



Planning Committee

Date: Tuesday, December 2, 2025

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo
Councillor Carol Day (entered the meeting at 4:02 p.m.)
Councillor Andy Hobbs

Absent: Councillor Chak Au

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 November 18, 2025, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY PETER LIU FOR A ZONING TEXT AMENDMENT TO THE “RESIDENTIAL MIXEDUSE COMMERCIAL (ZMU17) – RIVER DRIVE/NO. 4 ROAD (BRIDGEPORT)” ZONE TO ADD “HEALTH SERVICE, MINOR” AS A PERMITTED USE AT UNIT 2005 - 10011 RIVER DRIVE**
(File Ref. No. ZT 25-007646) (REDMS No. 8216986)

Staff provided a brief overview of the report.

It was moved and seconded

Planning Committee
Tuesday, December 2, 2025

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10726, for a Zoning Text Amendment to the “Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)” zone to add “Health service, minor” as a permitted use at Unit 2005 - 10011 River Drive, be introduced and given first reading.

Councillor Day entered the meeting (4:02 p.m.)

The question on the motion was not called as discussion ensued with respect to the use of the second floor of the building.

In response to queries from Committee, staff advised that (i) there are a range of commercial uses already permitted in the ZMU17 zone, this application is to add “Health Service, Minor” as a permitted use in order to permit a dental office to operate in the existing building, and (ii) there is an indoor amenity space provided for the residential uses on site.

Discussion ensued with respect to (i) site specific zoning and (ii) the provision of medical and dental office uses elsewhere in the City.

Staff noted that “Health Service, Minor” is a permitted use in many of the City’s standard commercial zones.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10726, for a Zoning Text Amendment to the “Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)” zone to add “Health service, minor” as a permitted use at Unit 2005 - 10011 River Drive, be introduced and given first reading.

The question on the motion was then called and it was **CARRIED**.

2. HOUSING AGREEMENT AMENDMENT APPLICATION FOR 7378 & 7388 GOLLNER AVENUE (FORMERLY 6251 MINORU BOULEVARD)

(File Ref. No. 08-4057-05) (REDMS No. 8210765)

It was moved and seconded

That Housing Agreement (6251 Minoru Boulevard) Bylaw No. 8996, Amendment Bylaw No. 10677 be introduced and given first, second, and third readings.

The question on the motion was not called as discussion ensued with respect to the possibility of amending the Housing agreement to prioritize non-market rental units for long-time Richmond, low-income seniors.

In response to a query from Committee, staff advised that the property owner and operator of the site have a mandate to service Richmond residents.

Planning Committee
Tuesday, December 2, 2025

Direction was given to staff to provide a memorandum prior to Council consideration, outlining the site's resident demographic breakdown.

The question on the motion was then called and it was **CARRIED**.

3. MANAGER'S REPORT

(i) Bill 25- Housing and Municipal Affairs Statutes Amendment Act

Staff provided Committee with an update on the new Bill highlighting that it is intended to address inconsistencies in the implementation of small-scale multi-unit housing (SSMUH). It gives the Provincial government expanded powers to regulate building type, form, floor area ratio and off-street parking requirements. The Province is not proposing to use these expanded powers at this time provided that municipalities comply with its regulations. The City's zoning bylaw complies with the Province's requirements.

(ii) Permitting Optimization Project–

Staff advised that effective December 8, 2025 applicants can apply for rezoning applications online through the City's online application portal called MyPermit, which can be found on the City's MyRichmond platform. The City's permitting optimization project aims to streamline application intake and improve customer experience for all development and building permit applications. The MyPermit portal offers step-by-step guidance, identifies application requirements based on proposed project details and allows electronic document submission and online fee payment.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:12 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 December 2, 2025.

Councillor Bill McNulty
Chair

Raman Grewal
Legislative Services Associate