



City of Richmond

Report to Committee

To: Planning Committee
From: Joe Erceg, MCIP
General Manager, Planning and Development
Re: Proposed 2041 OCP Update Concept

Date: April 4, 2011

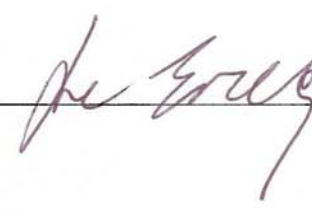
File:

Staff Recommendation

That, as per the staff report entitled: "Proposed 2041 OCP Update Concept", dated April 4, 2011, the proposed 2041 OCP Concept (**Attachment 2**) be endorsed and staff proceed with the 3rd round OCP consultation process.


Joe Erceg, MCIP
General Manager, Planning and Development
(604-276-4083)

Att. 2

FOR ORIGINATING DEPARTMENT USE ONLY			
ROUTED TO:		CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Arts, Culture and Heritage	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Community Social Services	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Enterprise Services	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Sustainability	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Environmental Sustainability	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Engineering	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Community Safety Department	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Parks Planning, Design and Construction	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Recreation Planning	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Development Applications	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Transportation	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
REVIEWED BY TAG		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	REVIEWED BY CAO
			DEPUTY YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

Staff Report

Origin

The purpose of this report is to present the proposed:

1. 2041 OCP Concept; and
2. 3rd round of OCP public consultation proposed for May and June 2011.

The purpose of the 2041 OCP Update is to:

- enable the City to better manage 2010-2041 anticipated population growth;
- address social, environmental and economic change in context of sustainability, public preferences and Council priorities; and
- address trends in transportation, engineering servicing requirements, energy, climate change, arts and culture, community safety, social planning priorities, public open space, placemaking, environment, and community wellness.

In mid 2009, Council directed that the 1999 Official Community Plan be updated to 2041. In October 2009, Council endorsed the:

- theme for the 2041 OCP Update is “*Towards a Sustainable Community*”;
- 2041 OCP Update work program and public consultation program;
- terms of reference for the main OCP studies (e.g., 2041 Demographic and Employment Lands, Community Energy and Emission Plan CEEP, 2041 Employment Lands Strategy, 2041 Environmentally Sensitive Lands Strategy) and consultants were engaged for these studies in 2010.

Council endorsed that the OCP Update will emphasize:

- build on the existing OCP building blocks (e.g., City Centre densification, protection of the ALR);
- moving the city to be more sustainable;
- implementing the approved City Centre Area Plan (CCAP); and
- clarify where and how the population and employment growth will be managed and densified outside the City Centre; and
- protecting and enhancing single family neighbourhoods.

The 2041 OCP Update supports the following Council Term Goals:

Council Term Goal #3: “*Ensure the effective growth management for the City through updating of the OCP (and sub area plans) to reflect current realities and future needs.*”

Council Term Goal #7: “*Sustainability and the Environment – Demonstrate leadership in and significant advancement of the City’s agenda for sustainability through the development and implementation of a comprehensive strategy that among other objectives includes incorporation sustainability into our City policies and bylaws.*”

Background

Why Have a 2041 OCP Concept?

The 2041 OCP preparation process is partly completed, as certain studies have been finalized (e.g., demographic, employment, two rounds of community consultation, GHG reduction targets). The purpose of the 2041 OCP Concept is to present a high level summary of the concepts upon which the 2041 OCP can be prepared, based on the consultation, studies and research done date. If acceptable to Council, more community consultation is proposed. The feedback from the draft 2041 OCP Concept will enable Council, staff and the community to acknowledge the basis upon which the 2041 OCP can be prepared. This approach was successfully utilized in preparing the approved 2009 City Centre Area Plan (CCAP).

To support the 2041 OCP Update theme of *"Towards a Sustainable Community"*, the OCP Concept incorporates many of the City's already adopted Corporate Sustainability Framework and Corporate Sustainability principles and policies.

The proposed 2041 OCP Concept was developed by an interdepartmental city staff team through meetings, workshops and incorporates:

- public input gathered during the two rounds of public consultation held in November 2009 and October/November 2010;
- the findings of OCP studies and other department initiatives and priorities; and
- city staff concepts, principles and suggestions.

The proposed high-level 2041 OCP Concept Update contains the 2041 OCP vision, goals and twelve (12) objectives that will form the basis of the more detailed policies and actions that will be drafted in the coming months. The proposed 2041 OCP Concept and Vision support the City's Corporate Vision (appealing, livable, well managed).

2041 OCP Sustainability Theme

The City of Richmond recognizes that a sustainable community is essential for achieving the City's Corporate Vision of "being the most appealing, liveable and well-managed community in Canada". In 2010, the City furthered its commitment to sustainability by adopting a Corporate Sustainability Framework and a Corporate Sustainability Policy. These policies consider sustainability in a comprehensive manner and set a foundation for stronger and more cohesive sustainability action for the long term, including the upcoming 2041 OCP.

The 2041 OCP Theme of *"Towards a Sustainable Community"* furthers the City's commitment to sustainability by:

- establishing a base understanding of sustainability and sustainability language by adopting the principles used in the Corporate Sustainability Framework;
- recognizing that there are interrelationships and interdependencies among the main aspects of sustainability such as social wellness, environmental health and economic well-being that can be incorporated into the OCP; and
- integrating sustainability principles and ideas into the 2041 OCP policies.

Issues and Challenges to 2041

In the first round of OCP public consultation, presentation materials outlining some of the issues and challenges that Richmond will face were presented to the public and key questions were asked about what the City could do to ensure that it contributes to a healthy vibrant community today and into the future. The following Issues and Challenges were presented:

- Population estimates to 2041 show that current plans and policies will need to be updated to meet the housing needs of new residents for 2041;
- As a result of population growth, our neighbourhoods may look different, but how do we want them to look and where do we locate new housing choices?
- Finding ways to ensure that population growth does not affect Richmond's quality of life by increased traffic congestion, degradation of its natural environment, or loss of access to amenities such as park space and recreation opportunities;
- Balancing of population growth with sufficient job growth to ensure residents can afford to live in Richmond;
- For a large percentage of Richmond residents, renting or owning an affordable home is a problem and the challenge will be to find ways to ensure that the City has adequate and affordable housing to meet the full range of income and needs;
- Changing demographics
 - An aging population - the number of people over 65 will increase by 2041 and the challenge will be to find ways to develop a wider range of housing choices and more accessible housing and services
 - One in five residents are immigrants and ways must be found to consider ethnic and cultural diversity to ensure equal opportunity and participation;
- Climate change – Over 49% of greenhouse gas emissions are transportation related and 47% come from the way buildings are built and operated; therefore, we need to find ways to:
 - design our neighbourhoods and buildings in a way that reduces demand for fossil fuels;
 - identify and use clean, renewable sources of energy; and
 - adapt to climate change as the anticipated effect of climate change will affect the way residents live in the future (e.g., higher dikes due to rising sea levels and changes to water flows);
 - meet our greenhouse gas reduction targets.
- Better addressing food security issues;
- Constrained supplies of fossil fuels, rising energy prices, a tightening regulatory environment
- The need to find ways to reduce water consumption and costs of waste water treatment (e.g., water metering) waste heat capture and to recycle where possible;

In the first round of public consultation, residents were also asked for their views on:

- a proposed 2041 Vision;
- their community (e.g., its look and feel, character, housing choices, access to amenities and parks, local shopping areas, business and industry, social programs, transportation choices);
- how the City could provide more housing choices outside the City Centre by 2041;

- what they like most about Richmond and what changes they would like to see for Richmond; and
- how to move Richmond towards a more sustainable future and what changes they would be willing to make.

In the second round of public consultation, residents were asked for their views about more planning for:

- densification around the eight neighbourhood centres outside the City Centre; and
- coach houses and granny flats in neighbourhoods.

Recurring Themes from the OCP Public Input

Feedback in the first round indicated that many Richmond residents expect Richmond to manage growth and change in an innovative planned manner, and to achieve improved environmental sustainability and community liveability.

There was a mixed response concerning future population growth and increasing housing choice in Richmond's single family neighbourhoods (e.g., a fear of change in the quality of life in single family neighbourhoods). Other concerns included:

- more traffic and congestion;
- a loss of green space due to development;
- fear of losing ALR land and other Richmond assets to housing;
- not enough transit options; and
- look and feel of new residential development, particularly single family homes.

On the other hand, many residents supported and would like to see:

- more housing choices (to age in place in their neighbourhood, to provide for extended family and children, to help retain their existing homes, to provide more affordable housing options, especially for seniors, people with disabilities, and people with low income);
- mixed use and density at key places (e.g., around neighbourhood shopping malls) in order to access more shops, services and amenities;
- more improvements to streets and connectivity;
- continued strong City leadership, reducing car dependence, preserving and providing more green space;
- higher density office and commercial in the City Centre along the Canada Line and a vibrant downtown core where businesses can flourish;
- improved transportation, transit service, an expanded cycling network with greater coverage across the City and walkable neighbourhoods for enhanced accessibility;
- improved natural areas, parks and green space; and
- increased attention to sustainability, more incentives to reduce consumption, more leadership in sustainability.

Although residents like living in Richmond and are satisfied with their neighbourhoods (in fact, they want to protect them), they also consider that more can be done to:

- preserve or enhance neighbourhood character (street beautification, traffic calming; landscaping, siting of new buildings, and more attention to building materials); and
- improve the amenities and services that Richmond provides.

The main things that people do not want changed are parks and green space, the ALR, access to dikes and water and Steveston's character. They want more community gardens, road improvements, jobs and amenities in the City Centre and affordable housing.

Main 2041 OCP and Other Departmental Studies

The status and purpose of the OCP studies (**Attachment 1**) are subject to the companion report entitled, "2041 OCP Update: Second Round Public Consultation" which is being presented in the same Planning Committee agenda as this one. Some of the preliminary findings from these studies (e.g., Social Planning Strategy, Transportation Study, Employment Lands Strategy, Parks and Open Space Strategies) have been referenced and used as a basis for the proposed OCP Concept. Staff anticipate that most of the studies will be completed in the fall 2011, and relevant department strategies (e.g., Recreation; Arts, Culture, and Heritage) which have been completed in the last few years, will be integrated into the 2041 OCP Update.

Analysis

The 2041 OCP Concept (Attachment 2)

The proposed 2041 OCP Concept contains a vision, four (4) goals, and twelve (12) objectives based on a vision of a more sustainable city that is more healthy, welcoming, diverse, connected and adaptable with a thriving downtown core, distinct and connected neighbourhoods, protected agricultural lands, a healthy eco-system and prosperous businesses.

2041 OCP Land Use Concept

The main land use elements of the Concept include:

- As planned, most future growth will take place in the City Centre with less growth outside;
- High density mixed uses will continue to be located in the City Centre;
- Outside the City Centre, existing OCP policies and plans will be continued for ground oriented housing (e.g., secondary suites, duplexes, coach houses, above the garage and off the lane according the OCP Arterial Road policies; infill and multiple family residential development along arterial roads will continue.);
- After the 2041 OCP is approved and with more community consultation and support, it is proposed that:
 - future neighbourhood centre planning in East Cambie and Hamilton including some consideration for a mix of low to medium density uses in the inner core of the neighbourhood centres and consultation on the outer core will occur. This will be City led;
 - In the next five years, if the owners of the Blundell and Garden City shopping malls, request in writing to initiate a neighbourhood centre densification planning process which the City will guide and they will undertake and pay for, such requests will be considered by Council;

- more community consultation will occur in May and June 2011 for ground oriented housing choices (e.g., coach houses and granny flats) in some neighbourhoods;
- Preservation of existing employment lands but with intensified land uses including industrial and commercial uses;
- Preservation of the ALR; and
- An expanded parks and open space system.

2041 OCP Concept Highlights

The twelve 2041 OCP objectives (A to L) outlined in **Attachment 2**, largely drawn from the City's approved sustainability goals, will each comprise a chapter of the OCP and will be the basis for drafting the more detailed policies and actions. The staff rationale for choosing to emphasize the supporting concepts for each objective is also outlined in the Concept.

A.) *Build on the City's Existing Building Blocks*

- Protect the ALR;
- Densify the City Centre; and
- Protect and enhance single family neighbourhoods.

B.) *Connected Neighbourhoods with Special Places*

- Improved streetscape/gathering places that create distinct character areas for each neighbourhood centre;
- Strategies that enhance accessibility for people with physical disabilities;
- Neighbourhoods that "take aging in place" into consideration; and
- Enhanced accessibility guidelines for new developments (site and building) to ensure that they are usable by all people without the need for adaptation or specialized design.

C.) *Vibrant City: Arts, Culture and Heritage*

Creating policies and finding ways to support, facilitate and provide opportunities and activities for:

- Individuals and organizations including access to facilities;
- Lifelong learning, creating and participating in community activities; and
- Contribute to making Richmond a tourist destination.

D.) *Vibrant City: Recreation and Community Wellness*

Continue to maintain existing partnerships (e.g., Richmond School Board, community associations, Vancouver Coastal Health) and develop new partnerships and incorporate strategies:

- To meet the needs of a diverse community (e.g., different ethnic groups, people with disabilities) to ensure that the services and programs truly meet their needs;
- To ensure that residents have opportunities for life-long learning and to meet their neighbours;
- To address the widespread trend towards physical inactivity;

- To ensure that parks, recreation facilities and sports fields support active and healthy living; and
- To invest in parks and recreation infrastructure.

E.) Safe City

Incorporate into the OCP, strategies:

- To provide for a prevention-focused, citizen engagement and public education model;
- That anticipate and manage the multiple natural hazards in Richmond;
- To provide for a safe transportation infrastructure that ensures the safety of multiple user groups; and
- That achieve safe streets, neighbourhoods, and places that are crime free.

F.) Resilient Economy

Retain and intensify industrial and commercial employment lands. Grow and diversify the local economy and business tax base to serve both local and regional populations, with a focus on:

- Fostering a strong Asia-Pacific Gateway enabling sector that takes advantage of Richmond's strategic business location on the North American West Coast;
- Cultivating a high-paying, thriving technology and creative industries office, amenity and entertainment hub in the City Centre;
- Developing a diversified lighter-footprint commercial sector;
- Championing a viable agricultural sector for both commercial and neighbourhood farmers;
- Establishing a responsive institutional sector that serves the access, mobility, and safety needs of a growing population; and
- Encouraging flexible mixed use development that supports the needs of the home office sector.

G.) Agriculture and Food

Better protect, encourage the productivity and viability of the agricultural lands by:

- Reviewing, refining and implementing the Richmond Agricultural Viability Strategy;
- Partnering with farmers, senior governments, institutions and others;
- Establishing initiatives to improve equitable access to healthy food in every neighbourhood; and
- Developing opportunities for urban agriculture and food security.

H.) Mobility and Access

New priorities in the transition to a more sustainable transportation system will focus on:

- Complete and connected communities that support a vibrant City Centre complemented by neighbourhood centres that meet the daily needs of residents;
- Foster walking, cycling and transit and help reduce vehicle use, energy consumption and air emission;
- Smarter and safer transportation choices that give priority to active transportation modes (cycling and walking) that improve personal and environmental health and safety, and

retrofit transportation infrastructure to meet the changing mobility needs of the community; and

- An optimized transportation system that deploys efficient and innovative transportation technologies to reduce vehicle emissions and energy use, and implement timely improvements for goods movement to support and promote growth in economic activities.

I.) *Ecological Network, Open Space and the Public Realm*

- Develop a healthy ecological network which preserves and enhances ecosystem health, supports agriculture and reconnects people to nature;
- Incorporate environmental strategies to increase the resiliency of natural resources (e.g., habitat) to climate change;
- Expand the parks and open space system and increase the diversity of types and functions;
- Develop a public realm that provides recreational opportunities and sets the stage for social life;
- Review and enhance the ESA policies.

J.) *Social Inclusion and Accessibility*

Through consultations to date on the OCP Update and Social Planning Strategy, social inclusion and accessibility have been identified as key objectives to pursue. While not being able to address all social issues on its own, the City can play an important role in:

- Addressing fundamental human needs;
- Actively engaging all our citizens in decision making and activities; and
- Building on existing social assets and community capacity.

K.) *Sustainable Infrastructure and Resources*

Incorporate into the OCP, policies to:

- Meet the needs of population growth by identifying the needed infrastructure upgrades to maintain liveability;
- Manage the climate change impacts (i.e., sea level rise; intensity and duration of rainfall) to Richmond:
 - diking improvements that stay ahead of rising sea levels; and
 - drainage infrastructure improvements to meet longer and more intense storm events to maintain the City's current level of flood protection.
- Reduce the City's dependence on external power supplies by innovatively reducing and capturing waste energy and sustainable energy sources through conservation and the use of district energy utilities;
- Develop infrastructure and building policies to help meet the GHG and Energy reduction targets (e.g., incentives for improved energy performance levels within existing (retrofit) and new buildings);
- Improve demand management to defer, reduce or eliminate the need for infrastructure capacity upgrading (i.e., reduce water demand through water metering, low flow fixtures, leak reduction or reduce sewer flows through inflow and infiltration management) or through education and changes in technology; and

- expand recycling opportunities.

L.) *Implementation Strategy*

Incorporate into the OCP, strategies that:

- Identify the timing for further planning Area and Sub Area Plan updates, development priorities, additional studies, significant land acquisitions and other initiatives;
- Identify clear and transparent financing mechanisms (e.g., development cost charges for works and services, density bonusing, developer contributions and explore density transfer approaches; and
- Collaborate with YVR, Port Metro Vancouver, TransLink, senior governments and other agencies to implement the 2041 OCP.

M.) *Revised Development Permit Guidelines to achieve:*

- A more pedestrian friendly public realm;
- Solar orientation and sunlight penetration into the site;
- A “sense of place” in public spaces and new developments including streetscapes that are distinctive, lively, safe, pedestrian friendly;
- Walking, linking, on site circulation and connection from the site to the surrounding neighbourhood (pedestrian safety, definition, way finding, wider walkways;
- New developments that contribute to place-making (internal pedestrian walkways, creating open spaces, plazas, streets that attract people because they are pleasurable and interesting);
- Sustainability guidelines (on-site rainwater collection and water recycling for landscape irrigation purposes);
- Energy-efficient lighting on site development;
- Architectural elements that will help to foster a distinctive, attractive, progressive and contemporary image for Richmond that complements City Centre;
- Green building expressions (e.g., environmentally conscious building design and construction (shading devices on facades, solar orientation, daylighting, natural heating/cooling of buildings);
- More buildings and units that are accessible to people with disabilities;
- Sustainable resource and green house gas reduction targets;
- Reduced energy, water, and other resource use, efficient siting, construction and operation of buildings;
- use rainwater and renewable energy resources whenever possible; and
- A more comprehensive approach to water conservation including water capture, storage and recycling, xeriscape landscape design, the innovative use of wastewater, onsite detention/retention of storm water, high efficiency irrigation and appropriate water use reductions such as low consumption fixtures, and grey water systems.

OCP Update 3rd Round Public Consultation

Once Council endorses the 2041 OCP Concept for public consultation, city staff will refine the concepts as necessary prior to the 3rd round public consultation period.

The letsTALKRichmond online discussion will be reactivated in May 2011 to invite community input regarding the proposed OCP 2041 OCP Concept. In May and June 2011, staff will hold eight (8) public open houses across the City to:

- inform the public about the 2nd round OCP survey results;
- the proposed 2041 OCP Concept; and
- next steps to complete the 2041 OCP Update.

In May and June 2011, more community consultation will take place in the Richmond Gardens, Edgemere, and Burkeville areas to seek more input about coach houses and granny flats.

City staff from all departments will be attendance to answer questions.

Next Steps

To achieve meaningful community consultation and input, a revised 2041 OCP preparation schedule is proposed as follows:

- In May-June 2011, the 3rd round of 2041 OCP consultation;
- In September 2011, feedback presented to Council to consider;
- Fall of 2011, drafting the 2041 OCP;
- February 2012, the Environmentally Sensitive Areas (ESA) Strategy will be reviewed followed by public, Agricultural Advisory Committee (AAC), Environment Advisory Committee (ACE) and affected property owners consultation. A revised ESA Strategy will be presented to Council in March-April 2012; and
- March-April 2012, the 2041 OCP brought forward for consideration and a public hearing.

This approach is intended to produce a quality 2041 OCP.

Financial Impact

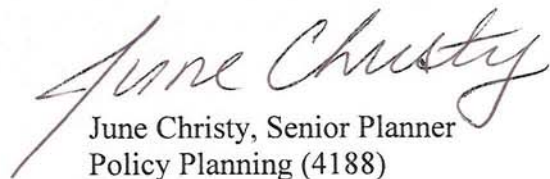
None, as the 2041 OCP Update is funded from existing budgets.

Conclusion

In 2009, Council initiated the 2041 OCP Update with a sustainability theme. Two rounds of public consultation have been completed with the third round to occur in May/June 2011. The 2041 OCP Concept will be presented. The purpose of the 3rd round will be to inform the public about the fall 2010 OCP survey results and seek input into the draft OCP Concept. Once the input has been received, staff can begin drafting the 2041 OCP Update. Completion of the 2041 OCP Update is intended to occur in Spring 2012.



Terry Crowe, Manager
Policy Planning (4139)



June Christy, Senior Planner
Policy Planning (4188)

April 4, 2011

- 12 -

Attachments

- Main 2041 OCP Update Studies
- Proposed 2041 OCP Concept

ATTACHMENT 1

Main 2041 OCP Update Studies		
Study	Purpose	Status
Recreation	Various plans and policies (e.g., PRCS Master Plan 2008-2015, PRCS Facilities Strategic Plan, Community Wellness Strategy, Older Adults Service Plan, Youth Service Plan, Sport for Life Strategy, and 2009 Community Needs Assessment.	All studies completed
Arts, Culture and Heritage	Museum and Heritage Strategy (2007), Arts Strategy (updated in 2010), includes a Cultural Facilities Plan	All studies completed
Demographic and Employment Study	Provide City-wide population, dwelling unit and employment (by total employment and by economic sector) projections to 2041	Completed July 2010
Employment Lands Strategy	Assess long-term employment land needs within the City of Richmond and determine how Richmond can optimize its position to create a healthy, balanced and growing economy. Part A documents employment and land absorption trends and Part B identifies policy implications of employment land use (e.g., zoning, density)	Completed
Parks and Open Space Strategy	To develop a comprehensive working document that will: -enable balanced decision making, -explore innovation in resource management -explore integration of solutions to emerging urban issues (climate change adaptation, energy generation, urban agriculture and ecology, increasing density) and -inspire community engagement and reflect community identify	Phase 1: March 1, 2011 Final: July 2011
Transportation Plan	Phase 1: transportation demand forecasting to identify any new significant transportation improvements based on future land use changes Phase 2: identify principles, goals, objectives, policies for the OCP Update and identify an implementation strategy for each component of network including roads, transit, cycling, and walking Phase 3: Implementation Strategy	Phase 1: Complete Phase 2 and 3: Fall 2011
Development Permit Guidelines	Cross departmental staff team to review DP guidelines, identify gaps, best practises, and OCP Concept and revise existing DP guidelines. Consultation with Urban Development Institute and Small Home Builders and others	Fall 2011
10 Year Social Planning Strategy	Identify social planning priorities between now and 2021. Clarify the role of the City (and other stakeholders) with respect to addressing particular social planning topics, Provide a foundation for a more integrated, coordinated and sustainable approach for social planning in Richmond for the future	Phase 1 –community engagement and findings is complete Phase 2 – draft Social Planning Strategy to be completed in Fall 2011
Engineering Modelling	Identify needed 2041 OCP infrastructure and services (e.g., water, sanitary sewer, drainage) to support the OCP update.	Fall 2011
Community Energy and Emissions Plan (CEEP)	To establish a vision, long-term goals, emission reduction targets and key focus areas for action. Phase 1 established GHG emission reduction and energy reduction targets, principles and identified key focus areas for actions. Identify short-term and long-term actions that should be taken to improve overall community well-being and help the community achieve the emission and energy targets.	Phase 1: GHG targets, policies and actions & Energy Plan (Complete – May 2010) Phase 2: Fall 2011
Financial Implications (e.g., DCC By-law)	To review the DCC bylaw to determine the necessary changes to accommodate the OCP update.	December 2011
Environmentally Sensitive Areas Management Strategy	Provide a more accurate update of the existing OCP (ESA inventory and improve the ways in which the ESAs are managed.	Approach endorsed by Council in December 2010 Strategy to be forwarded to Council in early 2012

PROPOSED 2041 OCP CONCEPT - April 2011 draft	
TOPIC	DESCRIPTION
2011 - 2041 TOWARDS A SUSTAINABLE COMMUNITY	A sustainable and healthy island city that meets the needs of the present without compromising the ability of future generations to meet their own needs. It is a place where people live, work, and prosper in a welcoming, connected, accessible, and vibrant community. In Richmond, health of the people and health of the eco-system are sustained through community participation and long-term economic, social and environmental well-being.
2041 OCP VISION	<p>In 2041, Richmond has become a more sustainable city – a place of great spaces and experiences, whose greatest assets include its thriving downtown, healthy, distinct, and connected neighbourhoods, its island shoreline, open spaces and protected and productive agricultural lands. Richmond has adaptable prosperous businesses that enrich people, the community, the natural environment, the world and future generations.</p> <p>Richmond is a place where people:</p> <ul style="list-style-type: none"> • feel connected to their physical surroundings, to the people around them, and to their community • are active and healthy • respect, honour and celebrate the diversity in their community • feel connected to the past, celebrate the present, and anticipate the future with enthusiasm <p>Richmond has become more energy efficient and is responding to the challenges of climate change, in partnership with other levels of government, its citizens and its businesses.</p>
2041 GOALS	<p>Richmond will become a city that is:</p> <p>1. Welcoming and diverse The city is inclusive and designed to support the needs of a diverse and changing population.</p> <p>2. Connected and accessible People are connected to and interact with each other. Places, buildings and activities are connected and easy to access by everyone. Decisions with respect to housing, businesses, parks, recreation, transportation and community access, including street design and repair will be made to facilitate participation of all citizens including those with disabilities and restricted mobility. This allows everyone to participate fully in community life.</p> <p>3. Valued for its special places A variety of places – big and small – in all neighbourhoods where residents and visitors will be drawn to them as vibrant people places or for their natural beauty.</p> <p>4. Adaptable The city, residents and businesses have the ability to anticipate and respond creatively to change. They build upon what already exists, learn from and build upon experiences from both within and outside the community. In partnership with each other, respond to the challenges of changing demographics, culture, technology, and climate.</p>
POPULATION AND EMPLOYMENT	<ul style="list-style-type: none"> • By 2041, Richmond's population will be 280,000 (100,000 in the City Centre) and will have 180,000 jobs (60,000 jobs in the City Centre). • Richmond embraces its share of Metro Vancouver's 2041 population and job growth and understands that appropriately planned urban densification, a strong employment base, the continued protection of the ALR will create a city that is special, adaptable, diverse and vibrant.
REGIONAL CONTEXT STATEMENT (RCS)	<ul style="list-style-type: none"> • From 2011 to 2041, Metro Vancouver's regional growth (e.g., sustainability, population, employment, densification, land use [e.g., urban, agricultural, employment, recreation, conservation], transportation and infrastructure is to be guided by the proposed Metro Vancouver 2040 Regional Growth Strategy (RGS). • The City's 2041 OCP must contain a Regional Context Statement (RCS) to identify how Richmond' OCP is and / or will be made consistent with the RGS over time.
GENERAL LAND USE CONCEPTS	<p>Highlights</p> <ul style="list-style-type: none"> • Development and re-development supported by transit options that place biking and walking above automobiles as priorities. An urban landscape that encourages and enables physical activity and social connection in everyday living. • High density mixed uses in the City Centre • Outside the City Centre, the focus appears to be, after more community consultation and support: <ul style="list-style-type: none"> • Mix of low to medium density uses in the inner core of the neighbourhood centres and a diversity of ground-oriented residential housing choices in the outer core of the neighbourhood centres • Intensified employment lands including industrial and commercial employment • The preservation of agricultural lands • Expanded parks and open spaces • An improved transportation network with an emphasis on walking, cycling and transit. <p>Shopping centre densification planning:</p> <ul style="list-style-type: none"> ▪ City Led: After the 2041 OCP is approved, the City intends to lead consultative planning processes for the Hamilton and East Cambie Shopping Centres. ▪ Shopping Centre Owner Requests: After the 2041 OCP is approved, if the Blundell and Garden City shopping mall owners request their centres undergo city guided and owner undertaken planning and consultation at their expense, Council may approve such processes. ▪ Densification of the Broadmoor, Seafair, Terra Nova, and Ironwood Shopping Centres not be considered for five years after the 2041 OCP is approved.

PROPOSED 2041 OCP CONCEPT - April 2011 draft

	<p>Consider granny flats and coach houses</p> <p>1) In May-June 2011, the following neighbourhoods will be asked to see if and where coach houses and granny flats may be allowed to enable more housing choices in their neighbourhoods only:</p> <ul style="list-style-type: none"> • Richmond Gardens (Thompson) • Edgemere (Shellmont) • Burkeville <p>2) No other neighbourhoods will be considered for granny flats and coach houses as part of the 2041 OCP Update.</p>				
<p>GHG TARGETS, ENERGY TARGETS</p>	<ul style="list-style-type: none"> • Richmond is committed to City wide GHG reduction targets: <ul style="list-style-type: none"> • 33% below 2007 levels by 2020 • 80% below 2007 levels by 2050 • Richmond has adopted a community-wide energy reduction target of 10% below 2007 levels by 2020 • Overtime, City staff will identify how the City can meet its GHG and energy reduction targets, based on partnerships (e.g., enhanced senior government research and funding [(e.g., BC Hydro] developers) research, cost effectiveness and new developer requirements and opportunities. • When prepared, these proposed strategies, policies and actions will be presented to Council for consideration. 				
<p>OBJECTIVES</p>					
<p>A. Connected Neighbourhoods with Special Places</p>	<table border="1"> <tr> <td data-bbox="300 682 446 905"> <p>Objective</p> </td><td data-bbox="446 682 1500 905"> <ul style="list-style-type: none"> • Connected Sense of Place: Develop a varied range of distinct higher density mixed-use neighbourhood centres which will become the "heart" or "core" for the community and contribute to a sense of place. • Diverse Range of Housing Choices: Support mixed and non-traditional housing forms and arrangements to support residents of all ages and abilities, challenges, characteristics and income levels. • Promote Healthy Communities: Foster neighbourhood design that comprise many types of destinations a short distance from home with easy access to safe places where everyone in the community has a chance to be active. </td></tr> <tr> <td data-bbox="300 905 446 1444"> <p>Concepts</p> </td><td data-bbox="446 905 1500 1444"> <ul style="list-style-type: none"> • Neighbourhood centres will contain a diversity of housing choices, shops and services, a distinct public realm, special places, parks, recreation and sports facilities and a web of pedestrian and cycling connections • Neighbourhood centres will contain varied and sustainable infrastructure (e.g., energy efficient buildings and green infrastructure) • Housing outside of neighbourhood centre will be diverse, neighbourly, well designed and meet the needs of residents by providing a continuum of housing choices that are acceptable, appropriate and affordable to all incomes and ages and the needs of those with special circumstances • Future planning that considers Aging in Place in each community. <p><u>Staff Rationale:</u></p> <p><i>The ways in which neighbourhoods are designed and built have implications for health and quality of life. Compact, mixed use neighbourhoods that include many types of destinations, within a short distance from home, that can be easily reached by walking and cycling, provides more equitable access for residents to a range of services and amenities. Stores, parks, playgrounds, recreation, schools and libraries located near where people live. Neighbourhood design that encourages walking, cycling and transit use is associated with better public health. Walkable neighbourhoods enable residents to enjoy active lifestyles. A diverse community that is made up of all age groups and abilities requires a range of house choices to meet their needs now and into the future. Streets and walkways that are pleasing to stroll along with activities along the way and interesting places to go promote healthy communities.</i></p> </td></tr> </table>	<p>Objective</p>	<ul style="list-style-type: none"> • Connected Sense of Place: Develop a varied range of distinct higher density mixed-use neighbourhood centres which will become the "heart" or "core" for the community and contribute to a sense of place. • Diverse Range of Housing Choices: Support mixed and non-traditional housing forms and arrangements to support residents of all ages and abilities, challenges, characteristics and income levels. • Promote Healthy Communities: Foster neighbourhood design that comprise many types of destinations a short distance from home with easy access to safe places where everyone in the community has a chance to be active. 	<p>Concepts</p>	<ul style="list-style-type: none"> • Neighbourhood centres will contain a diversity of housing choices, shops and services, a distinct public realm, special places, parks, recreation and sports facilities and a web of pedestrian and cycling connections • Neighbourhood centres will contain varied and sustainable infrastructure (e.g., energy efficient buildings and green infrastructure) • Housing outside of neighbourhood centre will be diverse, neighbourly, well designed and meet the needs of residents by providing a continuum of housing choices that are acceptable, appropriate and affordable to all incomes and ages and the needs of those with special circumstances • Future planning that considers Aging in Place in each community. <p><u>Staff Rationale:</u></p> <p><i>The ways in which neighbourhoods are designed and built have implications for health and quality of life. Compact, mixed use neighbourhoods that include many types of destinations, within a short distance from home, that can be easily reached by walking and cycling, provides more equitable access for residents to a range of services and amenities. Stores, parks, playgrounds, recreation, schools and libraries located near where people live. Neighbourhood design that encourages walking, cycling and transit use is associated with better public health. Walkable neighbourhoods enable residents to enjoy active lifestyles. A diverse community that is made up of all age groups and abilities requires a range of house choices to meet their needs now and into the future. Streets and walkways that are pleasing to stroll along with activities along the way and interesting places to go promote healthy communities.</i></p>
<p>Objective</p>	<ul style="list-style-type: none"> • Connected Sense of Place: Develop a varied range of distinct higher density mixed-use neighbourhood centres which will become the "heart" or "core" for the community and contribute to a sense of place. • Diverse Range of Housing Choices: Support mixed and non-traditional housing forms and arrangements to support residents of all ages and abilities, challenges, characteristics and income levels. • Promote Healthy Communities: Foster neighbourhood design that comprise many types of destinations a short distance from home with easy access to safe places where everyone in the community has a chance to be active. 				
<p>Concepts</p>	<ul style="list-style-type: none"> • Neighbourhood centres will contain a diversity of housing choices, shops and services, a distinct public realm, special places, parks, recreation and sports facilities and a web of pedestrian and cycling connections • Neighbourhood centres will contain varied and sustainable infrastructure (e.g., energy efficient buildings and green infrastructure) • Housing outside of neighbourhood centre will be diverse, neighbourly, well designed and meet the needs of residents by providing a continuum of housing choices that are acceptable, appropriate and affordable to all incomes and ages and the needs of those with special circumstances • Future planning that considers Aging in Place in each community. <p><u>Staff Rationale:</u></p> <p><i>The ways in which neighbourhoods are designed and built have implications for health and quality of life. Compact, mixed use neighbourhoods that include many types of destinations, within a short distance from home, that can be easily reached by walking and cycling, provides more equitable access for residents to a range of services and amenities. Stores, parks, playgrounds, recreation, schools and libraries located near where people live. Neighbourhood design that encourages walking, cycling and transit use is associated with better public health. Walkable neighbourhoods enable residents to enjoy active lifestyles. A diverse community that is made up of all age groups and abilities requires a range of house choices to meet their needs now and into the future. Streets and walkways that are pleasing to stroll along with activities along the way and interesting places to go promote healthy communities.</i></p>				
<p>B. Vibrant City: Arts, Culture, Heritage</p>	<table border="1"> <tr> <td data-bbox="300 1444 446 1522"> <p>Objective</p> </td><td data-bbox="446 1444 1500 1522"> <ul style="list-style-type: none"> • To create the environment for the City to be a "thriving, resilient, diverse and creative community" where people have a strong sense of identity and a clear sense of the attributes that make it unique. A citizenry that is empowered engaged and connected and a city that is a vibrant tourism destination. </td></tr> <tr> <td data-bbox="300 1522 446 1892"> <p>Concepts</p> </td><td data-bbox="446 1522 1500 1892"> <ul style="list-style-type: none"> • Cultural Engagement: facilitate and create the environment and culture of the city that supports the arts and culture and enhances their contribution to the vibrancy and vitality of the community. • Lifelong Learning: foster a joy of reading and a culture of lifelong learning • Celebrating Heritage: preserve, promote and celebrate community heritage • Community Revitalization: encourage and develop a mosaic of appealing, lively and distinctive areas, vibrant public spaces, festivals, events and activities • An Economic Engine: harness the benefits of and support a creative economy and contribute to the thriving community tourism sector <p><u>Staff Rationale:</u></p> <p><i>Many factors contribute to making a vibrant, healthy and sustainable community and the presence of a thriving arts, culture and heritage sector plays a critical role. The City plays a multifaceted role in ensuring a healthy and contributing arts, culture and heritage sector including:</i></p> <ul style="list-style-type: none"> • <i>creating the environment for the sector to flourish through policy, zoning and support;</i> </td></tr> </table>	<p>Objective</p>	<ul style="list-style-type: none"> • To create the environment for the City to be a "thriving, resilient, diverse and creative community" where people have a strong sense of identity and a clear sense of the attributes that make it unique. A citizenry that is empowered engaged and connected and a city that is a vibrant tourism destination. 	<p>Concepts</p>	<ul style="list-style-type: none"> • Cultural Engagement: facilitate and create the environment and culture of the city that supports the arts and culture and enhances their contribution to the vibrancy and vitality of the community. • Lifelong Learning: foster a joy of reading and a culture of lifelong learning • Celebrating Heritage: preserve, promote and celebrate community heritage • Community Revitalization: encourage and develop a mosaic of appealing, lively and distinctive areas, vibrant public spaces, festivals, events and activities • An Economic Engine: harness the benefits of and support a creative economy and contribute to the thriving community tourism sector <p><u>Staff Rationale:</u></p> <p><i>Many factors contribute to making a vibrant, healthy and sustainable community and the presence of a thriving arts, culture and heritage sector plays a critical role. The City plays a multifaceted role in ensuring a healthy and contributing arts, culture and heritage sector including:</i></p> <ul style="list-style-type: none"> • <i>creating the environment for the sector to flourish through policy, zoning and support;</i>
<p>Objective</p>	<ul style="list-style-type: none"> • To create the environment for the City to be a "thriving, resilient, diverse and creative community" where people have a strong sense of identity and a clear sense of the attributes that make it unique. A citizenry that is empowered engaged and connected and a city that is a vibrant tourism destination. 				
<p>Concepts</p>	<ul style="list-style-type: none"> • Cultural Engagement: facilitate and create the environment and culture of the city that supports the arts and culture and enhances their contribution to the vibrancy and vitality of the community. • Lifelong Learning: foster a joy of reading and a culture of lifelong learning • Celebrating Heritage: preserve, promote and celebrate community heritage • Community Revitalization: encourage and develop a mosaic of appealing, lively and distinctive areas, vibrant public spaces, festivals, events and activities • An Economic Engine: harness the benefits of and support a creative economy and contribute to the thriving community tourism sector <p><u>Staff Rationale:</u></p> <p><i>Many factors contribute to making a vibrant, healthy and sustainable community and the presence of a thriving arts, culture and heritage sector plays a critical role. The City plays a multifaceted role in ensuring a healthy and contributing arts, culture and heritage sector including:</i></p> <ul style="list-style-type: none"> • <i>creating the environment for the sector to flourish through policy, zoning and support;</i> 				

PROPOSED 2041 OCP CONCEPT - April 2011 draft

C. Vibrant City: Recreation and Community Wellness		<ul style="list-style-type: none"> • <i>facilitating and supporting individuals and organizations including access to facilities; and</i> • <i>providing opportunities and activities for lifelong learning, creating and participating.</i>
	Objective	<ul style="list-style-type: none"> • Richmond is to be renowned as a place where residents have access to a diverse and leading edge range of recreation, sport and community wellness opportunities. Through this, residents are physically active and healthy, have an increased permanent commitment to wellness, and feel increasingly connected to their community.
	Concepts	<ul style="list-style-type: none"> • Strong Partnerships: Strategies to deliver services in partnership with many organizations – from volunteer-based community groups and social agencies, the Richmond School District, Vancouver Coastal Health, and many others. • Being Uniquely Richmond: Strategies to ensure our services meet the needs of our diverse community – including our different ethnic groups, people living with disabilities, single-families, low-income families, our aging population and our youth. • Connecting and Growing: Strategies to ensure our residents have opportunities for life-long learning, to meet their neighbours and feel they belong. • Living Healthy and Active Lives: Strategies to address the widespread trend towards physical inactivity – to encourage people to live healthy and active lives from the cradle to the grave. • Investing in Parks and Recreation Infrastructure: Strategies to ensure our facilities and sports fields support our active and healthy living ambitions. <p><u>Staff Rationale</u></p> <ul style="list-style-type: none"> • <i>Strong partnerships are important in order to build on each other's strengths, avoid duplication and deepen our reach into the community. Partnerships also inspire a shared stewardship of our community's well-being. We will continue to work closely with our community partners, including the Community Associations - with whom we jointly operate our community centres and ice arenas. We will develop new partnerships where possible, and continue to build on the close working relationships we have with Vancouver Coastal Health, the Richmond School District and other key agencies in Richmond.</i> • <i>Only through recognizing that Richmond is unique can we ensure that our services and programs truly meet our diverse community's needs. We will continue to reach out to those 'hard to reach' residents, and address the needs of youth (especially low-asset youth), seniors and people with disabilities. We will continue to work towards ensuring that the broadest possible range of programs and opportunities appeals across all cultures, age groups and neighbourhoods. We will respond to accessibility and affordability issues for Richmond residents and we will continue to be inclusive of our diverse range of cultural and ethnic needs in our community - to celebrate our diversity.</i> • <i>Promoting community and neighbourhood building encourages social connectedness and enhances a 'sense of belonging' These are key components to achieving a sense of well being. We will continue to focus on addressing the need for people to enhance their skills beyond basic levels through using their discretionary time for fun and enjoyment and to be inspired and engaged in lifelong learning. We want to connect people with their environment and our green eco-network through opportunities to engage citizens in environmental stewardship activities.</i> • <i>Strategies to encourage greater physical activity is vital. The Public Health Agency of Canada states that each year more than two-thirds of deaths result from four groups of chronic diseases, and that physical inactivity and unhealthy eating are key risk factors that lead to these diseases. With dramatically rising rates of overweight and obesity, healthy and active living needs to become a way of life for our residents. We will focus on: Increasing active living literacy (through facilitating our residents to have an increased permanent commitment to wellness and well-being); Helping children and youth build healthy habits; Reducing barriers to living a physically active life for vulnerable populations; Building a connected and activated social environment; Creating urban environments that support wellness and encourage physical activity; and Promoting health literacy and individually-focused health care</i> • <i>Investing in parks and recreation infrastructure is important because there is a direct connection between physical activity levels and appropriate provision of recreation and sports facilities, parks, trails and active transportation corridors. We will continue to advocate for a federal and municipal long-term funding plan to replace municipal recreation infrastructure. We will continue to implement the Parks and Recreation Facilities Strategic Plan; a 20-year plan which prioritises twenty-one projects. We will also continue to identify opportunities to seek grants and other forms of funding (through partnerships, etc) to improve or replace our parks and recreation facility infrastructure.</i>
	Objective	<ul style="list-style-type: none"> • Provide a framework for a safe community that incorporates a prevention-focused, citizen engagement, and public education model • Anticipate, assess and manage the multiple natural hazards in Richmond
D. Safe City	Concepts	<ul style="list-style-type: none"> • Be prevention focussed while providing optimum emergency response (includes education) • Be public educators and facilitators of fire and rescue related safety matters and embrace the delivery of public education through community partnerships • Deliver prevention programs that are responsive to: statistical trends, hazards and the needs of a diverse community • Provide safe transportation infrastructure that ensures the safety of multiple user groups and that

PROPOSED 2041 OCP CONCEPT - April 2011 draft

		<p>encourages active transportation options (walking, biking, transit)</p> <ul style="list-style-type: none"> • Design safe street, neighbourhoods and places that are vibrant and crime free by intentional safe design of land use mix, public realm and buildings. • Consult with the Richmond School Board in creating safe and walkable school areas. <p><u>Staff Rationale</u></p> <ul style="list-style-type: none"> • Ensuring that people feel safe wherever they are; and • The importance of a safe community in Richmond is a goal of Richmond Council – through ongoing education and prevention
E. Resilient Economy	Objective	<p>Richmond serves as a pre-eminent Asia-Pacific and Western Canadian air, sea, land and intermodal gateway and technology hub. It is home to a strategic range of sectors for a resilient economy, with a favourable job-to-labour force ratio and high paying jobs for local and regional residents. Richmond's future economic growth and industry diversification are achieved through retention and intensifying of existing industrial and commercial employment lands.</p>
	Concepts	<p><u>Priorities to 2041 include:</u></p> <ul style="list-style-type: none"> • Asia-Pacific Gateway: Fostering a strong Asia-Pacific Gateway enabling sector that takes full advantage of Richmond's strategic business location on the North American west coast, optimizes the use of its industrial land and other resources, and capitalizes on Asia's economic growth. • Knowledge-Based Industries: Cultivating a high-paying, thriving technology and creative industries office, amenity and entertainment hub in the City Centre, that attracts skilled talent locally and from abroad. • Amenities and Attractions: Developing a diversified lighter-footprint commercial sector that meets the growing needs of both Richmond residents and visitors alike • Sustainable Local Resources: Championing a viable agricultural sector for both commercial and neighbourhood farmers, which responds to long-term community food security needs • Population Services: Nurturing a responsive institutional sector that serves the access, mobility, and safety needs of a growing multicultural and demographically changing community • Micro-Business: Encouraging flexible mixed-use development in the regional and neighbourhood centres that supports the needs of the home office sector, micro-entrepreneurs and small businesses. <p><u>Staff Rationale:</u></p> <p>A balanced, robust and resilient Richmond economy is one of three fundamental cornerstones of the OCP Update sustainability framework and thus complements and enhances OCP principles of social and environmental sustainability. The end of the 20th century saw Richmond successfully amass a diversified industry base, largely resilient to economic downturns. In contrast, the first decade of the 21st century delivered a rapid residential boom resulting in gradual eradication of the local business base. A healthy, sustainable 21st century Richmond community will require continued focus on growing and diversifying the local economy and business tax base to serve both local and regional/visitor populations. Balancing of Richmond's social and environmental sustainability objectives with a growing population will require intensified employment lands across all land types.</p>
F. Agriculture and Food	Objective	<ul style="list-style-type: none"> • Our agricultural lands are protected, viable and productive with an abundant capacity to produce food close to home • Urban agriculture is commonplace in all Richmond neighbourhoods • Our food security policies are implemented • Senior government and financial support is obtained.
	Concepts	<ul style="list-style-type: none"> • Better protect, encourage the productivity and viability of our agricultural lands by partnering with farmers, senior governments, institutions and others • Review the Richmond Agricultural Viability Strategy and prioritize and implement with senior government support and funding. • Improve equitable access to healthy food in every neighbourhood
G. Mobility and Access	Objective	<p>To deliver a dynamic and effective transportation system that improves connectivity throughout the city and to the region for people and goods while achieving a major shift from automobile use to sustainable travel modes.</p>
	Concepts	<ul style="list-style-type: none"> • <i>Walkable Neighbourhoods - Transform auto-dependant neighbourhoods around each service centre where significantly improved pedestrian and cycling realms foster walking and cycling as the preferred travel options for accessing local services and gathering with neighbours.</i> • <i>Transit-Friendly City - Enhance transit and cycling connections and amenities amongst neighbourhood service centres and major employment areas for easy city-wide and regional travel without a car.</i> • <i>Travel Smart, Live Long - Give priority to active transportation modes (cycling, walking and other non-motorized modes) that improve personal and environmental health, safety, social equity, and quality of life.</i>

PROPOSED 2041 OCP CONCEPT - April 2011 draft

		<ul style="list-style-type: none"> • <i>A Caring Street System - Retrofit existing and build new transportation infrastructure to meet the changing mobility needs of the community by enhancing accessibility, comfort and security for all ages and abilities of users.</i> • <i>Intelligent Investments - Deploy efficient and innovative transportation technologies to optimize the overall performance of the transportation system and reduce vehicle emissions and energy use.</i> • <i>Moving Goods, Securing Jobs - Coordinate and implement timely improvements to enhance access to jobs and goods movement to support and promote growth in economic activities.</i> <p><u>Staff Rationale:</u></p> <ul style="list-style-type: none"> • <i>Mobility and access are vital to the life of a city but our individual and collective travel choices can have long-lasting social, economic and environmental impacts. To maintain an effective transportation system that supports a growing and thriving city, travel patterns need to become more sustainable. Sustainable transportation aims to ensure that our needs for access to people, services and goods are met while protecting the environment and social equity for current and future generations. Compact, walkable neighbourhoods with mixed land uses and convenient public transit service allow communities to rely on foot, bicycle and transit to travel throughout the local and broader regions.</i> • <i>Richmond's priorities in the transition to a more sustainable transportation system that enhances the vibrancy, safety and health of the city will focus on:</i> <ul style="list-style-type: none"> • <i>Complete and Connected Communities support a vibrant City Centre complemented by transformed neighbourhood centres that meet the daily needs of residents, foster walking, cycling and transit and help reduce vehicle use, energy consumption and air emissions;</i> • <i>Safer and Smarter Transportation Choices give priority to active transportation modes (cycling and walking) that improve personal and environmental health and safety, and retrofit transportation infrastructure to meet the changing mobility needs of the community; and</i> • <i>An Optimized Transportation System deploy efficient and innovative transportation technologies to reduce vehicle emissions and energy use, and implement timely improvements for goods movement to support and promote growth in economic activities.</i>
H Ecological Network, Open Space & the Public Realm	Objective	<ul style="list-style-type: none"> • To protect and develop a sustainable, well-designed system of parks and streets, trails and greenways, plazas and squares, the waterfront and waterways that significantly contributes to a healthy, vibrant city.
	Concepts	<ul style="list-style-type: none"> • Promoting a vibrant and 'distinctly Richmond' urban realm – Showcase and enhance the City's identity through a rich variety of great spaces and experiences that bring to life Richmond's natural and cultural heritage. • Linking people, community and nature – Strengthen pedestrian and cycling linkages between every element of the city (neighbourhoods, schools, civic spaces, neighbourhood service centres, parks, natural areas, streets, commercial areas and industrial parks). • Creating a greener, dynamic and resilient cityscape – Protect and create a network of resilient and healthy eco-systems that are integrated within the open space system to support biodiversity, recreation, social interaction and spiritual renewal. • Transforming and celebrating our waterfront and waterways – Showcase Richmond's world-class waterfront on the Fraser River and enhance the Blue Network (the river, sloughs, canals, and wetlands) for its ecological value and recreational opportunities. • Building for physical, social, and spiritual well being – Provide a full range of appealing, welcoming places for residents and visitors of all ages and backgrounds to walk, exercise, play, socialize and engage in healthy, active lifestyles. • Meeting multiple community objectives – Provide a diversity of open spaces that are flexible and adaptable to respond to growth, social needs and environmental changes while respecting the city's finite land resource. • Responsive and collaborative stewardship – Sustain the quality of public places through innovative, responsive management and shared stewardship between the City and multiple stakeholders to foster pride, purpose, and a sense of community. <p><u>Staff Rationale</u></p> <p><i>Richmond enjoys a wealth of parks and a dike trail system that is a regional destination. A growing population and changing demographics will mean that the open space system will have to grow and become more diverse in the next 30 years. While traditional parks will continue to be an important part of the open space system, the public realm (i.e. urban streets, plazas and amenity areas within developments, and linkages between neighbourhoods) will increasingly play a role in providing recreational opportunities and the stage for social life. In addition, a safe, attractive public realm along with Richmond's unique places, like the waterfront, will contribute to tourism and economic development, drawing visitors and businesses to the city.</i></p> <p><i>The city's finite land area will necessitate that the open space system meet multiple community objectives</i></p>

PROPOSED 2041 OCP CONCEPT - April 2011 draft

		<p><i>and play a critical role in the city's environmental health and resiliency to climate change. The urban forest, parks, natural areas and waterways all play a role in the quality of the urban environment and can provide other services such as stormwater management, food production, and alternative energy generation. Focusing on increasing the diversity of the types and functions of parks and open spaces will contribute to the city's sustainability and, at the same time, enrich people's daily experiences.</i></p>
	Objective	<ul style="list-style-type: none"> To protect and improve the City's environmental health, ecological integrity and opportunities for the community to experience nature.
	Concepts	<ul style="list-style-type: none"> <i>Healthy Ecological Network – Protect and enhance a diverse, connected, and functioning ecological network.</i> <i>Ecological Design – Integrate ecological attributes into the City's built and cultivated landscapes.</i> <i>Pollution Prevention – Proactively implement best management practices to protect and improve water, air and soil quality.</i> <i>Strong Partnerships for Ecological Gain – Collaborate with the community and senior governments to protect and restore environmental health and ecological integrity.</i> <i>Great Nature Experiences – Make it easy and enjoyable for the community to experience nature.</i> <i>Adapting for Change – Use best available science and practices to better equip the City to adapt to climate change.</i> <p><u>Staff Rationale</u></p> <ul style="list-style-type: none"> <i>The open space and public realm system supports physical activity and social engagement, provides links for alternative forms of transportation, facilitates child and youth development, contributes to tourism and economic development, and contributes to the city's environmental health and resiliency to climate change</i> <i>Richmond's location - at the point where the Fraser River meets the Pacific Ocean - means that the island City is located within some of the most productive ecosystems in the world. The Richmond community depends upon its local ecosystem and broader environment to provide its daily socio-economic needs – growing food, supplying water and clean air, and providing material resources.</i> <i>Increasing growth places higher demands on already stretched ecological resources. Research on ecological sustainability indicates that the worldwide use of resources is exceeding the Earth's capacity to renew and replenish them. "If everyone lived like an average Canadian, we would need 4 Earths to support current lifestyles." At the same time, awareness is growing that communities are likely to experience significant impacts from changing environmental conditions. Key concerns exist regarding the impacts of climate change (e.g., sea level rise, increasing storm intensity and frequency) and the reduced availability of current core dependencies (e.g., fossil fuels, food supply).</i> <i>In order to conserve the City's valuable ecological resources and be prepared for changing environmental conditions, 6 key concepts have been identified:</i> <ul style="list-style-type: none"> <i>Healthy Ecological Network,</i> <i>Ecological Design,</i> <i>Pollution Prevention,</i> <i>Strong Partnerships for Ecological Gain,</i> <i>Great Nature Experiences and Adapting for Change.</i> <i>Adapting for Change</i> <p><i>Addressing each of these in concert will help move us towards a robust and functioning ecological network woven throughout the City.</i></p>
I. Social Inclusion and Accessibility	Objective	<ul style="list-style-type: none"> To facilitate development of a more socially sustainable city, recognizing the needs of all citizens with the intent of enhancing their physical, mental and social well being.
	Concepts	<ul style="list-style-type: none"> Fundamental Human Needs – develop and implement strategies that address fundamental human needs (financial stability, adequate and affordable housing, equitable access to health and support services, social connectivity, mobility) Citizen Engagement - facilitate active and meaningful citizen engagement amongst the population Social Assets and Capacity Building – implement approaches which build on Richmond's key social assets and community capacity <p><u>Staff Rationale</u></p> <ul style="list-style-type: none"> <i>As Richmond grows and develops over time, it is important that the City's existing high quality of life not only be maintained, but also enhanced. Indeed, the sustainable community vision for the OCP recognizes that, in addition to environmental and economic components, social sustainability is critical for Richmond's future.</i>

PROPOSED 2041 OCP CONCEPT - April 2011 draft

J. Sustainable Infrastructure and Resources		<ul style="list-style-type: none"> Concurrent with the OCP, the City is also preparing a 10 year Social Planning Strategy. Through consultations to date on the Strategy, social inclusion and accessibility have been identified as key objectives to pursue. The consultations have also confirmed the community's view that, while not being able to address all social issues on its own, the City can play an important role in: <ul style="list-style-type: none"> Addressing fundamental human needs Actively engaging all our citizens in decision making and activities Building on existing social assets and community capacity. <p><i>Pertinent information from the Social Planning Strategy will be incorporated into the OCP.</i></p>
	Objective	<ul style="list-style-type: none"> To improve the water, sanitary, drainage, energy and refuse infrastructure to meet the City's changing needs in a financially, socially and environmentally responsible manner.
	Concepts	<ul style="list-style-type: none"> Meet the Demands of a Growing City – determine the infrastructure requirements that meet the needs of a growing population and develop an implementation plan that stays ahead of demand. Adapt to Climate Change – build climate change resilient infrastructure to meet challenges that include rising sea levels, wetter winters and drier summers. Sustainable Energy Sources – reduce the City's dependence on external power supplies by innovatively reducing and capturing waste energy and sustainable energy sources through conservation and the use of district energy utilities. Efficient Infrastructure – achieve greater infrastructure efficiency through proactive and creative planning of infrastructure upgrades and replacements, the use of new technologies, and educating the public on demand side management. Deliver projects with minimum life cycle costs on time and within budget. <p><u>Staff Rationale:</u></p> <ul style="list-style-type: none"> The City's population is predicted to grow by 90,000 over the next 30 years. The increase in population will result in higher demands on City infrastructure that will exceed the capacity of some infrastructure elements. It is important to identify those elements and improve them prior to their capacity being exceeded to maintain liveability while facilitating growth. Managing these infrastructure upgrades effectively plays a large role in achieving the City's goal of being well managed. While climate change impacts all people on the planet in many different ways, it will impact Richmond in two critical areas. <ul style="list-style-type: none"> The first area of concern is sea level rise due to global warming. Locally, sea level is predicted to rise 1.2 m over the next 100 years. As the City is dependent on its diking system for protection from the waters of the Strait of Georgia and the Fraser River, diking improvements that stay ahead of rising sea levels are critical. The second area of concern is the intensity and duration of rainfall. Climate change experts believe that, in the long run, rainfall intensity and duration will increase during the winter months. Drainage infrastructure must be improved to meet longer and more intense storm events to maintain the City's current level of flood protection. Every year Richmond businesses and residents consume 24 Gigajoules of energy to heat their homes and transport goods and people. This is equivalent to the chemical energy in approximately 4 million barrels of oil. As we are dependent on outside suppliers for our energy, our 'energy dollars' will continue to flow beyond our city boundaries until we develop local energy sources. There will be opportunities for local companies to develop markets for geothermal and solar energy, as well as waste heat capture and re-use. This will in turn strengthen our local economy, make us less dependent on foreign energy sources, help our community achieve its greenhouse gas emissions reduction targets of 33% below 2007 levels by 2020, and 33% below 2007 levels by 2050, and take us closer to meeting our community-wide energy reduction target of 10% below 2007 levels by 2020 Demand management has potential to defer, reduce or eliminate the need for infrastructure capacity upgrading. Water demand can be reduced through water metering, low flow fixtures, leak reduction, pressure management, and reduction in discretionary uses such as lawn irrigation. Most water use reductions also generate sewer flow reductions. Sewer flows can also be reduced through inflow and infiltration management. Education and technology can play critical roles in demand side management. Storm water has potential to be harvested and utilized in place of drinking water for uses such as irrigation. Life cycle management plays a key role in a well managed utility, as extending the life of assets reduces their overall cost to society. Some products that appear cost effective in the short term can have excessive operational costs that make them more expensive in the long run. Therefore, infrastructure choices should always favour the long view.
K. Implementation Strategy	Concepts	<ul style="list-style-type: none"> Effective Implementation - Identify how the Official Community Plan vision, goals and objectives will be achieved to the year 2041 Phasing & Priorities – Identify the timing for further planning, Area and Sub Area Plan updates, development priorities, additional studies, significant land acquisitions and other initiatives.

PROPOSED 2041 OCP CONCEPT - April 2011 draft		
		<ul style="list-style-type: none"> • Sustainable financing (e.g., development cost charges, works and services), density bonusing, developer contributions and planning strategies are clear and transparent for the City, development community, general public and others. • Others' Responsibilities – Clarify the role of Metro Vancouver, Translink, YVR, the Province and Federal Governments and their agencies in facilitating the implementation of the City's 2041 OCP.
L. Building/Site Design and Public Realm (DP Guidelines)	Concepts	<ul style="list-style-type: none"> • Development Guidelines that aim to the development of identifiable, lively, safe, accessible, sustainable, healthy urban areas and neighbourhood centres outside of the City Centre that focus on energy efficient, human scale, people-friendly built forms and a high quality public realm. • More user-friendly guidelines for use by staff, developers and the general public • Reinforcing sustainability, safety and security, connectivity, and accessibility guidelines of site planning and "placemaking", including comprehensive landscaping and open space guidelines which influence the quality of the public realm • Urban areas and neighbourhood centres that facilitate easy access to amenities, serve the daily needs of local residents, and invite walking and biking through a system of direct routes from the residential areas to the neighbourhood centre, as well as between neighbourhood centres • Open spaces and urban plazas integrated into developments that are part of the overall neighbourhood fabric • Site-specific urban design concept statements that are responsive to the vision for the neighbourhood as part of the design review process of neighbourhood centres and major developments. • Streamlining the guidelines to clarify and improve adaptability <p><u>Staff Rationale:</u></p> <p><i>Revised, update, and re-organized guidelines will ensure that:</i></p> <ul style="list-style-type: none"> • <i>sustainability, safety, and accessibility objectives are given priority;</i> • <i>complete mixed use pedestrian friendly developments and neighbourhoods are developed;</i> • <i>the existing residential character of neighbourhoods and quality of life is preserved;</i> • <i>high quality civic outdoor space crucial to the enjoyment of public life is developed;</i> • <i>information is easy to find and reference and that all relevant urban design considerations are taken into account for each development application; and</i> • <i>community and neighbourhood values are recognized and respected through the design review process (e.g., tailoring the interface between single family areas and higher density developments).</i>
CAUTION		<p>Important Notes:</p> <ol style="list-style-type: none"> 1. As part of the 2041 OCP Concept, the Richmond City Council advises land owners and developers not to speculate, buy, or option land based on this 2041 OCP Concept (e.g., a change of land use, increased density or other considerations) because: <ol style="list-style-type: none"> (A) the 2041 OCP is not approved yet, (B) the 2041 OCP Concept may change when the 2041 OCP is prepared and finalized; and (C) after the 2041 OCP is approved, some policies (e.g., densification) will be subject to more long term City study and community consultation. 2. Land owners and developers are clearly advised that Council will not be bound to honour any land owner and developer action, prior to the 2041 OCP being approved. 3. It is understood that the City, after City studies, research, and consultation, may reword the actual OCP policies and this may change land use, density and related management policies.