Wolfe (by teleconference)
Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on February 18, 2026, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

1. **RESPONSE TO METRO VANCOUVER'S PRE-CONSULTATION:
METRO 2050 AMENDMENT OPTIONS IN RESPONSE TO SOUTH
OF THE FRASER MAYORS' REQUEST**

(File Ref. No. 01-0157-30) (REDMS No. 8307869)

Staff provided an overview of the report, highlighting that the report responds to Metro Vancouver's request for pre-consultation input on potential changes to Metro Vancouver's Regional Growth Strategy (RGS), Metro 2050. Three South of the Fraser municipalities expressed that the current RGS amendment framework is limiting their ability to accommodate the region's growing demand for housing, employment lands, and essential services. As part of

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Metro Vancouver's consultation process, the City of Richmond has been invited to provide written comments on the proposed amendments by March 20, 2026.

Discussion ensued regarding (i) reclassifying some amendments to require lower decision-making thresholds, (ii) adding new Special Study Areas for inclusion in Metro 20250, (iii) densifying industrial land, (iv) the collaborative effort between municipalities and Metro Vancouver, and (v) amendment opportunities for properties contiguous with the Urban Containment Boundary.

In response to a query from Committee, staff advised that (i) Type 1 amendments require an amendment bylaw to be passed by a 50% +1 weighted vote of the Metro Vancouver Regional District (MVRD) Board and unanimous acceptance by all affected local governments, (ii) Type 2 amendments require an amendment bylaw to be passed by a two-thirds weighted vote of the MVRD Board, but does not require unanimous local government acceptance, and (iii) Type 3 amendments require an amendment bylaw to be passed by a 50% +1 weighted vote of the MVRD Board, but local government acceptance is not required.

It was moved and seconded

That comments, as described in the report entitled "Response to Metro Vancouver's Pre-Consultation: Metro 2050 Amendment Options in Response to South of the Fraser Mayors' Request", dated February 12, 2026, from the Director, Policy Planning, be endorsed and submitted to the Metro Vancouver Regional District Board as part of Metro Vancouver's consultation process on potential amendments to the Regional Growth Strategy, Metro 2050.

CARRIED

2. **HARMONIZATION OF THE BASIC UNIVERSAL HOUSING FEATURES WITH THE BC BUILDING CODE "ADAPTABLE DWELLING UNIT" REGULATIONS**

(File Ref. No. 08-4000-01) (REDMS No. 8225045)

It was moved and seconded

That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10728, to harmonize the existing provisions of the Basic Universal Housing Features (Section 4.16) with those described in Section 3.8.5, Adaptable Dwelling Unit, of the current British Columbia Building Code, be introduced and given first reading.

CARRIED

DEPUTY CAO'S OFFICE

3. **HOUSING AGREEMENT (MODERATE MARKET RENTAL HOUSING) (9000 NO. 3 ROAD) BYLAW NO. 10690 TO PERMIT THE CITY OF RICHMOND TO SECURE MODERATE MARKET RENTAL UNITS AT 9000 NO. 3 ROAD**

(File Ref. No. 08-4057-05) (REDMS No. 8277470)

Discussion ensued regarding the timeline of the proposed development.

In response to a query from Committee, staff advised that the application is being fast-tracked as the proposed development consists of 100% rental housing.

It was moved and seconded

That Housing Agreement (Moderate Market Rental Housing) (9000 No. 3 Road) Bylaw No. 10690 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement in accordance with the requirements of Section 483 of the Local Government Act, to secure the Moderate Market Rental homes required by Rezoning Application RZ 23-033712.

CARRIED

4. **HOUSING AGREEMENT AMENDMENT APPLICATION BY BC HOUSING AND POLYGON FOR TALISTAR DEVELOPMENT AT 3468 KETCHESON COURT**

(File Ref. No. 08-4057-05) (REDMS No. 8307643)

It was moved and seconded

That Housing Agreement (Affordable Housing) (8671, 8731, 8771, 8831/8851 Cambie Road, 8791 Cambie Road and 3600 Sexsmith Road) Bylaw No. 10437, Amendment Bylaw No. 10743 be introduced and given first, second, and third readings.

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5. **MANAGER'S REPORT**

(i) *Applicant-Led Public Information Session for the Rezoning Application at 13131, 13111, 13031, 12931 and 12771 No. 2 Road*

Staff advised that Jim Pattison Developments is hosting and leading a drop-in style public information session associated with the proposed OCP amendment and rezoning application to permit the development of five and six-storey residential (mixed tenure) and commercial mixed-use development at 13131, 13111, 13031, 12931 and 12771 No. 2 Road. The session will be held on March 12, 2026 from 5:00 to 7:00 p.m. at the Steveston Hub. Staff advised that public comments provided as part of the applicant-led public information session will be documented and a summary report of the applicant's public engagement will be submitted to City staff as part of the processing of the rezoning application. Upon completion of the City's technical review, the rezoning application will be advanced to a future Committee and Council meeting for consideration.

In response to queries from Committee, staff advised that (i) the information presented at the session would be circulated to Committee, (ii) the notification radius was 100 metres from the subject property, in addition to online digital advertising to reach a broader audience, and (iii) staff have been working with the applicant on a revised concept.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:17 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, March 3, 2026.

Councillor Bill McNulty
Chair

Shannon Unrau
Legislative Services Associate