



Planning Committee

Date: Tuesday, April 8, 2025

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo
Councillor Carol Day
Councillor Andy Hobbs

Absent: Councillor Chak Au

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 March 18, 2025, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY WILTON PROPERTIES LTD FOR REZONING AT 6840 AND 6860 NO. 3 ROAD AND 8051 ANDERSON ROAD FROM “DOWNTOWN COMMERCIAL (CDT1)” ZONE TO “RESIDENTIAL/LIMITED COMMERCIAL (ZMU59) – BRIGHOUSE VILLAGE (CITY CENTRE)” ZONE**

(File Ref. No. RZ 22-015455) (REDMS No. 7910475)

Staff provided a brief overview of the application.

Discussion ensued with respect to parking provisions and residential unit mix ratio.

Planning Committee
Tuesday, April 8, 2025

In response to queries from Committee, staff advised that (i) there is some flexibility to make small adjustments to the unit mix through the Development Permit (DP) application review process, (ii) any increase in the unit size will impact the amount of parking that is provided on site, (iii) the application was originally submitted in 2022, and then changed architects and was resubmitted in April 2024 with significant changes made by the applicant, and (iv) staff will continue to refine the loading facilities and passenger pick up and drop off areas of the project through the DP review process.

In response to queries from Committee, the applicant advised that (i) the ratio of studio units to one bedroom units is based on market demand and preference, (ii) it may be possible to convert some of the studio units to one bedroom units, however, this may reduce the amount of total units, (iii) there is a drop off area along Anderson Road which will assist with the parking drop off and pick up and a secondary lobby which is accessible to all the residential units, (iv) there is a common corridor that leads to the loading bays for drop off and loading for the commercial units, the intention is to have all the loading and servicing take place on-site or off of the lane, and (v) residents of the building will be able to utilize the 55 commercial parking spaces after hours.

Staff and the applicant will work together to address Committee's comments with respect to loading facilities and review the number of studio units proposed. Staff will provide Council with an update in advance of Council consideration.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10644 to create the "Residential/Limited Commercial (ZMU59)" zone, and to rezone 6840 and 6860 No. 3 Road and 8051 Anderson Road from "Downtown Commercial (CDT1)" zone to "Residential/Limited Commercial (ZMU59) – Brighthouse Village (City Centre)" zone, be introduced and given first, second and third reading.

CARRIED

2. APPLICATION BY CITY OF RICHMOND FOR A TEMPORARY COMMERCIAL USE PERMIT AT 8620 AND 8660 BECKWITH ROAD
(File Ref. No. TU 25-008196) (REDMS No. 7985059)

It was moved and seconded

(1) That the application by City of Richmond for a Temporary Commercial Use Permit (TU 25-008196) for the properties at 8620 and 8660 Beckwith Road, to allow "Parking, non-accessory" as a permitted use, be considered for a period of three years from the date of issuance; and

2.

Planning Committee
Tuesday, April 8, 2025

- (2) *That this application be forwarded to the May 20, 2025, Public Hearing at 5:30 pm in the Council Chambers of Richmond City Hall.*

CARRIED

3. **MANAGER'S REPORT**

2025 Richmond Heritage Awards

Staff noted that starting next week nominations for the 2025 Richmond Heritage Awards will be open to all community members until Sunday, May 18, 2025. Nomination forms can be found on the City's website and a press release will be issued next week with more information.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:25 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, April 8, 2025.

Councillor Bill McNulty
Chair

Raman Grewal
Legislative Services Associate