



Planning Committee

Date: Tuesday, October 21, 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 (entered the meeting at 4:08 p.m.)
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 October 7, 2025, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

1. **EARLY REVIEW OF REZONING APPLICATIONS INVOLVING A MAJOR OCP AMENDMENT – ONE YEAR IMPLEMENTATION REVIEW**

(File Ref. No. 08-4105-00) (REDMS No. 8137422)

Staff provided a brief overview of the report.

Planning Committee
Tuesday, October 21, 2025

In response to queries from Committee, staff advised that (i) the early review process provides an opportunity for the applicant to receive feedback from Council early in the application review process, and (ii) any development that requires a major Official Community Plan (OCP) amendment including a change in land use or location of lands designated as Parks would be forwarded to Council for early review and input.

It was moved and seconded

That the report titled “Early Review of Rezoning Applications Involving a Major OCP – One Year Implementation Review”, dated September 26, 2025, from the Director, Development be received for information.

CARRIED

2. REFERRAL RESPONSE: TREE SURVIVAL SECURITIES

(File Ref. No. 08-4000-01) (REDMS No. 8152467)

It was moved and seconded

- (1) That the approved Pilot Program for On-Demand/Irrevocable Surety Bonds be extended to include Tree Survival Securities; and*
- (2) That Tree Protection Bylaw No. 8057, Amendment Bylaw No. 10715, be introduced and given first, second and third readings.*

CARRIED

The Chair added OCP and Urban Village Plan as Item 2A to the agenda

COUNCILLOR BILL MCNULTY

2A. OCP AND URBAN VILLAGE PLAN

(File Ref. No.) (REDMS No.)

It was moved and seconded

That staff be directed to investigate the merits and technical procedure for changing the OCP and Urban Village Plan for the intended use of mixed use and high density residential and rental in the area bounded by Leslie Road, Hazelbridge, Cambie and Brown Roads. As well, investigate change in the area bounded by Beckwith Road, Charles Street, Great Canadian Way and Bridgeport Road and report back to Planning Committee as soon as possible.

CARRIED

Councillor Kash Heed entered the meeting (4:08 p.m.).

Planning Committee
Tuesday, October 21, 2025

3. **MANAGER'S REPORT**

(i) ***Information on Provincial Bill 25 - Housing and Municipal Affairs Statutes Amendment Act***

Staff advised Committee of the new Provincial Housing and Municipal Affairs Statutes Amendment Act (Bill 25) which is meant to support the implementation of zones that support Small Scale Multi-Use Housing (SSMUH). If passed it will amend the Local Government Act to clarify definitions of where SSMUH type of housing is allowed, it will also expand the list of Provincial site standards that can be regulated such as, buildable area and number of buildings on a lot, housing forms and parking requirements. Staff will continue to monitor Bill 25 and report back to Council when needed.

Discussion ensued with respect to (i) measured impact of Bill 25 across the entire housing spectrum, not just by the number of SSMUH units built, (ii) buildable area and height requirements, (iii) Floor Area Ratio limits, and (iv) on-site residential parking requirements.

In response to queries from Committee, staff advised that (i) staff continue to monitor and manage the implementation of the RSM zone, and (ii) should the Province believe that the City of Richmond's zoning is overly restrictive, there would be a period of time granted to the City before the Province would enact any regulations overriding the City's zoning, and (iii) approximately 40 percent of new construction is either in a duplex or four-plex format. Staff can provide Council with further information as the units near completion.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:28 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, October 21, 2025.

Councillor Bill McNulty
Chair

Raman Grewal
Legislative Services Associate