



Planning Committee

Date: Tuesday, April 21, 2026

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo
Councillor Carol Day (entered the meeting at 4:05 p.m.)
Councillor Andy Hobbs

Also Present: Councillor Laura Gillanders
Councillor Micheal 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 April 8, 2026, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY COREY LIU FOR A ZONING TEXT AMENDMENT TO THE “AGRICULTURE (AG1)” ZONE TO PERMIT A GREENHOUSE WITH CONCRETE FOOTINGS AT 8200 STEVESTON HIGHWAY**

(File Ref. No. ZT 26-004041) (REDMS No. 8335581)

Discussion ensued with respect to reviewing the Building Permit and Development Permit applications concurrently. Staff advised that the Building Permit and Development Permit applications can be reviewed concurrently and that the applicant has not yet submitted a Building Permit application.

It was moved and seconded

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That Richmond Zoning Bylaw 8500, Amendment Bylaw 10747, for a Zoning Text Amendment to the “Agriculture (AGI)” zone to permit the development of a 936 m² greenhouse with concrete footings for agricultural purposes at 8200 Steveston Highway be introduced and given first reading.

Councillor Day entered the meeting (4:05 p.m.)

The question on the motion was not called as in response to queries from Committee, staff advised that (i) the proposed application is to allow for a greenhouse with soil flooring, permeable rubber mats for walking, and concrete footings, and (ii) as per BC Assessment the subject property does have farm status.

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

2. **HERITAGE ALTERATION PERMIT FOR 3711 AND 3731 CHATHAM STREET (STEVESTON METHODIST CHURCH)**

(File Ref. No. HA 25-022376) (REDMS No. 8360640)

Discussion ensued with respect to the potential for opening of the lane to the north of the subject property. Staff advised that there is no intention to open the lane at this time.

It was moved and seconded

That a Heritage Alteration Permit be issued for the protected heritage property at 3711 and 3731 Chatham Street (Steveston Methodist Church), which would permit exterior alterations.

CARRIED

3. **YOUTH WELL-BEING AND CELEBRATE YOUTH CAMPAIGN**

(File Ref. No. 07-3425-01) (REDMS No. 8149834)

Discussion ensued with respect to youth mental health concerns, with staff noting that information was presented at a recent Youth Advisory Committee including data from a 2023 McCreary Centre Society’s BC Adolescent Health Survey and the 2023 and 2024 Youth Development Instrument with trends showing a decline in Richmond youth reporting good or excellent mental health (74% in 2018 to 60% in 2023) and a decrease in those feeling hopeful about their future (60% in 2018 to 49% in 2023).

Further discussion ensued with respect to (i) ensuring youth are aware of available services and community resources, (ii) the impact of social media on youth well being and (iii) collaborating with stakeholders to improve connectivity and social interaction.

It was moved and seconded

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That the report titled “Youth Well-Being and Celebrate YOUth Campaign”, dated April 7, 2026, from the Director, Community Social Development, be received for information.

CARRIED

4. **ENGAGING SENIORS IN AGE-FRIENDLY PLANNING: 2025 UPDATE AND SUMMARY OF FINDINGS**

(File Ref. No. 08-4055-01) (REDMS No. 8275871)

Discussion ensued with respect to (i) communication, engagement and awareness for seniors, and (ii) the importance of providing information in accessible formats such as printed materials, as not everyone uses digital platforms.

Er Jun Ma, Organizer, Movement: Metro Vancouver Transit Riders, spoke to his submission (attached to and forming part of these minutes as Schedule 1) highlighting the importance of ensuring that transit in Richmond works well for seniors and protects their freedom of mobility, as well as noting his recommendations for improvement.

It was moved and seconded

That the report titled “Engaging Seniors in Age-Friendly Planning: 2025 Update and Summary of Findings”, dated April 7, 2026, from the Director, Community Social Development, be received for information.

CARRIED

5. **MANAGER’S REPORT**

None

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:28 p.m.).

CARRIED

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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, April 21, 2026.

Councillor Bill McNulty
Chair

Raman Grewal
Legislative Services Associate

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

Schedule 1 to the Minutes of the
Planning Committee meeting of
Richmond City Council held on
Tuesday, April 21, 2026.

Biason, Evangel

From: Biason, Evangel
Sent: Tuesday, April 21, 2026 3:00 PM
To: MayorandCouncillors
Subject: FW: Movement Delegation at Planning Committing on Item 4—Seniors Planning
Attachments: PLN Apr 21 Outline.pdf; Richmond's Worst Bus Stops.pdf

Importance: High

Categories: - DISTRIBUTED ON TABLE

From: Erjun Ma <erjun.ma@movementyvr.ca>
Sent: April 21, 2026 2:15 PM
To: McNulty, Bill <BMcNulty@richmond.ca>; Loo, Alexa <ALoo@richmond.ca>; Day, Carol <CDay@richmond.ca>; Hobbs, Andy <AHobbs@richmond.ca>
Cc: Heed, Kash <KHeed@richmond.ca>; Wolfe, Michael <MWolfe@richmond.ca>; Gillanders, Laura <LGillanders@richmond.ca>; mayorea <mayorea@richmond.ca>
Subject: Movement Delegation at Planning Committing on Item 4—Seniors Planning

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Dear Councillors McNulty, Loo, Day, and Hobbs,

My name is Er Jun Ma and I am a volunteer organizer with Movement: Metro Vancouver Transit Riders.

I will be delegating at today's Planning Committee meeting on Item 4 of the agenda: *Engaging Seniors in Age-Friendly Planning: 2025 Update and Summary of Findings*

I have attached documents below, including the outline for my presentation and a table outlining the bus stops in most need of shelter and benches.

I would be happy to answer any of your questions during the meeting.

Best,

Er Jun Ma
Organizer
Movement: Metro Vancouver Transit Riders
www.movementyvr.ca

MOVEMENT
METRO VANCOUVER TRANSIT RIDERS

PHOTOCOPIED

APR 21 2026
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My name is Er Jun and I'm a Richmond resident.

I'm a volunteer organizer with Movement: Metro Vancouver Transit Riders. Movement is a non-profit organization representing the more than 1 million people in the region who take transit in a given week.

Seniors make up a significant portion of Richmond's population. As the senior population grows, it is even more important that the City of Richmond's planning supports the continued freedom of mobility for people of all ages.

Even if someone drives in their early adult years, they are likely to stop driving as they age. It comes as no surprise that seniors make up a large percentage of Richmond's transit riders. Research in 2017 found that 41% of seniors in Metro Vancouver used transit at least once a month. It's critical to ensure that transit in Richmond works well for seniors and protects their freedom of mobility.

The report reflects the importance of transit to seniors' freedom of mobility and highlights numerous areas for improvement.

Movement has recommendations for addressing these issues.

Lack of shelter and seating

- Many bus stops in Richmond lack adequate cover from the rain, shade from the sun, and benches for seniors to sit.
 - Some of these bus stops have more than a hundred boardings every day.
- My local bus stop lacks a shelter, and I too often see my elderly neighbours forced to stand in the little cover provided by nearby trees as they wait for the bus.
 - There is a bus at my stop but it's useless in the rain.
- When buses get delayed, seniors are left in uncomfortable positions and are discouraged from taking transit.

Long walks to bus stops

- Another issue noted in the report is the long distances that many seniors have to walk to get to a bus stop.
- Compared to residential neighbourhoods in Vancouver with streets that form a tight grid, many residential neighbourhoods in Richmond have winding streets, forcing seniors to walk further to access a bus stop.
 - The latter is the case for the neighbourhoods studied in this report.

Infrequent service and lack of crosstown routes

- Seniors also noted how travel within Richmond is often difficult due to limited frequency and a lack of east-west routes.
- The only buses that cross east-west through the Blundell area are the 402 and 413, on Blundell and Williams, respectively.
 - During the day, the 402 only runs every 20 minutes on weekdays and 30 minutes on weekends.
 - And in the evening, it only runs once an hour.
 - Even then, the 402 only runs between Two Road and Three Road, meaning that seniors living at Rosewood Manor trying to get to a medical appointment at the Garden City Shopping Centre must spend an extra 30 minutes walking or transferring to another bus.
- The design of Richmond's bus network focuses on funnelling 9-5 workers to the SkyTrain to get to Downtown Vancouver instead of effectively connecting Richmond's communities.

Overcrowding

- During peak hours, buses are frequently packed to the brim, with no space left for seniors to stand, let alone seats on which to sit.
- I take the 401, which runs along One Road and Westminster Highway between Steveston and Brighthouse Station.
 - The bus is often standing-room-only by the time it reaches Terra Nova, and cannot pick up more passengers when it gets to Two Road.

- Seniors waiting for the 401 at the Richmond Hospital are left waiting for the next bus, which is just as crowded.

Recommendations

Movement recommends the City of Richmond to

1. Lobby the provincial and federal governments to provide more transit operations funding for more service to reduce wait times and overcrowding
2. Work with TransLink to redesign bus routes in Richmond to improve east-west connectivity

There are also things that the City of Richmond can do **independently**, without the approval of other levels of government or TransLink

1. Add more bus shelters and benches to bus stops with high ridership and bus stops near seniors homes, community centres, parks, and commercial areas
2. Build more seniors housing, retail, and amenity spaces near transit routes
3. Make the walk to bus stops safer and more accessible by adding sidewalks, protected intersections, street lights, and curb cuts

Seniors are an important part of the Richmond community and deserve better transit to ensure freedom of movement as they age.

Thank you to the Planning Committee for allowing Movement to present.

I look forward to answering your questions.

Busiest bus stops in Richmond lacking a bench and/or shelter

Rank	Stop #	Stop Name	Lines	Avg. daily boardings	Notes
1	<u>58069</u>	Northbound No. 3 Rd @ Park Rd	402, 403, 404, 406, 410, 414, 416	717	Cover from nearby awning only Bench exposed
2	<u>56451</u>	Eastbound Cook Rd @ No. 3 Rd	405, 408	693	No shelter or bench whatsoever
3	<u>61335</u>	Anderson Rd @ Buswell St	410	284	Cover from nearby awning only No bench
4	<u>56551</u>	Northbound No. 3 Rd @ Leslie Rd	403, 410	204	Partly sheltered from Canada Line tracks Northbound No. 3 and Ackroyd is similar, but has a shelter
5	<u>61526</u>	Northbound No. 3 Rd @ Jones Rd	402, 403	183	No shelter or bench whatsoever
6	<u>56969</u>	Westbound Bridgeport Rd @ No. 5 Rd	407, 430	178	No shelter
7	<u>56972</u>	Westbound Bridgeport Rd @ Shell Rd	407, 430	152	No shelter
8	<u>56950</u>	Eastbound Bridgeport Rd Fs No. 5 Rd	407, 430	144	No shelter
9	<u>56973</u>	Westbound	407, 430	142	No shelter

Rank	Stop #	Stop Name	Lines	Avg. daily boardings	Notes
		Bridgeport Rd Fs McLennan Ave			
10	<u>56763</u>	Northbound Railway Ave @ Colbeck Rd	406	128	No shelter
11	<u>56891</u>	Eastbound Cambie Rd @ No. 5 Rd	405, 410	123	No shelter
12	<u>56884</u>	Eastbound Cambie Rd Fs Garden City Rd	410	123	No shelter
13	<u>56935</u>	Westbound Cambie Rd Fs Stolberg St	410	123	No shelter
14	<u>56540</u>	Eastbound Blundell Rd @ Moffatt Rd	402	122	No shelter
15	<u>56543</u>	Northbound No. 3 Rd Fs General Currie Rd	402, 403	122	No shelter
16	<u>60970</u>	Westbound Bridgeport Rd @ Smith St	403, 407, 412	114	No shelter or bench whatsoever
17	<u>58279</u>	Northbound Cessna Dr @ 3800 Block	412	111	No shelter or bench whatsoever
18	<u>56854</u>	Westbound Williams	408, 413	111	No shelter

Rank	Stop #	Stop Name	Lines	Avg. daily boardings	Notes
		Rd @ Shell Rd			
19	<u>56550</u>	Northbound No. 3 Rd Fs Alderbridge Way	403, 410	109	Partly sheltered from Canada Line tracks Northbound No. 3 and Ackroyd is similar, but has a shelter
20	<u>56857</u>	Westbound Williams Rd Fs Ash St	408, 413	108	No shelter or bench whatsoever
21	<u>56888</u>	Eastbound Cambie Rd @ St. Edwards Dr	405, 410, 416	107	No shelter or bench whatsoever
22	<u>56947</u>	Eastbound Bridgeport Rd Fs Shell Rd	407, 430	107	No shelter
23	<u>61477</u>	Westbound Steveston Hwy Ns Coppersmith Pl	403, 404	106	No shelter
24	<u>52076</u>	Eastbound Cook Rd @ Buswell St	405, 408	106	No shelter