

OCP Update 2050

What is the Official Community Plan?

The Official Community Plan (OCP) describes a long-term vision for the community and guides decision-making concerning growth and change.

The foundation of the OCP is Richmond's vision to become the "most appealing, livable, and well-managed community in Canada".

The OCP Update process looks out to 2050 (25 years). Future updates will occur every five years to ensure the OCP stays on track and responds to emerging issues, opportunities and community needs.

What role does housing play?

The Province requires that municipalities update their OCPs by December 31, 2025, to align with the findings of their 2024 Interim Housing Needs Report. Richmond's 2024 Report projects that the city will need to grow by 52,000 new dwellings between 2021 and 2041, which is 31% faster than the previous 10 years (i.e., 2,600 versus 1,980 new units annually). The OCP Update aims to direct growth to deliver increased housing supply, choice and affordability, and support a more inclusive, livable and resilient community.

What other topic areas are targeted?

In addition to housing, the OCP Update focuses on three inter-related areas: **equitable communities**, **climate mitigation and adaptation**, and **environmental protection and enhancement**. Urgency to address challenges in these areas has grown since the OCP was last updated in 2012, and it is critical they are not overlooked in the face of the Province's housing actions.

What about other community needs?

What you tell us about the current proposal will help make clear what else needs to be addressed. Those other topics, including parks and community centres, employment, transportation and other topics, will be the subject of future planning and public engagement.

How will Richmond change?

The OCP Update proposes a **Growth Management Roadmap** to support the right types of growth in the right locations. This means directing residential growth away from important agricultural, employment and natural areas, and promoting the development of more walkable, transit-oriented communities in downtown and along arterial roads.



Public Consultation: What did we hear?

In the fall of 2024, the City began its first phase of public awareness and consultation regarding the OCP Update. This included 740 interactions with people through nine pop-up events, four public open houses, five Advisory Committee meetings, public photo submissions, and a survey and Q & A on Let’s Talk Richmond.

Based on these public engagement activities, and working with the framework of the OCP Update, the following themes emerged:



Housing Affordability

Overall, there was support for increasing housing diversity and affordability, a balanced approach to density, infrastructure upgrades, and improved access to services and amenities.

Concerns included housing affordability, traffic challenges, school capacity, and the lack of adequate active transportation options outside downtown.



Climate Mitigation and Adaptation

A focus emerged regarding protective measures to address extreme weather events and the need to balance this with housing priorities.



Equitable Communities

Overall, there was a strong sense of community and safety, with an emphasis on wanting to foster equity-supporting policies and improve local community services.

There was a desire for better support for individuals at risk of or experiencing homelessness, crime reduction and cultural inclusivity.



Environmental Protection and Enhancement

Appreciation was voiced for Richmond’s extensive park systems, ecologically significant areas, natural spaces, and dike management strategy.

Suggestions were made for stronger environmental protection, urban forestry (e.g., tree planting) and climate adaptation strategies.

Growth Management Roadmap

Guiding Principles

While the OCP remains relevant, today's housing, equity, climate and environmental challenges are complex, and legislation recently enacted by the Province has changed the planning tools available to the City.

To address this, a Growth Management Roadmap is proposed to:

- Direct growth away from lands important for agriculture, jobs, nature and sequestering carbon (i.e., to reduce greenhouse gas emissions);
- Promote growth that supports complete, inclusive, resilient communities; and
- Enhance access to nature and ecological health across the city.

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Learn from City Centre Successes

Optimize planning outcomes

- Proactively directing density and uses to support the right types of growth in the right locations;
- Maximizing transparency to increase community buy-in, reduce risk and minimize land speculation; and
- Leveraging development to deliver key community needs hand-in-hand with new housing construction.

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Rebalance Growth

Promote compact urban development that balances growth between inside and outside downtown

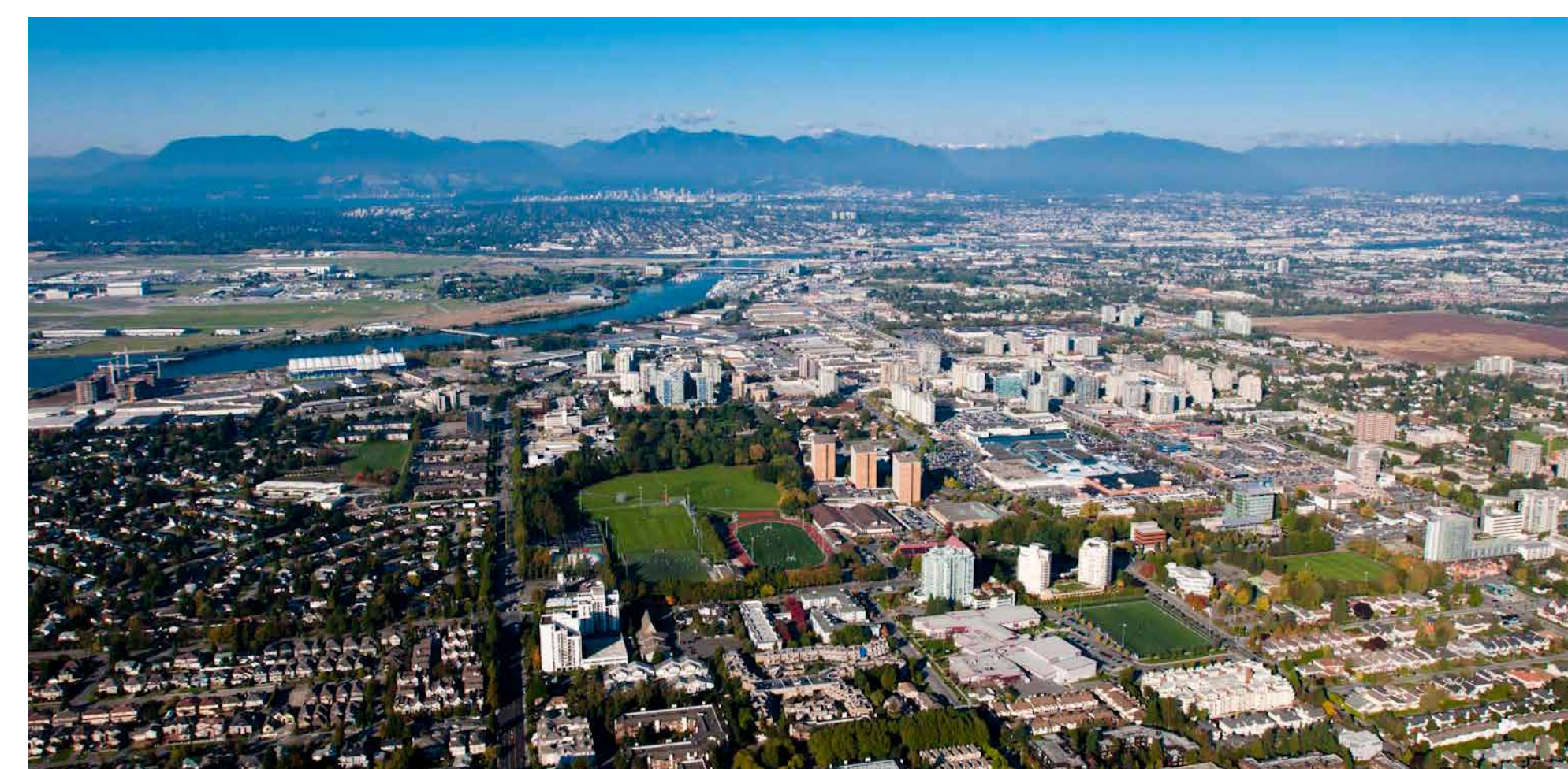
- Discourage sprawl into important ecological, agriculture and employment lands and enhance natural assets and greening in developing areas;
- Support the continued development of Richmond's high density, high amenity City Centre; and
- Support the transition of suburban areas to more walkable, mixed-use, transit-oriented communities with the introduction of more multi-family housing.

3

Build Complete, Connected Communities

Provide for more than 80% of residents to live within a 20-minute walk or roll (1.6 km) of a compact, mixed-use, urban village to:

- Prioritize and enhance connectivity via walking, rolling, biking and transit, linking existing and future residents with their daily needs, including community centres and parks;
- Enhance affordability, resiliency and equitable access to housing, shops (including healthy food stores) and amenities by locating residents near their daily needs; and
- Support City objectives to reduce community-based greenhouse gas (GHG) emissions by 50% by 2030 (e.g., by reducing car use and construction waste) and reach net zero emissions by 2050.



What are Richmond's key growth challenges?

Rapid growth

Richmond's 2024 Interim Housing Needs Report projects that the city will require an average of 2,600 new dwellings annually to meet the needs of new and existing residents. This is 31% faster than the last 10 years, which saw an average of 1,980 new units built annually.

Unbalanced growth

Since 2013, almost 70% of new housing has been in downtown concrete high-rises. The Province's "Transit-Oriented Areas" (TOA) legislation seeks to intensify downtown growth, while suburban areas remain largely unchanged. This can affect the ability to find the right housing in the right place at the right price, while impacting natural assets in high growth areas.

Development pressures

Rapid growth and a lack of undeveloped land for housing may increase development pressures on natural areas, older rental housing stock, lands needed for employment, and agriculture, and peat lands needed to sequester carbon (i.e., to prevent the release of greenhouse gas (GHG)).

Car dependency

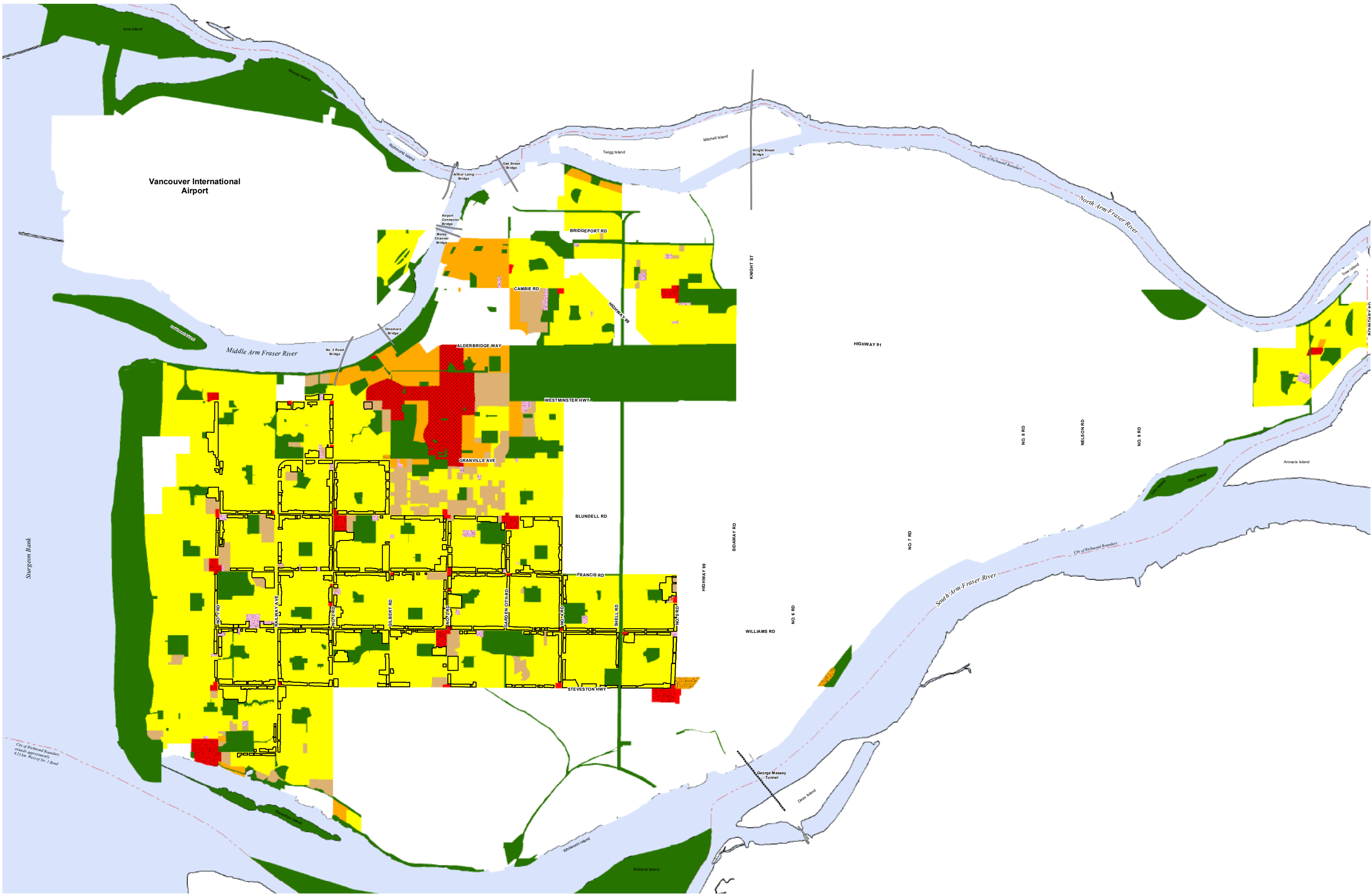
Outside downtown, approximately 28% of residents live within a 5- to 10-minute walk (400+ m) of frequent transit service (every 15 minutes or better). Car dependency contributes to environmental, affordability and social issues, including more GHG emissions and less equity, inclusivity, transit service and walkability.

The Right Growth in the Right Place

Richmond has enough land zoned to accommodate the 52,000 new dwellings that the City’s 2024 Interim Housing Needs Report projects will be needed by 2041. This is largely due to the Province’s Small-Scale Multi-Unit Housing (SSMUH) legislation (Bill 44), which required the City to rezone almost 27,000 single-family and duplex lots to allow up to 3, 4 or 6 units each (depending on lot size and proximity to frequent transit service). However, SSMUH cannot meet all of Richmond’s diverse housing needs.

To address this, the Growth Management Roadmap proposes a **transit-oriented urban village framework** and five associated **Neighbourhood Types** to help direct the right types of growth to the right places.

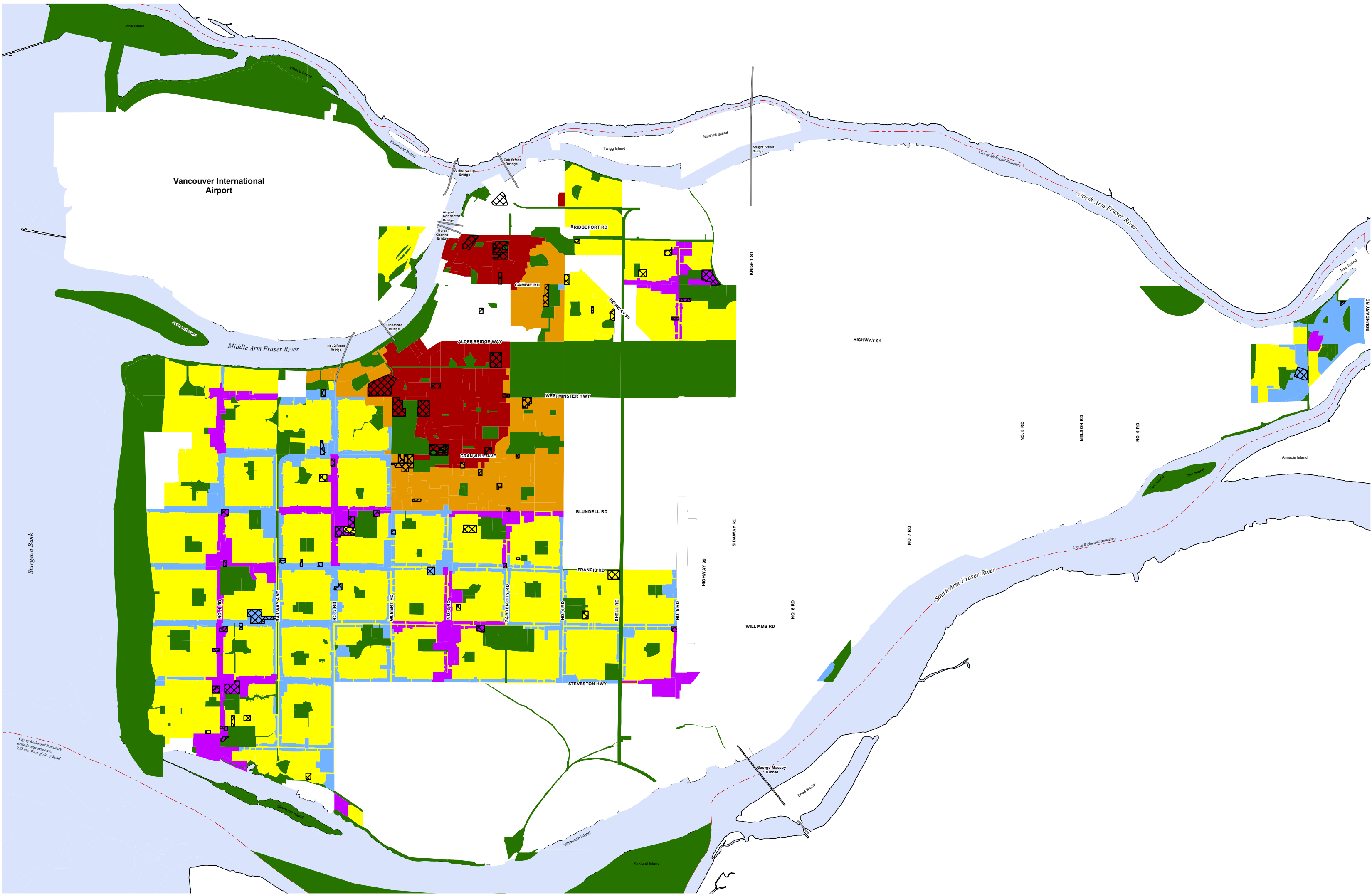
A network of walkable, mixed-use villages will support compact growth, better transit and more inclusive, resilient communities.



Richmond Today

The current OCP promotes the development of transit-oriented, walkable urban villages near the Canada Line and downtown amenities.

- | | |
|------------------------------|-------------------------------------|
| Downtown Mixed Use | Neighbourhood Residential |
| Mixed Use | Commercial |
| Neighbourhood Service Centre | Community Institutional |
| Limited Mixes Use | Park, School, and Conservation Area |
| Apartment Residential | Arterial Road Policy |



Proposed Growth Management Roadmap

The proposed OCP Update aims to build on the success of the City Centre by encouraging smaller, walkable, transit-oriented villages near existing shopping centres and amenities outside downtown.

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|---------------------|---------------------------------------|
| Downtown Mixed Use | Neighbourhood Residential |
| Downtown Perimeter | Parks, Schools and Conservation Areas |
| Local Villages | Community Institutional Overlay |
| Arterial Connectors | |

Growth Management Roadmap: Pathways to Success

What levers can the City use?

The Growth Management Roadmap looks ahead to how the City can accommodate growth, while staying true to its goal of becoming more sustainable, inclusive and complete. Jurisdictions with demonstrated success, especially in the context of an expensive or volatile market, generally rely on clear development parameters

(e.g., use, density, location, built form) that help reduce risk, increase public support and streamline development. The Growth Management Roadmap identifies three levers to encourage the right growth in the right place, encourage investment, and optimize positive community outcomes.



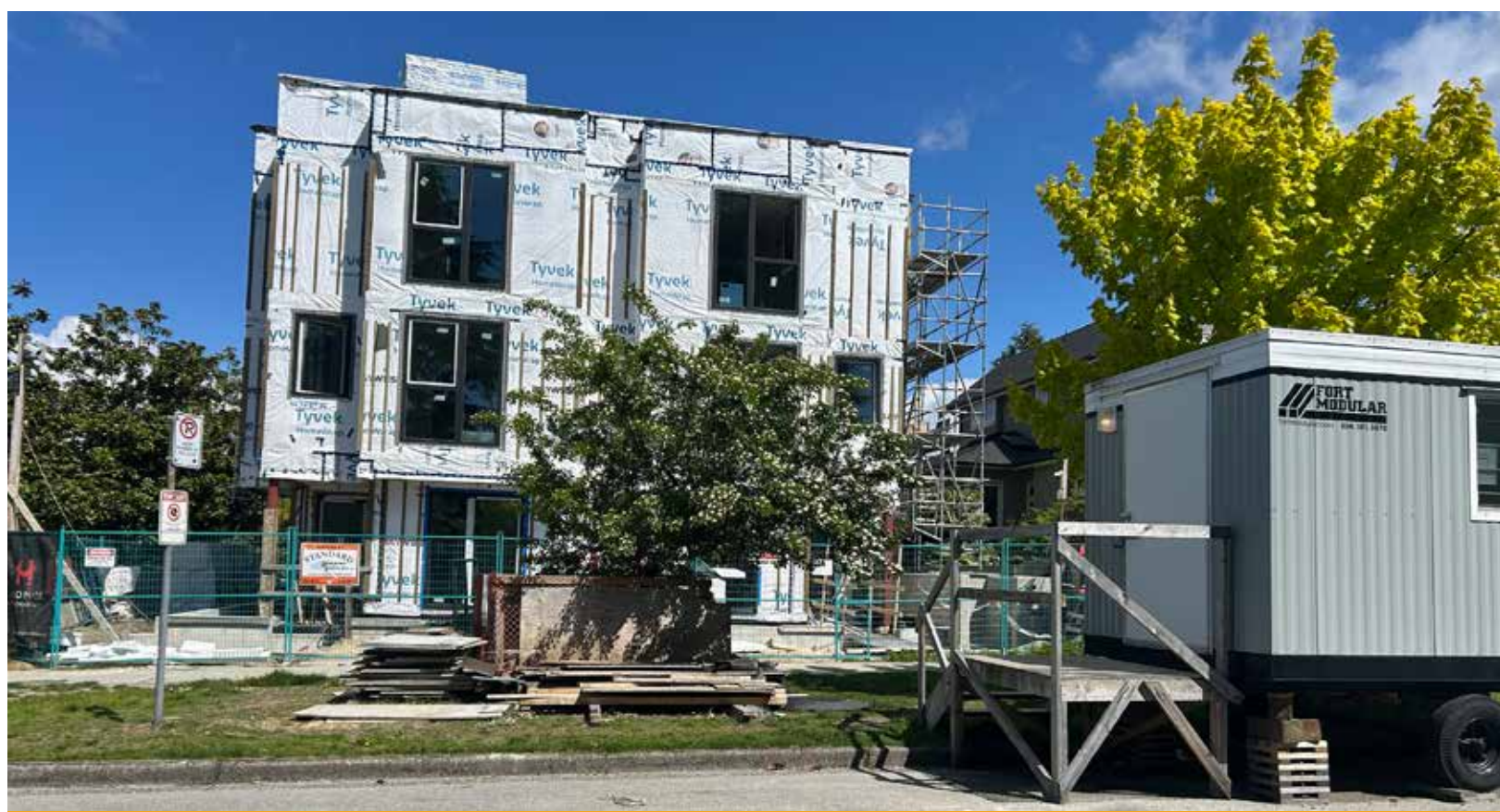
Leverage Private Development

Facilitate private developers and others to deliver more housing and complete, resilient, equitable communities where new and existing residents need them most via **land use policies that set clear expectations and reduce risk, time, cost and speculation.**



Leverage City Resources

Incentivize private developers and others to deliver better affordability, equity, accessibility, resiliency and ecological function via **land use policies that encourage higher development standards and improved outcomes.**



Leverage Partnerships

Remove barriers to government, non-profit and other investment in those people, places and spaces that are most in need via **land use policies that prioritize enhanced affordability, equity and sustainability outcomes.**

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What is success?

We build MORE ...

- Housing supply and options
- Walkable, transit-oriented villages
- Appealing ways to move without a car
- Green buildings and infrastructure

2

What is success?

We build BETTER ...

- Housing that more people can afford
- Communities with housing, healthy food, jobs, amenities and transit for everyone
- Public and private places and spaces that are low-carbon, climate-resilient, connected, and biodiverse

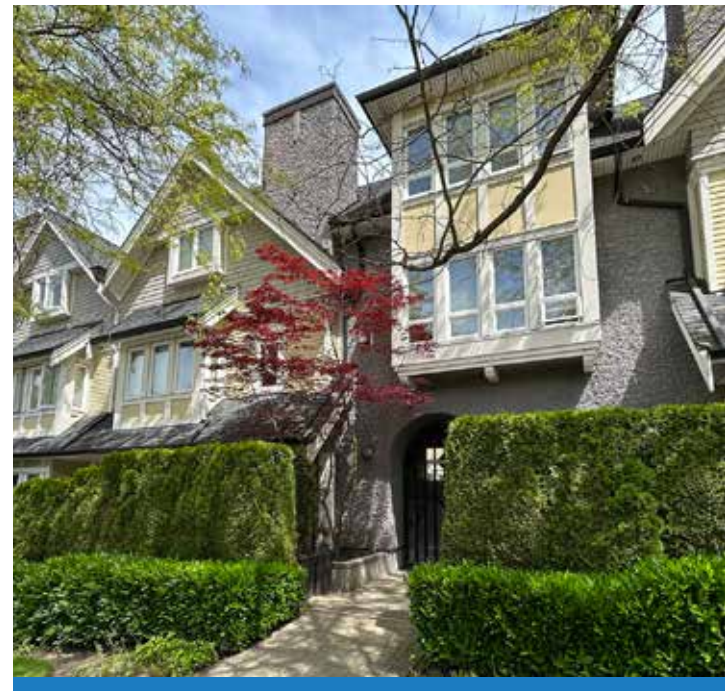
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What is success?

We build BEST with ...

- More government and non-profit investment in housing for low-income households
- Engaged residents and others, including diverse and seldom-heard voices
- A culture of climate resiliency and environmental stewardship

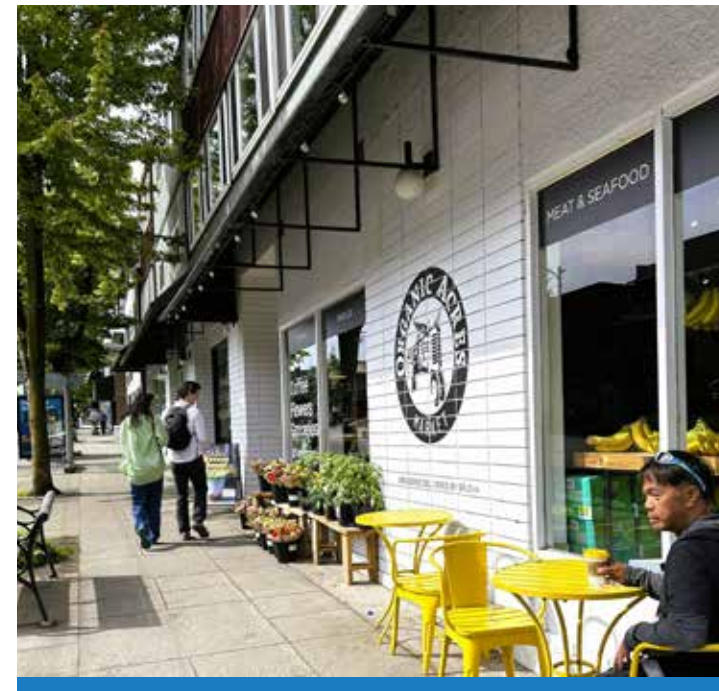
OCP Update 2050: Complete, Connected Villages



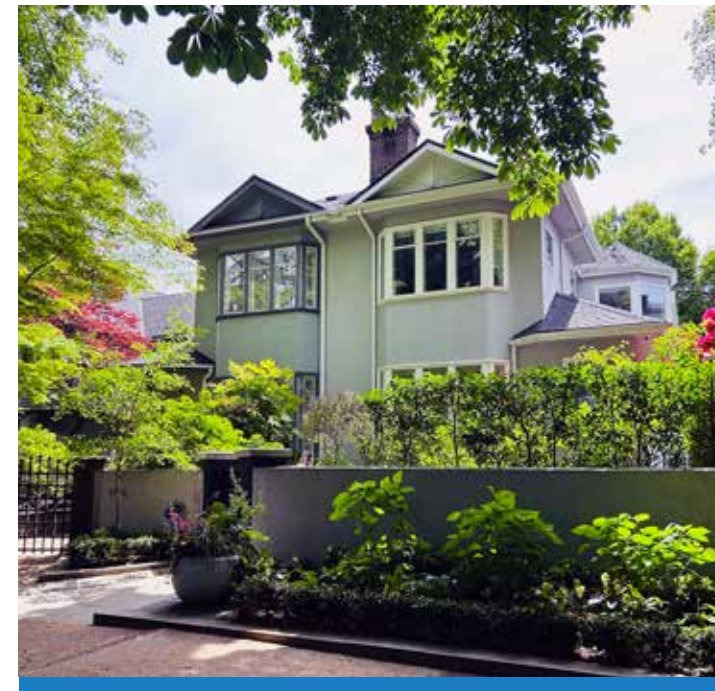
Townhouses



Apartments



Village "High Street"



Small-Scale
Multi-Unit Housing



Expanded Tree Canopy



Connected Bike Routes



Child Care and
Community Services



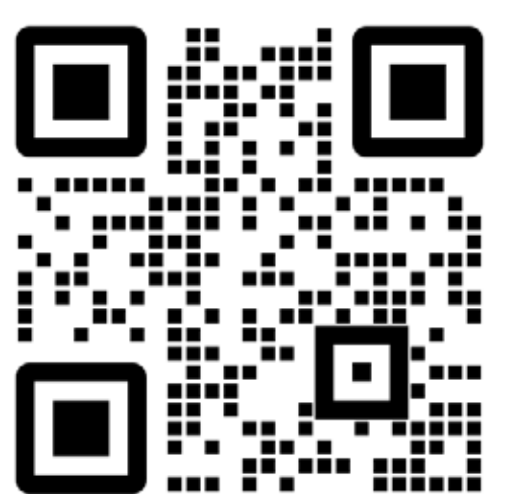
Parks and
Green Spaces

Thank you for getting involved!

Your feedback will inform the OCP update process to help:

- Guide the City's growth plan;
- Deliver more housing affordability, supply and choices;
- Support a more equitable community;
- Strengthen the City's land use response to climate; and
- Enhance the City's environmental and natural assets.

Share Your Feedback



Complete the survey by 11:59pm on Sunday, July 20, 2025.

Visit the project website for the SURVEY and more information:

LetsTalkRichmond.ca/ocp2050-phase2