



Official Community Plan Targeted Update 2050

May 2025



What is the Official Community Plan?

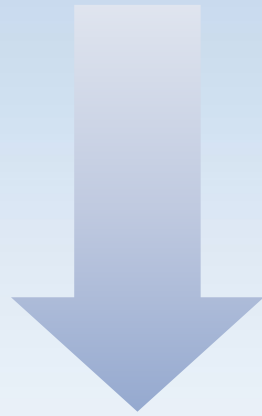
The Official Community Plan (OCP) describes a long-term vision for the community and guides decision-making concerning growth and change.

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

The OCP Update looks out 25 years to 2050. Future updates will occur every 5 years to ensure the OCP responds to emerging issues, opportunities and community needs.

OCP Update 2050

Project Timeline



2022	February	Council endorses undertaking a targeted OCP update
2023	December	New Provincial Housing Legislation (Bill 44, 46, 47, 16)
2024	April	New Provincial Housing Legislation (Bill 16)
	May	SSMUH Extension Application for Steveston
	June	SSMUH & TOA Implementation (Provincial Requirement)
	December	Interim Housing Needs Report (Provincial Requirement)
2025	March	Council adopts minor amendments to SSMUH
	May	Council asked to endorse OCP Strategic Directions for Consultation
	June/July	OCP Strategic Directions- Public Consultation
	Fall	Consultation findings presented for Council's consideration
	December	OCP Update (Provincial Requirement) OCP Implementation Work Plan presented for Council's consideration
2026	January	Initiate OCP Workplan
	June	Transition to Inclusionary Zoning (Provincial Requirement)
	December	Annual OCP workplan reporting
2030	December	OCP Update (Provincial Requirement)

OCP Update 2050

Proposed Engagement

- **LetsTalkRichmond** Starting June 11th
- **Open Houses**
 - City Hall
 - Steveston, Hamilton, Cambie, Thompson & South Arm
 - CF Richmond Centre
- **Pop-Ups**
 - Church on Five & Burkeville Daze
- **Online Presentations**
 - Advisory Committees
 - Non-profits, faith-based organizations & other interests
- **Development industry** UDI & Small Home Builders
- **External Agencies** School District, YVR, Coastal Health, etc.

OCP Update 2050 Growth Management Roadmap

The proposed
OCP Update
looks out
to **2050** with
land use
policies
that:



Direct growth where it can benefit the community most



Deliver more housing affordability, supply and choices



Support a more equitable community



Strengthen the land use response to climate change



Enhance Richmond's environment and natural assets

OCP Update 2050

Growth Management Roadmap

What are Richmond's key growth challenges?

- Rapid growth
- Unbalanced growth
- Development pressures
- Car dependency

How do we move forward?

Learn from City Centre Successes

Optimize planning outcomes

Rebalance Growth

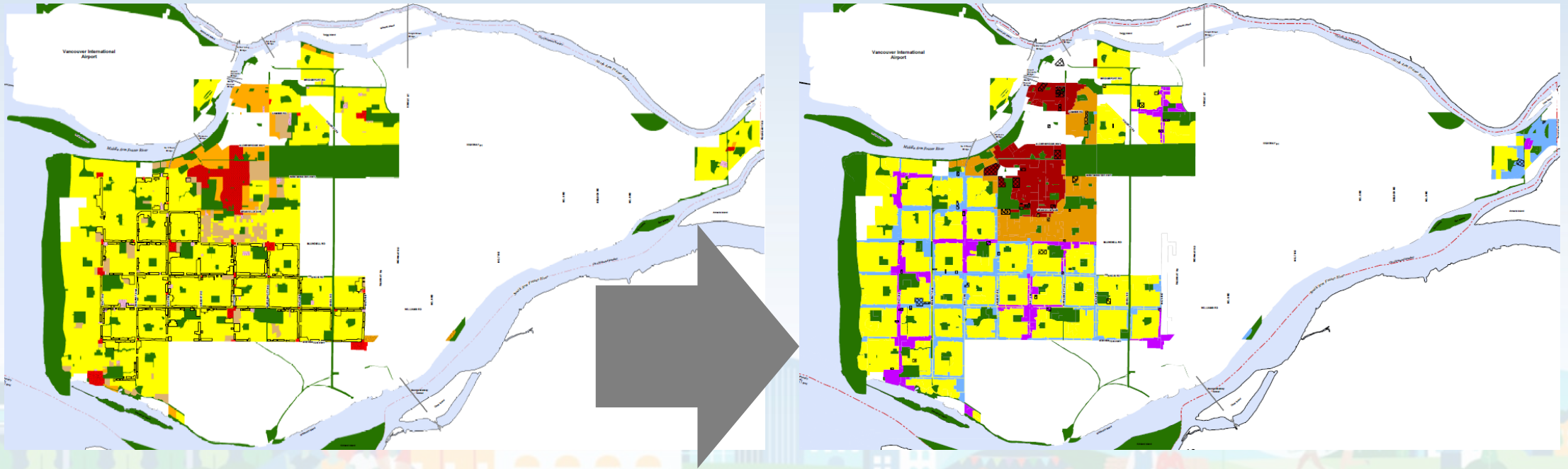
Promote compact urban development that balances growth between inside and outside downtown

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

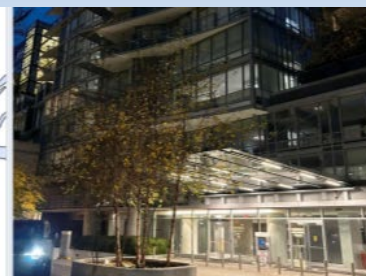
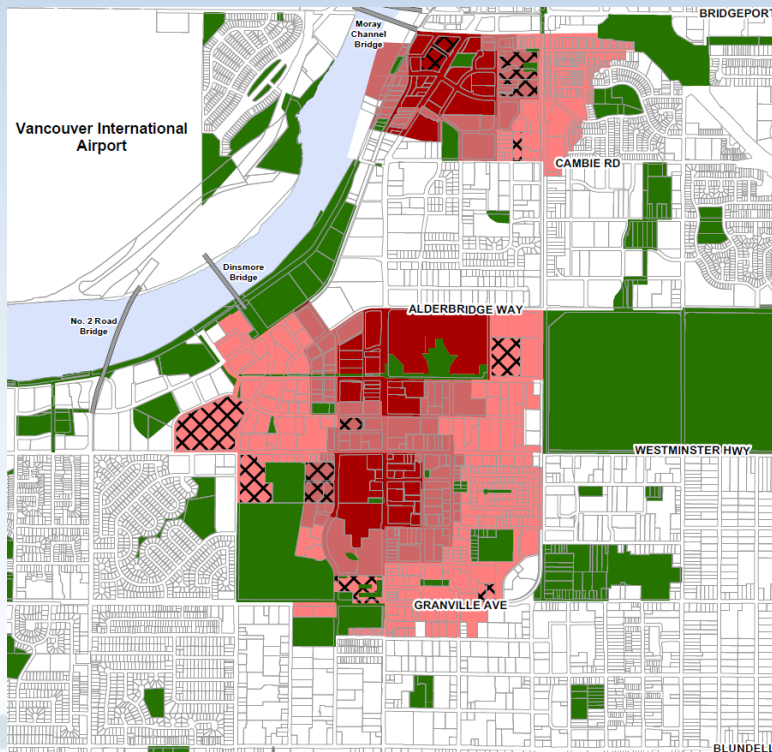
The Right Growth in the Right Place: **City-Wide Framework of Urban Villages**

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



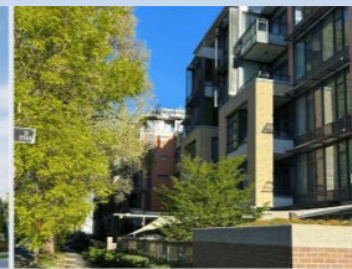
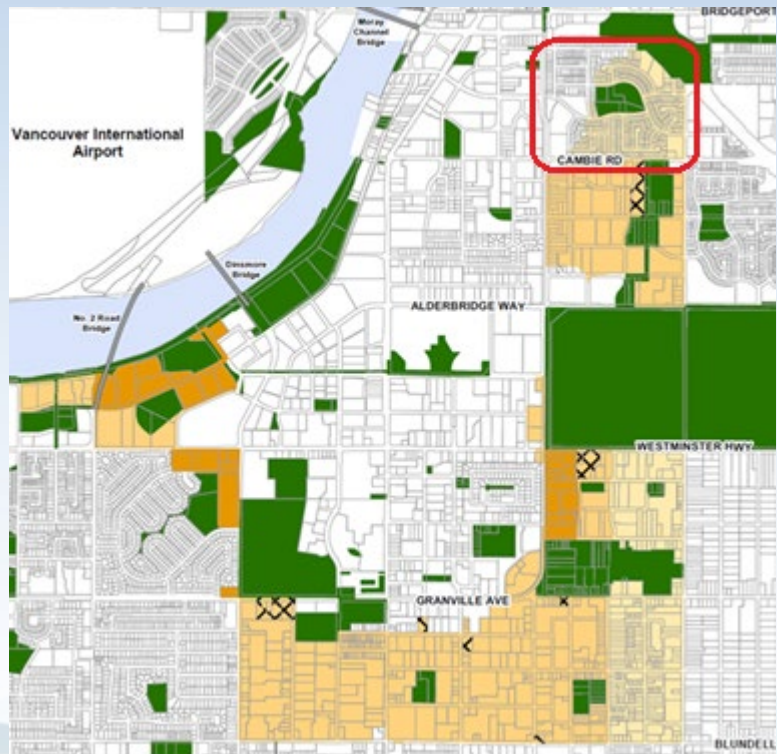
5 Neighbourhood Types:

Downtown Mixed-Use



Sub-Types	Tier 1 (200 m)	Tier 2 (400 m)	Tier 3 (800 m)
Predominant uses ⁽²⁾	<ul style="list-style-type: none"> Mixed use Apartment ⁽¹⁾ Commercial ⁽²⁾ 	<ul style="list-style-type: none"> Mixed use Apartment ⁽¹⁾ Commercial ⁽²⁾ 	<ul style="list-style-type: none"> Mixed use Apartment ⁽¹⁾ Commercial ⁽²⁾
Typical heights	Up to 15 storeys	Up to 12 storeys	Up to 8 storeys
Typical density	5.0 FAR	4.0 FAR	3.0 FAR
Purpose-built rental buildings	Encouraged	Encouraged	Encouraged

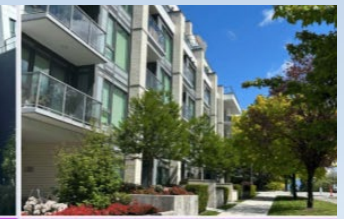
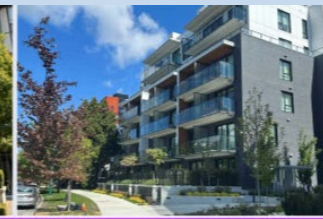
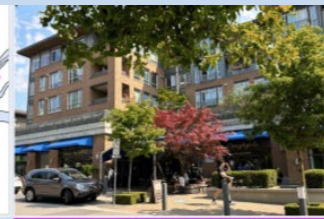
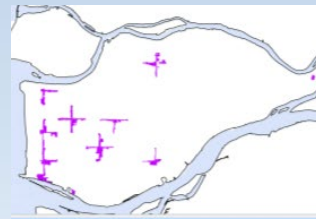
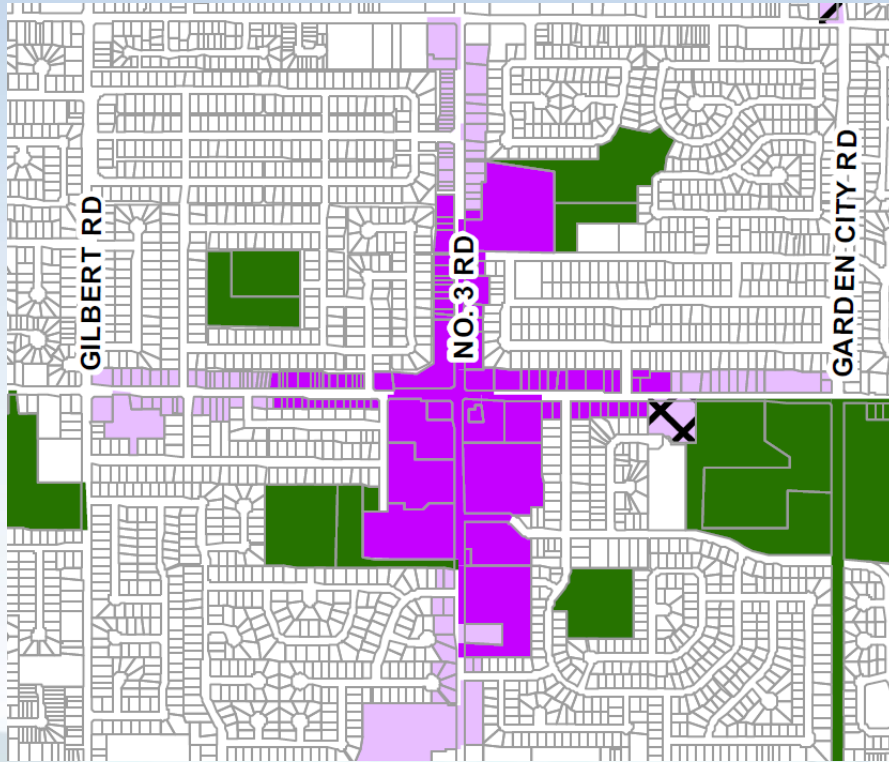
5 Neighbourhood Types: Downtown Perimeter



Sub-Types	Tier 1	Tier 2	Tier 3
Predominant uses	<ul style="list-style-type: none"> Mixed use Apartment ⁽¹⁾ Commercial ⁽²⁾ 	<ul style="list-style-type: none"> Apartment ⁽¹⁾ Commercial ⁽²⁾ 	<ul style="list-style-type: none"> Townhouse Multiplex
Typical heights	Up to 15 storeys	Up to 4 storeys	Up to 2-3 storeys
Typical density	3.0 FAR including 1.0 FAR commercial	1.2 FAR	+/-0.6 FAR
Purpose-built rental buildings	Encouraged	Up to 6 storeys with increased affordability	Up to 4 storeys with increased affordability

5 Neighbourhood Types:

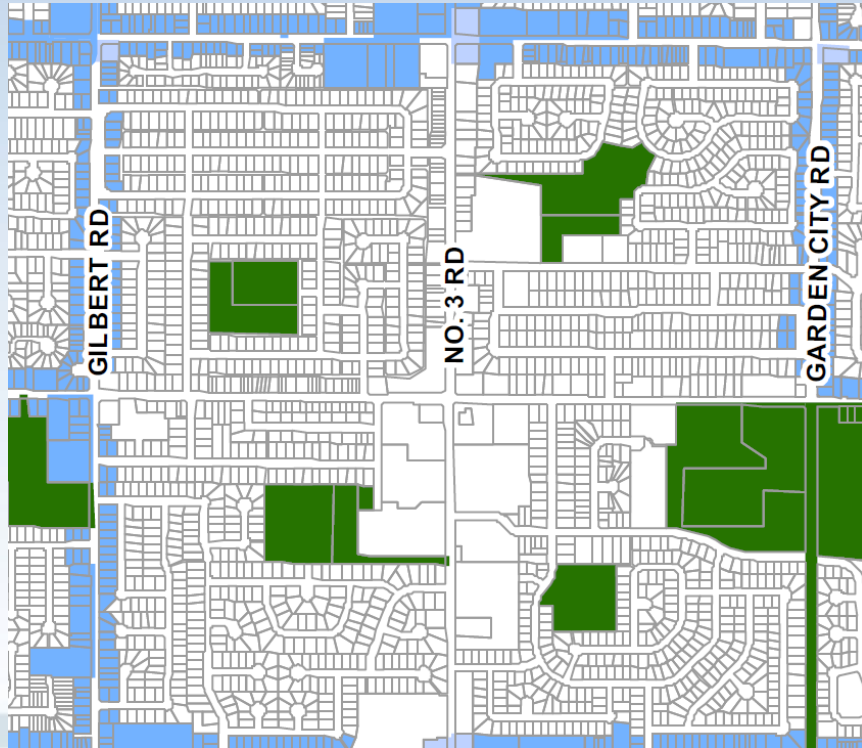
Local Villages



Sub-Types	Tier 1		Tier 2
	Mixed Tenure	100% Rental	Mixed Tenure
Predominant uses	<ul style="list-style-type: none"> Mixed use Apartment ⁽¹⁾ Commercial ⁽²⁾ 	<ul style="list-style-type: none"> Apartment ⁽¹⁾ (not along a "High Street") 	<ul style="list-style-type: none"> Apartment ⁽¹⁾ Limited mixed-use to meet community need
Typical heights	Up to 4 storeys	Up to 6 storeys with increased affordability	Up to 4 storeys
Typical density	1.5 FAR including 0.3 FAR commercial	Varies	1.2 FAR
Purpose-built rental buildings	Up to 6 storeys with increased affordability	Required	Up to 5 storeys with increased affordability

5 Neighbourhood Types:

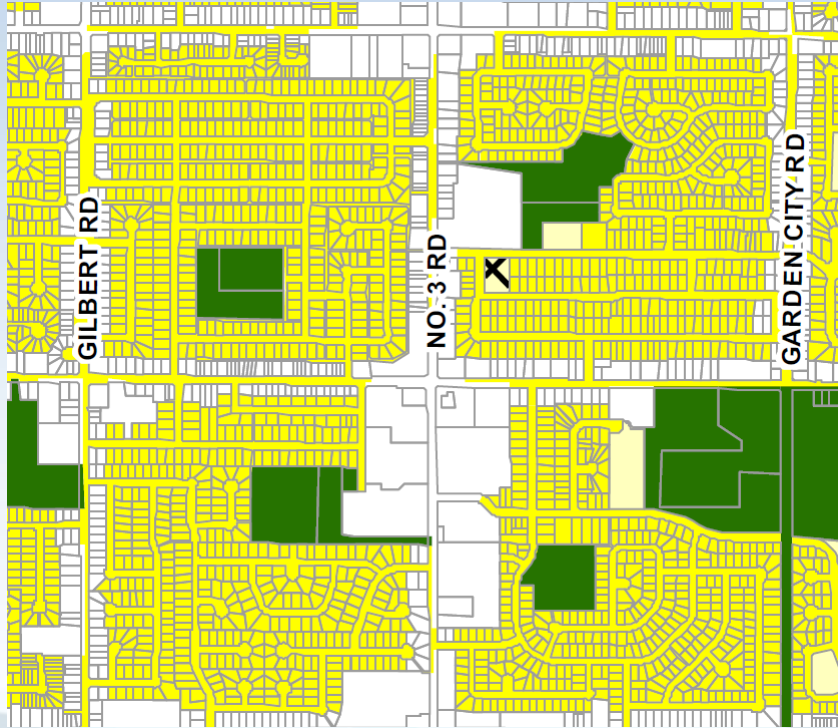
Arterial Connectors



Sub-Types	Tier 1		Tier 2
	Mixed Tenure	100% Rental	100% Rental
Predominant uses	<ul style="list-style-type: none"> Townhouse 	<ul style="list-style-type: none"> Rental apartment 	<ul style="list-style-type: none"> Rental apartment over shops
Typical heights	3 storeys	4 storeys	4 storeys
Typical density	0.8 FAR	Varies with affordability	Varies with affordability
Purpose-built rental buildings	N/A	Required	Required

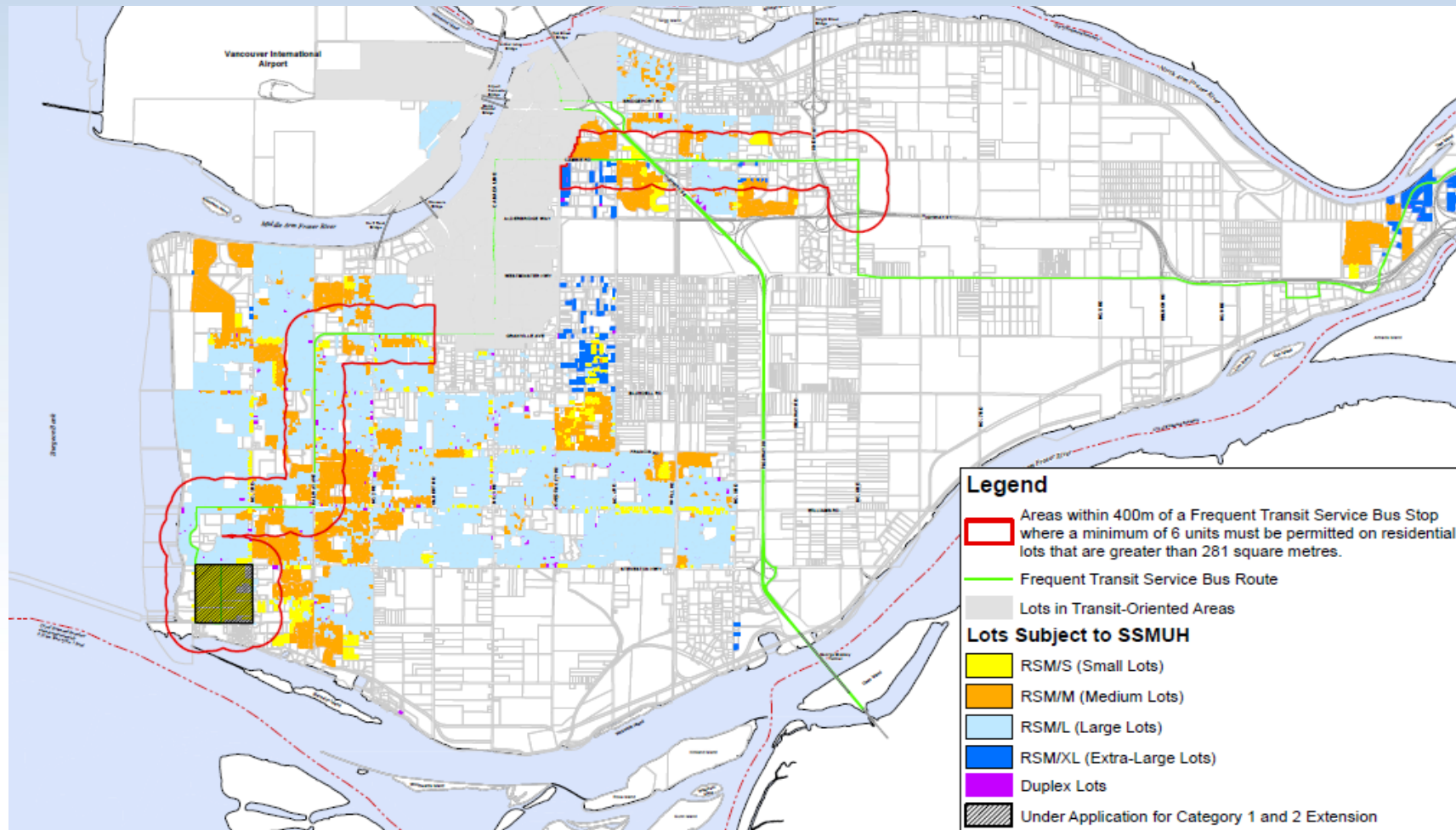
5 Neighbourhood Types:

Neighbourhood Residential

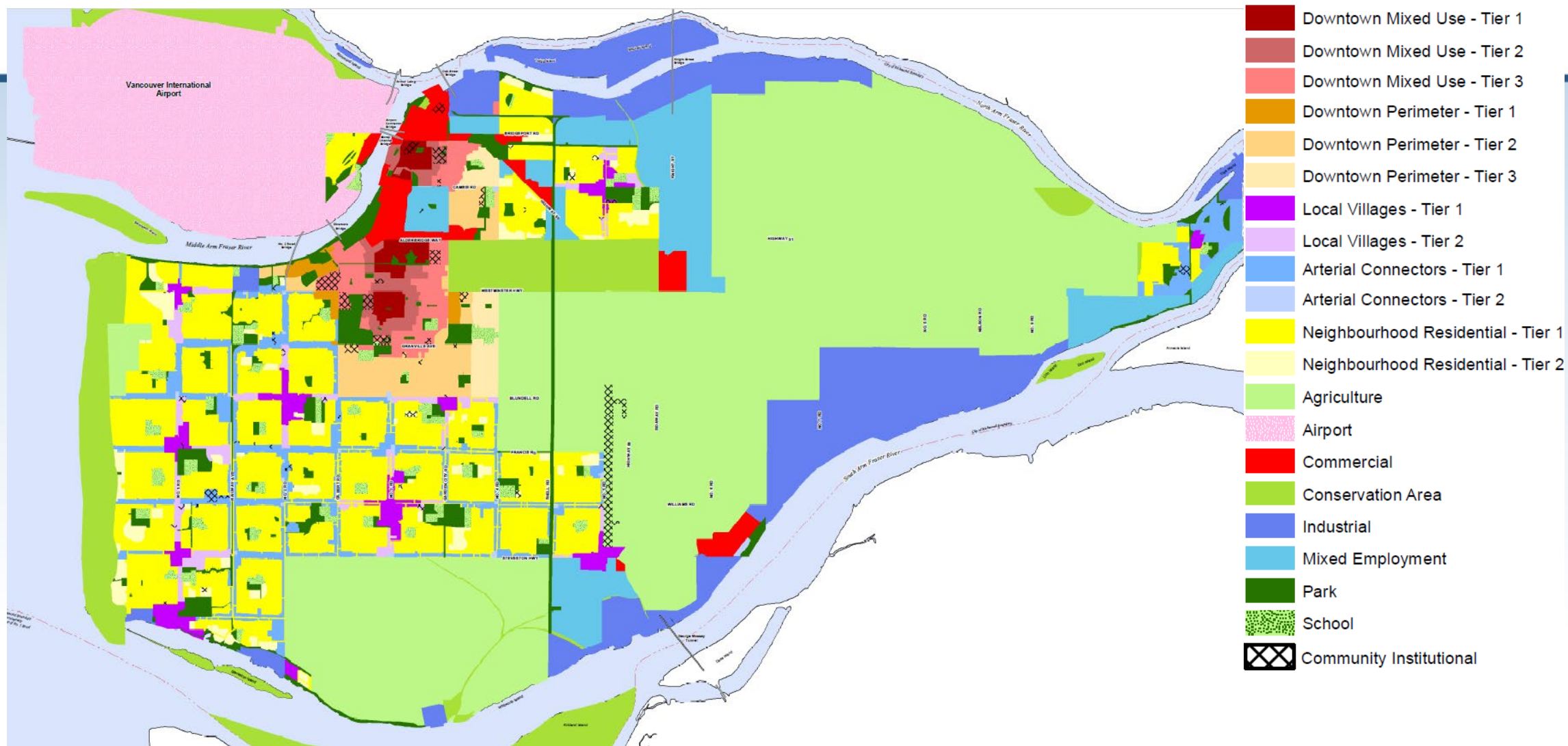


Sub-Types	Tier 1 Lots $\leq 4,046 \text{ m}^2$ (1 ac.)	Tier 2 Lots $> 4046 \text{ m}^2$ (1 ac.)
Predominant uses	<ul style="list-style-type: none"> SSMUH (e.g., houses, duplexes, multiplexes) 	<ul style="list-style-type: none"> Townhouse ⁽¹⁾⁽²⁾ Rental apartment ⁽²⁾
Typical heights	2 ½ storeys	3-4 storeys ⁽³⁾
Typical density	Up to 3, 4 or 6 units / lot ⁽⁴⁾	1.2 FAR
Purpose-built rental buildings	Lots with 6 units must include 1 below-market rental unit or pay cash-in-lieu	Up to 6 storeys with increased affordability

Provincial Requirement #1: Small-Scale Multi-Unit Housing (SSMUH)



OCP Update 2050: Draft Land Use Map



Growth Management Roadmap: Pathways to Success



Leverage Private Development

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



Leverage City Resources

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



Leverage Partnerships

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

Target Area #2: Equitable Communities

What are Richmond's key equitable communities challenges?

- Equity-deserving groups can find it hard to make their voices heard
- It can be hard to access the right services in the right places
- Systemic barriers can stand in the way of people thriving

- 1 Prepare an equity-based community planning engagement toolkit



Partner with and engage equity deserving groups in civic decision-making

- 2 Prepare an equity-based land use and development strategy



Support social, economic, environmental and cultural equity through land use and development decision-making

- 3 Prepare an accessibility implementation framework



Coordinate and optimize the City's execution of its accessibility guidelines in the built environment

What else can we do?

- Align policies with an Indigenous Relations Strategy once adopted by Council
- Incentivize developer-funded community spaces in Local Villages through density bonusing to accommodate village-oriented services.

Target Area #3: Climate Mitigation & Adaptation

What are Richmond's key climate response challenges?

- It takes time to improve climate resiliency
- Shifting away from cars is hard, particularly outside downtown
- Weather events are increasing frequency and severity

- 1** Prioritize continual improvement in high-performance development practices



Reduce energy use and GHG emissions through sustainable infrastructure and development

- 2** Build connected climate-resilient transit-oriented urban villages



Transition suburban areas into more connected, mixed-use and walkable communities

- 3** Future-proof public and private spaces and places



Design public spaces and build new / retrofit homes and businesses to be more climate resilient.

What else can we do?

- Support local actions to implement climate-smart and energy initiatives at the neighbourhood and household scale
- Increase community capacity for action
- Measure and monitor contributions to climate mitigation and adaptation

Target Area #4: Environmental Protection & Enhancement

What are Richmond's key environment response challenges?

- Urban impacts on natural areas and biodiversity
- Senior governments hold most legislative authority and funding
- Climate change impacts on the economy, community and infrastructure

1 Protect and enhance Richmond's natural assets



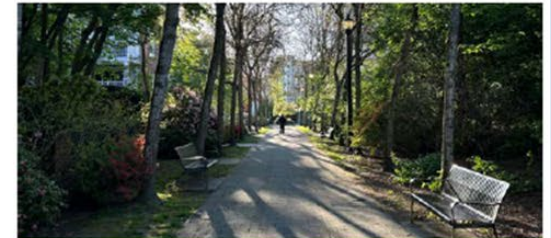
Prepare a Green-Blue Ecological Network Connectivity Plan to enhance and expand, and introduce new initiatives as needed

2 Foster environmental stewardship



Prepare a Biodiversity Assessment and Urban Design Action plan to optimize regulatory tools, increase awareness of social and economic benefits associated with natural areas, and strengthen relationships / partnerships.

3 Prioritize green infrastructure and innovation



Introduce an Urban Forest Action Plan to retain, expand and guide equitably distributed green infrastructure.

What else can we do?

- Update the Environmentally Sensitive Area (ESA) Map

Target Area #4: Environmental Protection & Enhancement

Environmentally Sensitive Area (ESA) Update

Updates are proposed to the City's ESA map to accurately reflect existing natural assets and add sensitive City and senior government lands.



Target Area #1: Housing Affordability

What are Richmond's key housing affordability challenges?

- 52,000 new dwellings are needed between 2021 and 2041
- Pressing need for purpose-built rental housing
- Urgent need for senior government investment

1 Build more housing for new and existing residents



Create new opportunities for lower-cost wood construction

What else can we do?

- Reduce construction, infrastructure, and parking costs
- Put housing where people want to live
- Retain, renovate, adapt
- Include a range of housing options to meet diverse needs

2 Build more housing that more people can afford



Incentivize private developers to construct new purpose-built rental housing

What else can we do?

- Pre-zoning
- Strengthen tenant protection
- Support alternative home ownership and rental housing models
- Define equivalencies between tenures
- Fast track approvals

3 Build more non-market housing through effective partnerships



Remove barriers to intensify rental housing on existing sites owned by government and non-profits

What else can we do?

- Pre-zoning
- Rapid approval for government funded projects
- Clarify a framework for housing with supports
- Continue to pursue funding opportunities

OCP Update 2050

Thank you!

