



Planning Committee

Date: Tuesday, November 18, 2025

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo
Councillor Carol Day
Councillor Andy Hobbs
Mayor Malcolm Brodie

Absent: Councillor Chak Au

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 November 4, 2025, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY HAYDENCO HOLDINGS LTD. FOR A TEMPORARY COMMERCIAL USE PERMIT AT 12800 RICE MILL ROAD**

(File Ref. No. TU 24-036427) (REDMS No. 8168376)

Staff provided an overview of the proposed temporary use application noting the application:

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- seeks to permit non-accessory parking at the northwest corner of 12800 Rice Mill Road to provide 21 additional parking spaces for the employees of 12020 and 12040 No. 5 Road for a period of three years;
- is consistent with the Official Community Plan (OCP) designation of Industrial; and
- that the subject area currently contains an unauthorized asphalt and gravel parking pad with vehicle access provided from the lane east of 12020 No. 5 Road and RMA restoration works are proposed along the north portion of the subject area.

It was moved and seconded

- (1) *That the application by Haydenco Holdings Ltd. for a Temporary Commercial Use Permit (TU 24-036427) for a portion of the property at 12800 Rice Mill Road, to allow "Parking, non-accessory" as a permitted use, be considered for a period of three years from the date of issuance; and*
- (2) *That this application be forwarded to the December 15, 2025, Public Hearing at 5:30pm in the Council Chambers of Richmond City Hall*

CARRIED

2. **APPLICATION BY ZEIDLER ARCHITECTURE INC. FOR REZONING AT 11771 FENTIMAN PLACE FROM THE "HEALTH CARE (HC)" ZONE TO THE "HEALTH CARE (ZR13) - FENTIMAN PLACE (STEVESTON)" ZONE**

(File Ref. No. RZ 25-005701) (REDMS No. 8181658)

Staff provided an overview of the application which proposes to allow the replacement of the previous seven-storey major healthcare facility with a new eight storey major health care facility designed to current standards, and to provide additional capacity and additional community support uses. Highlights included:

- the proposal of 144 long-term care single rooms and 14 hospice care single rooms, community support uses including adult day care and child care, as well as communal areas such as a convenience café for residents, visitors and employees, and facility support and service areas throughout the building;
- the subject site was previously developed around 1970 with a seven-storey building with approximately 144 seniors housing units, then called Lions Manor, but the building was later repurposed for long term health care for up to 129 patients and remained a health care facility until its demolition in 2015 and the site has remained vacant since; and

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- significant public correspondence in support of the application has been received, including 57 form letters from The Maples Residences, and a petition opposing the application with signatures from an additional 102 Richmond households was also received.

The following delegations were in attendance to speak to the application:

Jo-Ann Tait, Vice President, Richmond Community Services, Vancouver Coastal Health, and Darren Bryson, Chief Projects Officer, and Founding Partner, MAKE Projects, provided an overview of the inspiration, criteria and funding opportunities sought to achieve the goal of delivering a redeveloped long term care facility that offers its residents the ability to live in place with autonomy, choice and supportive healthcare for all its residents.

Discussion ensued with respect to (i) the notification area, noting that densification of the area surrounding the subject site is similar to when Lions Manor was operational, (ii) the concept and integration of the proposed childcare and retail services, (iii) the potential to retain services at the temporary Bridgeport facility long term, and (iv) steps taken to address concerns and minimize potential shadowing as a result of the proposed building height.

Charan Gill, Chair, and Donna Sargent, Vice-Chair, The Maples Residences, spoke in support of the application and to the immediate and increasing need for long-term care in Richmond and critical in providing seniors the opportunity to age in place.

Anne Chetwynd, resident, The Maples Residences, expressed support for the application and spoke to her personal experience in obtaining long term care beds in Steveston and the desperate need to facilitate long term care and hospice facilities in Richmond.

It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10721 to create the “Health Care (ZR13) - Fentiman Place (Steveston)” zone, and to rezone 11771 Fentiman Place from “Health Care (HC)” zone to “Health Care (ZR13) - Fentiman Place (Steveston)” zone, be introduced and given first reading; and*
- (2) *That a letter be sent to Vancouver Coastal Health, the Minister of Health and local MLAs to state that upon completion of this project, Bridgeport Lions Manor be continued for the provision of long-term care.*

CARRIED

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3. **UPDATING DEVELOPMENT PERMIT AREA EXEMPTIONS**

(File Ref. No. 08-4045-01) (REDMS No. 8189995)

Staff noted the amendments are being proposed to the City's Development Permit (DP) exemption criteria contained in the OCP to (i) update the construction value threshold for exterior renovations from \$75,000 to \$150,000, to account for inflationary adjustments and to better reflect current constructions costs, and (ii) to introduce an exemption for exterior building envelope repairs where work is required to the water ingress and where repairs are comparable to the building's existing form and character.

In response to queries from Committee, staff noted (i) a typical example of an exterior renovation that would fall within the proposed construction value range could be a minor exterior renovation to a commercial building where a small element of cladding needs updating; a Development Permit would be required for anything more substantive in excess of \$150,000, (ii) to keep pace with increases, staff could look at regular monitoring of construction value, which could potentially take place as part of the five year OCP update cycle, and (iii) there are other exemptions to the DP criteria beyond construction value.

It was moved and seconded

(1) *That Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10719, to update the Development Permit Area Exemptions criteria to provide an inflationary adjustment to the exterior alterations exemption threshold and to add a new exemption for exterior envelope repairs required due to water ingress, be introduced and given first reading;*

(2) *That Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10719, 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; and

(3) *That Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10719, having been considered in accordance with Section 475 of the Local Government Act and the City's Official Community Plan Bylaw Preparation Consultation Policy 5403, is hereby found not to require further consultation.*

CARRIED

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4. **WORLD HEALTH ORGANIZATION GLOBAL NETWORK FOR AGE-FRIENDLY CITIES AND COMMUNITIES MEMBERSHIP**

(File Ref. No. 08-4055-20-RAFR1) (REDMS No. 8169181)

It was moved and seconded

- (1) *That the City apply for membership to the World Health Organization Global Network for Age-Friendly Cities and Communities, as outlined in the report titled “World Health Organization Global Network for Age-Friendly Cities and Communities Membership”, dated October 31, 2025, from the Director, Community Social Development; and*
- (2) *That a letter be prepared for the Mayor’s signature in support of this application.*

CARRIED

5. **MANAGER’S REPORT**

(i) ***Bill M216 – Professional Reliance Act***

Staff informed the Committee that the Private Members Bill M216, *Professional Reliance Act*, received Second Reading in the BC Legislative Assembly on November 17, 2025, and that a staff report will be provided to Council in advance of the staff presentation to the General Purposes Committee on December 1, 2025.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:53 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, November 18, 2025.

Councillor Bill McNulty
Chair

Lorraine Anderson
Legislative Services Associate