



## Planning Committee

Date: Wednesday, May 20, 2026

Place: Anderson Room  
Richmond City Hall

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

Also Present: Councillor Laura Gillanders (joined the meeting at 4:09 p.m. by  
teleconference)  
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 May 5,  
2026, be adopted as circulated.*

**CARRIED**

**PLANNING AND DEVELOPMENT DIVISION**

**1. APPLICATION BY DORÉ DESIGN & DEVELOPMENT INC. FOR REZONING AT 10460 AGASSIZ COURT FROM THE “SMALL-SCALE MULTI-UNIT HOUSING (RSM/L)” ZONE TO THE “SMALL-SCALE MULTI-UNIT HOUSING (RSM/M)” ZONE**

(File Ref. No. RZ 25-017670) (REDMS No. 8334019)

Staff provided a brief summary of the report noting that the rezoning application to subdivide the subject property to create two new lots does not comply with the Official Community Plan’s (OCP) Small-Scale Multi-Unit Housing (SSMUH) Lot Size Map as the subdivision would create smaller lot sizes changing the form and character of the existing neighbourhood.

Submission from a Richmond resident expressing concerns regarding the densification of the proposed rezoning application was distributed to Committee (attached to and forming part of these minutes as Schedule 1).

In response to queries from Committee, staff advised that:

- the proposal is for two units on each new lot with a secondary suite in one unit per lot for a total of six units;
- if the subdivision of the property proceeded, the applicant would receive additional floor area over and above what they can achieve on the current property;
- if the subdivision of the property proceeded, Bill 44 and SSMUH housing regulations would take precedent preventing the City from imposing further restrictions to limit the number of units to anything less than four units on each lot; and
- the OCP SSMUH Lot Size Map designates the subject property as a large lot area and subdividing the subject property would result in smaller lot sizes changing the existing neighbourhood’s lot fabric and character.

Councillor Gillanders joined the meeting at 4:09 p.m.

Brad Dore, applicant, spoke to the rezoning application noting that (i) the subdivision includes the development of two buildings, four dwelling units with the inclusion of a micro suite within one unit per lot, (ii) subdividing will allow for larger three bedroom type homes, (ii) lot width barely meets minimum requirements, (iii) the fabric of the neighbourhood does include smaller lots, and (iv) parking will include five off-street parking spaces with a proposed drive aisle that comes into the building.

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Discussion ensued with respect to land use, floor area and the livability of the units.

It was moved and seconded

- (1) *That the application to rezone 10460 Agassiz Court from the “Small-Scale Multi-Unit Housing (RSM/L)” zone to the “Small-Scale Multi-Unit Housing (RSM/M)” zone be denied; and*
- (2) *That the rezoning application be referred back to staff to work with the applicant on enhancing the application.*

The question on the motion was not called as discussion ensued with respect to the application process and working with the applicant on modifications.

The question on the motion was then called and it was **DEFEATED** with Cllr Day and Loo opposed.

As a result of the discussion, a referral motion to approve the application and limit the application to four units was introduced but failed to receive a seconder.

As a result of the discussion, a motion to support the staff recommendation to deny the application was introduced but failed to receive a seconder.

Discussion ensued regarding options and as a result the following referral motion was introduced.

It was moved and seconded

*That the application to rezone 10460 Agassiz Court from the “Small-Scale Multi-Unit Housing (RSM/L)” zone to the “Small-Scale Multi-Unit Housing (RSM/M)” be referred back to staff to reconsider the reduction in the units, limit subdivision, review the proposal and come back with all potential options to reconsider in three months.*

**CARRIED**

Opposed: Cllr. Day

2. **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**

(File Ref. No. ZT 25-017720) (REDMS No. 8378405)

Staff provided a brief overview of the application.

It was moved and seconded

3.

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*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.*

**CARRIED**

**ENGINEERING AND PUBLIC WORKS DIVISION**

**3. SECURING ROAD DEDICATION AT BUILDING PERMIT - IMPLEMENTATION STRATEGY**

(File Ref. No. 10-6500-01) (REDMS No. 8373424)

Staff provided a brief summary of the report.

Discussion ensued with respect to (i) future transportation upgrades, (ii) the calculation of road setbacks, (iii) offsetting road dedication, and (iv) the consultation process with residents.

It was moved and seconded

- (1) *That affected residents and the development community be consulted regarding the proposed strategy as described in the report titled “Securing Road Dedication at Building Permit - Implementation Strategy”, dated April 21, 2026, from the General Manager, Engineering and Public Works; and*
- (2) *That bylaw amendments be brought forward to facilitate securing road dedication as described in the report titled “Securing Road Dedication at Building Permit Implementation Strategy,” dated April 21, 2026, from the General Manager, Engineering and Public Works.*

**CARRIED**

**4. MANAGER’S REPORT**

None.

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (5:18 p.m.).*

**CARRIED**

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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, May 20, 2026.

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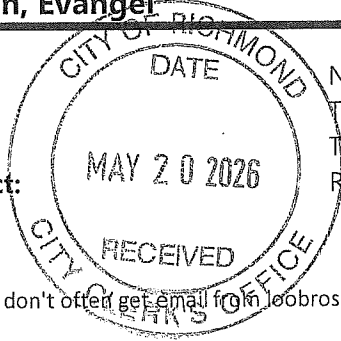
Councillor Bill McNulty  
Chair

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Andrea Mizuguchi  
Legislative Services Associate

**Biason, Evangel**

**From:** Norm Loo <loobros@gmail.com>  
**Sent:** Tuesday, May 19, 2026 12:25 PM  
**To:** Tennenhouse,Mark; MayorandCouncillors  
**Subject:** RZ25-017670 Application for 10460 Agassiz Crt.



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Hello Mark, Mayor Brodie and Councilors

I am writing on behalf of the residents of Agassiz Court to express our strong concerns regarding the proposed densification at 10460 Agassiz Court. As a small cul-de-sac, our street is uniquely vulnerable to the impacts of increased density and we believe this proposal raises significant issues related to safety, infrastructure and community integrity.

**Traffic and Parking Impacts**

Agassiz Court already struggles with significant parking constraints, with vehicles routinely lining both sides of the street. Each household typically owns multiple vehicles. The proposed plan only accommodates 4 on-site parking spots for 6 units. Increased density will inevitably further exacerbate the already existing congestion on this street. As a narrow cul-de-sac, increased street parking and traffic will worsen the existing bottleneck conditions on this street, particularly at the end of this street. This raises serious concerns, especially for the many seniors, along with families with young children and the potential to impede emergency vehicles. Existing conditions already require delivery vehicles to double-park, further highlighting the street's limited capacity.

Even a speed limit does not deter drivers taking this 'no-exit' street in error, through frustration, race in and out of the street without concern of pedestrians and blind spots.

**Rental and Property Management Concerns**

The proposed development includes flex suites, which more than likely will become rentals or short-term rentals. Based on our past experiences on this street, rental properties have led to bylaw violations, safety concerns and prolonged RTB disputes that were difficult to resolve. We endured an illegal scrap metal business that sprawled onto the street and took 1 ½ to 2 years to resolve. This caused many safety issues entering and leaving this street, with residences risking slashed tire. Bylaws was not effective in resolving this serious problem. Without safeguards, there is a risk that the development could be fully investor-owned and operated as rental units, creating challenges associated with absentee landlords. This also questions the effectiveness of Bill 44 intended purpose, where affordability is not guaranteed.

**Infrastructure Capacity**

The existing infrastructure on Agassiz Court—including sewer, water mains, electrical systems, etc.,—is over 50 years old. Residents are concerned about the City's ability to support increased density without significant upgrades of these systems. Past construction projects had significantly caused prolonged access disruptions and safety issues for the residents on this street, thus further development may intensify these challenges on our narrow street.

**Neighbourhood Character**

Agassiz Court is currently a mix of single-family homes and duplexes, primarily from the 1970's and 1980's. While thoughtful redevelopment can enhance and blend a neighbourhood, currently there is little evidence of cohesive planning to ensure compatibility in scale and design. Additional densification without such consideration risks continued erosion of the character of our neighbourhood and the sense of community that is vital to the residents living here.

### **Cumulative Impact of Densification**

Approval of this project may set a precedent for similar redevelopment along this street. If multiple properties are redeveloped in this manner, the cumulative impact of traffic, parking, safety and livability would be significant and, in our view, unsustainable for a minor residential street.

### **Community Livability**

Higher-density living in close proximity, particularly with limited outdoor space and shared access points, may lead to increased conflicts related to noise, parking and property maintenance. These conditions can undermine the sense of community and ultimately negatively affect the residents' quality of life.

### **Housing Need and Market Conditions**

Current housing market conditions raise important questions about whether this type of development aligns with community needs, now and the future. While densification is often justified by housing shortages, there exists already a visible supply of unoccupied multi-family housing, including units in nearby centers.

At the same time, broader market trends—particularly in major cities such as Vancouver and Toronto—indicate a significant slowdown in the condominium investment sector. Rising construction costs and softening resale values have made many condominium, even Townhouse, projects financially unviable, with developers and investors unable to recover costs. As a result, investment capital is increasingly shifting away from traditional condo developments.

In this environment, low-rise, multi-unit development, such as this proposed project, will become more attractive to investors because the financial model is more favourable, with low risks. This raises a legitimate concern that such properties will likely be acquired as income-generating investments (Social Media has already sited major developers buying up these properties for such purpose), rather than affordable, owner-occupied housing, as the Bill intended. Given the absence of restrictions on ownership or tenancy structure, the larger portion of these densification units, including flex suite, will be primarily rental properties and may still be unaffordable to the average household.

This likely shift toward investor-driven rental-oriented or short-term rental occupancy introduces a grave uncertainty for neighbourhood stability and cohesion. It would also undermine the original intended need for densification on internal residential streets to provide affordable family-oriented housing, but instead will contribute to more transient living patterns that do not reflect the long-term interests of established residential communities.

### **Conclusion**

For the reasons outlined above, we respectfully oppose the proposed rezoning and densification application at 10460 Agassiz Court. We urge Council to carefully consider the unique constraints of our cul-de-sac and the potential long-term impacts on residents.

Thank you for your time and consideration.

Sincerely  
Bev Loo  
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(604) 862-3037