



Planning Committee

Date: Tuesday, September 16, 2025

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo
Councillor Chak Au (by teleconference)
Councillor Carol Day
Councillor Andy Hobbs

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 September 3, 2025, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY BOATHOUSE DESIGN GROUP INC. FOR REZONING AT 16960 RIVER ROAD AND PID 005-478-111 FROM THE “AGRICULTURE (AG1)” ZONE TO THE “INDUSTRIAL STORAGE (IS1)” ZONE**

(File Ref. No. RZ 22-013271) (REDMS No. 8154033)

Staff provided an overview of the application.

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Discussion ensued regarding (i) future transportation infrastructure, consistent with the Interim and Long-Term Action Plan for the 16000 Block of River Road and the City's long term transportation objective to establish a dedicated industrial service road, (ii) the proposed commercial truck parking and storage use that would provide parking for 14 commercial trucks, (iii) tree protection, including five trees located off-site on the neighbouring property to the west and 26 untagged trees located in the southern portion of the site, (iv) tree replacement and the replacement ratio as per the Official Community Plan (OCP), and (v) the Riparian Management Area along the subject property and the Environmentally Sensitive Area designation.

In response to a query from Committee, staff advised that should Committee endorse this application and Council grant first reading to the OCP amendment and rezoning bylaws, the bylaws will be forwarded to the October 20, 2025 Public Hearing.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10710, for the rezoning of 16960 River Road and PID 005-478-111 from the "Agriculture (AG1)" zone to the "Industrial Storage (IS1)" zone to permit Commercial Vehicle Parking and Storage, be introduced and given first reading.

CARRIED

2. HERITAGE ALTERATION PERMIT APPLICATION AT 3580 MONCTON STREET, UNIT 100 (HEPWORTH BLOCK)

(File Ref. No. HA 24-045011) (REDMS No. 8132435)

Staff provided an overview of the application.

Councillor Loo expressed gratitude to the Richmond Heritage Commission.

It was moved and seconded

That a Heritage Alteration Permit be issued for the protected heritage building at 3580 Moncton Street (Hepworth Block) which would permit a new sign and exterior painting on unit 100.

CARRIED

3. APPLICATION BY MAVIC PROPERTIES LTD. FOR REZONING AT 8680, 8700, 8720 NO. 2 ROAD FROM "SMALL-SCALE MULTI-UNIT HOUSING (RSM/L)" ZONE TO "LOW DENSITY TOWNHOUSES (RTL4)" ZONE

(File Ref. No. RZ 22-021101) (REDMS No. 8115295)

Staff provided an overview of the application.

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In response to queries from Committee, staff advised that (i) when a Statutory Right-of-Way (SRW) and Public Right of Passage (PROP) are registered on a property, they are registered over the common property and once registered, the Land Title Office transfers the SRW and associated entitlements on the common property to each individual strata lot, (ii) registration of a legal agreement on Title is required, which will be identified on the subject property at the time of purchase and reviewed with purchasers by the notary public or lawyer, thereby ensuring that buyers are aware of the SRW/PROP, and (iii) as part of any strata development, there is a required declaration that the developer must file with the registrar that lists all separate titles and charges that would be applicable to the lot.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10701, for the rezoning of 8680, 8700, 8720 No. 2 Road from “Small-Scale Multi-Unit Housing (RSM/L)” zone to “Low Density Townhouses (RTL4)” zone, be introduced and given first, second and third readings.

CARRIED

4. MANAGER’S REPORT

None.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:16 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, September 16, 2025.

Councillor Bill McNulty
Chair

Shannon Unrau
Legislative Services Associate