



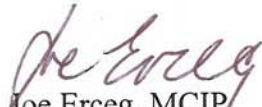
# City of Richmond

## Report to Committee

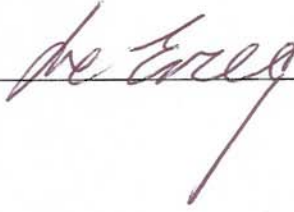
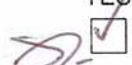

**To:** Planning Committee  
**From:** Joe Erceg, MCIP  
General Manager, Planning and Development  
**Date:** May 27, 2010  
**File:**  
**Re:** 2041 OCP Update - First Round of Public Consultation Findings & Next Steps

### Staff Recommendation

That, the report entitled: "2041 OCP Update - First Round of Public Consultation Findings & Next Steps," from the General Manager of Planning and Development, be received for information.

  
Joe Erceg, MCIP  
General Manager, Planning and Development

Att. 10

FOR ORIGINATING DEPARTMENT USE ONLY			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Arts, Culture & Heritage Services	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Community Social Services Group	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Enterprise Services Unit	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Sustainability Unit	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Engineering	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Parks Planning, Design & 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"/>		
RCMP	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Fire and Rescue	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	REVIEWED BY CAO	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
		DEPUTY 	

## Staff Report

### Origin

In mid 2009, Council directed that the 1999 Official Community Plan (OCP) be updated.

- In May 2009, Council and staff held a workshop to discuss Council's priorities which included that the OCP timeframe be extended to 2041, the main studies would address 2041 demographic and employment growth, environmentally sensitive areas (ESAs) updating, social planning, sustainability (e.g., energy and GHG reductions) and transportation improvements. As well, the OCP update is to be compatible with the upcoming Metro Vancouver (MV) Regional Growth Strategy (RGS).
- In October 2009, Council endorsed the:
  - theme for the OCP Update - *"Towards A Sustainable Community"*;
  - terms of reference for the main OCP studies (e.g., 2041 Demographic and Employment Strategy, 2041 Employment Lands Strategy, ESA Management Strategy);
  - OCP Update work program including the public consultation program;
- In November and December 2009, the first round of public consultation was launched with open houses and a public survey;
- From October - April 2010, City staff engaged consultants to assist with the 2041 Demographic and Employment Strategy 2041 Employment Lands Strategy, ESA Strategy Update and the Community Energy & Emissions Plan (CEEP) of which Phase 1 was to establish GHG targets and actions in the OCP.
- In May 2010, Council approved an OCP GHG reduction target of 33 percent below 2007 levels by 2020 to satisfy provincial legislation.

### *Purpose Of This Report*

The purpose of this report is to:

- Part 1: "A Road Map To Complete The 2041 OCP Update" - identify the steps to complete the OCP update;
- Part 2: "OCP Update Progress and Feedback" - indicate progress including:
  - the OCP Update studies;
  - the public input received through the first round of OCP public consultation (e.g., OCP surveys, written submissions),
  - the lessons learned, and
  - proposed next steps.

The OCP Update supports the following Council Term Goal:

*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."*

### Background

#### *Purpose Of The 2041 OCP Update*

The purpose of the 2041 OCP Update is to:

- Enable the City to better manage 2010 - 2041 anticipated growth, and social, environmental and economic change in light of current public and Council preferences;
- Advance sustainability (e.g., GHG, new energy reduction opportunities),

- Clarify where and how the population and employment growth will be managed outside the City Centre;
- Address current trends (e.g., Bill 27 – 2008 Local Govt. Green Communities Act re Green House Gas targets and policies; transportation and engineering servicing preferences and anticipated requirements);
- Prepare a complementary DCC bylaw to assist in implementing the 2041 OCP.

## Findings of Fact

### Part 1: - “A Road Map To Complete The 2041 OCP Update”

- Purpose of The Road Map: - To identify for Council’s consideration, the steps to complete the 2041 OCP Update;
- OCP Time Frame: The OCP management time frame is from 2010 to 2041 (e.g., to match Statistics Canada projections and the upcoming 2041 Metro Vancouver (MV) Regional Growth Strategy (RGS);

#### 2041 OCP Preparation Emphasis:

Council has endorsed that the OCP update will emphasize:

- Moving more towards sustainability;
- Managing growth outside the City Centre,
- Building on the existing City building blocks (e.g., City Centre densification, ALR, single family neighbourhoods, parks, transportation, sustainability initiatives),
- Quality development and densification outside the City Centre to accommodate growth, and
- Public and stakeholder consultation.

#### *Where We Are In The Process*

These are early days in the 2041 OCP Update process. For Council’s consideration, the proposed (below) “Road Map To Complete The 2041 OCP Update” is has been prepared to enable Council to manage the OCP update process. The work program is flexible and Council can modify it, as necessary, to meet its any changing needs and circumstances.

#### *Relationship of The 2041 OCP Update To The Metro Vancouver (MV) 2041 Regional Growth Strategy (RGS)*

There is ample time to complete the 2041 OCP Update. It is legally required to be completed within two years after Metro Vancouver (MV) Board approves the upcoming Regional Growth Strategy (RGS), which is anticipated to be in finalized sometime in 2011. Thus, the City has two years after that (by 2013) which provides ample time to complete its 2041 OCP update. The updated OCP will include a Regional Context Statement (RCS) to show how the City will achieve the MV RGS goals, objectives and policies. Note that, as the City as very consistently and continually articulated its regional and community planning interests to the MV Board over the last several years during MV RGS consultation process, it is anticipated that its interests will be appropriately and flexibly addressed in the upcoming RGS.

*2041 OCP Update Notes*

To keep Council, Planning Committee and the public informed as work proceeds, staff intend supplement the proposed work below, as follows:

- For Council and Planning Committee: with memos, updates and discussion forums, as necessary, and
- For the Public: with news releases, Web updates and stakeholder meetings (e.g., Agricultural Advisory Committee, Advisory Committee on the Environment, Economic Advisory Committee, social planning groups).

The "Road Map" Chart Starts On The Next Page.



Road Map To Complete The 2041 OCP Update	
2010	
May	
What we were working on:	<ul style="list-style-type: none"> <li>- Drafting a RTC on first round of OCP public consultation findings</li> <li>- Studies Underway: <ul style="list-style-type: none"> <li>- Community Energy &amp; Emissions Plan (CEEP): <ul style="list-style-type: none"> <li>- Phase 1: <ul style="list-style-type: none"> <li>- (a) GHG targets (done May 2010),</li> <li>- (b) Energy targets,</li> </ul> </li> <li>- Phase 2 Action Plan</li> <li>- Phase 3 Implementation Plan</li> </ul> </li> <li>- Demographic Study underway</li> <li>- ESA Strategy underway</li> <li>- Employment Lands Strategy Phase 1 (analysis) underway</li> <li>- Modeling for Transportation Plan begins</li> <li>- Parks Study underway</li> <li>- Social Planning Strategy - underway</li> <li>- Working to establish a new online Web public consultation tool with SustainNet software for OCP Round 2: drafting content with staff team</li> </ul> </li> <li>- Studies To Start Later in the Process <ul style="list-style-type: none"> <li>- Updated OCP Design Guidelines</li> <li>- Engineering modeling</li> <li>- DCC Update</li> <li>- Legal reviews</li> </ul> </li> </ul>
Milestones	<ul style="list-style-type: none"> <li>- Working with consultant on Transportation Plan</li> <li>- Work with SustainNet software begins</li> </ul>
Main issues to be decided	<ul style="list-style-type: none"> <li>- For the 2<sup>nd</sup> round of OCP consultation, identify possible discussion topics (e.g., how to better move towards sustainability, where to put new growth, how and where to densify outside of the City Centre, how to retain enough open space, promote sustainability, improve transportation)</li> </ul>
June	
What we are working on:	<ul style="list-style-type: none"> <li>- Staff and Economic Advisory Committee – Review Employment Lands Strategy Phase 1 (Analysis) work</li> <li>- Staff review – Demographic study</li> <li>- Modeling for Transportation Plan ongoing</li> <li>- Draft online Web Site advertising and promotion (e.g., presentations to advisory committees and groups, getting the word out) and develop content for online website (e.g., discussion topics, survey questions, context, information),</li> </ul>
Milestones	<ul style="list-style-type: none"> <li>- RTC - OCP Public Consultation findings - Planning Committee (June 8<sup>th</sup>) and Council (June 14<sup>th</sup>)</li> <li>- The Incremental Phasing in of the 2<sup>nd</sup> Round of OCP Public Consultation:</li> <li>- After the RTC is reviewed, in June it is proposed that staff begin consulting with the public on the following general topics in order to continue progress in a timely manner, the: <ul style="list-style-type: none"> <li>- 1<sup>st</sup> round findings, progress and next steps,</li> <li>- OCP Vision and Guiding Principles;</li> <li>- Social Planning Strategy,</li> <li>- Sustainability initiatives including the Community Energy &amp; Emissions Plan (CEEP),</li> <li>- Parks planning, and</li> <li>- Transportation planning.</li> </ul> </li> <li>- It is proposed that public consultation regarding the 2014 population, dwelling unit and housing projections, and range of housing choices would only occur after the Demographic Study is presented to Council and Council has more discussion on them in July 2010.</li> <li>- RTC - ESA Update – the proposed management approach and field work program: Planning Committee (June 22<sup>nd</sup>) and Council (June 28<sup>th</sup>)</li> </ul>
Main issues to be decided	<ul style="list-style-type: none"> <li>- Interpreting the 1st round of OCP consultation findings</li> </ul>

Road Map To Complete The 2041 OCP Update	
	<ul style="list-style-type: none"> <li>- Determining the initial topics for consultation starting in June</li> <li>- Determining if the proposed ESA approach for field work is acceptable</li> </ul>
<b>July</b>	
What we will be working on:	<ul style="list-style-type: none"> <li>- Preparing Employment Lands Strategy - Phase 2 (Recommendations)</li> <li>- Field work commences for ESA Update</li> <li>- Modeling for Transportation Plan continues</li> <li>- Planning the full 2<sup>nd</sup> round of OCP public consultation which will include:               <ul style="list-style-type: none"> <li>- Stakeholder group presentations</li> <li>- Monitoring City Web online discussion content and feedback.</li> <li>- Holding three (3) community centre open houses (e.g., City Centre, Hamilton, Steveston), as in the last OCP update consultation round, attendance was rather low and the City will be using the new Web online consultation tool.</li> </ul> </li> </ul>
Milestones	<ul style="list-style-type: none"> <li>- RTC – Demographic Study Recommendations: Planning Committee (July 6) and Council (July 12) Planning Committee</li> <li>- A Proposed Council "Discussion Forum" to enable Council to become familiar with the OCP findings and next messages.</li> </ul>
Main issues to be decided	<ul style="list-style-type: none"> <li>- A Discussion Forum is suggested to enable Council to become familiar and discuss:               <ul style="list-style-type: none"> <li>- The 2041 population growth target,</li> <li>- The amount, type and location of residential development (e.g., SF, duplexes, townhouses, apartments), outside the City Centre.</li> <li>- Other more detailed messages upon which to seek more public (e.g., sustainability, housing, transportation, parks)</li> </ul> </li> <li>- After the "Discussion Forum", the 2<sup>nd</sup> round of OCP Public Consultation begins and includes:               <ul style="list-style-type: none"> <li>- Using the City's online Web Discussion forum, and begin monitoring and managing the online discussion and feedback from the public – writing replies</li> <li>- Facilitating focus group discussion with RCSAC (e.g., June 28)</li> <li>- Presentations to stakeholder groups</li> <li>- Holding three community centre open houses (e.g., City Centre, Hamilton, Steveston)</li> </ul> </li> </ul>
Note: If the Discussion Forum" is delayed, the proposed work program will be adjusted the appropriate amount.	
<b>August</b>	
What we will be working on:	<ul style="list-style-type: none"> <li>- Staff and Economic Advisory Committee – Review Phase 2 (Recommendations) of the Employment Lands Strategy</li> <li>- Field work continues re: ESA update</li> <li>- Modeling for Transportation Plan continues</li> </ul>
Milestones	<ul style="list-style-type: none"> <li>- Studies and analysis continue</li> <li>- Public consultation continues</li> </ul>
Main issues to be decided	<ul style="list-style-type: none"> <li>- Staff to identify options and recommendations to bring forward re: Employment Lands Strategy</li> </ul>
<b>September</b>	
What we will be working on:	<ul style="list-style-type: none"> <li>- Studies and analysis continue</li> <li>- Fieldwork continues re: ESA update</li> <li>- Modeling for Transportation Plan continues</li> </ul>
Milestones	<ul style="list-style-type: none"> <li>- RTC - Employment Lands Strategy: Planning Committee (September 21) and Council (Sept. 27)</li> <li>- Public Consultation continues</li> </ul>
Main issues to be decided	<ul style="list-style-type: none"> <li>- Amount and type of future employment lands</li> </ul>
<b>October</b>	
What we will be working on:	<ul style="list-style-type: none"> <li>- Studies and analysis continue</li> <li>- Staff, with ACE and Agricultural Advisory Committees review ESA Strategy</li> </ul>
Milestones	<ul style="list-style-type: none"> <li>- Social Planning Strategy input to date is received for integration into the OCP Concept [see below]</li> <li>- Modeling and Transportation Plan Concept completed</li> <li>- Public Consultation continues</li> </ul>
Main issues to be decided	<ul style="list-style-type: none"> <li>- Staff to identify ESA Update strategies, options and policies</li> </ul>



Road Map To Complete The 2041 OCP Update	
<b>November</b>	
What we will be working on:	<ul style="list-style-type: none"> <li>– Studies and analysis continue</li> <li>– Transportation Plan Implementation Strategy, costing and phasing commences</li> <li>– Begin drafting OCP DP guidelines</li> </ul>
Milestones	<ul style="list-style-type: none"> <li>– RTC on ESA Strategy – Planning Committee (November 16<sup>th</sup>) and Council November 22<sup>nd</sup>)</li> <li>– Parks Open Space Strategy completed</li> <li>– RTC on Open Space Strategy - PRC Committee (November 23<sup>rd</sup>) and Council (December 13<sup>th</sup>)</li> <li>– Finance: Urban Systems begins DCC Bylaw analysis and update</li> </ul>
Main issues to be decided	<ul style="list-style-type: none"> <li>– ESA implementation policies</li> <li>– Parks Open Space ratios and acquisitions to 2041</li> <li>– 2041 OCP Concept: Start drafting the Concept upon which the OCP will be based by integrating growth, residential development, employment lands, transportation, ESA, parks, social planning directions, etc.</li> </ul>
<b>December</b>	
– What we will be working on:	<ul style="list-style-type: none"> <li>– Studies and analysis continue</li> <li>– Drafting OCP Concept continues</li> <li>– Drafting OCP DP guidelines continues</li> <li>– Transportation Plan Implementation Strategy (costing, phasing) continues</li> <li>– DCC analysis underway</li> </ul>
– Milestones	– Studies and analysis continue
– Main issues to be decided	– Staff drafting the OCP Concept
<b>2011</b>	
<b>January</b>	
What we will be working on:	<ul style="list-style-type: none"> <li>– Drafting DP guidelines</li> <li>– Engineering Services begins modeling based on OCP Concept (requires 4 months)</li> <li>– DCC analysis continues</li> </ul>
Milestones	<ul style="list-style-type: none"> <li>– RTC on Transportation Plan: Planning Committee and Council</li> <li>– RTC on OCP Concept on which the OCP update will be based - Planning Committee and Council</li> </ul>
Main issues to be decided	<ul style="list-style-type: none"> <li>– 2041 OCP Concept approved</li> <li>– Transportation Plan approved</li> </ul>
<b>February</b>	
What we will be working on:	<ul style="list-style-type: none"> <li>– Studies and analysis continue</li> <li>– Start drafting the OCP based on endorsed OCP Concept.</li> <li>– Drafting DP guidelines</li> <li>– Engineering Services modeling continues (requires 4 months)</li> <li>– DCC analysis continues</li> </ul>
Milestones	<ul style="list-style-type: none"> <li>– Transportation Plan Implementation Strategy completed</li> <li>– Status report on OCP progress on OCP website</li> </ul>
Main issues to be decided	– Financing implications of OCP being analyzed
<b>March</b>	
What we will be working on:	<ul style="list-style-type: none"> <li>– Drafting DP guidelines continues</li> <li>– Engineering Services modeling continues</li> <li>– DCC analysis continues</li> </ul>
Milestones	– Update memos to Council on OCP progress, as required
Main issues to be decided	– Financing needs, options and implications of OCP being analyzed
<b>April</b>	
What we will be working on:	<ul style="list-style-type: none"> <li>– Engineering Services modeling is completed</li> <li>– 2041 OCP (with DP Guidelines) is completed</li> <li>– Public Consultation on draft OCP begins</li> <li>– Drafting DCC bylaw</li> </ul>
Milestones	<ul style="list-style-type: none"> <li>– Consultation on draft 2041 OCP (e.g., draft on web, stakeholder meetings)</li> <li>– Update memo to Council on OCP progress, as required</li> </ul>
Main issues to be decided	– Evaluating public input on draft OCP

Road Map To Complete The 2041 OCP Update	
	– Adjusting OCP if necessary
<b>May</b>	
What we will be working on:	– Consultation
Milestones	– Public consultation on OCP completed
Main issues to be decided	– Update memos to Council on OCP progress, as required
<b>June</b>	
What we will be working on:	– Finalizing the RTC on the 2041 OCP Update – Finalizing the RTC on the DCC Bylaw Update
Milestones	– RTC on 2041 OCP Update Bylaw: RTC Planning Committee and Council – RTC on DCC Bylaw Update: RTC Planning Committee and Council
Main issues to be decided	– Is the 2041 OCP Update Bylaw acceptable? – Is the 2041 DCC update Bylaw acceptable?
<b>July</b>	
What we will be working on:	– Public Hearing on OCP Bylaw – 3 <sup>rd</sup> Reading on DCC Bylaw
Milestones	– 2041 OCP passes Public Hearing – DCC Bylaw receives 3 <sup>rd</sup> reading – City sends the DCC Bylaw to Province for approval (2-3 mons)
Main issues to be decided	– Need Provincial approval on DCC Bylaw
<b>August</b>	
What we will be working on:	– Awaiting Provincial approval of DCCs
Milestones	
Main issues to be decided	
<b>September</b>	
What we will be working on:	
Milestones	– Receive Provincial approval of DCC Bylaw – Final Adoption of OCP – Adoption of DCC bylaw
Main issues to be decided	
<b>October</b>	
<b>November</b>	

## Part 2: OCP Update Progress and Feedback

### General

Council approved the terms of reference for the 2041 OCP Update studies. Staff and the consultants have been working on them. The status of each is outlined below. It is anticipated that most OCP studies will be completed by November 2010 and reviewed by Council for acceptability. In January 2011, Council will be asked to consider and approve an OCP Concept. Once Council approves the OCP Concept, work will begin to prepare the OCP Update and DCC Bylaws for approval in mid 2011.

- (1) *Community Energy and Emissions Plan (CEEP) (Targets & Actions) (led by Sustainability)*  
As part of the City's Community Energy and Emissions Plan (CEEP), in May 2010, Council approved a community GHG emission reduction target of 33 percent below 2007 levels by 2020 to satisfy provincial legislation (Bill 27, the Local Government Statutes Amendment Act). The Bill requires that all municipalities include GHG reduction targets in their OCPs by May 31, 2010. The bylaw also includes principles for guiding City GHG reduction actions, and commits the City to establish new policy and actions based on Triple Bottom Line assessments. Following this, work in the second phase will be to develop a Community Energy and Emissions Plan (CEEP) by evaluating alternate policies and actions, and a final action plan for meeting the adopted target. Substantial provincial assistance is required and has been requested to meet the City's GHG targets. Public consultation will



continue throughout the second planning phase, with input sought on the social, economic and environmental impacts of potential policies and actions. These policies and actions will be incorporated into the OCP Update.

(2) *Demographic and Employment Study (Led by Policy Planning [PPD])*

The purpose of the Demographic and Employment study is to provide City-wide population, dwelling unit and employment (by total employment and by economic sector) projections to 2041. Phase 1 (preliminary population estimates) and Phase 2 (preliminary employment estimates) are nearing completion. Phase 3 (the spatial analysis) will be completed by June 2010. A final report with the major findings and elements of demographic change, and detailed demographic and housing projections to 2041 will be forwarded to Council in July 2010. The employment projections will be incorporated into the separate Employment Lands Strategy for completion by September 2010.

(3) *2009 – 2041 Employment Lands Study (ELS)(Led by PPD and Economic Development)*

The purpose of the ELS to be completed by September 2010, is to create a long-term 2041 vision and strategy that ensure that there is a sufficient supply of a range of well located and serviced employment lands to meet future City employment needs to 2041.

- Phase 1 (trends and data analysis) is now nearing completion.
- Phase 2 (implementation plan) will be completed in July 2010.
- The ELS will be forwarded to Council in September 2010.

(4) *OCP Environmentally Sensitive Areas (ESA) Management Study Update (Led by PPD)*

The purpose of the ESA Management Strategy Update is to provide a more accurate update of the existing OCP ESA inventory and improve the ways in which ESAs are managed.

- A report describing the approach to be taken will be presented to Council in May 2010, prior to fieldwork commencing,
- The final ESA Strategy will be forwarded to Council in November 2010.

(5) *Richmond Transportation Plan (Led by Transportation)*

The purpose of the Richmond Transportation Plan is to improve transportation primarily outside the City Centre and will to incorporate the 2007/2008 City Centre Transportation Plan:

- Phase 1 (modelling, traffic analysis, concept plan and vision development) will be completed by October 2010.
- Phase 2 (implementation strategy) will be completed in February 2011.

Other City Department OCP Studies and Reviews

As part of the OCP update, other City department studies are underway and their findings will be reviewed by Council and once approved, will be integrated into the OCP along with already Council endorsed plans and strategies.

(1) *10 Year Social Planning Strategy (Led by Social Planning)*

The purpose of the 10 Year Social Planning Strategy, Phase 1, is to identify future social planning priorities for Richmond. It is underway and much of the work will be completed by October 2010. The findings, future directions and policies will be incorporated into the OCP Update.

(2) *Parks and Open Space Strategy (Led by Parks)*

Concurrent with the OCP Update, the Parks Department will be preparing a Parks and Open Space Strategy to provide for the acquisition, planning, development and maintenance of public open space. These findings will be incorporated into the OCP. The Strategy is anticipated to be completed by November 2010.

(3) *Recreation (Led by Recreation Planning)*

The various Council endorsed plans and policies (e.g., PRCS Masterplan 2008-2015, PRCS Facilities Strategic Plan, Community Wellness Strategy, Older Adults Service Plan, Youth Service Plan, draft Sport for Life Strategy, and the findings from the 2009 Community Needs Assessment) continue to be implemented and relevant policies will be incorporated in the OCP Update.

(4) *Arts, Culture and Heritage (Led by Arts, Culture & Heritage Services)*

The Museum and Heritage Strategy (2007) will continue to be implemented and the Arts Strategy, endorsed in 2004 will be updated in 2010 including a Cultural Facilities Plan and incorporated into the OCP Update.

(5) *Engineering Services (Led by Engineering)*

Once an OCP Concept is approved in January 2011, Engineering will begin four months of modelling to identify needed 2041 OCP infrastructure and services (e.g., water, sanitary sewer, drainage, roads, parks) to support the OCP update.

(6) *Financial implications (e.g., DCC By-law)(Led by Finance)*

In 2011, the DCC bylaw will be reviewed to determine the necessary changes to accommodate the OCP update. The DCC Bylaw will be forwarded to Council in mid 2011 and to the Province for approval, prior to final City approval of the 2041 OCP update and updated DCC Bylaws.

## **Analysis**

### First Round Public Consultation

**Attachment 1** outlines the details of the first round public consultation process including the eight open houses and presentations to advisory committees and stakeholders.

**Attachment 2** contains the newspaper insert and an OCP survey published in the Richmond News. Chinese language versions of the OCP survey were also delivered to the SUCCESS office, Richmond Chinese Community Society, all of the shopping malls and it was posted on the City's website.

**Attachment 3** contains the 19 display boards that were presented at the open houses supporting the OCP theme of "*Towards A Sustainable Community*". Detailed survey findings (by community and city-wide) and verbatim public commentary for questions 9, 11, 12, 21, 22, 23, and 24 are on file in the Clerk's Department, and placed in the Councillor's Lounge and at the front counter.



*OCP Survey Response and Public Open House Attendance*

- A total of 439 OCP Update surveys were received.
- Of the 439 received OCP Update surveys, (182 responded online; 233 sent in paper copies). Out of the 233 paper copies, 24 Chinese Language surveys were returned. In general, survey responses represented all Richmond communities with the most responses coming from communities with larger populations (City Centre, Steveston, Broadmoor, Blundell). The number of survey responses is considered adequate for a survey distributed in this fashion. Attendance at the open houses was very low ranging between 3 (West Richmond Community Centre) to 19 people (Steveston Community Centre).

*OCP Public Survey Questions*

There were several components to the OCP survey questions. Richmond residents were asked for their views on:

- a proposed OCP 2041 vision;
- their community (e.g., its look and feel, character, housing choices, access to amenities and parks, local shopping areas, social programs);
- how to move Richmond towards a more sustainable future and what changes they would be willing to make;
- how the City could provide more housing choices outside the City Centre by 2041; and
- what they liked most about Richmond and what changes they would like to see for Richmond.

*Key Messages from Survey Findings*

In general, Richmond residents indicate the following:

- Richmond City Council is doing many things right and they want this to continue and improve,
- the City has a strong potential, as its building blocks (e.g., City Centre densification, Canada Line, ALR preservation, predominantly single family neighbourhoods, sustainability policies and efforts) enable it to move towards sustainability with:
  - strong political leadership,
  - senior government assistance,
  - mixed use and densification at key places,
  - improved transportation, natural areas, parks and green space.

Richmond residents are willing to do more and make changes. There was more of a mixed response about future population growth (e.g., concern about traffic congestion, loss of green space and farmland).

On the other hand, many would like to see more housing choices, mixed use neighbourhoods with amenities, shops and services close by. There was very strong support for protecting Richmond's natural areas.

The draft 2041 OCP Vision statement was widely supported although respondents felt that strong political leadership, reducing car dependence, preserving and providing more green space and parkland were necessary ingredients for the vision of Richmond in 2041 to occur.

*OCP Survey Findings*

The table below summarizes the responses to the 439 OCP Public Survey questions and the lessons learned.

OCP PUBLIC SURVEY	
Part 1: General Questions	Lessons Learned
<p>Note:</p> <ul style="list-style-type: none"> <li>439 OCP Surveys were received.</li> <li>For convenience, the results shown below primarily emphasize those responses which both "Strongly Agreed", and "Agreed".</li> </ul>	
<p>1. I like the character (look and feel) of my neighbourhood.</p> <p>Of 439 responses, 293 responses either:</p> <ul style="list-style-type: none"> <li>111 (of 439) (25%) Strongly Agreed, and</li> <li>182 (of 439) (41%) Agreed.</li> </ul>	<ul style="list-style-type: none"> <li>Residents are generally satisfied with their neighbourhoods.</li> <li>Staff consider that more can be done to either preserve or enhance neighbourhood character (e.g., OCP Development Permit guidelines, street beautification, traffic calming, landscaping, the siting of new buildings. As part of the OCP Update, revisions to existing OCP Development Permit Guidelines will be undertaken.</li> </ul>
<p>2. I feel that I am connected to the neighbourhood I live in (e.g., I know my neighbours. I have a local network of friends and I feel a sense of community).</p> <p>250 (of 439) (57%) respondents either Strongly Agreed 84 (19%) or Agreed 166 (38%) with this statement.</p>	<ul style="list-style-type: none"> <li>Through its policies, programs and initiatives, the City will continue to reach out to Richmond residents and work with community partners to deliver programs and services that promote community connectedness, physical activity and an enhanced sense of well-being. Initiatives include the on-going implementation of Council endorsed strategies, such as the Community Wellness Strategy, Volunteer Management Strategy, Older Adults Service Plan, Youth Service Plan and the draft Sport for Life Strategy.</li> </ul>
<p>3. In my neighbourhood, I feel that there are enough housing choices suitable for single people, couples, families with children, seniors, people with disabilities or other special needs, and people with low income.</p> <ul style="list-style-type: none"> <li><b>Single people:</b> responses were mixed (not enough 122 (28%); just enough 145 (33%); and don't know 121 (28%))</li> <li><b>Couples:</b> in general, people felt that there were enough: 184 (42%) and a lot 116 (26%)</li> <li><b>Families with children:</b> in general, people felt there was enough or a lot 311 (72%) just enough 152 (35%) a lot 160 (36%)</li> <li><b>Suitable for seniors:</b> responses were mixed: not enough 138 (31%), just enough 137 (31%), a lot 51 (12%) and don't know 113 (26%)</li> <li><b>People with disabilities:</b> responses were mixed or most people didn't know: not enough 111 (25%), just enough 72 (16%), don't know 233 (53%)</li> <li><b>People with low income:</b> in general, people thought that there was not enough or they didn't know: not enough 172 (39%), don't know 150 (34%)</li> </ul>	<ul style="list-style-type: none"> <li>In general, Richmond residents believe that there are adequate housing choices for couples and families with children and families with children</li> <li>In general, residents believe that more effort could be made to provide for additional housing choices for seniors, people with disabilities, and people with low income.</li> <li>The OCP Update should and will address more housing choices in areas outside of the City Centre.</li> <li>Affordable housing will be one of the areas of focus of the upcoming 10 Year Social Planning Strategy</li> <li>The City will continue to implement the Affordable Housing Strategy.</li> </ul>
<p>4. My neighbourhood has access to a complete range of amenities and services close by (e.g., library, school, childcare, recreation centres, shopping, cultural services, parks, etc.) to provide for most of my daily needs.</p> <ul style="list-style-type: none"> <li>331 (75%) either Strongly Agreed 160 (36%) or Agreed 171 (39%) with this statement.</li> </ul>	<ul style="list-style-type: none"> <li>Strong satisfaction by Richmond residents.</li> <li>The City will continue to implement and deliver amenities and services through the City's various strategies, services and initiatives and planning programs (e.g., the City's PRCS Facilities Strategic Plan, Museum and Heritage Strategy, parkland acquisition, playground improvements, park characterization program) including newer initiatives such as the 10 Year Social Planning Strategy, Parks &amp; Open Space Strategy, density bonusing, updated DCC Bylaw.</li> </ul>



OCP PUBLIC SURVEY	
<p>5. <b>My local shopping area has a good range of stores and services that meet my daily needs (e.g., doctor's office, grocery store, drug store, coffee shop, post office).</b></p> <ul style="list-style-type: none"> <li>338 (77%) either Strongly Agreed 170 (39%) or Agreed 168 (38%) with this statement.</li> <li>Agreement was strong in most neighbourhoods, except for Hamilton (however, response numbers are very low for specific neighbourhoods.)</li> <li>Agreement was very strong in the neighbourhoods of West Richmond (Broadmoor, Steveston, Thompson, Blundell and there was less agreement in East Richmond)</li> </ul>	<ul style="list-style-type: none"> <li>Note: The City May 2010 approved densification of the OCP Broadmoor Shopping Centre (e.g., up to 6 stories) received strong community support.</li> <li>Other OCP Neighbourhood Service Centre densification will be explored in the OCP Update.</li> <li>More planning initiatives by PPD, Parks, Transportation, etc., will be undertaken in the next few years.</li> </ul>
<p>6. <b>There are enough parks, green spaces, trails, and bicycle paths close to my residence.</b></p> <ul style="list-style-type: none"> <li>312 (71%) either Strongly Agreed 150 (34%) or Agreed 162 (37%) with this statement.</li> </ul>	<ul style="list-style-type: none"> <li>The Parks and Open Space Strategy will establish a vision and overall strategy to clarify the type, size, and uses of parks, trails and green spaces that are valued in the community. More detailed survey questions on green space will be part of the 2<sup>nd</sup> round of public consultation.</li> <li>The City is committed to the implementation of a number of existing city-wide strategies that promote access to trails, green spaces such as the 2010 Trails Strategy, the City Centre Area Plan and the Parkland Acquisition Strategy.</li> <li>The OCP Transportation Plan study will be addressing the specifics of improving bicycle routes and will be incorporated into the OCP update.</li> </ul>
<p>7. <b>In my neighbourhood, I am able to easily get to my daily destinations (e.g., school, work, play, library, stores) by wheelchair cycling, bus, walking car.</b></p> <ul style="list-style-type: none"> <li>Wheelchair: neutral 129 (29%) or don't know 147 (33%)</li> <li>Cycling: 286 (65%) either Strongly Agreed 109 (25%) or Agreed 177 (40%).</li> <li>Bus: 225 (51%) either Strongly Agreed 80 (18%) or Agreed 145 (33%)</li> <li>Walking: 284 (65%) either Strongly Agreed (121) 28% or Agreed 163 (37%)</li> <li>Car: 382 (87%) either Strongly Agreed 213 (49%) or Agreed 169 (38%)</li> </ul>	<ul style="list-style-type: none"> <li>Residents are generally satisfied with the ability to get around to their daily destinations although less satisfied with aspects of transit.</li> <li>City staff will be asking more detailed questions about all transportation modes, with and emphasis on transit and cycling in the 2<sup>nd</sup> round of OCP public consultation.</li> <li>The OCP Transportation Plan study will be addressing the specifics of needed improvements to the transportation system as part of the OCP Update.</li> </ul>
<p>8. <b>A proposed OCP 2041 Vision – I found the Richmond 2041 OCP Vision story to be</b></p> <ul style="list-style-type: none"> <li>– inspirational and likely to occur,</li> <li>– inspirational and unlikely to occur, and</li> <li>– uninspirational.</li> </ul> <ul style="list-style-type: none"> <li>345 (78%) respondents found the Vision story to be inspirational; <ul style="list-style-type: none"> <li>– 142 (32%) found it to be inspirational and likely to occur,</li> <li>– 203 (46%) found it to be inspirational, but unlikely to occur.</li> </ul> </li> </ul> <p><u>Verbatim Comments - Most Mentioned</u></p> <ul style="list-style-type: none"> <li>Need strong political leadership to achieve the proposed 2041 OCP Vision</li> <li>Richmond has strong potential and is headed in the right direction (e.g., CCAP, OCP policies, Canada line, a competitive business climate, a balance of agricultural land, commercial, community and residential space)</li> <li>Need to find more ways to put population and housing near services and amenities; provide for and preserve greenspace and parkland, and to reduce dependence on the car</li> <li>Goals are attainable as long as the issues are correctly identified and the right goals are chosen.</li> </ul>	<ul style="list-style-type: none"> <li>In the 2<sup>nd</sup> round of public consultation, staff will ask more detailed questions about the 2041 OCP Vision and guiding principles.</li> <li>Through the various studies and plans of the OCP Update, the comments from the public will continue to be addressed.</li> </ul>
<p>9. <b>I think that a balanced community has an adequate supply of land for businesses and job creation.</b></p> <ul style="list-style-type: none"> <li>310 (71%) either Strongly Agreed 114 (26%) or Agreed 196 (45%) with this statement</li> </ul>	<ul style="list-style-type: none"> <li>The supply of adequate lands for jobs and business will be addressed in the Employment Lands Strategy (ELS) and incorporated into the OCP Update.</li> </ul>

OCP PUBLIC SURVEY	
<p><b>10. To make Richmond more sustainable, places of work and business could (verbatim response):</b></p> <ul style="list-style-type: none"> <li>286 respondents provided comments. Listed below are the top three most mentioned topics: <ul style="list-style-type: none"> <li>alternative transportation (Canada Line and bus service, cycling routes, walking, carpooling incentives) 96 mentions</li> <li>recycling and compost programs - 29 mentions</li> <li>government incentives 17 mentions</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>The OCP Transportation Plan study will address the specifics of needed improvements to the transportation system.</li> <li>The City will continue to expand its recycling and compost programs.</li> <li>As part of the ongoing work of the Community Energy and Emissions Plan, the City will be looking possible incentive programs to consider as part of a triple bottom line assessment.</li> </ul>
<p><b>11. I believe that it is important that a good range of the following programs and services be available in Richmond in the future (child care, programs for youth, programs for children and families, affordable housing, programs for older adults, programs for people living with disabilities, services to recent immigrants, singles, people with low income, and post secondary students.</b></p> <ul style="list-style-type: none"> <li>Respondents placed a strong importance that programs and services be available in all of the areas listed with slightly stronger emphasis placed on programs being made available: <ul style="list-style-type: none"> <li>for older adults (91%),</li> <li>for youth (90%), and</li> <li>for children and families (88%)</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Through the City's various strategies, plans, services and initiatives (e.g., the Older Adults Service Plan, Youth Strategy, Wellness Strategy, Volunteer Management Plan, City Grant Program), the City will continue to implement programs and services for different population groups.</li> <li>The 10 Year Social Planning Strategy will identify future social planning priorities for Richmond including providing an improved foundation for more effective planning and service delivery and partnerships in the future.</li> <li>Pertinent information from the Social Planning Strategy will be integrated into the OCP Update.</li> </ul>
<p><b>12. I believe that more effort should be put towards protecting and enhancing environmental areas and features (e.g., heritage trees, bogs, nature parks, storm water management ponds, foreshore marshes).</b></p> <ul style="list-style-type: none"> <li>370 (84%) respondents either Strongly Agreed 266 (61%) or Agreed 104 (24%) with this statement.</li> </ul>	<ul style="list-style-type: none"> <li>A main OCP study, the ESA Strategy Update will help the City identify, manage and protect its environmental areas and will develop a strategy and implementation program for ESA management.</li> <li>The strategy policies will be incorporated into the OCP Update.</li> </ul>
<p><b>13. The Provincial Government passed new legislation that requires all municipalities in BC to take action on climate change by including greenhouse gas reduction targets for land use in their municipality in their Official Community Plans by May 31, 2010. (Done)</b></p> <ul style="list-style-type: none"> <li>330 (75%) respondents either Strongly Agreed 222 (51%) or Agreed 108 (25%) with this statement.</li> </ul>	<ul style="list-style-type: none"> <li>In considering possible GHG reduction targets to include in the OCP, Council recently adopted an ambitious GHG target of a 33% reduction by 2020 in line with the Province of BC and Metro Vancouver.</li> <li>As part of the CEEP, the City will be identifying GHG options and policies.</li> <li>Provincial policy (e.g., improved Building Code), programming and financial assistance (e.g., more transit) will be required.</li> </ul>
<p><b>14. To help move Richmond towards a more sustainable future, the following changes would be easy for me to make in the next five years:</b></p> <ul style="list-style-type: none"> <li>eating more locally grown food,</li> <li>using my car less,</li> <li>consuming and wasting less,</li> <li>buying needed goods and services from environmentally friendly and/or socially responsible companies, and</li> <li>making energy and other environmental improvements to my home and/or office.</li> </ul> <p><b>Response Summary</b></p> <ul style="list-style-type: none"> <li>consume and waste less – 377 (86%)</li> <li>eat more locally grown food – 366 (83%)</li> <li>make energy and other environmental improvements to my home and/or office – 353 (80%)</li> <li>buy needed goods and services from environmentally friendly and socially responsible companies – 328 (75%)</li> <li>use my car less – 283 (64%)</li> </ul> <p>222 respondents chose to provide written comments and the top four most mentioned topics are:</p> <ul style="list-style-type: none"> <li>more alternative transportation alternatives – 48 mentions</li> <li>Richmond to be a leader in sustainability – 26 mentions</li> <li>"I already do most of the above, but I could do more" 18 mentions</li> <li>energy improvements to house/office are expensive – 15 mentions</li> </ul>	<ul style="list-style-type: none"> <li>The City acknowledges the public's willingness to make changes in order to move Richmond towards a more sustainable future and will incorporate more programs and initiatives as the City moves forward with its Sustainability initiatives and the OCP Update.</li> </ul>



OCP PUBLIC SURVEY	
Part 2: Housing Choice Questions (outside City Centre)	Lessons Learned
<p>15. <b>Allow an additional small dwelling unit, such as a coach house, on single-family properties where there is no back lane (driveway access would be from the front).</b></p> <ul style="list-style-type: none"> <li>• responses were mixed with a total of: <ul style="list-style-type: none"> <li>– 206 (47%) either Strongly Agreeing 87 (20%), or</li> <li>– 119 (27%) Agreeing with this statement</li> </ul> </li> <li>• A total of 141 (32%) either Strongly Disagreeing 86 (20%) and 55 (13%) Disagreeing.</li> </ul>	<ul style="list-style-type: none"> <li>• Mixed response: various small dwelling unit options will be the subject of a more detailed survey questions in the 2<sup>nd</sup> round of OCP public consultation.</li> </ul>
<p>16. <b>Allow secondary suites for rental purposes in townhouses and apartment units.</b></p> <ul style="list-style-type: none"> <li>• responses were mixed with a total of: <ul style="list-style-type: none"> <li>– 183 (42%) Strongly Agreeing 79 (18%), or</li> <li>– 104 (24%) Agreeing.</li> </ul> </li> <li>• A total of 173 (40%) either Strongly Disagreeing, 87 (20%) and 86 (20%) Disagreeing.</li> </ul>	<ul style="list-style-type: none"> <li>• Mixed response: There was lower support for this option, however, City staff will pursue this through more detailed survey questions in the 2<sup>nd</sup> round of OCP public consultation.</li> </ul>
<p>17. <b>Allow more medium density development (e.g., 3-storey townhouses and low rise apartments) on arterial roads to support more frequent and additional bus service.</b></p> <ul style="list-style-type: none"> <li>• 279 (64%) of respondents either Strongly Agreed 122 (28%) or Agreed 157 (36%) with this statement.</li> <li>• a total of 87 (20%) either strongly disagreeing 45 (10%) and 42 (10%) disagreeing.</li> </ul>	<ul style="list-style-type: none"> <li>• Stronger support, less mixed response: City staff will better define which arterial roads can be considered for medium density development.</li> <li>• Medium density housing options will be the focus of survey questions in the 2<sup>nd</sup> round of OCP public consultation.</li> <li>• Staff will be pursuing various options to meet housing demand to 2041 and will be forwarding a report to Council in July 2010</li> </ul>
<p>18. <b>Allow more types of residential housing within and around shopping centres as mixed use developments (along with office and retail) to strengthen neighbourhoods.</b></p> <ul style="list-style-type: none"> <li>• A total of 332 (76%) of respondents either Strongly Agreed 141 (32%) or Agreed 191 (44%) with this statement.</li> <li>• a total of 49 (11%) either Strongly Disagreed 27 (6%) and 22 (5%) Disagreed.</li> </ul>	<ul style="list-style-type: none"> <li>• Strong support, less mixed response: More detailed questions about housing around shopping centres (e.g., height, form, density) will be asked of Richmond residents in the 2<sup>nd</sup> round of OCP public consultation.</li> <li>• Staff will be pursuing various options to meet the housing demand to 2041 and will be forwarding a report to Council in July 2010.</li> </ul>
<p>19. <b>Consider Richmond's current plans and programs as adequate to meet the housing needs of existing and new residents for 2041.</b></p> <ul style="list-style-type: none"> <li>• Responses were mixed to this statement with only 127 (29%) believing that Richmond's current plans are adequate to meet the housing needs of existing and new residents for 2041.</li> <li>• Many were neutral 102 (23%) and many didn't know 104 (24%).</li> </ul>	<ul style="list-style-type: none"> <li>• Preliminary population estimates to 2041 show that Richmond's current plans and programs will not be sufficient to meet the housing needs of existing and new residents for 2041.</li> <li>• Staff will be pursuing various options to meet the housing demand to 2041 and will be forwarding a report to Council in July 2010.</li> <li>• Staff will also be asking more detailed questions of the public in the 2<sup>nd</sup> round OCP public consultation.</li> </ul>
<p>20. <b>My ideas and comments about new housing in locations outside the City Centre are:</b></p> <p>256 respondents chose to provide written comments. Listed below are the top 4 most frequently mentioned topics.</p> <ul style="list-style-type: none"> <li>• Limit population growth and densification – 34 mentions</li> <li>• Provide more affordable housing – 32 mentions</li> <li>• Protect ALR from urban development – 26 mentions</li> </ul>	<ul style="list-style-type: none"> <li>• Staff will be pursuing various options to meet housing demand to 2041 and will be forwarding a report to Council in July 2010.</li> <li>• The City will continue to implement the Affordable Housing Strategy.</li> <li>• ALR will continue to be protected and remains a building block of the OCP.</li> </ul>
Part 3: Open Ended Questions	Lessons Learned

OCP PUBLIC SURVEY	
<p><b>21. My top three exciting changes that I would like to see in Richmond in the future are.</b></p> <p>373 respondents chose to provide comments. Listed below are the top four most mentioned topic areas.</p> <ul style="list-style-type: none"> <li>• transportation related (improved transit service, cycling and walking) – 147 mentions</li> <li>• more parks and green space, community gardens – 81 mentions</li> <li>• road improvements – 54 mentions</li> <li>• more affordable housing (homeless shelters) 42 mentions</li> </ul>	<ul style="list-style-type: none"> <li>• In conjunction with the OCP Update, an update of the existing city-wide Transportation Plan will occur, which will explore in more detail the transit, cycling and walking improvements, as well as road improvements that are needed to support projected population and employment growth and GHG emission reduction targets</li> <li>• The City is committed to the implementation of a number of existing city-wide strategies that promote access to trails, green spaces and waterfront access such as the 2010 Trails Strategy, the 2009 Waterfront Strategy, City Centre Area Plan and the Parkland Acquisition Strategy. A Parks and Open Space Strategy will establish a vision and overall strategy to clarify the type, size and uses of parks, trails and green spaces that are valued in the community.</li> <li>• The City will continue to implement the Affordable Housing Strategy.</li> </ul>
<p><b>22. My top three favourite things that I wouldn't want to see changed in Richmond are:</b></p> <p>353 respondents chose to provide comments. Listed below are the top four most mentioned topics.</p> <ul style="list-style-type: none"> <li>• Parks and green space (e.g., trails, Minoru Park, Terra Nova and access to dykes) - 154 mentions</li> <li>• The ALR and farming, local farmer's markets, Garden City Lands – 135 mentions</li> <li>• Steveston to remain unchanged – 59 mentions</li> </ul>	<ul style="list-style-type: none"> <li>• The Parks and Open Space Strategy will establish a vision and overall strategy to clarify the type, size, and uses of parks, trails and green spaces that are valued in the community.</li> <li>• Richmond's agricultural lands (ALR) will continue to be one of the main building blocks in the OCP Update as it is in the existing OCP.</li> <li>• The City will continue to work with the Agricultural Viability Study and other policies and regulations affecting agricultural land.</li> <li>• The 2009 Steveston Village Conservation Strategy, policies and guidelines in the Steveston Area Plan, and new provisions in Steveston's zoning will ensure that Steveston unique attributes will be preserved.</li> </ul>
<p><b>23. General Comments</b></p> <p>204 respondents provided general comments. Listed below are the top 4 mentioned topics.</p> <ul style="list-style-type: none"> <li>• Transportation (improved transit, Canada Line, cycling routes and walking opportunities and road improvements) – 54 mentions</li> <li>• Limit the densification of Richmond – 19 mentions</li> <li>• Retain parks and green space – 19 mentions</li> </ul>	<ul style="list-style-type: none"> <li>• As part of the OCP Update, the Transportation Plan will address ways to provide more transit, cycling and walking opportunities as well as identify key road improvements to 2041</li> <li>• Preliminary population estimates from the Demographic Study indicate significant population growth in the next 30 years that will not be accommodated by present plans and policies.</li> <li>• Council will consider a report on the population estimates in July 2010.</li> <li>• Further OCP consultation will be needed in the 2nd OCP consultation round.</li> <li>• The acquisition of parks and open space will be addressed through the Parks and Open Space Strategy and incorporated into the OCP Update.</li> </ul>



*Stakeholder Letters*

Summary of Stakeholder Letters		Lessons Learned
1	<b>Urban Development Institute (UDI)</b> <ul style="list-style-type: none"> <li>develop park areas outside of the Urban Containment Boundary with linkages to urban areas to reduce pressure and expense of providing park areas within the urban area;</li> <li>concern over policies for an industrial land reserve for Richmond (as in the Regional Growth Strategy), will lead to higher land prices, and housing affordability problems;</li> <li>request that staff work with UDI, prior to OCP policies being developed for green buildings/sustainability to ensure they are workable, cost effective and have no unintended consequences;</li> <li>Richmond should encourage densification, especially near transit, to improve the modal split between automobile use and other less carbon intensive transportation;</li> <li>strongly supports densification policies (coach houses, secondary suites, three-storey townhouses and low rise apartment on arterial roads, and allowing more types of housing types within the shopping centres;</li> <li>encourages the City to find ways to reduce costs by lowering fees and charges, reducing the regulatory burden, reducing processing times and pre-zoning some areas;</li> <li>concern over the further expansion of the affordable housing policy.</li> </ul>	<ul style="list-style-type: none"> <li>The City will continue to find ways to provide for parks areas with the urban areas of the City. The ALR and Conservations areas are outside the Urban Containment Boundary, and as per the draft Regional Growth Strategy, these lands will continue to be preserved for conservation and recreation purposes (where appropriate) and for farming.</li> <li>The Employment Lands Study currently underway for the OCP will be addressing the preservation of a range of an adequate amount of land for employment and these will be incorporated into the OCP update.</li> <li>As per City practise, UDI will continue to be consulted when the City is developing OCP policies for green buildings/sustainability. For example, UDI will be continued to be consulted as the second phase of the CEEP is developed, as staff did when the GHG targets and policies were developed.</li> <li>Densification opportunities near transit, around shopping centres and more housing choices (coach houses, secondary suites) outside the City Centre will be explored in the OCP Update.</li> <li>The financing implications of the OCP Update will be reviewed as part of the OCP Update. The City continues to explore ways to reduce costs and will continue to consult with UDI.</li> <li>The Affordable Housing Strategy will continue to be monitored in consultation with stakeholder groups including UDI.</li> </ul>
2	<b>East Richmond Community Association (ERCA)</b> <ul style="list-style-type: none"> <li>identified a number of priorities for the area (e.g., a full service grocery store, lighting on pathways, street banners and beautification in the No.5 Road and Cambie Road area, bigger premises for Cambie Library, additional health services, a seniors' centre, a youth centre expansion, outdoor hockey box.</li> </ul>	<ul style="list-style-type: none"> <li>Staff have forwarded the concerns of ERCA to various City departments for appropriate follow-up.</li> <li>Coastal Health is reviewing the provision of additional health services.</li> </ul>
3	<b>Richmond Art Gallery (RAG)</b> <ul style="list-style-type: none"> <li>an ongoing need and demand for facilities and space to celebrate the arts and culture/need for the arts and culture to figure prominently in community planning for 2041.</li> <li>an expanding population will bring about increased demands for facilities that celebrate the arts and we believe that provision should be made for the expansion of theatres, museums and the RAG.</li> <li>ensure that provision for the arts are included in the long-term planning of the City of Richmond</li> </ul>	<ul style="list-style-type: none"> <li>Ongoing long term planning for arts facilities, space, theatres, museums and the RAG continues to occur through separate processes, strategies, plans and services (e.g., Arts Strategy Update, PRCS Facilities Strategic Plan).</li> <li>Updated policies in regard to these will be incorporated into the OCP Update.</li> <li>Staff are continuing to implement the Arts, Culture and Heritage strategies in the City Centre Area Plan.</li> </ul>

Summary of Stakeholder Letters		Lessons Learned
4	<b>Vancouver Coastal Health</b> <ul style="list-style-type: none"> <li>important for the City to provide a constant vision and a robust framework</li> <li>increasing evidence that a healthy built environment is critical to achieving a sustainable community.</li> <li>characteristics of a built environment have significant effects on population health and are especially important as Richmond grows in the following areas (physical activity, access to healthy foods, ambient air quality and noise, injury and safety, housing and homelessness, sense of belonging and well-being, recreation choices and access, transportation choices, social and health services access, public infrastructure, and child and age friendliness.</li> <li>as Richmond grows, the existing health care infrastructure will need to be renewed and expanded by Coastal Health.</li> <li>the greater inclusion of the Health Authority, a key stakeholder(s) in the OCP update process, can bring significant benefits to Richmond residents</li> </ul>	<ul style="list-style-type: none"> <li>An OCP Vision and guiding principles will be refined in the 2<sup>nd</sup> round public consultation.</li> <li>The theme of the OCP Update is "Towards a Sustainable Community". The OCP will continue to incorporate "sustainability" policies and principles relating to compact mixed use centres, walking and cycling)</li> <li>Staff continue to work with Vancouver Coastal Health in the OCP Update.</li> </ul>
5	<b>Vancouver Airport Authority (YVR)</b> <ul style="list-style-type: none"> <li>ensure that land-uses around YVR are compatible with the 24-hour operation of an international airport,</li> <li>promote complimentary land uses encouraging businesses that benefit from close proximity to the airport to locate there</li> <li>should address the demands from non-airport related vehicle traffic on the bridges to and from Sea Island, the future of Burkeville and aeronautical zoning</li> </ul>	<ul style="list-style-type: none"> <li>Existing OCP and CCAP policies (e.g., OCP Aircraft Noise Sensitive Development [ANSND] policies, CCAP industrial reserves, City policies in support of the YVR Master Plan) and City practices (e.g., City-YVR Accord) encourage coordinated planning between both jurisdictions and this will be continued to the mutual benefit of YVR and the City.</li> </ul>
6	<b>Corporation of Delta</b> <ul style="list-style-type: none"> <li>no specific comments</li> </ul>	<ul style="list-style-type: none"> <li>The City will continue to update the Corporation of Delta and City of New Westminster as specific milestones are reached.</li> </ul>
7	<b>BC Ministry of Transportation and Infrastructure</b> <ul style="list-style-type: none"> <li>no specific comments</li> </ul>	<ul style="list-style-type: none"> <li>The City will continue to update the BCMTI as specific milestones in the OCP are reached.</li> </ul>
8.	<b>Agricultural Advisory Committee (AAC)</b> <ul style="list-style-type: none"> <li>the key existing recommendations from the Agricultural Viability Strategy (2003) that should be incorporated and highlighted in the OCP Update</li> <li>maintain the existing ALR boundary and land base in Richmond, and</li> <li>do not support a change to the boundary or a loss of ALR land unless: <ul style="list-style-type: none"> <li>there is substantial net benefit to agriculture</li> <li>the agricultural stakeholders are fully consulted</li> <li>support the City's Master Drainage Plan</li> </ul> </li> <li>review the existing RAVS transportation policy 4 (d), which states, "Restrict the development of new major roads in the ALR to avoid jeopardizing farm viability, except for service roads intended to serve adjacent industrial land.</li> <li>develop a "Buy Local" marketing initiative to increase demand for locally grown agricultural products, in cooperation with Economic Development, Tourism Richmond, the Chamber of Commerce, the Richmond Farmers Institute (RFI) and others.</li> </ul>	<ul style="list-style-type: none"> <li>All of the AAC's recommendations will be considered in the OCP Update together with policies and actions.</li> <li>The City will continue to work with the AAC to ensure that each of the directions of the Agricultural Viability Strategy are addressed where feasible</li> </ul>

#### Summary of Lessons Learned

To assist in understanding the public feedback, the following summary is offered:

- Richmond is doing many things right,
- People want continued strong Council leadership in managing their city,
- The City has good building blocks (e.g., City Centre densification, the Canada Line, the ALR, and single family neighbourhoods with good amenities, jobs and a health environment), upon which to develop sustainably,
- People like their neighbourhoods,



- The top four most wanted exciting improvements are:
  - Improved transportation,
  - More parks, green space and community gardens,
  - Road improvements,
  - More affordable housing,
- The most mentioned sustainability improvements for businesses are:
  - Better alternative transportations services,
  - More recycling and composting,
  - More government incentives (e.g., for affordable housing, sustainability, transit)
- Only 8% said they wanted to limit population growth and densification outside the City Centre
- Basically, people want more community amenities and more social programs particularly for older adults, youth and children and families are wanted.
- Richmond residents say that they are willing to consume and waste less, use their cars less, and make energy and other environmental improvements in their homes and offices.
- They are willing to explore a range of new housing forms outside the City Centre including shopping centre densification,
- The main things people do not want changed (e.g., lost) are:
  - Parks and green space,
  - The ALR,
  - Access to the dykes,
  - Steveston's character.

*Some Early Residential Housing Options To Consider Outside the City Centre*

To accommodate residential development over the long term outside the City Centre, residents are willing to explore, with at this point, varying degrees of interest, a range of housing opportunities. At this time, the following housing opportunities and options are identified for more Council consideration and discussion, before more public input:

1. Secondary suites;
  - New suites,
  - Legalization existing suites (generally not accounted now in the City's dwelling unit [DU] count),
  - Permit in single family Land Use Contract (LUC) areas (they are not currently allowed),
2. Laneway housing:
  - Internal lots with lane off arterial road
  - Internal lots with lane not off arterial road
3. Neighbourhood service centre densification (e.g., each centre needs careful exploration; for example, it is noted that, in the past, Seafair residents have not wanted to densify around the Seafair Mall),
4. Works yard redevelopment
5. Older subdivisions/neighbourhoods densification,
6. Duplexes to fourplexes,
7. Allow non-strata titled (i.e., owned by one person) low density townhouse sites to densify (e.g., increase from 0.55 & 0.8 to say 1.2 FAR), if near a neighbourhood service centre).

## 8. Long Term:

- Frequent Transit Development Corridors,
- School Board Lands Redevelopment (e.g., Steveston Secondary, other – TBD)

## 9. Other

No decision is needed at this time regarding these housing options, as in July 2010, City staff will present more information regarding them, for Council's consideration and discussion. During the next round of OCP consulting, more housing option questions will be asked.

**Next Steps***Next Public Consultation Steps*

Staff recommend that purpose of the second round of OCP public consultation be to:

- inform the public regarding the December 2009 OCP survey results,
- seek comments regarding how to refine the 2041 OCP Vision statement
- seek more input including how to manage:
  - the estimated population growth to 2041;
  - the housing demand - where, how much and what type of housing for outside the City Centre, particularly in West Richmond; (form and character, height around shopping malls, etc.)
  - parks, natural areas and environmentally sensitive areas;
  - industries and types of jobs for long-term economic viability;
  - transportation improvements (transit, cycling, walking);
  - climate change and energy;
  - other sustainability opportunities.

City staff recommend that the next round of consultation occur incrementally, as follows:

- In June 2010, once Council accepts this report, the following occur:
  - the public be informed of the OCP progress to date and next steps,
  - the public begin to be consulted in more depth regarding the following topics, to enable progress in a timely manner:
    - OCP Vision and Guiding Principles,
    - The Social Planning Strategy,
    - The Community Energy & Emissions Plan (CEEP) and sustainability initiatives,
    - Parks planning, and
    - Transportation planning.
- In July 2010:
  - Council will be asked to review the Demographic Study (which includes population, dwelling and early employment projections) and have more discussion regarding the Study findings and the acceptable range of housing options to consider,
  - Once Council is comfortable with the range of housing options, only then would public consultation on these matters occur.
  - Note that the Employment Lands Strategy will be completed and brought to Council in September 2010 for review.



*A New City Web-based Online Discussion Forum*

In partnership with the Community Services Division, staff will be piloting a City web-based public consultation forum for the 2<sup>nd</sup> round of OCP public consultation and the 10 Year Social Planning Strategy. This approach is aimed at providing more opportunities for the public to provide more and easier input. There will be separate City web pages with specific discussion topics for the OCP and the social planning topics. The public will better be able to link to the City's website and post their comments, reply to other comments and follow a flow of conversation about the topics. More detailed OCP survey questions will also be posted for various OCP discussion topics. It is anticipated that the discussion forum will be live for at least 6 to 8 weeks, and if it is successful, the City's online discussion tool will be used for the third round of OCP public consultation.

Some of the benefits of using the online software include:

- For the Public
  - Residents will have a new and easier way to respond to OCP and social planning questions,
  - Residents can follow others' comments and further respond, thus enabling richer feedback,
  - If they don't have time or aren't able to attend an OCP consultation event, residents can still participate by responding online,
  - Research has shown that many people respond during weekday hours, as they prefer to respond from their work places or from home.
- For the City, its Web Site online consultation tool will:
  - add more choice in the ways that the City traditionally uses to engage the public,
  - reach more people because the people will be able to engage in the discussion at any time of the day,
  - help to reach a wider audience in a more meaningful way,
  - enable and facilitate more meaningful public responses to OCP and social planning questions, answers and the ongoing dialogue, which will better inform staff and Council re public preferences,
  - facilitate the interpretation of responses, and
  - demonstrate the City's commitment to actively engage its citizens and fulfill our vision of becoming the most appealing, liveable and well-managed community in Canada.

**Financial Impact**

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

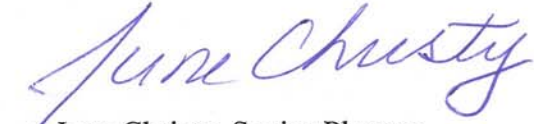
**Conclusion**

Council initiated the 2041 OCP Update in 2009 with a sustainability theme. The first round of public consultation took place in November and December 2009. This report presents the responses from the first round OCP consultation, lessons learned, progress of studies and road map to complete the OCP update. The public will be asked more detailed questions on all topics. It is anticipated that most studies will be completed in 2010. An OCP Update Concept will be forwarded to Council for consideration and approval in January 2011.

Once Council approves the OCP Concept, it will be used as the basis to prepare the 2014 OCP Update and DCC Bylaws which are intended to be completed by mid 2011.



Terry Crowe, Manager  
Policy Planning



June Christy, Senior Planner  
Policy Planning

JC:cs

#### Attachments

<b>Attachment 1</b>	First Round OCP Public Consultation Program
<b>Attachment 2</b>	OCP Newspaper Insert and Public Survey
<b>Attachment 3</b>	OCP Public Display Boards
<b>Attachment 4</b>	Urban Development Institute
<b>Attachment 5</b>	East Richmond Community Association
<b>Attachment 6</b>	Richmond Art Gallery
<b>Attachment 7</b>	Vancouver Coastal Health
<b>Attachment 8</b>	Vancouver Airport Authority
<b>Attachment 9</b>	Delta Community Planning & Development
<b>Attachment 10</b>	BC Ministry of Transportation and Infrastructure



## First Round OCP Public Consultation Program

### OCP Public Survey and Outreach

- Saturday November 14, 2009, a newspaper insert and survey was published in the Richmond Review and published on the city website.
- Chinese language inserts and surveys were also produced and published on the City website.
- Chinese paper copies were made available at SUCCESS Yoahan Centre, Aberdeen Centre, Parker Place, and President's Plaza and Richmond Mall.
- Chinese language surveys were delivered to Richmond Chinese Community Society and to the S.U.C.C.E.S.S. offices.
- Ads were placed in the Richmond Review and the Richmond News.
- November 23, 2009: A News Release was sent out on November 23, 2009 suggesting the theme of "Towards A Sustainable Community", as a major theme of the OCP to advertise the open houses and to request Richmond residents to fill out the survey.
- November 21, 2009:
  - Ads were placed in three Chinese Dailies:
    - Sing Tao (Saturday, November 21, 2009),
    - Ming Pao (Sunday November 22, 2009) and
    - World Journal (Saturday November 21, 2009).
- November 24, 2009: Between November 24, 2009 and December 7, 2009, public open houses were held in 8 community centres (copy of survey questions attached)

### Public Open Houses and Presentations to Stakeholders

- During the OCP public survey period, eight Open Houses were held in various venues across the City and presentations were made to 13 Advisory Committees and governmental groups
- 32 letters and 31 emails were sent to 43 governmental and community groups advising that the City of Richmond was undertaking the OCP update, inviting individuals and groups to fill out the OCP survey and inviting them submit formal submissions about the 2041 OCP Update. Staff also advised that they would be available for presentations to their groups and committees.
- UBC Planning students were invited to review and comment on the OCP survey.

8 OCP Update Public Open Houses in November/December 2009		
Venue	Date of Open House	# of Attendees
Minoru Cultural Centre	Tuesday, November 24, 2009 (6:30 to 9:00 pm)	16
Hamilton Community Centre	Wednesday, November 25, 2009, (6:30 to 9:00 pm)	18
Steveston Community Centre	Saturday, November 29, 2009 (2:00 to 4:30)	19
West Richmond Community Centre	Tuesday, December 1, 2009 (7:00 to 9:00 pm)	3
South Arm Community Centre	Wednesday, December 2, 2009 (6:30 to 9:00)	14
Cambie Community Centre	Thursday, December 3, 2009 (7:00 pm to 9:00 pm)	6
Thompson Community Centre	Saturday, December 5, 2009 (1:00 to 3:30 pm)	12

OCP 1 <sup>st</sup> Round Public Consultation	
13 Presentations	
In addition to the events listed above, individual group presentations were made to:	
– Agricultural Advisory Committee – (November 12, 2009)	
– School District No. 38 - School Board Liaison Committee (November 18, 2009)	
– Intercultural Advisory Committee (November 18, 2009)	
– Advisory Committee on the Environment (November 18, 2009)	
– YVR Environmental Committee (November 24, 2009)	
– UDI Liaison Committee (November 24, 2009)	
– Richmond Community Committee (November 25, 2009)	
– Richmond Heritage Commission (November 26, 2009)	
– Child Care Development Advisory Committee (December 8, 2009)	
– Seniors Advisory Committee (December 9, 2009)	
– YVR Aircraft Noise Management Committee (December 9, 2009)	
– Richmond Community Services Advisory Committee (December 10, 2009)	
– Richmond Economic Advisory Committee (December , 2009)	
32 Letters	31 Emails
– Port Metro Vancouver	– Richmond Advisory Design Panel
– Steveston Harbour Authority	– Richmond Public Art Commission
– Vancouver International Airport Authority	– Richmond Economic Advisory Committee
– Transport Canada	– Richmond Chamber of Commerce
– Vancouver Coast Health Unit	– Tourism Richmond
– School District No. 38 (Richmond)	– Richmond Community Cycling Community
– Metro Vancouver – TAC	– Group of Seven (Steveston)
– Trans Link	– Richmond Public Library
– City of Vancouver	– Richmond Gateway Theatre Society
– City of New Westminster	– Richmond Art Gallery Association
– City of Burnaby	– Richmond Museum Society
– City of Delta	– Britannia Heritage Shipyard Society
– Musqueam Indian Band	– Steveston Historical Society
– Kwantlen Polytechnic University	– Richmond Arts Coalition
– Trinity Western University	– Richmond Sports Council
– Agricultural Land Commission	– Richmond Arenas Community Association
– B.C. Ministry of Education	– Richmond Fire Department
– B.C. Ministry of Transportation and Infrastructure	– RCMP
– B.C. Ministry of Environment	– Minoru Seniors Society
– B.C. Ministry of Community and Rural Development	– Richmond Chinese Community Society
– Federal Department of Fisheries and Oceans	– Richmond Family Place
– Workers Compensation Board of B.C.	– Richmond Multicultural Concerns Society
– BC Aviation Council	
– School of Community and Regional Planning	
– City Centre Community Centre Association	
– Hamilton Community Centre Association	
– Sea Island Community Centre Association	
– Steveston Community Centre Association	
– West Richmond Community Centre Association	
– South Arm Community Centre Association	
– East Richmond Community Centre Association	
– Thompson Community Centre Association	

Prepared By Policy Planning



# Towards a Sustainable Community

## Official Community Plan (OCP)–2041 Update



The City of Richmond is updating its current Official Community Plan and wants to hear what you think about your community today, and how you want your community to look in the future. Your input is important and will be considered in updating the OCP.

### What's inside?

Richmond Today .....	2
How do we Create a sustainable community? .....	2
Upcoming Official Community Plan public open houses .....	2
Maps of Richmond's Neighbourhoods .....	3-5
Official Community Plan Public Survey, due by December 18 .....	6-8



### An updated OCP with a sustainability vision

At the core of Richmond's drive toward sustainability is the understanding that in order to provide future generations with healthy social, economic and environmental systems, we must look for new, sustainable strategies for maintaining our high standard of living. Exploring new sustainability strategies and identifying those which inspire us is what the OCP update is about.

#### Moving towards a more sustainable Richmond

Richmond is updating the OCP to move toward a more sustainable City. The most commonly understood definition of "sustainable development" is: "development which meets the needs of the present without compromising the ability of future generations to meet their own needs."

Richmond defines sustainable development as development that strengthens social institutions and values, enables a vibrant, innovative and resource efficient economy, and protects and enhances ecological resources to ensure that these continue to provide valuable services for all. ■

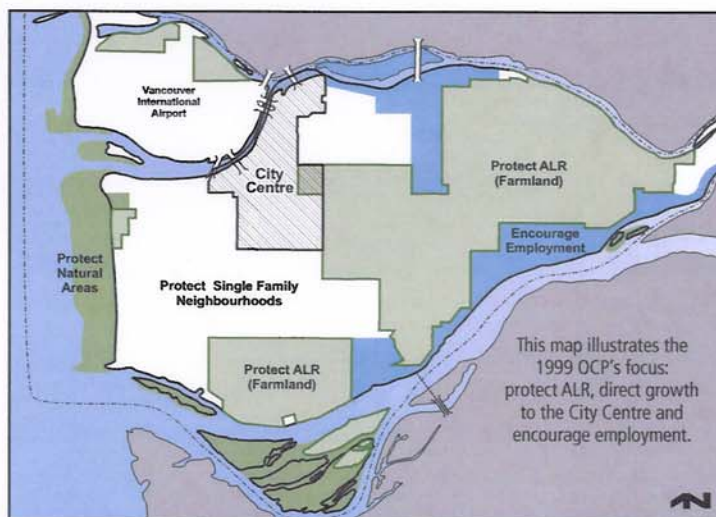
### What is an Official Community Plan?

An Official Community Plan is the planning policy document that reflects and helps achieve the City's long-term vision – who and what we want to be in the future as a community. It is the City's most important planning policy. The OCP is developed after a thorough and realistic assessment of the City's existing situation, future prospects and relationship to the surrounding region, and is based on the community's values determined through public consultation.

Richmond adopted its first OCP in 1986, and updated it in 1999. The 2041 update will better reflect current realities, address future needs and trends, integrate sustainability and ensure a comfortable pace of change. ■

### The 1999 Official Community Plan

The 1999 OCP set a vision for Richmond as a community. The plan's fundamental objectives are to ensure a balance of jobs and housing, protect agricultural land, protect natural environment and provide for a dynamic City Centre where the majority of growth will be protected single family neighbourhoods outside the City Centre. ■



### More information

Please visit the City's website at [www.richmond.ca/OCP-Update](http://www.richmond.ca/OCP-Update) for more information about the OCP update, what OCP studies we will be doing, and how we've improved the way we have served Richmond residents and businesses, and what our upcoming plans, services and initiatives are. ■

## COMPLETE OUR SURVEY AND ENTER TO WIN PRIZES! ENTRY DEADLINE: DEC. 18

Complete and return your survey before December 18, 2009, and you will be entered into the draw to win over 20 prizes, including:

■ VIP Passes to the O Zone Celebration Site ■ 2 Gateway Theatre tickets to see "The Drowning Girls", March 4-13th, 2010 ■ Art class at the Arts Centre ■ 8 family passes for any Richmond aquatic centre and skating arena ■ 10 tote bags made from City of Richmond street banners, called "Banner Bags" ■ "West Coast Gardening: Natural Insect, Weed & Disease Control" book ■ "Year-Around Gardening-Winter Gardening on the Coast" book ■ City of Richmond baseball caps ■ Richmond Oval water bottles ■ 341 litre rain barrel with water diverter ■ 225 litre rain barrel with water diverter ■ "Garden Gourmet" backyard compost bin with kitchen collection container and aerator



# Towards a Sustainable Community Official Community Plan (OCP)–2041 Update



## Richmond today

**Our City has grown.** Since 1999, Richmond has grown by 23,500 residents.

**We've protected agricultural land.** Agriculture is a major land use in the City. Approximately 38% or 4,916 hectares (12,147 acres) of our land base is in the Agricultural Land Reserve.

**Richmond's housing choices have diversified.** Richmond residents have more choices in the type of housing available to them: single family homes, apartments, townhouses, and secondary suites.

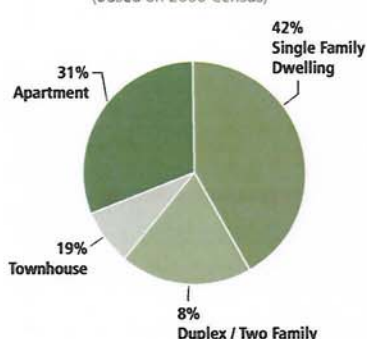
**Our economy is healthy.** More than 12,000 businesses are located in Richmond. Strong business sectors include

transportation and logistics, hi-tech, aviation, manufacturing and tourism.

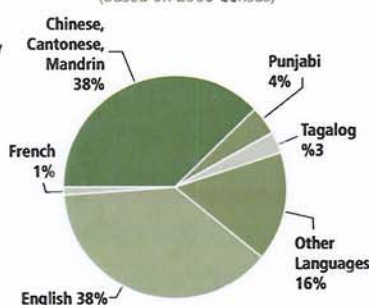
Richmond continues to have the highest jobs to labour force ratio in the region at 1.35. This means that for every 1 worker who lives in Richmond, there are 1.35 jobs.

**Our city is culturally diverse.** In the 2006 Census, Richmond residents reported over 68 mother tongue languages. Mother tongue is defined as the first language learned by the individual and still understood at the time of the Census. With this cultural diversity comes a wonderfully eclectic and dynamic multicultural life for Richmond residents. ■

Richmond Dwelling Units by Type  
(Based on 2006 Census)



Mother Tongue in Richmond  
(Based on 2006 Census)



### Population Projections:

Richmond Population Estimates to 2041

	Existing 2009	Total in 2041
City Centre*	52,000	97,000
Rest of Richmond	139,000**	175,000
<b>Total:</b>	<b>191,000</b>	<b>272,000***</b>

\*2009 and 2041 estimates for the City Centre are based on demographic studies.

\*\*2009 estimates for the rest of Richmond are based on City of Richmond projections and Census 2006.

\*\*\*2041 estimates for the rest of Richmond are based on estimates compiled by Metro Vancouver for the draft Regional Growth Strategy.

## How do we create a sustainable community and accommodate a growing population?

By 2041, the number of residents living in Richmond's City Centre is expected to grow to 97,000 from its current population of 52,000. The total population of Richmond is forecasted to reach 272,000 by 2041. As a result of this growth, our neighbourhoods will likely look different. But how do we want them to look?

In our drive towards a more sustainable city, here are some questions we are addressing:

### Agricultural land and natural areas

How do we protect our valuable farm land so that food security objectives are met down the road? How do we act now to house a growing population without undermining our green space and natural areas?

### Economy

How do we ensure effective use of our land to support jobs and businesses in our city in the future?

### Social, recreational and cultural needs

How do we ensure residents have access to a wide range of service to fulfill their social, cultural and recreational pursuits? ■

### Climate change

Richmond, like all communities, will be addressing climate change and will be participating in a global effort to reduce greenhouse gas emissions (GHG). What greenhouse gas emission targets should we set?

## Public open houses

To identify what our sustainable community will look like and to fairly reflect community values and aspirations in the OCP, we are holding a number of public open houses. This is where you come in. An OCP survey is attached that asks a number of questions about living in Richmond. ■

### Minoru Cultural Centre Atrium

7700 Minoru Gate  
Tuesday, November 24, 2009  
6:30 pm to 9:00 pm

### Hamilton Community Centre

5140 Smith Drive  
Wednesday, November 25, 2009  
6:30 pm to 9:00 pm

### Steveston Community Centre

4111 Moncton Street  
Saturday, November 28, 2009  
2:00 pm to 4:30 pm

### West Richmond Community Centre

9180 No. 1 Road  
Tuesday, December 1, 2009  
7:00 pm to 9:00 pm

### South Arm Community Centre

8880 Williams Road  
Wednesday, December 2, 2009  
6:30 pm to 9:00 pm

### Cambie Community Centre

12800 Cambie Road  
Thursday, December 3, 2009  
7:00 pm to 9:00 pm

### Thompson Community Centre

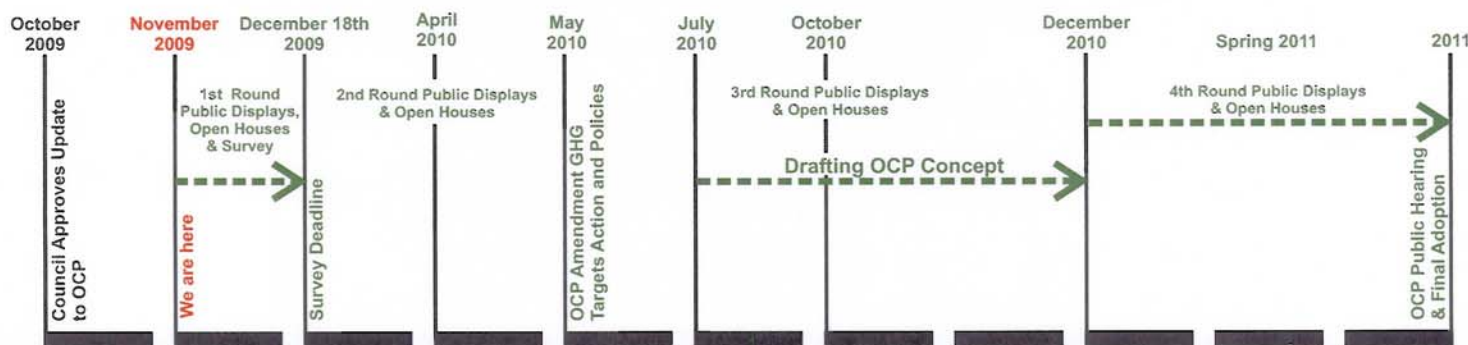
5151 Granville Avenue  
Saturday, December 5, 2009  
1:00 pm to 3:30 pm

### Sea Island Community Centre

7140 Miller Road  
Monday, December 7, 2009  
6:30 pm to 9:00 pm

Extra copies of this paper and the survey will be available at the above locations, libraries and at City Hall. Copies are available in English and Chinese.

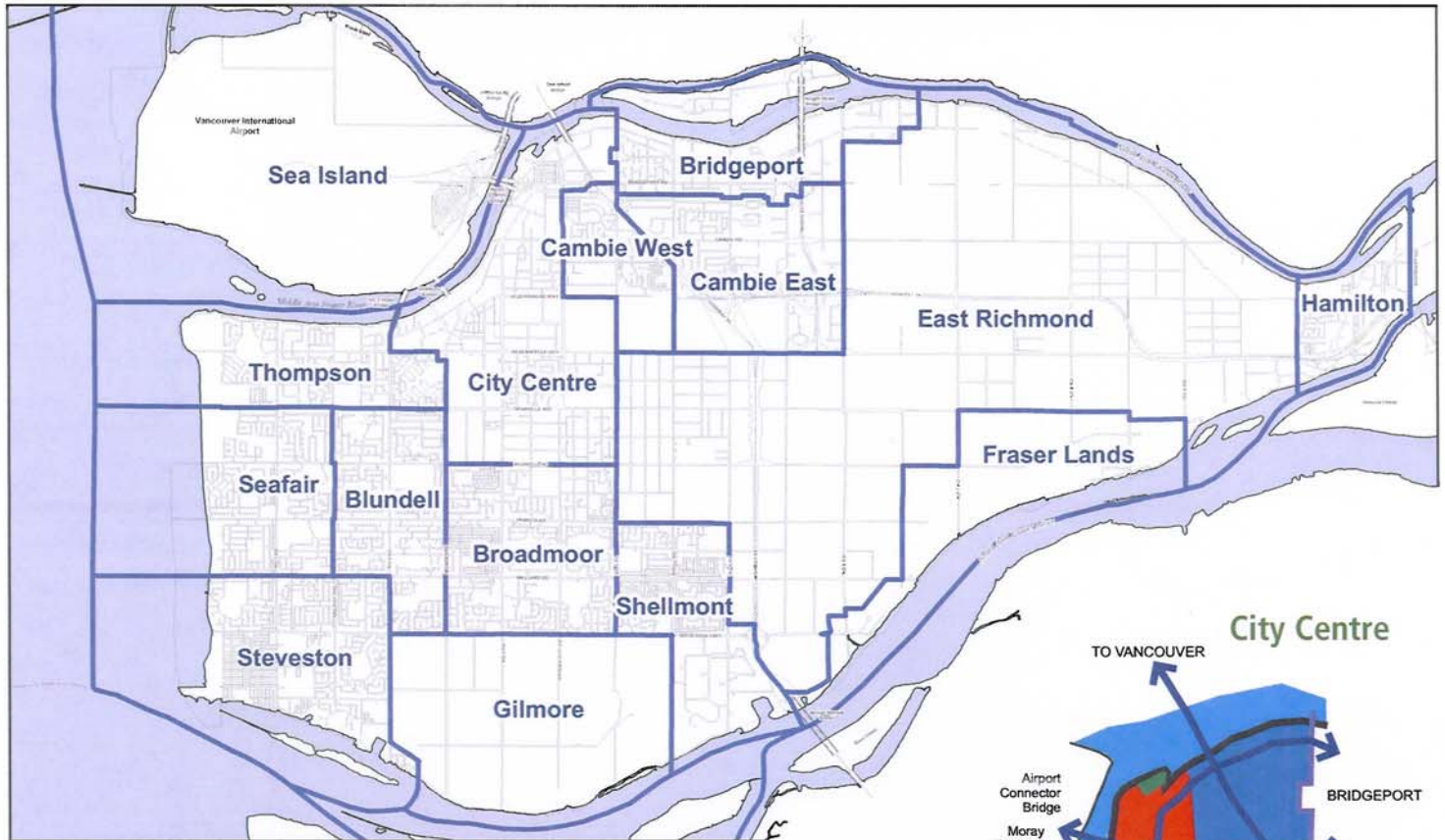
## OCP public consultation timeline



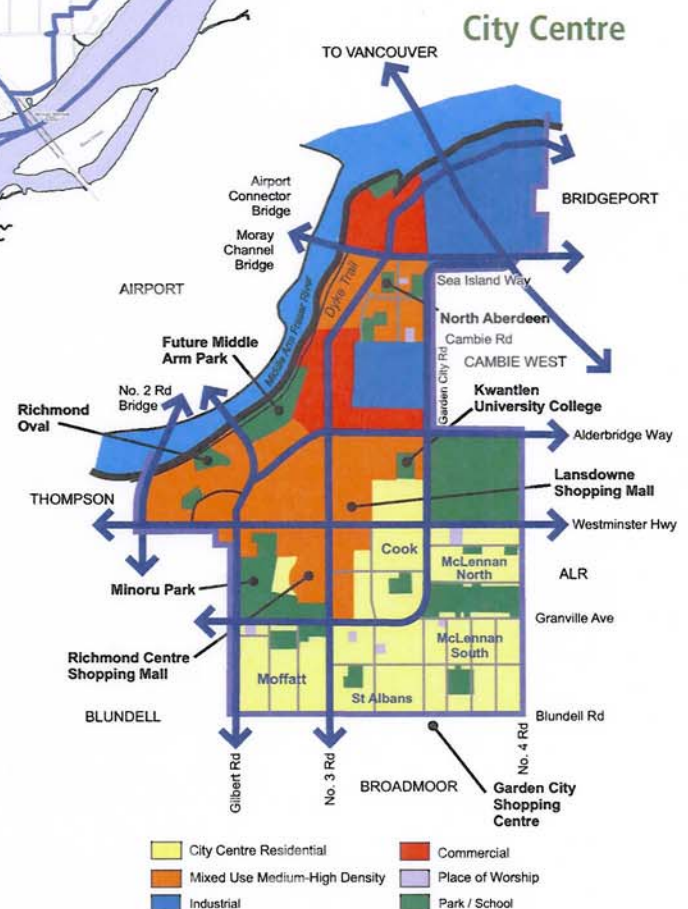


# Richmond's Neighbourhoods

A neighbourhood means different things to different people. It can be as small as a city block or larger where people live, work and play and can call their own. For planning purposes, the 1999 Official Community Plan divides the city into "local planning areas" also called "neighbourhoods". Many of these neighbourhoods have more detailed plans about what type of land uses are allowed and where. These local area plans are part of the Official Community Plan.



## East Richmond and Fraser Lands

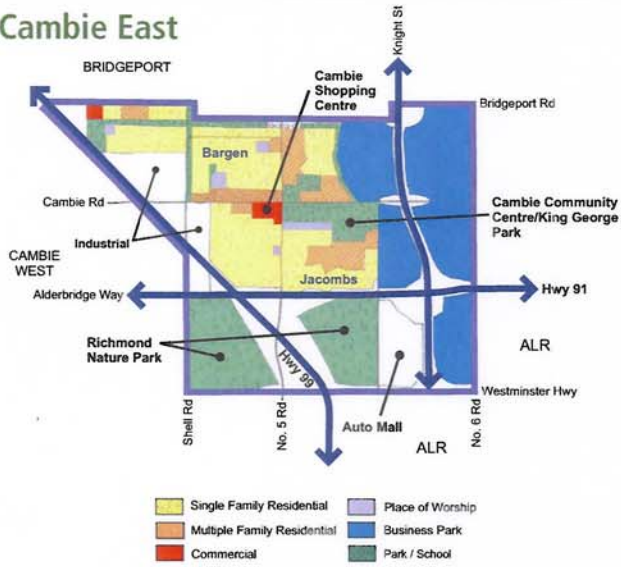




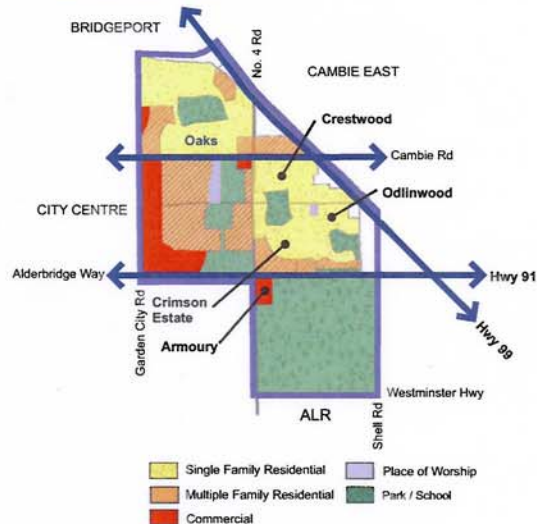
# Towards a Sustainable Community

## Official Community Plan (OCP)–2041 Update

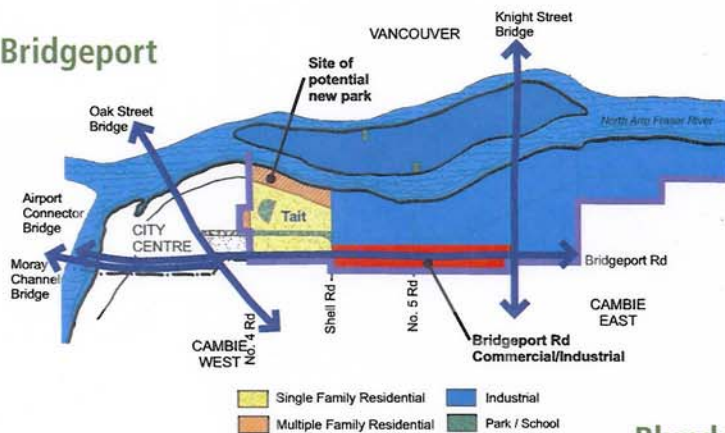
### Cambie East



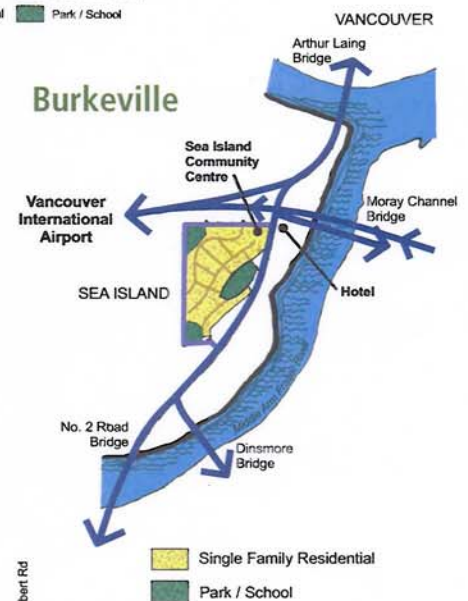
### Cambie West



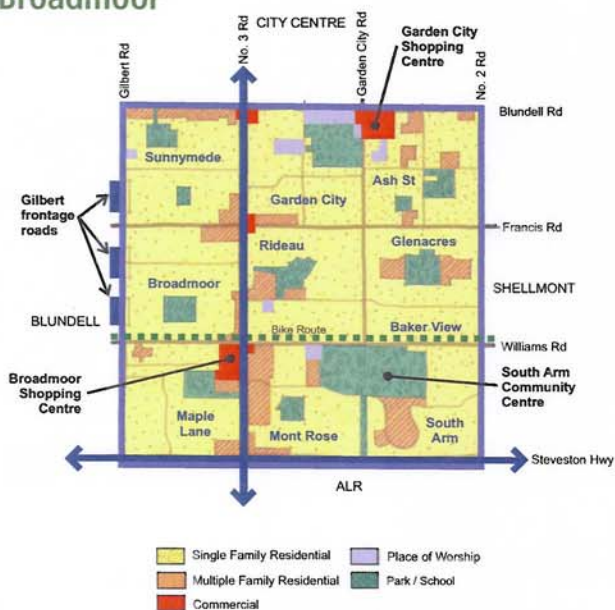
### Bridgeport



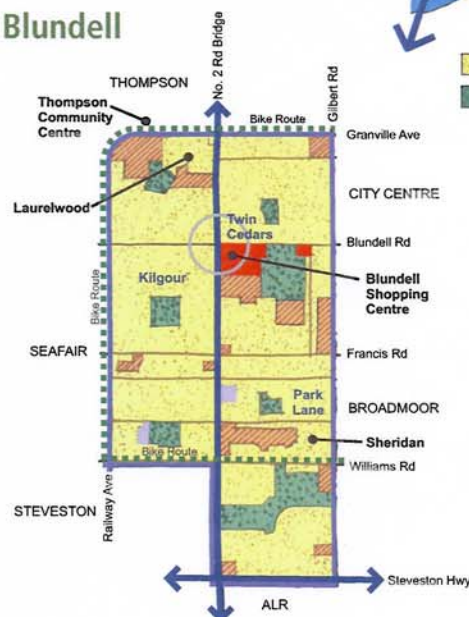
### Burkeville



### Broadmoor



### Blundell





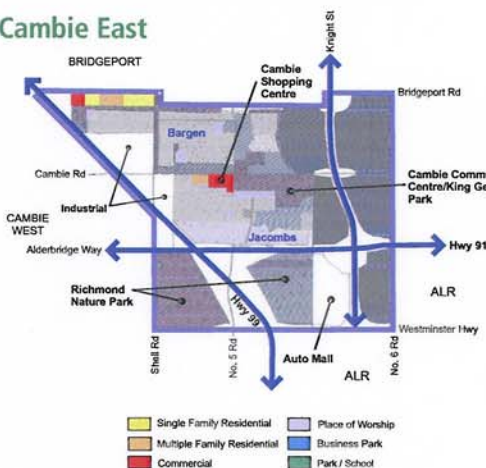


# Richmond's Neighbourhoods

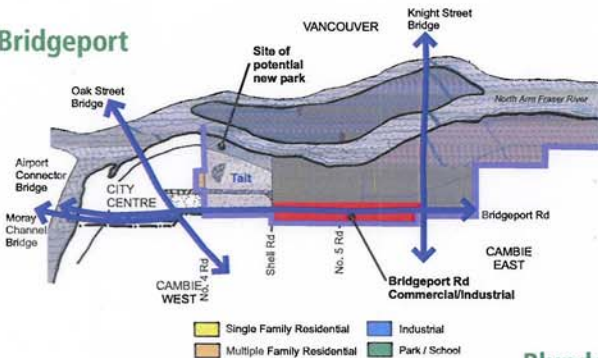
## Cambie West



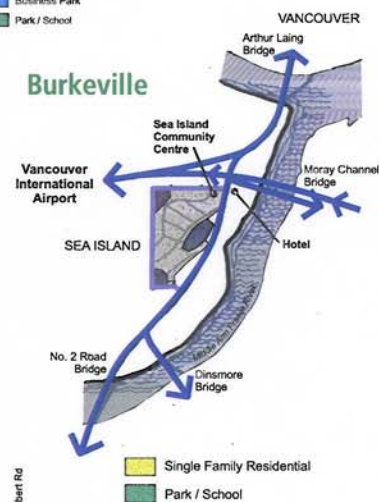
## Cambie East



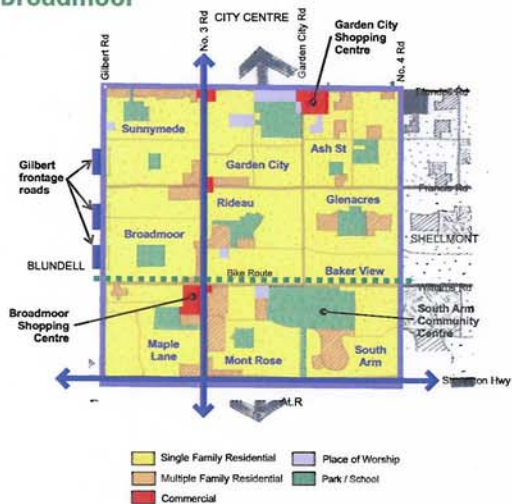
## Bridgeport



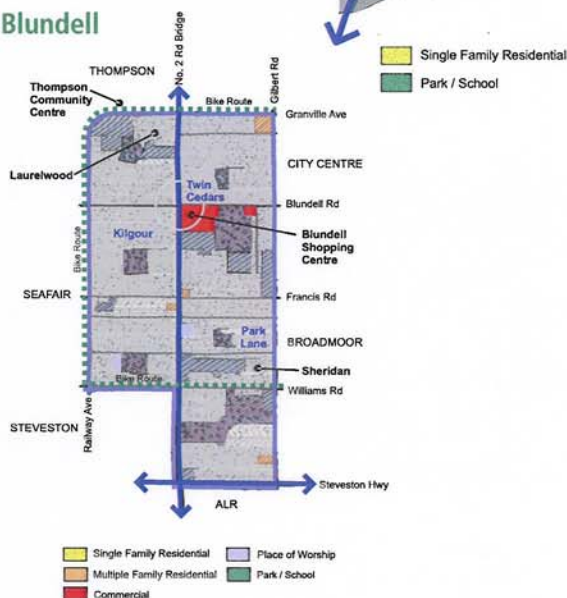
## Burkeville



## Broadmoor



## Blundell





# Public Survey (Please complete and send in)

## Purpose

The purpose of this survey is to invite you to provide your comments regarding how Richmond should evolve and be more sustainable. Your comments will be considered by City Council as the Official Community Plan is updated. The following questions focus on several aspects of what makes a sustainable, healthy and vibrant community today and in the future. Tell us what the City and you can do to make Richmond even more sustainable, healthy and vibrant in the future.

## How to fill out the survey

Please complete and return the survey by Friday, December 18, 2009.

- Please record your answers by placing a checkmark beside your choice or drawing a circle around your answer. Use the space provided for your comments. Please print clearly so that your comments can be read. We are very interested in finding out what you think.
- When you are finished, please mail it, fax it (604-276-4052), bring it to one of the open houses or deliver to City Hall at 6911 No. 3 Road, Richmond, BC.
- A Chinese language version of the survey will be available on the City's website for viewing, and paper copies will be available on November 30, 2009 at City Hall, any Richmond community centre and library, Caring Place, 7000 Minoru Boulevard and S.U.C.C.E.S.S., at #220 – 7000 Minoru Boulevard.

Please note that by completing this survey, you may win a prize. See the end of the survey for details.

## My community today

- I live in (refer to Richmond neighbourhood maps on pages 3-5):
 

<input type="checkbox"/> Broadmoor	<input type="checkbox"/> Shellmont	<input type="checkbox"/> Cambie West
<input type="checkbox"/> Cambie East	<input type="checkbox"/> Bridgeport	<input type="checkbox"/> Hamilton
<input type="checkbox"/> Thompson	<input type="checkbox"/> Seafair	<input type="checkbox"/> Steveston
<input type="checkbox"/> City Centre	<input type="checkbox"/> Blundell	<input type="checkbox"/> Burkeville / Sea Island
<input type="checkbox"/> Gilmore	<input type="checkbox"/> East Richmond / Fraser Lands	
<input type="checkbox"/> I don't live in Richmond		
- I like the character (look and feel) of my neighbourhood.
 

<input type="checkbox"/> Strongly Agree	<input type="checkbox"/> Agree	<input type="checkbox"/> Neutral	<input type="checkbox"/> Disagree
<input type="checkbox"/> Strongly Disagree	<input type="checkbox"/> Don't Know		
- I feel that I am connected to the neighbourhood I live in (e.g., I know my neighbours. I have a local network of friends and I feel a sense of community.)
 

<input type="checkbox"/> Strongly Agree	<input type="checkbox"/> Agree	<input type="checkbox"/> Neutral	<input type="checkbox"/> Disagree
<input type="checkbox"/> Strongly Disagree	<input type="checkbox"/> Don't Know		
- In my neighbourhood, I feel that there are enough housing choices suitable for:
 

a) single people	<input type="checkbox"/> not enough	<input type="checkbox"/> just enough	<input type="checkbox"/> a lot	<input type="checkbox"/> don't know
b) couples	<input type="checkbox"/> not enough	<input type="checkbox"/> just enough	<input type="checkbox"/> a lot	<input type="checkbox"/> don't know
c) families with children	<input type="checkbox"/> not enough	<input type="checkbox"/> just enough	<input type="checkbox"/> a lot	<input type="checkbox"/> don't know
d) seniors	<input type="checkbox"/> not enough	<input type="checkbox"/> just enough	<input type="checkbox"/> a lot	<input type="checkbox"/> don't know
e) people with disabilities or other special needs	<input type="checkbox"/> not enough	<input type="checkbox"/> just enough	<input type="checkbox"/> a lot	<input type="checkbox"/> don't know
f) people with low income	<input type="checkbox"/> not enough	<input type="checkbox"/> just enough	<input type="checkbox"/> a lot	<input type="checkbox"/> don't know
- My neighbourhood has access to a complete range of amenities and services close by (e.g., library, school, child care, recreation centres, shopping, cultural services, parks, etc.) to provide for most of my daily needs.
 

<input type="checkbox"/> Strongly Agree	<input type="checkbox"/> Agree	<input type="checkbox"/> Neutral	<input type="checkbox"/> Disagree
<input type="checkbox"/> Strongly Disagree	<input type="checkbox"/> Don't Know		

- My local shopping area has a good range of stores and services that meet my daily needs (e.g., doctor's office, grocery store, drug store, coffee shop, post office).
 

<input type="checkbox"/> Strongly Agree	<input type="checkbox"/> Agree	<input type="checkbox"/> Neutral	<input type="checkbox"/> Disagree
<input type="checkbox"/> Strongly Disagree	<input type="checkbox"/> Don't Know		
- There are enough parks, green spaces, trails and bicycle paths close to my residence.
 

<input type="checkbox"/> Strongly Agree	<input type="checkbox"/> Agree	<input type="checkbox"/> Neutral	<input type="checkbox"/> Disagree
<input type="checkbox"/> Strongly Disagree	<input type="checkbox"/> Don't Know		
- In my neighbourhood, I am able to easily get to my daily destinations (e.g., school, work, play, library, stores) by:
 

Wheelchair	<input type="checkbox"/> Strongly Agree	<input type="checkbox"/> Agree	<input type="checkbox"/> Neutral
	<input type="checkbox"/> Disagree	<input type="checkbox"/> Strongly Disagree	
Cycling	<input type="checkbox"/> Strongly Agree	<input type="checkbox"/> Agree	<input type="checkbox"/> Neutral
	<input type="checkbox"/> Disagree	<input type="checkbox"/> Strongly Disagree	
Bus	<input type="checkbox"/> Strongly Agree	<input type="checkbox"/> Agree	<input type="checkbox"/> Neutral
	<input type="checkbox"/> Disagree	<input type="checkbox"/> Strongly Disagree	
Walking	<input type="checkbox"/> Strongly Agree	<input type="checkbox"/> Agree	<input type="checkbox"/> Neutral
	<input type="checkbox"/> Disagree	<input type="checkbox"/> Strongly Disagree	
Car	<input type="checkbox"/> Strongly Agree	<input type="checkbox"/> Agree	<input type="checkbox"/> Neutral
	<input type="checkbox"/> Disagree	<input type="checkbox"/> Strongly Disagree	

## The Ecological Footprint

Each year, a certain amount of productive land must be available to support our lifestyles. Dividing the planet's total amount of productive land area by the global population defines our individual 'fair share' of global resources. That is, 2 hectares per person. Currently, each resident of Canada requires over 7 hectares of productive land. More sustainable land-use planning and resource efficiency are key tools to reduce this number.



## A proposed OCP 2041 vision

"In 2041, Richmond is thriving thanks to wise and innovative decisions made decades earlier to develop mixed use, and well designed compact neighbourhood centres and to reduce the community's Ecological Footprint and reliance on fossil fuels.

Richmond's neighbourhoods are safe, healthy places for people of all ages and cultures to live, work and play, and they provide a diverse range of social and physical amenities and programs. People feel connected to their physical environment, to the people around them and with their community. People respect, honour and celebrate the diversity in their community, enjoy many opportunities to increase their understanding of its diversity and participate in the community decision making process.

Daily life is enhanced by energy efficient building (e.g., housing) options that meet everyone's needs with a choice of building types available across the community. Neighbourhoods are conveniently connected to each other via improved high-frequency bus service, roads, trails and bike paths that cross a web of park, forest and farmlands.

The seamless and integrated transportation network provides mobility choices which improve local air quality and greatly reduce the need for people to own and operate their own vehicles. At the centre of the network of neighbourhoods is the City's internationally renowned and vibrant City Centre.



# Towards a Sustainable Community

## Official Community Plan (OCP)–2041 Update



A Proposed OCP 2041 Vision continued . . .

Richmond is balanced in that it has enough land for businesses as well as for housing. From its employment lands, Richmond's business community provides a range of resource efficient products, foods and services to the local community, the region, the province and Canada. In return, the community supports its local business owners by buying and investing locally. Richmond's agricultural lands are protected and viable, and there are food security choices and products. People feel connected to the past, celebrate the present, and anticipate the future with enthusiasm.

9. I found the Richmond 2041 OCP Vision story above to be:

- ☐ inspirational and likely to occur ☐ inspirational but unlikely to occur  
☐ uninspirational

Please state why:

10. I think that a balanced community has an adequate supply of land for businesses and job creation.

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

11. To make Richmond more sustainable, places of work and business could:

12. I believe that it is important that a good range of the following programs and services be available in Richmond in the future:

- |                                              |                                                                              |                                                                              |                                  |
|----------------------------------------------|------------------------------------------------------------------------------|------------------------------------------------------------------------------|----------------------------------|
| Child care                                   | <input type="checkbox"/> Strongly Agree<br><input type="checkbox"/> Disagree | <input type="checkbox"/> Agree<br><input type="checkbox"/> Strongly Disagree | <input type="checkbox"/> Neutral |
| Programs for youth                           | <input type="checkbox"/> Strongly Agree<br><input type="checkbox"/> Disagree | <input type="checkbox"/> Agree<br><input type="checkbox"/> Strongly Disagree | <input type="checkbox"/> Neutral |
| Programs for children and families           | <input type="checkbox"/> Strongly Agree<br><input type="checkbox"/> Disagree | <input type="checkbox"/> Agree<br><input type="checkbox"/> Strongly Disagree | <input type="checkbox"/> Neutral |
| Affordable housing                           | <input type="checkbox"/> Strongly Agree<br><input type="checkbox"/> Disagree | <input type="checkbox"/> Agree<br><input type="checkbox"/> Strongly Disagree | <input type="checkbox"/> Neutral |
| Programs for older adults                    | <input type="checkbox"/> Strongly Agree<br><input type="checkbox"/> Disagree | <input type="checkbox"/> Agree<br><input type="checkbox"/> Strongly Disagree | <input type="checkbox"/> Neutral |
| Programs for people living with disabilities | <input type="checkbox"/> Strongly Agree<br><input type="checkbox"/> Disagree | <input type="checkbox"/> Agree<br><input type="checkbox"/> Strongly Disagree | <input type="checkbox"/> Neutral |
| Services to recent immigrants                | <input type="checkbox"/> Strongly Agree<br><input type="checkbox"/> Disagree | <input type="checkbox"/> Agree<br><input type="checkbox"/> Strongly Disagree | <input type="checkbox"/> Neutral |
| Singles                                      | <input type="checkbox"/> Strongly Agree<br><input type="checkbox"/> Disagree | <input type="checkbox"/> Agree<br><input type="checkbox"/> Strongly Disagree | <input type="checkbox"/> Neutral |
| People with low income                       | <input type="checkbox"/> Strongly Agree<br><input type="checkbox"/> Disagree | <input type="checkbox"/> Agree<br><input type="checkbox"/> Strongly Disagree | <input type="checkbox"/> Neutral |
| Post secondary students                      | <input type="checkbox"/> Strongly Agree<br><input type="checkbox"/> Disagree | <input type="checkbox"/> Agree<br><input type="checkbox"/> Strongly Disagree | <input type="checkbox"/> Neutral |

Other, please specify:

13. I believe that more effort should be put towards protecting and enhancing environmental areas and features (e.g., heritage trees, bogs, nature parks, stormwater management ponds, foreshore marshes):

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

14. The Provincial Government passed new legislation that requires all municipalities in BC to take action on climate change by including greenhouse gas emission reduction targets for land use in their municipality in their Official Community Plans by May 31, 2010.

I believe that the City of Richmond should be a municipal leader when setting these targets.

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

15. To help move Richmond towards a more sustainable future, the following changes would be easy for me to make in the next five years.

- a) Eating more locally grown food  
☐ Strongly Agree ☐ Agree ☐ Neutral ☐ Disagree  
☐ Strongly Disagree ☐ Don't Know
- b) Using my car less  
☐ Strongly Agree ☐ Agree ☐ Neutral ☐ Disagree  
☐ Strongly Disagree ☐ Don't Know
- c) Consuming and wasting less  
☐ Strongly Agree ☐ Agree ☐ Neutral ☐ Disagree  
☐ Strongly Disagree ☐ Don't Know
- d) Buying needed goods and services from environmentally friendly and/or socially responsible companies  
☐ Strongly Agree ☐ Agree ☐ Neutral ☐ Disagree  
☐ Strongly Disagree ☐ Don't Know
- e) Making energy and other environmental improvements to my home and/or office  
☐ Strongly Agree ☐ Agree ☐ Neutral ☐ Disagree  
☐ Strongly Disagree ☐ Don't Know

Comments:

### How can we provide more housing choices in the City, outside the City Centre?

Richmond's 2009 population is about 191,000 residents and estimates show that Richmond could grow by as much as 81,000 residents by 2041. The 1999 OCP says that most new growth should occur in the City Centre, and the new City Centre Area Plan, adopted by Council in 2009, accommodates about 45,000 of the new residents in a mix of new housing by 2041.

Outside the City Centre, Richmond currently has policies that:

- accommodate growth in areas such as West Cambie (Alexandra Neighbourhood)
- allow coach houses, townhouses and smaller single family lots (that replace single family houses) along some arterial roads (e.g., No. 1, No. 2, and No. 3 Roads) (Arterial Roads Policy). (Coach houses are dwelling units used for family or rental purposes where most of the living space is located above the garage. They co-exist with a single family house on the same lot.)
- allow secondary suites in single-family homes

In Richmond's neighbourhoods, outside the City Centre, are there other locations and ideas for new housing choices that the City may consider for future planning programs? We would like your opinion about the possible housing choices.

In Richmond's neighbourhoods, outside the City Centre, Richmond could:

16. Allow an additional small dwelling unit, such as a coach house, on single family properties where there is no back lane (driveway access would be from the front).

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



# Towards a Sustainable Community

## Official Community Plan (OCP)–2041 Update



17. Allow secondary suites for rental purposes in townhouses and apartment units.

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

18. Allow more medium density development (e.g., 3-storey townhouses and low rise apartments) on arterial roads to support more frequent and additional bus service.

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

19. Allow more types of residential housing within and around shopping centres as mixed use developments (along with office and retail) to strengthen neighbourhoods.

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

20. Consider Richmond's current plans and programs as adequate to meet the housing needs of existing and new residents for 2041.

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

21. My ideas or comments about new housing in locations outside the City Centre are:

---

---

---

### Your general comments

22. My top three exciting changes that I would like to see in Richmond in the future are:

1. 

---
2. 

---
3. 

---

23. My top three favourite things that I wouldn't want to see changed in Richmond are:

1. 

---
2. 

---
3. 

---

My Comments:

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---

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### Tell us about yourself

Individual survey responses are confidential.

1. Do you live in Richmond?

- ☐ Yes ☐ No

2. What is your postal code? 

---

3. Do you or your family own or rent the place where you live?

- ☐ Own ☐ Rent

4. Do you:

- ☐ own a property in Richmond other than where you live?  
☐ work in Richmond?  
☐ own a business in Richmond?  
☐ volunteer in Richmond?

5. What type of housing do you live in?

- ☐ single family house ☐ townhouse ☐ apartment  
☐ suite in a house ☐ duplex ☐ other

6. What age group are you in?

- ☐ under 18 ☐ 18-24 ☐ 25-34 ☐ 35-44  
☐ 45-54 ☐ 55-64 ☐ 65-74 ☐ 75+

**Thank you for your time.**

**Please complete and return the survey by  
Friday, December 18, 2009.**

1. Fill out your survey online at [www.richmond.ca/OCP-update](http://www.richmond.ca/OCP-update), OR
2. Bring your survey to one of the open houses listed on page 6, OR
3. Drop your survey off at any of Richmond's community centres, libraries, or City Hall OR
4. Fill out the paper copy and detach along the lines shown and fax it to 604-276-4052 OR mail it back to:

OCP Public Survey  
Richmond City Hall  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

For a postage paid envelope, please visit any Richmond community centre or library and ask for a City of Richmond postage paid envelope.

### Prize draws

To be entered in the Prize Draw, please provide your name (optional) and phone number here:

Name (optional): 

---

 Phone Number: 

---

**Return the survey before December 18, 2009 to be eligible for prizes.**

**You could win prizes like:**

- VIP Passes to the O Zone Celebration Site
- 2 tickets to the Gateway Theatre to see "The Drowning Girls"
- Art class at the Arts Centre
- 8 family passes to any Richmond aquatic centre and skating arena will be drawn
- 10 tote bags made from City of Richmond street banners
- "West Coast Gardening: Natural Insect, Weed & Disease Control" book
- "Year-Around Gardening - Winter Gardening on the Coast" book
- City of Richmond baseball caps
- Richmond Oval water bottles
- 341 litre rain barrel with water diverter
- 225 litre rain barrel with water diverter
- "Garden Gourmet" backyard compost bin with kitchen collection container and aerator

### 民意調查

社區計劃的最新消息——  
我們希望聽取您的意見！

公眾可於列治文市政府網站查閱本小冊子和調查問卷的中文版，網址：  
[www.richmond.ca/OCP-Update](http://www.richmond.ca/OCP-Update)。印刷本將於2009年11月30日備妥。市民可往市政府大樓、列治文任何一間社區中心或圖書館索取和填寫調查問卷的中文版，也可到列治文華人社區協會、明納路 (Minoru Boulevard) 7000 號加愛中心 (Caring Place) 大堂、或明納路 7000 號 220 室中僑互助會辦事處索取中文版調查問卷。



# *Towards a Sustainable Community* Official Community Plan (OCP)–2041 Update



## *Welcome to the Official Community Plan (OCP) public open house.*

The purpose of this Open House is to inform you about the OCP Update and get your feedback about issues and concerns.

How to participate:

1. Please sign in so we know who attended and so we can keep in touch with you during the process.
2. Review the display panels which describes some:
  - of the ways the City contributes to a vibrant and healthy community today and in the future
  - opportunities and challenges facing us now and in the future to be addressed in the Official Community Plan
3. Ask City staff any questions you may have.
4. Give us your feedback:
  - Add a post-it note with any issues onto any of the display boards or on to the large aerial map of Richmond
  - Tell a City staff member what your views and ideas are
  - Complete and drop off the OCP survey or fill it out online at [www.richmond.ca/OCP-update](http://www.richmond.ca/OCP-update)
5. Stay involved! We will notify you of future open houses next spring.



# *Towards a Sustainable Community* Official Community Plan (OCP)–2041 Update



## Moving towards a more sustainable Richmond

Richmond is updating the OCP to move toward a sustainable City. The most commonly understood definition of “sustainable development” is:

*“development which meets the needs of the present without compromising the ability of future generations to meet their own needs.”*



Richmond defines sustainable development as development that strengthens social institutions and values, enables a vibrant, innovative and resource efficient economy, and protects and enhances ecological resources to ensure that these continue to provide valuable services for all.

## An updated OCP with a sustainability vision

- At the core of Richmond's drive toward sustainability is the understanding that in order to provide future generations with healthy social, economic and environmental systems, we must look for new, sustainable strategies for maintaining our high standard of living.
- Exploring new sustainability strategies and identifying those which inspire us is what the OCP update is about.







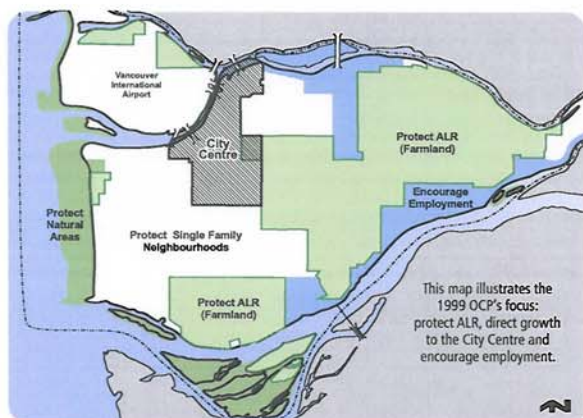
## What is an Official Community Plan (OCP)?

An OCP is the planning policy document that reflects and helps achieve the City's long-term vision – who and what we want to be in the future as a community. It is the City's most important planning policy. The OCP is developed after a thorough and realistic assessment of the City's existing situation, future prospects and relationship to the surrounding region, and is based on the community's values determined through public consultation.

Richmond adopted its first OCP in 1986, and updated it in 1999. The 2041 update will better reflect current realities, address future needs and trends, integrate sustainability and ensure a comfortable pace of change.

### The 1999 Official Community Plan

The 1999 OCP set a vision for Richmond as a community. The plan's fundamental objectives are to ensure a balance of jobs and housing, protect agricultural land, protect the natural environment and provide for a dynamic City Centre where the majority of growth will be, and protect single family neighbourhoods outside the City Centre.



### How do we create a sustainable community and accommodate a growing population?

By 2041, the number of residents living in Richmond's City Centre is expected to grow to 97,000 from its current population of 52,000. The total population of Richmond is forecasted to reach 272,000 by 2041. As a result of this growth, our neighbourhoods will likely look different. But how do we want them to look and where do we locate new housing choices?



### Population Projections: Richmond Population Estimates to 2041

	Existing 2009	Total in 2041
City Centre*	52,000	97,000
Rest of Richmond	139,000**	175,000
<b>Total:</b>	<b>191,000</b>	<b>272,000***</b>

\*2009 and 2041 estimates for the City Centre are based on demographic studies.

\*\*2009 estimates for the rest of Richmond are based on City of Richmond projections and Census 2006.

\*\*\*2041 estimates for the rest of Richmond are based on estimates compiled by Metro Vancouver for the draft Regional Growth Strategy.

### Some main OCP (2041) studies

**Demographic Strategy:** Comprehensive city wide population, dwelling unit and employment projections to 2041.

**Employment Lands Strategy:** Employment lands include all lands used for business and jobs. They include commercial, office, industrial and agricultural lands. The study will help identify how much employment land Richmond will need to meet our growing business and employment needs in 2041.

#### Environmentally Sensitive Areas (ESA) Management

**Strategy:** Typical natural areas found in Richmond are our river shorelines, waterways, wetlands, bogs, woodlots and marshes. The study will make sure that our ESA inventory is up to date, add new areas to the inventory, and help us find ways to improve how we can protect them in the future. The ESAs are legal areas and the ESA map is part of the OCP.





# Community Planning

## How does planning contribute to a healthy, vibrant community today and in the future?

Planning practice strives to achieve a unique sense of community and place, expand the range of transportation, employment and housing choices, equitably distribute the costs and benefits of development, and preserve and enhance natural and cultural resources. "Smart planning" concentrates growth to avoid urban sprawl and strives to achieve compact, transit-oriented, walkable, bicycle friendly communities that have a range of housing choices, services and amenities close by.

## What are the challenges and opportunities facing us now and in the future to be addressed in the Official Community Plan?

### Challenges

■ **Population growth:** The City of Richmond is expected to grow by 81,000 people by 2041, and approximately 40,000 dwelling units will be needed. The challenge will be to find ways to:

- accommodate population growth within a limited land base, using utility, transportation and social infrastructure as efficiently as possible, without losing our cultural, social, heritage and natural assets
- ensure that our quality of life is not affected by increased traffic congestion, degradation of our natural environment, and loss of access to amenities such as park space, recreation opportunities, etc.

■ **Changing demographics:** The number of people per household is declining so more dwellings and a wider range of dwellings will be required to house the same number of people. An aging population, the number of people over 65 will substantially increase by 2041. The challenge will be to find ways to develop:

- a wider range of housing choices
- more accessible housing and services

■ **A lack of housing affordability:** For a large percentage of Richmond residents, renting or owning an affordable home is a problem. 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

■ **Climate change:** Over 49% of greenhouse gas emissions are transportation related and 47% come from the way build and operate buildings and 4% comes from solid waste. Uncertainty about the viability of long-term supply of fossil fuels will likely mean higher energy costs. The challenge will be finding ways to:

- design our neighbourhoods and buildings in a way that reduces demand for energy by all sectors
- identify and use clean, renewable sources of energy
- adapt to climate change as the anticipated effects of climate change will affect the way we live in the future (e.g., higher dykes due to rising sea levels and changes to water flows)

### ■ Managing for sea level rise:

- Since taking over ownership of approximately 49 km of dikes from the Province in 2003, the City has been proactively delivering a dike-raising program related to sea level rise according to the best science available.
- The City will continue this program and will continue to consider the best information available. The most recent information is the provincial publication, "Predicted Sea Level Changes for British Columbia in the 21st Century", 2008 which provides for a sea level rise range from 0.3 metres to 1.2 metres through to the end of the 21st century – to 2100.

### Opportunities

Richmond is now planning for the future to ensure that our city will continue to be a great place for us and for future generations. Well managed growth can:

- ensure that our neighbourhoods are transit-oriented, pedestrian friendly and well connected to schools, recreation, jobs and services
- add more housing choices (whether in neighbourhood centres, along transit routes) in the existing urban foot print to make better use of our urban land
- enhance a neighbourhood's well-being by designing attractive and compact neighbourhoods
- preserve the City's ecological assets
- provide for a diversity of housing types (single family, secondary suites, townhouses and apartments) to suit all ages, incomes and family composition
- shape land use patterns to connect housing close to jobs, services and transportation networks, (e.g., transit, cycling, roads and walking routes)
- shape land use patterns so that water, storm water and energy systems are more efficient
- design our neighbourhoods and our transportation networks to lower our energy consumption and our greenhouse gas emissions
- provide incentives to encourage more well designed buildings and more services such as child care





## Policy Planning and Development Services

(e.g., rezoning, development-permit guidelines)

Community planning establishes the OCP and land use plans which contain visions and goals, objectives and policies and development permit guidelines.

Once the OCP and plans are established, land use change occurs by rezoning, development permits, lot consolidations and buildings.

The Local Government Act authorizes local governments to designate Development Permit Areas (DPAs) in the Official Community Plan. They are a set of development regulations whose purpose is to protect the natural environment, protect agricultural land, and establish objectives for the form and character (design) of residential, commercial, industrial and multi-family development. As of 2008, DPAs can also establish objectives to promote energy conservation, water conservation and reduce greenhouse gasses.

**Below are some examples of how the development permit process can influence the design, form and character of new developments and associated public realm:**



Pedestrian priority over vehicles reinforced by: pavement changes, pedestrian scale lighting, wide sidewalks and landscaped seating areas reinforce pedestrian priority over vehicles, overall character and street activity.



Pedestrian only retail commercial street with pedestrian scale lighting, weather protection, landscaping and street furniture reinforce overall character and street activity, overall character and street activity.



Commercial parking areas organized in small parking clusters using different pavement colour and texture, raised pedestrian crossings, bollards. Vehicles are forced to move slowly through the parking area.



Commercial parking areas organized in small parking clusters using different pavement colour and texture, raised pedestrian crossings, bollards. Vehicles are forced to move slowly through the parking area.



Permeable landscaped strip/swale collects run-off water from the paved parking lot allowing natural absorption of rain water and contribute to irrigation.



Good use of landscaping, organization of parking in small clusters, one-way vehicular movement, banners – all contributing to the safety of pedestrians.



Mid-rise buildings with strong single family character contribute to easy transition between high and medium rise residential and lower density residential areas.



Mid-rise buildings placed at variable setbacks from the street, with non-continuous street frontage and substantial landscaping provide a transition to lower density areas.



Family oriented townhouse developments must provide children's playground areas. This playground is located at the centre of the complex, is protected from internal drive aisles, and provides for casual surveillance by residents.





## Energy and Greenhouse Gas Emissions Reduction

Historically high levels of greenhouse gasses (GHG) in the atmosphere are causing climate change resulting in sea level rise and an increase frequency of floods, drought and hurricanes. Energy experts are forecasting the end of economically feasible supplies of fossil fuels (e.g., oil and gas) by the middle of this century.

The unrestrained burning of fossil fuels (e.g., oil and gas) in our cars and homes threatens to quicken the depletion of fossil fuel reserves and increase the concentration of CO<sub>2</sub> in our atmosphere.

These impacts present challenges for our community, but among the challenges lie many opportunities for enhancing community innovation, cohesiveness and resiliency.

### What are we doing today?

New growth is being encouraged within the new City Centre and close to transit corridors and local neighbourhood centres. These areas offer businesses and residents an urban lifestyle and opportunities to go car-free given the proximity to transit, and public and retail amenities.

Our carbon footprint and reliance on the automobile are being reduced thanks to the opening of the Canada Line, expansion of our bicycle network and more complete communities.



### A way forward

The City of Richmond is developing a new Community Energy and Emissions Plan (CEEP) that aims to enhance Richmond's long-term resiliency. The plan will help to define an integrated energy system for our community.

The Province of BC's new climate action legislation (Bill 27) requires local governments to incorporate green house gas emission (GHG) targets, and policies and actions to achieve these targets into their Official Community Plans by May 2010. Community GHG emission reduction targets for the City of Richmond are being developed and will be included in our Official Community Plan.

These targets can be achieved through a range of actions including smarter designs for our homes and neighbourhoods, and more energy efficient methods of travel.







## Social Planning

### How does Social Planning contribute to a vibrant and healthy community today and into the future?

The key concern of social planning is people - ensuring that, as the city grows and develops, the needs of people living and working in Richmond are addressed.

#### Richmond has a strong history of social planning which includes:

- developing plans and policies
- delivering social programs
- engaging the community
- establishing partnerships
- contributing funding or other resources
- undertaking advocacy



#### In conjunction with the OCP, the City is also preparing a 10 Year Richmond Social Planning Strategy which will:

- identify future social planning priorities for Richmond
- clarify appropriate responsibilities for the City and others
- provide the foundation for more effective and sustainable social planning and service delivery in the future

### What are the challenges and opportunities facing us now and in the future to be addressed in the Official Community Plan?

#### Challenges

- economic uncertainty
- senior government funding constraints
- an increasing expectation of community agencies and the public
- addressing the impacts of City growth
- competition for limited City resources
- responding to community group requests for free or subsidized City land or space



#### Opportunities

- a strong network of community agencies
- a culture of collaboration amongst agencies and the community
- a strong tradition of social planning
- a relatively healthy economic base
- a diversity of community programs, facilities and amenities
- a well educated and culturally diverse population
- an increasing public awareness of sustainability issues





## Recreation Services

### How does the provision of recreation and sports amenities contribute to a healthy, vibrant community today and in the future?



Community recreation and sport amenities that provide opportunities for a range of physical and social activities are an essential component of a healthy, liveable city.

They help people:

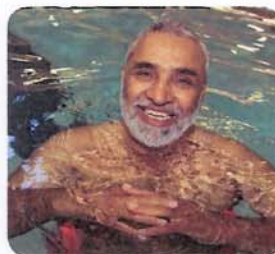
- be physically active
- engage in lifelong learning
- have fun
- connect with their physical environment, with the people around them, and with their community
- be fulfilled

### What are the challenges and opportunities facing us now and in the future to be addressed in the Official Community Plan?

- the 'baby-boomer' generation is retiring and they have unique needs and interests, a larger-than-ever disposable income, and likely a long retirement
- older adults are 'aging in place' and are staying at home despite disabilities
- 1 in 5 Richmond residents are immigrants. We must consider ethnic and cultural diversity to ensure equal opportunity and participation
- there is a growing gap between 'haves' and 'have-nots'. Poverty is present in all generations, but young families are now twice as likely to live in poverty as those 65+
- children and youth are increasingly inactive



- municipal recreational services are increasingly being delivered through partnerships. The City of Richmond currently works with many community partners to deliver programs and services
- municipal recreation infrastructure (e.g., our pools, community centres, etc.) are aging
- in June 2007, Council endorsed the Parks, Recreation and Culture Facilities Strategic Plan, which outlines the long-term plan for new facility development







## Arts, Culture and Heritage

### How do arts, culture and heritage contribute to a healthy, vibrant community today and in the future?

- the arts enhance our city and our lives by giving communities a sense of identity, shared pride and a way to communicate across multicultural boundaries
- public art builds a sense of place and civic pride by bringing art into public spaces
- heritage connects us with our past by interpreting and preserving a community's unique history
- the presence of artists and arts activities in a community contribute significantly to creating a vibrant and creative community



### What are the challenges and opportunities facing us now and in the future to be addressed in the Official Community Plan?

- create an environment and supporting policies and programs which ensure that arts, culture and heritage play a strong role in place making, community building, tourism and economic development
- increase the visibility of the arts. Establish arts districts where a critical mass of people, amenities and activities come together to increase public awareness and build synergies
- reflect a diversity of cultures
- encourage professional facilities to better serve audiences and artists. These include affordable spaces such as artist's live/work studios
- find resources and partnerships to restore, maintain and exhibit an abundance of unique heritage artifacts and sites







## Parks

### How does Parks contribute to a healthy, vibrant community today and into the future?

Parks (e.g., open spaces, trails) are essential to a community's liveability. They are a key factor in:

- achieving a high quality of life
- enhancing our communities
- keeping community members strong and healthy
- providing a diversity of recreational, social, cultural and environmental experiences
- building civic pride, increasing tourism and economic investment, enhancing retail potential and property values, and mitigating negative environmental effects



### What are the challenges and opportunities facing us now and in the future to be addressed in the Official Community Plan?

We need to ensure that the park planning framework and maintenance practices:

- provide the requisite amount, distribution and types of parks and open space needed to sustain liveability
- respond to current/changing community demographics and needs
- advance environmental sustainability and help regenerate Richmond's ecological health







# Transportation

## How does transportation contribute to a healthy, vibrant community today and into the future?

By encouraging people to choose sustainable transportation modes which:

- integrate roadway and non-automobile travel modes (e.g., cycling lanes)
- have traffic calming measures to enhance neighbourhood liveability
- efficiently and conveniently connect people and goods movement
- enhance transit service (e.g., buses) using neighbourhood centres as transfer points



- have safe, direct and attractive walking connections to local destinations
- integrate a comprehensive network of on-street and off-street cycling routes that connect to local destinations and regional bike routes



## What are the challenges and opportunities facing us now and in the future to be addressed in the Official Community Plan?

### Challenges:

- effecting changes to meet provincial, regional, and local government goals to reduce fossil fuel use and greenhouse gas emissions
- better integrating land use and transportation to create sustainable travel modes and efficient goods movement
- a transit network that is not competitive with private vehicles
- making neighbourhood streets that are pedestrian and cycle-friendly
- shaping travel choices so that transit, walking and cycling are the preferred modes to accommodate future travel demand



### Opportunities:

- encourage transit-oriented development (TOD) where all residents can live, work, shop and play without the need of a car
- gain support of TransLink to expand transit (e.g., bus) networks and improve service frequencies
- expand the network of pedestrian and cycling connections
- implement alternatives to car ownership (e.g., car-sharing, ride-share, taxis)







## *Business and Economic Development*

### How does business and economic development contribute to a healthy, vibrant community today and into the future?

Businesses are an integral part of a community. They create jobs that allow citizens to not only purchase homes, goods and services but also realize their potential as participants in the labour force.

Economic development provides a link between businesses and the community and ensures long-term economic growth through developing and implementing policies to keep and grow existing businesses and bring new businesses into the community.



### What are the challenges and opportunities facing us now and in the future to be addressed in the Official Community Plan?



#### Challenges:

- competition for business lands
- misuse and viability of agricultural land for food production
- escalating costs of land for business use
- reliance on fossil-based fuels in operational processes, product manufacturing and delivery
- compliance with the green house gas (GHG) reduction and targets
- integration of environmental and social pillars
- shortage of skilled talent

#### Opportunities:

- develop and implement an integrated long-term employment lands strategy for all types (industrial, agricultural, commercial, retail, educational, institutional) – lands that accommodate businesses which, in turn employ people
- examine the current industry mix and identify priority sectors for development while maintaining a balance between industry diversification and specialization
- establish public private partnership projects to address GHG reduction challenges
- encourage growth of higher education based on future industry needs
- promote a triple bottom line approach to doing business in the community







# A Healthy Environment

## How do Healthy Ecosystems contribute to a healthy and vibrant community today and into the future?

Everyday, local communities rely on the essential life-supporting or ecosystem services of the Earth's natural environments. The healthier the ecological system is, the more services it can provide and the healthier the living environments will be.

### Ecosystem services

#### Basic survival services:

food, water and clean air

#### Natural process services:

flood control, and waste assimilation

#### Provision of natural resources:

building materials and energy sources

**Ecosystem services are what nature provides for us free of charge everyday:**



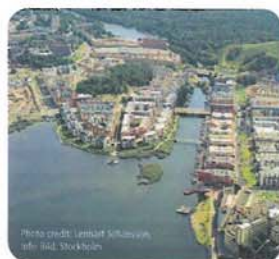
Regular time spent in nature improves children's cognitive abilities, their resistance to negative stress and their physical health.

– Richard Louv, Last Child in the Woods



"80% of major food crops depend on pollination by insects in order to reproduce"

– World Changing, Ed. A. Steffen



Studies in BC and across North America have shown that proximity to natural green space increases the value of residential property by 15 to 30%

– Green Bylaws Toolkit

### Our ecological system

In an urban and agriculturally rich community like Richmond the ecological system differs from a pristine natural area. Various ecological components need to be integrated with the human landscape in a wide range of ways to meet a suite of community needs.



### Rich ecological diversity

Richmond is located within some of the most productive ecosystems in the world. The Fraser River Estuary is home to one of the world's largest salmon runs and more than 1 million birds use the estuary to feed and rest during migration.

### In 2005, the City had:

- about 1,578 ha of terrestrial Environmentally Sensitive Areas, this is 12% of Richmond
- approximately half of the City's designated terrestrial Environmental Sensitive Areas preserved as parks or other protected areas





# *A Healthy Environment*

## What are the challenges and opportunities facing us now and in the future to be addressed in the Official Community Plan?

Through the OCP the community has the opportunity to move from protecting the natural environment in isolated pockets to a model that weaves green features large and small, natural and semi-natural with built features into an ecologically rich and vibrant landscape.

### Ecologically rich and vibrant landscape

- where ecological systems are valued as natural capital for the services they provide
- where ecological networks of all types and sizes are woven throughout our community
- where ecological areas are connected together by ribbons and threads of green
- where local green spaces provide multiple objectives (e.g. recreation, shading, pollination, flood mitigation)

### A framework to weave green features through our community:



**PRESERVE** existing natural areas & features: bogs, marshes, forests, watercourses



**INTEGRATE** natural and semi-natural features in the built and cultivated landscape



**ENHANCE** existing ecological features



**CONNECT** green spaces together with greenways that meet multiple objectives





## *Fire and Rescue*

### How does Richmond Fire and Rescue contribute to a healthy, vibrant community today and into the future?

- by providing for a safe community through prevention initiatives, preparedness, public education and emergency response when necessary
- by providing economic advantages to business partners through excellence in prevention and emergency response which positively impacts insurance rates and shortens business recovery periods



### What are the challenges and opportunities facing us now and in the future to be addressed in the Official Community Plan?

#### Challenges/Opportunities

- current and evolving community demographics equate to evolving needs
- increased population growth
- high-rise neighbourhoods
- global environmental change
- evolving legislation, bylaws and building regulations





## Richmond RCMP

### How does the Richmond RCMP contribute to a healthy, vibrant community today and into the future?

The primary goal of the RCMP is to increase community and public safety to provide "Safe Homes-Safe Communities".

To create an environment for community safety, the RCMP uses several approaches:

- prevention and education
- intelligence and investigation
- enforcement and protection measures.

These measures are supported by our members through both Community and Integrated Policing Services and Programs.



### What are the challenges and opportunities facing us now and in the future to be addressed in the Official Community Plan?

- pursue collaborative, sustainable and respectful relationships within our diverse community
- identifying strategies that focus on early intervention and the root causes with youth and crime
- ensure safety and security for the 2010 Olympic Winter Games Richmond venues and live site
- implement and maintain an effective IT infrastructure
- through the use of intelligence-led policing, effectively address crime trends
- implement and maintain our Crime Reduction Strategy (targeting of prolific offenders)
- using a problem-oriented policing model, monitor and respond to any concerns arising from the Canada Line
- enhance our ability to communicate effectively both internally and externally with employees, clients, and stakeholders
- address emergency preparedness
- maintain an experienced workforce
- design/construct/locate a new Public Safety Building to better meet capacity needs and functions







## Thank you for attending our open house

Don't forget to complete the survey, as your input is important to us. You can drop it off in the drop box at the meeting tonight or fill it out online at [www.richmond.ca/OCP-update](http://www.richmond.ca/OCP-update).

### Next Steps

Using your feedback during these first round open houses and in the OCP survey, City staff will be compiling the results and will be sending a 1st round public open house report to Council in January 2010.

We will also put the public survey results on the OCP website.

We will be having a second round of public consultation in the spring. Please check out our website at

[www.richmond.ca/OCP-update](http://www.richmond.ca/OCP-update) for details. Open house ads will be placed in the Richmond newspapers to let you know when the next open houses will be.



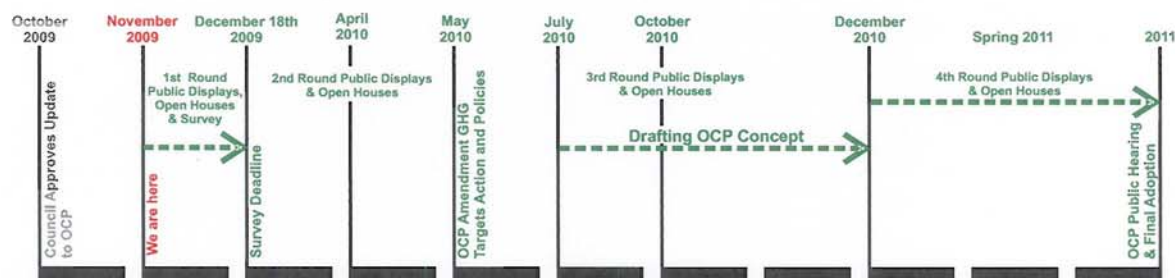
### Spring 2010 Open Houses

At the spring open houses we will show:

- results of the OCP surveys and public consultation and what they mean for the OCP
- a preliminary OCP concept with a preliminary OCP sustainability vision
- some preliminary results from some of our studies (demographic, Employment Lands Strategy, ESA update)
- the OCP GHG emission reduction targets, policies and actions
- some transportation concepts (including concepts for the Richmond Transit Plan) for outside City Centre
- some possible draft park and community amenity locations



### OCP Public Consultation Timeline



### For more information

For more information, please email [OfficialCommunityPlan@richmond.ca](mailto:OfficialCommunityPlan@richmond.ca), call 604-276-4188 or visit the City's website at [www.richmond.ca/OCP-update](http://www.richmond.ca/OCP-update).

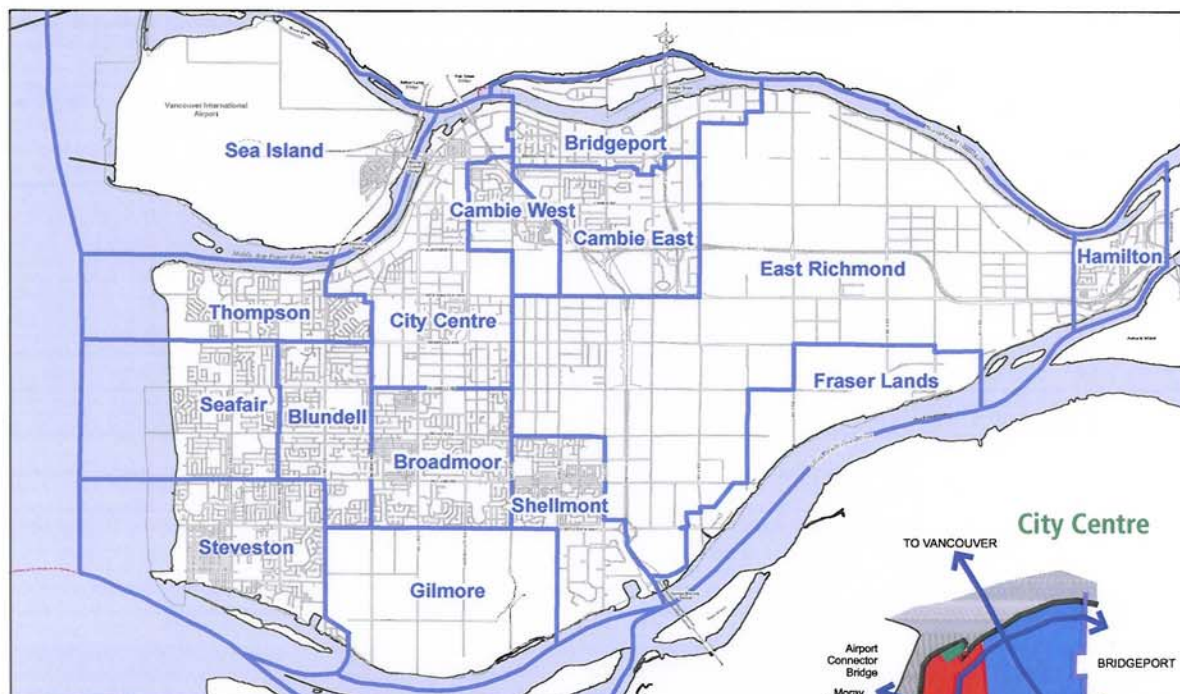
**We want to hear from you!** To identify what our sustainable community will look like and to fairly reflect community values and aspirations in the OCP, we would like you to complete the OCP survey that asks a number of questions about living in Richmond. Your answers will help us in the next phase of the OCP update.



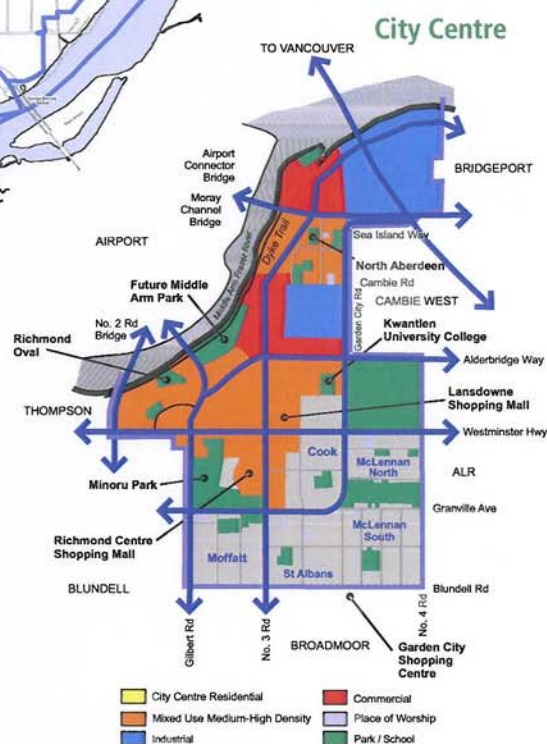


# Richmond's Neighbourhoods

A neighbourhood means different things to different people. It can be as small as a city block or larger where people live, work and play and can call their own. For planning purposes, the 1999 Official Community Plan divides the city into "local planning areas" also called "neighbourhoods". Many of these neighbourhoods have more detailed plans about what type of land uses are allowed and where. These local area plans are part of the Official Community Plan.



## East Richmond and Fraser Lands

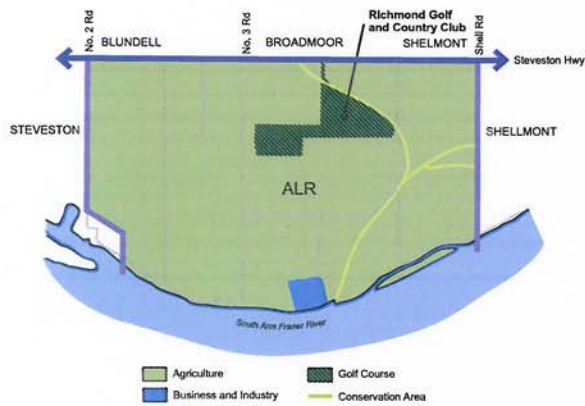






# Richmond's Neighbourhoods

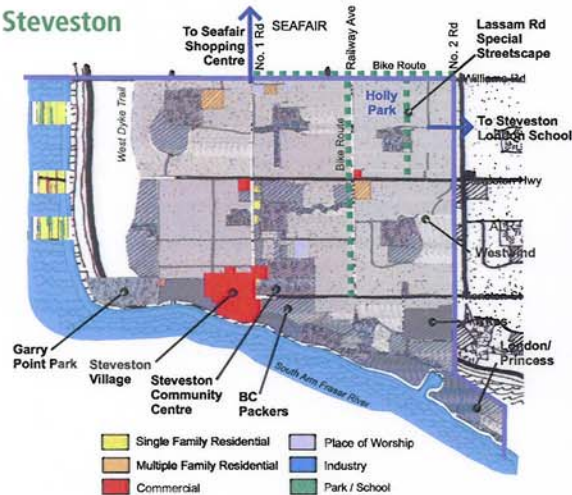
## Gilmore



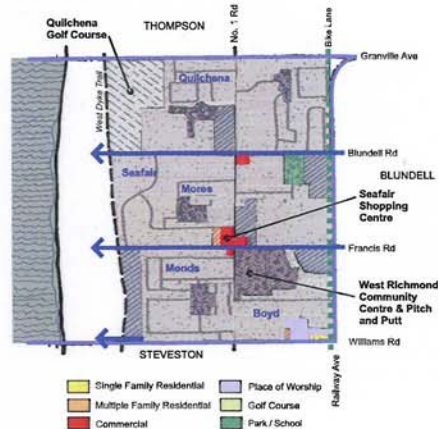
## Shellmont



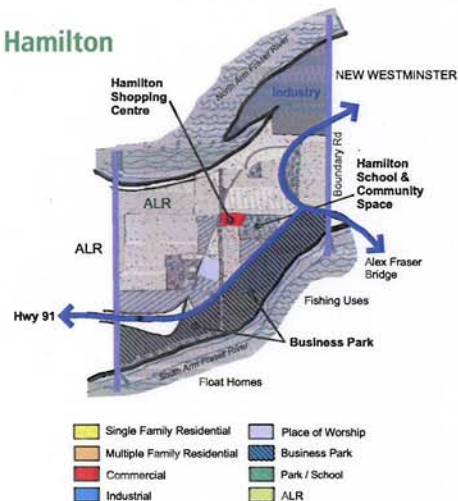
## Steveston



## Seafair



## Hamilton



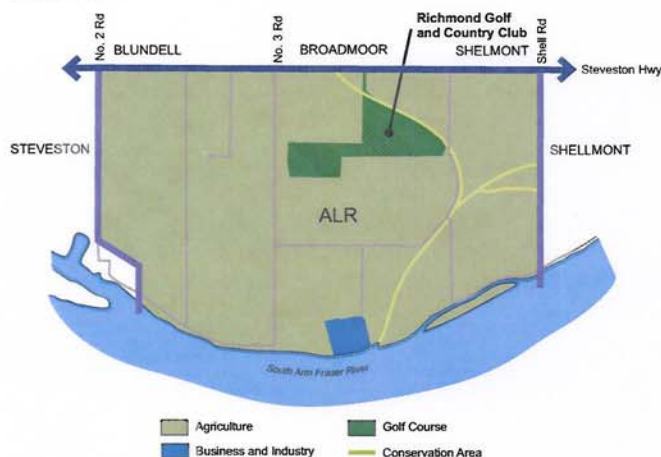
## Thompson



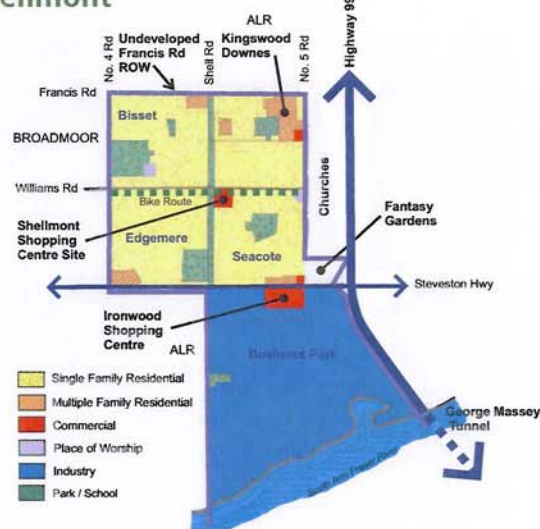


# Towards a Sustainable Community Official Community Plan (OCP)–2041 Update

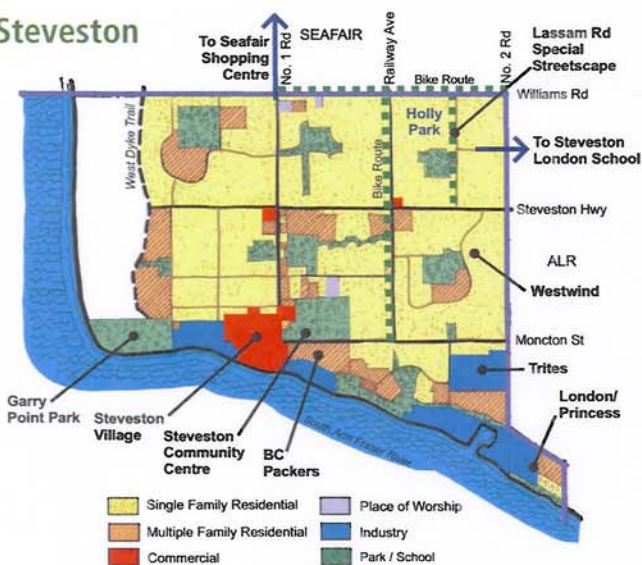
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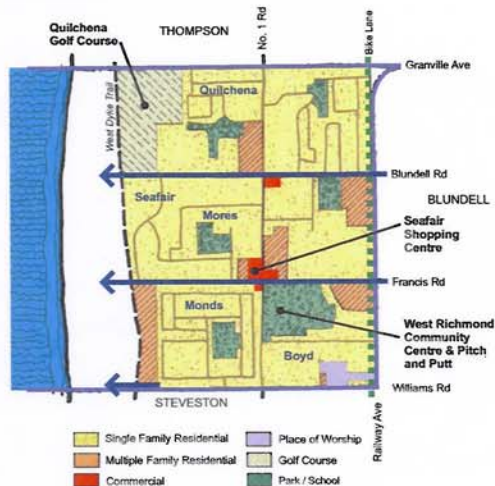
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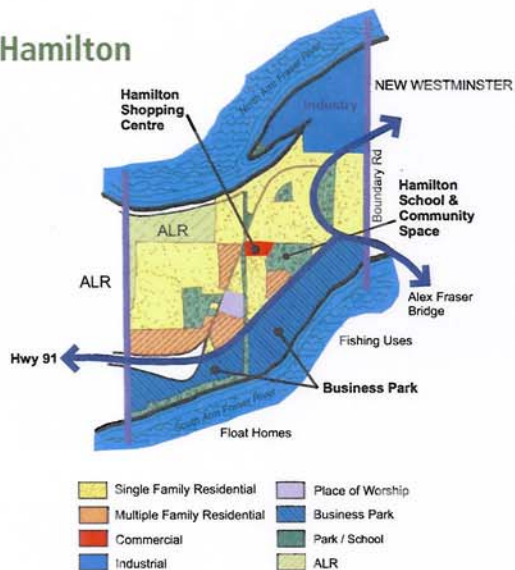
## Steveston



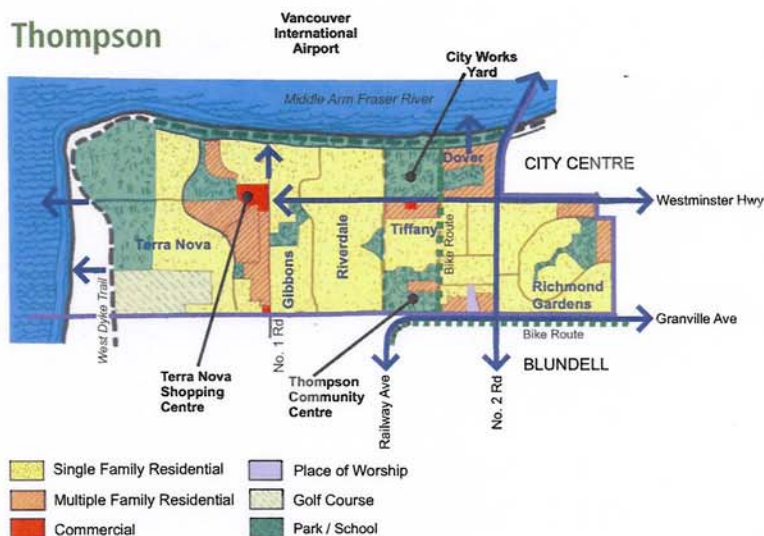
## Seafair



## Hamilton



## Thompson







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[info@udi.org](mailto:info@udi.org)  
[www.udi.bc.ca](http://www.udi.bc.ca)

February 11, 2010

Terry Crowe  
City of Richmond  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

Dear Mr. Crowe:

***Re: City of Richmond Official Community Plan (OCP) Review***

Thank you for involving the Urban Development Institute (UDI) early in the process of Richmond's OCP Review. We have had the opportunity to review the Public Survey provided by staff on the OCP, and have several comments related to it.

***Parks***

Question 7 relates to the availability of parks. The issue of parkland and park ratios is becoming a significant cost issue for many local governments. As you know, park DCCs are becoming larger components of municipal DCC programs and are threatening affordability.

Metro Vancouver's Regional Growth Strategy (RGS) will further challenge the City by restricting uses within the Urban Containment Boundary as well as limiting growth in the Non-Urban Designated areas. As a result, having high park ratios within the Boundary will be difficult, and expensive – if not impossible to achieve – because the land supply will remain finite as the population grows within the Boundary.

UDI has had productive discussions with you and your colleagues regarding the RGS and hope to continue doing so in an effort to create positive solutions. One idea is to have all local governments and Metro look at developing park areas outside of the Urban Containment Boundary with linkages to the urban areas.

***Land for Business and Job Creation***

Question 10 addresses the supply of land for businesses and job creation. UDI is very much in favour of having a balanced community with an adequate supply of land for jobs. We hope this does not lead to the freezing of land, similar to the pseudo Industrial Land Reserve being proposed in the RGS or through office reserves. In the past, these types of policies have led to higher land prices, and housing affordability problems.



We recommend that Richmond look at encouraging and incenting the development of job space in areas where residential development is already limited (e.g. near the airport).

### ***Green Buildings/Sustainability***

In terms of Question 14, the industry is supportive of sustainability and building green. UDI encourages policies that enable and incent innovation, and we would like to work with the City as it develops policies in this area.

We note that the collaboration between UDI and the City related to the green roof by-law was positive and allowed the City to achieve its goals while providing the industry flexibility.

Before any government regulations are imposed, we would like to ensure any policies passed are workable, cost effective and have no unintended consequences. Governments also need to ensure that enough people are trained to design, build and maintain whatever technology is being regulated.

Other groups also need to be involved in the process, including warranty providers, and the Condominium Home Owners Association.

It is important to note that regulations can also stifle innovation. For example, some local governments have and want to mandate green roofs. However, roofing materials and systems are always improving. Further, "more bang for the buck" may be generated through other strategies.

Richmond should also encourage densification, especially near transit, to improve the modal split between automobile use and other less carbon intensive transportation options to reduce greenhouse gas emissions. The industry is pleased that Richmond adopted this approach for the Canada Line through the City Centre Area Plan.

### ***Housing Opportunities***

Questions 16 to 19 outline several proposals to add more affordable housing into Richmond:

- Allowing coach houses;
- Allowing secondary suites in apartments and townhouses;
- Allowing three-storey townhouses and low rise apartments on arterial roads; and
- Allowing more types of residential housing within and around shopping centres.

UDI is strongly supportive of these proposals. They will allow more affordable and sustainable housing opportunities for Richmond residents.

In terms of Questions 20 and 21, UDI would like to work with the City to find other areas and opportunities for densification. UDI also encourages Richmond to look at ways to reduce costs (and improve affordability) by:

- lowering fees and charges;
- reducing the regulatory burden;
- reducing processing times; and
- pre-zoning some areas.

As you know, the industry would be concerned about any further expansions of the Affordable Housing Policy. The City has made some progress in the implementation of the policy and we commend staff and Council for this. However, UDI is still concerned that the policy increases the cost of housing for new homebuyers, thus undermining affordability overall.

UDI looks forward to working with you and Richmond staff as the City develops its vision for the future – the new OCP.

Yours truly,

Original signed by:

Jeff Fisher  
Deputy Executive Director

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## EAST RICHMOND COMMUNITY ASSOCIATION

12800 Cambie Road, Richmond, British Columbia V6V 0A9 • Telephone 604-233-8399  
Fax 604-278-2609

December 1, 2009

Terry Crowe  
Manager, Policy Planning  
City of Richmond  
6911 No 3 Road  
Richmond, BC

Dear Terry Crowe:

### Re: Official Community Plan Update

For quite some time, East Richmond Community Association (ERCA) in co-operation with the City, has been working hard for the improvement of the Cambie / East Richmond area. As a result of this collaboration, a lot has been achieved. However, more improvements are required to meet our goal of developing a vibrant, healthy, sustainable community. In this context, ERCA has identified a number of priorities for this area. These include the following:

1. A full service grocery store
2. Lighting on pathways in park with benches
3. Street banners and beautification in the #5 Road and Cambie Road area.
4. Covered seating close to Cambie Community Centre – gazebo with 4 picnic tables
5. Bigger premises for the Cambie Library
6. Additional health services
7. A seniors' centre
8. A youth centre expansion
9. Outdoor hockey box

I would like to emphasize that these are just some of our priorities. This list is not conclusive but just a start. It has been a pleasure for the ERCA to work with the City in making East Richmond a better place to live.

Thank you.

Yours truly,

Balwant Sanghera  
President  
East Richmond Community Association  
[b\\_sanghera@yahoo.com](mailto:b_sanghera@yahoo.com)

The arts are an important component in a healthy community. We want to ensure that they are included in the long-term planning of the City of Richmond.

Thank you for this opportunity to contribute to the OCP 2041 Update. If I can provide any further information, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'John Richardson', with a stylized flourish at the end.

John Richardson  
President  
Richmond Art Gallery Association





Office of the Chief Operating Officer  
 Richmond  
 7000 Westminster Highway  
 Richmond, BC V6X 1A2  
 (604) 244-5537

December 14, 2009

Terry Crowe  
 Manager, Policy Planning Division  
 Richmond City Hall  
 6911 No. 3 Road  
 Richmond BC V6Y 2C1

Dear Mr. Crowe:

Vancouver Coastal Health is very interested in participating in the updating of the Official Community Plan (OCP) for the City of Richmond. The purpose of this letter is to provide some high level comments on the OCP, and also, to convey to City Staff and Council our desire and readiness to be an active partner throughout the City's process.

In the past 10 years Richmond has experienced very significant population growth, demographic shift, cultural diversification, and urbanization. It would be important for the OCP 2041 to provide a constant vision and a robust framework for our community to continue to grow and to be the most appealing, livable and well-managed community in Canada.

#### **General Feedback on the OCP for City Staff and Council Consideration**

Vancouver Coastal Health has been (and continues to be) a partner to the City on a number of initiatives over the past decade, including the Richmond Substance Abuse Task Force, the Richmond Poverty Response Task Force, the Parks, Recreation and Culture Services Master Plan, and the soon to be completed Richmond Community Wellness Strategy. These are initiatives that should inform the OCP update.

As well, there is increasing evidence that a "healthy built environment" is critical to achieving a sustainable community. The characteristics of our human-constructed physical environment – the built environment – have significant effects on population health. This is especially important as Richmond grows. We respectfully submit that the following areas, where population health and the built environment intersect, require consideration as the OCP is updated:

Terry Crowe  
December 14, 2009  
Page 3.

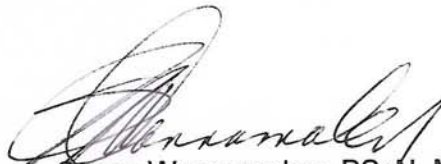
2. **Assistance in public engagement activities.** Through the office of our Medical Health Officer, Vancouver Coastal Health can assist City staff in providing public presentations to increase community awareness on the vital links between health and wellness and the built environment.
3. **Assistance to City staff in translating population health and wellness pre-requisites into achievable objectives within the OCP.** VCH can work in partnership with the City towards a healthy and sustainable Richmond.

In summary, the OCP update could have a significant impact on population health and wellness, as well as health services infrastructure. Vancouver Coastal Health respectfully submits that greater inclusion of the Health Authority, a key stakeholder in the OCP update process, can bring significant benefits to the City, to Vancouver Coastal Health, and, most importantly, to the residents of Richmond. The OCP update is an excellent opportunity to further strengthen the partnership between the City of Richmond and Vancouver Coastal Health.

Yours truly,



James Lu, MD  
Medical Health Officer  
Vancouver Coastal Health – Richmond



Susan Wannamaker, BScN, MHA  
Chief Operating Officer  
Vancouver Coastal Health - Richmond

CC: Mayor and Council Members, City of Richmond





December 14, 2009

Terry Crowe  
Manager, Policy Planning  
City of Richmond  
6911 No 3 Road  
Richmond, BC  
V6Y 2C1

Dear Terry:

**Subject: City of Richmond Official Community Plan (2041) Update**

Thank you for your letter of November 24 to Larry Berg seeking the Airport Authority's input to the OCP 2041 Update. As Richmond's principal economic generator we are happy to participate. We would be interested in meeting with City staff to discuss this more fully. We understand that such a meeting may be difficult to organize given that both the City and the Airport Authority's time is being spent preparing for the 2010 Olympic and Paralympic Games and this will continue to occupy us until April 2010.

To assist you in maintaining your schedule I'm providing the following initial comments. We support a long-range planning horizon and the use of a sustainability framework and commend the City for adopting such an approach. Our issues will be familiar to you and focus on ensuring that Vancouver International Airport continues to be able to support the citizens and businesses of Richmond and the region. More specifically, an updated OCP should ensure land-uses around YVR are compatible with the 24-hour operation of an international airport; should promote complimentary land uses encouraging businesses that benefit from close proximity to the airport to locate there; and should address the demands from non-airport related vehicle traffic on the bridges to and from Sea Island, the future of Burkeville and aeronautical zoning.

We look forward to working with the City of Richmond on this important project. Please call Mike Brown at 604-276-6309 should you wish to discuss further.

Yours truly,

A handwritten signature in blue ink, appearing to read 'Anne Murray', is written over a horizontal line.

Anne Murray  
Vice-President, Community and Environmental Affairs

P.O. BOX 23750  
AIRPORT POSTAL OUTLET  
RICHMOND, BC CANADA V7B 1Y7  
[www.yvr.ca](http://www.yvr.ca)

TELEPHONE 604.276.6500  
FACSIMILE 604.276.6505





## Community Planning &amp; Development

File: P09-25

December 15, 2009

Terry Crowe  
Manager, Policy Planning  
City of Richmond  
6911 No. 3 Road  
Richmond, BC, V6Y 2C1

Dear Mr. Crowe:

**RE: City of Richmond Official Community Plan (2041) Update**

Thank you for your letter dated November 24, 2009 informing the Corporation of Delta that the City of Richmond has initiated an update to the Official Community Plan (OCP). At this time, Delta staff does not have any specific comments on the current OCP or the proposed planning process and timeline. We do look forward to reviewing the draft OCP concept plan in 2010 and providing some input at that time.

Yours truly,

A handwritten signature in black ink, appearing to read "T. Leathem", written over a horizontal line.

FOR/Thomas Leathem  
Director of Community Planning and Development

JH/cd

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Acknowledgement Letter.doc



The Corporation of Delta  
4500 Clarence Taylor Crescent  
Delta, BC V4K 3E2  
604.946.4141

[www.corp.delta.bc.ca](http://www.corp.delta.bc.ca)





DEC 15 2009

Cliff #:184764

Terry Crowe  
Manager, Policy Planning  
City of Richmond  
6911 No 3 Road  
Richmond BC V6Y 2C1

Dear Terry Crowe:

**Re: City Of Richmond OCP 2041 Update**

Thank you for the opportunity to provide comments on the Richmond Official Community Plan (OCP) 2041 Update. I have taken the opportunity to share the proposed Community Plan with our regional staff, who will be providing their comments separately.

We look forward to continuing to work together to address transportation matters of mutual concern, as has occurred in the past in the East Richmond and Fraserlands area.

Please forward a copy of your final new OCP to Andrew Hind, Senior Transportation Planning Engineer. He can be reached at [Andrew.Hind@gov.bc.ca](mailto:Andrew.Hind@gov.bc.ca) or 604-775-2465.

Yours truly,

Dave Byng  
Chief Operating Officer

pc: Andrew Hind

---

Ministry of  
Transportation and  
Infrastructure

Office of the  
Chief Operating Officer

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