



**Regular Council meeting for Public Hearings
Monday, January 19, 2026**

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Carol Day
Councillor Laura Gillanders
Councillor Kash Heed (by teleconference)
Councillor Andy Hobbs
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Michael Wolfe

Claudia Jesson, Corporate Officer

Absent: Councillor Chak Au

Call to Order: Mayor Brodie opened the proceedings at 5:30 p.m.

**1. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10726
(ZT 25-007646)**

(Location: Unit 2005 - 10011 River Drive; Applicant: Peter Liu)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH26/1-1

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10726 be given second and third readings.

CARRIED



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2. OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAWS 10724 AND 10725

(Location: City-wide; Applicant: City of Richmond)

Applicant's Comments:

Staff noted (i) Bylaws 10724 and 10725 would amend various aspects of the City's Official Community Plan (OCP) as it relates to the housing policy and environmentally sensitive areas (ESA), which includes new policy frameworks, a revised regional context statement, land use maps and ESA map, and (ii) as required, referral letters were sent (receiving support and feedback for consideration) to the Agricultural Land Commission, Richmond School District #38 and Metro Vancouver (Regional Planning Committee).

Written Submissions:

Richmond School District No. #38 and subsequent staff memorandum to Council (Schedule 1)

Provincial Agricultural Land Commission (Schedule 2)

Complete Bylaw 10724 (copy on file, City Clerks office)

Submissions from the floor:

Peter Deconti, 4531 Boundary Road and 4480 Thompson Road, spoke on behalf of his siblings, noting (i) their parents purchased the one-acre property in the mid 1950s and meticulously managed the land, (ii) it was only after Mr. Deconti, Sr. passed away in 1998 that the invasive Himalayan blackberries began to creep in from neighbouring lots, (iii) every effort has been made over the years to maintain the land, however the invasive weeds took hold in areas that could not be reached, (iv) the family was shocked to discover that in 2017 their private residential property had been designated as having an ESA and stated they had never been formally or informally notified of the designation change, which appears to have been applied arbitrarily based on aerial imagery of invasive blackberries rather than true ecological assessment, (v) while it is acknowledged that City staff visited the property recently and have reduced the designated ESA, the family remains deeply opposed to the principle of this designation and the way it was applied to a few small pocketed properties, primarily along Beckwith, Thompson and Boundary Roads.



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In closing, Mr. Deconti stated that the ESA on the property has penalized the family by devaluing the land and requested that Council rescind the ESA designation not only for the subject property, but entirely reconsider the transparency and fairness of this entire process for all residents of Richmond.

In response to queries from Council, staff noted (i) they had visited the subject property, (ii) overall the ESA area was reduced from .25 hectares to .09 hectares as there has been more clarity with respect to invasive species, (iii) aerial photography is only going to identify so much when looking at designations, therefore some site visits were necessary, in addition to specifically requested site visits, to update ESA polygons as much as possible, (iv) the process required to remove an ESA designation from a private property, (v) it is a requirement of the *Local Government Act* that a city look at these types of environmental areas and designate accordingly, (vi) there are several properties in the area that have ESA polygons, and (vii) currently, the proposal is to take out those areas that are covered by blackberry and just leave the mature tree canopies.

PH26/1-2

It was moved and seconded

That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10724 be given second and third readings.

The question on the motion was not called as discussion ensued with respect to how the OCP supports the subdivision of lots. With respect to arterial roads specifically, it was noted there is a map in the OCP that deals with existing lanes and future lanes and policies that allow rezoning and subdivision that supports the continued implementation of the City's lane network.

Staff further noted (i) there are many areas in Richmond where heights are permitted beyond three and four storeys however, in terms of arterial road locations, the OCP sets a baseline height, and (ii) there are provisions through policies that would allow Council to consider additional heights specific to applications and the type of housing or uses that may be included in those applications.

The question on the Resolution PH26/1-2 was then called and it was **CARRIED** with Cllr. Hobbs opposed.



City of Richmond

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PH26/1-3

It was moved and seconded

That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10725 be given second and third readings.

CARRIED

Opposed: Cllr. Hobbs.

The following **referral motion** was then introduced:

PH26/1-4

It was moved and seconded

That staff look at the Environmentally Sensitive Area on the property that runs from Thompson Road to Boundary Road (4531 Boundary Road and 4480 Thompson Road), and report back.

CARRIED

Opposed: Cllr. Wolfe

A further **referral motion** was then introduced as follows:

PH26/1-5

It was moved and seconded

That staff review the potential removal of Environmental Sensitive Area designations on all private properties.

The question on Resolution PH26/1-5 was not called as a brief discussion ensued with respect to the merits of the resolution as it pertains to the *Local Government Act* regarding the designation of ESAs.

The question on Resolution PH26/1-5 was then called and it was **CARRIED** with Cllrs. Day, Gillanders and Wolfe opposed.



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ADJOURNMENT

PH26/1-6

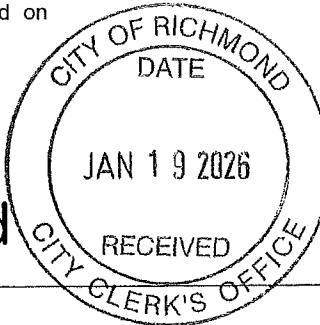
It was moved and seconded
That the meeting adjourn (6:25 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular meeting for Public Hearings of the City of Richmond held on Monday, January 19, 2026.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)



To: Mayor and Councillors
From: John Hopkins
Director, Policy Planning
Re: **Comments on Official Community Plan (OCP 2050) from the Richmond School Board**

Date: January 16, 2026
File: 08-4045-30-02/Vol 01

This memorandum is to clarify and respond to a letter dated January 7, 2026 (received by the City on January 15, 2026), regarding the Official Community Plan (OCP 2050) from the Board of Richmond School District No. 38 (Attachment 1).

Early and ongoing consultation with Richmond School staff was undertaken in accordance with Section 475 of the *Local Government Act* and Council Policy 5043 (Official Community Plan Bylaw Preparation Consultation Policy). The issues referenced in the letter are either resolved or already being discussed with staff at the School District. Responses provided below are organized in accordance with the attached letter from the Richmond School District.

1) City Centre Planning Area School Uses within OCP and Proposed Land Use Map

All existing public schools are designated as “school” on the OCP 2050 Land Use Map. The School District has raised questions regarding how future schools should be indicated on the map. A new school at 8671 Odlin Crescent is scheduled to open in September 2026.¹ Staff received a late request from the School District to change the designation of this site from “mixed employment” and “park” to “school”. As noted in the staff report to Council, “Official Community Plan 2050 Targeted Updated – Update to Land Use map, Housing Affordability Policies, Environmentally Sensitive Areas, and Regional Context Statement” dated November 19, 2025, from the Director, Policy Planning, staff are in the process of reviewing the request to amend the land use designation for the site, alongside a recent referral from the General Purposes Committee to investigate opportunities and implications associated with supporting mixed-use and rental housing in the area. Importantly, the site is zoned “Assembly”, which allows school use, so the OCP land use designation will not affect School District operations.

The City is aware of the need for a second school in the City Centre and staff will continue to assist accordingly. Concerning the designation of a school site within the Lansdowne Centre (Lansdowne Village) Special Precinct, the master land use plan tested the feasibility of accommodating an urban school in four locations on the site. The incremental phased redevelopment of the site means there are ongoing opportunities for the Richmond School District to secure a location for a school on the site. Further, the implementation strategy for development of the site was developed to accommodate a potential school. If the Richmond School Board and developer agree to move forward with a school, the site’s OCP land use designation can be amended accordingly. Also, it is

¹ The site was recently purchased by the Richmond School Board. It was previously owned and operated by the Richmond School Board as Eburne Elementary School, sold to private interests in the early 1980s, and operated as a private school, most recently as Pythagoras Academy.

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important to note that in accordance with the *Local Government Act*, the City collects a fee, the School Site Acquisition Charge, from all new development. The funds are collected by the City for the Richmond School District to fund acquisition of new school sites and to support the Richmond School Board and Province with their responsibility to build schools as needed. Staff will continue to work collaboratively with Richmond School District staff and the Richmond School Board.

2) Impact of Changing Odlin Crescent School Land Use Designation

The Richmond School Board's request to have an existing legal agreement discharged from Title of its Odlin Crescent property is not related to City Council's consideration of the OCP. City staff and School District staff are engaged in ongoing dialogue regarding the School Board's request. Additional information regarding this matter will be advanced to Council at a later date. The legal agreement does not affect school operations on the site.

3) Clarity and Transparency with Use of Terms

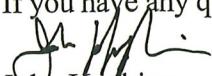
The Richmond School District requested clarity regarding terms used in OCP 2050 and implications to potential future school site locations in the City. OCP 2050 highlights the importance of supporting a mix of diverse community uses to build complete communities and includes distinctions between the following:

- “Community Uses” is a general term that includes a broad range of uses that support complete community objectives and includes public schools. Community uses, including public schools, are supported in each of the five Neighbourhood Types.
- “Special Amenities” are referenced twice in OCP 2050 and refer to exceptional amenities in the City Centre Perimeter that are generally beneficial to all Richmond residents and characterized as a city-wide amenity (e.g., Richmond Olympic Oval).
- “Complete Village Space” captures uses that are important to support a complete, healthy community but may not typically be associated with significant commercial benefit and thus, not readily provided by the market. It includes uses such as health care, child care, adult day care, social services or cultural facilities. While public school use is not included, co-locating or securing Complete Village Space in proximity of a school may be mutually beneficial.

4) Education and School Use Supportive Language and Descriptions within the OCP

Public schools are a fundamental component in complete communities and are supported by OCP 2050. As noted above, “community uses”, which includes public schools, are encouraged in all Neighbourhood Types. Moreover, the proposed land use amendments included in OCP 2050 do not restrict the development of a school, should the Richmond School District acquire a new or expanded property for school use. With the exception of the School District’s newly acquired Odlin Crescent site, all school sites are designated as “school” in the OCP 2050 Land Use Map.

If you have any questions, please contact me at 604-276-4279 or at jhopkins@richmond.ca.



John Hopkins
Director, Policy Planning

DN:dn

Att. 1: Letter dated January 7, 2026, regarding the Official Community Plan (OCP 2050) from the Board of Richmond School District No. 38

Pc: SMT
Lance Bredeson, Staff Solicitor
Marie Fenwick, Director, Arts, Culture and Heritage



Richmond School District
7811 Granville Avenue, Richmond BC V6Y3E3
604-668-6000 | sd38.bc.ca

January 7, 2026
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

RE: Proposed Amendment to City of Richmond Official Community Plan (File 08-4045-30-01/Vol 01)

To the Mayor and Councillors of the City of Richmond:

The Richmond Board of Education has received notification of the Proposed Amendment to City of Richmond's Official Community Plan as outlined in the City of Richmond Planning and Development staff report to the General Purposes Committee meeting dated Wednesday, December 3, 2025. We understand that the OCP Amendment Bylaw 10724 and 10725 will be considered at a Public Hearing on January 19, 2025.

As a valued partner to the City of Richmond, the Richmond Board of Education of School District No. 38 is appreciative of this opportunity to provide feedback for consideration during the OCP update process. Recognizing that changes in the OCP regarding density and housing will significantly impact future population growth in Richmond, the school district has a responsibility to ensure future generations of students have access to appropriate educational infrastructure. The proposed considerations below reflect Richmond's anticipated future growth by incorporating educational facilities into land uses and policy planning.

The City has included the Board in its consultation process, and the Board is, in principle, generally supportive of the proposed amendments to the Official Community Plan. In conjunction with this support, the Board would like to highlight several considerations for inclusion in the land use map or the amended OCP. Four separate but parallel considerations are described below, with further details provided in the attached Appendix A.

1. City Centre Planning Area School Uses within OCP and Proposed Land Use Map

The following comments are provided to assist the City in refining the content of the Land Use Map and OCP related to the City Centre Planning Area.

- The Proposed OCP Land Use Map does not currently show school uses within areas designated as City Centre Downtown.
- School-age population projections indicate that two new elementary schools will be required to accommodate long-term growth in the City Centre Planning Area, with additional growth pressures anticipated for the adjacent secondary schools in the district.
- The school district plans to open a new elementary school at 8671 Odlin Crescent in September 2026. A concern which the school district has previously raised with the City is the new school is located within the City Centre Downtown precinct and is currently shown as a "Mixed Employment" use. City staff have already acknowledged this request to change this area to "School" land use, consistent with all other school sites across the city. The Board requests that this change in land use be implemented.

- A second elementary school will be required in the City Centre Planning Area in the near future. The Board recommends including language in the OCP update which to support a future school site in this area. The Proposed Land Use Map and OCP update currently give the impression that no future school sites are planned in the City Centre Downtown.

2. Impact of Changing Odlin Crescent School Land Use Designation

Parallel discussions between the Board and City have taken place regarding the covenant on the new school property when it was under private ownership. Regardless of whether the City proceeds with a change to the land use designation for the new school area, the covenant should be removed, as it conflicts with how the City and Board work together in the best interests of Richmond residents. As previously communicated, the existing joint use agreement between the City and the Board provides greater benefits for community access to school parks than those afforded by the covenant. The Board strongly encourages the City to remove the covenant on the new school property located at Odlin Crescent.

3. Clarity and Transparency with Use of Terms

Definitions for terms such as "*Community Village Spaces/Overlays*", "*Community Uses*", and/or "*Special Amenities*" are not clearly defined or are missing from "Section 16.0 Definitions" and in Land Use Map Definitions. The school district seeks clarity as to whether "school" or "educational" uses are included within any of these definitions. The district recommends that "Section 16.0 Definitions" be expanded to explicitly define these terms.

4. Education and School Use Supportive Language and Descriptions within the OCP

The OCP update sections reviewed to date do not reference school or educational uses in any of the *five complementary neighbourhood type* descriptions. The school district recommends that the City consider including references to schools and/or educational uses within the OCP, similar to other social amenity uses, such as "child care" or "medical", are incorporated into the descriptions.

The Board looks forward to continued collaboration with the City in identifying opportunities to provide public educational infrastructure. We believe that working together will help ensure the development of effective public school facilities that benefit the entire community.

Thank you for your attention to this important matter and for your ongoing commitment to making Richmond a welcoming and thriving place for families.

Sincerely,

Ken Hamaguchi

Chair, Board of Education of School District No. 38 (Richmond)

CC: Christopher Usih, Superintendent of Schools

Cindy Wang, Secretary Treasurer

Jonathan Ho, Director Richmond Project Team

APPENDIX A

The following table highlights specific areas of comments from the school district for the City of Richmond related to the Amendments to Official Community Plan (OCP) for inclusion.

	Changes Requested	Reference Page
1	<p>Land Use Map:</p> <ul style="list-style-type: none"> - Change of land use for Odlin Crescent School (City Centre Downtown/Tier 3) from “Mixed Employment” to “School” - Consider addition of “School” use at Lansdowne master plan site to show location of future school. 	GP – 190 (Land Use Map)
2	<ul style="list-style-type: none"> • Provide transparency and clarity on “<i>Complete Village Space Overlay</i>” – the cross-hatching appears to be close to or adjacent to existing schools, but no information has been provided as to what the City intends in these areas; • Provide clear definition for this Land Use Overlay. 	GP – 190 (Land Use Map); GP – 188 (Schedule G to Bylaw 10724)
3	<ul style="list-style-type: none"> • Clarify whether the following terminology within the OCP Update includes “<i>education</i>” and/or “<i>schools</i>”: <ul style="list-style-type: none"> - “<i>Complete Village Spaces</i>” - “<i>Community Uses</i>” - “<i>Special Amenities</i>” • Add terms and descriptions to “Section 16.0 Definitions” and “Land Use Map Definitions” as appropriate. 	<ul style="list-style-type: none"> - “<i>Complete Village Spaces</i>” GP – 72; - “<i>Community Uses</i>” tables on GP – 81 (pg.44) and GP – 84 (pg.47); - “<i>Special Amenities</i>” GP – 82 (pg.45) within City Centre Perimeter description - Section 16.0/ GP -188 (Schedule G to Bylaw 10724)
4	<ul style="list-style-type: none"> • Add language that refers to or includes school/education uses within overview of “Build Better Neighbourhoods” • Add language that refers to or includes school/education uses for each of the five complementary neighbourhood types (specifically under bullet for “Local-serving shops and services” 	<ul style="list-style-type: none"> - GP – 62 (pg.25) - GP-79 (pg.42), GP-82 (pg.45), GP-85 (pg.48), GP-88 (pg.51), GP-91 (pg. 54)

January 16, 2026

Re: Local Government OCP/Zoning Bylaw Referral

The Agricultural Land Commission (the "ALC") has received a copy of your Official Community Plan and/or zoning bylaw referral. Due to the ALC's current workload, ALC staff are not able to provide a specific response. This letter provides general guidance.

A reminder that local governments are required under s.46 of the Agricultural Land Commission Act ("ALCA") to ensure their bylaws are consistent with ALCA, Agricultural Land Reserve ("ALR") regulations, and any orders of the Commission. Inconsistent bylaws include those which allow a use which is not permitted in the ALR or contemplate a use of land that would impair or impede the intent of the ALCA, such as prohibiting agriculture.

As outlined in the ALC Bylaw Review Guide, it is recommended, among other things, that local governments designate and zone ALR land with one "Agricultural" designation/zone, permit agriculture and uses identified in Parts 2 and 3 of the ALR Use Regulation that may not be prohibited by a local government, and set a minimum lot size large enough to discourage subdivision of ALR land.

ALR land should not be designated for future development or for non-farm uses unless the use has been approved by a resolution of the Commission or meets criteria set out in section 23 of the ALCA for an exception.

For specific guidance related to housing, it is recommended that local governments refer to Housing Legislation in the ALR Factsheet that outlines the number and types of housing permitted in the ALR.

Additionally, it is recommended that local governments establish buffering and setbacks between agricultural and urban zones, as set out in the Ministry of Agriculture and Food's Guide to Edge Planning and Subdivision Near Agriculture Guide for Planners and Approving Officers, and consider exceptions for farm buildings and farm uses within DPAs.

We look forward to working with you on your next referral. If you have any specific questions in the meantime, please let me know (ALC.Referrals@gov.bc.ca).

Yours truly,



Liz Sarioglu, Director of Policy and Planning