

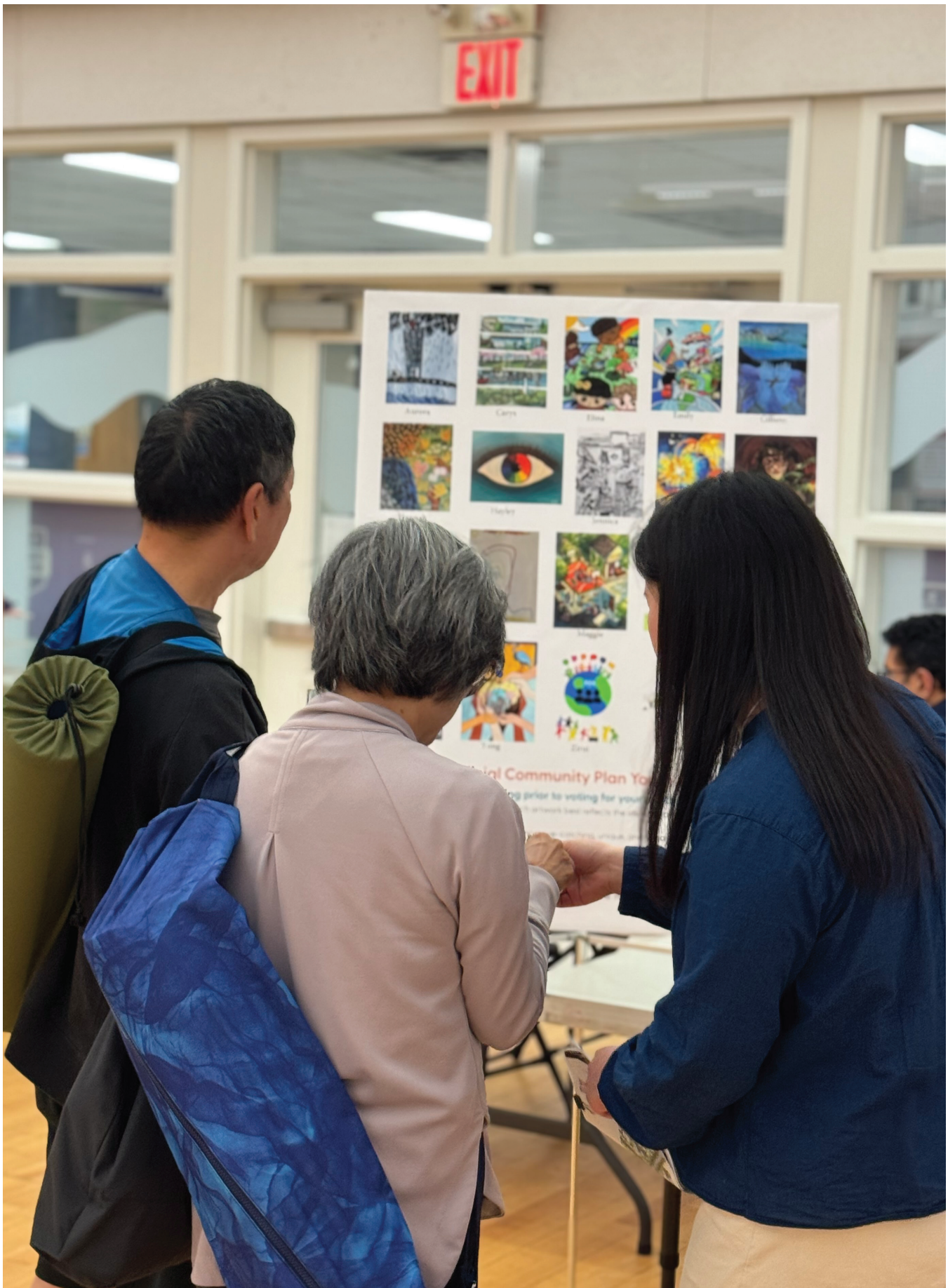
What We Heard: Official Community Plan Targeted Update Phase Two Engagement Summary

July 2025



richmond 2050
planning together





OCP open house at Steveston Community Centre.

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Public members gather at City Hall to learn about the OCP update during an open house.

Introduction

Richmond is undertaking a targeted update of its Official Community Plan (OCP) in 2024/2025 to address key priorities such as housing affordability, equity from a land-use perspective, and environmental resilience, while meeting new provincial requirements.

Since the adoption of the current OCP in 2012, Richmond's population and economy have grown, and transformations in the above noted areas – particularly on vulnerable populations – have intensified. While the OCP has been amended over the years to remain relevant, we are undertaking a targeted update to ensure the OCP aligns with current social, economic and environmental priorities, and community values, as well as new legislative mandates.

The Phase One engagement summary, which was completed in late 2024, can be found here on the [LetsTalkRichmond](#) website. Phase Two engagement was completed in July 2025 which is the subject of August 2025 staff report. This Phase Two engagement summary presents results of the OCP update community engagement process for the city's proposed strategic policy directions and related updates to the OCP Land Use Map.

Online and in-person engagement opportunities took place from June 11 to July 20, 2025. This report represents the results and findings from the Phase Two community engagements which will help inform the updated OCP policies which will be reviewed as part of Phase Three.

OCP Update Themes and Target Areas

This Targeted OCP update is guided by the overarching themes of **Resiliency**, **Equity**, **Adaptation**, and **Completeness** with six target areas. The first four target areas are the priority for this update:



1. Housing Affordability



4. Climate Mitigation & Adaptation



2. Equity



5. Long-Term Planning for Emerging Trends & Transformational Technologies



3. Environmental Protection & Enhancement



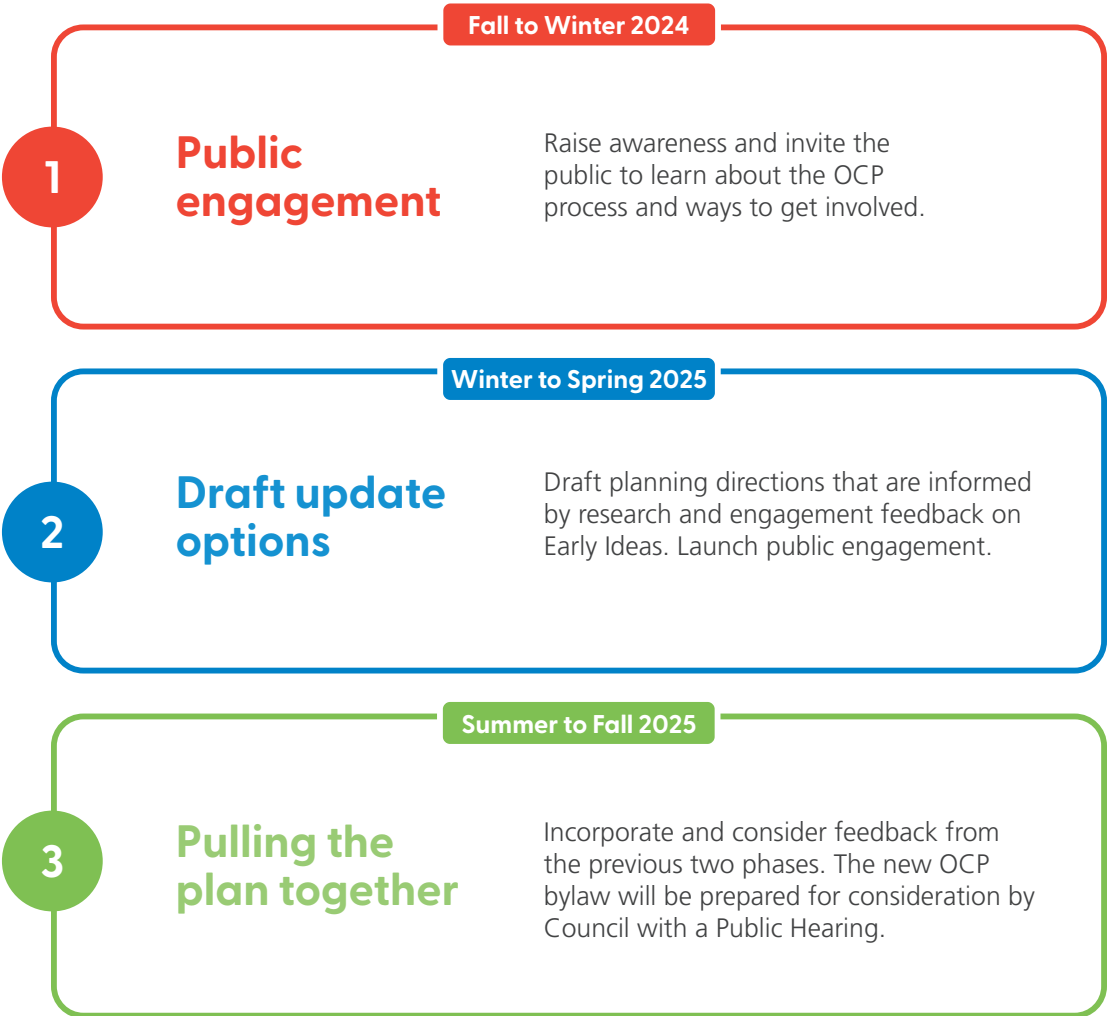
6. Administrative Updates

Engagement timeline

The OCP Targeted Update timeline is divided into three phases and encompasses the following steps:

- 1. Prepare engagement framework (Summer 2024)
- 2. Phase One engagement (September to November 2024)
- 3. Preparation of strategic policy directions (January to May 2025)
- 4. Phase Two engagement (June to July 2025)
- 5. Preparation of revised OCP (August to October 2025)
- 6. Phase Three engagement: seek Council consideration of the OCP bylaw with Public Hearing (November to December 2025)

The project is divided into three phases:



Phase Two Community Engagement Details

Phase Two focused on:

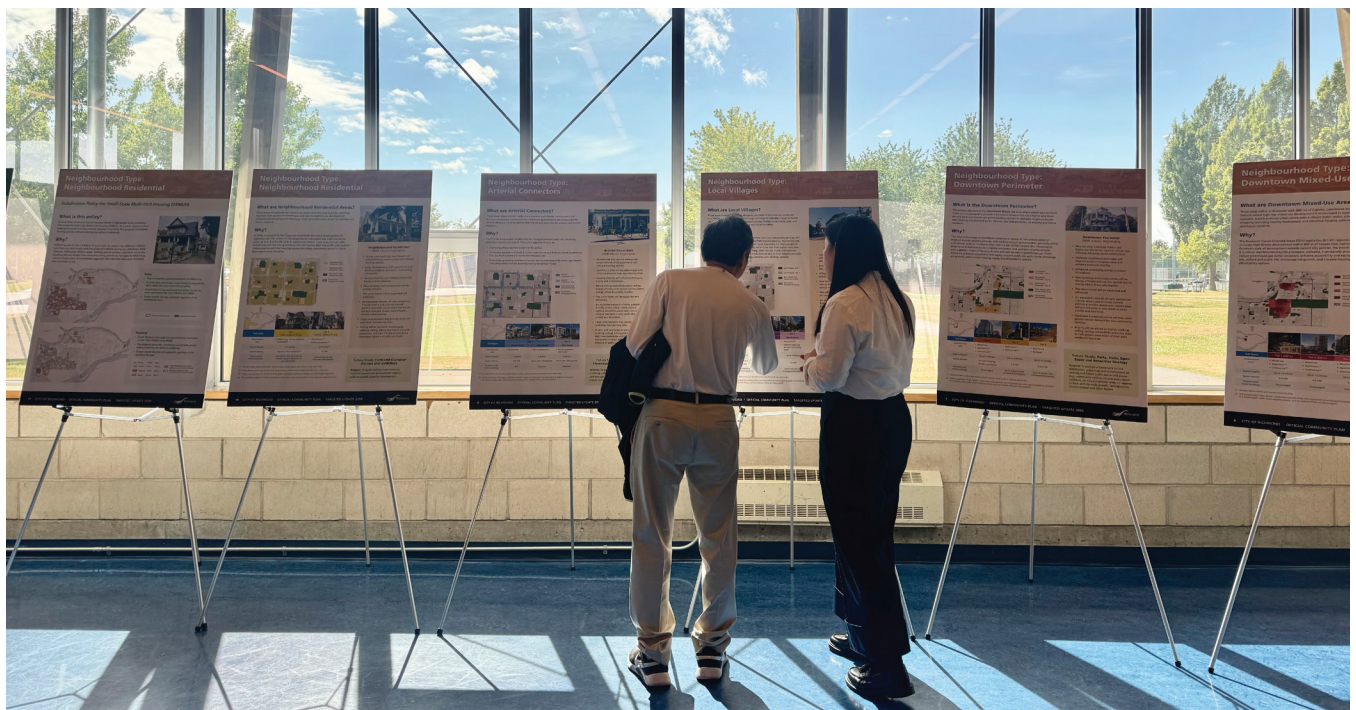
- the city's proposed strategic policy directions; and
- revisions to the OCP Land use Map

Over 2,200 engagement touchpoints with people, from online project page visits to participating in online and in-person engagements and meetings. This input will inform the development of the updated OCP policies, reflecting community priorities and prepares Richmond for future growth.

By incorporating public feedback and addressing provincial requirements, the OCP update aims to create a sustainable, equitable, and resilient plan that aligns with Richmond's long-term vision.

Engagement Opportunities

Various public and community interest group engagement opportunities took place to discuss and receive feedback on the city's proposed strategic policy directions and revised Land Use Map. Engagement opportunities took place from June 11 to July 20, 2025.



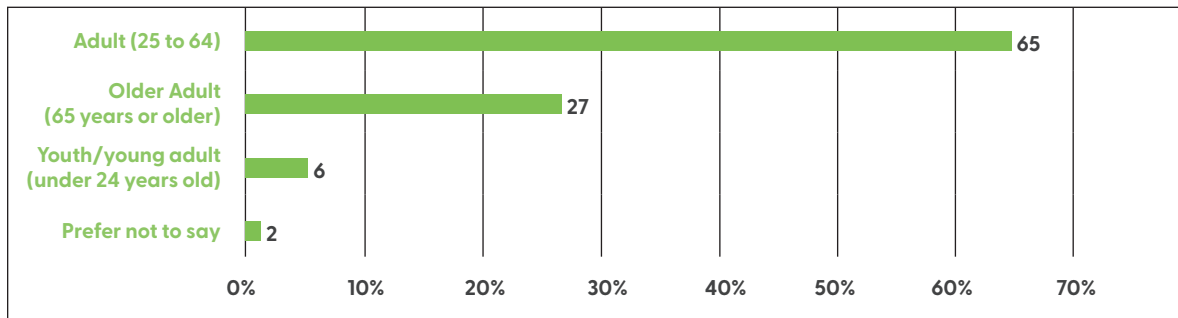
OCP open house at Thompson Community Centre.

In-person	Two Pop-up booths (with one targeting equity-deserving groups)	Approximately 70 interactions
	Seven in-person open houses	Approximately 1,463 attendees
	One Accessibility Advisory Committee presentation	10 members
Online	Let's Talk Richmond – Ask a Question	25 questions submitted
	Let's Talk Richmond – Survey	167 surveys submitted
	Let's Talk Richmond – Youth Art Contest	20 artworks submitted, 423 online and in-person public votes
	Three online information sessions with members of Council advisory committees, and non-profit organizations	55 attendees
	Emails (members of the public, external agencies, community organizations and neighbouring municipalities)	
	Six meetings with external agencies (BC Hydro, Richmond School District, Urban Development Institute, Vancouver Coastal Health, Vancouver Port Authority, YVR)	
First Nations Engagement	<p>Initial in-person engagement with Musqueam First Nation. Correspondence was also initiated with Tsawwassen First Nation.</p> <p>Engagement with local First Nations is intended to be a part of a longer process focusing on relationship building and understanding, in addition to feedback on the proposed policies in the OCP.</p>	

Who We Heard From

Age Group

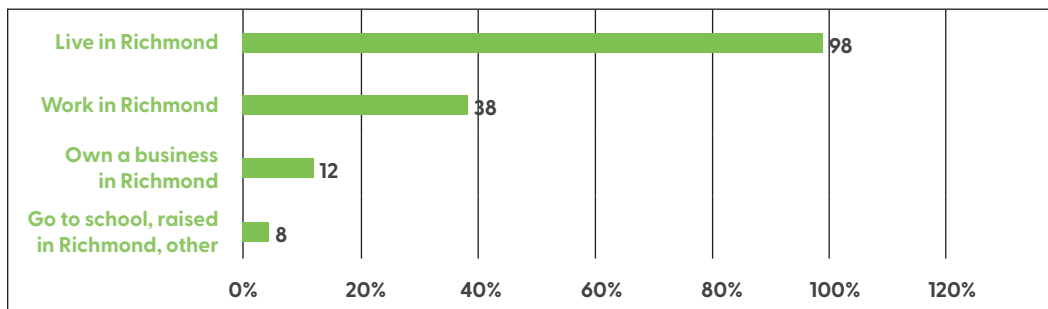
Respondents were mostly adults ages 25–64 (65%), older adults that are 65 years or older (27%) and youth/young adult that are under the age of 24 years old (6%).



Note: Respondents could select more than one option, which is why the combined percentages exceed 100%. This reflects the multiple ways individuals are associated with Richmond and were made aware of the survey opportunity.

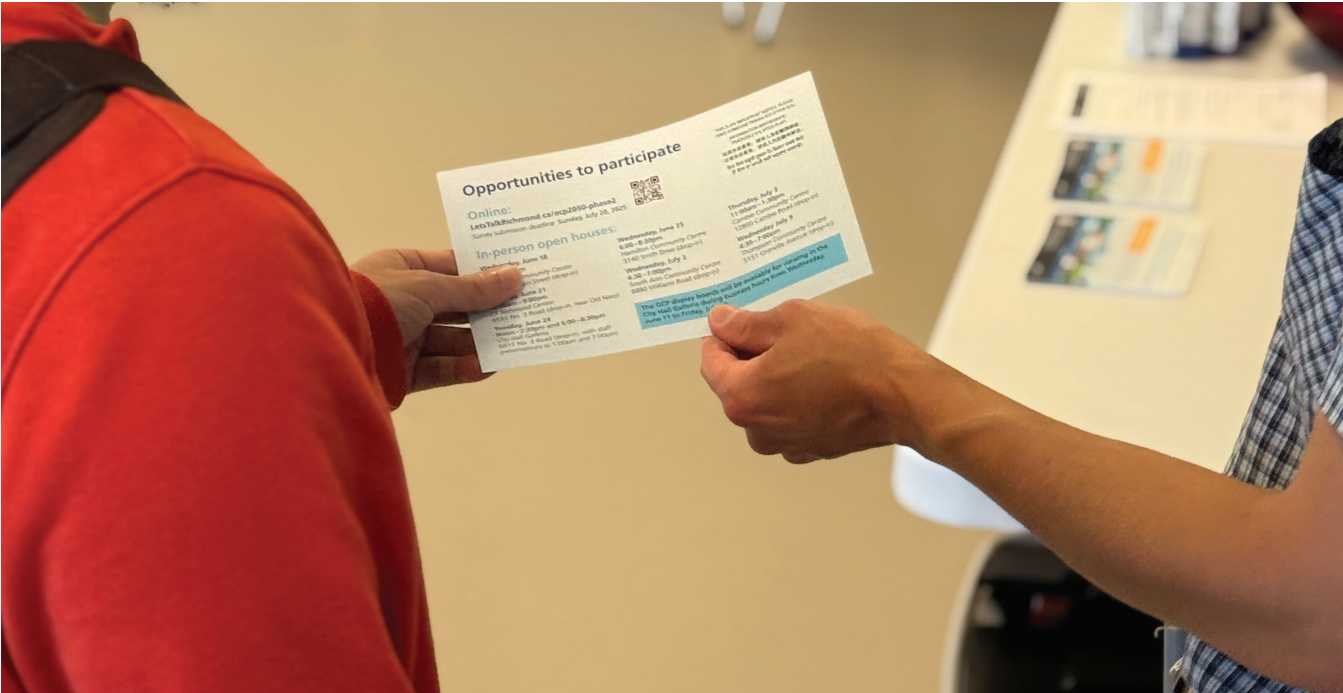
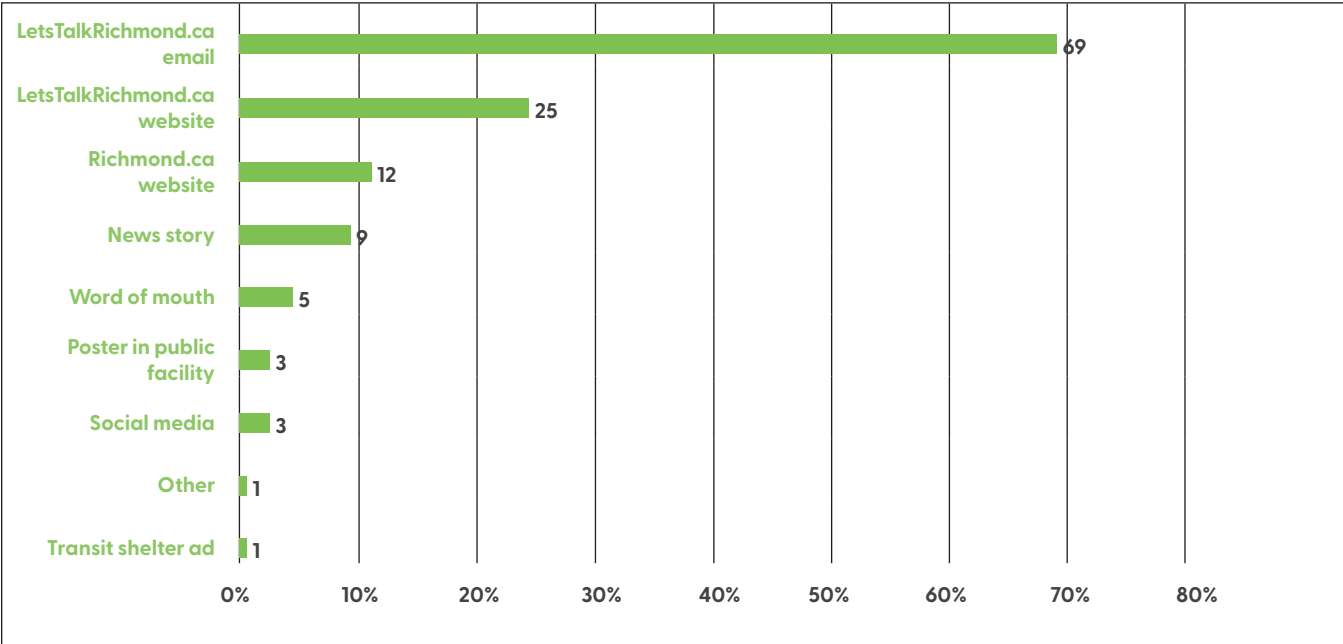
Association to Richmond

Most respondents live (98%), work (38%) or own a business in Richmond (12%), with others going to school in Richmond or who do not live in Richmond but were raised here (8%).



How They Heard About the Survey

In total there were 167 responses to the survey. Respondents heard about the survey opportunity through Let’s Talk Richmond email (69%), the Let’s Talk Richmond website (25%), the Richmond.ca website (12%), news story (9%), with others heard through word of mouth, social media, poster in a civic facility, and transit shelter ad.



OCP open house at South Arm Community Centre.

What We Heard – An Overall Summary

Based on all engagement activities, the following are the most frequently reoccurring comments under each of the four primary target areas. Detailed feedback summaries from the survey are provided in the section titled “What We Heard: Summary of Input & Themes”.

Housing Affordability:

- Support for increasing housing affordability and density across the city, especially in transit-accessible areas, while ensuring improved pedestrian connectivity and sufficient services and amenities to accommodate the growing population.
- Need for diverse housing options that are truly affordable for people of all ages, incomes, abilities, and backgrounds.
- Calls for thoughtful human-scale urban design, protections against tenant displacement and to enhance support for local businesses through housing density.
- Concerns about traffic, infrastructure capacity, the pace of development and preservation of single-family neighbourhoods and heritage character in the midst of proposed density.

Equitable Community (related to land use planning)

- Some feel existing equity policies are sufficient, others expressed concerns about the lack of clarity, sincerity, and concrete examples in the OCP equity approach.
- Importance of meaningful engagement with equity-deserving groups and resident voices
- Improve access to services in underserved areas like Hamilton and Ironwood, and greater investment in low barrier public spaces such as libraries.
- Suggestions include translating engagement materials to reach residents who may not speak English.
- Skepticism about equity as a planning principle, with a preference for equality.
- Concerns that lengthy engagement processes could delay urgent housing development.



Public members learning about environmental protection during the OCP open house at Richmond Centre.

Environmental Protection & Enhancement

- Support for protecting Richmond's natural assets, including plants, animals, green space and mature trees, while enhancing access through walking and biking paths.
- Concerns about the irreversible loss of these assets and the limited accessibility of people-friendly natural spaces, especially along the industrial waterfront.
- While Richmond is seen as making progress in urban forestry, opinions vary on expanding tree coverage in the city, with some prioritizing walkability, views, and housing needs.
- Suggestions include using native plants in new developments, focusing biodiversity efforts on new housing developments that rely on green space access, and ensuring the dyke system is climate resilient.
- Criticism of inconsistent Environmentally Sensitive Area designations on private land and calls for more strategic approaches to environmental planning.

Climate Mitigation & Adaptation

- Support for reducing vehicle dependency while promoting public transportation and suggesting improved public transit and pedestrian infrastructure.
- Seniors and families rely on their cars for their mobility needs, urging for broader climate strategies in addition to having sustainable transportation choices.
- Active transportation and climate goals are welcomed but concerns include limited transit access in areas like Hamilton, safety and convenience of public transit, and the need to maintain parking for vulnerable groups.
- Broad support for climate adaptation and mitigation measures to ensure a thriving community, with concerns for the lack of urgency on this matter.
- Expand Richmond's cycling network, adding more park-and-ride options, covered walkways, and improving sidewalk and bus-related amenities.

Engagement Events & Activities

The following provides detailed information on each Phase Two engagement opportunities that took place between June 11 to July 20, 2025.

Let's Talk Richmond

- **Details:**
 - The project was created on LetsTalkRichmond.ca to inform the public about the OCP update. There is an option to submit questions and receive a response from staff.
 - Date(s): June 11 to July 20, 2025
 - Location: Online
 - Engaged: 1,473 webpage visits; 25 submitted questions

Pop-up Booths

- **Details:**
 - Two pop-up booths were set up with the purpose to raise awareness about Phase Two of the project and provide opportunities for the public to learn and get involved. The purpose of these booths was to connect with passersby by “meeting people where they are,” reaching those who might not have the chance to provide input online or attend scheduled engagement events. The June 11 pop-up was specific in connecting with individuals who may not be able to attend other engagement events, including those facing food insecurity or social isolation who participate in community meal programs.
 - Dates and locations:
 - June 11, 2025: Church on Five community meal
 - June 22, 2025: Burkeville Dayz
 - Engaged: approximately 70 total interactions



Public members at the OCP pop-up at Burkeville Daze community event.

Public Open Houses

- **Details:**
 - Seven in-person public open houses were held to share about the city's proposed strategic policy directions and revisions to the OCP Land Use Map for the target areas and provide additional opportunities for feedback. Attendees had the chance to ask City staff questions.
 - Date(s):
 - June 18, 21, 24, 25, 2025
 - July 2, 3, 9, 2025
 - Locations: Steveston Community Centre, Richmond Centre, City Hall Galleria, Hamilton Community Centre, South Arm Community Centre, Cambie Community Centre, Thompson Community Centre
 - Engaged: 1,463 attendees

Let's Talk Richmond Survey

- **Details:**
 - An online survey was hosted on LetsTalkRichmond.ca, allowing participants to provide input. The survey focused on the four prioritized target areas (Housing Affordability, Community Equity, Environmental Protection & Enhancement, and Climate Mitigation & Adaptation). Participants were encouraged to review the display boards before taking the survey.
 - Date(s): June 11 to July 20, 2025
 - Location: Online
 - Engaged: 167 submissions

Online Information Sessions

- **Details:**
 - Three online information sessions were held independently with Advisory Committee members, local community organizations, and townhouse builders. The information sessions consisted of a staff presentation that provided an overview of the OCP Phase Two update with a question and answer period. Staff ended the sessions by promoting ways to get involved with the OCP update.
 - Date(s): June 19, 26 and July 7, 2025
 - Location: Online
 - Engaged: Approximately 55 attendees

Advisory Committees

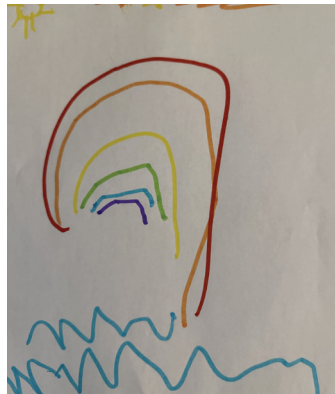
- **Details:**
 - Staff presented to the Accessibility Advisory Committee. The purpose of the presentation was to provide a high-level overview of the OCP update with a focus on target areas that were of particular interest to the members, promote opportunities to get involved and answer questions.
 - Date(s): June 11, 2025
 - Location: In-person
 - Engaged: 10 members

Emails

- **Details:**
 - Emails were sent to individual community members, external agencies, neighbouring municipalities and community interest groups notifying them of the Phase Two OCP update and welcoming feedback through a meeting, phone call or via email.
 - Date(s): June 11 to July 20, 2025
 - Engaged: 7 email feedback

Youth Art Contest

- **Details:**
 - This initiative was hosted on LetsTalkRichmond.ca. Local youth had the opportunity to submit original artwork that represented the OCP and values of Richmond. The public was invited to vote on their top three favourite submissions online or at in-person open houses. Winners' artwork will be featured in the OCP document.
 - Date(s): March to July 2025
 - Location: Online
 - Engaged: 20 artwork participants; 423 voters



Youth Art Contest Participants (L-R): Maggie Pi, Leif Ferguson, Carys Braverman

Outreach and Promotion

Advertising and promotion of the community engagement opportunities took place via various channels, including:

- Information bulletin
- City of Richmond project webpage
- Let's Talk Richmond project page
- City e-newsletters
- The Richmond Sentinel online newspaper ads
- Social media posts (Facebook, X, Instagram)
- Posters
- Bus shelter ads
- Emails to Let's Talk Richmond subscribers, Advisory Committees, external agencies, neighbouring municipalities, small builders, local community groups and associations, community centres and facilities, libraries and public schools.



OCP display boards at the City Hall gallery.

What We Heard: Summary of Input & Themes

The following is a breakdown of details and feedback themes received, of each engagement method.

Let's Talk Richmond Survey

An online survey was hosted on LetsTalkRichmond.ca from June 11 to July 20, 2025. It focused on the proposed strategic policy directions and revisions to the OCP Land Use Map. The survey had five sections, each with multiple choice responses and an opportunity to share additional comments. The themes below are organized based on the sections and frequency.

Notes:

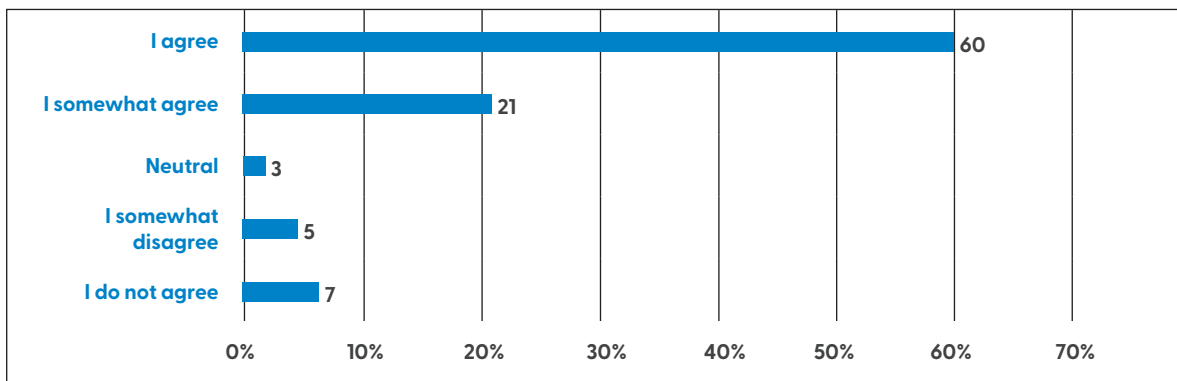
- The number of comments by theme may exceed the total number of submitted comments, as some responses address multiple themes.
- Additional comments are kept in their original section for simple categorization, even if not directly related to the topic.

Key Themes

Section 1. Directing growth where it can benefit the community most

I like these proposed OCP updates supporting a network of walkable, transit-oriented urban villages.

Respondents supporting a network of walkable, transit-oriented urban villages. (167 responses)



Additional comments themed (66 submitted comments)

Public & Active Transportation (25)

- Emphasized the importance of improving pedestrian and bicycle connectivity and noted walkable communities and Local Village centers are important to Richmond's livability. Ensure walking and cycling are safe options by enforcing safety requirements for drivers. (14)
- Support enhanced transit service and frequency, with extended Canada Line service to Steveston. Noted that Canada Line is generally more convenient than buses. (6)
- Adding more housing and population growth without good public transit would lead to more traffic. (4)
- Support public transit improvements but emphasized private vehicle use should not be reduced. (1)

Building Density & Height (16)

- Support increased density across the city, such as Steveston, to support local businesses and growth in Local Villages. (9)
- Preference for limiting building heights, suggesting a maximum of 3–5 storeys or restricting high-rises to specific corridors like Granville Avenue. (3)
- While 3–6 storey height is supported, there is concern that taller rental buildings would change the city's residential character. Comment noted commercial densification along arterial roads would negatively impact single family neighbourhood character. (2)
- Concern that higher density alone may not be enough to overcome those who resist change in established low density neighbourhoods. (1)
- Support for more high rises to accommodate the expected population growth. (1)

Housing Affordability (13)

- General support for affordable housing that is truly affordable to the average person, along with support for increasing density with 3–6 storey buildings to help improve housing affordability. (7)
- More housing diversity is needed, with support for missing middle and infill housing over single family houses. Mixed-use developments need adequate services and amenities, and rezoning should not be required. (3)
- Would like to see more rental housing in the city in Steveston and for seniors. Concern that affordable housing units would not be truly affordable. (2)
- There is a need for more diverse housing options, such as fee simple row houses and low-rise apartments for seniors and families. (1)

Commercial Space & Services (10)

- General support for increased housing and need for expanded quality services and amenities, such as hospitals, venues, and community programming, for a growing population. (5)
- Would like to see more commercial units built above existing ones to keep retail units affordable. Suggestions for more convenience or corner stores within walking distance. (4)
- Interest in updating community centres, noting that developer fees alone may not be sufficient. (1)

Local Villages & Transit Oriented Development (9)

- Overall support for transit-oriented development across the city to enable car-free access to work, school, and daily needs. (4)
- General support for Local Villages, with interest in expanding Tier 1 areas like Garden City further south and integrating village growth into surrounding residential neighbourhoods for more density. (3)
- Proposed Local Villages may interest specific demographics such as seniors, rather than the younger population. (1)
- Assess the current design of existing Local Villages to better inform planning for future ones. (1)

Vehicle Use & Accessibility (7)

- Reducing vehicle dependence helps lower emissions and combat climate change, seniors, caretakers and those with special needs still depend on vehicles for services and amenities. Accessible parking spaces should be available in housing developments. (4)
- Without safe and reliable alternatives, people will continue to rely on vehicles. Suggestions include bold actions such as road reallocation, traffic calming measures, and safer cycling and pedestrian infrastructure. (2)
- Support for expanding EV infrastructure, bridges, and roads to maintain driving freedom while also reducing vehicle emissions. (1)

Built Form & Urban Design (7)

- Concern about adding more apartment buildings in Richmond due to sea level rise. (2)
- Suggestion that low- to high-rise buildings could be compatible city-wide if designed with human-scale elements and street-level setbacks to enhance the pedestrian experience. (2)
- Townhouse developments should be located anywhere with low density, not just along arterials. (1)
- Repetitive cookie-cutter housing forms such as condos, townhouses, and small apartments are not ideal. (1)
- Preference for maintaining current height for rental housing. (1)

Land Use (6)

- There is interest in allowing greater flexibility in agricultural lands to accommodate evolving land use needs. Suggestion to densify East Richmond. (4)
- Need for additional industrial lands to support employment opportunities. Highlighted the importance of avoiding urban sprawl with interest for greater flexibility in agricultural land use to accommodate evolving needs. (2)

OCP Update Information (6)

- General agreement with the proposed plan. While proposed policies are sound, would like to see concrete actions on achieving goals in a timely manner. Suggestion to leverage existing networks and maintain transparency through frequent updates to foster stronger support. (3)
- The OCP update lacks clear policies for land acquisition and does not prioritize multiplexes over single-family homes. Uncertainty about whether the update will meaningfully improve Richmond. (2)
- Unclear how community equity is determined and how it will be implemented. Would like to see more details in the plan. (1)

Road Infrastructure & Traffic (6)

- Adding more housing and population growth without good public transit would lead to more traffic. (4)
- Would like more bridges and better traffic management in and out of Richmond. (1)
- Repairing roads and fixing potholes should be prioritized over creating more bike lanes. (1)

Building Methods (4)

- Wood-frame construction may pose challenges related to durability, fire safety, and pests, with suggestions to explore alternative building materials. (2)
- Prefabrication housing could decrease construction time and cost, with support for wood construction in mid-rise developments. (2)

Parks & Open Space (4)

- Provide protected greenspace for people to enjoy. Some concern that parks are disappearing from the city. (3)
- Would like to see enclosed dog parks. (1)

Development Incentives & Strategy (4)

- Reduce development fees for builders, streamline the process and permit more density. (3)
- The City should acquire more lands for housing, with funding from senior levels of government. (1)

Pathway Connectivity & Walkability (3)

- Prioritize walkability alongside increased density, calling for concrete plans and identification of future pedestrian pathways. Enhanced walkability within Local Villages could strengthen community connections. (2)
- While walkability is important, a more connected cycling network would better support car-free mobility across Richmond. (1)

Safety & Sense of Community (2)

- Opportunities to foster community through thoughtful design, such as shared parking and increased density. (1)
- Concerns about crime and safety. There needs to be further research and planning to address these issues. (1)

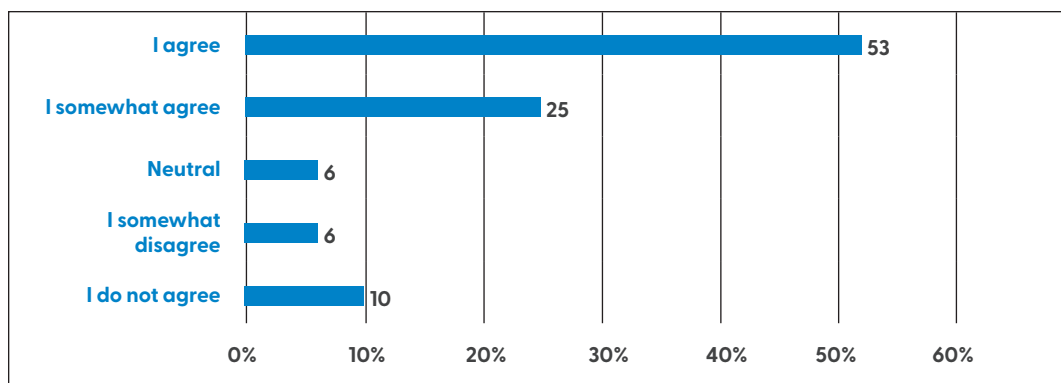


A public member engages with staff during the OCP open house at Richmond Centre.

Section 2. Deliver more housing affordability, supply and choices

I like these proposed OCP updates supporting more housing, including rental and affordable housing.

Respondents supporting more housing, including rental and affordable-housing (167 responses)



Additional comments themed (84 submitted comments)

Housing Affordability (19)

- Housing affordability is important across all ages, incomes, abilities, and backgrounds. Emphasis on enabling young people to remain in the communities they grew up in and aging in place with appropriate care home facilities. Some concerns raised about public perceptions related to low-income housing. (19)
- Support expressed for increasing housing supply, through public or non-profit rental options and affordable ownership like townhomes and apartments. While older rentals and co-ops are more family-friendly, private rental housing is still considered better than no affordable options. (5)
- Support for more rental housing. Appreciate the inclusion of rent-to-own and other innovative strategies. The implementation plan of proposed housing units is important. (3)
- Salaries need to align with cost of housing. (1)
- General concern that staff is not doing enough to address housing affordability. (1)

Built Form & Urban Design (14)

- Preference for mid-rise buildings (3–6 storeys), with some support for limiting taller buildings (6+ storeys) to North Richmond. Concerns about potential seismic risks associated with increased building heights. (4)
- Single family housing should be protected from increased density and traffic to preserve the neighbourhood character. (3)
- Urban design and built form are important for a livable community, including immigrants. Preserve Steveston's historical character and limit building height when possible, such as in Steveston. (3)
- Appreciate townhouse developments proposed along Steveston Highway. (1)
- Concern about residents being evicted for redevelopment projects that replace affordable housing. (1)
- Should limit commercial building height as Richmond is growing too fast. (1)
- More Tier 2 Neighbourhood Residential could be proposed near Local Villages. (1)

Building Density (12)

- Too much density is proposed too soon. Concern for negative impacts to single family housing character and increased traffic. Multi-storey developments in Steveston are not supported. (6)
- Support for increased density across the city, including mid-rise buildings (3–6 storeys) and diverse housing types beyond arterial roads. Higher density could help grow local businesses and would support further density in the City Centre due to its success. (4)
- Support affordable housing but preference to focus on transit-oriented development while preserving single family neighbourhoods. (1)
- Richmond should avoid urban sprawl. (1)

Development Incentives & Strategy (9)

- Support for incentivizing developers to build multiplex housing over single-family homes, with concerns about high development fees as barriers to rental housing. Suggestions included reducing fees and increasing density to improve affordability. (5)
- Municipal rent control would help keep housing affordable. Lowering housing development cost, without government subsidies, could lead to lower rents. (2)
- Proposed policies could go further by ending single family housing development and making the city more affordable. (1)
- Pre-zoning, tenant protection and supporting affordable housing projects should be prioritized. (1)



A public member learning about the proposed draft land use map during an OCP open house.

Services & Amenities (8)

- Support for increased housing, with expanded services and amenities, such as child care, schools, grocery stores and open space to support growing communities. (4)
- Concern about permitting increased density without timely delivery of developer promised community amenities. Concern that services and infrastructure are inadequate to support future growth. (3)
- Developments proposed along arterial roads should be mixed-use developments so the public could enjoy its community amenities. (1)

Traffic & Road Infrastructure (6)

- Increased density especially along arterial roads could result in congested traffic. (4)
- Concern that traffic congestion and limited bridge infrastructure make it difficult to travel in and out of Richmond. Densification could deepen these challenges. (1)
- Placing too many residential driveways on busy roads would be dangerous. Large developments on arterials should locate driveways on side streets instead. (1)

Population Growth (5)

- The need for growth and densification is questioned. The City should prioritize the needs of current residents over future residents. (2)
- The 52,000 additional residential units by 2041 seem unrealistic. Concern for traffic to worsen with increased population. (2)
- More housing would be required to accommodate immigration of skilled workers due Canada's aging population. (1)

Sense of Community (4)

- Different housing forms could promote a sense of community, such as townhouses without garages. Concern that density could lead to loss of community. (2)
- Affordable housing in Richmond should not be used as investment properties, but rather for residents. (2)

Housing Diversity (3)

- Distribute diverse housing types throughout the city, not just along arterial roads, to support growth and provide better options for seniors downsizing and families needing more space. (3)

Transport & Walkability (3)

- Richmond's public transportation is not adequate, so people would still rely on private vehicles. (1)
- Steveston is a good example of walkability and proximity to amenities despite the lack of public transit. (1)
- Would like to see extension of multi-use bike pathways. (1)

Building Methods (3)

- Incorporate more sustainable construction methods, such as passive house designs. (3)

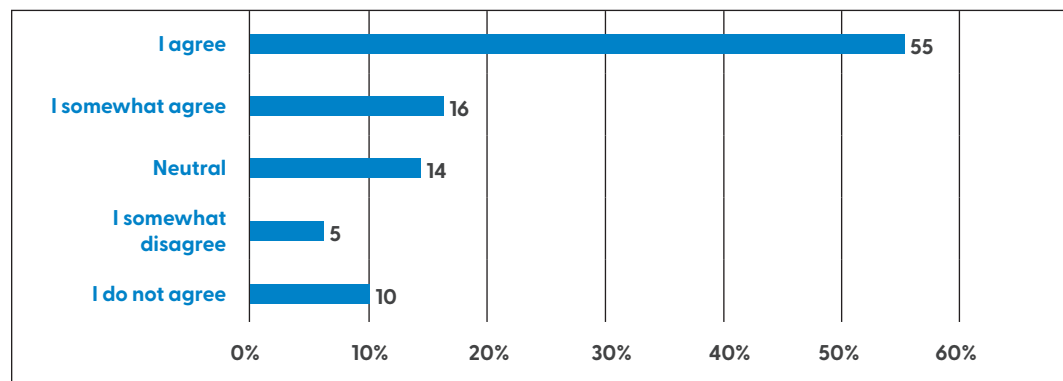
OCP update information (1)

- General support for the proposed plan. (1)

Section 3. Support a more equitable community

I like these proposed OCP updates supporting more equitable planning, development and decision-making processes.

Respondents supporting more equitable planning, development and decision making processes (167 responses)



Additional comments themed (49 submitted comments)

Equity & Community Engagement (9)

- Need for inclusive, meaningful engagement that centers current residents, equity-deserving groups, and those displaced by housing inaccessibility. Caution against using engagement to justify opposition to necessary housing development. (5)
- Skepticism about equity as a planning principle, preferring a focus on equality of opportunity. Question the framing of equity in public materials, suggesting that community members who wish to be heard should take initiative, rather than relying on equitable engagement efforts. (2)
- Suggest translating engagement materials into multiple languages to reach those who do not speak English. (1)
- Concern about abstract language in engagement materials and increased community input may give more power to those opposed to housing development. (1)

OCP Update Information (7)

- Equity information is too general, need more specific examples. (3)
- Existing diversity policies are already in place, suggesting no additional measures needed. OCP update does not seem sincere, transparent and equitable. (2)
- This initiative is a positive step toward making Richmond a more livable, attractive place to live and work. (1)
- OCP materials do not have a clear definition of equity. (1)

Shops & Amenities (5)

- Equity concerns in Hamilton due to the disproportionate provision of services and amenities such as public transportation, schools, and grocery stores to the rest of the city. (2)
- Would like to see a community centre in Ironwood. (1)
- Provide more funding for services such as libraries as it is low barrier and accessible community space for everyone. (1)
- Services should be accessible to all residents. Business signage should include at least English or French, as signs only in Chinese can make some residents feel excluded. (1)

Built Form & Urban Design (1)

- Ensure buildings are developed so that seniors can access elevators with ease. (1)

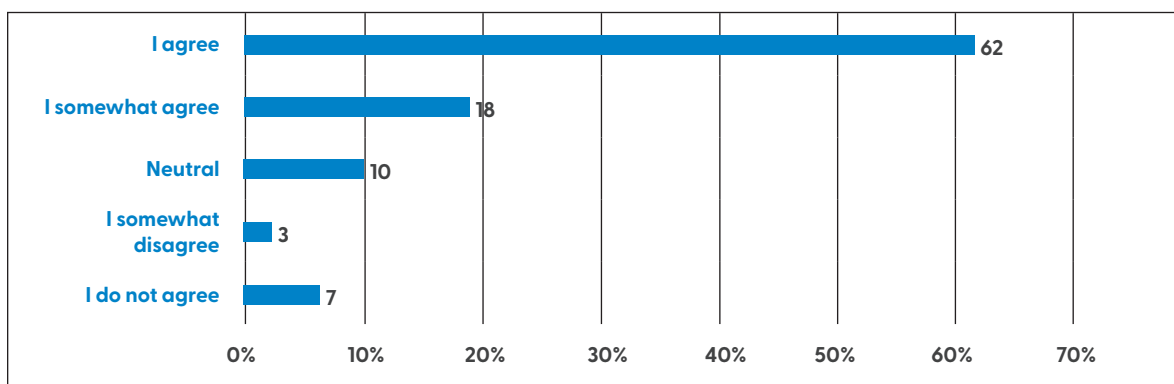
Population growth (1)

- Concerns about the potential social and economic impacts of low-income housing and immigration in Richmond. (1)

Section 4. Strengthen the land use response to climate change

I like these proposed OCP updates supporting climate mitigation and more adaptable, climate resilient communities.

Respondents supporting climate mitigation and more adaptable, climate-resilient communities. (167 responses)



Additional comments themed (52 submitted comments)

Transport & Connectivity (17)

- Support for the proposal with need to reduce car dependency by limiting road infrastructure, enhancing transit services and promoting sustainable travel. Suggestions include park-and-ride facilities, clearer 'high street' definitions, pedestrian-friendly design, and transforming Railway Avenue into a mixed-use, transit-oriented corridor. (10)
- Need to expand Richmond's bike network, noting the city's flat terrain makes cycling practical. Better separation of bike routes from vehicle traffic to ensure safety for all ages and abilities should be considered. (3)
- Skepticism that expanding public transit will have a major impact, as it is still difficult to use for daily errands across the city. (2)
- While less private vehicle dependence is good, this is challenging for Hamilton as residents heavily rely on vehicle use due to the lack of transit. (1)
- Would like to see covered walkways to account for the rainy season. (1)

Vehicle Use & Road Infrastructure (12)

- Support reducing vehicle use. Emphasized the value of providing parking at transit and business hubs, especially for families that rely on cars. Reducing vehicles would also improve environmental efficiency as significant space is dedicated to private vehicles and roads. (3)
- Support walkability but emphasized the need to maintain parking in new developments, especially for older adults and those with mobility challenges. Broader focus is needed on climate solutions beyond reducing car use, to avoid excluding vulnerable populations. (2)
- General disagreement with less private vehicle use, but is supportive of active transportation. (2)
- Unrealistic to assume people would not drive, as most new residents have at least one vehicle, contributing to already congested roads, especially during peak travel times in and out of Richmond. (2)
- Public transit safety and health make private vehicle use more appealing. Suggestions include improving cycling infrastructure, sidewalk connectivity and bus frequency to support safer, more convenient alternatives. (1)
- Support for EV adoption, but lack of charging infrastructure in rental buildings remains a barrier. Requiring EV chargers in existing apartment parkades could help reduce reliance on gas vehicles. (1)
- Need to have better roads and prioritize fixing them. (1)

OCP Update Information (8)

- Support the OCP update on climate adaptation and mitigation for a thriving community. Would like to see community level commitment to addressing these proposed strategic directions. (4)
- Concern about the OCP update's sincerity, transparency, and equity, with feedback that it is too general. Skepticism about its relevance to climate action, with some suggesting dyke maintenance is the only valid concern. (3)
- While supportive of the proposed climate adaptation and mitigation efforts, there are concerns that they lack urgency. (1)

Climate Change Policies (8)

- Richmond's climate change proposal is unlikely to have significant impacts. Implementing tariffs on high-emission goods could make more impacts. There is also concern that increased development may lead to higher overall emissions. (3)
- Climate change mitigation policies are crucial to ensure a more sustainable future. Expressed support for City funding or subsidizing heat pumps and air conditioners to protect all residents, including renters and those unable to access public centres from extreme heat and cold at home. (2)

- Historical climate records suggest a natural climate cycle that may cool over time, with skepticism about the impact of the sea level rise in Richmond. (2)
- Consider incorporating solar panel exteriors and air conditioning requirements in future building developments. (1)

Urban Forest & Open Space (6)

- Support for more shaded, rain-protected outdoor spaces and water access, with better access to green infrastructure based on where it is most effective and appropriate. (3)
- Concerns that increased density may lead to the loss of specimen trees and negatively impact urban canopy cover. Emphasized the need for more trees to help cool the city and noted that shaded areas are often closed off to the public. (2)
- Protect Richmond's natural areas. (1)

Affordability & Local Villages (5)

- Need to strike the right balance between welcoming population growth and maintaining housing affordability. Climate policies should be thoughtfully designed to avoid unintentionally increasing housing costs. (3)
- Need for housing options for newcomers within single-family neighbourhoods, supported by adequate infrastructure to accommodate growth. (1)
- Climate-resilient local villages may primarily serve higher-income residents, raising questions about how equity will be addressed in these developments. (1)

Agricultural Lands (3)

- Ensure protection of agricultural lands for food security. Concern that large homes are developed on agricultural lands and not used for farming practices. (2)
- More agricultural lands should be permitted for other non-farming uses. (1)

Shops & Amenities (3)

- Commercial spaces are unaffordable, resulting in businesses leaving neighbourhoods. Suggestions to increase permitted density in commercial areas, especially Steveston. (2)
- Services and amenities should be provided city-wide for people to connect, rather than focusing on one area, such as City Centre. (1)

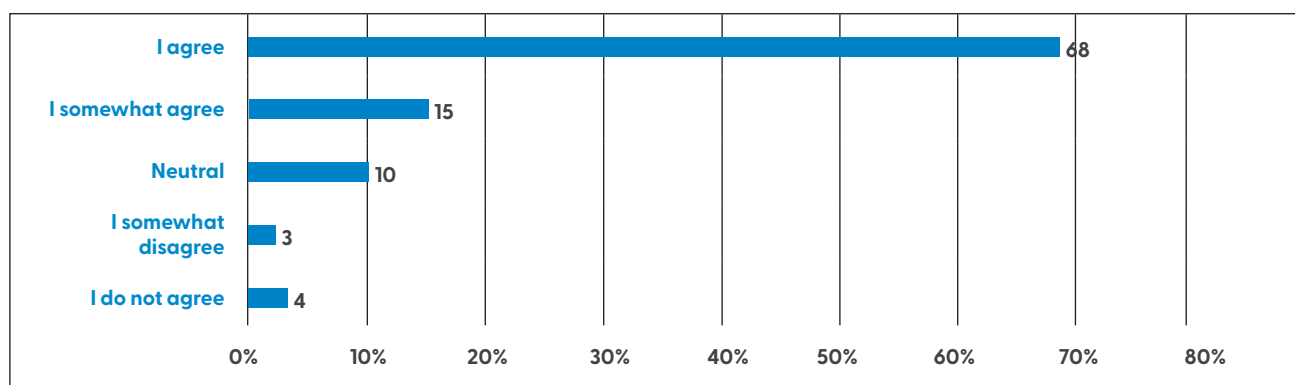
Education & Programming (2)

- Provide more opportunities for educational nature programs around the city. (1)
- Richmond should take a stronger stance on water conservation, including exploring household water metering to increase accountability and awareness, and enhancing public education efforts. (1)

Section 5. Enhance Richmond's environment and natural assets

I like these proposed OCP updates supporting greater environmental protection and enhancement.

Respondents supporting greater environmental protection and enhancement (167 responses)



Additional comments themed (41 submitted comments)

Urban Forest & Parks (10)

- The parks should be protected and enhanced, with suggestions to create an urban forest at Garden City lands. Would like to see more green spaces in areas such as Terra Nova, and more dog parks. (3)
- Opposed to an urban forest in Richmond with concerns that further expansion would negatively impact views for residents. (2)
- Richmond made strong progress in urban forestry, but future growth and land constraints should prioritize walkability over trees. Strict private tree retention could hinder densification. (2)
- Support the idea of an Urban Forest Action Plan and suggests using agricultural land to build roads lined with trees, creating affordable, low-density communities for families. (1)
- Higher-density housing can accommodate more people but lacks green space. Urban planning must ensure these developments include greenery. (1)
- Tree canopy expansion and changes to flora and fauna should be limited to new or redeveloping areas to reduce disruption and community resistance. (1)

Environmental protection (10)

- Richmond should do more to protect plants, animals, and older trees, while enhancing natural beauty with more walking and biking paths. There is concern that once these natural assets are lost, they cannot be restored. (5)
- Agricultural lands need to be protected for farm use in the midst of climate change. (2)

- Overall Richmond does well in enhancing the city's natural assets, with commitment to streamline this work. (2)
- Environmental Sensitive Area Development Permit area on private residential land is inconsistent, negatively affects property value, and should be reconsidered or removed. (1)

Balancing Growth (7)

- New housing should not compromise the environment, especially when underutilized land is available. Densification should be balanced with the preservation of natural spaces, trees, and waterways that are well adapted to the local ecosystem. (6)
- Conservation land in East Richmond should be used for housing development instead. (1)

Policy & Process (3)

- Artificial turf should be restricted rather than focusing on the restriction of specific plants and trees. (1)
- Concern that discussions and meetings are slowing down efforts to address climate issues and environmental protection. (1)
- Richmond should use existing data to guide biodiversity efforts to avoid costly new studies. (1)

Landscape & Water (2)

- Richmond's waterfront is mostly industrial, not recreational. Calling it a natural asset is unrealistic. The city lacks accessible, people-friendly natural spaces. (1)
- Richmond's dyke system needs to withstand worst-case climate change scenarios. (1)

Education & Programming (2)

- Residents would benefit from nature educational opportunities. (2)



OCP open house at Richmond Centre.

I have the following final comments (43 submitted comments)

Services & Amenities (7)

- Concerns for school capacity, access to services, and public safety as Richmond grows. Appreciation for existing amenities like parks, grocery stores, and community centres, which support community belonging. (5)
- Suggestions included adding more pickleball courts to meet recreational needs. (1)
- Would like to see more parks and greenery by River Parkway and Gilbert Road area. (1)

Transport & Access (7)

- Richmond can take inspiration from cities like Amsterdam and Copenhagen by prioritizing people-centric and walkable urban design over car dependency. (2)
- Transit networks should connect to local villages, expand beyond Brighthouse Station and integrate mid- to high-rise affordable housing with nearby amenities, services, and greenspace. (2)
- Richmond should improve basic infrastructure maintenance such as bridges, potholes and sidewalks to improve overall livability. (2)
- Cycling safety could be improved in Richmond. (1)

OCP Update Information (7)

- Overall support for the OCP's vision and its direction towards equity and resilience, while encouraging a more adaptive development framework and clearer language to reflect the City's level of commitment. A well thought out framework. (4)
- Would like the city to follow through on their stated commitments. Concern that public feedback would not be genuinely taken into consideration. (3)

Development Incentives & Projects (5)

- Support for fast-tracking plans for a denser, mixed-use community to enhance quality of life. Encouragement for Richmond to be more progressive by removing barriers to business and development. (2)
- Suggest increasing property tax while decreasing Development Cost Charges to encourage more housing development. (1)
- Keep Richmond unique instead of turning the city into Vancouver. (1)
- Many properties with outdated development signs and deteriorating conditions are underutilized, highlighting the need for the City to take a more proactive approach to address stalled projects. (1)

Building Density (5)

- Concerns raised about potential traffic, congestion, and the need for adequate services and amenities to maintain quality of life. (4)
- General support for increased density in the City Centre, with recognition that it can help protect agricultural land and support young farmers. (1)

Housing & Development (5)

- Concern over the demolition of livable homes for large new builds, citing environmental waste and negative impacts on neighborhood character. Overall concern about rapid change and construction happening in Richmond over the past ten years. (2)
- More public housing is critical to meet the city's affordable housing targets. (1)
- It is unclear why there is a need to develop lands in Richmond when development can happen outside of the city. (1)
- Suggest promoting young family-friendly housing near under-enrolled schools to support school viability, reduce traffic, and foster vibrant community spaces. (1)

Land use & Environmental protection (4)

- Improving dikes and dredging should be prioritized to strengthen flood and disaster recovery. (2)
- Would like to see agricultural lands used instead for urban development and a growing population. (1)
- Ensure agricultural lands are protected from non-farming uses. (1)

Equity & Community Engagement (2)

- Ensure everyone, especially equity deserving groups, have opportunities to be engaged. Propose setting up pop-up booths at high-traffic locations like grocery stores. (1)
- Lack of OCP public engagement with First Nations compared with other municipalities. Greater effort is needed in support of Truth and Reconciliation. (1)

Safety & Accessibility (2)

- The OCP update should address livability concerns, including littering, lack of trash infrastructure, light pollution, and safety issues. Richmond is not accessible and does not support those with diverse needs. (2)



OCP phase two community engagement postcard.

Email Feedback

This section summarizes input received via email from individual community members, external agencies, neighbouring municipalities and community interest groups. While not part of the formal survey, these responses offer complementary perspectives and highlight specific concerns or suggestions relevant to the OCP update.

Community Member Submissions

There are two responses received via email from individual community members. Summary of comments include:

- Need for more rental housing in Steveston due to working professionals, young families and seniors being turned away.
- Agricultural lands should be reconsidered for housing development due to the urgent need in the city.

External Agencies, Neighbouring Municipalities and Community Organizations Submissions

Five emails with general feedback were received from external agencies, neighbouring municipalities and community organizations as part of the OCP engagement process. They expressed interest in staying informed and indicated a willingness to provide further input as the draft OCP progresses. Feedback is summarized under the four OCP target area topics.

Housing Affordability

- Support to expand rental housing supply through the designation of Tier 1 Arterial Connector lands in the Hamilton neighbourhood area.
- Importance of aligning the OCP with existing legislation and regional planning priorities, particularly in relation residential density.

- Support for new ideas to make housing more affordable, such as creating a local housing organization and using extra building space for affordable homes. Steveston needs more rental housing.
- Set up a central housing registry, policies to ensure more rental housing are near transit and services, and making sure new homes are accessible for people with disabilities.
- Create a non-profit group to help manage housing for seniors and low-income residents and develop a plan to address homelessness.

Community Equity

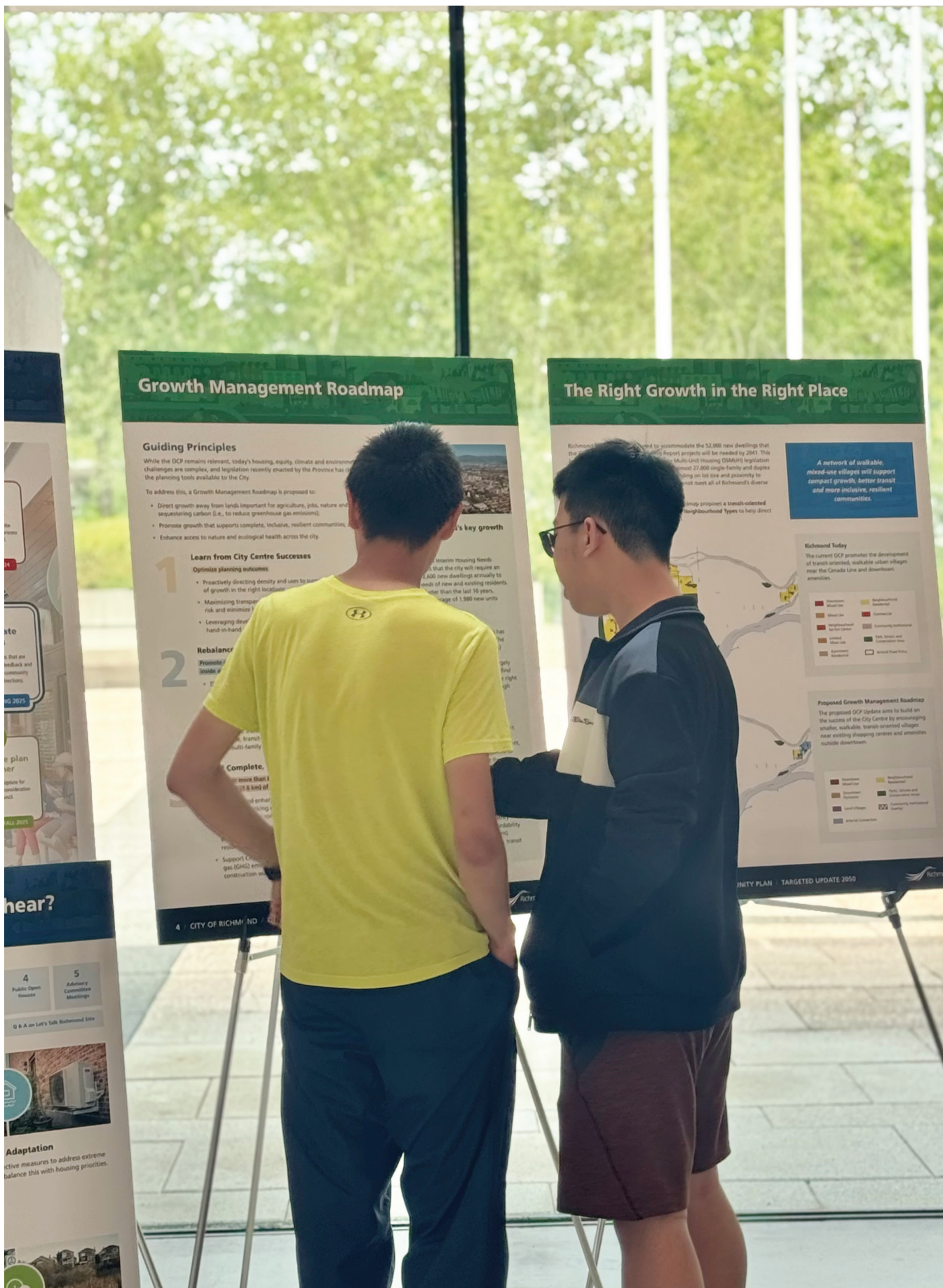
- Encourages Richmond to be a safer, more inclusive, and more connected city for everyone.
- Suggestions include involving people with lived experience in decision-making, improving walkability and access to services, and making it easier to get around by walking, biking, or taking transit.
- Recommends better access to health and wellness services, including support for people dealing with addiction, and adopting a living wage policy for the City.

Environmental Protection & Enhancement

- Highlights the importance of growing more local food and protecting farmland.
- Support farmers, creating a shared kitchen space as a community benefit, and building a central hub to manage emergency food programs.
- Recommend improving parks and green spaces, planting more trees, and making sure nature and people can share space in the city.
- Question why some agricultural lands can not be used for housing development, considering there is a housing affordability crises.
- Keen to learn more about Richmond's park acquisition strategy.

Climate Adaptation & Mitigation

- Regional considerations such as transportation infrastructure, climate resilience, and impacts on the Fraser River were also reviewed, with no additional comments.
- Supports the City's efforts to reduce pollution and move toward a more sustainable, circular economy.
- Concern for extreme weather impacts on low-income residents, especially during heat waves and cold winters.
- Suggest updating rental housing policies to include a maximum indoor temperature, improving emergency shelter access, and studying how energy costs affect residents' ability to heat and cool their homes.



Two youths reading the OCP display boards at the City Hall gallery.

Next Steps

The final phase will incorporate feedback received through the Phase Two public engagement, along with other considerations including Council direction, Richmond's policy framework and additional policy and technical analysis, into a new OCP document. Further, the revised OCP will need to include updates to the land use designations and policies of the OCP to permit the 20-year supply and types of housing identified in the Interim Housing Needs Report (endorsed by Council in December 2024).

Ongoing information is available at richmond.ca/ocp-update.

Contact:

City of Richmond
Planning and Development Division
CommunityPlanning@richmond.ca

