



Planning Committee

Date: Tuesday, October 6, 2026

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

Also Present: Councillor Laura Gillanders
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 September 22, 2026, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY INTERFACE ARCHITECTURE INC. FOR REZONING AT 3691/3695 CHATHAM STREET FROM “STEVESTON COMMERCIAL (CS3)” ZONE TO “COMMERCIAL MIXED USE (ZMU65) – CHATHAM STREET (STEVESTON)” ZONE**
(File Ref. No. RZ 24-042233) (REDMS No. 8497547)

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

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In response to queries from Committee, staff advised that (i) the application has undertaken an enhanced design review process, (ii) the Heritage Commission has reviewed the rezoning application, and (iii) consideration of incorporating a wraparound window design can be reviewed with the applicant at the Development Permit stage.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10759 to create the “Commercial Mixed Use (ZMU65) – Chatham Street (Steveston)” zone, and to rezone 3691/3695 Chatham Street from “Steveston Commercial (CS3)” to “Commercial Mixed Use (ZMU65) – Chatham Street (Steveston)”, be introduced and given first, second and third reading.

CARRIED

2. APPLICATION BY ECOWASTE INDUSTRIES LTD. FOR A ZONING TEXT AMENDMENT TO PERMIT A “CONSTRUCTION AND DEMOLITION WASTE LANDFILL” AND “RECYCLING OPERATION AND DROP-OFF” AT 15555 BLUNDELL ROAD AND PID 024-397-423

(File Ref. No. ZT 21-922710) (REDMS No. 8521807)

In response to queries from Committee, staff advised that (i) the Province removed the Ecowaste landfill site from the ALR, (ii) the proposed Zoning Bylaw amendment is generally consistent with the Official Community Plan (OCP), the site will retain the AG1 zoning while permitting construction and demolition waste landfill, recycling operations, and drop-off uses with a maximum height of 28.0 m GSC, and until December 31, 2060. After which time these uses will cease to be permitted, and all related structures are to be removed, (iii) the properties are designated “Agricultural” in the 2050 Metro Vancouver Regional Growth Strategy (RGS), (iv) the closure and decommissioning of the landfill operations will be in accordance with the requirements of their Operating Certificate and the Design, Operation and Closure Plan as issued by the Ministry of Environment (MOE), (v) Material Recovery Facilities (MRFs) support construction waste recovery, through concrete and asphalt recycling, soil management and public recycling drop-off services, (vi) in accordance with the City’s Demolition, Construction Waste bylaw, single-family homes and two- family dwellings are required to recycle at least 70 percent of demolition materials. This requirement will increase to 80 percent in January 2027, with new recycling requirements for multi-family residential and non-residential buildings, and (vii) without a local facility, demolition materials would need to be transported farther, increasing costs and emissions. Retaining and regulating the site through zoning supports the City’s Circular City Strategy, demolition waste requirements, and recycling targets.

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It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10783, for a Zoning Text Amendment to the “Agriculture (AG1)” zone to add “construction and demolition waste landfill” and “recycling operation and drop-off” as permitted uses at 15555 Blundell Road and PID 024-397-423, be introduced and given first reading.

CARRIED

3. MANAGER’S REPORT

Staff Introduction

Staff introduced Khaleel Sumar, as the new Senior Code Engineer in the Building Approvals department.

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, October 6, 2026.

Councillor Bill McNulty
Chair

Raman Grewal
Legislative Services Associate