City of Richmond

Minutes

Planning Committee

Date:	Wednesday, November 4, 2026
Place:	Anderson Room Richmond City Hall
Present:	Councillor Andy Hobbs, Chair Councillor Kenny Chiu Councillor Carol Day Councillor Laura Gillanders Councillor Kevin Lai
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 October 6, 2026, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY SALIM KARIMANI FOR REZONING AT 11001 SHELL ROAD, 11011 SHELL ROAD, 10700 STEVESTON HIGHWAY, AND RICHMOND UNADDRESSED PARCEL (PID 015-725-880) FROM THE "AGRICULTURE (AG1)" ZONE TO THE "AGRICULTURE AND ASSEMBLY (ZA5) – SHELL ROAD (GILMORE)" ZONE**
(File Ref. No. RZ 23-024473 (REDMS No. 8371795)

Staff provided a brief overview of the application, noting (i) the current application is substantially similar to a rezoning application that received third reading in 2009 but was subsequently closed due to applicant inactivity, and (ii) in recognition that no new development is considered at this time, the applicant has agreed to enter into a legal agreement to maintain the existing Agricultural Land Reserve (ALR) buffer landscaping along the west and south portions of the site; and register a covenant to provide (at the applicant's cost) future road widening, road dedication, and transportation improvements when new buildings or structures are proposed or when required by the City.

In response to queries from Committee, staff noted (i) through agricultural development, opportunities are often explored to consolidate parcels, (ii) the status of the previous rezoning application, (iii) clarified the location of parking and the orientation of the site-plan, and (iv) building permits for the identified agricultural structures would be required before rezoning is brought forward for adoption.

It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 10804, to create the "Agriculture and Assembly (ZA5) – Shell Road (Gilmore)" zone, and to rezone 11001 and 11011 Shell Road, 10700 Steveston Highway, and the unaddressed parcel (PID 015-725-880) from the "Agriculture (AG1)" zone to the "Agriculture and Assembly (ZA5) – Shell Road (Gilmore)" zone, be introduced and given first reading.

CARRIED

2. **HOUSING AGREEMENT (MARKET RENTAL HOUSING) AMENDMENT APPLICATION FOR 3420 KETCHESON COURT**
(File Ref. No. 08-4057-05) (REDMS No. 8540956)

Staff provided a brief background of the development and an overview of the amendment application, noting that the subject site represents Phase 3 of a larger four phase development, that the proposed amendment would allow Phase 3 to be constructed and occupied in two stages: Stage 1 – 134 strata units, and Stage 2 – 208 strata units, including 17 market rental units. Staff further noted the amendment would permit occupancy of the Stage 1 strata units subject to a building permit being issued for Stage 2 including the 17 market rental units, and that the approved market rental unit mix and accessible-design requirements would remain unchanged from what was agreed to at the time of the original rezoning application.

In response to queries from Committee, staff noted (i) the timing of Stage 2 is dependent on market conditions, (ii) staff do not anticipate that a delay in delivering 17 rental units would materially affect the City's overall rental housing supply, given other rental projects in the development pipeline, and (iii) that the applicant, Polygon, has indicated every intention to proceed with the development.

Staff further clarified that, before occupancy of the Stage 1 residential units, a building permit must be issued for Stage 2 which includes the 17 rental units, and that the two stages are physically integrated and intended to function together as one development.

It was moved and seconded
That Housing Agreement (Market Rental Housing) (3420 Ketcheson Court) Bylaw No. 10672, Amendment Bylaw 10803 be introduced and given first, second and third reading.

CARRIED

3. **MANAGER'S REPORT**

None.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:18 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, November 4, 2026.

Councillor Andy Hobbs
Chair

Lorraine Anderson
Legislative Services Associate