



Planning Committee

Date: Wednesday, September 3, 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

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 July 22, 2025, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

1. **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**

(File Ref. No. RZ 24-012103) (REDMS No. 8085128)

Staff provided an overview of the application.

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In response to queries from Committee, staff advised that (i) the applicant has provided a traffic impact assessment and a parking survey evaluating the impact of the proposed development and assessing the existing parking demand, (ii) correspondence received from a resident regarding traffic in the area may be due to the Steveston Highway overpass construction, (iii) an owner may be able to combine two units subject to ownership and strata regulations, required building improvements, permitting and usage, (iv) as part of this proposed development application there are frontage improvements and road widening occurring along No. 6 Road and Steveston Highway, as well as intersection improvements, and (v) a total of 811 off-street parking stalls are proposed across the subject site.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10693 to create the “Commercial and Light Industrial (ZC56) – Riverport (Fraser Land)” zone, and to rezone a portion of 14111 Entertainment Boulevard from “Entertainment and Athletics (CEA)” zone to “Commercial and Light Industrial (ZC56) – Riverport (Fraser Land)” zone, be introduced and given first reading.

CARRIED

2. APPLICATION BY KOFFMAN KALEF LLP FOR AN AGRICULTURAL LAND RESERVE SUBDIVISION AT 14671 WILLIAMS ROAD

(File Ref. No. AG 23-025777) (REDMS No. 8050602)

Staff provided an overview of the application.

In response to queries from Committee, staff advised that (i) the Savage Road connections at Williams Road is intended to provide access for City utility service vehicles, emergency vehicles, transit (bus) vehicles, bicycles and pedestrians, (ii) the restrictions of general vehicular access to Richmond Industrial Centre via Williams Road were secured as part of the previously approved DP, at the time, due to the identified need to restrict general traffic until additional assessment of improvements could be undertaken, and (iii) Transportation staff are open to discussing the possibility of public access to Savage Road, as conditions have changed since the agreement was registered.

It was moved and seconded

That the Agricultural Land Reserve (ALR) subdivision application at 14671 Williams Road be forwarded to the Agricultural Land Commission (ALC).

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3. ENGAGING SENIORS IN AGE-FRIENDLY PLANNING: 2024 PROGRAM UPDATES

(File Ref. No. 08-4055-01) (REDMS No. 8117657)

In response to queries from Committee, staff advised that they will review feedback from seniors in the different neighborhoods and identify common themes to better support seniors in the community.

It was moved and seconded

That the staff report titled “Engaging Seniors in Age-Friendly Planning: 2024 Program Updates”, dated August 11, 2025, from the Director, Community Social Development be received for information.

CARRIED

4. MANAGER’S REPORT

(i) New Staff in Development Applications

Staff introduced Chris Bishop, Manager, Development – East and Mark Tennenhouse, Planning Technician.

(ii) Update on Development Cost Charges (DCC) and Amenity Cost Charges (ACC) installment regulations

Staff advised Committee that the Provincial Government has introduced new regulations with respect to installment payments of DCC’s, ACC’s and School Site Acquisition Charges. Under the new framework, 25 percent of the charges are to be paid upfront at Subdivision approval or Building Permit issuance, with the balance being paid on the earlier of four years or occupancy of the building. In addition, the regulations provide for the use of a surety bond as security. Staff are working on aligning the Surety Bond pilot project with the new Provincial regulations.

(iii) Issuance of the Housing Target order for City of Richmond

Staff advised Committee that effective September 1, 2025, the Provincial Government has issued an order setting out a housing target for Richmond, mandating that the City deliver or demonstrate delivery of 6753 housing units over the next 5 years. The order requires that Council receive periodic update reports on the progress of the mandate and that these reports are published on the City’s website. The first report is due by the end of February 2026, with annual reporting thereafter.

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ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:30 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, September 3, 2025.

Councillor Bill McNulty
Chair

Raman Grewal
Legislative Services Associate