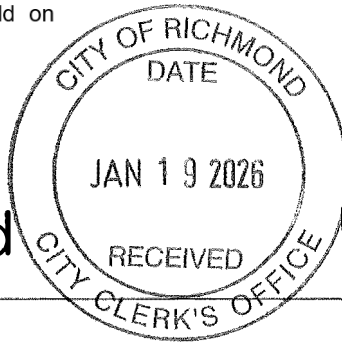




City of  
Richmond



## ON TABLE ITEM

Date: January 19, 2026  
Meeting: Public Hearing  
Item: #2

### Memorandum

Planning and Development Division  
Policy Planning

**To:** Mayor and Councillors  
**From:** John Hopkins  
Director, Policy Planning

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

**Re:** **Comments on Official Community Plan (OCP 2050) from the Richmond School Board**

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.<sup>1</sup> 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

<sup>1</sup> The site was recently purchased by the Richmond School Board. It was previously owned and operated by the Richmond School Board as Ebume 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](mailto: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



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 being 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"> <li>- Change of land use for Odlin Crescent School (City Centre Downtown/Tier 3) from "Mixed Employment" to "School"</li> <li>- Consider addition of "School" use at Lansdowne master plan site to show location of future school.</li> </ul>	GP – 190 (Land Use Map)
2	<ul style="list-style-type: none"> <li>• 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;</li> <li>• Provide clear definition for this Land Use Overlay.</li> </ul>	GP – 190 (Land Use Map); GP – 188 (Schedule G to Bylaw 10724)
3	<ul style="list-style-type: none"> <li>• Clarify whether the following terminology within the OCP Update includes "<i>education</i>" and/or "<i>schools</i>": <ul style="list-style-type: none"> <li>- "<i>Complete Village Spaces</i>"</li> <li>- "<i>Community Uses</i>"</li> <li>- "<i>Special Amenities</i>"</li> </ul> </li> <li>• Add terms and descriptions to "Section 16.0 Definitions" and "Land Use Map Definitions" as appropriate.</li> </ul>	<ul style="list-style-type: none"> <li>- "<i>Complete Village Spaces</i>" GP - 72;</li> <li>- "<i>Community Uses</i>" tables on GP – 81 (pg.44) and GP – 84 (pg.47);</li> <li>- "<i>Special Amenities</i>" GP – 82 (pg.45) within City Centre Perimeter description</li> <li>- Section 16.0/ GP -188 (Schedule G to Bylaw 10724)</li> </ul>
4	<ul style="list-style-type: none"> <li>• Add language that refers to or includes school/education uses within overview of "Build Better Neighbourhoods"</li> <li>• 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"</li> </ul>	<ul style="list-style-type: none"> <li>- GP – 62 (pg.25)</li> <li>- GP-79 (pg.42), GP-82 (pg.45), GP-85 (pg.48), GP-88 (pg.51), GP-91 (pg. 54)</li> </ul>