



Planning Committee

Date: Tuesday, July 7, 2026

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Mayor Malcolm D. Brodie
Councillor Alexa Loo
Councillor Andy Hobbs

Absent: Councillor Carol Day

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 June 16, 2026, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY VIVID GREEN ARCHITECTURE INC. FOR REZONING AT 12011/12051 3RD AVENUE FROM "STEVESTON COMMERCIAL (CS2)" ZONE TO "COMMERCIAL MIXED USE (ZMU64) – THIRD AVENUE (STEVESTON)" ZONE**

Staff provided a brief overview of the application.

It was moved and seconded

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That Richmond Zoning Bylaw 8500, Amendment Bylaw 10779 to create the “Commercial Mixed Use (ZMU64) – Third Avenue (Steveston)” zone, and to rezone 12011/12051 3rd Avenue from “Steveston Commercial (CS2)” to “Commercial Mixed Use (ZMU64) – Third Avenue (Steveston)” zone, be introduced and given first, second and third reading.

The question on the motion was not called as discussion ensued regarding (i) the exterior and interior conservation of the Courthouse and the preservation of existing materials (ii) the non-heritage building does not contain any historic material, (iii) the voluntary contribution to the Steveston Village Heritage Conservation Grant (SVHCG) Program is calculated on the portion of the proposed floor area over and above the 1.2 Floor Area Ratio (FAR), (iv) moving the Courthouse to the new location will provide greater visibility, and (v) adding signage on the exterior of the Courthouse would be beneficial to highlight the heritage significance.

Committee directed staff to work with the applicant on adding interpretive signage as part of the future Heritage Alteration Permit application.

CARRIED

2. APPLICATION BY GREG HARMS FOR AN AGRICULTURAL LAND RESERVE NON-FARM USE AT 3551 GRANVILLE AVE.

(File Ref. No. AG 26-011969) (REDMS No. 8418748)

Staff provided a brief overview of the application.

Discussion ensued regarding the application process, ALC approval, and the proposed size of the replacement golf structure.

It was moved and seconded

That the application by Greg Harms for an Agricultural Land Reserve Non-Farm Use to permit a new 621 m² (6,684 ft²) replacement golf storage and driving range structure and associated fill on a site zoned “Golf Course (GC)” be endorsed and forwarded to the Agricultural Land Commission.

CARRIED

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3. **MANAGER'S REPORT**

(i) Metro Vancouver Development Cost Charges (DCC) Program Update

Staff advised Committee that the Province approved Metro Vancouver's request to revise the DCC bylaws to roll back the 2026 rates to 2025 rates, reduce the planned 2027 increases, and to extend the move to a 1% assist factor to 2029. Metro Vancouver will consider adoption of the amendment DCC bylaw on July 24, 2026, and should the bylaw be adopted, the rates would become effective immediately. Since the changes to Metro Vancouver DCC rates were announced, developers have opted to delay picking up their building permits until the new rates are adopted.

(ii) Local Government Development Approvals Program – 2026 UBCM Grant Approved

Staff informed Committee that the City was awarded funding from the Union of British Columbia Municipalities (UBCM) "Local Government Development Approvals" program for improving the Development Approvals process that includes (i) streamlining processes and procedures throughout the inspection process, (ii) developing standards and understanding of how prefabricated construction will be permitted and approved onsite, (iii) improvements to the approval process during construction for occupancy of buildings, and (iv) these improvements will be designed in a way that they may be integrated into future business systems in the City.

In reply to query from Committee, staff advised that the City received the maximum grant amount of \$200,000.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:17 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, July 7, 2026.

Councillor Bill McNulty
Chair

Andrea Mizuguchi
Legislative Services Associate