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|--------------|----------------------------------------------------------------------------------------------------------------|--------------|----------------------|
| <b>To:</b>   | Planning Committee                                                                                             | <b>Date:</b> | May 14, 2026         |
| <b>From:</b> | Wayne Craig<br>General Manager, Planning and Development                                                       | <b>File:</b> | 08-4045-30-02/Vol 01 |
| <b>Re:</b>   | <b>Official Community Plan: Minor Administrative Amendments and Environmentally Sensitive Areas Map Update</b> |              |                      |

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### Staff Recommendations

1. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10767, to incorporate minor administrative amendments to the Official Community Plan (OCP), including minor changes to the OCP Land Use Map, Plan Interpretation and Sections 3 and 6, be introduced and given first reading;
2. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10768, to remove the Environmentally Sensitive Area (ESA) designation from the properties bounded by Thompson Gate, Boundary Road, Highway 91A and Thompson Road, be introduced and given first reading;
3. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10767, and Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10768, having been considered in conjunction with:
  - a. the City's Financial Plan and Capital Program; and
  - b. the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

is hereby found to be consistent with said programs and plans, in accordance with Section 477(3)(a) of the *Local Government Act*; and

4. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10767, and Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10768, having been considered in accordance with Section 475 of the *Local Government Act* and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation.

### **Executive Summary**

Following Council's adoption of the Official Community Plan (OCP) 2050 Targeted Update on February 9, 2026, staff identified a number of minor technical administrative amendments that would improve the OCP's accuracy and ease of implementation. The proposed amendments do not introduce new policy directions. Instead, they clarify interpretation, correct minor mapping inconsistencies, and address minor omissions.

The report also responds to Council's resolution at the May 11, 2026, Regular Council meeting to remove the Environmentally Sensitive Area (ESA) designation from the properties bounded by Thompson Gate, Boundary Road, Highway 91A and Thompson Road.

## Staff Report

### Origin

On February 9, 2026, Council adopted amendments to the City's Official Community Plan (OCP) through the OCP 2050 Targeted Update, including updates to the land use map, housing policies, environmentally sensitive areas, and regional context statement. Since the adoption of the OCP Update, staff have identified minor technical administrative amendments that would improve accuracy and ease of implementation, while maintaining the policy direction approved by Council. This report summarizes the proposed minor technical amendments and brings forward Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10767, which would amend the OCP to make the changes described in this report.

This report also responds to the following Council resolution adopted at the May 11, 2026 Regular Council meeting:

*That the Environmentally Sensitive Areas (ESA) designation in the outlined areas (privately owned properties between Thompson and Boundary Roads, and south of Thompson Gate in the Hamilton area) be rescinded effective immediately.*

To implement the resolution, the proposed Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10768 would remove the ESA designation from the properties bounded by Thompson Gate, Boundary Road, Highway 91A and Thompson Road.

This report supports Council's Strategic Plan 2022–2026 Focus Area #2 Strategic and Sustainable Community Growth:

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

### Background

The City's Official Community Plan (OCP) is the principal land use policy document guiding growth and development in Richmond. On February 9, 2026, Council adopted a revised OCP (2050 OCP), including updates to the land use map, housing affordability policies, environmentally sensitive areas (ESA) guidelines and map, and regional context statement. The update also responded to the Province's requirement for local governments to align their OCPs with recent housing legislation by December 31, 2025.

As is typical following a major policy update, staff identified minor technical items requiring correction or clarification, as implementation proceeds. The amendments outlined in this report are intended to address those items.

### Analysis

The following section is organized into two parts:

- Proposed minor technical text and map amendments intended to improve the OCP's clarity, consistency and implementation; and

- Removal of ESA designation for the properties bounded by Thompson Gate, Boundary Road, Highway 91A and Thompson Road, as directed by Council.

The proposed text and map amendments are summarized below and described in further detail in Attachment 1 and Attachment 2.

#### *Proposed Text Amendments (Attachment 1)*

- **Plan interpretation:** revising the land use map precedence wording to clarify that, where Schedule 1 (Land Use Map) permits greater height, density or uses, than Schedule 2 (Area Plans), the City may consider development consistent with Schedule 1.
- **Small-Scale Multi-Unit Housing (SSMUH):** clarifying that references to single-family, single-detached or duplex residential uses include SSMUH forms, where applicable.
- **Neighbourhood types:** clarifying that where a site includes more than one neighbourhood type or sub-type (e.g., Arterial Connectors and Neighbourhood Residential), development may be permitted subject to Council consideration and approval.
- **Typical form and use:** clarifying that the Neighbourhood Type tables identify the typical form and use of development, except as otherwise approved by Council.
- **Rooftop features:** clarifying that permitted rooftop features (e.g., elevator overruns, rooftop appurtenances) above typical height limits do not include habitable space.
- **Consistent terms:** updating terminology and related wording to improve consistency and interpretation, including clarification of adjacent lower-density areas for lands designated Local Villages and Arterial Connectors.
- **Predominant uses:** adding “apartment (rental only)” to the predominant uses in Neighbourhood Residential (Tier 2), consistent with permissions already reflected in the applicable table.
- **Housing policy wording:** making minor wording revisions and policy relocations within Section 3.2 for clarity and consistency.
- **Temporary use permits:** updating previous land use references to align with current OCP land use types.

#### *Proposed Map Amendments (Attachment 2)*

##### **OCP Land Use Map**

- **6360 Lynas Lane:** redesignation from Neighbourhood Residential (Tier 1) to Neighbourhood Residential (Tier 2) to reflect the existing multi-family development on-site.
- **Park properties:** redesignation of several park properties from Neighbourhood Residential (Tier 1) to Park to reflect their function as part of existing parks.
- **Garry Point entrance:** redesignation from Neighbourhood Residential (Tier 1) to Conservation to apply a consistent designation across the entire hooked lot.



- **Graphic corrections:** general clean-up of arterial road land use designations to be consistent with adjacent lot designations.

### **OCP SSMUH Lot Size Map**

- **North side of Steveston Highway west of No. 1 Road:** applying RSM/S and RSM/L categories to the lots on the north side of Steveston Highway west of No. 1 Road, consistent with their existing RSM zoning.
- **RCC zoned sites:** applying appropriate RSM categories to sites zoned “Residential Child Care (RCC)”, which permits child care facilities with single detached housing as a secondary use.
- **Other lots:** adding other SSMUH lots that were inadvertently omitted, including split-designated lots.

The proposed amendments support the implementation of the OCP Update adopted by Council on February 9, 2026 by improving clarity, consistency and map accuracy.

### **Removal of ESA (Properties bounded by Thompson Gate, Boundary Road, Highway 91A and Thompson Road)**

This report also responds to Council’s resolution at the May 11, 2026 Regular Council Meeting to remove the ESA designation from the properties bounded by Thompson Gate, Boundary Road, Highway 91A and Thompson Road. Proposed Amendment Bylaw 10768 would implement Council’s resolution by removing the ESA designation in the OCP from the subject properties.

### **OCP Amendment Consultation**

Staff have reviewed the proposed OCP amendments (Bylaw 10767 and Bylaw 10768) with respect to the *Local Government Act* and the City’s OCP Bylaw Preparation Consultation Policy No. 5043 requirements and determined that no further consultation is required with external agencies as the proposed amendments are minor in nature and the proposed ESA removal is being advanced in direct response to a Council resolution. A public hearing will be required as part of the bylaw adoption process and public notification for the public hearing will be provided as per the *Local Government Act*. Attachment 3 provides a summary of OCP consultation.

### **Budgetary Implications**

None.

### **Conclusion**

Following Council’s adoption of the initial Official Community Plan (OCP) 2050 Targeted Update on February 9, 2026, staff identified minor technical administrative amendments to improve the OCP’s accuracy, consistency and ease of implementation. The proposed amendments consist of limited text clarifications and map corrections, including updates to terminology, interpretation provisions, neighbourhood type tables, housing policy wording, and mapping.

This report also responds to Council’s May 11, 2026 resolution to remove the ESA from the properties bounded by Thompson Gate, Boundary Road, Highway 91A and Thompson Road.

The proposed changes are minor in nature and are consistent with Council's approved policy direction. On this basis, it is recommended that Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10767, and Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10768, be introduced and given first reading.

Respectfully submitted,

John Hopkins, Director, Policy Planning

**Report Contributors**

This report was prepared by Steven De Sousa, Planner 3 and reviewed by the Parks Services Department and Development Applications.

Endorsed by Serena Lusk, CAO

- Att.    1: Summary of Proposed OCP Text Amendments  
          2: Summary of Proposed OCP Map Amendments  
          3: OCP Consultation Summary

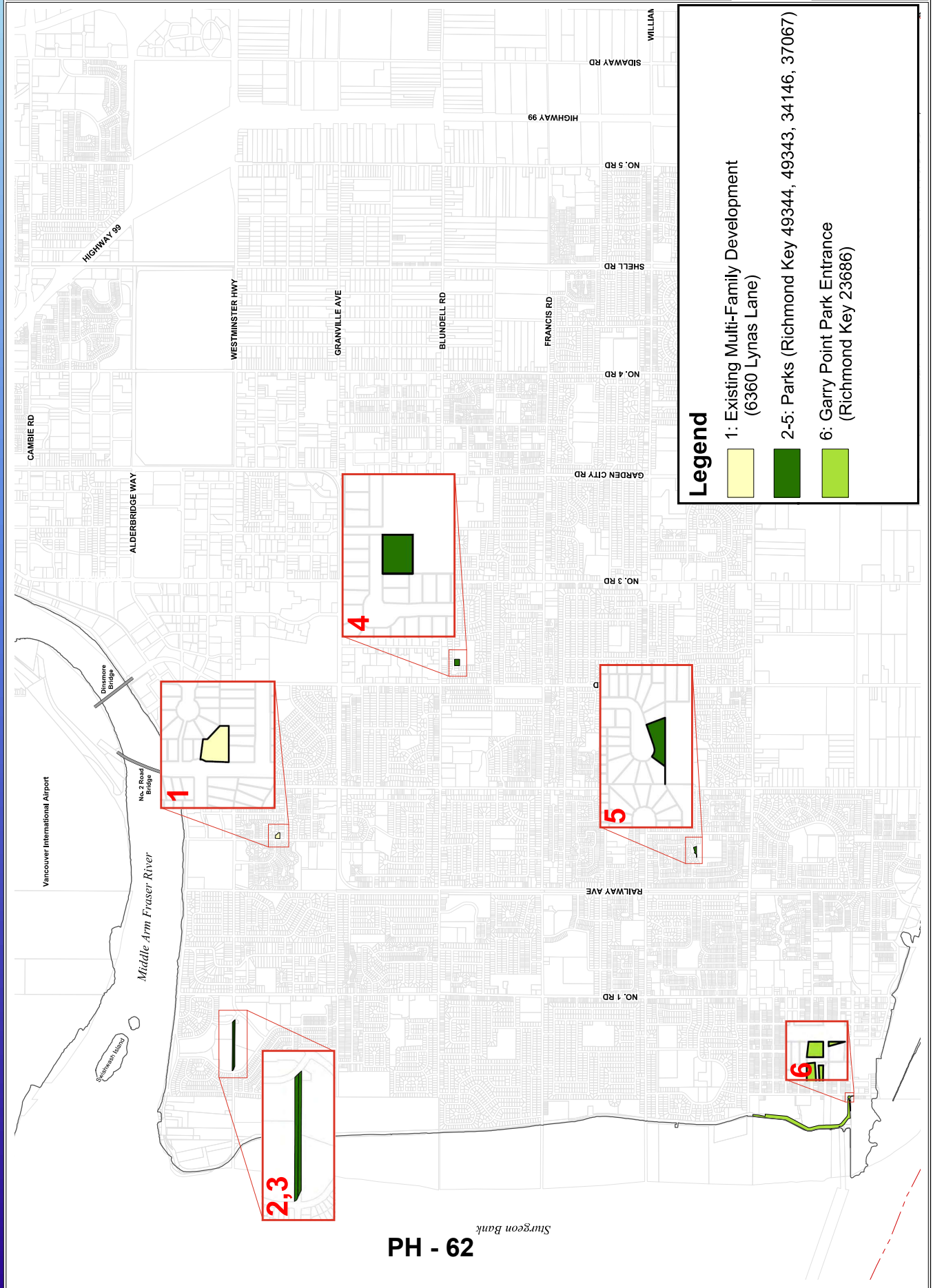
**Summary of Proposed Official Community Plan (OCP) Housekeeping**
**Proposed Text Amendments**

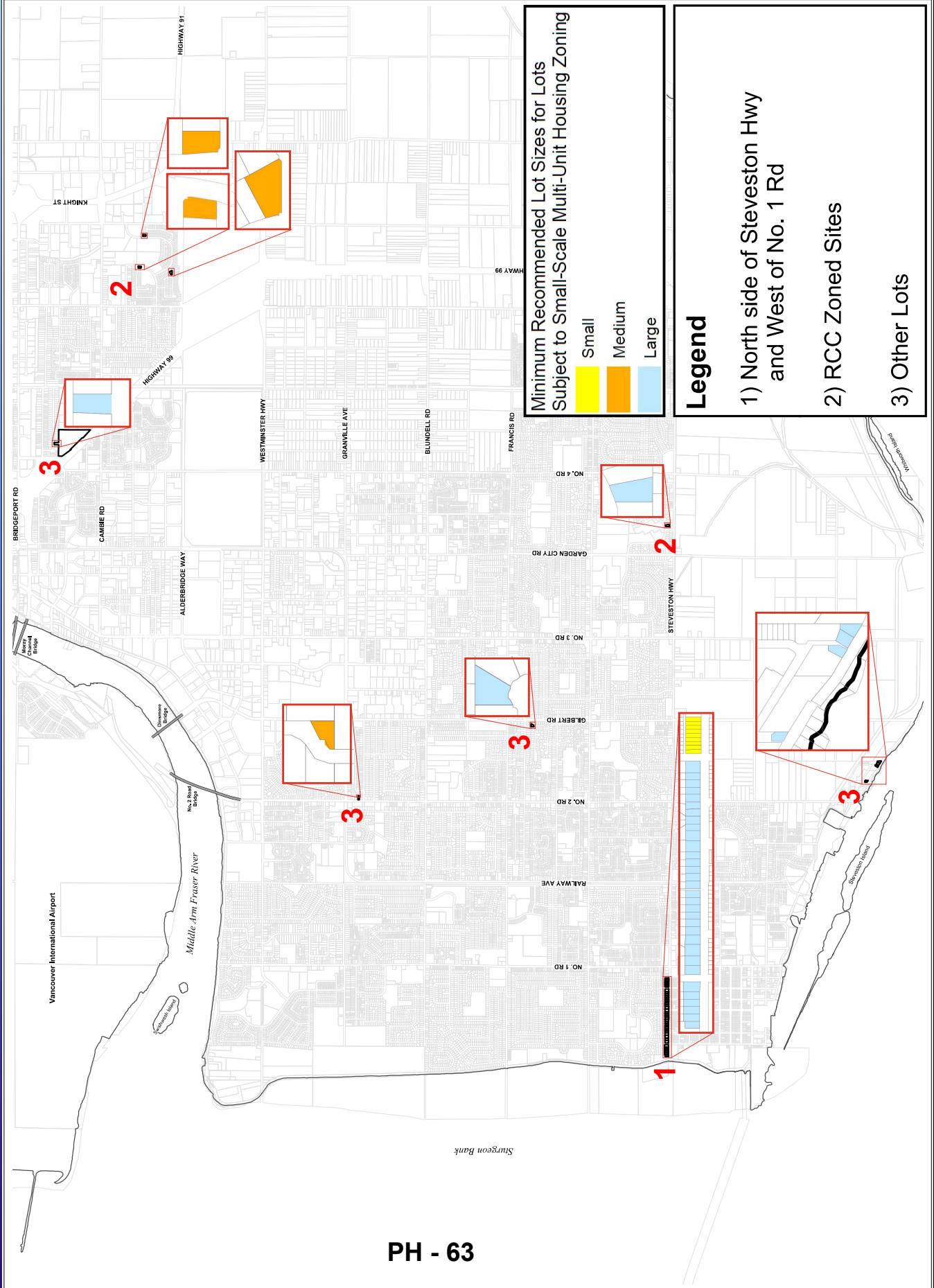
| <b>Location</b>                                                             | <b>Existing</b>                                                                                                | <b>Proposed</b>                                                                                                     | <b>Notes</b>                                                                                 |
|-----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| <b>Plan precedence</b> (Plan Interpretation)                                | Schedule 1 shall apply in situations where Schedule 1 permits more height, density, or uses than the Area Plan | Replace shall with may                                                                                              | Clarify the City may consider development consistent with Schedule 1 in this context         |
| <b>Small-Scale Multi-Unit Housing</b> (Plan Interpretation)                 | N/A                                                                                                            | Insert new section indicating that references to single family and duplex include SSMUH                             | Clarify SSMUH is included in any references to single family, single detached or duplex      |
| <b>Neighbourhood types</b> (Intro, Sec 3.1, Obj 2)                          | N/A                                                                                                            | Insert policy indicating a site with more than one Neighbourhood Type may be permitted, subject to Council approval | Clarify that sites with more than one Neighbourhood Type may be considered                   |
| <b>Typical form and use</b> (Neighbourhood Type Tables, Sec 3.1, Obj 2)     | N/A                                                                                                            | Insert subtitle "typical form and use of development except as otherwise approved by Council"                       | Clarify flexibility to form and use of development (for all neighbourhood types)             |
| <b>Rooftop features</b> (Neighbourhood Type Tables, Sec 3.1, Obj 2)         | Rooftop features may exceed typical heights                                                                    | Insert "(i.e., excluding habitable space)"                                                                          | Clarify rooftop features do not include habitable space (for all neighbourhood types)        |
| <b>Local Villages</b> (Sec 3.1, Obj 2 (p. 49))                              | Local Village development is distinct from adjacent "arterial road" development                                | Replace with "Arterial Connectors" development                                                                      | Clarify what type of development                                                             |
| <b>Shading/overlook</b> (Local Village & Arterial Connector, Sec 3.1 Obj 2) | Mitigate shading and overlook of lower density neighbours                                                      | Insert "(e.g. Small-Scale Multi-Unit Housing)"                                                                      | Clarify this is referring to the interface with abutting SSMUH                               |
| <b>Predominant uses</b> (NRES (Tier 2) Tables, Sec 3.1, Obj 2)              | Predominant uses include townhouse only for NRES Tier 2                                                        | Insert "Apartment (rental only)"                                                                                    | Clarify rental apartments are also permitted as per associated table                         |
| <b>2050 Target</b> (Sec 3.2, Obj 1)                                         | Build approx. 52,000 new homes in key areas by 2041 and more homes to 2050                                     | Replace "homes to 2050" with "beyond"                                                                               | Correspond to the policy summary table at the beginning of the chapter                       |
| <b>Secondary suites</b> (Sec 3.2, Obj 2, Policy d)                          | Secure a secondary suite or cash through rezoning/subdivision for new single-family                            | Move from Policy d (LEMR) to Policy c (Market Rental) and insert "and Small-Scale Multi-Unit Housing"               | Clarify a secondary suite is market rental and include SSMUH to reflect new terminology      |
| <b>Government/non-profit rental</b> (Sec 3.2, Obj 3, Policy a)              | Optimize government/non-profit housing to prioritize below-market housing                                      | Add other housing providers and other market housing types                                                          | Provide support for other rental housing projects (e.g. market developers and market rental) |
| <b>Temporary use permits</b> (Sec 6, Policy 6.1.k)                          | Permit temporary use permits in legacy designations                                                            | Replace legacy designations with new "City Centre Downtown, City Centre Perimeter and Local Village"                | Revise to reflect new land use types                                                         |

Summary of Proposed Official Community Plan (OCP) Housekeeping

Proposed Map Amendments

| #                             | Location                                                                                                                            | Existing                                          | Proposed                                                                                                             | Notes                                                                                                                 |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>OCP Land Use Map</b>       |                                                                                                                                     |                                                   |                                                                                                                      |                                                                                                                       |
| 1                             | <b>Existing Multi-Family Development</b> (6360 Lynas Lane)                                                                          | Neighbourhood Residential – Tier 1                | Neighbourhood Residential – Tier 2                                                                                   | Proposed designation consistent with existing multi-family development                                                |
| 2-5                           | <b>Park properties</b> (Richmond Key 49344, 49343, 34146, 37067)                                                                    | Neighbourhood Residential – Tier 1                | Park                                                                                                                 | Parks confirmed properties are part of existing parks and to be designated Park                                       |
| 6                             | <b>Garry Point Park entrance</b> (Richmond Key 23686)                                                                               | Neighbourhood Residential – Tier 1 & Conservation | Conservation                                                                                                         | 1 of 4 parts of a hooked lot, revise to apply consistent designation throughout lot                                   |
|                               | <b>Graphic corrections</b>                                                                                                          | N/A                                               | Graphic clean-up of arterial road land use designations to be consistent with land use designations of fronting lots | Consistent approach for road designations applied throughout land use map (to mid-point of road)                      |
| <b>OCP SSMUH Lot Size Map</b> |                                                                                                                                     |                                                   |                                                                                                                      |                                                                                                                       |
| 1                             | <b>North Side of Steveston Hwy West of No 1 Rd</b> (3833 to 2891 Steveston Hwy)                                                     | None                                              | RSM/S (between 3833 Steveston Hwy to 10988 2nd Ave)<br>RSM/L (between 3691-2891 Steveston Hwy)                       | Consistent with existing RSM zoning                                                                                   |
| 2                             | <b>RCC Zoned Sites</b> (12551 Jensen Dr, 12840 Jack Bell Dr, 12720 Cameron Dr, 10940 Mortfield Dr)                                  | None                                              | Apply applicable RSM zone consistent with surrounding neighbourhood                                                  | Lots previously omitted from the map due to existing RCC zone                                                         |
| 3                             | <b>Other Lots</b> (6811 Juniper Dr, 13333 Princess St, 6471 Dyke Rd, 6461 Dyke Rd, 6433 Dyke Rd, 7100 No 2 Rd, 10211 St Edwards Dr) | None                                              | Apply applicable RSM zone consistent with existing RSM zoning                                                        | Other SSMUH lots inadvertently omitted from map (e.g., split-designated, outside previous lot size policy area, etc.) |





## OCP Consultation Summary

Staff have reviewed the proposed OCP amendments, with respect to the *Local Government Act* and the City's OCP Bylaw Preparation Consultation Policy No. 5043 requirements. The table below clarifies this recommendation as it relates to the proposed OCP amendments.

| Stakeholder                                                                  | Referral Comment (No Referral Necessary)                                                             |
|------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| Agricultural Land Commission (ALC)                                           | No referral necessary because the area is not located in the Agricultural Land Reserve (ALR).        |
| Richmond School Board                                                        | No referral necessary because the Richmond School Board is not affected.                             |
| The Board of Metro Vancouver                                                 | No referral necessary because the Regional District is not affected.                                 |
| The Councils of adjacent Municipalities                                      | No referral necessary because adjacent municipalities are not affected.                              |
| First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)                           | No referral necessary because First Nations are not affected.                                        |
| TransLink                                                                    | No referral necessary because TransLink is not affected.                                             |
| Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)  | No referral necessary because the Port is not affected.                                              |
| Vancouver International Airport Authority (VIAA) (Federal Government Agency) | No referral necessary because VIAA is not affected.                                                  |
| Richmond Coastal Health Authority                                            | No referral necessary because the Health Authority is not affected.                                  |
| Stakeholder                                                                  | Referral Comment (No Referral Necessary)                                                             |
| Community Groups and Neighbours                                              | Public notification for the Public Hearing will be provided as per the <i>Local Government Act</i> . |
| All relevant Federal and Provincial Government Agencies                      | No referral necessary.                                                                               |



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**Richmond Official Community Plan Bylaw 9000  
Amendment Bylaw 10767  
(OCP Housekeeping)**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended in the Plan Interpretation Section by replacing the “Land Use Maps – Plan Precedence” section with the following:

**“Land Use Maps – Plan Precedence**

If there is a conflict with respect to a land use designation between the OCP Land Use Map (Schedule 1) and the Area or Sub-Area Plan Land Use Maps (Schedule 2), the Area or Sub-Area Plan Land Use Maps shall take precedence, except that the land use designation in Schedule 1 shall take precedence notwithstanding conflicting information which may be shown in Schedule 2:

- for sites designated OCP Conservation Area; and
- for sites designated OCP City Centre Downtown and designated under Richmond’s Transit-Oriented Areas (TOA) Designation Bylaw 10560.

In situations where Schedule 1 permits more height, density, or uses on a site than the Area or Sub-Area Plan and the development complies with all applicable Schedule 1 land use designations and policies, the City may consider development consistent with Schedule 1, excluding the area designated in the Steveston Village Heritage Conservation Area Map which is attached to and forms part of the Steveston Area Plan and is designated as a Heritage Conservation Area under Section 614 of the *Local Government Act*.”

2. Richmond Official Community Plan Bylaw 9000, as amended, is further amended in the Plan Interpretation Section by inserting the following new section after the “Aircraft Noise Sensitive Land Use” section:

**“Small-Scale Multi-Unit Housing (SSMUH)**

OCP (Schedule 1) and Area and Sub-Area Plan (Schedule 2) policies, guidelines and map designations containing references to single family, single detached, duplex, two-unit dwelling and similar residential uses shall be understood to include Small-Scale Multi-Unit Housing (SSMUH), except where SSMUH is prohibited by the City including Transit-Oriented Areas, Agricultural Land Reserve, and locations the OCP Land Use Map



(Schedule 1) designates primarily for non-residential purposes (i.e., Agriculture, Airport, Commercial, Conservation Area, Industrial, Mixed Employment, Park, School).”

3. Richmond Official Community Plan Bylaw 9000, as amended, is further amended in Section 3.1, Objective 2, by:

- 3.1. Replacing the introductory paragraph with the following:

“Building complete, compact communities helps to put people within an easy walk or roll of their daily needs including transit, shops, amenities, jobs and attractive housing options. Building complete Richmond communities involves five complementary Neighbourhood Types and sub-types that will support enhanced urban living in City Centre and new compact village opportunities in suburban areas.”

- 3.2. Replacing the first paragraph under “Policies” with the following:

**“POLICIES**

The following policies address those areas where housing is a principal use, either alone or in combination with other uses (i.e., mixed-use), organized according to five Neighbourhood Types and sub-types. In situations where a site involves more than one Neighbourhood Type or sub-type (excluding sites involving City Centre Downtown or a non-Neighbourhood Type designation such as Commercial), development may be permitted subject to an approved design demonstrating a form and character compatible with the site's land use designations and OCP objectives for a more complete, inclusive and sustainable community, as determined to the satisfaction of Richmond City Council.”

4. Richmond Official Community Plan Bylaw 9000, as amended, is further amended in Section 3.1, Objective 2, “City Centre Downtown” by:

- 4.1. Inserting the following subtitle after the title “City Centre Downtown” in the Neighbourhood Type Table:

“Typical form and use of development except as otherwise approved by Council.”

- 4.2. Inserting the following in Note (1) of the Neighbourhood Type Table after “Rooftop features”:

“(i.e., excluding habitable space)”

5. Richmond Official Community Plan Bylaw 9000, as amended, is further amended in Section 3.1, Objective 2, “City Centre Perimeter” by:

- 5.1. Inserting the following subtitle after the title “City Centre Perimeter” in the Neighbourhood Type Table:

“Typical form and use of development except as otherwise approved by Council.”

- 5.2. Inserting the following in Note (2) of the Neighbourhood Type Table after “Rooftop features”:

“(i.e., excluding habitable space)”
6. Richmond Official Community Plan Bylaw 9000, as amended, is further amended in Section 3.1, Objective 2, “Local Villages” by:
  - 6.1. Replacing the fifth bullet in Policy c. with the following:

“**Built form:** Encourage strong, three- to six-storey streetwall-type buildings to make it distinct from adjacent Arterial Connectors development and impart a more urban character.”
  - 6.2. Inserting the following in the “Typical Building Types & Envelope” section in the first paragraph after “lower density neighbours”:

“(e.g., Small-Scale Multi-Unit Housing)”
  - 6.3. Inserting the following subtitle after the title “Local Villages” in the Neighbourhood Type Table:

“Typical form and use of development except as otherwise approved by Council.”
  - 6.4. Inserting the following in Note (1) of the Neighbourhood Type Table after “Rooftop features”:

“(i.e., excluding habitable space)”
7. Richmond Official Community Plan Bylaw 9000, as amended, is further amended in Section 3.1, Objective 2, “Arterial Connectors” by:
  - 7.1. Inserting the following in the “Typical Building Types & Envelope” section in the first paragraph after “lower density neighbours”:

“(e.g., Small-Scale Multi-Unit Housing)”
  - 7.2. Inserting the following subtitle after the title “Arterial Connectors” in the Neighbourhood Type Table:

“Typical form and use of development except as otherwise approved by Council.”
  - 7.3. Inserting the following in Note (2) of the Neighbourhood Type Table after “Rooftop features”:

“(i.e., excluding habitable space)”
8. Richmond Official Community Plan Bylaw 9000, as amended, is further amended in Section 3.1, Objective 2, “Neighbourhood Residential” by:

- 8.1. Inserting the following subtitle after the title “Neighbourhood Residential” in the Neighbourhood Type Table:

“Typical form and use of development except as otherwise approved by Council.”
- 8.2. Inserting the following new bullet under Predominant Typical Uses for Neighbourhood Residential (Tier 2):

“Apartment (rental only)”
- 8.3. Inserting the following in Note (2) of the Neighbourhood Type Table after “Rooftop features”:

“(i.e., excluding habitable space)”
9. Richmond Official Community Plan Bylaw 9000, as amended, is further amended in Section 3.1, Objective 2, by replacing the Small-Scale Multi-Unit Housing (SSMUH) Lot Size Map with Schedule A (Small-Scale Multi-Unit Housing (SSMUH) Lot Size Map) attached to and forming part of this Bylaw.
10. Richmond Official Community Plan Bylaw 9000, as amended, is further amended in Section 3.2, Objective 1, by replacing the 2050 target with the following:

“Build approximately 52,000 new homes in key areas by 2041 and more beyond, as prescribed in Richmond's Interim Housing Needs Report.”
11. Richmond Official Community Plan Bylaw 9000, as amended, is further amended in Section 3.2, Objective 2, by inserting the following new bullet under Policy c:

“Secure a **secondary suite** or an equivalent cash contribution through rezoning applications that would enable subdivision and the development of a net new single-family dwelling or Small-Scale Multi-Unit Housing, in accordance with Richmond’s Affordable Housing Strategy.”
12. Richmond Official Community Plan Bylaw 9000, as amended, is further amended in Section 3.2, Objective 2, by removing the third bullet under Policy d (concerning a secondary suite).
13. Richmond Official Community Plan Bylaw 9000, as amended, is further amended in Section 3.2, Objective 3 by replacing the opening statement of Policy a with the following:

“a. **Embed Flexibility:** Optimize government, non-profit agency, market, and other housing providers to prioritize below-market and non-market housing, which may include variable combinations of below-market, non-market and market housing types.”
14. Richmond Official Community Plan Bylaw 9000, as amended, is further amended in Section 6.1, by replacing Policy k with the following:

“k) permit temporary use permits in areas designated Industrial, Mixed Employment, Commercial, City Centre Downtown, City Centre Perimeter, Local Villages, and Agriculture (outside of the ALR) where deemed appropriate”

15. Richmond Official Community Plan Bylaw 9000, as amended, is further amended by repealing the existing land use designation in Attachment 1 to Schedule 1 thereof of the following area and by designating it “Neighbourhood Residential – Tier 2”.

6360 Lynas Lane

Lot 836 Section 12 Block 4 North Range 7 West New Westminster District Plan 67039

16. Richmond Official Community Plan Bylaw 9000, as amended, is further amended by repealing the existing land use designation in Attachment 1 to Schedule 1 thereof of the following areas and by designating them “Park”.

Those areas shown cross-hatched marked as “A” on “Schedule B attached to and forming part of Bylaw 10767.”

17. Richmond Official Community Plan Bylaw 9000, as amended, is further amended by repealing the existing land use designation in Attachment 1 to Schedule 1 thereof of the following area and by designating it “Conservation Area”.

That area shown cross-hatched marked as “B” on “Schedule B attached to and forming part of Bylaw 10767.”

18. Updating the Table of Contents and List of Maps and Attachments based on the contents of this Bylaw, renumbering all pages accordingly, and making related minor text, graphic, and format changes as necessary, including graphic changes to road land use designations in Attachment 1 to Schedule 1 (OCP Land Use Map) to be consistent with land use designations of fronting lots.

19. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10767”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

JUN 08 2026

|                                              |
|----------------------------------------------|
| CITY OF<br>RICHMOND                          |
| APPROVED<br>by<br>SD                         |
| APPROVED<br>by Manager<br>or Solicitor<br>JH |

\_\_\_\_\_  
MAYOR

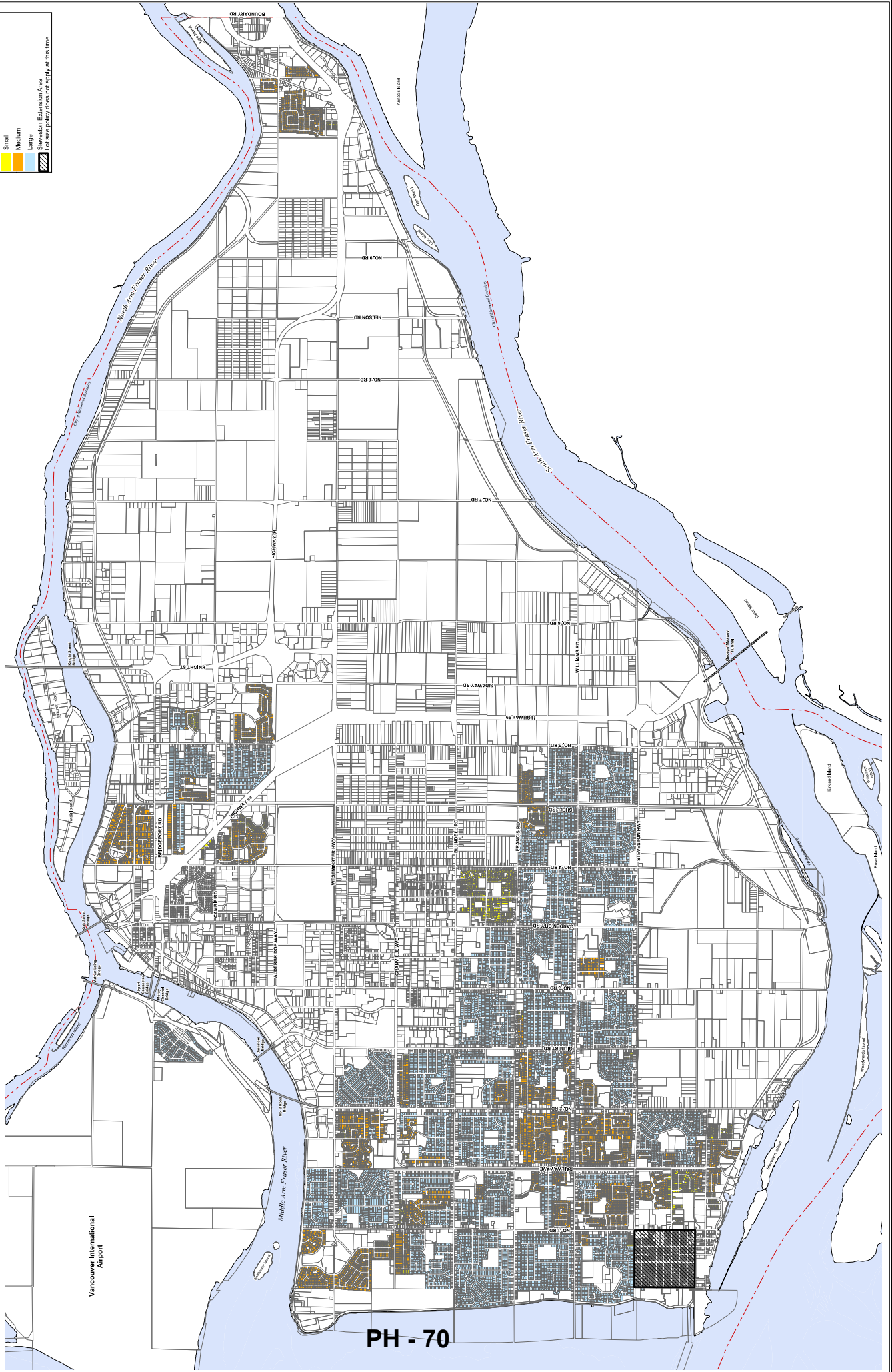
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CORPORATE OFFICER

# Small-Scale Multi-Unit Housing (SSMUH) Lot Size Map

Schedule A to Bylaw 10767

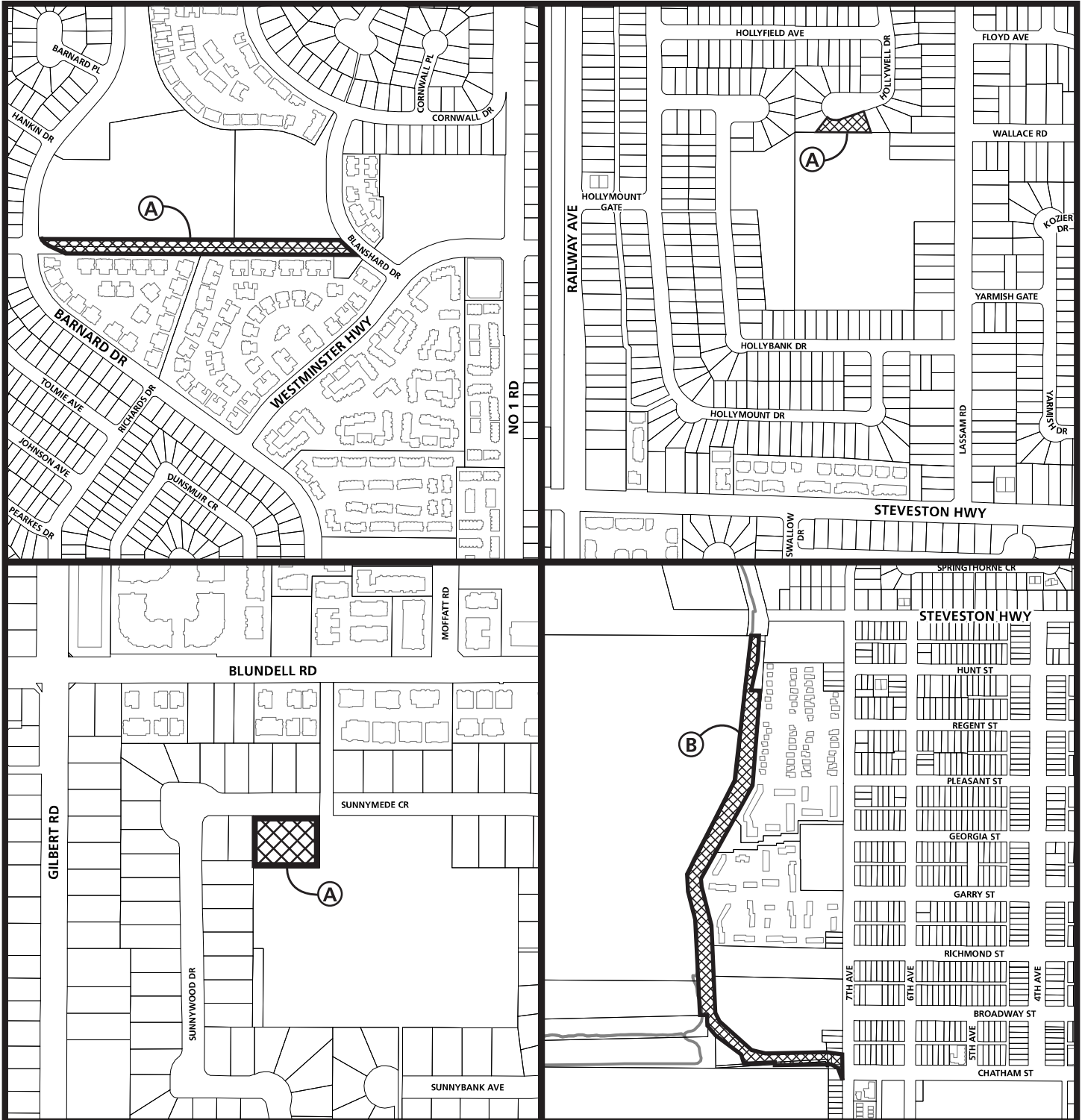
Minimum Recommended Lot Sizes for Lots  
Subject to Small-Scale Multi-Unit Housing Zoning

|                                             |
|---------------------------------------------|
| Small                                       |
| Medium                                      |
| Large                                       |
| Stevenson Extension Area                    |
| Lot size policy does not apply at this time |





# City of Richmond



## Schedule B to Bylaw 10767

Original Date: 05/14/26  
Revision Date:

Note: Dimensions are in METRES



# City of Richmond

## Bylaw 10768

### Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10768 (ESA Removal from Properties Bounded by Thompson Gate, Boundary Road, Highway 91A & Thompson Road)

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended by repealing the Environmentally Sensitive Area (ESA) designation in Attachment 2 to Schedule 1 thereof of the following area.

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw 10768."

2. This Bylaw may be cited as "**Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10768**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

JUN 08 2026

|                                              |
|----------------------------------------------|
| CITY OF<br>RICHMOND                          |
| APPROVED<br>by<br>SD                         |
| APPROVED<br>by Manager<br>or Solicitor<br>SH |

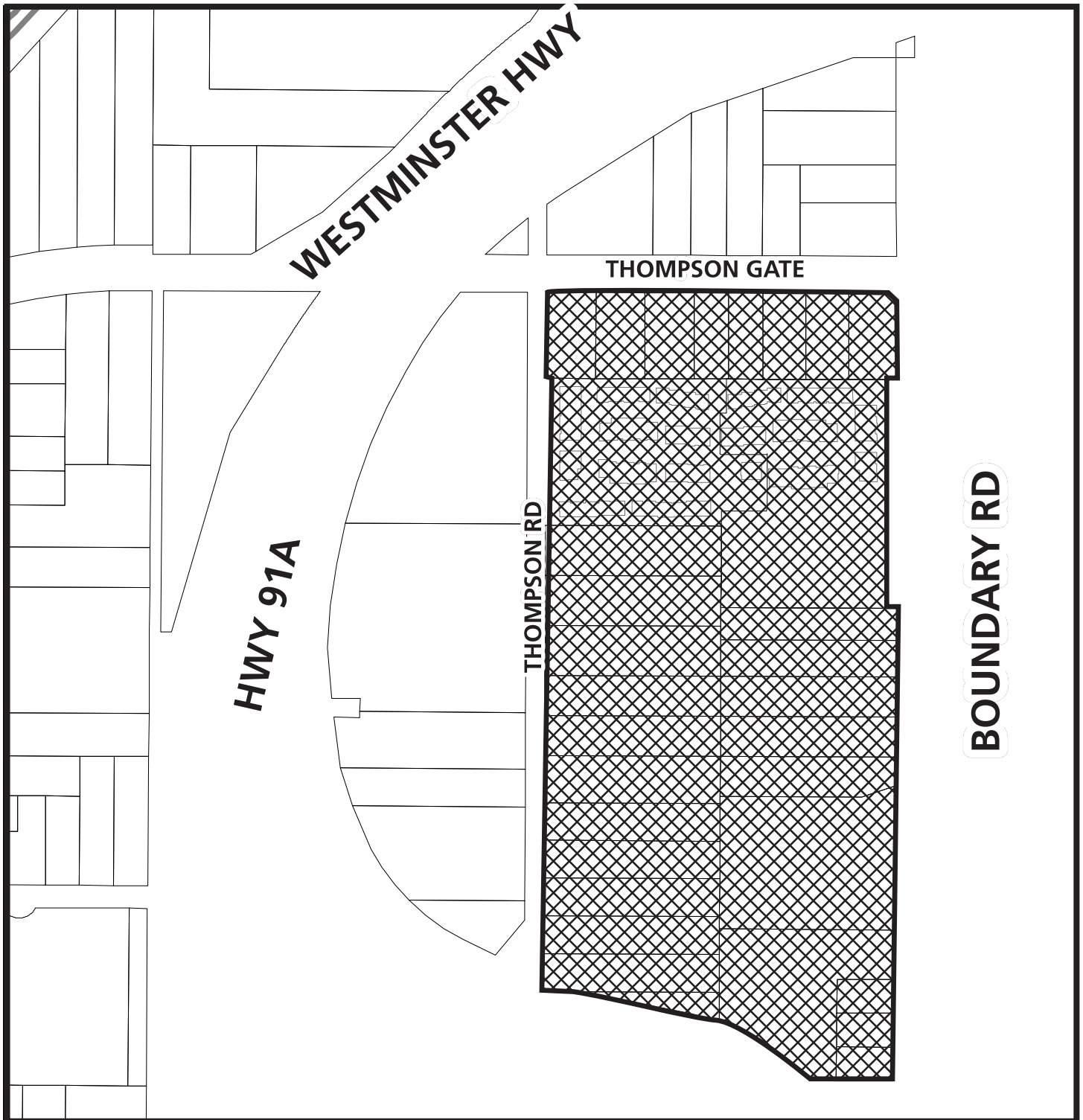
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER





City of  
Richmond



Schedule A attached to and  
forming part of Bylaw 10768

Original Date: 05/12/26  
Revision Date:

Note: Dimensions are in METRES