



**Planning Committee
Electronic Meeting**

**Anderson Room, City Hall
6911 No. 3 Road**

**Wednesday, February 18, 2026
4:00 p.m.**

Pg. # ITEM

MINUTES

PLN-4 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on February 3, 2026.*



NEXT COMMITTEE MEETING DATE

March 3, 2026, (tentative date) at 4:00 p.m. in the Anderson Room.

PLANNING AND DEVELOPMENT DIVISION

1. **CITY OF VANCOUVER’S OFFICIAL DEVELOPMENT PLAN – OPPORTUNITY TO PROVIDE FEEDBACK**
(File Ref. No. 08-4045-01) (REDMS No. 8275213)

PLN-8

See Page PLN-8 for full report

Designated Speakers: Emily Huang & John Hopkins

STAFF RECOMMENDATIONS

- (1) *That staff advise City of Vancouver staff that the City of Richmond has no concerns with the proposed Official Development Plan as prepared by the City of Vancouver; and*

Pg. # ITEM

- (2) *That consultation with the City of Vancouver continue on issues related to transportation initiatives that may impact access to and from the City of Richmond and collaborate on regional housing and homelessness.*



- 2. **FOOD SECURITY AND AGRICULTURAL ADVISORY COMMITTEE 2025 ANNUAL REPORT AND 2026 WORK PROGRAM**
(File Ref. No. 01-0100-30-AADV1-01) (REDMS No. 8276866)

PLN-16

[See Page PLN-16 for full report](#)

Designated Speakers: James Hnatowich & John Hopkins

STAFF RECOMMENDATIONS

- (1) *That the Food Security and Agricultural Advisory Committee 2025 Annual Report, as presented in the staff report titled “Food Security and Agricultural Advisory Committee 2025 Annual Report and 2026 Work Program” dated February 2, 2026 from the Director, Policy Planning, be received for information; and*
- (2) *That the Food Security and Agricultural Advisory Committee’s 2026 Work Program be approved.*



- 3. **RICHMOND ADVISORY COMMITTEE ON THE ENVIRONMENT 2025 ANNUAL REPORT AND 2026 WORK PROGRAM**
(File Ref. No. 01-0100-30-ACEN1-01) (REDMS No. 8296510)

PLN-22

[See Page PLN-22 for full report](#)

Designated Speakers: Babak Behnia & John Hopkins

STAFF RECOMMENDATIONS

- (1) *That the Richmond Advisory Committee on the Environment 2025 Annual Report as presented in the staff report titled “Richmond Advisory Committee on the Environment 2025 Annual Report and 2026 Work Program”, dated February 2, 2026 from the Director, Policy Planning, be received for information; and*
- (2) *That the Advisory Committee on the Environment’s 2026 Work Program be approved.*



Planning Committee Agenda – Wednesday, February 18, 2026

Pg. # ITEM

4. **MANAGER'S REPORT**

ADJOURNMENT





Planning Committee

Date: Tuesday, February 3, 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 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 January 20, 2026, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT & PUBLIC WORKS AND TRANSPORTATION DIVISIONS

1. ZONING AMENDMENTS RELATING TO VEHICLE PARKING, ACCESS AND MANOEUVRING FOR SMALL-SCALE MULTI-UNIT HOUSING

(File Ref. No. 08-4430-03-01) (REDMS No. 8233122)

Staff provided an overview, highlighting that the proposed amendments generally seek to standardize and simplify parking provisions applicable to residential developments, particularly Small-Scale Multi-Unit Housing (SSMUH) developments.

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

Planning Committee
Tuesday, February 3, 2026

Discussion ensued regarding (i) the impact on trees, green space, and porous surfaces, with staff noting that other amendments within the overall zoning bylaw take precedence and continue to seek the preservation of live landscaping, and that the rear yard setback would not be affected by the proposed amendments, (ii) the established maximum driveway standard and the ability to consider reduced manoeuvring aisles, (iii) the proposed amendments aligning SSMUH with existing standards for single-family developments, with staff noting that the maximum drive aisle width is dependent on lot size and the minimum landscaping requirements applicable to the front yard, (iv) the impacts of the Province's Bill 44, which prevents the City from requiring on-site parking for SSMUH development on lots located within 400 metres of a prescribed frequent transit service bus stops, (v) the proposed amendment not precluding homeowners, builders, or designers from providing more than the minimum on-site parking if desired, and (vi) the potential implementation of permit parking in areas experiencing parking concerns.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10731, to clarify vehicle parking, access, and manoeuvring provisions associated with Small-Scale Multi-Unit Housing (SSMUH) and small car space provisions associated with all residential development, including SSMUH, be introduced and given first, second and third reading.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

2. **RICHMOND SENIORS ADVISORY COMMITTEE 2025 ANNUAL REPORT AND 2026 WORK PROGRAM**

(File Ref. No. 08-4055-01) (REDMS No. 8255327)

Discussion ensued regarding (i) the budget for Council Advisory Committees, with staff noting that it reflects the City's standard practice and is set in accordance with City policy and (ii) potential cost-saving measures, including alternatives to minute taking and the provision of refreshments.

It was moved and seconded

(1) That the Richmond Seniors Advisory Committee's 2025 Annual Report, as outlined in the report titled, "Richmond Seniors Advisory Committee 2025 Annual Report and 2026 Work Program", dated January 15, 2026, from the Director, Community Social Development, be received for information; and

Planning Committee
Tuesday, February 3, 2026

- (2) *That the Richmond Seniors Advisory Committee's 2026 Work Program be approved.*

CARRIED

3. **RICHMOND INTERCULTURAL ADVISORY COMMITTEE 2025 ANNUAL REPORT AND 2026 WORK PROGRAM**

(File Ref. No. 07-3300-01) (REDMS No. 8244991)

It was moved and seconded

- (1) *That the Richmond Intercultural Advisory Committee's 2025 Annual Report, as outlined in the report titled "Richmond Intercultural Advisory Committee 2025 Annual Report and 2026 Work Program", dated January 15, 2026, from the Director, Community Social Development, be received for information; and*
- (2) *That the Richmond Intercultural Advisory Committee's 2026 Work Program be approved.*

CARRIED

4. **CULTURAL HARMONY PLAN 2024-2025 HIGHLIGHTS REPORT**

(File Ref. No. 07-3300-01) (REDMS No. 8241610)

Discussion ensued regarding (i) Communications staff coordinating engagement and proactive outreach with Richmond's Chinese-speaking community and (ii) the potential distribution of the Chinese Media report.

It was moved and seconded

- (1) *That the Cultural Harmony Plan 2024–2025 Highlights Report as outlined in the report titled, "Cultural Harmony Plan 2024–2025 Highlights Report", dated January 16, 2026, from the Director Community Social Development, be received for information; and*
- (2) *That the Cultural Harmony Plan 2024–2025 Highlights Report be posted on the City website and distributed to key partners, local Members of Parliament and the Legislative Assembly, and federal and provincial ministries related to multiculturalism, immigration and anti-racism.*

CARRIED

5. **MANAGER'S REPORT**

None.

Planning Committee
Tuesday, February 3, 2026

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:22 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, February 3, 2026.

Councillor Bill McNulty
Chair

Shannon Unrau
Legislative Services Associate



City of Richmond

Report to Committee

To: Planning Committee

Date: January 20, 2026

From: John Hopkins
Director, Policy Planning

File: 08-4045-01/2025-Vol 01

Re: **City of Vancouver's Official Development Plan – Opportunity to Provide Feedback**

Staff Recommendations

1. That staff advise City of Vancouver staff that the City of Richmond has no concerns with the proposed Official Development Plan as prepared by the City of Vancouver; and
2. That consultation with the City of Vancouver continue on issues related to transportation initiatives that may impact access to and from the City of Richmond and collaborate on regional housing and homelessness.

John Hopkins
Director, Policy Planning
(604-276-4279)

JH:eh

Att. 1

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF ACTING GENERAL MANAGER
Transportation	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

The City of Vancouver is in the process of refining the Official Development Plan (ODP) (see Attachment 1 for the two-page summary), which is equivalent to local municipalities' Official Community Plans (OCP). Building on the Vancouver Plan (2022) which is a unified land use framework, the ODP is the first city-wide policy document that will guide the growth of the city's land use and development for the next 30 years and beyond. Based on provincial legislation (Bill 18), the City of Vancouver is required to have an ODP adopted by June 2026.

As part of the City of Vancouver's public engagement process, the City of Richmond was invited to provide feedback on the draft ODP during the Fall of 2025. Staff from both municipalities met to discuss impacts and interests related to Richmond. This report seeks Council endorsement of feedback to City of Vancouver staff on the proposed ODP and areas that may be of interest to Richmond.

This report supports Council's Strategic Plan 2022-2026 Focus area #1 Proactive in Stakeholder and Civic Engagement:

Proactive stakeholder and civic engagement to foster understanding and involvement and advance Richmond's interests.

- 1.1 *Continue fostering effective and strategic relationships with other levels of government and Indigenous communities.*

Findings of Fact

Vancouver's draft ODP is structured around a guiding Vision, Foundational Principles, and Big Ideas that reflect community priorities. While the draft ODP consists of more updates and a greater scale of growth, its Urban Structure Strategy and Generalized Land Use framework support a city-wide growth approach that shares similarities with Richmond's targeted update of the OCP and growth management framework.

Urban Structure Strategy

The Urban Structure Strategy provides high-level guidance on how the city will accommodate growth over the next 50-100 years such as through housing, employment, business districts, parks and open space, and industrial areas, while ensuring services and amenities are distributed throughout neighbourhoods equitably to meet people's daily needs. The approach shares a few similarities to Richmond's growth management framework, such as:

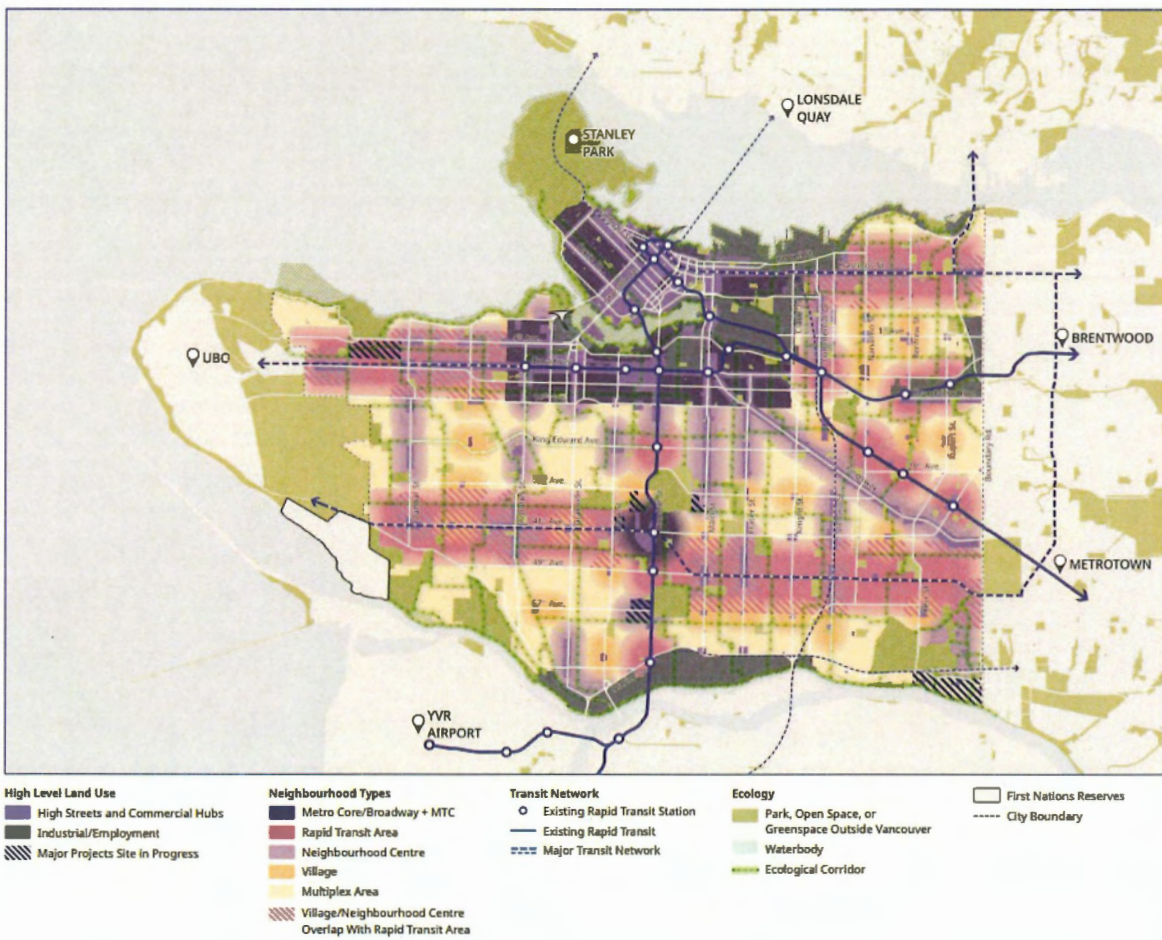
- directing housing choices, services and amenities across the city while concentrating high density growth along Rapid Transit Areas;
- creating more complete neighborhoods where people can meet their daily needs through walking, rolling, or taking public transit;
- strengthening existing shopping centres with residential development to support walkable, transit-oriented communities and ensure equitable distribution of amenities and services, while acknowledging systemic disparities in development and investment; and

- creating an integrated network of parks, ecological corridors, and greenways to strengthen urban resilience at all scales.

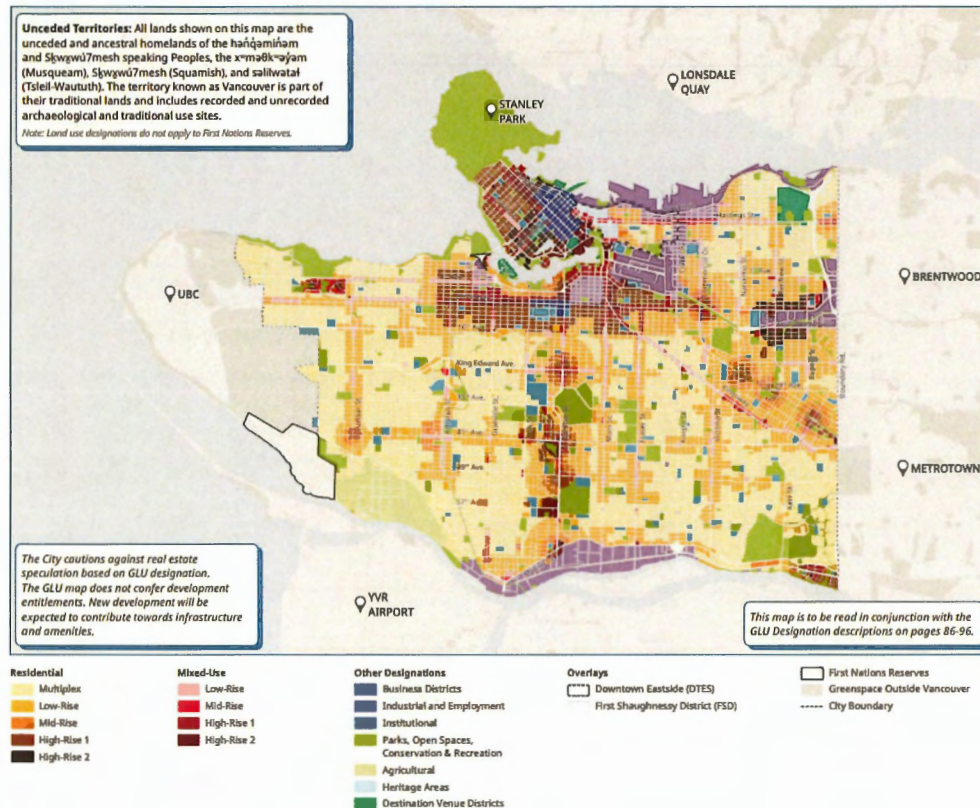
Generalized Land Use

Generalized Land Use designations describe properties’ maximum development potential and land use intent under current policies and regulations. It also ensures development is consistent with the ODP. Each designation indicates the land use(s), built form, and sometimes building heights. Some land use types such as parks, child care facilities and other community serving uses are permitted across the city to support complete communities.

Figure 1 – Urban Structure Strategy



Future 2 – Generalized Land Use



Analysis

Interests for the City of Richmond

The City of Vancouver’s draft ODP includes several elements that are highlighted for general awareness:

- **Transportation:** Vancouver’s draft ODP identifies major transit corridors and conceptual interregional connections, including potential public transit enhancements along Knight Street and future high-capacity transit links. The goal is to help people meet their daily needs without having to drive. Key elements include:
 - **Major Transit Network:** Proposed enhancements between Southeast Vancouver and Richmond via the Knight Street Bridge, which may accelerate improved capacity and connectivity between the two cities.
 - **Express/Interregional Transit:** Conceptual plans for future high-capacity transit connections in Richmond, to be determined through future studies.
 - **Canada Line Capacity:** Vancouver’s ODP identifies capacity relief measures for the Canada Line due to Vancouver’s population growth projections. TransLink also identified measures such as additional trains, platform expansions, and service frequency increases. The proposed R7 RapidBus route connecting Richmond-Brighouse to Metrotown via Knight Street Bridge is also noted by Vancouver staff as a capacity relief measure beyond the Canada Line.

Staff recommend advising City of Vancouver staff that the City of Richmond wishes to be consulted on any initiatives that may impact access to and from Richmond.

- **Richmond Island:** The interface area between Vancouver and Richmond Island (on the Vancouver side) is designated as Industrial and Employment land use and is not expected to impact Richmond Island.
- **Industrial lands intensification:** Vancouver is exploring ongoing ways to modernize and intensify industrial lands to support local businesses and job growth. A key focus of their review is the South Vancouver Industrial Area which is comprised of the last concentration of large industrial sites in Vancouver. This process aligns with the City's Industrial Land Intensification Initiative to further protect, intensify industrial lands through land use policies, while also supporting Metro Vancouver's goals for protecting the region's industrial lands.
- **Housing:** The ODP proposes an approach that expands rental, social, and family-friendly housing options across all neighbourhoods, particularly near transit, amenities, and services. It further prioritizes protecting existing rental homes in areas with high density renter households. The overall policy approach includes:
 - **Broaden housing supply across the city:** Enable more rental, social, supportive, and ground-oriented missing middle housing in every neighbourhood.
 - **Support low- to moderate-income households:** Increase non-market and below-market options and a more diverse housing stock.
 - **Expand non-market and rental housing:** Adopt supportive land-use policy, zoning approaches, incentives, and faster approvals to deliver more social, supportive, market, and below-market rental housing.
 - **Strengthen collaboration:** Staff recommended working with Metro Vancouver municipalities to address regional housing needs and homelessness, while fostering senior government partnerships that help increase funding for social housing development.
- **Community Infrastructure:** Services such as libraries, community centres, wellness centres, and schools keep residents healthy, connected, and supported. Similar to Richmond's Complete Village Spaces approach, Vancouver's ODP aims to provide community-serving spaces in all neighbourhoods through partnerships. The plan focuses on locating these spaces near transit and other services and amenities to meet the basic needs of residents.
- **Climate and Ecology:** Vancouver's ODP focuses on building climate resilience, reduce carbon pollution and prepare for climate change. Similar to Richmond's Environmentally Sensitive Areas, Vancouver's Ecological Network Map provides a strategic framework for protecting, restoring, and enhancing the city's natural areas. The policies also include restoring ecological features while working in partnership with Indigenous communities.

- **Economy:** The ODP protects the city’s industrial and employment lands and ensures their growth despite regional pressures from development of other uses. It also supports small businesses, artists, ethno-cultural community areas (e.g., Punjabi Market), and the non-profit sector that are most vulnerable, helping them remain viable and contribute to a growing and inclusive city through policies and regulations.

City of Richmond Comments on City of Vancouver’s Draft Official Development Plan

City staff have no major concerns due to the limited impact to the City of Richmond. However, staff will continue to monitor Vancouver’s ODP progress. Further, City staff will request that the City of Vancouver consult with the City of Richmond on transportation initiatives that may impact access to and from the city, and collaborate with Metro Vancouver on regional housing needs and homelessness, while fostering senior government partnerships that help increase funding for social housing development.

Financial Impact

None.

Conclusion

City of Vancouver is in the process of refining the draft Official Development Plan (ODP) which is a city-wide policy document that guides land use and development for the next 30 years and beyond. Vancouver provided an opportunity for Richmond to provide comments as part of their public engagement in Fall of 2025 and based on provincial legislation must adopt an ODP by June 2026.

This report provides a contextual overview of the draft ODP and areas that may be of interest for Richmond. It is recommended that staff advise City of Vancouver staff that the City of Richmond has no concerns with the proposed Official Development Plan as prepared by the City of Vancouver, and that the City of Vancouver continue to consult with the City of Richmond on issues related to transportation initiatives that may impact access to and from the City of Richmond and collaborate on regional housing and homelessness.



Emily Huang
Planner 2 (Policy Planning)
(604-204-8631)

EH:cas

Att. 1: Vancouver Draft Official Development Plan (two-page version)

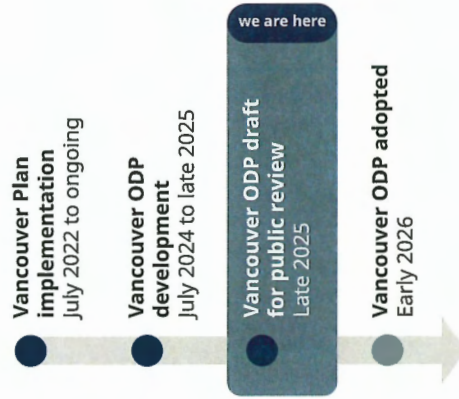
Vancouver Official Development Plan

What's Happening?

The City of Vancouver is inviting public feedback on the draft Official Development Plan (ODP), a city-wide policy that will be adopted by bylaw to guide how our city grows and changes over the next 30 years and beyond.

Planning Process

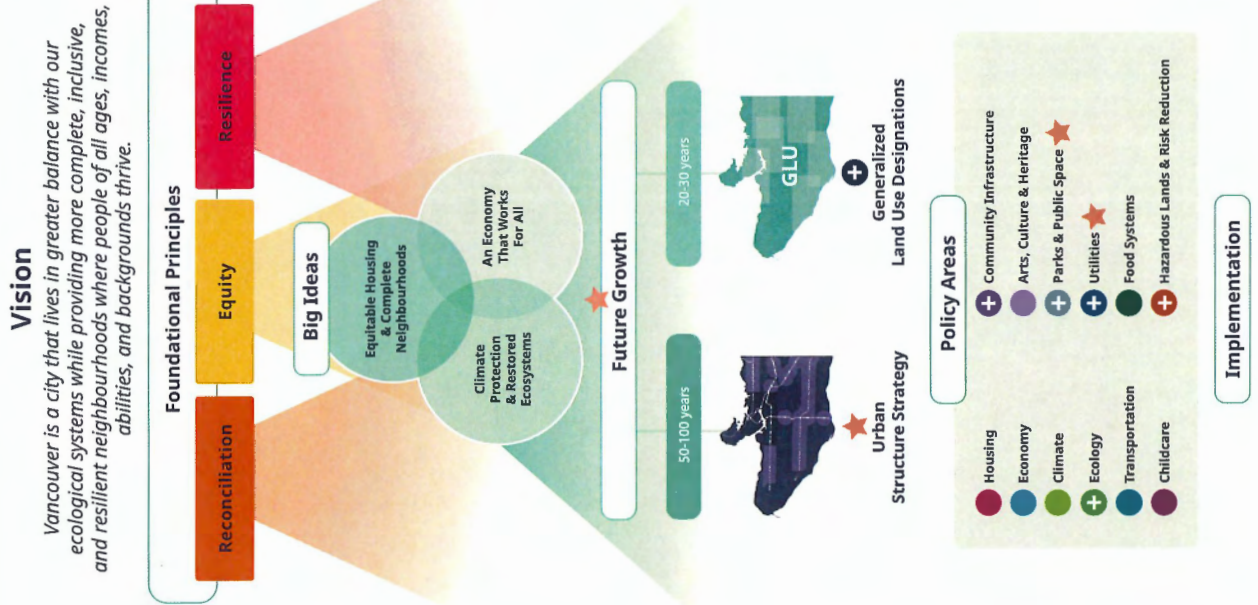
The draft Vancouver ODP builds on the Vancouver Plan, which was created after years of engagement. The Vancouver ODP keeps all content of the Vancouver Plan, adding more details, including a new map showing how land could be developed and used, along with new content required under provincial legislation.



The diagram to the right illustrates the key parts of the ODP. The following symbols show where new content has been added or where a title has changed since Vancouver Plan.

★ New name + New content

Key Parts of the ODP



Description of Each Part

Looking towards 2050 and beyond, the **Vision** statement reflects a unified vision for the future of Vancouver.

The three **Foundational Principles** were central to Vancouver Plan and will continue to be in the future ODP. They are woven throughout the ODP and build on approved Council direction.

The three **Big Ideas** from Vancouver Plan are aspirational ways of growing and changing Vancouver to reflect community priorities. These guide directions and policies on land use and city-building.

The **Future Growth** chapter (formerly the "Land Use Strategy") presents the long-range land use vision for achieving the Big Ideas of the Plan.

- The **Urban Structure Strategy** will guide area planning and policy over the coming decades.
- The **Generalized Land Use** designations includes a parcel-based map conveying existing development potential.

Policy areas underpin the overall land use vision and cover key city-building topics. Each policy area consists of a vision statement, key directions and policies to help realize the directions.

The **Implementation** chapter explains how the ODP will be realized over time.

Read the full draft ODP at
shapeyourcity.ca/odp

+ What's New?

- **Future Growth:** formerly the "Land Use Strategy" chapter in Vancouver Plan, now includes two key sections: the Urban Structure Strategy and new parcel-based Generalized Land Use (GLU) designations
- **Ecology:** new mapping and policy for Environmentally Sensitive Areas and an updated "Ecological Network Vision Map"
- **Community Infrastructure:** new directions and policies for public schools, campus institutions (e.g., colleges and hospitals), and community-serving institutional uses
- **Parks and Public Spaces:** new maps and policies to meet the City's future parks needs
- **Utilities:** new maps of water distribution, sewer and drainage infrastructure and new direction and policy for managing and reducing waste, and energy and communication
- **Hazardous Lands:** new chapter with policies and maps showing areas prone to flooding, extreme heat and areas vulnerable to impacts of earthquakes
- **Implementation:** updates to reflect new processes

How will the ODP be used?

Once adopted by by-law, the ODP will be used to guide policy development and land use decisions, such as rezonings, to make sure the city develops in ways that fit the vision of the ODP.

Generalized Land Use (GLU) Designations

What is a GLU designation?

- A **GLU designation** provides an overview of the allowable land use(s) on a property parcels, including the maximum development potential under current policy and regulations.
- The **GLU map** shows the distribution of GLU designations across the city.
- The GLU designations do not create development rights or entitlements.
- Not all parcels will be able to achieve the maximums outlined in the designation.

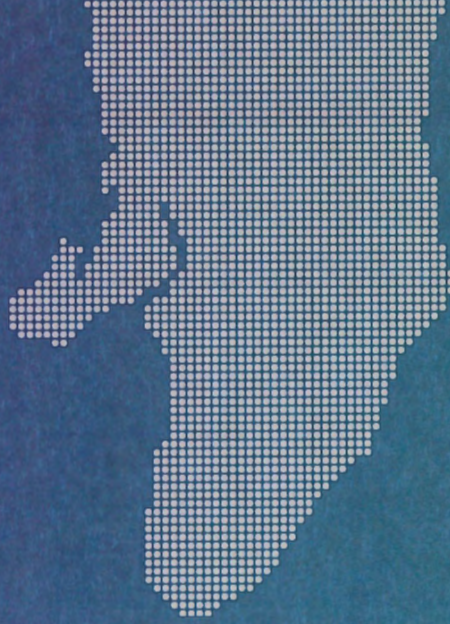
EXPLORE THE
GLU MAP



Why is the GLU Map important?

New Provincial legislation (Bill 18) prohibits the City of Vancouver from holding public hearings for rezoning applications that include at least 50% residential floor space and that are also consistent with an ODP. Consistency with the GLU designation will be a primary way to assess whether an application is consistent with the ODP. Applications that are inconsistent with the GLU designation will require an ODP amendment.

Vancouver Official Development Plan (ODP)



Learn more: shapeyourcity.ca/odp

- Attend an event
- Read the information boards
- Explore the GLU map
- Review Frequently Asked Questions
- Share your comments

Contact Us:

odp@vancouver.ca

3-1-1





City of Richmond

Report to Committee

To: Planning Committee **Date:** February 2, 2026
From: John Hopkins **File:** 01-0100-30-AADV1-01/2025-Vol 01
 Director, Policy Planning
Re: **Food Security and Agricultural Advisory Committee 2025 Annual Report and 2026 Work Program**

Staff Recommendations

1. That the Food Security and Agricultural Advisory Committee 2025 Annual Report, as presented in the staff report titled "Food Security and Agricultural Advisory Committee 2025 Annual Report and 2026 Work Program" dated February 2, 2026 from the Director, Policy Planning, be received for information; and
2. That the Food Security and Agricultural Advisory Committee's 2026 Work Program be approved.

John Hopkins
 Director, Policy Planning
 (604-276-4279)

Att. 2

REPORT CONCURRENCE	
CONCURRENCE OF ACTING GENERAL MANAGER	
SENIOR STAFF REPORT REVIEW	INITIALS:
APPROVED BY CAO 	

Staff Report

Origin

The role of the Food Security and Agricultural Advisory Committee (FSAAC) is to provide advice to Council on food security and agricultural uses referred by Council or staff. This report presents the Committee's 2025 Annual Report for information and 2026 Work Program for approval.

This report supports Council's Strategic Plan 2022-2026 Focus Area #1 Proactive in Stakeholder and Civic Engagement:

Proactive stakeholder and civic engagement to foster understanding and involvement and advance Richmond's interests.

This report supports Council's Strategic Plan 2022-2026 Focus Area #5 A Leader in Environmental Sustainability:

Leadership in environmental sustainability through innovative, sustainable and proactive solutions that mitigate climate change and other environmental impacts.

5.4 Support agriculture and local food systems to enhance food security.

Analysis

2025 Annual Report

Activities undertaken by FSAAC are outlined in the 2025 Annual Report (Attachment 1). Highlights of the Committee's work included:

- Reviewed and commented on five development proposals related to or impacting agricultural activities. This included two Development Variance Permits, a Non-Farm Use Application, a Development Permit application that included an Alternative Farm Home Plate location, and a Non-Adhering Residential Use and corresponding Rezoning application.
- Received information from City staff on engineering updates, the Richmond Food Hub, and the City's Economic Development Strategy, as well as provided feedback for these initiatives.

As an Advisory Committee to Council, FSAAC's activities are fully supported by the City's operating budget.

In 2026, FSAAC will continue to promote food security and support issues as they relate to agriculture by bringing diverse community voices and perspectives to various City initiatives as requested.

2026 Work Program

The proposed 2026 Work Program (Attachment 2) priorities for the Committee include:

- Review and comment on development proposals and soil deposit and removal applications.
- Receive updates and comment on various City policies and initiatives related to agriculture and food security.
- Receive updates and comment on City projects impacting agriculture.
- Receive updates from external stakeholders on issues impacting agriculture and food security, including Ministry of Agriculture, Agricultural Land Commission (ALC), Metro Vancouver and others.
- Explore opportunities to raise public awareness of local farming, farmer's markets, and local food products, produce and programs, in coordination with City staff.

The 2026 Work Program outlines FSAAC's priorities in the coming year to continue to advance the Committee's mandate of advising Council on food security and agricultural uses, and to act as a resource to Council on applications and referrals related to agriculture.

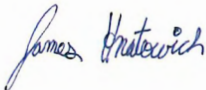
Financial Impact

None.

Conclusion

The FSAAC 2025 Annual Report provides a summary of the activities undertaken by the Committee during the 2025 calendar year. The FSAAC 2026 Work Program outlines the Committee's priorities for the upcoming year on providing advice and guidance to Council on food security and agricultural issues.

It is recommended that the FSAAC 2025 Annual Report be received for information and the 2026 Work Program be approved.



James Hnatowich
Planner 1
(604-247-4911)

JSH:cas

- Att. 1: Food Security and Agricultural Advisory Committee 2025 Annual Report
2: Food Security and Agricultural Advisory Committee 2026 Work Program

**2025 Annual Report
Food Security and Agricultural Advisory Committee**

Projects/Initiatives	Results	Accomplishments/Comments
City and ALC Development Applications	Provided agricultural advice to Council	<ul style="list-style-type: none"> Reviewed and commented on five development proposals related to or impacting agricultural activities. This included two Development Variance Permits, a Non-Farm Use Application, a Development Permit application that included an Alternative Farm Home Plate location, and a Non-Adhering Residential Use and corresponding Rezoning application.
Engineering Updates	Received for information and provided feedback to staff	<ul style="list-style-type: none"> Received information from City staff on recent construction within the City, including work on the dike, canal stabilization, Gilbert Road trunk sewer, and water main construction. Received information on challenges related to strain on City drainage infrastructure during times of significant rainfall overlapping with drainage from cranberry harvest. FSAAC provided feedback on best ways for the City to coordinate with cranberry farmers during times of heavy rain fall.
Richmond Food Hub Update	Received for information and provided feedback to staff	<ul style="list-style-type: none"> Received information on funding received by the City of Richmond towards establishing a food hub. FSAAC provided feedback to identify possible gaps and opportunities in food security and agriculture infrastructure, that could be accommodated through the food hub.
Richmond's Economic Development Strategy	Received for information and provided feedback to staff.	<ul style="list-style-type: none"> Received information from City staff regarding the City's Economic Development Strategy. FSAAC provided feedback to identify what actions and initiatives the City is currently implementing effectively, what the challenges are, and what practical steps can be taken to improve agriculture and food security within the City.

List of Applications Reviewed in 2025

Application/ Referral	Address	Proposal
AG 25-017928	14671 Williams Road	<ul style="list-style-type: none"> • A Non-Farm Use application to allow development of a sand storage operation and commercial parking.
AG25-016791/ RZ25-015421	17720 River Road	<ul style="list-style-type: none"> • A Non-Adhering Residential Use and Rezoning application to permit an additional residential structure to be used for farm labour accommodations.
DV 25-015419	17720 River Road	<ul style="list-style-type: none"> • Fast-track Development Variance Permit application to increase the amount of impermeable surface flooring in an agricultural building.
DV 24-012933 / SD 24-012891	12791 / 12951 Blundell Road	<ul style="list-style-type: none"> • An application for a variance to provisions for minimum lot area permitted for a subdivision, side yard setback, and amount of impermeable surface flooring permitted in agricultural buildings.
DP22-022003	14511 Westminster Highway	<ul style="list-style-type: none"> • An Environmentally Sensitive Area Development Permit that included a component for an alternative farm home plate.

**2026 Work Program
Food Security and Agricultural Advisory Committee**

Projects/Initiatives	Expected Results	Objectives/Deliverables
City and ALC Development Applications	Agricultural and food security advice to Council	<ul style="list-style-type: none"> • Review City and ALC development applications. • Provide comments to applicants.
Soil Deposit and Removal Applications in the ALR	Agricultural and food security advice to Council	<ul style="list-style-type: none"> • Review soil applications (deposit or removal) in the ALR. • Provide comments to applicants.
City Policy Initiatives	Agricultural and food security advice to Council	<ul style="list-style-type: none"> • Review issues related to agriculture and food security policy (incl. applicable components of the OCP update). • Provide comments to staff.
Engineering	Agricultural and food security advice to Council	<ul style="list-style-type: none"> • Receive updates from City staff on drainage and irrigation projects impacting agriculture. • Provide comments to staff.
Transportation	Agricultural and food security advice to Council	<ul style="list-style-type: none"> • Receive updates from City staff on transportation projects impacting agriculture. • Provide comments to staff.
Parks	Agricultural and food security advice to Council	<ul style="list-style-type: none"> • Receive updates from City staff on park related projects impacting agriculture (incl. Garden City Lands). • Provide comments to staff.
Environment	Agricultural and food security advice to Council	<ul style="list-style-type: none"> • Receive updates from City staff on environmental initiatives impacting agriculture. • Provide comments to staff.
Public awareness and local food security	Improved awareness and understanding of agriculture and food security issues	<ul style="list-style-type: none"> • Receive updates from external stakeholders on issues impacting agriculture and food security, including Ministry of Agriculture, ALC, Metro Vancouver and others. • Explore opportunities to raise public awareness of local farming, farmer's markets, and local food products, produce and programs, in coordination with City staff.



City of Richmond

Report to Committee

To: Planning Committee **Date:** February 2, 2026
From: John Hopkins **File:** 01-0100-30-ACEN1-
01/2025-Vol 01
 Director, Policy Planning
Re: **Richmond Advisory Committee on the Environment 2025 Annual Report and
2026 Work Program**

Staff Recommendations

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2. That the Advisory Committee on the Environment's 2026 Work Program be approved.

John Hopkins
 Director, Policy Planning
 (604-276-4279)

Att. 2

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF ACTING GENERAL MANAGER
Climate and Environment Parks Services	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

The role of the Advisory Committee on the Environment (ACE) is to provide advice to Council on environmental issues of concern to the community and receive information and offer feedback on City initiatives and projects in support of the City's sustainability goals and objectives. This report presents the Committee's 2025 Annual Report for information and 2026 Work Program for approval.

This report supports Council's Strategic Plan 2022-2026 Focus Area #1 Proactive in Stakeholder and Civic Engagement:

Proactive stakeholder and civic engagement to foster understanding and involvement and advance Richmond's interests.

This report supports Council's Strategic Plan 2022-2026 Strategy #2 Strategic and Sustainable Community Growth:

Strategic and sustainable growth that supports long-term community needs and a well-planned and prosperous city.

This report supports Council's Strategic Plan 2022-2026 Strategy #5 A Leader in Environmental Sustainability:

Leadership in environmental sustainability through innovative, sustainable and proactive solutions that mitigate climate change and other environmental impacts.

Analysis

2025 Annual Report

Activities undertaken by ACE are outlined in the 2025 Annual Report (Attachment 1).

Highlights of the Committee's work included:

- A follow-up summary and update on the City's 2024 Zero Step Code Standards by City staff was provided to Committee to review and provide feedback.
- An update on the progress on the Landsdowne Park Master Plan was provided to the Committee by City staff and the Committee provided comments to further enhance the design of the Master Plan.
- An annual update on the City's waste reduction efforts and waste management was provided to the Committee by City staff with a focus on the Bike Reuse Program and repairs to used materials through collaborative efforts between the City and external stakeholders.
- Amendments to Air Quality Management Fees, which are regulated and collected by Metro Vancouver, was presented to the Committee for feedback.

- The update to the City's Environmentally Sensitive Areas, as a component of the Targeted Update to the Official Community Plan and as follow up to previous year's engagement with the Committee, was presented to the Committee by City staff.

As an Advisory Committee to Council, ACE's activities are fully supported by the City's operating budget.

In 2026, ACE will continue to provide guidance to Council on achieving a sustainable environment and promoting awareness on a wide range of environmental issues.

2026 Work Program

The proposed 2026 Work Program (Attachment 2) priorities for the Committee include:

- Provide feedback on a number of projects and initiatives with an environmental component being led by a variety of departments in support of the City's sustainability goals.
- Receive a presentation on the Richmond Nature Park's Hydrogeological and Biophysical Assessment from the City's Parks Services.
- Receive an update and provide feedback on Terra Nova Rural Park Program Plan from the City's Parks Services.
- Provide feedback on environmental policies proposed in the City's Official Community Plan as part of the ongoing targeted updates to the Official Community Plan.
- Receive an overview and provide preliminary feedback on Habitat Banking Update with a focus on habitat banking initiatives and next steps.
- Information sharing by the Council liaison and staff liaison to the ACE on environmental issues, including updates from representatives that participate in the Food Security and Agricultural Advisory Committee (FSAAC) and Vancouver International Airport Environmental Advisory Committee (YVR EAC).

The 2026 Work Program outlines ACE's priorities in the coming year to continue to advance the Committee's mandate of advising Council on environmental issues, and to act as a resource to Council on issues related to the environment.

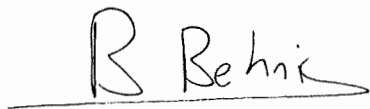
Financial Impact

None.

Conclusion

The ACE 2025 Annual Report provides a summary of the activities undertaken by the Committee during the 2025 calendar year. The ACE 2026 Work Program outlines the Committee's priorities for the upcoming year on providing advice and guidance to Council on achieving a sustainable environment and promoting awareness on a wide range of environmental issues.

It is recommended that the ACE 2025 Annual Report be received for information and the 2026 Work Program be approved.

A handwritten signature in black ink that reads "B Behnia". The signature is written in a cursive style and is positioned above a horizontal line.

Babak Behnia
Planner 2
(604-204-8639)

BB:cas

Att. 1: Advisory Committee on the Environment 2025 Annual Report
2: Advisory Committee on the Environment 2026 Work Program

**2025 Annual Report
Advisory Committee on the Environment (ACE)**

Projects/Initiatives	Results	Accomplishments and Comments
Recycling and Solid Waste Management	Received information about and provided input to staff on recycling and solid waste management programs and infrastructure in Richmond.	<ul style="list-style-type: none"> City staff provided a presentation on the City Bike Repair Program as part of the City's "Rethink Waste" Initiative and part of the wider circular economic modelling and sustainability.
Official Community Plan (OCP) Targeted Update	Updates on the Environmentally Sensitive Areas (ESA) Development Permit Guidelines and Updated Map of the ESA in the OCP	<ul style="list-style-type: none"> City staff provided an update on the ESA DP Guidelines and Mapping of the ESA as recommended by the City-hired consultant to the Committee as an ongoing engagement with the Committee relating to the Targeted Update of the OCP.
Lansdowne Parks Master Plan	Information sharing and obtained feedback from the Committee.	<ul style="list-style-type: none"> The Master Plan for Lansdowne Major Park was brought back to the Committee by City staff to provide feedback on the refined public space design and programming.
Metro Vancouver Projects	Information sharing and obtained feedback from the Committee	<ul style="list-style-type: none"> Staff from Metro Vancouver provided an overview of the proposed amendment to the Regional Government's Air Quality Management Fees.
Circular Economy	Information sharing	<ul style="list-style-type: none"> City staff provided ongoing feedback and input on the Circular City Strategy focusing on a recent collaboration between Richmond and Langara College on recreating furniture using repurposed materials at the Langara College Maker's Laboratory.
Economic Development	Information sharing and obtained feedback from the Committee.	<ul style="list-style-type: none"> City staff provided a presentation on the City's Doughnut Economy strategy and related principles and received feedback on next steps of refinement on this strategy.
Wildlife and Environmental Management	Information sharing.	<ul style="list-style-type: none"> City staff provided the Committee with an overview on mosquito and rodent pest management issues, challenges, opportunities as well as strategies.
District Energy	Information sharing and obtained feedback from the Committee.	<ul style="list-style-type: none"> Staff from Lulu Island Energy Company (Richmond) provided a presentation on the state of Richmond's District Energy system as well as introduce the new facility being planned (Sewer Heat Recovery Central Plant).

Projects/Initiatives	Results	Accomplishments and Comments
Zero Carbon Code for Richmond's Building Regulations Bylaw	Information sharing and obtained feedback from the Committee.	<ul style="list-style-type: none"> • An updated overview by City staff to the Committee on the City's approach in adopting the new Zero Carbon Step Code standards for various types of buildings to be built in the future and in line with the City's CEEP 2050 targets.
Information sharing	Information sharing amongst ACE members, Council and staff.	<ul style="list-style-type: none"> • Monthly updates provided by the Council and staff liaisons to the ACE. • Information sharing between the Food Security and Agricultural Advisory Committee (FSAAC) and the ACE.

2026 Work Program
Advisory Committee on the Environment

Projects/Initiatives	Expected Results	Objectives and Deliverables
Park Programs – Initiatives	Information and awareness	<ul style="list-style-type: none"> Updates and overview on the Terra Nova Rural Park Program Plan (Phase Three).
Parks – Partners for Beautification	Information and awareness Obtain feedback	<ul style="list-style-type: none"> Provide project updates on the work to update and enhance the Partners for Beautification program at the City.
Nature Park Hydrogeological and Biophysical Assessment	Information and awareness Obtain feedback	<ul style="list-style-type: none"> Provide an overview of the study, including objectives, findings, and potential opportunities for bog conservation.
Environmental education and awareness	Information and awareness	<ul style="list-style-type: none"> Tour of Iona Island Wastewater Treatment Plant (External Lead – Metro Vancouver).
Official Community Plan Targeted Update	Information and awareness Obtain feedback	<ul style="list-style-type: none"> Engage with the Committee on the progress of and updates to the policies and guidelines pertaining to Environmental Protection and Enhancement.
Circular Economy	Information and awareness	<ul style="list-style-type: none"> Follow up overview and update on the City’s Material Flow Analysis and related projects.
Ecological Network Management	Information and awareness	<ul style="list-style-type: none"> Riparian Management Area (RMA) overview and updates. Habitat Banking updates, initiatives and next steps. Metro Vancouver Stormwater Adaptive Management Framework (AMF) and the City’s Integrated Rainwater Resource Management Strategy (IRRMS) Updates.
Wildlife and Environmental Management – Projects	Information and awareness	<ul style="list-style-type: none"> Provide information on breeding bird season considerations, nest management, bird boxes, collision studies, habitat restoration approaches. Pesticide Use Permit (PUP) overview in terms of regulatory and management considerations related to knotweed species in the pesticide-free-zone.
Dike Master Plan	Information and awareness	<ul style="list-style-type: none"> Presentation of preliminary findings on nature-based solution to diking design and upgrades.
Recycling and Solid Waste	Information and awareness Obtain feedback	<ul style="list-style-type: none"> Receive information about the City’s reporting on recycling and solid waste management and updates on initiatives and programs.

Projects/Initiatives	Expected Results	Objectives and Deliverables
Emergency Preparedness	Information and awareness Obtain feedback	<ul style="list-style-type: none"> • Provide information on the role of Emergency Programs at the City and preparedness education in relation to severe weather and climate adaptation.
YVR Environmental Advisory Committee	Information sharing and awareness	<ul style="list-style-type: none"> • Presentation on the YVR Annual Sustainability Report.
Information sharing	Education and awareness	<ul style="list-style-type: none"> • Regular updates on matters related to sustainability and the environment arising from Council/committee. • Regular updates on the activities of the Food Security and Agricultural Advisory Committee and YVR Environmental Advisory Committee.