



Planning Committee

- Date: Tuesday, March 17, 2026
- Place: Anderson Room
Richmond City Hall
- Present: Mayor Malcolm Brodie
Councillor Bill McNulty, Chair
Councillor Carol Day
- Absent: Councillor Andy Hobbs
Councillor Alexa Loo
- Also Present: Councillor Laura Gillanders (by teleconference)
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 March 3, 2026, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY SULTAN HUSSAIN FOR REZONING AT 10391/10411 BIRD ROAD FROM THE “SMALL-SCALE MULTI-UNIT HOUSING (RSM/L)” ZONE TO THE “SMALL-SCALE MULTI-UNIT HOUSING (RSM/M)” ZONE**

(File Ref. No. RZ 21-938041) (REDMS No. 8300035)

A brief discussion ensued regarding tree retention and replacement, with staff noting that prior to applying for rezoning, a multi-stemmed fruit tree and a hemlock were removed from the property without a permit and fines were issued to and paid by the owner.

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In response to queries from Committee, staff advised that (i) there is no additional Floor Area Ratio considerations by way of subdividing an existing lot into two lots and (ii) the City's zoning bylaw allows the construction of up to four dwelling units per lot.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10742, for the rezoning of 10391/10411 Bird Road from the "Small-Scale Multi-Unit Housing (RSM/L)" zone to the "Small-Scale Multi-Unit Housing (RSM/M)" zone, be introduced and given first, second and third reading.

CARRIED

2. RICHMOND HERITAGE COMMISSION 2025 ANNUAL REPORT AND 2026 WORK PROGRAM AND BUDGET ALLOCATION

(File Ref. No. 01-0100-30-HCOM1-01) (REDMS No. 8315095)

It was moved and seconded

(1) That the Richmond Heritage Commission 2025 Annual Report, as presented in the report titled "Richmond Heritage Commission 2025 Annual Report and 2026 Work Program and Budget Allocation" dated February 17, 2026 from the Director, Policy Planning, be received for information; and

(2) That the Richmond Heritage Commission's 2026 Work Program and Budget Allocation be approved.

CARRIED

3. HOUSING TARGET ORDER

(File Ref. No. 12-8360-01) (REDMS No. 8296448)

Staff advised that (i) the Housing Target Progress Report will reference City reports outlining initiatives to facilitate housing development and (ii) in addition to the information outlined in the staff report and required Provincial reporting, approximately 4,500 approved housing units have not yet proceeded to construction, and a further ~1,800 units are under construction with active building permits.

In response to a query from Committee, staff advised that (i) rental affordability is a guideline and is not part of the official Housing Target Order (HTO) and (ii) the HTO reflects total net new housing units.

It was moved and seconded

(1) That the completed Housing Target Progress Report be forwarded to the BC Ministry of Housing and Municipal Affairs; and

(2) That the Housing Target Progress Report be published on the City of Richmond website.

CARRIED

2.

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4. **LOCAL GOVERNMENT DEVELOPMENT APPROVALS PROGRAM
– 2026 UBCM GRANT APPLICATION**

(File Ref. No. 12-8360-01) (REDMS No. 8327589)

In response to a query from Committee, staff advised that the “Build it Right. Here.” business improvements project aims to simplify and modernize the assessment of construction compliance and the issuance of building occupancies in Richmond, which will streamline and speed up the development approvals process.

It was moved and seconded

- (1) *That the application to the Union of British Columbia Municipalities (UBCM) Local Government Development Approvals Program funding stream, as outlined in the report titled “Local Government Development Approvals Program - 2026 UBCM Grant Application” dated March 3, 2026, from the Director, Building Approvals, be endorsed; and*
- (2) *That, should the grant application be successful, the Chief Administrative Officer and the General Manager, Planning and Development, be authorized to execute the funding agreement with UBCM on behalf of the City, and the Consolidated 5 Year Financial Plan (2026-2030) be amended accordingly.*

CARRIED

DEPUTY CAO'S OFFICE

5. **HOUSING AGREEMENT AMENDMENT APPLICATION FOR 10388
NO 2 ROAD (FORMERLY 10440 AND 10460 NO. 2 ROAD)**

(File Ref. No. 08-4057-05) (REDMS No. 8276087)

A brief discussion ensued regarding Canada Mortgage and Housing Corporation average market rents, which are released annually, typically in December.

It was moved and seconded

That Housing Agreement (10440 and 10460 No. 2 Road) Bylaw No. 9246, Amendment Bylaw No. 10691 be introduced and given first, second, and third readings.

CARRIED

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6. **MANAGER'S REPORT**

(i) Applicant-Led Public Information Session for the Rezoning Application at 13131, 13111, 13031, 12931 and 12771 No. 2 Road

Staff advised that Jim Pattison Developments hosted a drop-in style public information session on March 12, 2026 with over 150 members of the public attending. A full summary, including comments submitted through the developer's online survey, will be provided to City staff as part of the rezoning application process and brought forward to Committee and Council for consideration. Additionally, public correspondence received during the process will be responded to and included in staff's analysis.

In response to queries from Committee, staff advised that (i) City staff attended and provided process related information, (ii) the rezoning application must still proceed to Council for consideration, including a Public Hearing, (iii) the applicant has revised the original proposal in response to early Council input, including reducing overall massing and height, (iv) signage has been posted on the property advising when the public may provide further input through the process, and (v) the existing light industrial zoning remains, and if a residential (mixed tenure) and commercial mixed-use development proposal does not proceed, the applicant may revert to a storage facility or other light industrial use.

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 Tuesday, March 17, 2026.

Councillor Bill McNulty
Chair

Shannon Unrau
Legislative Services Associate