



Regarding

- ◆ New Housing Types in Single-Family Residential Areas
- ◆ Future Planning Around the Existing Eight (8) Neighbourhood Service Centres

Please:

1. complete this survey by **Friday, November 5, 2010**, and
2. send it to the City of Richmond, or
3. fill it out online at www.letstalkrichmond.ca
4. place a checkmark beside your choice, or draw a circle around your answer.

Purpose:

The purpose of this survey is to invite you to tell us your ideas regarding:

1. New Housing Types in Single-Family Residential Areas:
What new types of housing, outside the City Centre, you might want to have to improve your and others' lifestyle living choices (e.g., coach houses, granny flats, duplexes).
2. Future Planning Around the Existing Eight (8) Neighbourhood Service Centres:
How we might better plan around the existing neighbourhood shopping centres to create more mixed use, walkable communities where people can better live, work, shop and play.

Part A: New Housing Types in Single-Family Residential Areas

Background

- The existing 1999 OCP already allows a variety of housing types in Richmond's single-family residential areas.
- This is occurring now on some major arterial roads and in certain neighbourhoods outside the City Centre.
- A secondary suite is permitted in all single-family zones (but not areas governed by a Land Use Contract, which is a contractual agreement separate and distinct from zoning).
- *What do you think about allowing, outside of the City Centre, some new forms of housing like coach houses, granny flats and duplexes on lots not located along a major arterial road?*
- Housing Types:
 - A coach house is a self contained dwelling located above a detached garage in the rear yard.
 - A granny flat is a detached, self contained dwelling located on the ground floor in the rear yard.
 - A duplex is two self-contained dwellings located either: (1) side by side, or (2) front and back.

Questions Regarding New Housing Types in Single-Family Residential Areas Outside the City Centre

Small Lots (e.g., up to 550 m² or 5,920 ft² in size) – Yellow Areas on Attached Conceptual Map

1. Currently, owners may have a single-family house **AND** a secondary suite. The following additional housing choices should be permitted:

a) **instead** of a secondary suite:

i) a coach house

Strongly Agree Agree Neutral Disagree Strongly Disagree Don't Know

ii) a granny flat

Strongly Agree Agree Neutral Disagree Strongly Disagree Don't Know

b) **instead** of a single-family house **AND** a secondary suite:

i) a duplex

Strongly Agree Agree Neutral Disagree Strongly Disagree Don't Know

My comments/reasons: _____

Large Lots (e.g., over 550 m² or 5,920 ft² in size) – Orange Areas on Attached Conceptual Map

2. Currently, owners may have a single-family house **AND** a secondary suite. The following additional housing choices should be permitted:

a) **in addition** to a secondary suite:

i) a coach house

Strongly Agree Agree Neutral Disagree Strongly Disagree Don't Know

ii) a granny flat

Strongly Agree Agree Neutral Disagree Strongly Disagree Don't Know

b) **instead** of a single-family house **AND** a secondary suite:

i) a duplex

Strongly Agree Agree Neutral Disagree Strongly Disagree Don't Know

My comments/reasons: _____

Part B: Future Planning Around the Existing Eight (8) Neighbourhood Service Centres

Background

- Outside the City Centre, there are eight (8) existing Neighbourhood Service Centres.
- They comprise the shopping centres and surrounding commercial sites at Broadmoor, Blundell, Garden City, Seafair, Terra Nova, Ironwood, Cambie and Hamilton (blue areas within the hatched circles on the attached conceptual map).
- In the November 2009 OCP public survey, residents indicated that they wanted more livable, walkable, mixed use neighbourhoods, with improved transit, and more and closer shops, services and amenities.
- The existing 1999 OCP already allows this to occur within the shopping centres and surrounding commercial sites.
- An example of this has now been achieved when in April 2010, after a year of public consultation resulting in community and owner support, Council approved such improvements for a portion of the Broadmoor Shopping Centre.
- *What do you think about allowing, over the long term, future planning and community consultation for the inner core and outer core of these eight (8) Neighbourhood Centres?*
- Definitions:
 - The inner core is the shopping centre itself and any adjacent commercial or multiple-family residential sites along the major arterial roads abutting the Neighbourhood Service Centre.
 - The outer core is the area within a 5 minute walk to the inner core. In addition to proposing to permit a coach house, granny flat and/or duplex in this area, it is proposed that consideration be given to allowing triplexes, fourplexes and some townhouses.
 - The Neighbourhood Centre is both the inner core and outer core (hatched circle on the attached conceptual map).

Questions Regarding Future Planning Around the Existing Eight (8) Neighbourhood Service Centres

Neighbourhood Centres (5 Minute Walk from Neighbourhood Service Centre) – Hatched Circle on Attached Conceptual Map

3. Eight (8) Neighborhood Centre Areas:

Over the long term, after the 2041 OCP Update is completed, more detailed planning should be undertaken, in close consultation with the neighbourhood, for the eight (8) Neighbourhood Centre Areas:

Strongly Agree Agree Neutral Disagree Strongly Disagree Don't Know

4. Inner Core:

In the future planning and community consultation for the eight (8) Neighbourhood Centres, a range of uses and building types in the **inner core** (e.g., mixed use buildings with commercial at grade and residential or office above, low to medium rise apartments and townhouses) should be considered:

Strongly Agree Agree Neutral Disagree Strongly Disagree Don't Know

5. Outer Core:

In the future planning and community consultation for the eight (8) Neighbourhood Centres, the range of housing types in the **outer core** (e.g., outside the inner core and within the single-family residential area) should be extended beyond coach houses, granny flats and duplexes to include triplexes, fourplexes and some townhouses.

- Strongly Agree
 Agree
 Neutral
 Disagree
 Strongly Disagree
 Don't Know

My comments/reasons: _____

Part C - Please Tell Us About Yourself

Introduction

- When community surveys are being completed, Richmond residents and Council would like to know who is commenting and the area in which they live. This ensures that those not directly affected do not unduly influence Council decisions and that they are made in respect of affected residents' preferences.
- Please help us determine this by completing the following information.

Details:

Name: _____

Address: _____ Postal Code: _____

I live in:

- | | | | |
|-------------------------------------|--------------------------------------|--|---|
| <input type="checkbox"/> Seafair | <input type="checkbox"/> Shellmont | <input type="checkbox"/> Thompson | <input type="checkbox"/> Cambie West |
| <input type="checkbox"/> Blundell | <input type="checkbox"/> Hamilton | <input type="checkbox"/> Broadmoor | <input type="checkbox"/> East Richmond/Fraser Lands |
| <input type="checkbox"/> Gilmore | <input type="checkbox"/> City Centre | <input type="checkbox"/> Burkeville/Sea Island | |
| <input type="checkbox"/> Bridgeport | <input type="checkbox"/> Steveston | <input type="checkbox"/> Cambie East | |

Individual survey responses are confidential.

Future city actions will be guided by the 2041 OCP created from the responses to this survey. Whatever your opinion, it is important to tell the City what you think.

Thank you for your input

Please remember to return your completed survey by **Friday November 5, 2010**.

You can fill out the survey on line at www.letstalkrichmond.ca.

You can also take your survey to one of the Public Open Houses, drop it off at any community centre, library or City Hall, or you can mail or fax it to:

2041 OCP Housing/Neighbourhood Centre Survey
 Richmond City Hall
 6911 No. 3 Road
 Richmond, BC V6Y 2C1
 Fax: 604-276-4052

