



Planning Committee

Date: Tuesday, June 2, 2026

Place: Anderson Room
Richmond City Hall

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

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 May 20, 2026, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY BRIDGEPORT EAST BT HOLDINGS LTD. FOR A ZONING TEXT AMENDMENT TO THE “LIGHT INDUSTRIAL, OFFICE AND HOTEL (ZI10) – BRIDGEPORT VILLAGE (CITY CENTRE)” ZONE TO ADD “HEALTH SERVICE, MINOR” AS A PERMITTED USE AT UNIT 105 - 2777 JOW STREET**
(File Ref. No. ZT 25-022777) (REDMS No. 8356952)

Staff provided a brief overview of the application.

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It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10766, for a Zoning Text Amendment to the “Light Industrial, Office and Hotel (ZI10) – Bridgeport Village (City Centre)” zone to add “Health service, minor” as a permitted use at Unit 105 - 2777 Jow Street, be introduced and given first reading.

CARRIED

2. OFFICIAL COMMUNITY PLAN: MINOR ADMINISTRATIVE AMENDMENTS AND ENVIRONMENTALLY SENSITIVE AREAS MAP UPDATE

(File Ref. No. 08-4045-30-02) (REDMS No. 8412593)

Staff provided an overview of the report.

Discussion ensued regarding Environmentally Sensitive Area (ESA) designation and future townhouse developments.

Submission from a Richmond resident expressing concerns regarding ESA designation was distributed to Committee (attached to and forming part of these minutes as Schedule 1).

Direction was given to staff to contact the Richmond resident with respect to the submission.

It was moved and seconded

(1) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10767, to incorporate minor administrative amendments to the Official Community Plan (OCP), including minor changes to the OCP Land Use Map, Plan Interpretation and Sections 3 and 6, be introduced and given first reading;*

(2) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10768, to remove the Environmentally Sensitive Area (ESA) designation from the properties bounded by Thompson Gate, Boundary Road, Highway 91A and Thompson Road, be introduced and given first reading;*

(3) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10767, and Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10768, 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 programs and plans, in accordance with Section 477(3)(a) of the Local Government Act; and

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- (4) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10767, and Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10768, having been considered in accordance with Section 475 of the Local Government Act and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation.*

CARRIED

3. **ABANDONMENT OF UNADOPTED BYLAWS**

(File Ref. No. 12-8060-01) (REDMS No. 8421029)

It was moved and seconded

That the unadopted Zoning and OCP Amendment Bylaws, as outlined in Attachment 1, of the report titled "Abandonment of Unadopted Bylaws" dated May 20, 2026, from the General Manager, Finance and Corporate Services, be abandoned.

CARRIED

4. **MANAGER'S REPORT**

(i) *Staff Introduction*

Staff introduced Chris Wilcott as the new Planner 3 in the Development Applications department.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:11 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, June 2, 2026.

Councillor Bill McNulty
Chair

Andrea Mizuguchi
Legislative Services Associate

Schedule 1 to the Minutes of the Planning Committee meeting of Richmond City Council held on Tuesday, June 2, 2026.

Biason, Evangel

From: Greg Ferguson <suncity28@gmail.com>
Sent: Tuesday, June 2, 2026 12:46 PM
To: CityClerk
Subject: Speaking at meeting today re ESA change in Hamilton
Attachments: 20260602QuestionsAndTopicsProposedChangeHamiltonESA.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello

I called earlier today and would like to speak at the meeting today at 4pm regarding changes to the ESA designation for east Hamilton. Please see attached some questions I'd like answered and also some topics I'd like to discuss during my time to speak and some associated photos I've recently taken of the area.

Can you please advise how I attend this meeting via zoom and by phone as I'm uncertain at this time which one I can make work with my schedule/activities today.

Please call or text if you have any questions or need any additional information.

Thanks, Greg

C. 604-349-4760

ON TABLE ITEM

Date: June 2, 2026
Meeting: Planning
Item: #2

Questions

1. What are the reasons for this proposed change in designation?
2. What will the proposed designation be changed too?
3. Can a map be provided that clearly outlines the area where this proposed designation will apply?
4. What assessments have been completed to understand impacts to the environment from this proposed designation change?
5. What are the pros and cons of this proposed designation change?
6. Do those deciding on this proposed change know the history of the area and have been to it personally to understand what this proposed designation change means for the environment?

Speaking Topics

1. Past and recent history of area.
2. Current environmental values.
3. Environmental protection/conservation (e.g., human well-being, species at risk, climate change, connectivity).
4. Environmental mitigation (e.g., tree protection bylaw: key equivalent differences between lost and replaced trees: tree diameters, canopy/leaf areas, and time lag for ecological services, mortality rate; replacement ratio: 2:1 vs 3-14 and up to 41:1 for large mature trees; non-native vs native tree species; trees are one component of habitat loss; use of public lands for private land compensation).
5. Short and long term environmental conservation in Hamilton Neighbourhood (i.e., what is the overall plan to protect and restore the environment with ongoing and future development pressures).

Photos of Area





May 30, 2026
11:55a.m.
+49.1797N -122.9624W
23491 Gates Ave, Richmond, BC V6V 1W2, Canada



May 30, 2026
11:56a.m.
+49.1797N -122.9617W
23491 Gates Ave, Richmond, BC V6V 1W2, Canada



May 30, 2026

11:56a.m.

+49.1797N -122.9617W

4471 Thompson Rd, Richmond, BC V6V 1S8, Canada



May 30, 2026

11:56a.m.

+49.1797N -122.9617W

4471 Thompson Rd, Richmond, BC V6V 1S8, Canada



May 30, 2026

11:58a.m.

+49.1799N -122.9601W

ton Highway Park, 4571 Thompson Rd, Richmond, BC V6V 1S8, Canada



May 30, 2026

11:59a.m.

+49.1785N -122.9602W

4600 Thompson Rd, Richmond, BC V6V 1S8, Canada



May 30, 2026

12:00p.m.

+49.1781N -122.9589W

4640 Thompson Rd, Richmond, BC V6V 1S8, Canada



May 30, 2026

12:00p.m.

+49.1782N -122.9589W

4640 Thompson Rd, Richmond, BC V6V 1S8, Canada



May 30, 2026

12:02p.m.

+49.1809N -122.9599W

4320 Thompson Rd, Richmond, BC V6V 1S8, Canada



May 30, 2026

11:57a.m.

+49.1799N -122.9610W

4320 Thompson Rd, Richmond, BC V6V 1S8, Canada

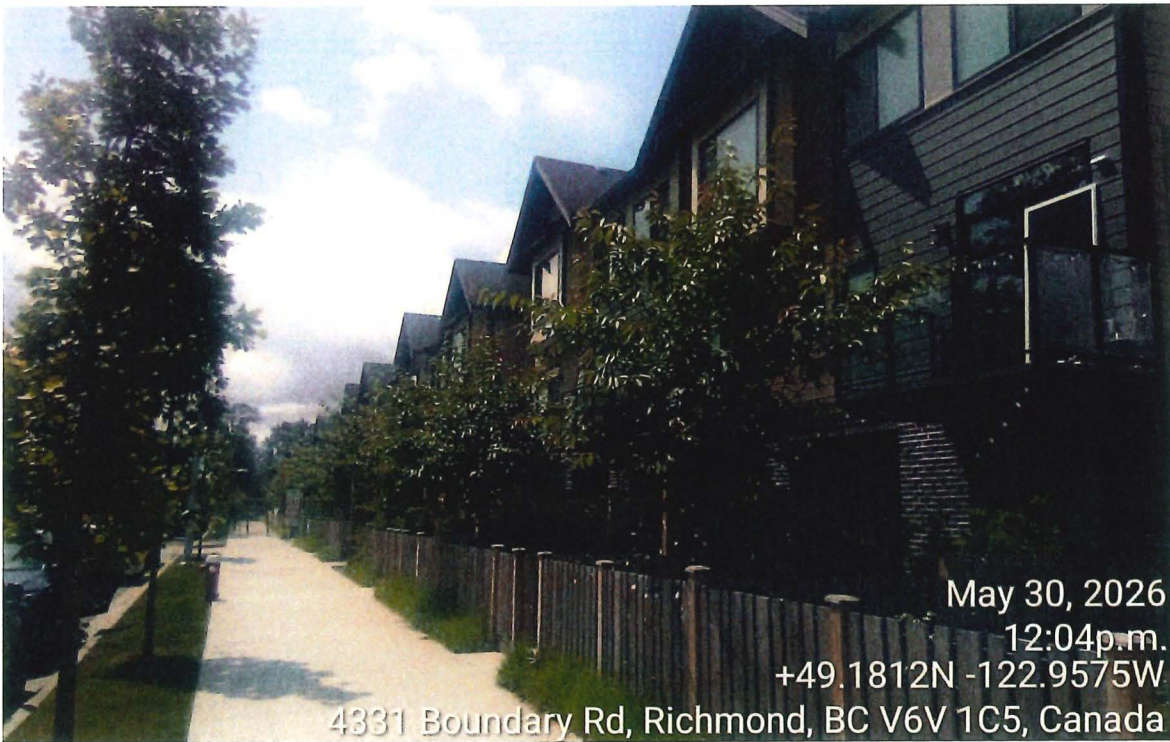


May 30, 2026

11:57a.m.

+49.1805N -122.9602W

4320 Thompson Rd, Richmond, BC V6V 1S8, Canada



May 30, 2026

12:04p.m.

+49.1812N -122.9575W

4331 Boundary Rd, Richmond, BC V6V 1C5, Canada