

Open House 3 – Public Consultation Summary, March 2007

1. Number of Attendees & Questionnaire Responses Received at Open Houses 1, 2 & 3

Event	Attendees "Signed In"			Questionnaires Received		
	Open House 1	Open House 2	Open House 3	Open House 1	Open House 2	Open House 3
Staffed Open House, General Public Presentation(s) & Group Stakeholder Meeting*	135	144	112	70	94	51
Email, Mail-In & Drop-Off	-	-	-	21		
Total	135	144	112	91	94	51

* Excludes attendees at meetings and presentations conducted with individual interest groups.

2. Stakeholder Groups/Organizations Consulted at Open Houses 1, 2 & 3

	Stakeholders Consulted	Open House 1 July 2006	Open House 2 November 2006	Open House 3 March 2007
1	School District No. 38 (Richmond) - Board	✓	✓	✓
2	School District No. 38 (Richmond) - Staff	✓	✓	✓
3	BC Ministry of Education	-	✓	-
4	North Fraser Port Authority	✓	✓	-
5	GVRD, Staff Technical Advisory Committee (TAC)	-	✓	-
6	Urban Development Institute (UDI)	✓	✓	✓
7	VIAA - Staff	✓	✓	✓
8	Transport Canada	-	✓	-
9	YVR Noise Management Committee	-	✓	-
10	Agricultural Land Commission (ALC), Staff	✓	✓	✓
11	Vancouver Coastal Health	-	✓	✓
12	RCSAC	✓	✓	✓
13	Seniors Advisory Committee	✓	✓	✓
14	Minoru Seniors' Society	✓	-	-
15	Richmond Committee on Disability	✓	-	✓
16	Richmond Advisory Committee on the Environment	✓	✓	✓
17	Richmond Library Board	✓	-	✓
18	Richmond Public Library - Staff	✓	✓	✓
19	Richmond Chamber of Commerce	✓	✓	✓
20	Richmond Fire Department	-	✓	✓
21	RCMP	-	✓	✓
22	Richmond Heritage Commission	-	-	✓
23	Community Health Advisory Committee (Richmond Hospital)	-	-	✓
24	Richmond - Advisory Design Panel	-	-	✓
25	Tourism Richmond	✓	✓	✓
26	Richmond - Intercultural Advisory Committee	-	-	✓
27	Richmond Child Care Development Committee	-	-	✓
28	Gateway Theatre	✓	-	✓
29	SUCCESS	-	-	✓
30	Richmond Society for Community Living	✓	-	✓
31	Richmond Children First	-	-	✓
32	Workers' Compensation Board	✓	✓	✓
33	Richmond Addiction Services	-	-	✓
34	Disability Resource Centre	-	-	✓
35	Richmond Sports Council	-	✓	✓
36	Canada Lands Company	-	✓	✓
37	Richmond Public Art Commission	✓	✓	✓
38	Richmond Arts Coalition	-	-	✓

	Stakeholders Consulted	Open House 1 July 2006	Open House 2 November 2006	Open House 3 March 2007
39	Richmond Art Gallery	-	✓	-
40	Richmond Youth Service Agency	-	-	✓
41	Cooperative Auto Network & The Company Car	-	-	✓
42	City Centre Community Association	✓	-	-
43	Richmond Arenas (RACA)	✓	-	-
44	Richmond Family Place Society	✓	-	-
45	Richmond Chinese Community Society	✓	-	-
46	Canada Line Company	✓	✓	✓
47	Richmond Economic Advisory Committee	✓	-	-
48	UBC – School of Regional & Community Planning	-	✓	-
49	BC Aviation Council	-	✓	-
50	Richmond Community Cycling Committee	-	✓	✓

The CCAP CONCEPT was also presented by City staff as follows:

- a) CBC Radio "On the Coast" with Priya Ramu, Terry Crowe interview, March 7, 2007
- b) Business luncheon organized by Tony Kwan of Pryke Lambert Leathley Russell (law firm), March 7, 2007 (160 attendees)
- c) BC Rights-of-Ways Association, Chapter 54, May 3, 2007 (40 attendees)
- d) McRoberts Secondary School, May 10, 2007
- e) National Association of Industrial and Office Properties (NAIOP), May 28, 2007 (175 attendees)
- f) Aeon, Japan (International supermarket firm), May 28, 2007
- g) SFU Gerontology Research Centre, 17th Annual John K Friesen Conference "Active Aging and the Built Environment: Health for All"
- h) Various media interviews (e.g., Fairchild, Vancouver Sun, etc.)

Future presentations are planned with Kwantlen University College administration staff and student union in the summer of 2007.

In addition, the CCAP CONCEPT was presented by Smart Growth BC at a lecture sponsored by Vancouver Coastal Health:

- "Promoting Public Health through Community Planning: Using a Smart Growth Lens" (with a focus on Richmond's City Centre and the CCAP CONCEPT), April 25, 2007.

Open House 3 – Questionnaire Summary, March 2007

NUMBER OF QUESTIONNAIRE RESPONSES	51 (including 7 on-line responses)
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RESPONDENT CHARACTERISTICS	% AFFIRMATIVE
Live in Richmond	92% (47 responses)
Work in Richmond	60% (29 responses)
Own property in Richmond	90% (45 responses)
Own a business in Richmond	14% (6 responses)
Own a business in Richmond	14% (6 responses)

QUESTIONS	QUESTIONNAIRE RESPONSES		
1 Do you agree with the proposed CCAP CONCEPT?	Agree or Strongly Agree 59% (30)	Undecided or No Comment 16% (8)	Disagree or Strongly Disagree 31% (13)

2	What are the 5 most important things that Richmond must work to achieve in the City Centre?	Most Preferred Features		Degree of Support							
		1. Attractive, pedestrian-friendly streets	2. Efficient transportation network	3/4. Parks & greenways	3/4. A balance of jobs & housing	5/6. A healthy environment	5/6. Affordable housing	61% (31 responses)	49% (25 responses)	45% (23 responses)	45% (23 responses)

3	What are the 5 most important things that Richmond should do to make the downtown more attractive & interesting and its streets more animated & pedestrian friendly?	Most Preferred Features		Degree of Support					
		1. Wider sidewalks & landscaped greenways	2. More street-fronting shops & restaurants	3. More trees & landscaping	4/5. Shorter, more walkable city blocks	4/5. Safer pedestrian street crossings	56% (28 responses)	50% (25 responses)	42% (21 responses)

4	What are the 3 most important things to provide in the heart of each of the City Centre's proposed "urban villages"?	Most Preferred Features		Degree of Support	
		1. Frequent transit service	2. Street-fronting shops & restaurants	3. A mix of uses	68% (32 responses)

5	What are the 3 most important things Richmond should do to support & enhance downtown business?	Most Preferred Features		Degree of Support	
		1/2. Build an exciting riverfront	1/2. Promote a "greener", more attractive environment	3. Create incentives for office development	44% (21 responses)

6	In 2021, if you were to live in the City Centre, how would you want to get around?	Preferred Modes (Actual # of responses in brackets)							Private Car
		Most Preferred = 1 (% in support & number of responses in brackets)							
		Walk	Bike	Bus	Canada Line	Car-pool	Car Co-op	Taxi	
•	Work	1 53% (25)	2 38% (18)	4 21% (10)	5 13% (6)	-	-	-	3 23% (11)
	School	1 61% (25)	2 34% (14)	3 17% (7)	5 7% (3)	-	-	-	4 25% (11)
	College or university	1 41% (17)	4 26% (11)	3 29% (12)	2 33% (14)	-	-	-	5 14% (6)
	Shopping	1 69% (34)	3/4 18% (9)	3/4 18% (9)	5 12% (6)	-	-	-	2 33% (16)
	Entertainment	1 68% (32)	5 15% (7)	3 23% (11)	4 21% (10)	-	-	-	2 26% (12)
	Recreation	1 67% (32)	2/3 27% (13)	4 17% (8)	5 8% (4)	-	-	-	2/3 27% (13)

QUESTIONS		QUESTIONNAIRE RESPONSES	
7	What are the 5 most important things that Richmond should do to get more people using transit?	Most Preferred Features	
		1. Increased frequency of transit service	74% (36 responses)
		2. More local transit service (greater network coverage)	65% (32 responses)
		3. Free or discounted downtown transit	57% (28 responses)
		4. More attractive, comfortable bus stops & shelters	47% (23 responses)
		5. Direct transit service to the Canada Line	39% (19 responses)
8	What are the 3 most important things that Richmond should do to get more people cycling?	Most Preferred Features	
		1. More on-street bike lanes separated from cars	62% (29 responses)
		2. More off-street bike paths separated from vehicles	60% (28 responses)
		3. Secure bike parking with lockers or attendants	45% (21 responses)
9	What are the 3 most important open spaces that Richmond should develop in its downtown?	Most Preferred Features	
		1. Neighbourhood parks & squares within a 5 minute walk of residents' homes	55% (27 responses)
		2. Large, riverfront park	53% (26 responses)
		3. More attractive sidewalks along streets	41% (20 responses)
10	What are the 3 most important features that Richmond should provide in the downtown open space system?	Most Preferred Features	
		1. Community gardens/urban agriculture	45% (22 responses)
		2. Social gathering spaces	43% (21 responses)
		3. Natural areas & ecological areas	39% (19 responses)
11	What are the 5 uses you would most support developing in combination with City recreational facilities?	Most Preferred Features	
		1. City parks	77% (36 responses)
		2/3. City cultural facilities	66% (31 responses)
		2/3. Health & other public uses	66% (31 responses)
		4. Affordable housing	55% (26 responses)
		5. Public school	47% (22 responses)
12	What are the 3 most important things that Richmond should do to make the City Centre more green and livable today and for generations to come?	Most Preferred Features	
		1. Require "green" standards for new buildings	52% (26 responses)
		2. Design open space for environmental health	48% (24 responses)
		3. Reduce automobile dependence	48% (24 responses)
13	What are the 3 most important things that Richmond should do to promote arts, culture & heritage in the downtown?	Most Preferred Features	
		1. New main library	43% (19 responses)
		2/3. Artist live/work studios	41% (18 responses)
		2/3. Festivals	41% (18 responses)
14	What are the 3 most important things that Richmond should do to promote the creation of an inclusive City Centre community?	Most Preferred Features	
		1. Healthcare facilities	54% (25 responses)
		2. Low-end, market rental housing	50% (23 responses)
		3. Housing for entry-level ownership	41% (19 responses)

Additional Public Comments:

1. Richmond has a unique opportunity to develop a start of the art urban sustainability/environmental showcase on the Garden City Lands. With its close proximity to the college there is potential for a variety of education opportunities at the post secondary level. Public schools are close enough to the area to be involved in environmental/gardening projects similar to the Terra Nova Schoolyard Project. A co housing community with state of the art environmental construction features could provide an onsite stewardship community which could be incorporated into the area plan. It would be a travesty to cover this piece of land with concrete and buildings when there is potential for our city to create an environmental showcase of Olympic stature.
Any future school design should incorporate features that contribute to "green" education, large courtyard areas to facilitate outdoor learning opportunities. School ground doubling as community playing fields is a viable multi-use opportunity that should continue.
2. I do not understand how anyone could not see how unattractive this makes your skyline; the problem is not that the high-rises are not high enough, it is that they exist at all. Vancouver's planners made a similar mistake by allowing the construction of "monster" houses and Vancouver "specials". Vancouver and surroundings are considered by people from out of Province as "beautiful". The beauty is slowly eroding with these blots on the landscape. Victoria is a good example of a City which keeps it's heritage. Also, it is debatable whether or not these tall buildings will withstand either earthquakes or flooding. As they say, "beauty is in the eye of the beholder..."
3. We recently moved to a so called "Master Planned Community" with fairly high density. Yes, there are parks and schools, but no stores to get basics (food, etc.), for that we need the car, something I would like to avoid. We are much too reliant on the car, but what are the alternatives? If we want a healthier society, we should plan to get around without the car.
Thank you for doing your part by providing Richmond residents with this opportunity.
4. In supporting your nice project, a lot of photos from other community centres have been displaced. One of them though has a skytrain hung over the middle of the main street, in their city centre! How would you solve this ugly perspective? This is a very concern of mine...
5. This was very informative and well-presented. Thank you for the offer of a beverage. It was greatly appreciated.
6. Upgrades for water run off from our streets and roads. Should go into the water treatment system – not into the river systems.
7. Please do not use terms such as "temporary" closure of River Road, it is in fact permanent relative to what it was and will be. Bravo to the raised Canada Line on the east side of No. 3 Road and not the surface 98B No. 3 Road Centre proposal. Affordability and financial viability need to be stabilized over the long term.
8. I feel that excessive population density is not sustainable in Richmond. This vision of the City Planners toward the future of Richmond is unacceptable and unnecessary. I question if our City Planners even live in Richmond, I sincerely doubt that is the case. All I can say is thank goodness the excessive population planning is north of Granville Avenue.
9. High density development along Canada-Line hubs is a must, especially if you want to promote public, transit oriented communities.
10. I would like to see more development on our riverfront as a recreational and community gathering place. A riverfront park with access to water sports and other activities are most welcomed. The river is one of our greatest benefit and we should make good use of it. More development at the end of Cambie Road is also very exciting. I like a lot about developing that whole area into high end condos

modelled after False Creek North in Vancouver. In 2021 I will definitely like to stay in Richmond and live close to the River and park!

11. You do not create culture by building! Arts centre studios have been created by artists finding inexpensive places to work – need for artists to come to one community.
I am very concerned that despite all the best intentions of this future plan, at this point, with all the high rises going up, it does not appear to look like a plan at all.
There are virtually no historical buildings downtown which is a tragedy. A city with lots of high rises is very mediocre. This is not innovation. So far it looks like the developers will be the major winners, not community citizens.
We already have just a mass of big box shopping, shopping centres and high rises and lots of restaurants. Do we need even more of this?
Good luck getting an arts community going here. I am an artists and resident of Richmond. My studio is in East Vancouver because that is the only affordable place for artists. P.S. we cannot afford expensive – artists think Richmond is a joke when it comes to culture/studios.
12. Love the new plan! I would also love to see some sort of a sea wall along the river with lively shops and high pedestrian traffic, street performers, etc. (similar/influenced by Coal Harbour, Granville Island).
Adding nightlife will be great to make Richmond fun! (bright lights, clubs, bars, near the casino).
Live/work/play
Make sure the stations have good high density around them.
13. LL764 is in the “Riverfront” corridor (Cambie Road to Capstan Way) and would love to partner with the City for a cultural facility (Library, museum, community centre, etc.) in a high rise building.
We are a property owner on River Road. We would like to see River Road re-aligned sooner rather than later on the CP Rail ROW. We are being badgered to sell by Sutton Group Seafair Realty but have no intention of doing so. Our location is perfect for us. We want to be here for the next 50 years or more and provide something to the community as well.
14. Middle Arm Open Space Concept – This I really like! Have the green space on the water, bordering the river. This way everyone can enjoy the water side. Build the condos back away from the waterfront. In Steveston the condos are on the water so only those condo owners can enjoy the ocean. Not good. Bad idea. Poor planning. No thank you.
15. Please do not permit high rise buildings to be in excess of 45 meters. Leave that to downtown Vancouver – which Richmond is not. Stay with existing height limitations please.
16. My priorities: walkable communities – friendly, community gardens, historical acknowledgement, safety to walk and play, all age groups, have siren routes away from high density (e.g., ambulance, police, fire).
17. We need street lights on Chelsea Road. It is dark and scary. Ditches should be filled – mosquitoes do thrive especially when it is stagnant. We need sidewalks. Dog owners should pick up dog’s poo, keep the place clean.
18. Green networking is good. However, environment sustainability issues are not addressed sufficiently. Building standards for energy efficiency shall be finalized soon. Alternative energy shall be incorporated in the plan: geothermal, solar energy, etc. Built-in approaches re: facilities to ensure reduction of waste generation: both waste water and solid wastes; and encourage recycling. Under current context environment deserves way more attention.
19. Too much density and traffic congestion. Need for affordable housing, large parks and more natural areas of open space for sanity. Need to attract more industry to area, not more retail businesses for employment. Need to provide health care facilities for all this increased density and population.

20. No. 3 Road between Granville Avenue and Westminster Highway – Please take a hard look at what an urban jungle you have already created and plan to further exacerbate along No. 3 Road between Westminster Highway and Granville Avenue. The many high-rises, low-rises and townhouses (including those projects in the planning stage) in this “core area” have almost saturated the area, bringing crime, street people and heavy traffic to our neighbourhoods. The only room for development in this area is to replace the very old commercial buildings along No. 3 Road, extending east to Buswell. No. 3 Road, north of Westminster Highway, especially north of Cambie Road, should be the focus of development. Further consideration should be given to developing “villages” in outlying areas (e.g., Hamilton, north east Richmond, Cambie & No. 5 Road) and improving transit service in the east-west corridors to connect with the Canada Line.
21. We strongly disagree with the plan for more density in the “downtown” City Core (i.e., No. 3 Road, south of Westminster Highway). We think the shabby old buildings facing No. 3 Road can be replaced, otherwise the area south of Westminster Highway is already dense enough. The Canada Line will not encourage people to take transit and traffic is already heavy enough. The increased population in this 5 block area has brought street people, panhandlers, drug dealers and crime. ARE YOU TRADING PUBLIC SAFETY AND COMMUNITY LIVABILITY FOR MORE TAX DOLLARS? We suggest that you should consider concentrating development in the more outlying areas and improving transit to connect with the Canada Line, Bridgeport, West Richmond, East Richmond, South Richmond can become villages with connections to “downtown”.
22. Major issue with me re: Cooney at Westminster along Cooney north to south. If there are now 15 storey buildings on the west side of street. Then 15 storey must be allowed on the east side of street to be consistent and no favouritism to some developers and not to others.
23. Sounds good, but can you achieve it? Based on Richmond’s track record, I doubt it. I am most sceptical about how you will transform 6 lane roads into greenways or how you can create a “major ecological spine” that is crossed by a major road every few blocks. In fact all your greenways seem to coincide with major thoroughfares – minimum 4 lanes, plus turning lanes and bike lanes, 50 – 60 Km/hr traffic speeds, etc. – to call that a greenway space is pure “greenwash”. Can you afford to give up the agricultural potential of the Garden City Lands? How much farm land is needed to feed 120,000 people? Will there be enough food grown locally to support a farmer’s market?
24. I am deeply concerned with the rapid growth projected by the CCAP – By 2021 → 60,000 and in 50 years → 120,000. Do we need to grow so fast? What are the environmental impacts of this rapid growth? What about the balance of sustainable development with such rapid growth? Let us take the time to think this through carefully. Let’s plan for a liveable, sustainable City Centre that is environmentally friendly. Also where will this growth come from? I understand the birth rate is just under 2%.
25. Density is great IF accompanied by amenities and if the area is beautifully designed providing people friendly environments. Must avoid a “concrete jungle” and suburban malls. Most important – support the ARTS more and implement the “Arts Strategy” document... Vancouver (& area) and Toronto have been densified by Richard Florida as the Canadian cities most likely to attract the “creative class” who are the economic engine of cities - & they are attracted to the Arts... (his latest book “The Flight of the Geriatric Class”).
26. There needs to be more affordable housing (but not tiny 450 sq. ft. apartments). Both for rental and ownership. A designated space for a university should be considered in the aircraft noise zone – long term planning. A good mix of low & medium high rises along major roads so that we don’t become another Hong Kong with a long “wall” of high rises. Ensure that some views of the mountains can be seen from ground level. Keep Garden City Lands in the ALR – do a referendum of all Richmond residents before any further action. Permit community gardens, etc. on that site to improve Richmond’s food security. We do not need a trade and convention centre, unless it is on the north side of the River – close to BCIT Aerospace campus (actually why not lease/use that since there aren’t any apprentice jobs in the airlines. It won’t be used by BCIT anyway).

27. Affordable housing for all levels of income is #1 priority. Varied levels of building heights so that north shore mountains are still visible. Consider putting trade and exhibition centre in another area – NOT GARDEN CITY LANDS – perhaps beside the river – airport side near Burkeville or the BCIT building. Keen Garden City Lands for community gardens and food security. Ask Richmond residents what they would like to see on Garden City Lands – perhaps at next municipal election. Plan now for future university – assuming that Richmond properties remain affordable for families.
28. Please address noise pollution and smell problem that may/could result in high density areas.
29. “Villages” are a very nice concept. Health buildings are also a necessary and practical venue. I am very impressed by the geo-thermal heating idea, solar energy (?) and green rooftops. I like the pedestrian only bridge over the river. We need a cinema complex (or two). Lots of trees everywhere. Stagger the buildings at Lansdowne – we do not enjoy concrete walls – visual congestion is not conducive to liveability. Various heights. Polygon 8 at Lansdowne/Kwantlen is a perfect example of how not to construct (3 buildings crammed together and of same height and have absolutely no architectural merit.
30. Amazing plan for Richmond’s future as an international City. I feel that an artist district located beneath a flight path is not a favourable idea as the noise pollution may make the creation and consumption of this product unenjoyable. I feel that art requires a degree of peace inherently built into the process. I feel that if environments are physically constructed for managing human’s behaviours, that this is a more effective course of action versus education people in usage i.e. why teach road safety to cars when it comes to cyclists? Remove the cyclists from the cars (vice versa) and remove the problem of these types of accidents.
31. Get rid of those ugly strip malls, big box stores and driveways that cut across the sidewalks. More trees b/w cars and pedestrian places that have street seating – coffee shops/restaurants. Make the City Centre a place that people will want to visit, live in – jobs also in villages. Keep the job we have and make it more attractive for people to locate their businesses here. Transit service is extremely poor in Richmond. I don’t feel safe riding my bike along main routes. Because the street grids in residential areas are not linear, cycling to work means using a main road. Richmond should prohibit strip malls, big box stores and driveways that cut across sidewalks. Commercial development should be fronting the sidewalk parking should be hidden and wrapped around new developments. The Lansdowne parking lot that greets people on No. 3 Road should be filled in – it’s ugly and uninviting – make it attractive to pedestrians. Hide big box stores on No. 3 Road by building smaller, commercial-residential mixed developments in front, fronting No. 3 Road. Why are there so many 12 plus storey apartment buildings being built? They are all the same – BORING. Can’t the City offer the developers something in return for a more attractive, architecturally interesting building? Make more green spaces in the City Centre like a mini-central park in NYC. Make it safer to ride bikes – separate from traffic as it is too dangerous on the main roads. Create direct routes through residential areas instead of cul-de-sacs, dead ends, crescents. Establish a greenway/bike route that goes across the City north to south and east to west – connect to a dyke path. The downtown area along No. 3 Road needs smaller blocks, wider sidewalks, store fronts at the sidewalk! No more big parking lots! Bring the shops and services to the sidewalk where the people are.

Prepared by Policy Planning
City of Richmond

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