



Public Notice is hereby given of a Regular Council Meeting for Public Hearings being held on:

Public Hearing Agenda

Monday, April 20, 2026 – 5:30 p.m.

Council Chambers, 1st Floor
Richmond City Hall
6911 No. 3 Road
Richmond, BC V6Y 2C1

OPENING STATEMENT

Page

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10728**
(File Ref. No. 08-4000-01) (REDMS No. 8225045)

PH-3

[See Page PH-3 for full report](#)

Location: City Wide

Applicant: City of Richmond

Purpose: To amend the Zoning Bylaw to harmonize the existing provisions of the Basic Universal Housing Features (Section 4.16) with those described in Section 3.8.5, Adaptable Dwelling Unit, of the current British Columbia Building Code.

First Reading: March 9, 2026

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10728.

2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10745**
(File Ref. No. 08-4430-03-16) (REDMS No. 8310361)

PH-53

See Page PH-53 for full report

Location: City Wide

Applicant: City of Richmond

Purpose: To amend the Zoning Bylaw to prohibit large-scale open-air composting and food waste and organic rendering uses city-wide.

First Reading: March 23, 2026

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10745.

ADJOURNMENT



City of Richmond

Report to Committee

To: Planning Committee **Date:** February 12, 2026
From: James Cooper **File:** 08-4000-01/2025-Vol
 Director, Building Approvals 01
Re: **Harmonization of the Basic Universal Housing Features with the BC Building Code "Adaptable Dwelling Unit" Regulations**

Staff Recommendation

That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10728, to harmonize the existing provisions of the Basic Universal Housing Features (Section 4.16) with those described in Section 3.8.5, Adaptable Dwelling Unit, of the current British Columbia Building Code, be introduced and given first reading.

James Cooper
 Director, Building Approvals
 (604-247-4606)

Att. 2

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Development Applications	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Social Development	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

The purpose of this report is to harmonize the Basic Universal Housing (BUH) features in Zoning Bylaw No. 8500 with the requirements of the BC Building Code's Adaptable Dwelling Unit (ADU), maintaining incentivization for existing enhanced residential accessibility standards and introducing increased incentives for accessible balconies and patios, and the number of ADU-compliant units beyond those required by the base Building Code.

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.

This report supports Council's Strategic Plan 2022-2026 Focus Area #3 A Safe and Prepared Community:

Community safety and preparedness through effective planning, strategic partnerships and proactive programs.

Findings of Fact

Context

In 2007, the City incorporated the requirements of the BUH into Zoning Bylaw No. 5300 as a voluntary program to encourage accessibility design within units, primarily in apartment buildings, at a time when the base Building Code did not consider residential accessibility. An exemption of 1.86 m² (20 ft²) for each unit achieving the BUH standards was granted to offset the additional space needed to accommodate the larger dimensions for accessibility features.

Continuously Upgrading

These bylaw provisions were continued in Zoning Bylaw No. 8500, with an expanded and refined list of features to facilitate movement and use by persons with disabilities, and adaptation for possible future accessible configurations. These provisions were subsequently harmonized with the Building Code accessibility criteria in 2011 and again in 2012 to remove from the list features already covered under the base Building Code.

Current Condition

The current BC Building Code, as of 2024, establishes accessibility standards for residential units in multi-unit buildings, with design requirements in Section 3.8.5, Adaptable Dwelling Unit (ADU). Please see Attachment 1 for the design guidelines describing the spatial requirements within residential units.

Without exception, these ADU provisions for spatial requirements surpass or are equivalent to those outlined in the City's BUH. These include dimensional requirements for maneuvering

spaces for approaches to sinks, tubs, toilets, showers, kitchen and doorways; around the bed and closet in at least one bedroom; as well as widths of corridors and doors that comprise an accessible path.

There are also requirements for functional ergonomics of counters, cabinets, mirrors, electrical switches and controls, plumbing adaptable for future fixture changes and heights and electrical rough-in for future door operators. Please see Attachment 2 for a table comparing spatial requirements for items considered in both ADU and in existing BUH standards in the Zoning Bylaw.

Although spatial requirements are more stringent in the ADU standard, there are several items in BUH not considered in the ADU that staff consider significant and should be part of measures required for an incentive. These are as follows:

- task lighting at the sink, stove and key work areas in the kitchen
- pull-out work boards at 810 mm height in the kitchen
- at least one window in the bedroom and living room, with a sill height not exceeding 750 mm to accommodate seated viewing; and
- minimum size 1,500 mm × 1,500 mm for patios and balconies.

Analysis

Consultation

Prior to developing the strategy for harmonizing the BC Building Code's ADU requirements for residential accessibility with the City's BUH, members from the development and design industries, including the Urban Development Institute and major architectural firms, as well as the Richmond Accessibility Advisory Committee (RAAC), were consulted on elements of a reasonable approach.

The strategy was presented to the RAAC on January 14, 2026. Overall, the RAAC endorsed this approach to harmonization and commended the City's efforts to further accessible housing beyond provincial requirements. The RAAC also requested that additional design elements be explored for incorporation into the BUH items. At the February 11, 2026, RAAC meeting, the Committee identified several potential items for inclusion in the BUH items. These items have been considered within the framework of BUH features. Some were found to be already addressed in BUH, ADU and general Building Code provisions while others have been included in this proposal or will be considered in further amendments to the BUH.

Approach

The approach continues the City's goal for constantly improved accessibility through a system of incentives to encourage voluntary incorporation of higher standards.

Although the 2024 BC Building Code's ADU requirements contain more stringent dimensional requirements than the City's BUH, the Province, as of March 2025, has taken a phased approach to implementation. Currently, the Building Code requires 20 per cent of all single storey units in

multi-residential buildings to comply, instead of all units as originally intended at the introduction of the 2024 edition of the code. Presumably, future administrative directives or code iterations will require increasing percentages of units to comply until all are compliant. The Province cited financial impacts of increased costs to produce larger units accommodating the greater clearances required, and disruption to delivery of projects already under design.

This phased approach provides the City with opportunities to expand incentives for greater accessibility based on floor area exemptions that reflect the area required for the specific features:

1. The first maintains the incentive for any unit achieving the BUH standard. Since the BUH standard includes the four items (mentioned above) not considered in the ADU provisions, the 20 per cent of units required to be ADU compliant by the Building Code will also qualify for the incentive if those four items are incorporated.
2. The second incentivizes an increased number of units to achieve the ADU standard beyond the 20 per cent required by the base Building Code.

Incentives Structure

The City will maintain its strategy to offer floor area exemptions from the maximum allowed to incentivize voluntary, higher accessibility standards beyond the Building Code. Like earlier efforts determining the appropriate area exemption to achieve BUH compliance, the design industry was consulted on area requirements for the ADU provisions. That consultation suggests the minimum additional area to accommodate the increased spatial requirements in ADU regulations is approximately 3.72 m² (40 ft²), as opposed to the 1.86 m² (20 ft²) for BUH.

Proceeding on the RAAC 's endorsement of our approach, there is strong support for including the four BUH items (mentioned above) not considered in the ADU, and the following as requirements for the 3.72 m² (40 ft²) floor area exemption:

- additional electrical outlets in bedrooms for future motorized bed and other equipment
- an accessible door sill to balconies and patios as current regulations are silent on the height of such door sills, which almost always prevent access.

Incentives, Floor Area Exemptions:

1. A 1.86 m² (20 ft²) floor area exemption will continue to apply for each unit designed to achieve the current BUH standard. This will also apply to those ADU-compliant units required by the base Building Code that incorporate the following items, less an accessible door sill requirement:
 - task lighting at the sink, stove and key work areas in the kitchen
 - pull-out work boards at 810 mm height in the kitchen
 - at least one window in the bedroom and living room, with a sill height not exceeding 750 mm to accommodate seated viewing; and
 - minimum size 1,500 mm × 1,500 mm for patios and balconies.

Those that provide an accessible door sill to patios and balconies and additional electrical outlets in one bedroom, in addition to the above, will qualify for the 3.72 m² (40 ft²).

2. A 3.72 m² (40 ft²) floor area exemption will apply for each unit, beyond the 20 per cent required by the Building Code, designed to meet the ADU standards and incorporating the following features:
 - task lighting at the sink, stove and key work areas in the kitchen
 - pull-out work boards at 810 mm height in the kitchen
 - at least one window in the bedroom and living room, with a sill height not exceeding 750 mm to accommodate seated viewing
 - minimum size 1,500 mm × 1,500 mm for patios and balconies
 - an accessible door sill to patios and balconies; and
 - additional electrical outlets in bedrooms for future motorized bed and other equipment.

Financial Impact

None.

Conclusion

Incorporating the provisions of the ADU regulation with those of the BUH to incentivize enhanced measures will improve the overall level of accessibility in residential units and continue to promote Richmond as a municipal leader in the advancement of accessibility. These changes are required to address the Province's phased implementation of the 2024 Building Code's ADU provisions, as well as to modernize the City's accessibility standard. They represent the City's commitment to continuous improvement for an accessible environment. These amendments will require Public Hearing for second and third reading prior to adoption.



James Cooper
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JC:fa

- Att. 1: Adaptable Dwelling Unit (ADU) Design Guidelines
- 2: BUH vs ADU Comparison Table



2024 BC BUILDING CODE ADAPTABLE DWELLING UNIT ILLUSTRATIVE DESIGN GUIDE

PH - 8



2025.03.14

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Acknowledgments

We extend gratitude to the local governments, development industry professionals, accessibility advocates and other interest holders who contributed their input to inform the development of the Adaptable Dwelling Unit Illustrative Design Guide.

This guide was developed by Lucas Genereux, ASCT and Andrew Harmsworth, M Eng, P Eng, CP, FEC at GHJ Consultants Ltd. with illustrations created by John Wall, Architect AIBC, RAIC, Shane O'Neill, Architect AIBC, RAIC, Sergio Mancini, Architect and Urban Planner Licensed in Brazil, and Catherine Wong, Intern Architect, AIBC at PUBLIC Architecture + Design Inc. in partnership with Ministry staff from the Building and Safety Standards Branch.

We acknowledge with gratitude that this guide was produced on the traditional unceded territories of the x^wməθkwəyəm (Musqueam), Skwxwú7mesh (Squamish), and səliwətaʔ/Selilwitulh (Tseil-Waututh) Nations, we respectfully honour their cultures and traditions and all the unique Indigenous Peoples and Nations across the province.

Preface

Adaptable dwellings help people through every stage of life. Not only do they provide adaptable housing for people living with disabilities, they also help those experiencing life changing illnesses or temporary or permanent injuries, multigenerational families, and seniors who may wish to age in place. Adaptable dwellings provide accessible entrances, more clearance space to support mobility, accessible controls, switches, and features to suit occupants' needs, offering greater comfort and accessibility.

The BC Building Code (BCBC) provisions have been enacted in the context of and in alignment with the 2020 National Building Code (NBC) research that reflects how people interact with the built environment. The [*Accessible British Columbia Act*](#) was passed in June of 2021, with the commitment to prioritize more accessible homes, buildings, infrastructure and public spaces and support people with disabilities to meaningfully participate in their communities.

The adaptable dwelling unit requirements of the 2024 BCBC aim to reduce future retrofitting costs and help people to stay in their homes through illness, injury, and aging. This guide is intended to be a complementary resource to the Space and Cost Impact Report Study to support implementation of the 2024 BCBC adaptable dwelling unit and earthquake requirements.

The illustrations and commentary within this guide should not be read as legal interpretations of the BCBC requirements. This design guide offers suggestions and considerations for the design community and does not replace formal Code education or the legal language within the 2024 BCBC. Accessible and adaptable spaces should be designed by qualified individuals who have been properly trained on accessible and adaptable building systems and design. The Building Code establishes the scope and application of the design guide content.

Legend

To assist with content identification in this design guide, the following legend describes the conventions used to display the 2024 BCBC language, commentary, and clear floor space illustrations.

Black Text – 2024 BC Building Code provisions

Italicised Text – Defined terms in the 2024 BC Building Code

Black Outlined Box

– References to code sections outside 3.8.5 / Notes to Part 3

Black Line and Grey Box – Design guide notes and commentary

Clear Floor Space Legend



Door – Pull Side: 1500mm by 1700mm with 600mm beside latch



Door – Push Side: 1200mm wide by 1500mm deep with 300mm beside latch



Sliding Door – Both Sides: 1200mm wide by 1500mm deep



Pre-wired Power Door Operator – Both Sides: 1000mm wide by 1500mm deep



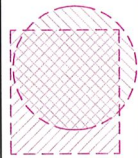
Lavatory: 800mm wide by 1350mm deep with max 430 beneath lavatory



Shower: 1500mm wide by 900mm deep in front of shower



Toilet: 900mm wide by 1500mm deep adjacent toilet



Kitchen and Bedroom: 1700mm diameter OR 1700mm by 1500mm

1.4.1.2. Defined Terms

- 1) The words and terms in italics in this Code shall have the following meanings:

Access or **Accessible** means an area and its facilities, or both, as required by this Code, which is easy to approach, enter, exit, operate, participate in, pass to and from, and use safely and independently by *persons with disabilities*.

Adaptable dwelling unit means a *dwelling unit* designed and constructed with some *accessible* features and which accommodates the future modification to provide more *accessible* features.

Persons with disabilities means persons who have a permanent or temporary physical, mental, intellectual or sensory impairment which, in interaction with various barriers, may hinder their full and effective participation in society on an equal basis with others.

Defined Terms

Terms in italics are defined terms in the 2024 BCBC.

Content reproduced from the Notes to Part 3 along with commentary notes in this guide do not include the italicized terms in the Building Code, their content is for information only and not part of the legal language within the 2024 BCBC.

3.8.5.1. Application

1) Applicable Dwelling Unit Types

Except as provided in Sentence (2) and as specified by Sentence (3), this Subsection applies to

- a) one *storey dwelling units* served by an *accessible* interior *public corridor* and an *accessible* common *building* entrance, as required to be *accessible* by Articles 3.8.2.2. and 3.8.2.3., and
- b) common spaces and facilities intended for use by the residents of the *dwelling units* described in Clause (a) including common rooftop *occupancies*.

2) Reinforcement for Grab Bars in Future

Buildings described in Clause 3.8.2.1.(1)(a) including *secondary suites* and all other *dwelling units* to which this Section applies shall, as required by Sections 3.7. and 9.31., provide at least one bathroom with walls reinforced in accordance with Clause 3.8.5.7.(1)(e).

3) Application to Dwelling Units

At least one for every five or part thereof of dwelling units described in Clause (1)(a) shall conform to this Subsection (See Note A-3.8.5.1.(3).)

Ministerial Order
No. BA 2025 01

Note A-3.8.5.1.(3)

Application to Dwelling Units. The Building Code requires that for every dwelling unit meeting the criteria described in Clause 3.8.5.1.(1)(a) that one for every five units be designed as an adaptable dwelling unit. To calculate, the designer shall take the number of units that meet the criteria of Clause 3.8.5.1.(1)(a) an then design not less than 20 percent of those units to be adaptable. "Or part thereof" means, for example, that if there are two units that meet the criteria of Clause 3.8.5.1.(1)(a) that one of them must be designed to be adaptable and that if there are six units that meet the criteria of Clause 3.8.5.1.(1)(a) that two of them must be designed to be adaptable.

Application

1 in every 5 or part thereof of all dwelling units, regardless of the number of bedrooms provided within the dwelling unit, are required to conform to the adaptable design requirements in Subsection 3.8.5. Reinforcement for grab bars per Sentence 3.8.5.1.(2) is recommended to be provided in all dwelling units.

(See commentary notes on next page for exceptions)

Example: If you have 22 dwelling units you are required to have a minimum of 5 adaptable dwelling units.

For more information on application of the 2024 BCBC please refer to the Building and Safety Standards Branch [Technical Bulletins](#).

Ministerial Order
No. BA 2025 01

Ministerial Order
No. BA 2025 01

Where Grab Bar Reinforcement is Required but Adaptable Provisions Do Not Apply:

- Detached houses
- Semi-detached houses
- Secondary suites
- Townhouses
- Two storey dwelling units in apartment buildings
- Apartments with their own entry/exit to the exterior and no interior connection to the remainder of the building
- Small apartment buildings (See commentary note below for more details)

Where Grab Bar Reinforcement and Adaptable Provisions Do Not Apply

Where sleeping rooms and bed spaces are assigned on a temporary basis then adaptable provisions, including the need for grab bar reinforcements **do not** apply, this includes:

- Boarding houses
- Dormitories
- Hotels
- Lodging houses

Small Apartment Buildings – Accessible Access and Adaptable Application

Where a Part 9 building up to 3 storeys and 600m² or a Part 3 building up to 2 storeys and 600m² is provided, this means:

- The entry storey is required to be accessible
- Upper storey(s) are not required to be accessible unless elevator access and/or an amenity space is provided

Adaptable dwelling units are required only at levels provided with an accessible path of travel.

3.8.5.2. Construction Requirements

1) Prescribed Adaptable Design

The construction of *adaptable dwelling units* and the *building* in which they are located shall conform to the requirements of this Subsection and, as required by this Subsection, to *access* requirements for *buildings of residential occupancy* elsewhere in this Code.

1) Overlapping of Clear Floor Spaces

Unless otherwise required, clear areas and spaces required in this Subsection are permitted to overlap with other clear area and space requirements.

2) Not Requiring Areas but When Areas are Provided

This Subsection does not require an *adaptable dwelling unit* be provided with a living space, a bedroom, a bathroom or a kitchen, but when provided, those spaces and the paths connecting them shall conform to the applicable requirements of this Subsection.

Adaptable Design Provisions

Some provisions are expected to be provided at initial construction, and others are intended for future adapting, as per the adaptable dwelling unit definition. The table provided on the next page provides an overview.

Furniture in Dwelling Units

Furniture is not regulated by the Building Code and can be shown in clear floor spaces.

Wall Removal in Future

Walls, especially those with services in them, should not need to be removed to adapt a dwelling unit in the future, however, moveable partition walls or small partition walls with no services in them could be shown to be moved or removed as part of a future adaptable dwelling unit design solution.

Adaptable Dwelling Unit Provisions Table

This table provides a brief overview of what provisions are expected to be provided at initial construction and what can be adapted in future. Refer to each section in the guide for additional information and details.

Reference	Provision Summary	Expectation
3.8.5.1.(2)	Grab bar reinforcement	At initial construction for future adapting
3.8.5.4.(1) and (3)	Door clear opening width	At initial construction
3.8.5.4.(2), (4) and (5)	Door clear floor space	At initial construction
3.8.5.4.(5)	Pre-wired power door operator	At initial construction for future adapting
3.8.5.5.(1)	Path of travel clear width	At initial construction
3.8.5.6.(1)(a)	Clear floor space adjacent bed	At initial construction
3.8.5.6.(1)(b)	Clear path through bedroom	At initial construction
3.8.5.6.(1)(c)	Closet opening width and clear floor space at closet	At initial construction
3.8.5.7.(1)(a)	Water Closet transfer space	At initial construction
3.8.5.7.(1)(b)	Water Closet distance to adjacent wall	At initial construction
3.8.5.7.(1)(c)	Lavatory design and clear floor space	Adaptable in future
3.8.5.7.(1)(c)	Lavatory plumbing where it penetrates the wall	At initial construction
3.8.5.7.(1)(d)	Shower / bathtub design and clear floor space	Adaptable in future
3.8.5.7.(1)(d)	Shower / bathtub plumbing location in wall	Adaptable in future
3.8.5.7.(1)(e)	Grab bar reinforcement	At initial construction for future adapting
3.8.5.8.(1)	Kitchen continuous counter	Adaptable in future
3.8.5.8.(2)	Kitchen turning area	At initial construction
3.8.5.8.(3)	Kitchen sink design and clear floor space	Adaptable in future
3.8.5.8.(3)	Kitchen sink plumbing where it penetrates the wall	At initial construction
3.8.5.9.(1)	Control, switches, and outlet installation heights	At initial construction
3.2.4.19.(7)	Special outlet for future strobe	At initial construction for future adapting

3.8.5.3. Building Access Requirements

1) Accessible Access to Common Areas from Unit

Common areas, spaces and facilities and all common exterior and interior paths of travel serving *adaptable dwelling units* shall be *accessible* in accordance with Subsection 3.8.2. with *floor areas* protected in conformance with Article 3.3.1.7.

2) Lighting Along Path to Unit

Common corridors and passageways serving *adaptable dwelling units* shall be equipped to provide illumination, measured at floor or tread level, of not less than 50 lx.

3) Special Outlet for Future Strobe

Each *adaptable dwelling unit* shall be provided with special outlet boxes and cover plates as described in Sentences 3.2.4.19.(7).

4) Accessible Access to Non-Common Areas

Unless otherwise required by this Section, common spaces and paths of travel that are not intended to serve the residents of *adaptable dwelling units* need not be *accessible*.

3.8.5.4. Adaptable Dwelling Unit Doorways

1) Clear Opening Width at the Principal Entrance

The principal entrance door to *adaptable dwelling units* shall have a clear width of not less than 850 mm when the door is in the open position.

2) Clear Floor Space at the Principal Entrance

Except as provided in Sentence (5), there shall be a clear floor space in accordance with Sentences 3.8.3.6.(14) and (15) adjacent to and on both sides of the *adaptable dwelling unit* entrance door described in Sentence (1).

3) Clear Opening Width at Doors Within Unit

Within an *adaptable dwelling unit*; every doorway along a path of travel connecting the entrance door described in Sentence (1) with a living space, adaptable bedroom, adaptable bathroom, and adaptable kitchen shall have a clear width of not less than 850 mm when the door is in the open position.

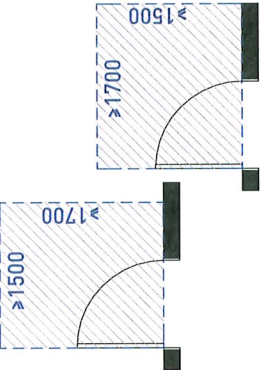
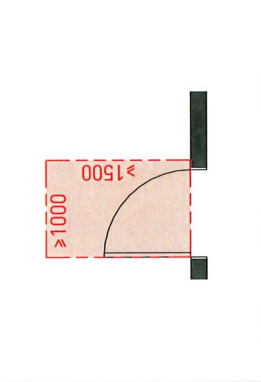
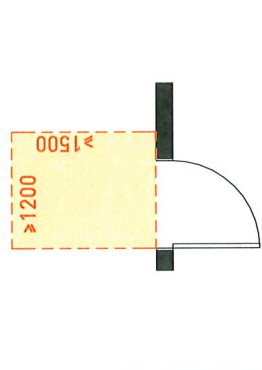
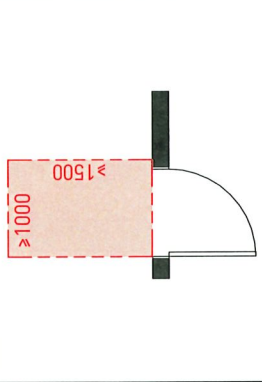
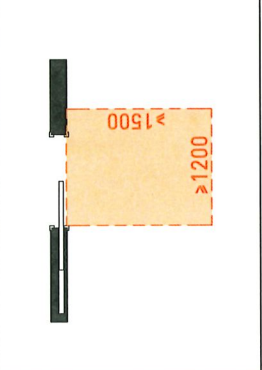
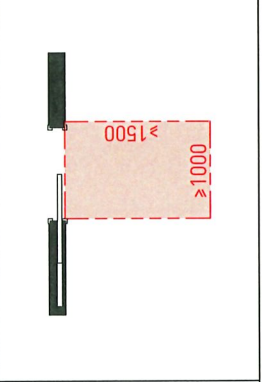
4) Clear Floor Space at Doors Within Unit

Except as provided in Sentence (5), there shall be a clear floor space in accordance with Sentences 3.8.3.6.(14) and (15) adjacent to and on both sides of the doorways described in Sentence (3)

Door Clear Floor Space Design

The clear floor space on each side of the door is required at initial construction. No fixed elements are permitted to be located within the clear floor space.

3.8.5.4.(2) & (4) Minimum Clear Floor Space Required at Adaptable Dwelling Unit Doors Table

	Manual Door Operation	Door With Pre-Wired Power Door Operator
Pull Side		
Push Side		
Sliding Door		

Door Swing

A door can swing into other required clear floor spaces described in Subsection 3.8.5 (in addition to the clear floor spaces at a door).

Door Clearance Not Required

Clear width and floor space at doors are not required into rooms or spaces, including:

- Laundry
- Storage
- Office
- Balcony
- Additional bed / bath / kitchens that are not adaptable

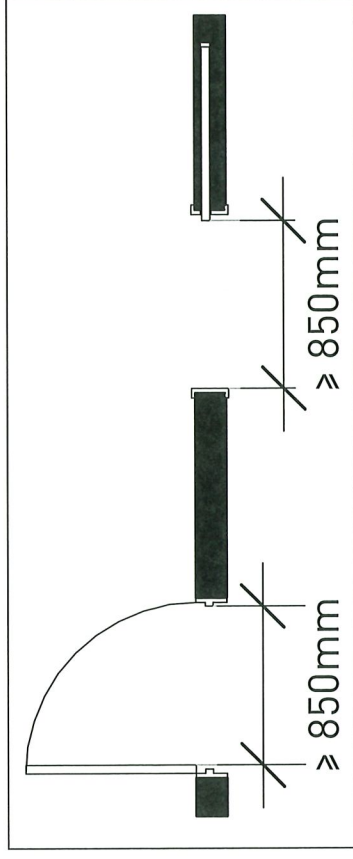
Door Clear Floor Space Overlap

Clear floor space at doors may extend into:

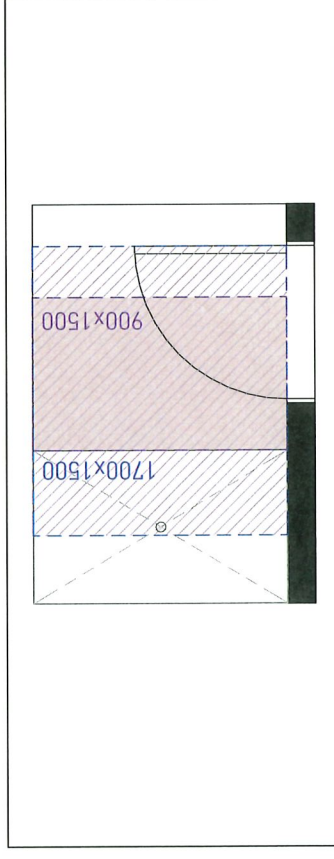
- A shower (provided it has a low-profile threshold of maximum 13mm and there is no shower partition that could restrict movability at the door).
- A lavatory (on the wall beside the latching side of the door provided clear floor space under lavatory is provided at initial construction).

Door Opening Hardware

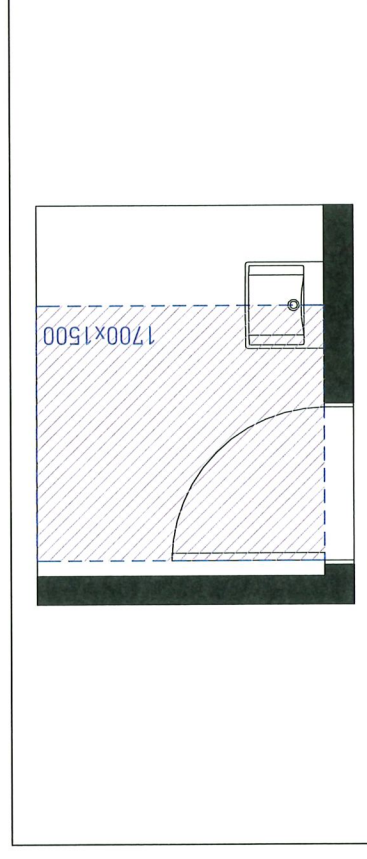
Door hardware that would require tight grasping or twisting of the wrist is acceptable, as hardware can be changed in future based on the unique needs of the occupant(s).



3.8.5.4.(1) & (3) Clear Opening Width



Door Clear Floor Space Overlap into Low Profile Shower



Door Clear Floor Space Overlap with Lavatory

5) Pre-Wired Power Operated Door

Doorways provided with power door operators, or provided with a special outlet box and cover plates that are designed, located and wired specifically to accommodate the future installation of a power door operator, may provide the clear floor space described in Sentence 3.8.3.6.(16).

Pre-Wired Power Door Operator

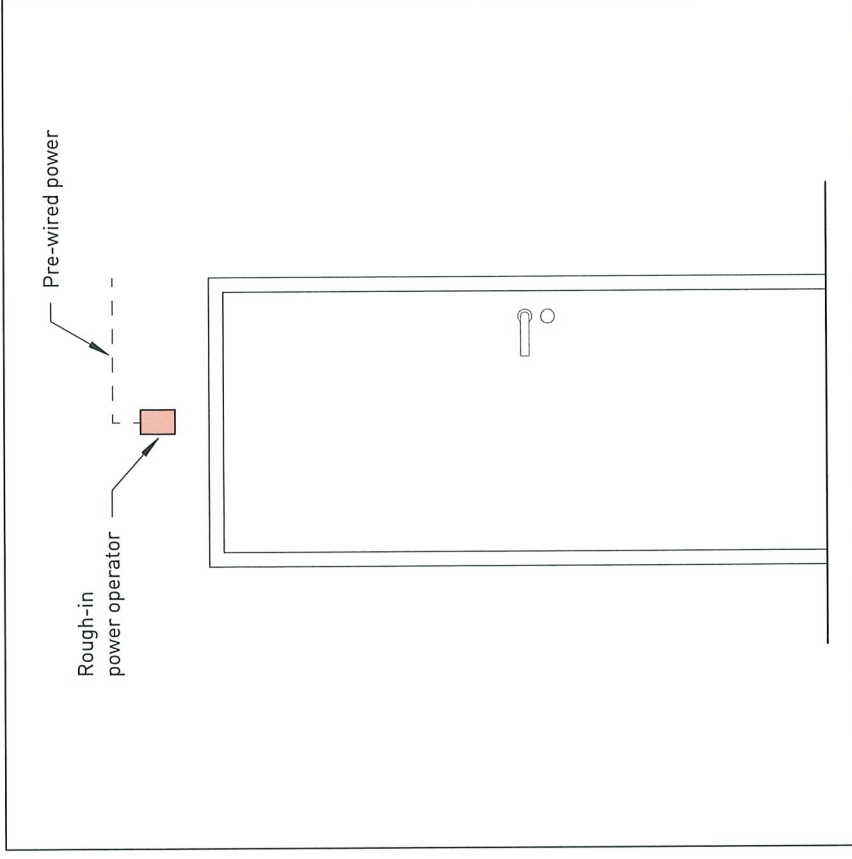
If a pre-wired power door operator is proposed, it is to consist of an electrical box located above or adjacent the door with pre-wired power and a cover plate.

The pre-wired system does not need to have any additional electrical boxes for operator controls, as the system can be retrofitted to fit the unique needs of the occupant(s) (e.g. control buttons or remote activation).

It is not expected that an electric strike be installed or that the pre-wired power to the junction box be on emergency power.

Bathrooms with Multiple Doors

If the adaptable bathroom has a door directly to the adaptable bedroom, while also having a door to the remainder of the unit, the door clear floor space and clear opening width provisions are only to be provided at one door. (See Article 3.8.5.6 commentary regarding path through bedroom to adaptable bathroom)



3.8.5.4.(5) Pre-Wired Power Operated Door Installation

3.8.5.5. Adaptable Dwelling Unit Hallways and Corridors

1) Path of Travel Clear Width

Hallways and corridors in *adaptable dwelling units* forming a path of travel connecting the entrance door described in Sentence 3.8.5.4.(1) with a living space, adaptable bedroom, adaptable bathroom and adaptable kitchen shall have a clear width conforming to Sentences 3.8.3.2.(1) and (2).

Sentence 3.8.3.2.(1) and (2)

- 1) Except as required elsewhere in this Part or as permitted by Sentence (2) and Article 3.8.3.6. pertaining to doorways, the clear width of an accessible path of travel shall be not less than 1 000 mm.
- 2) The clear width of an accessible path of travel is permitted to be reduced to not less than 850 mm for a length of not more than 600 mm, provided the clear floor space at either end of the reduced-clear width section is level within a rectangular area
 - a) Whose dimension parallel to each end of the reduced-clear width section is not less than 1 000 mm, and
 - b) Whose dimension perpendicular to each end of the reduced-clear width section is not less than 1 500 mm.

Paths Not Required

Clear path is **not** required to spaces, including:

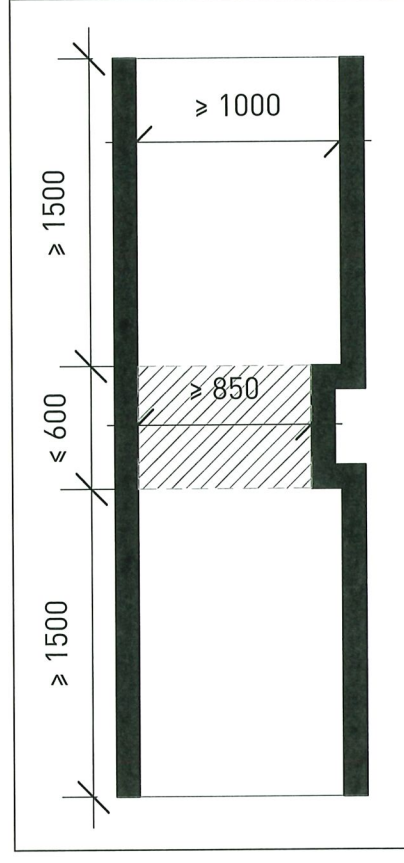
- Laundry
- Storage
- Office
- Balcony
- Additional bed / bath / kitchens that are not adaptable

Path of Travel Through Unit

Although the code specifically notes hallways and corridors, this provision similarly extends to other areas within a unit between fixed elements.

Path of Travel Through Kitchen

It is expected that a clear width of 1000mm be provided into and throughout a kitchen.



3.8.3.2.(2) Acceptable Clear Width Reduction

3.8.5.5.(1) Path of Travel Clear Width Through Example Units



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3.8.5.6. Adaptable Dwelling Unit Bedrooms

1) Bedroom Design Requirements

At least one bedroom or sleeping space in an *adaptable dwelling unit* shall have

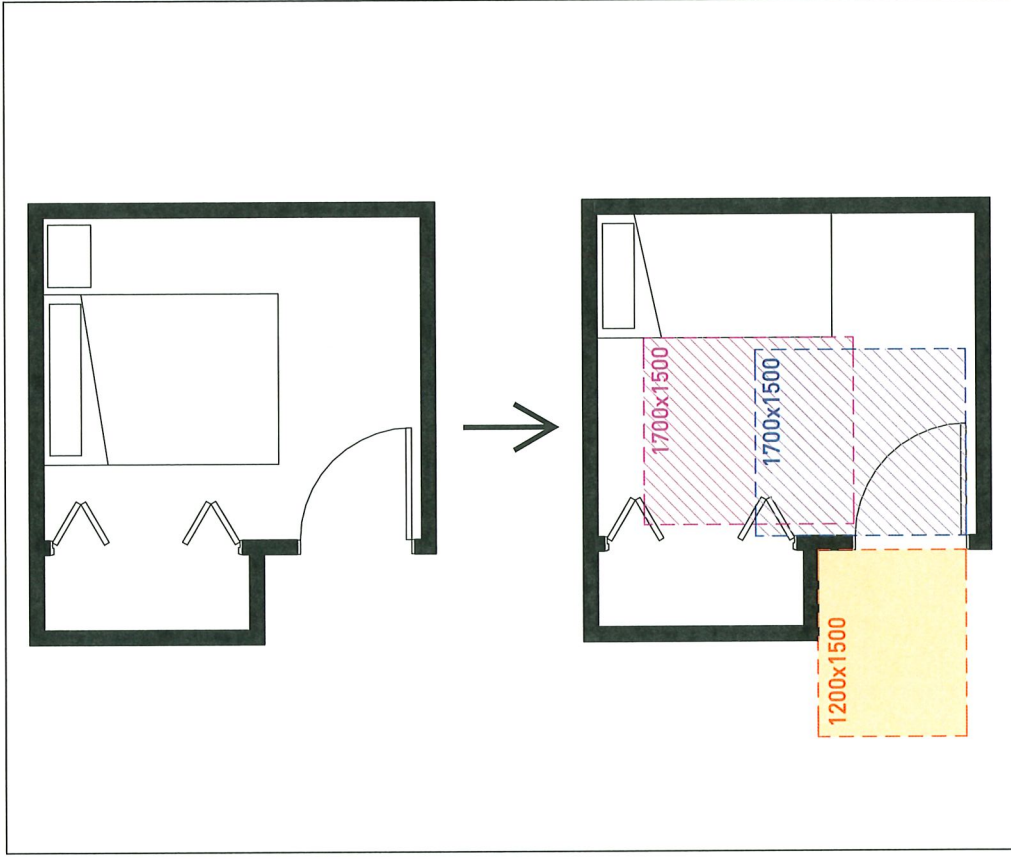
- a) a floor area that permits a turning area of not less than 1 700 mm in diameter, or not less than 1 700 mm by 1 500 mm, that could be adjacent a bed,
- b) a pathway clearance of not less than 850 mm wide, that could be unobstructed by a bed, to allow functional use of the bedroom, and
- c) at least one closet that provides
 - i) a clear opening width of not less than 900 mm, and
 - ii) a clear floor space, that need not be separate from the turning areas required in Clause (a), of not less than 1 700 mm in diameter or 1 700 mm by 1 500 mm on at least one side of the closet.
(See Note A-3.8.5.6.(1).)

Note A-3.8.5.6.(1)

Adaptable Dwelling Unit Floor Area. An adaptable dwelling unit bedroom shall be designed so that furniture will not be a barrier to functional use of the space. Occupant load is regulated by this Code though beds and furniture are not. Subsection 3.1.17. establishes an occupant load of two people per sleeping room. As such, it is reasonable to account for a bed that can sleep two people and functional manoeuvring space adjacent the bed and throughout the room or space. Designs should allow for the bed to be located to accommodate transfer from the turning area to either side of the bed.

Bed Size and Location

A bedroom may be designed based on a double or single bed against a wall to show clear floor space is provided.



Bed Adjustment to Achieve Clear Floor Space

Pathway in Bedroom

An 850mm path (to allow functional use of a bedroom) is not expected to be provided on both sides of the bed but is to be provided from the bedroom door to:

- Turning area adjacent the bed
- Turning area in front of a closet
- Ensuite (if designed to be adaptable)
- Controls intended to be frequently operated (i.e. light switch and thermostat)

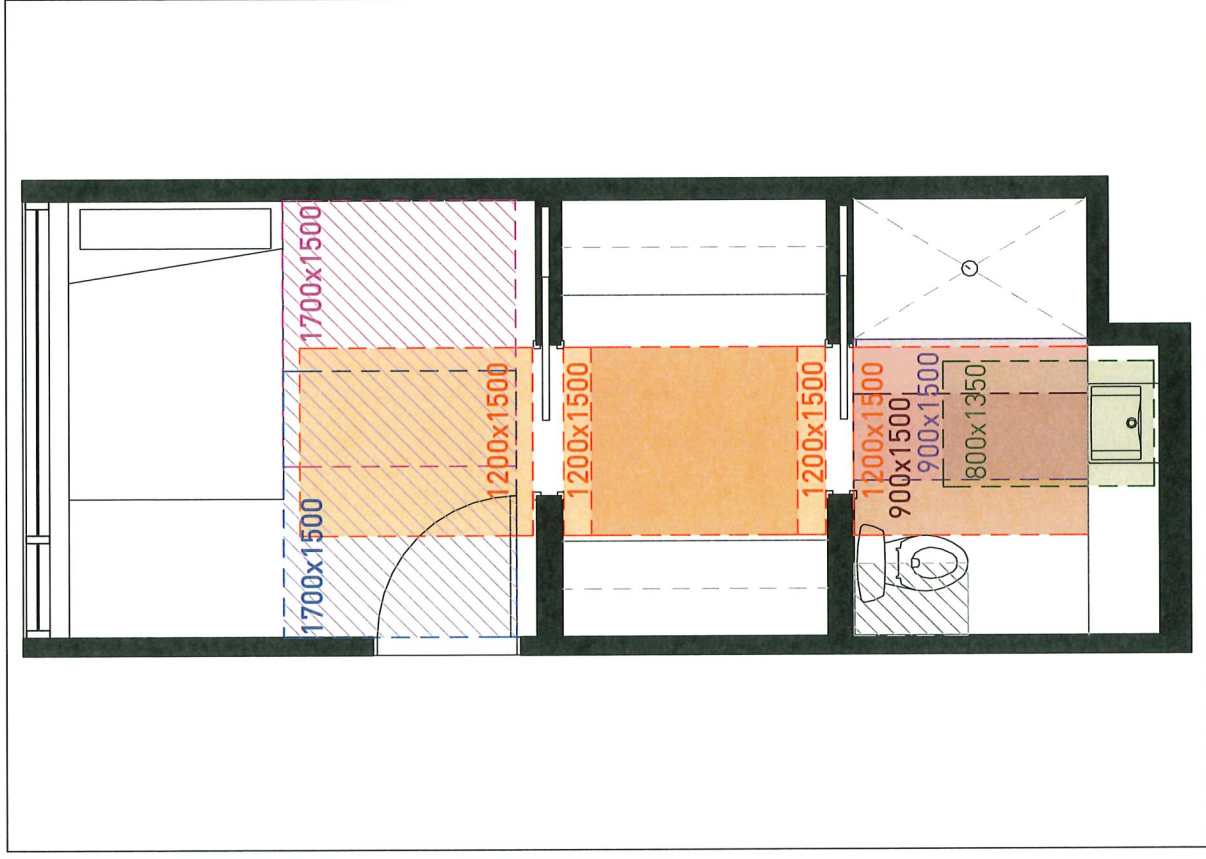
The path through the bedroom can overlap with the clear floor space adjacent the bed and in front of the closet per Sentence 3.8.5.2.(2).

The code does not require a route to an operable window be provided, however it is recommended to design bedrooms so that furniture won't obstruct the use of a window if it is a required egress window per Section 9.9 of the 2024 BCBC.

Walk-in Closets

The clear floor space required in front of a closet can be provided outside a walk-in closet at the entrance, rather than within the closet itself.

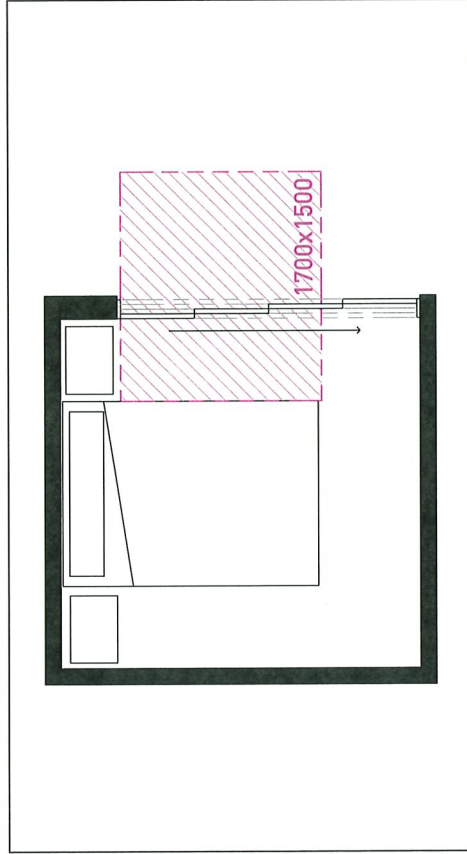
Where a person enters into a closet, the closet door can have a clear opening width of 850mm, other closets where content is accessed at the closet door are required to have a clear opening width of 900 mm.



Example Bedroom #1 w/ Ensuite and Walk-in Closet

Bedrooms with Sliding Partitions

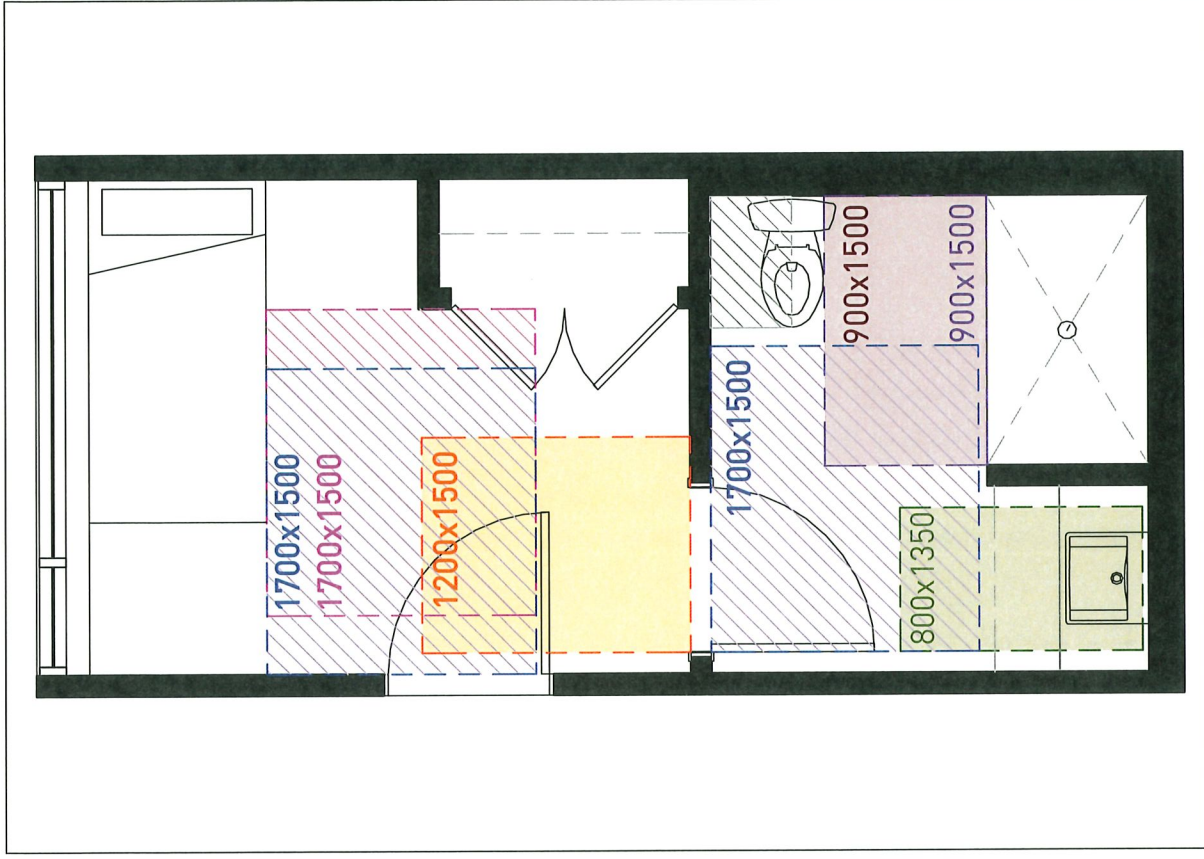
A sliding partition that separates a bedroom from the remainder of the unit can be located in the clear transfer space beside the bed provided the partition (when fully open) does not conflict with the clear transfer space.



Example Bedroom #2 w/ Sliding Partition

Murphy Bed

Where a murphy bed is provided, clear floor spaces (other than the clear transfer spaces beside the bed) can overlap with the bed, based on the bed being up and out of the way, to allow use of the space for other purposes (e.g. clear space in front of a closet for changing).



Example Bedroom #3 w/ Ensuite

3.8.5.7. Adaptable Dwelling Unit Bathrooms

1) Bathroom Design Requirements

At least one bathroom in an *adaptable dwelling unit* shall be designed to be adaptable for use by *persons with disabilities* by providing

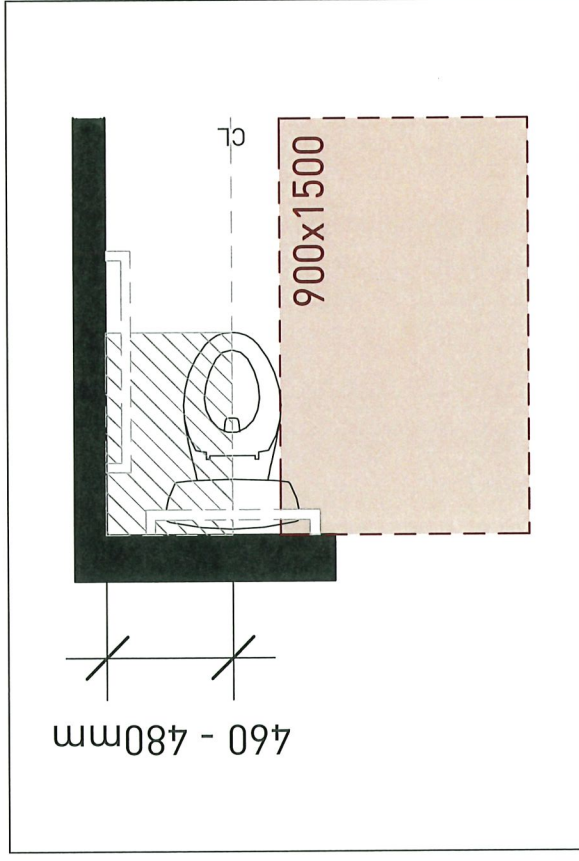
- a) a clear lateral transfer space adjacent a water closet conforming to Clause 3.8.3.12.(1)(b),
- b) a distance between the centre line of the water closet and the wall on one side of 460 mm to 480 mm,

3.8.3.12.(1)(b) Water Closet Transfer Space

- b) Have a clear lateral transfer space adjacent to the water closet that
 - i) at least 1 500 mm long, measured from the wall behind the water closet, and
 - ii) is at least 900 mm wide, measured from the closest edge of the water closet seat

Water Closet Design

The location of the water closet and the clear transfer space adjacent the water closet is required to be provided at initial construction, with no fixed elements (e.g. counter) within the transfer space.



3.8.5.7.(1)(a) & (b) Water Closet Location & Transfer Space

- c) a *plumbing system* that accommodates the future installation of a lavatory with a clear space in accordance with Clauses 3.8.3.16.(1)(a) to (f) that does not impede the space for or use of other fixtures described in this Article (see Note A-3.8.5.7.(1)(c) and (d)),

Note A-3.8.5.7.(1)(c) and (d)

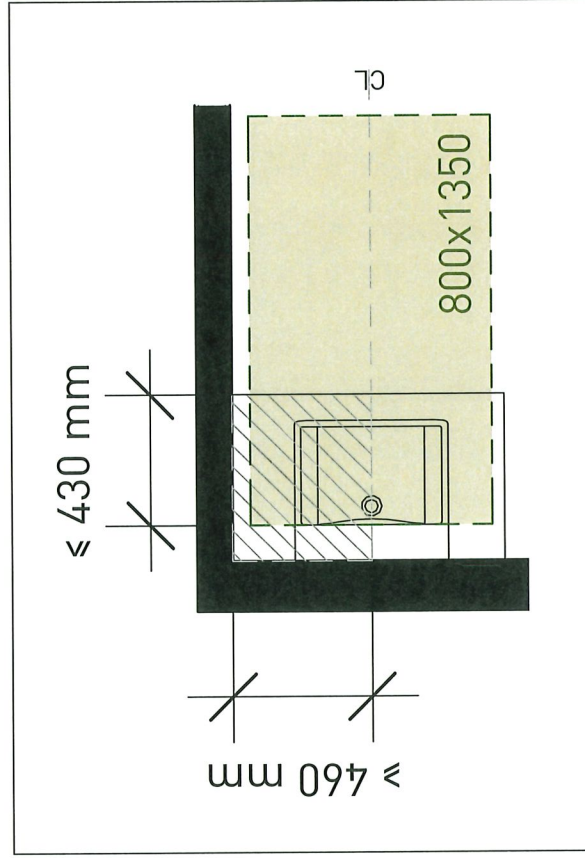
Plumbing Systems. Plumbing systems that accommodate the future installation of fixtures means that the water supply as well as drainage and venting systems are located so that the future installation of an accessible fixture does not require redesign of the system. An example is a sink that can be installed at multiple different heights without requiring a change to where the DWV pipe penetrates the wall.

Lavatory Design

A lavatory **does not** need to be made accessible at initial construction, however, the plumbing system for the lavatory **does need** to be installed to accommodate clear space under the lavatory in future.

The lavatory will need to display that in future it can be made accessible, which includes having a:

- Distance between the centre line of the lavatory and any side wall of minimum 460mm
- Clear floor space of 800mm wide by 1350mm long centred on the lavatory with up to 430mm under the counter, measured from front edge of counter

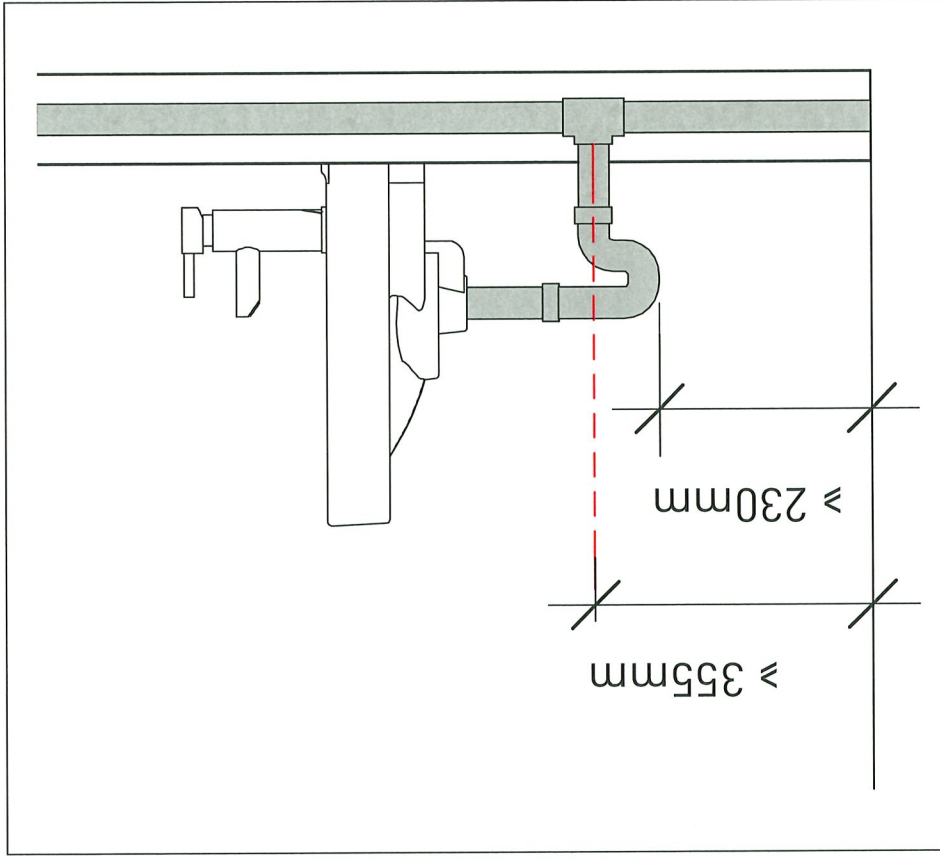


3.8.5.7.(1) Lavatory Location & Clear Floor Space

Lavatory Plumbing System

To accommodate clear space under the lavatory in future, the centreline of drainpipe leading to drain stack is to be minimum 355mm above the finished floor such that the bottom of P-trap achieves a clearance of minimum 230mm from underside of the P-trap to the finished floor.

This is so parts of the lavatory plumbing system do not require moving in future.



3.8.5.7.(1)(c) Lavatory Plumbing System

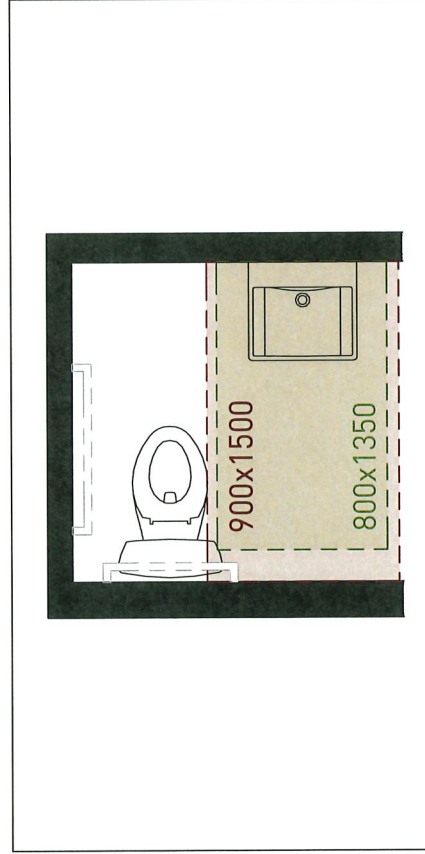
Lavatory Location

A lavatory provided with fixed cabinetry or clear space underneath is permitted to encroach into the:

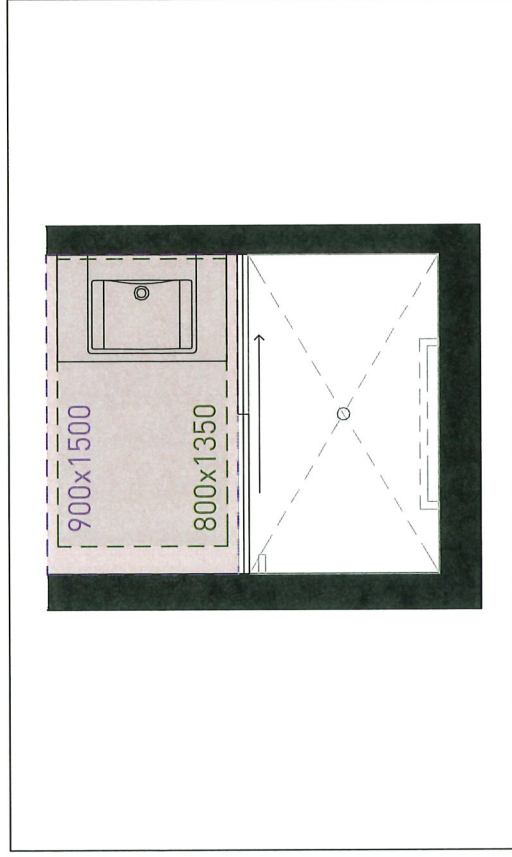
- Clear floor space in front of a bathtub
- Clear turn around space for an accessible bathtub
- Clear floor space in front of a shower (provided it is on the wall opposite to where the vertical grab bar would be located)
- Shower space (provided it is located on the side opposite to where the vertical grab bar would be located and does not impede on the space of other elements (e.g. grab bar))

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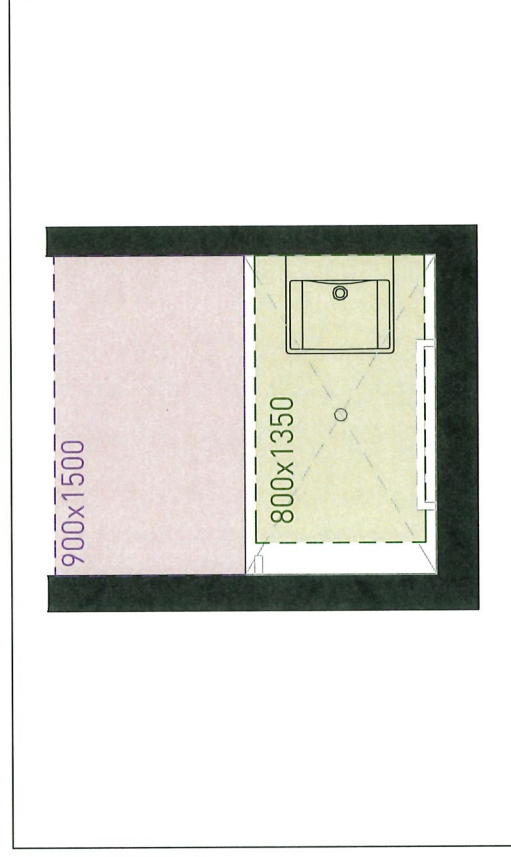
A lavatory that is wall hung at initial construction with no fixed cabinetry underneath may encroach into the clear transfer space beside a toilet provided the sink is located opposite the toilet.



Lavatory in Water Closet Transfer Space



Lavatory in Shower Clear Floor Space



Lavatory in Shower

- d) a *plumbing system* that accommodates the future installation of a
- i) shower described in Sentence 3.8.3.17.(1) that does not impede the space for or use of other fixtures described in this Article, or
 - ii) bathtub described in Sentence 3.8.3.18.(1) that does not impede the space for or use of other fixtures described in this Article (see Note A-3.8.5.7.(1)(c) and (d)), and

Adaptable Shower / Bathtub Design

A shower / bathtub **does not** need to be made accessible at initial construction, however, the plumbing system **does** need to **accommodate** a renovation in future.

The shower / bathtub will need to display that in future an accessible shower / bathtub can be provided, which includes achieving the size and clear floor space requirements.

Smaller sized shower / bathtub may be provided at initial construction provided the space can accommodate an accessible shower / bathtub, and its required clear floor spaces in future.

A bathtub may be converted to an accessible shower in future provided appropriate plumbing infrastructure, grab bar reinforcement, shower size, and clear floor space is provided.

Plumbing System Intent

Adaptable dwelling unit provisions are intended to provide flexibility to accommodate a variety of potential renovations. Plumbing systems, for example, can be problematic to reroute, so having a plumbing system that can accommodate a future renovation to add accessible fixtures helps provide that flexibility.

Shower / Bathtub Plumbing System

The plumbing system for controls and shower head in a shower or bathtub designed to Sentence 3.8.3.17.(1) or Sentence 3.8.3.18.(1) does not need to be provided at initial construction if:

- Rough-in plumbing is located in the wall where the controls / shower head would be required
- OR**
- Plumbing system can be relocated in future (provided it is possible and practical to reroute plumbing systems in walls that may be loadbearing, fire-rated, exterior)

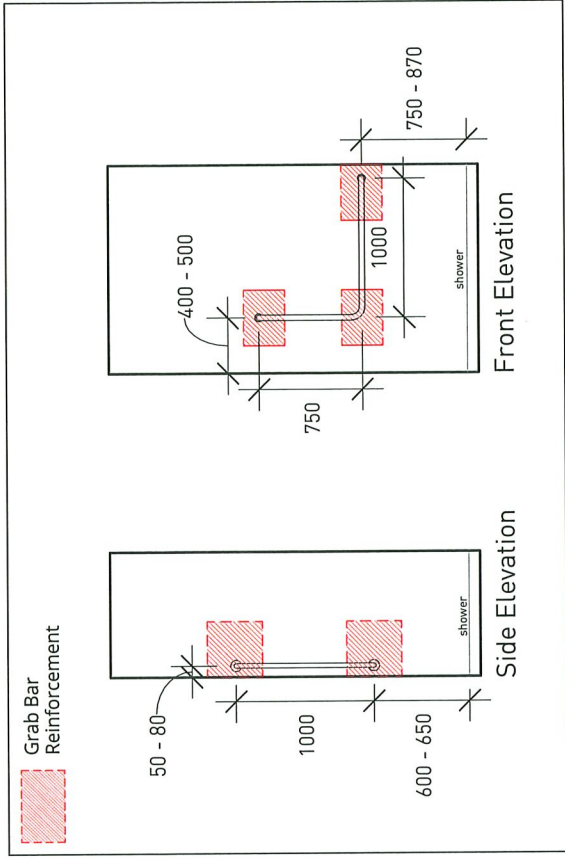
If it is intended to convert a bathtub to a shower in future the drain location does not have to align between a bathtub and shower basin if a solution can be developed for the drainage system in future (e.g. second drain for shower under bathtub).

e) walls adjacent the water closet and shower or bathtub location reinforced to accommodate the future installation of grab bars conforming to

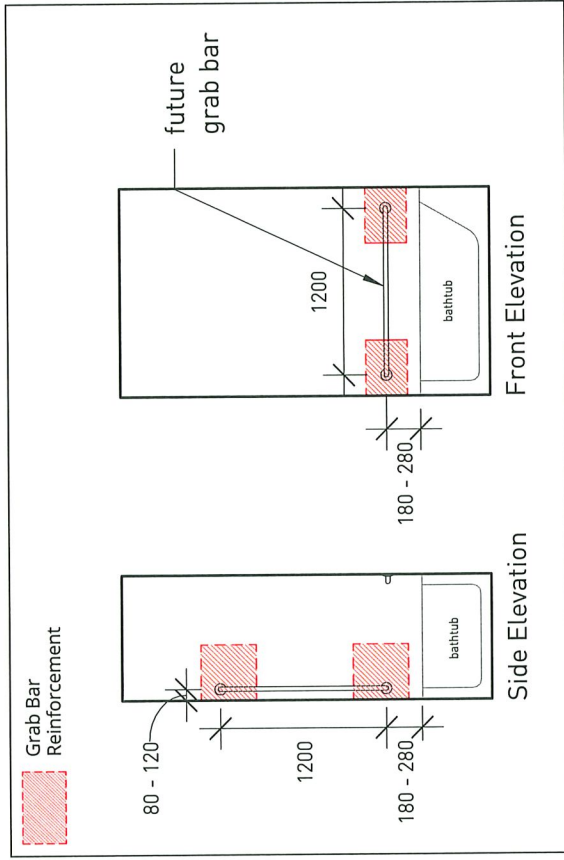
- i) Clauses 3.8.3.12.(1)(f) and (g) for water closets, and
- ii) Clause 3.8.3.17.(1)(f) for showers or Clauses 3.8.3.18.(1)(f) for bathtubs (see Note A-3.8.5.7.(1)(e).

Note A-3.8.5.7.(1)(e)

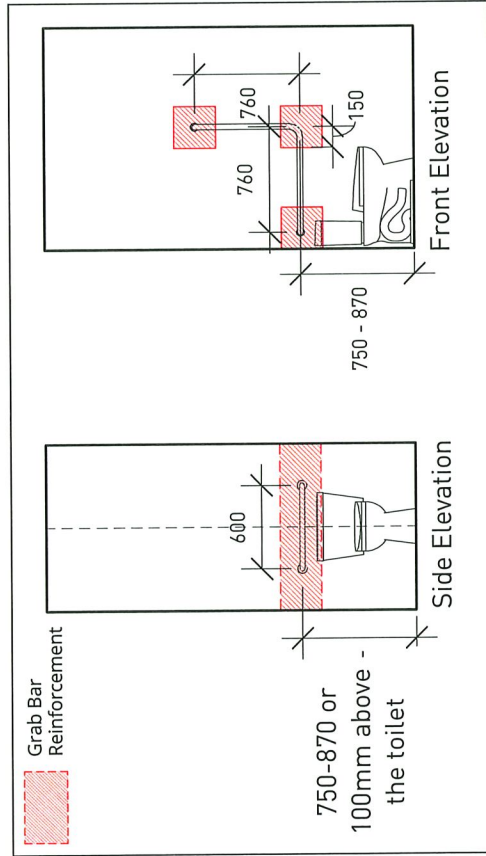
Reinforced Grab Bar Location. This provision is intended to ensure there is adequate backing for the installation of grab bars by the occupant in the future. For example, plywood or solid lumber behind the wall finish and encompassing the location of future grab bars located as described in Clauses 3.8.3.12.(1)(f) and (g) and Clause 3.8.3.17.(1)(f) or 3.8.3.18.(1)(f) would provide suitable backing for grab bar fasteners.



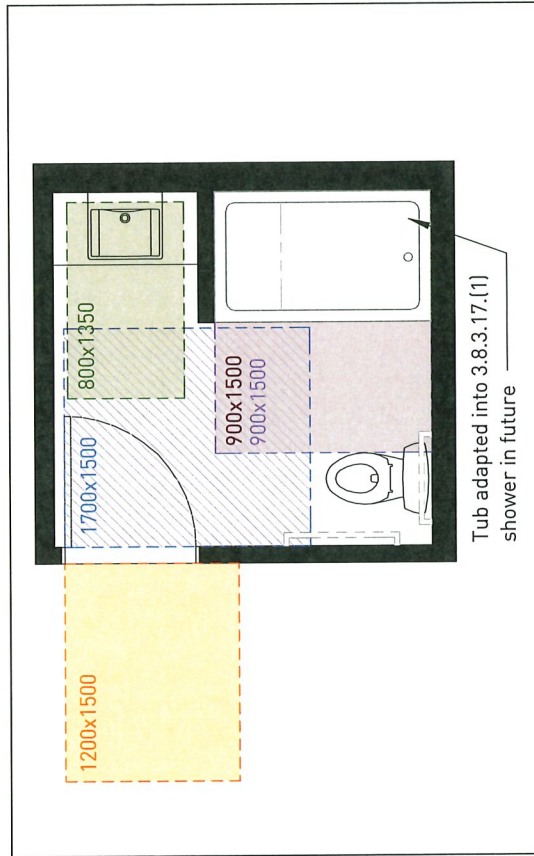
3.8.5.7.(1)(e)(ii) Shower Grab Bar Reinforcement Example



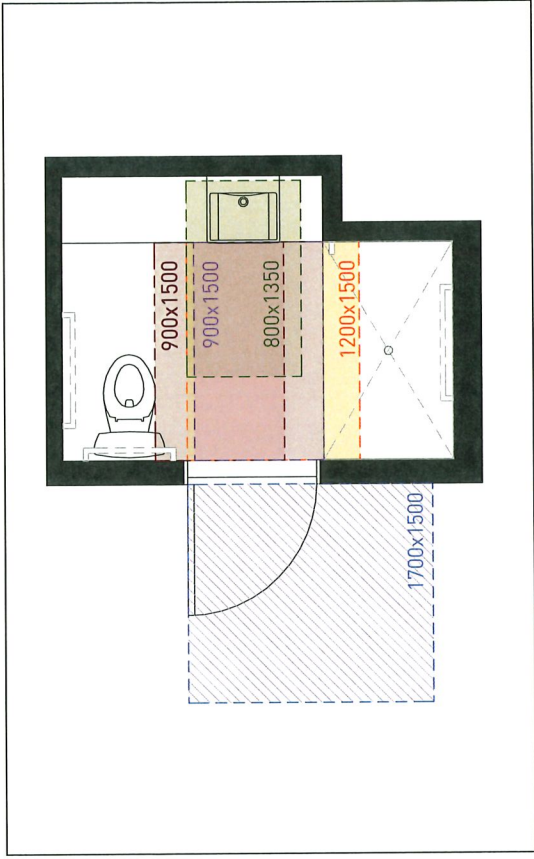
3.8.5.7.(1)(e)(ii) Bathtub Grab Bar Reinforcement Example



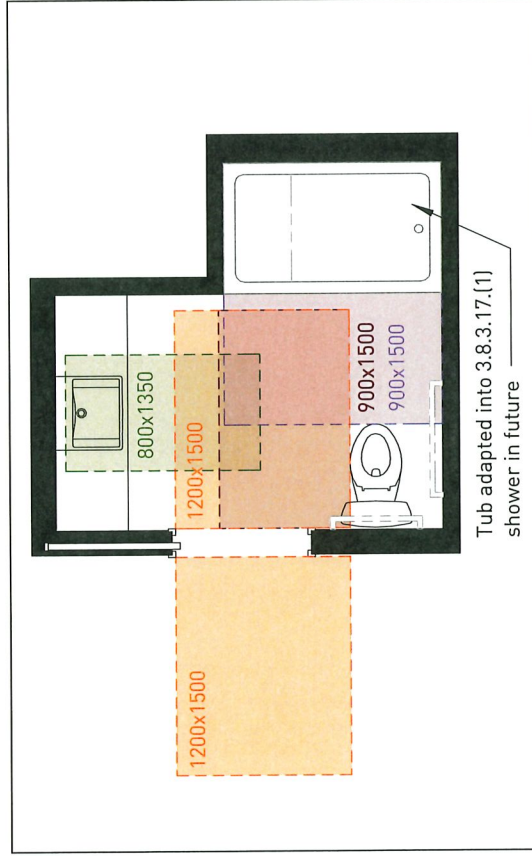
3.8.5.7.(1)(e)(i) Toilet Grab Bar Reinforcement Example



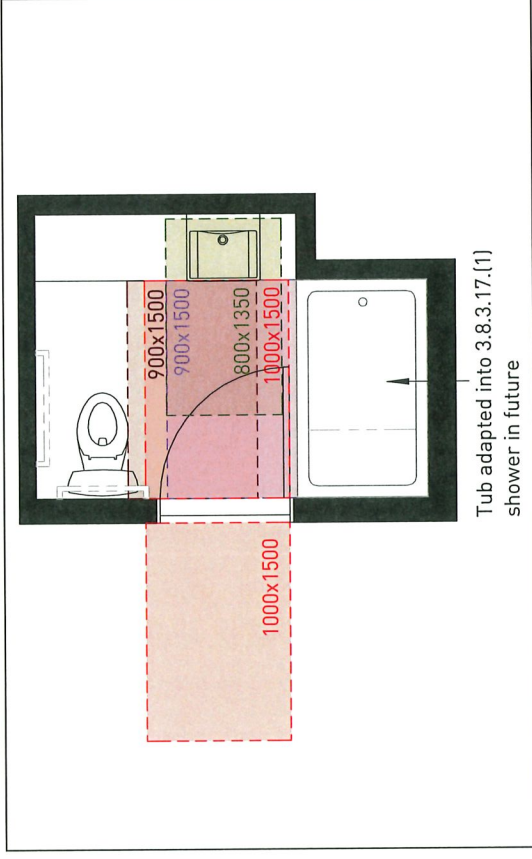
**Example Bathroom Layout #1
w/ Inswing Door**



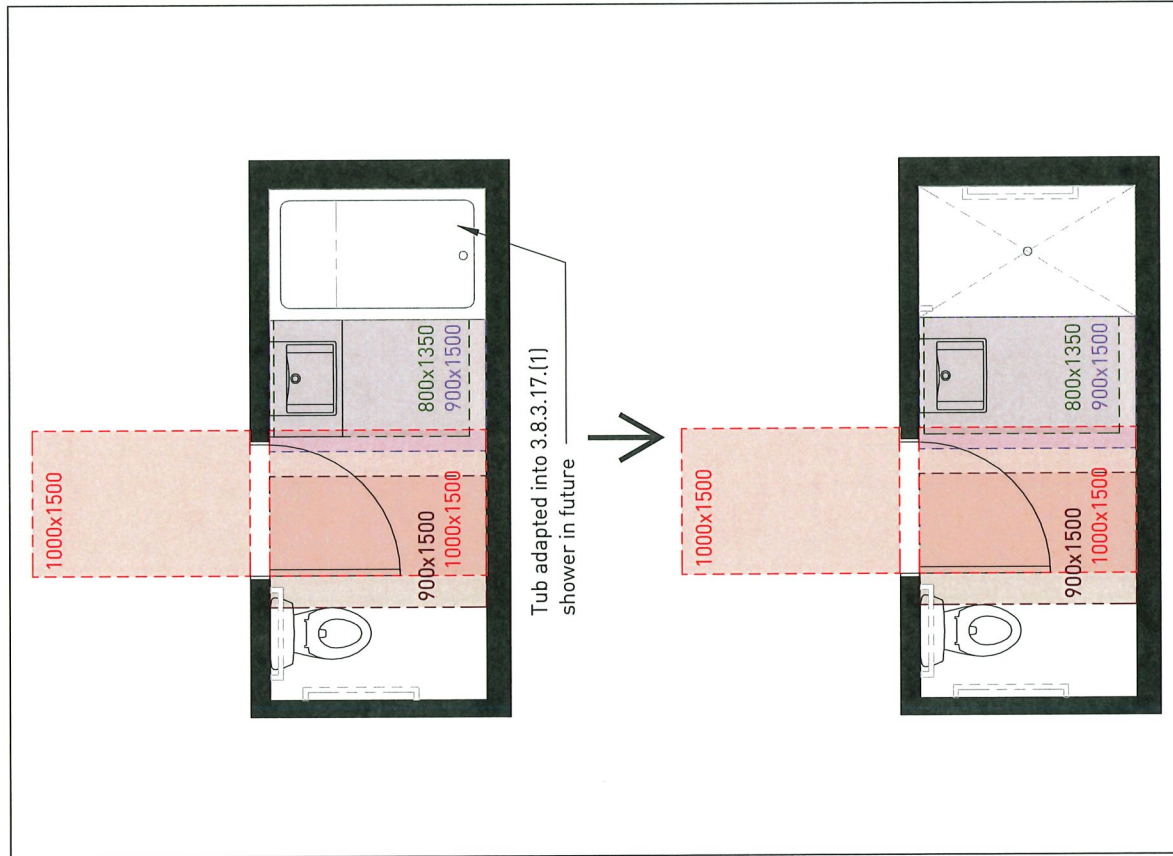
**Example Bathroom Layout #2
w/ Outswing Door**



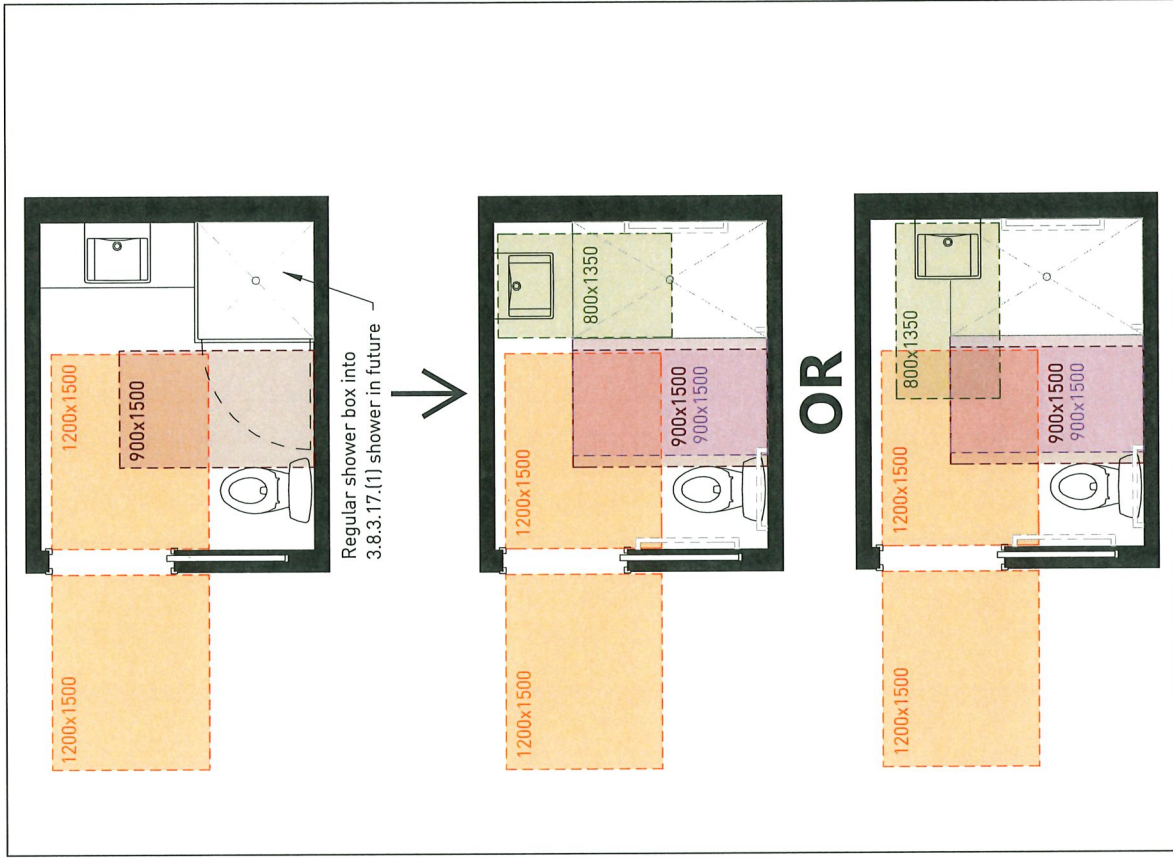
**Example Bathroom Layout #3
w/ Sliding Door**



**Example Bathroom Layout #4
w/ Pre-wired Power Door Opener**



Example Bathroom Layout #5
w/ Pre-wired Power Door Opener & Conversion Design



Example Bathroom Layout #6
w/ Wet Bath Conversion Design

3.8.5.8. Adaptable Dwelling Unit Kitchens

1) Continuous Counter Between Sink and Cooktop

The kitchen in an *adaptable dwelling unit* shall be designed so that the *cooktop* and sink are adjacent or can have a continuous counter between them.

2) Turning Area Clear Floor Space

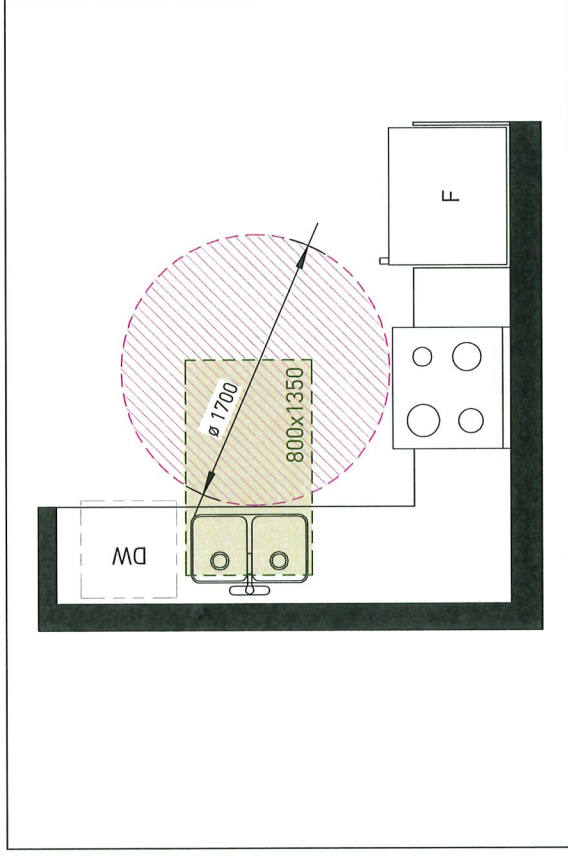
A clear floor space shall be provided in the kitchen area that is not less than 1 700 mm in diameter or 1 700 mm by 1 500 mm.

3) Plumbing for Kitchen Sink

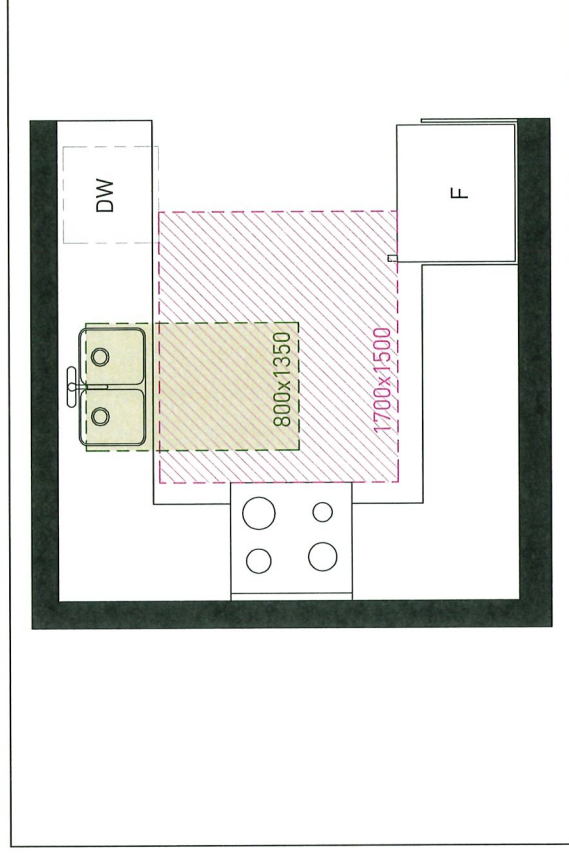
The *plumbing system* serving the kitchen shall accommodate the future installation of a kitchen sink that could be installed in accordance with the requirements for the installation of a lavatory as described in Clauses 3.8.3.16.(1)(b) to (f). (See Note A-3.8.5.7.(1)(c) and (d).)

Turning Area Location

It is expected that the turning space be located within the kitchen, in proximity to appliances. A person should not have to leave the kitchen to turn around.



Example Kitchen Layout #1 – L-Shaped Design



Example Kitchen Layout #2 – U-Shaped Design

Future Continuous Counter

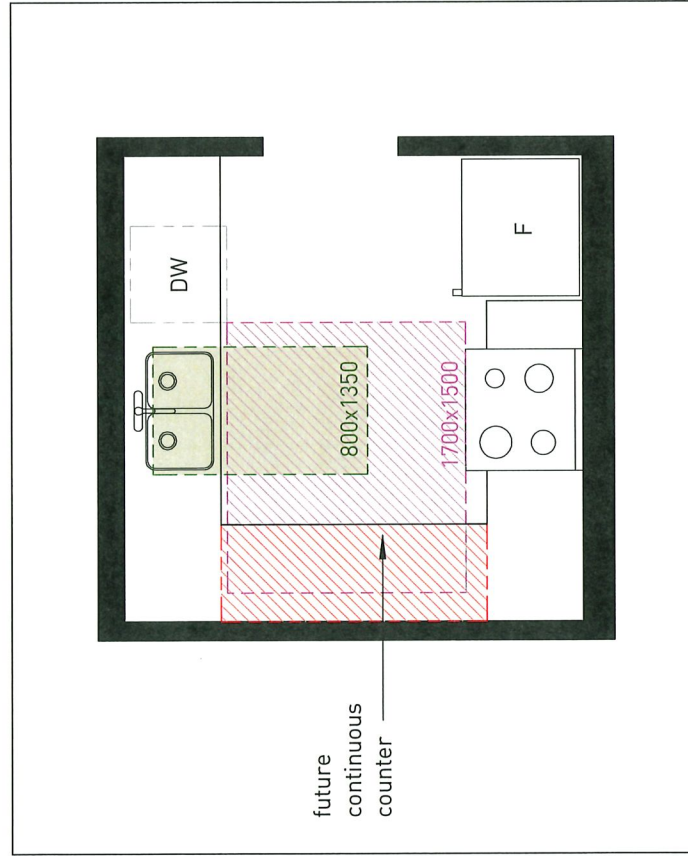
A continuous counter **does not** have to be provided at initial construction if:

- It can be shown that a continuous counter can be provided in future that does not restrict access to the kitchen (It is recommended that the continuous counter addition be minimum 300mm deep).

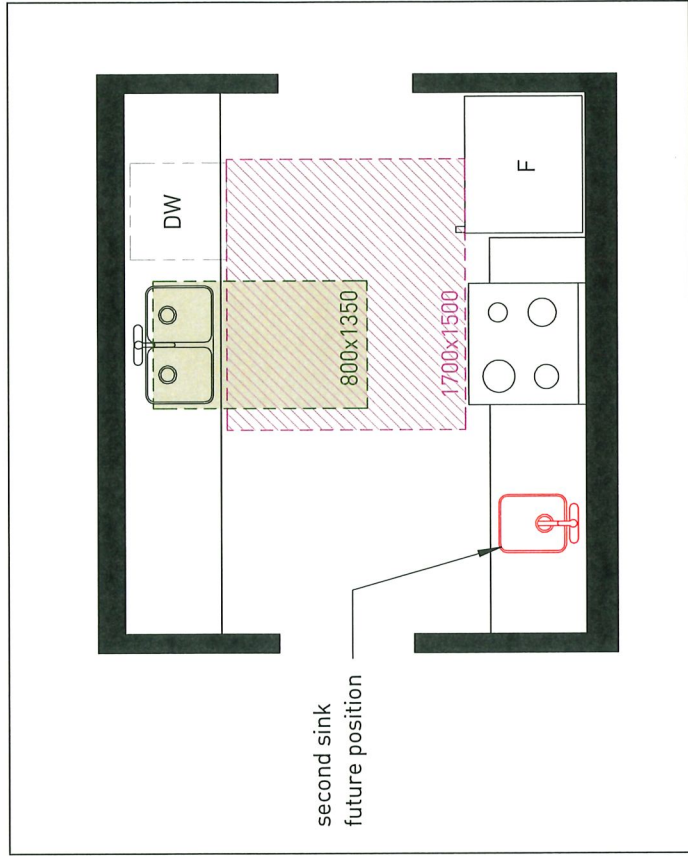
OR

- A plumbing rough-in and counter space for a second kitchen sink is provided, such that there is a continuous counter between the cooktop and second sink.

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Example Kitchen Layout #3 - w/ Future Continuous Counter



Example Kitchen Layout #4 - w/ Plumbing for Second Sink

Turning Area

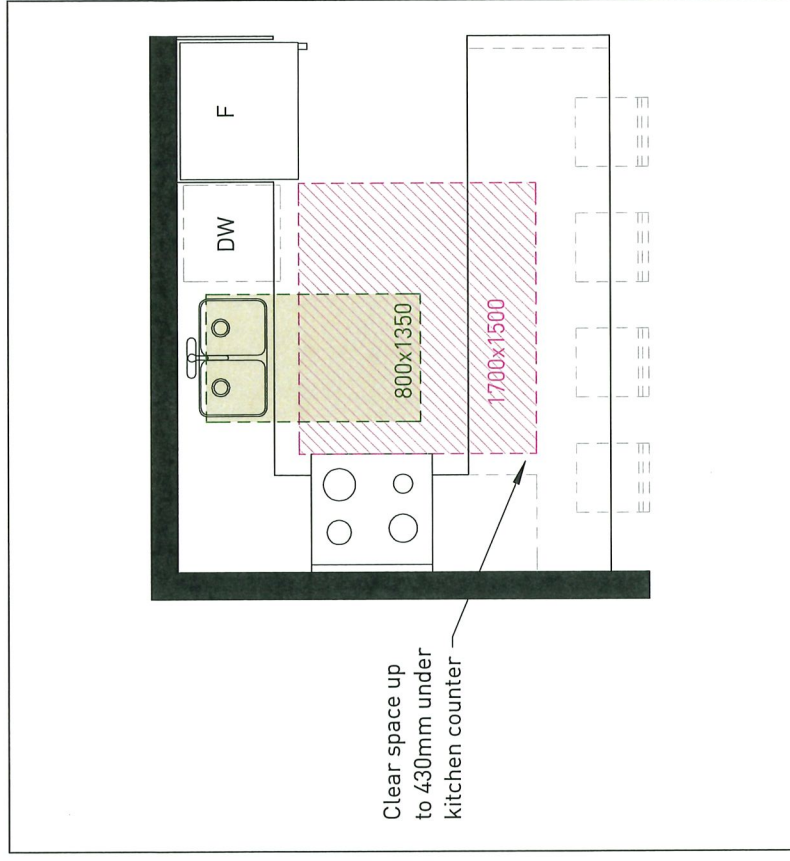
Clear turning space is expected to be provided at initial construction with no fixed elements located within the space.

The turning area in the kitchen can extend up to 430mm below a counter provided it has knee clearance at initial construction and is limited to one side of the turning area.

Where a kitchen island or cabinetry below a counter is movable (i.e. non-fixed), the turning area can encroach into these elements at initial construction.

Kitchen counter overhangs, cabinet handles, and other small projections into the turning area do not need to be taken into consideration in determining clear turning space.

Appliances such as a range or refrigerator should be taken into consideration when designing the kitchen so that they do not impact the turning space.



**Example Kitchen Layout #5
w/ Turning Area Overlapping Counter**

3.8.5.9. Controls, Switches and Outlets

1) Installation Requirements

Except as provided in Sentence (2), controls and switches for *adaptable dwelling units*, that are intended for frequent operation by occupants, shall not require activities for operation below 400 mm from the floor or above 1 200 mm from the floor.

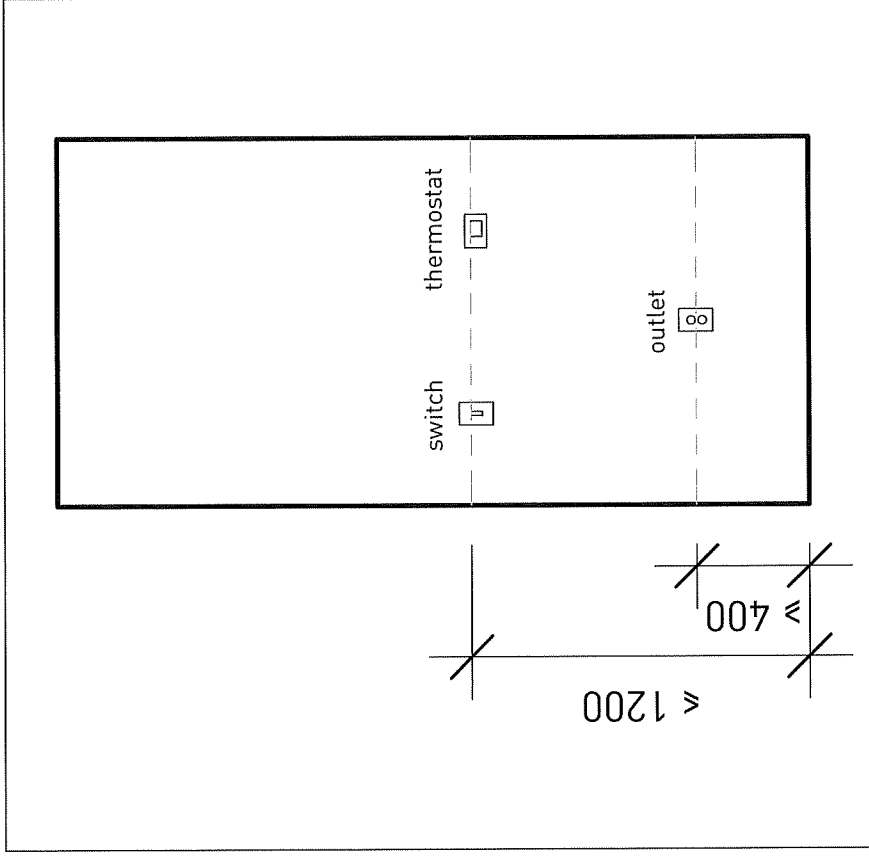
2) Exemptions

Sentence (1) does not apply to controls, switches and dedicated outlets for equipment or appliances.

Exemptions to Controls, Switches and Outlets

Elements that are **not required** to meet the installation height requirements, include:

- Hood fans
- Breaker panels
- Telephone / Television / Data Outlets
- Outlets specific for appliances
- Controls for operable windows
- Controls, switches, outlets provided on decks
- Controls for equipment and appliances (e.g. washer, dryer, stove, microwave)



3.8.5.9. Control, Switch and Outlet Height Range

3.2.4.19.(7) Special Outlet for Future Strobe

7) Special Outlet for Strobe Design Requirements

Each adaptable dwelling unit shall be provided with special outlet boxes and cover plates that

- a) are designed, located and wired specifically to allow strobe lights to operate in conformance with
 - i) Sentence (5) where a fire alarm system is provided, or
 - ii) Sentence (6) where a fire alarm system is not provided,
- b) are permanently identified as "FIRE – Strobe Light Connection Only,"
- c) are installed in the locations described in Clause (4)(e), and
- d) for the purposes of providing power to the strobe lights that may be connected to the outlet boxes, are assumed that the total special outlets for at least 20 percent of the adaptable dwelling units in the building are in use.

3.2.4.19.(4)(e) Visible Signal Locations

- 4) Visible signal devices shall be installed in the rooms and spaces required by Article 3.2.4.20. and Section 3.8. and shall
 - e) be installed in each
 - i) sleeping room or bed space
 - ii) room closed off from the living area by a door, including bathrooms, and
 - iii) living area and any hallway serving the living area

Visible Signal Locations

Rooms closed off from the living area by a door, as noted in Clause 3.2.4.19.(4)(e), include:

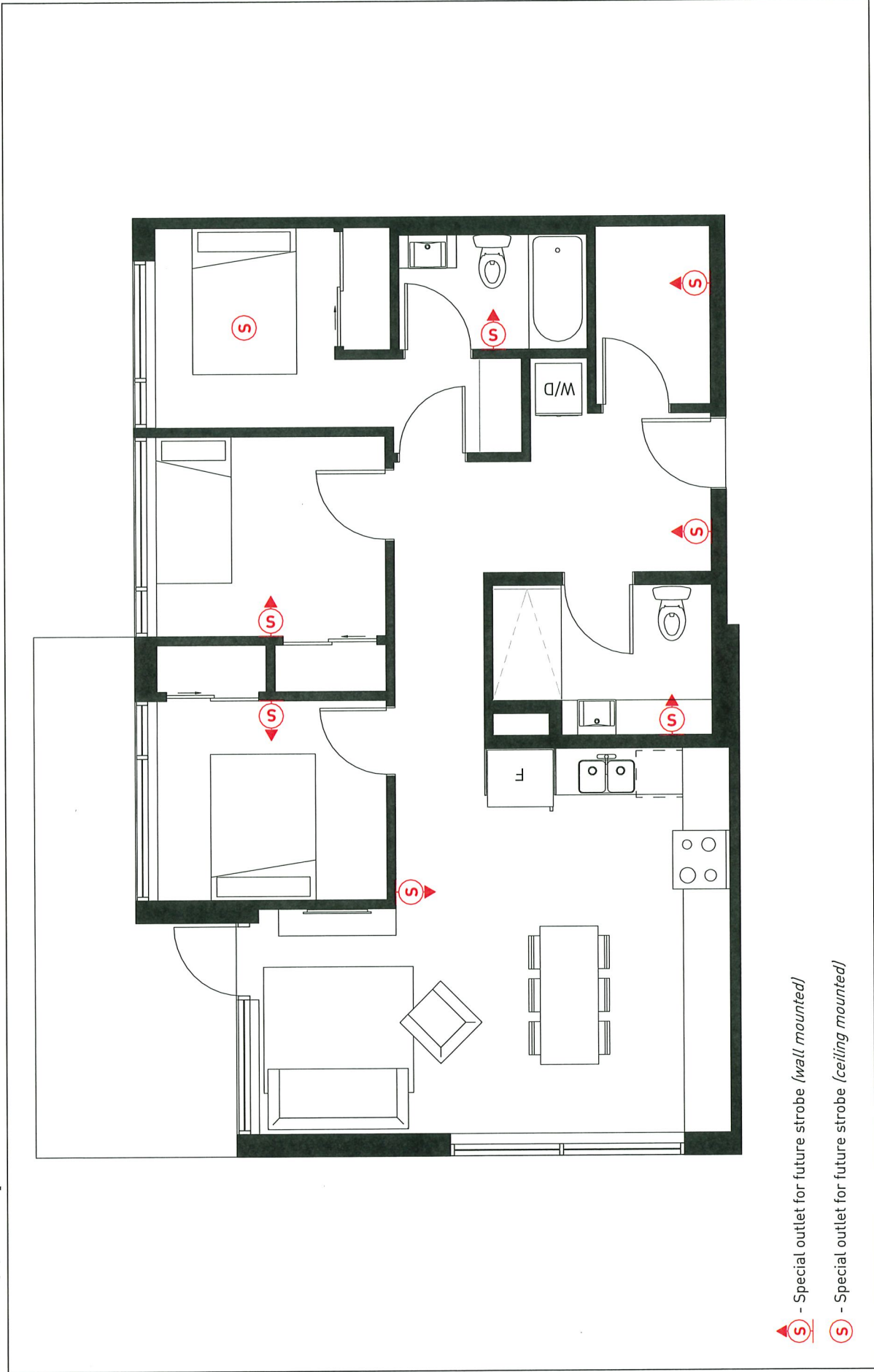
- Sleeping rooms
- Bathrooms (including ensuite bathrooms)
- Office
- Den / Flex Space

Walk-in closets or small storage closets **do not** require special outlets as they are not intended for prolonged usage.

Combination of Audible Visual Signalling Devices

Special outlet boxes described in Sentence 3.2.4.19.(7) **do not** need to be provided if audible signal devices located in accordance with Clause 3.2.4.19.(4)(e) can accommodate replacement in future to a combination audible visual signal device.

3.2.4.19.(7) Example Unit of Future Strobe Locations

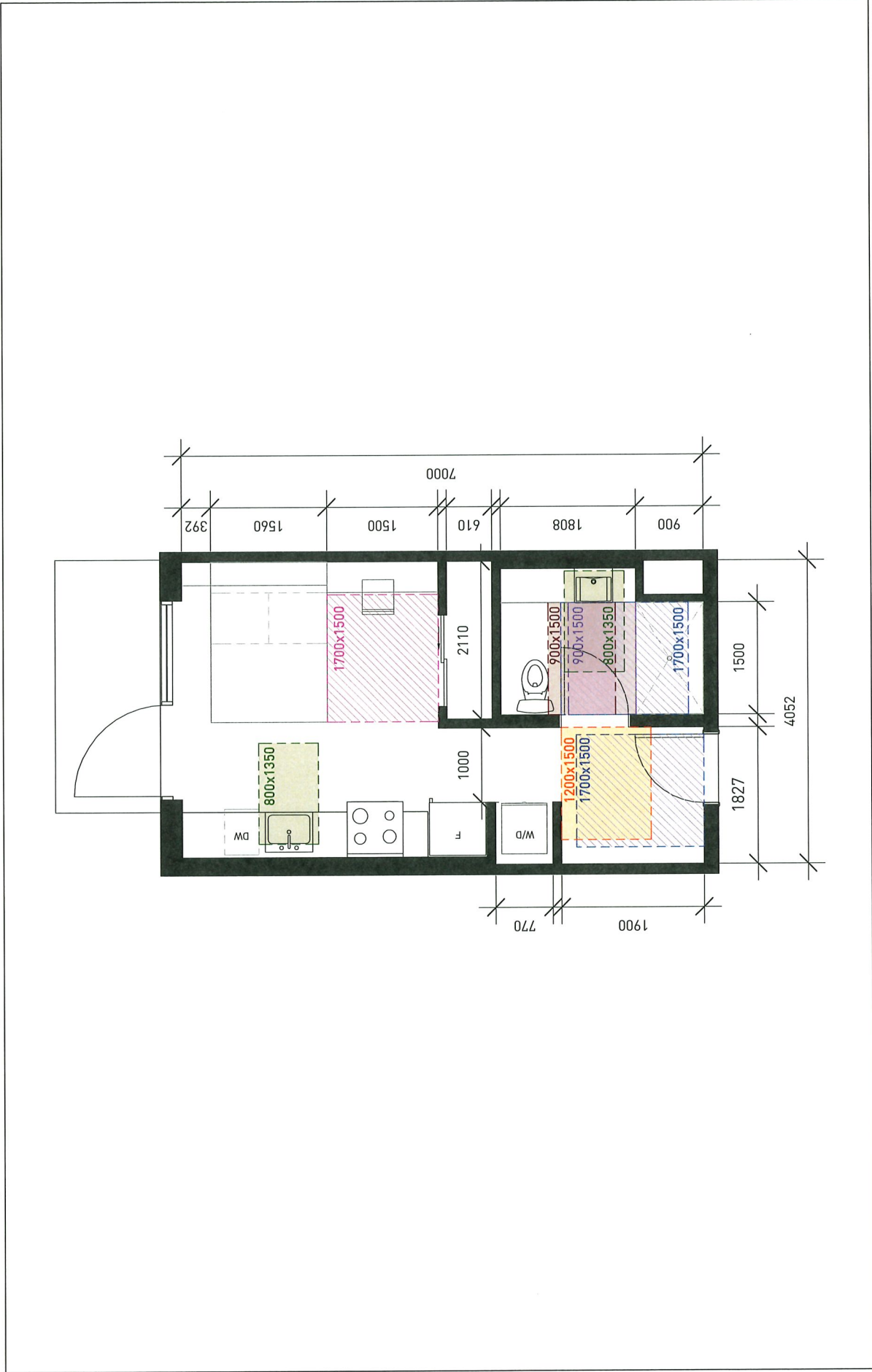


Ⓢ - Special outlet for future strobe (wall mounted)

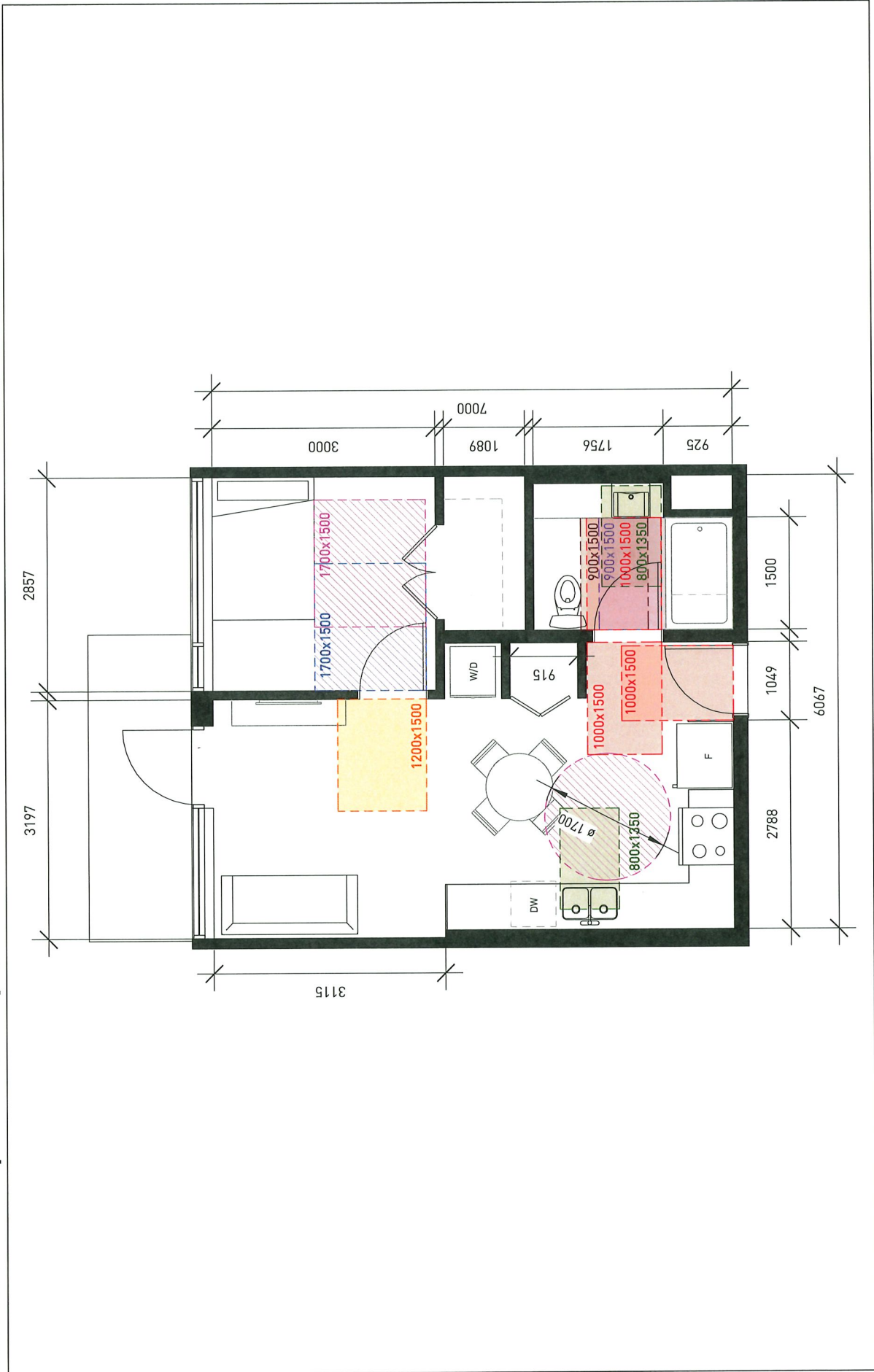
Ⓢ - Special outlet for future strobe (ceiling mounted)

Adaptable Dwelling Unit Plans

Micro Unit Example Suite (330 sq ft)

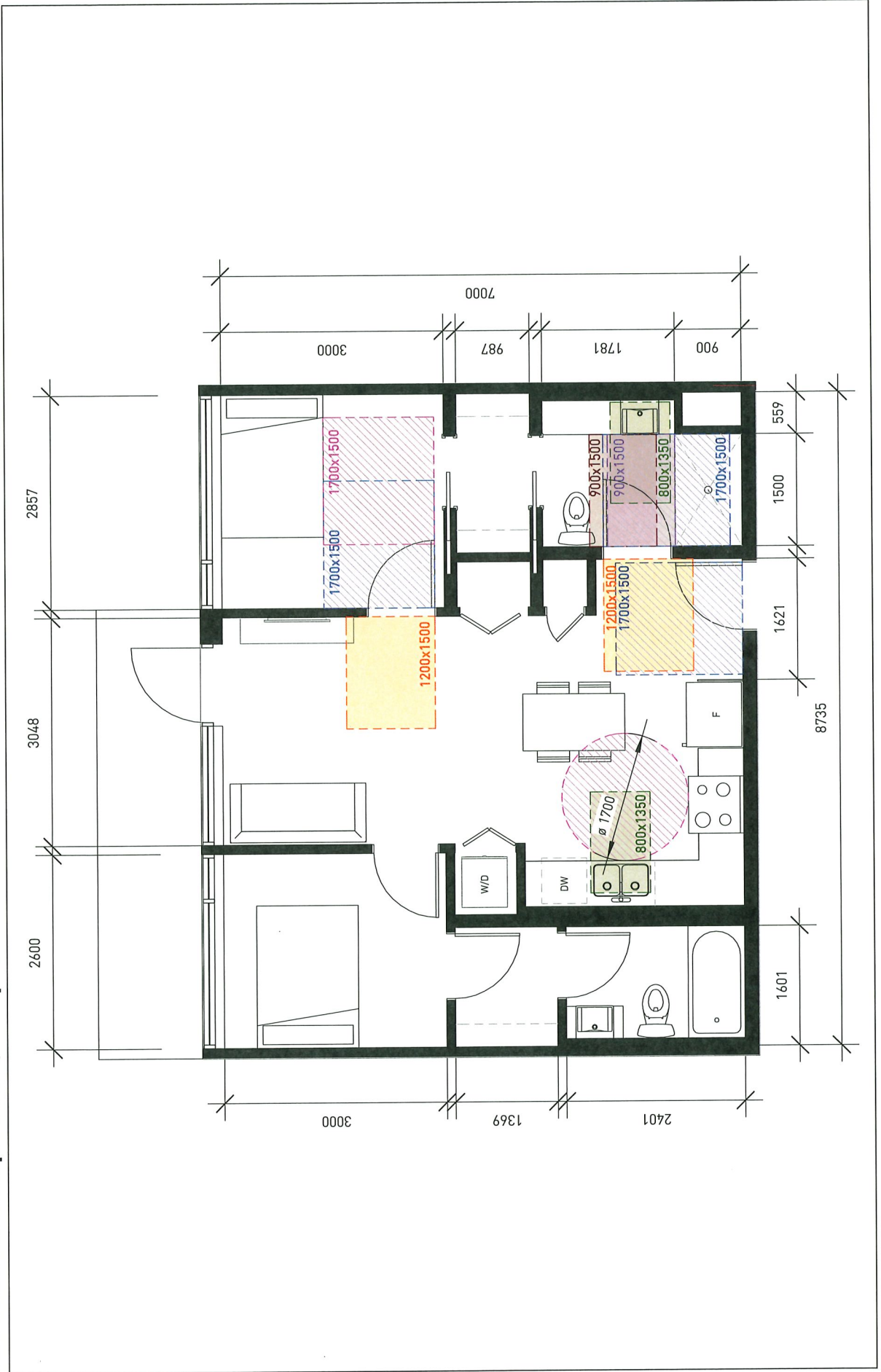


One Bedroom Example Suite (500 sq ft)

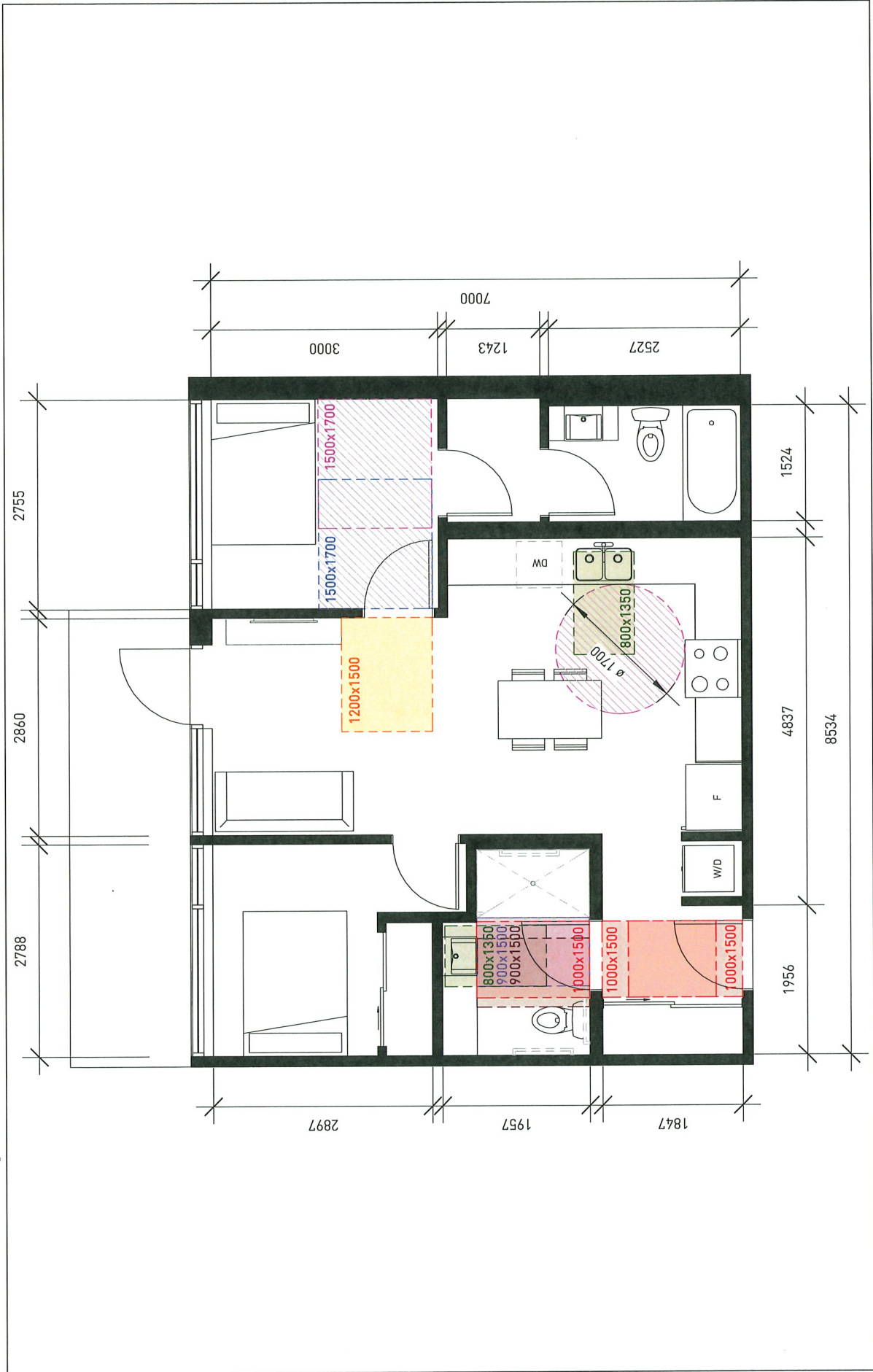


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Two Bedroom Example Suite (720 sq ft)



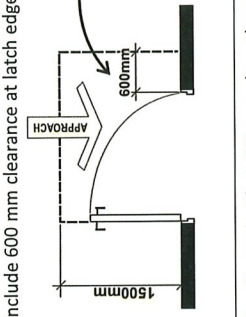
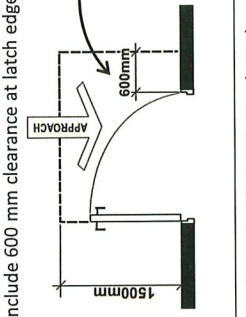
Two Bedroom Example Suite (710 sq ft)

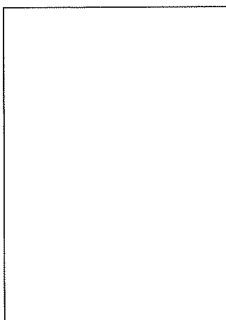
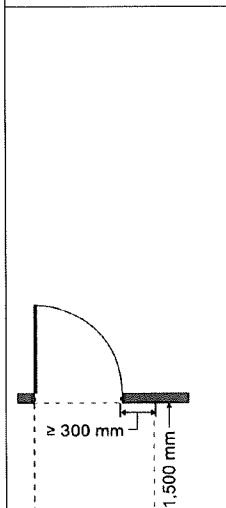
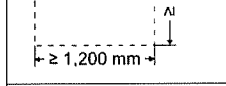







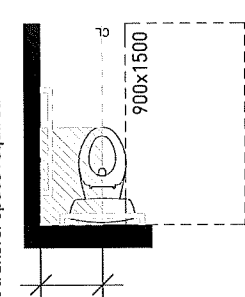
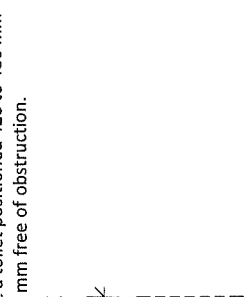
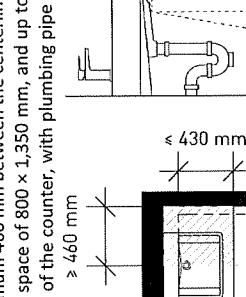
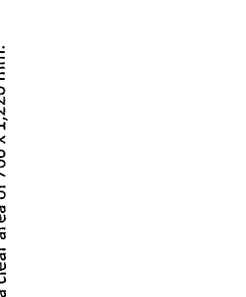


Adaptable Floor Plate Example

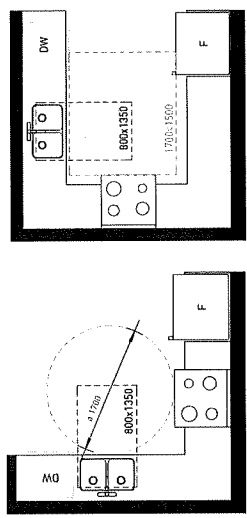
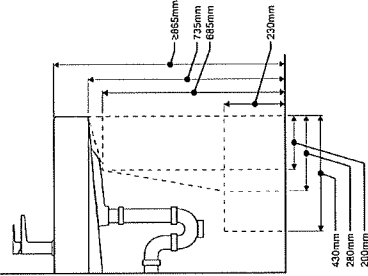
Tower Floor Plate with Adaptable Units



Items	BUH (Basic universal housing – Richmond Zoning bylaw)	ADU (Adaptable dwelling unit – BCBC 2024)	Recommendations
Purpose	Intended to facilitate ready access, use and occupancy of a dwelling unit by a person with a disability.	Adaptable dwelling unit means a dwelling unit designed and constructed with some accessible features, which accommodates future modifications to provide additional accessible features.	Harmonize to higher accessibility ADU regulations in the BC Building Code
Access Statement	Each dwelling unit and each type of amenity space shall be accessible to a person with a disability from a road and from an on-site parking area. Access to the elevator shall be provided from both the road and the entry to the on-site parking area. An automatic door opener shall be provided for the main entry.	Access, or accessible, means an area and its facilities, or both, as required by this Code, which is easy to approach, enter, exit, operate, participate in, pass to and from, and use safely and independently by persons with disabilities.	Harmonize to ADU standards that includes more stringent accessibility features inside the residential unit. Both regimens apply to dwelling units in multiunit residential buildings served by an accessible path and elevator.
Doors and Doorways	Minimum 850 mm clear openings for entry door into unit.	Minimum 850 mm clear openings for all doors along accessible path within the unit.	Harmonize to ADU
	Minimum 800 mm clear opening for interior swing doors to at least one bedroom, an accessible bathroom and common living areas.	Minimum 850 mm clear opening to all doorways along internal accessible path including to kitchen.	Harmonize to ADU
	Entry doors are exempted from minimum 850 mm clear opening and maneuvering approach spaces if rough-in wiring for an automatic door opener is provided.	Similar requirement, but for all doors not meeting the 850 mm clear dimension. All such situations will have provision for electrical rough-in for power operator	Harmonize to ADU
Door Hardware, functional design	Doors in units and common areas shall be operable by devices that do not require tight grasping or twisting of the wrist.	Similar requirement in general, but specific hardware may be changed in the future based on the unique needs of occupants.	Harmonize to ADU
Door Sills	Flush thresholds with a maximum height of 13 mm, except balcony door sills.	Similar requirements.	Harmonize to ADU
Maneuvering Space at Doorways	Entry doors to units and in common areas shall have a clear and level areas.	All doors shall have clear and level area for approaching both sides.	Harmonize to ADU
Approach Space to Entry Door along accessible path	 <p>For pull side: 1,500 mm along path of travel x 1,450 mm width to include 600 mm clearance at latch edge.</p>	 <p>For pull side, 1700 mm along path of travel x 1500 mm width to include 600 mm clearance at latch edge or 1500mm along path of travel and 1700 width.</p>	Harmonize to ADU
Approach Space to Entry Doors along accessible path	For the push side 1,220 mm along the path of travel x 1,150 mm clearance at latch edge.	For the push side, 1500 mm along the path of travel x 1200 mm clearance at latch edge.	Harmonize to ADU

	<p>No requirement for corridor width, but provides for minimum 1,220 mm clearance between doors, minimum 1,500 x 1,500 mm space adjacent to the elevator entrance.</p>	<p>Harmonize to ADU</p>
	<p>Provides for minimum 1,350 mm clearance between doors as per BC Building Code 3.8.3.6.12).</p>	<p>Harmonize to ADU</p>
	<p>No exterior common corridor widths required; provides for Minimum 1,220 mm for common corridor.</p>	<p>Harmonize to ADU</p>
	<p>Requirement for Minimum corridor width with allowed restriction of 850 mm as long as restriction area no more than 600 mm long. Elevator approach spaces as per building code.</p>	<p>Harmonize to ADU</p>
	<p>Comment item in BCBC 2024</p>	<p>Harmonize to ADU</p>
	<p>Building Code ADU is silent</p>	<p>Keep as part of BUH feature required for exemption</p>
	<p>Similar regulation</p>	<p>Harmonize to ADU</p>
	<p>Similar vertical dimension considerations, Controls, switches and outlets shall be 400 to 1,200 mm FF, intended for frequent operation by occupants. Special outlet for future strobe.</p>	<p>Harmonize to ADU</p>

<p>Bathrooms-toilet</p>	<p>Minimum one bathroom shall have a toilet positioned 420 to 480 mm from the side wall, with 510 x 800 mm free of obstruction.</p> 	<p>Toilet transfer space required</p> 	<p>Harmonize to ADU</p>
<p>Sink</p>	<p>Clear space for access to sink with a clear area of 760 x 1,220 mm.</p> 	<p>Minimum 460 mm between the centerline and side wall, with clear floor space of 800 x 1,350 mm, and up to 430 mm from the front edge of the counter, with plumbing pipe clearance.</p> 	<p>Harmonize to ADU</p>
<p>Bathtub</p>	<p>Minimum clear area of 510 mm along the full length of the bathtub.</p> 	<p>Be located in a room with a clear floor space not less than 1,700 mm in diameter; minimum clear area of 900 mm along the full length of the bathtub.</p> 	<p>Harmonize to ADU</p>
<p>Shower</p>	<p>Zoning bylaw BUH is silent</p>	<p>Minimum clear area of 900 mm along the full length of the shower. Similar clear floor space to bathtub.</p>	<p>Harmonize to ADU</p>

	<p>Structural reinforcement in walls to facilitate the installation of grab bars around the toilet and tub.</p> <p>Easy-to-grasp handles on faucets, lever-type.</p>	<p>Similar regulation</p>	<p>Harmonize to ADU</p>
Kitchens	<p>Usable counter space and cupboards shall be easily accessed by people with disabilities, such as continuous counter between sink and cooktop, pull-out work boards at 810 mm high and pull-out cabinet shelves.</p>	<p>Similar regulation</p> <p>Continuous counter between sink and cooktop.</p> 	<p>Harmonize to ADU</p> <p>Harmonize kitchen to ADU. Pull-out work board (810 mm high) retained as requirements for BUH.</p>
	<p>Easy-to-grasp handles on faucets, lever-type.</p> <p>Task lighting at sink, stove and key work areas.</p>	<p>Similar regulation</p> <p>Building Code ADU is silent</p>	<p>Task lighting at fixtures retained as a requirement of the BUH.</p> <p>Harmonize to ADU</p>
Bedroom & Closet	<p>Plumbing and utility pipes located to provide for a potential 810 mm wide under-counter workspace, universally accessible for knee space.</p> <p>Provide a turning space of 1,500 mm diameter on one side of at least a double bed. Cloth closet to have a minimum 900 mm clear opening, minimum 750 x 1,200 mm clear space, and hanger rod at 1,200 mm high.</p>	<p>Turning area clear floor space; see diagram above.</p> 	<p>Harmonize to ADU</p> <p>Provide floor area that permits turning of minimum 1,700 mm diameter, or minimum 1,700 x 1,500 mm adjacent to a bed, with pathway clearance of minimum 850 mm wide, and at least one closet to have the same clear opening as BUH, with clear floor space that need not be separate from bedroom turning areas, as per diagram below.</p>

			<p>Building Code ADU is silent.</p>	<p>Retain minimum size of balcony or patio (1,500 x 1,500 mm) as a requirement of the BUH.</p>
<p>Patios and Balconies</p>	<p>Minimum 800 mm clear opening for access door; minimum dimension of balcony or patio 1,500 x 1,500 mm. Does not apply to 'Juliet' or 'French' style.</p>	<p>At least one patio/balcony will be provided with accessible door sill height.</p>	<p>Building Code ADU is silent.</p>	<p>Required as element for BUH.</p>
<p>Accessible Patios and Balconies</p>	<p>Provide additional outlets around bed in one bedroom accessed on an accessible path.</p>	<p>Building Code ADU is silent.</p>	<p>Required as element for BUH.</p>	<p>Required as element for BUH.</p>



**Regular Council
Monday, March 9, 2026**

12. **HARMONIZATION OF THE BASIC UNIVERSAL HOUSING FEATURES WITH THE BC BUILDING CODE “ADAPTABLE DWELLING UNIT” REGULATIONS**
(File Ref. No. 12-8060-20-010728) (REDMS No. 8225045, 8232468)

That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10728, to harmonize the existing provisions of the Basic Universal Housing Features (Section 4.16) with those described in Section 3.8.5, Adaptable Dwelling Unit, of the current British Columbia Building Code, be introduced and given first reading.

ADOPTED ON CONSENT



**Richmond Zoning Bylaw No. 8500
Amendment Bylaw No. 10728**

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

1. Richmond Zoning Bylaw No. 8500, as amended, is further amended at section 3.4 by inserting the following definitions in alphabetical order:

“adaptable dwelling unit (ADU) means an *adaptable dwelling unit* as defined in the *BC Building Code 2024*, as may be amended or replaced, including but not limited to a **dwelling unit** that incorporates all of the **building** features set out in Section 3.8.5 of the *BC Building Code 2024*.”

2. Richmond Zoning Bylaw No. 8500, as amended, is further amended by deleting Section 4.6 and replacing it with the following:

“4.6 Floor Area Exemption for Basic Universal Housing Features and Adaptable Dwelling Units

4.6.1 The following areas are not included in the calculation of maximum **floor area ratio** in all **zones** that permit **apartment housing** and **town housing** for each **dwelling unit** that is contained within **one storey** and where such **dwelling unit** meets the following criteria:

- a) a **floor area** of 1.86 m² for each **dwelling unit** that:
 - (i) is provided in addition to any **adaptable dwelling units** required to be provided by the applicable *Building Code*, and incorporates all the **basic universal housing features** described in Section 4.16; or
 - (ii) is **adaptable dwelling unit** required to be provided by the applicable *Building Code*, and incorporates the additional **basic universal housing features** described in subsections 4.16.16, 4.16.25(a), 4.16.25(d), and 4.16.29; or
- b) a **floor area** of 3.72 m² for each **dwelling unit** that:
 - (i) is an **adaptable dwelling unit** either required to be provided by the applicable *Building Code* or in addition to any **adaptable dwelling unit** either required to be provided by the *Building Code*;
 - (ii) incorporates the additional **basic universal housing features** described in subsections 4.16.16, 4.16.25(a), 4.16.25(d), and 4.16.29;

- (iii) additionally provides an accessible threshold or door sill for no less than one **access** door to any patio or balcony (i.e. the maximum break of the flush threshold is 13.0mm in **height**); and
- (iv) additionally provides two (2) electrical outlets, in addition to those required by the *Building Code*, in:
 - (1) the space around a bed in a **dwelling unit** that consists of a studio; or
 - (2) in at least one **bedroom** in every other **dwelling unit**.

For greater certainty any **dwelling unit** is only eligible for one of the **floor area** exemptions in 4.6.1.a or 4.6.1.b above.”

3. Richmond Zoning Bylaw No. 8500, as amended, is further amended inserting the following as new Section 4.16A:

“4.16A Adaptable Dwelling Units

4.16A.1 **Adaptable dwelling units**, otherwise described as **ADUs**, are intended to facilitate ready **access, use**, and occupancy of a **dwelling unit** by a person with a disability.

4.16A.2 Each **adaptable dwelling unit** will provide the features described in Section 3.8.5 of the *BC Building Code 2024*, as may be amended or replaced, which may exceed the standards set out in Section 4.16 above.”

4. This Bylaw is cited as **“Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10728”**.

FIRST READING

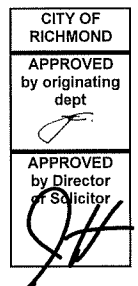
PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

MAR 09 2026



MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: General Purposes Committee

Date: February 23, 2026

From: Mark Corrado
Director, Community Bylaws and Licencing

File: 08-4430-03-16/2026-Vol
01

Chad Paulin
Director, Climate and Environment

Joshua Reis
Director, Development

Re: Amendment to Zoning Bylaw 8500 to Restrict Certain Industrial Uses with Odour-Related Environmental Impacts

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10745, to prohibit large-scale open-air composting and food waste and organic rendering city-wide, be introduced and given first reading.

Mark Corrado
Director, Comm Bylaws and Licensing
(604-204-8673)

Chad Paulin
Director, Climate and Environment
(604-247-4672)

Joshua Reis
Director, Development
(604-247-4625)
MC/CP/JR:ak
Att. 2

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Business Services	<input checked="" type="checkbox"/>	
Public Works	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

At the February 2, 2026, Special Council Meeting, Council adopted the following resolutions:

1. *That in accordance with section 463(2) of the Local Government Act, the City hereby begins the preparation of an amendment to Richmond Zoning Bylaw 8500 to prohibit, throughout the City, the use of property for open-air food waste composting facilities, and for animal, fish, and food waste rendering;*
2. *That pursuant to Section 463 of the Local Government Act, staff bring all building permit applications to Council for such developments received more than 7 days after the passage of the resolution completed by resolution 1, to determine whether such applications are in conflict with the proposed bylaw, and if so, whether Council wishes to direct the withholding of the permit under section 463 of the Local Government Act; and*
3. *That staff be directed to review additional industrial odour generating uses which require Metro Vancouver Air Quality Permits related to odour, and provide a recommendation to Council on whether any such uses should be prohibited throughout the City.*

This report responds to the above resolutions and presents a proposed Zoning Bylaw Amendment (Bylaw 10745) to prohibit open-air food waste composting and food rendering facilities City-wide. Based on past experience with land uses that generate odour-related impacts, such as open-air food waste composting facilities, and a review of similar case studies and operations in Western Canada, staff recommend amending the City's Zoning Bylaw 8500 to restrict certain uses that have odour-related environmental effects to help address community health and quality of life concerns.

More specifically, proposed Bylaw 10745 would amend Zoning Bylaw 8500 to:

- Create a definition of "Large-scale open-air composting";
- Create a definition of "Rendering, food waste and organics"; and
- Add these uses to the Non-Permitted Uses and Definitions (Section 3.5).

This report supports Council's Strategic Plan 2022-2026 Focus Area #2 Strategic and Sustainable Community Growth and Focus Area #5 A Leader in Environmental Sustainability respectively:

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

Leadership in environmental sustainability through initiative, sustainable and proactive solutions that mitigate climate change and other environmental impacts.

Background

Between 2015 and 2018, Harvest Fraser Richmond Organics Ltd. (dba Harvest Power) was licensed in the city and operated an open-air composting facility at 7028 York Road on Vancouver Fraser Port Authority (VFPA) lands in Richmond. The facility was required to obtain an air quality permit from Metro Vancouver, which included requirements to control odours generated by organic material processing methods.

Based on media reports, citing data from Metro Vancouver in 2018, 2,694 air quality complaints were received and attributed to Harvest Power in 2016 and 1,396 complaints in 2017¹. Despite the complaints, neither Vancouver Coastal Health nor Metro Vancouver intervened to immediately halt Harvest Power operations.

In response to ongoing issues with Harvest Power, the City engaged the Office of the Chief Medical Officer at Vancouver Coastal Health (VCH) who provided a response letter dated November 25, 2016 (Attachment 1), acknowledging the issue:

We have reviewed the situation with Metro Vancouver staff. Metro Vancouver confirms that the source of the recent odour episodes is likely Harvest Power. Metro Vancouver shared information on complaints received over a recent two-day period (November 18-19, 2016). A total of 97 complaints were made by the members of the public who reported the following concerns: Odour (100%), difficulty with opening windows or going outside (14%), and health symptoms (21%). Among individuals who reported health symptoms, the following symptoms were reported: Nausea, respiratory symptoms such as cough or difficulty breathing, symptoms of irritation such as burning eyes, headache, and vomiting. These are consistent with those noted in the published environmental health literature on the impacts of unpleasant odours from composting (and other sources).

In December 2018, Harvest Power ceased operations, which resulted in reduced complaints.

Odour related environmental impacts have recently surfaced in the region with regard to a food rendering facility located on VFPA lands in Vancouver on Burrard Inlet that primarily processes poultry, pork and fish. As noted in an October 2025 CBC news article, a rendering facility in East Vancouver (105 North Commercial Drive) was the subject to 357 odour complaints from January to October 2025. Prior years (2020-2024) averaged 169 over the same period².

Public Consultation

Should Council grant first reading to the proposed Zoning Bylaw 8500 amendment, the bylaw will be forwarded to a Public Hearing where any area resident or interested party will have an opportunity to comment.

¹ <https://www.ctvnews.ca/vancouver/article/composting-facility-blamed-for-bad-smell-in-richmond-closing-its-doors/>

² <https://www.cbc.ca/news/canada/british-columbia/east-vancouver-smelly-complaints-animal-processing-1.7644284>

Analysis

Air Quality and Permitting

Metro Vancouver describes odour as the sensation experienced with inhaling air containing odorous contaminants, which are typically complex mixtures of contaminants that are often challenging to measure. While some of these compounds may be harmful in higher concentrations, most odours encountered at low concentrations are primarily seen as a nuisance, though scientific studies have reported certain physiological and psychological effects³.

Odour-related environmental impacts are a concern as they can have adverse effects on the community's quality of life. A recent UBC study (2024), which utilized a web-based application, examined odour-related complaints in the Lower Mainland and found the following symptoms:

App users report experiencing several classes of symptoms, such as neurological (e.g. dizziness, headache), respiratory irritation (e.g. cough, difficulty breathing), emotional and mood disturbance (e.g. anxiety, frustration, anger), ophthalmological (e.g. irritated eyes), and dermatological (e.g. hives). Neurological, respiratory symptoms, and emotional and mood disturbance occur most frequently, accounting for 87% of the symptoms reported (supplementary table S13)⁴.

Air quality permitting and enforcement are regulated by Metro Vancouver under delegated authority from the Province. Enforcing air quality standards related to odour has been noted by Metro Vancouver to be a challenge, as positively determining the source can be difficult, given that air conditions may change between the time a complaint is registered and the time it takes for an officer to arrive.

Use of technology, such as enclosed buildings with enhanced building envelope materials including negative pressure systems and tower scrubbers, has the potential to lessen but not eliminate odour-related environmental impacts.

Proposed Zoning Bylaw Amendment

Richmond Zoning Bylaw 8500 does not currently define or contain explicit provisions regarding large-scale open-air composting and rendering facilities, both of which have high potential to generate odour-related environmental impacts. These uses are currently permissible on lands zoned "Industrial (I)" zone as an "industrial, general" use, provided the use is located in an enclosed building or as an "industrial, heavy" use. Where a use is currently permitted as-of-right under existing zoning provisions, Council does not have the ability to deny that use from occurring.

³ <https://metrovancover.org/services/environmental-regulation-enforcement/air-quality-regulatory-program/odour>

⁴ Bhandari S, de Ferreyro Monticelli D, Xie K, Ramkairsingh A, Eykelbosh A, Henderson SB, et al. Odor, air quality, and well-being: understanding the urban smellscape using crowd-sourced science. Environmental Research. 2024 Jul 24. Available from: <https://iopscience.iop.org/article/10.1088/2752-5309/ad5ded/meta>

However, the City, through its zoning powers, has the ability to restrict and regulate the use of land. The Zoning Bylaw currently prohibits certain uses city-wide, including abattoirs and cemeteries (lands for the burial of human or animal remains), where their operational characteristics may bring about community impact concerns or environmental incompatibility. The proposed amendment would similarly prohibit certain uses city-wide that have the potential to impact the community at-large due to the anticipated odours generated by the use.

Accordingly, and as directed, the proposed Zoning Bylaw amendment seeks to:

- Define “Large-scale open-air composting” as “the outdoor biological decomposition of food waste, biosolids, and animal byproducts generated off-site at a scale intended for industrial or commercial business, characterized by heavy machinery and infrastructure unless otherwise authorized by the *Agricultural Land Reserve Use Regulation* or the *Agricultural Land Commission Act*. This use does not include the decomposition of strictly plant-based matter, nor does it include composting as a secondary use in residential zones”;
- Define “Rendering, food waste and organics” as “the processing, storage, distributing and converting of organic matter including animal, fish, or food waste into materials such as fats, fuels, oils, proteins or feedstock, through the application of physical, thermal or chemical treatment for institutions, industrial or commercial business for their direct use or for resale to individual business customers but not the general public. This use includes ancillary office space, provided it is only used to administer the use and is not a stand-alone office space”; and
- Add the above “Large-scale open-air composting” and “Rendering, food waste and organics” as uses in Section 3.5 (Non-Permitted Uses and Definitions) of the Richmond Zoning Bylaw 8500, which would not permit this use in any zone city-wide.

The proposed definition for large-scale open-air composting has been written to exclude composting uses governed by the *Agricultural Land Commission Act* and *Agricultural Land Reserve Use Regulation* to continue supporting farm operations. This approach is consistent with Division 2, Section 7 of the *Agricultural Land Reserve Use Regulations*, which restricts a local government from prohibiting the production, storage and application of compost derived from agricultural by-products from an associated farm operation on Agricultural Land Reserve (ALR) lands.

The proposed amendment does not seek to take on any regulatory oversight or permitting responsibilities from Metro Vancouver.

Application of Section 463 of the *Local Government Act*

Following Council’s resolution on February 2, 2026, to invoke Section 463 of the *Local Government Act* (resolution #2), staff confirm that the City has not received any building permits for open-air food waste composting facilities, and for animal, fish, and food waste rendering facilities between February 9, 2026, and the date of this report.

Other Uses with Odour-Related Environmental Impacts

Staff were also directed to consider other land uses that generate odour-related impacts and provided a recommendation to Council on whether any such uses should be prohibited throughout the City (resolution #3). Air quality permits issued by Metro Vancouver were reviewed to determine other uses that have the potential to generate odour-related impacts. Upon further assessment, no additional industrial uses that have odour-related environmental effects which require Metro Vancouver Air Quality Permits are proposed to be restricted City-wide at this time.

Economic Development and Circular Economy Goals

Industrial activity is an important part of the City's economy and employment base. While certain industrial uses and activities require a Metro Vancouver Air Quality Permit to operate, many industrial operations do not generate significant odour-related environmental impacts and can coexist with surrounding land uses when appropriately sited.

Large-scale open-air composting and rendering facilities support the local, regional and Provincial agriculture sector and food systems by providing processing capacity for organic waste generated by farms, food processors, and restaurants. In doing so, these operations can contribute to local and regional economic activity through employment opportunities and supply chain support, while advancing Richmond's Circular City Strategy by promoting waste-to-value innovation. By processing organic waste streams into usable byproducts, such facilities can help agricultural producers and food businesses reduce disposal costs, monetize residual materials, and support broader regional sustainability objectives.

As discussed in the following sections, should Council adopt the proposed amendment, an owner could apply to rezone their property to allow for this use, and Council would be required to consider that application on a case-by-case basis and based on the merits of the specific application.

Implications to existing operations in the City

Should Council adopt the proposed amendment, any existing large-scale open-air composting operations and any rendering facilities in operation would be permitted to continue to operate in accordance with and subject to legal non-conforming use legislation in the *Local Government Act*. If existing properties with legal non-conforming uses wish to expand their operations or facilities, the proposed (additional) development may be subject to a rezoning process.

Ecowaste Facility at 7011 No. 7 Road

A Zoning Text Amendment application (ZT 21-922710) has been submitted by Ecowaste Industries to permit the existing construction and demolition landfill and recycling operation (including open-air composting of plant matter and soil recycling) at 7011 No. 7 Road. The application is currently under staff review and will be brought forward to a future Committee and Council meeting for consideration upon completion of the technical review process.

Future Development

Prohibiting both large-scale open-air composting and rendering facilities city-wide would not restrict the ability for an individual landowner to apply for rezoning their land and have Council consider the use. Through Council's discretionary powers to consider a rezoning application, and should Council wish to rezone a property to allow this type of use, the City could require that the applicant put in place designs and controls related to requiring specific measures aimed at mitigating odours. Any rezoning application would also be subject to a Public Hearing process.

Proposed Development at 7900 Nelson Road

Staff have received a Development Permit (DP) application (DP 25-009848) at 7900 Nelson Road (Attachment 2) for a new rendering facility on lands designated Industrial in the Official Community Plan (OCP) and zoned "Industrial (I)" in the Zoning Bylaw. Under current regulation and zoning, the owner is required to obtain a DP as the proposal includes the development on lands designated as an Environmentally Sensitive Area (ESA). The proposed development would replace the existing facility on VFPA lands in Vancouver (Burrard Inlet location). The proposed application is for Phase 1 of the rendering facility and includes the construction of three new buildings, storage tanks and transloading and on-site rail facilities. This application is under staff review and would also require several third-party approvals from the Provincial and Federal governments before development can proceed.

The applicant has been advised of Council's direction to staff to prepare a Zoning Bylaw amendment to prohibit open-air food waste composting facilities, and for animal, fish, and food waste rendering. Should Council adopt the proposed Zoning Bylaw amendment, the applicant's DP application would be held in abeyance until the matter of the land use has been considered by Council through a public rezoning process, should they choose to apply.

Financial Impact

None.

Conclusion

This report proposes to amend Zoning Bylaw 8500 to define "Large-scale open-air composting" and "Rendering, food waste and organics" uses and to add the new use definitions to Section 3.5 (Non-Permitted Uses and Definitions) in order to restrict these two uses that have odour-related environmental impacts. It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10745, be introduced and given first reading.



Mark Corrado
Director, Comm Bylaws and Licensing



Chad Paulin
Director, Climate and Environment



Joshua Reis
Director, Development

- Att. 1: Letter from the Chief Medical Health Officer dated November 25, 2016
2: Location Map of 7900 Nelson Road



Office of the Chief
Medical Health Officer

#800-601 W. Broadway
Vancouver, BC V5Z 4C2

November 25, 2016

Peter Russell
Senior Manager, Sustainability and District Energy
Engineering and Public Works Division
6911 No. 3 Road
Richmond, BC
V6Y 2C1
By email: Peter.Russell@richmond.ca

Dear Peter Russell,

Re: Harvest Power's Air Quality Permit

Thank you for your letter sent November 4, 2016 to Dr. Meena Dawar seeking a formal response to Richmond City Council regarding any Vancouver Coastal Health (VCH) public health investigations or assessments of the potential health impacts of the odour related to Harvest Power. Please find below information on complaints received by VCH, our response to these complaints including a review of the relevant published literature, and the assessment of air quality with Metro Vancouver. In addition, we draw your attention to current provincial policy intentions to addressing odour caused by organic matter recycling.

Like the City of Richmond, VCH-Richmond Public Health also receives complaints from members of the public about odour. The majority of reports are about diminished quality of life ("air used to be fresh in Richmond, now it stinks all the time"), a minority have reported concerns about their own health or of their family members, and a few have mentioned symptoms (nausea, vomiting, headaches, feeling unwell). These individuals are referred to Metro Vancouver as the governing body responsible for air quality monitoring in Richmond. VCH Environmental Health Officers are prepared to speak with the complainants, if requested, and have spoken with approximately 6 individuals in 2015 and 30 in 2016. In addition, Metro Vancouver sends VCH an anonymized list of reports on days when they receive ≥ 10 complaints; these have been arriving to Richmond Public Health almost daily in the recent weeks. As always, we also advise individuals reporting health concerns to see their family physician. However, we are not aware of any increase in health care utilization at VCH facilities or in community physician offices from health complaints associated with odour.

VCH staff do not conduct onsite assessments at Harvest Power to address odour issues as this falls within the purview of Metro Vancouver.

We have reviewed the situation with Metro Vancouver staff. Metro Vancouver confirms that the source of the recent odour episodes is likely Harvest Power. Metro Vancouver shared information on complaints received over a recent two day period (November 18-19, 2016). A total of 97 complaints were made by the members of the public who reported the following concerns: Odour (100%), difficulty with opening windows or going outside (14%), and health symptoms (21%). Among individuals who reported health symptoms, the following symptoms were reported: Nausea, respiratory symptoms such as cough or difficulty breathing, symptoms of irritation such

as burning eyes, headache, and vomiting. These are consistent with those noted in the published environmental health literature on the impacts of unpleasant odours from composting (and other sources).

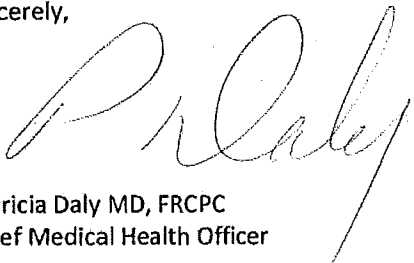
We also reviewed with Metro Vancouver staff their monitoring data for Harvest Power. The total level of Volatile Organic Compounds (VOCs) released from the composting processes at Harvest Power has gone up since 2013. This likely explains the recent increase in odour complaints. Given the sensitivity of the human nose, odour from VOCs produced from composting can be detected at levels much lower than levels that would result in long term harm. Some residents have expressed concern about bioaerosols. Metro Vancouver does not require measurement of bioaerosols (organic particles consisting of animal, plant or microbial particles). Our literature review confirms that while bioaerosols are relevant to the occupational health of staff at the composting facility, they should not impact the health of surrounding residents given the location of Harvest Power relative to the location of residences. Based on the information provided by Metro Vancouver and our literature review, we are satisfied that while Harvest Power is generating extremely unpleasant odorous compounds, the air emissions from the operation are unlikely to cause health effects in addition to ones triggered by the offensive smell. Therefore, as this issue does not meet the threshold of a health hazard, VCH Medical Health Officers and Environmental Health Officers are not planning further health assessments at this time.

Nevertheless, based on calls we and Metro Vancouver have received, the odour from composting operations at Harvest Power is affecting the quality of life and well-being of residents in Richmond. Information from the complaints suggests the odour is causing physical discomfort for some Richmond residents. This is not acceptable.

While even a well-designed, constructed and operated compost system will not be odour-free, it should not produce offensive odours. Metro Vancouver is the delegated authority for regulating air emissions in our region, including odour causing air contaminants. Adequate odour management is imperative for community wellbeing. VCH Medical Health Officers and Environmental Health Officers support the conditions placed by Metro Vancouver on Harvest Power's new permit for odour management.

Finally, the British Columbia government has recognized the need for a better regulatory framework for odour management in the recycling of organic matter. To this end, the Ministry of Environment published an Organic Matter Recycling Regulation Policy Intention Paper in October 2016. The ministry is soliciting feedback to the policy proposals until December 2, 2016.¹ The City of Richmond's experience with responding to odour from the Harvest Power facility could be most informative for the policy reviewers. We encourage the City and the community to submit feedback to this provincial policy review.

Sincerely,



Patricia Daly MD, FRCPC
Chief Medical Health Officer

¹ <http://www2.gov.bc.ca/gov/content/environment/waste-management/recycling/organics/regulations-guidelines>



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Metro Vancouver



DP 25-009848

Original Date: 04/03/25
Revision Date:

Note: Dimensions are in METRES



**Regular Council
Monday, March 23, 2026**

9. **AMENDMENT TO ZONING BYLAW 8500 TO RESTRICT CERTAIN INDUSTRIAL USES WITH ODOUR-RELATED ENVIRONMENTAL IMPACTS**

(File Ref. No. 08-4430-03-16) (REDMS No. 8310361)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10745, to prohibit large-scale open-air composting and food waste and organic rendering city-wide, be introduced and given first reading.

ADOPTED ON CONSENT



Richmond Zoning Bylaw 8500
Amendment Bylaw No. 10745

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

1) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.5 (non-Permitted Uses and Definitions) by:

a) Adding the following, in alphabetical order, to Section 3.5.1:

“Large-scale open-air composting”;

“Rendering, food waste and organics”; and

b) Adding the following new use definitions, in alphabetical order to Section 3.5.2:

“Large-scale open-air composting

means the outdoor biological decomposition of food waste, biosolids, and animal byproduct generated off-site at a scale intended for industrial or commercial business, characterized by heavy machinery and infrastructure unless otherwise authorized by the *Agricultural Land Reserve Use Regulation* or the *Agricultural Land Commission Act*. This use does not include the decomposition of strictly plant-based matter nor does it include composting as a **secondary use** in **residential zones**.

Rendering, food waste and organics

means the processing, storage, distributing, and converting of organic matter including animal, fish, or food waste into materials such as fats, fuels, oils, proteins, or feedstock, through the application of physical, thermal or chemical treatment for institutions, industrial, or commercial business for their direct use or for resale to individual business customers but not the general public. This use includes **ancillary office** space provided it is only used to administer the use and is not a stand-

alone office space.”

2) This Bylaw may be cited as “Richmond Zoning Bylaw 8500, Amendment Bylaw 10745”.

MAR 23 2026

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by
<i>A</i>
APPROVED by Director or Solicitor
<i>[Signature]</i>

MAYOR

CORPORATE OFFICER