



Planning Committee

Date: Wednesday, April 23, 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 Kash Heed (by teleconference)
Councillor Michael Wolfe

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 April 8, 2025, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY PANATCH GROUP FOR REZONING AT 9000 NO. 3 ROAD FROM THE “GAS & SERVICE STATIONS (CG1)” ZONE TO THE “COMMERCIAL MIXED USE (ZMU61) – NO. 3 ROAD AND FRANCIS ROAD (BROADMOOR)” ZONE**
(File Ref. No. RZ 23-033712) (REDMS No. 7927720)

Staff provided a summary of the proposed development and highlighted the following:

- a five-storey mixed use building containing commercial uses on the ground floor and 100% rental apartment housing above;

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- of the 64 rental housing units proposed, seven units will be moderate market rental units, secured with a housing agreement and housing covenant which will include rental rate and household income restrictions;
- the commercial floor area will be approximately 558 m², with the residential rental housing and common floor area totalling approximately 3,965 m²;
- approximately 44% of all units are designed with two or more bedrooms, suitable for families; and
- should Committee and Council endorse the proposal, additional design development will be undertaken as part of the Development Permit application review process.

In response to queries from the Committee, staff noted that (i) as the units proposed are 100% rental, this project is given priority review, with staff working closely with applicants to ensure the proposal moves forward as quickly as possible, (ii) staff confirmed with the Richmond School District #38 that this project will not pose a major concern with respect to available capacity at the schools within the catchment; and (ii) there is a sanitary sewer on the east side of the site which limits the ability for new tree planting in that area, therefore the new trees are proposed along the south site of the site.

It was moved and seconded

- (1) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10655, to change the land use designation of 9000 No. 3 Road from “Commercial” to “Limited Mixed Use” in Attachment 1 to Schedule 1 of Richmond Official Community Plan Bylaw 9000 (City of Richmond 2041 OCP Land Use Map), be introduced and given first reading;*
- (2) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10663, to amend the definition of the “Limited Mixed Use” land use map designation in Schedule 1 of Richmond Official Community Plan Bylaw 9000 to clarify that the residential use is intended to include purpose-built rental housing, be introduced and given first reading;*
- (3) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10655 and 10663, having both 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**are hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;*

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- (4) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10655 and 10663, having both been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, are hereby found not to require further consultation; and*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10656 to create the “Commercial Mixed Use (ZMU61) – No. 3 Road and Francis Road (Broadmoor)” zone, and to rezone 9000 No. 3 Road from the “Gas & Service Stations (CGI)” zone to the “Commercial Mixed Use (ZMU61) – No. 3 Road and Francis Road (Broadmoor)” zone be introduced and given first reading.*

CARRIED

2. MANAGER’S REPORT

None.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:11 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 Wednesday, April 23, 2025.

Councillor Bill McNulty
Chair

Lorraine Anderson
Legislative Services Associate