



Planning Committee

Date: Wednesday, September 9, 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
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 21, 2026, be adopted as circulated.

CARRIED

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PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY KEI CANADA WILLETT DEVELOPMENT LTD. FOR REZONING AT 23160, 23180, 23200 AND 23220 WILLETT AVENUE FROM THE “SMALL-SCALE MULTI-UNIT HOUSING (RSM/XL)” ZONE TO “TOWN HOUSING (ZT108) – WILLETT AVENUE (HAMILTON)” ZONE**

(File Ref. No. RZ 23-035646) (REDMS No. 8499321)

Staff provided highlights, noting the application (i) facilitates the development of 33 townhouse units, including four convertible units and four secondary suites, consistent with the Official Community Plan (OCP), (ii) includes frontage improvements along Willett Avenue and the creation of a new north-south pedestrian strollway that bisects the site, and (iii) is subject to further review at the development permit stage, with service agreements required for the design and construction of the strollway, frontage improvements, utility upgrades and site servicing.

Discussion ensued with respect to (i) convertibility of suites being convenient to residents and appropriate to the area, (ii) flexibility with regard to evolving lift technologies, (iii) appreciation of the developer for planning tree protection beyond requirement; and (iv) allocation of Hamilton Area Reserve Fund and Leisure Facility Reserve monies.

It was moved and seconded

- (1) That Richmond Zoning Bylaw 8500, Amendment Bylaw 10795 to create the “Town Housing (ZT108) – Willett Avenue (Hamilton)” zone, be introduced and given first, second and third reading; and*
- (2) That Richmond Zoning Bylaw 8500, Amendment Bylaw 10796 to rezone 23160, 23180, 23200 and 23220 Willett Avenue from “Small-Scale Multi-Unit Housing (RSM/XL)” zone to “Town Housing (ZT108) – Willett Avenue (Hamilton)” zone, be introduced and given first, second and third reading.*

CARRIED

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2. **APPLICATION BY BENE (NO. 3) ROAD DEVELOPMENT LTD. FOR REZONING AT 4700 NO. 3 ROAD FROM THE “AUTO-ORIENTED COMMERCIAL (CA)” ZONE TO A NEW “HIGH RISE OFFICE COMMERCIAL (ZC44) – ABERDEEN VILLAGE” ZONE**

(File Ref. No. RZ 14-672055) (REDMS No. 8490743)

Staff highlighted that this application seeks amendments to a rezoning and development application previously granted third reading in 2018. The revised 10 story development application facilitates a portion of the floor area space being dedicated to 165 hotel rooms and a limited hotel car rental service, in response to changing market demand, while maintaining previously endorsed amenity and affordable housing contributions and frontage and servicing requirements.

Discussion ensued with respect to (i) Richmond’s need for more hotel accommodations given high occupancy rates, (ii) various amendments to the application sought previously by the developer between 2014 and 2026, during which time applicants worked with staff to address evolving market conditions, and (iii) whether properties involved in lengthy application processes could be assigned temporary uses to avoid the dereliction.

It was moved and seconded

- (1) *That Third Reading of Richmond Official Community Plan (OCP) Bylaw 7100, Amendment Bylaw 9215, and Richmond Zoning Bylaw 8500, Amendment Bylaw 9216, be rescinded.*
- (2) *That OCP Bylaw 7100, Amendment Bylaw 9215, as amended, to change Schedule 2.10 (City Centre Area Plan) by amending the Aberdeen Village – Detailed Transect Descriptions to allow for a maximum 1.5 Floor Area Ratio (FAR) Village Centre Bonus for non-residential uses on the subject site, be forwarded to a public hearing.*
- (3) *That Bylaw 9215, as amended, having 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;**is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act.*
- (4) *That Bylaw 9215, as amended, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.*

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- (5) *Richmond Zoning Bylaw 8500, Amendment Bylaw 9216, as amended, for the creation of a new "High Rise Office Commercial (ZC44)-Aberdeen Village" zone and for the rezoning of 4700 No. 3 Road from the "Auto-Oriented Commercial (CA)" zone to the new "High Rise Office Commercial (ZC44) – Aberdeen Village" zone, be forwarded to a public hearing.*

CARRIED

3. **APPLICATION BY INTERFACE ARCHITECTURE INC. FOR REZONING AT 9211, 9251, 9291, 9311, 9351 BLUNDELL ROAD FROM THE “SMALL-SCALE MULTI-UNIT HOUSING (RSM/XL)” ZONE TO THE “HIGH DENSITY TOWNHOUSES (RTH2)” ZONE**

(File Ref. No. RZ 22-017350) (REDMS No. 8263640)

Staff summarized the application to permit the development of 30 townhouse units, including four convertible units and three secondary suites, with equal access to the development proposed from Blundell Road, with restricted right-in, right-out movements by way of a proposed centre median. Application highlights include (i) four trees on the subject site and five trees on neighbouring properties to be retained and protected, (ii) road dedication required along the entire frontage on Glendale Road to accommodate a concrete sidewalk at the property line and part of the existing curb, to be designed and constructed through a servicing agreement, which also includes water main and sanitary sewer main upgrades, and (iii) further design development to occur as part of the development permit application, with endorsement by the panel required prior to final adoption of the zoning route.

Discussion ensued with respect to (i) whether potential exists through design refinements to preserve or replace more trees of significant size, (ii) raised wooden deck in place to mitigate high water would not be connected to eastern-most complex, (iii) no proposed pedestrian access to travel between complexes or access the park to the north, (iv) whether right-in, right-out traffic restrictions are advisable, and (v) presence of gates and pedestrian pathways between complexes would benefit community-connectedness, however, would require legal agreements for right of passage, agreement of the developer, and revision of rezoning considerations.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10737, for the rezoning of 9211, 9251, 9291, 9311, 9351 Blundell Road from the “Small-Scale Multi-Unit Housing (RSM/XL)” zone to the “High Density Townhouses (RTH2)” zone, be introduced and given first, second and third reading.

CARRIED

4.

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4. **APPLICATION BY 1135355 BC LTD. FOR A STEVESTON VILLAGE HERITAGE CONSERVATION GRANT AT 3891 MONCTON STREET**
(File Ref. No. HA 26-019270) (REDMS No. 8500023)

Staff summarized the \$2,500 grant application, noting its purpose to cover the cost of obtaining a professional structural assessment of the heritage building at 3891 Mountain Street, known as the Tasaka Barber Shop, to inform conservation work and a proposed addition. An amendment to the grant program policy is also proposed to enable planning project grant requests to be considered by the director of policy planning to help expedite support for planning stage projects.

It was moved and seconded

- (1) *That a funding request in the amount of \$2,200.00 plus taxes and disbursements, to a maximum of \$2,500.00, be approved under the Steveston Village Heritage Conservation Grant Program to assist with heritage conservation planning for Tasaka Barbershop at 3891 Moncton Street and disbursed in accordance with Council Policy 5900; and*
- (2) *That the proposed amendments to the Steveston Village Heritage Conservation Grant Program (Council Policy 5900) to delegate consideration of Planning Project Grants to the Director of Policy Planning, be approved.*

CARRIED

5. **ZONING BYLAW HOUSEKEEPING AMENDMENTS**
(File Ref. No. 08-4430-01) (REDMS No. 8467343)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10786 to make housekeeping amendments be introduced and given first reading.

CARRIED

6. **MANAGER'S REPORT**

(i) Proposed Regulatory Changes to Encourage Increased Food Processing in the Agricultural Land Reserve

A memorandum received from the Ministry of Agriculture and Food requested consultation in consideration of potential regulatory changes to encourage increased food processing in Agricultural Land Reserve (ALR) areas with poor soil qualities, class four or higher, provided that 5% of the primary product used in the processing is grown or raised in the province. Proposed amendments would represent a significant step down from the current rule, which allows food processing on ALR provided at least 50% of the farm product is produced on that site. The province seeks feedback on the proposal by September 18, 2026. Based on Council endorsed policy, staff prepared comments reflecting concerns, including the potential to allow industrialization of agricultural land, echoing similar concerns from the Agricultural Land Commission (ALC), Union of British Columbia Municipalities, Metro Vancouver, and several Lower Mainland municipalities.

In response to a question, staff confirmed that farmers are represented on the Food Security and Agricultural Advisory Committee for consultation purposes.

Discussion ensued with respect to (i) objections not to food processing on ALR, but to significant danger of ownership and industrialization of ALR by foreign entities without benefit to the province, (ii) proposal does not specify whether the land referred to is improved or unimproved land, (iii) importance of determining how much of Richmond's farmland is class four or higher, and (iv) potential of degrading farmland through construction.

(ii) Agricultural Land Commission Approvals

Staff advised that the ALC had issued approvals for two projects previously endorsed by Council for approval: (i) a non-farm use approval of a golf structure at 2551 Granville Avenue and (ii) a non-adhering residential-use approval at 17720 River Road.

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ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:37 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 9, 2026.

Councillor Bill McNulty
Chair

Renee Frappier
Recording Secretary