

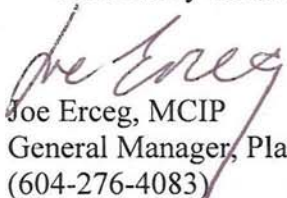


To: Planning Committee **Date:** April 8, 2011
From: Joe Erceg, MCIP **File:**
General Manager, Planning and Development
Re: 2041 OCP Update: Second Round of Public Consultation Findings




Staff Recommendation

That, as per the staff report entitled: "2041 OCP Update: Second Round of Public Consultation Findings", dated April 8, 2011:

1. Regarding coach house and granny flat options:
 - a.) In May-June 2011, prior to the 2041 OCP Update being finalized, more community consultation take place in the Richmond Gardens, Edgemere, and Burkeville areas to seek more input to see if the residents in these three areas want to consider coach houses and granny flats options; and
 - b.) No other areas will be considered for granny flats and coach houses in the 2041 OCP.
2. Regarding more consultation and planning to densify neighbourhood centres outside the City Centre, after the 2041 OCP is approved:
 - a.) City-led neighbourhood centre master planning processes will be undertaken for East Cambie and Hamilton Neighbourhood Centres;
 - b.) If the owners of the Blundell and Garden City shopping malls, request in writing to initiate a neighbourhood centre densification planning process which the City will guide and they will undertake and pay for, such requests will be considered by Council;
 - c.) Densification of the Seafair, Terra Nova and Ironwood Neighbourhood Centers, not be considered in the 2041 OCP Update; and
 - d.) The Broadmoor Neighbourhood Centre can continue its densification, as per the Broadmoor Neighbourhood Centre Master Plan approved by Council in 2010.
3. The above recommendations be incorporated into the 2041 OCP Concept for further community consultation and refinement, prior to inclusion in the 2041 OCP Update.


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

Att. 19

FOR ORIGINATING DEPARTMENT USE ONLY			
ROUTED TO:		CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Development Applications		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Transportation		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
REVIEWED BY TAG	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	REVIEWED BY CAO
			DEPUTY  YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

Staff Report

Origin

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

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

The 2041 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.”

The purpose of this report is to present:

- For Part 1: 2041 OCP Update - 2nd Round October/November 2010 Public Consultation results indicating:
 - the public input received in the second round of OCP public consultation;
 - housing/neighbourhood centre options, survey and public open houses findings;
 - sustainable (community energy) Open House findings;
 - Agricultural Open House findings;
 - written OCP submissions; and
 - letsTALKRichmond online discussion forum feedback.
- For Part 2:
 - The criteria and rationale for choosing 3 specific areas, specifically the Richmond Gardens, Burkeville and Edgemere areas, for additional May-June 2011 consultation (e.g., surveys, open houses) regarding granny flat and coach house options, prior to finalizing the 2041 OCP Update;
 - The criteria and rationale for choosing East Cambie and Hamilton Neighbourhood Centres to be subject to a City-led neighbourhood centre master planning process after the 2041 OCP Update is approved; and
 - The criteria and rationale for identifying the Blundell and Garden City Neighbourhood Centres for shopping mall owner-led planning processes after the 2041 OCP is approved.

Background

2041 OCP Update Activities To Date

- In November and December 2009, the first round of public consultation was launched with open houses and a public survey. Highlights of the first round survey results include that the City has strong building blocks (City Centre densification and ALR preservation) to enable it to move towards sustainability with:

- strong city political leadership;
- senior government assistance;
- mixed use and densification at key places outside the City Centre;
- more housing choices and mixed use neighbourhoods with amenities, shops and services close by; and
- improved transportation, natural areas, parks and green space.
- In May, 2010, Council approved an OCP Green House Gas (GHG) reduction target of 33 percent below 2007 levels by 2020, to successfully meet Provincial legislation for OCP GHG target requirements;
- In July 2010, Council received the copy and summary of the 2041 OCP Update study entitled: "*Community-level Projections of Population, Housing & Employment*", prepared by Urban Futures which identified population, housing and employment projections to assist in planning growth to 2041. The report presented staff options regarding potential new forms and locations of ground oriented housing (e.g., granny flats, coach houses, duplexes, fourplexes), outside the City Centre while maintaining employment and agricultural lands. Some conclusions and options were:
 - Richmond would normally grow to 280,000 people by 2041 and will account for approximately 7-8% of Metro Vancouver's population;
 - Richmond will need a total of 46,271 new housing units (26,494 apartments and 19,777 ground oriented units) by 2041;
 - Based on the options for new housing types put forward in the July 2010 staff report, Council agreed that staff should explore new housing options in the single family areas outside the City Centre as part of the 2041 OCP Update. Council agreed that the densification of neighbourhood centres and new housing forms such as granny flats, coach houses and duplexes were suitable options for presentation to the public to determine their degree of acceptance via open houses and a survey;
- In October and November 2010, the second round of public consultation was undertaken with five open houses and a survey on housing and the future planning of neighbourhood centres;
- In April 2011, the 2041 Employment Lands Strategy was presented to Planning Committee for consideration; and
- Due to its complexity, the Environmentally Sensitive Area (ESA) Strategy will take until December 2011 to complete, as it involves substantial and detailed study, and further analysis and consultation.

Purpose and Status of all OCP Studies

The purpose and status of all the 2041 OCP Studies are described in **Attachment 1**.

Staff will integrate already approved department planning strategies (e.g., Recreation; Arts, Culture and Heritage) into the 2041 OCP update. The remaining studies will be completed by December 2011 for Council's consideration and integration into the 2041 OCP.

Analysis

Part 1: 2041 OCP 2nd Round Public Consultation Results

1.1 2041 OCP Update Survey, Open Houses, Online Discussion And Distribution Methods

Attachment 2 outlines the details of the second round public consultation process including the five public open houses on the OCP Housing/Neighbourhood Centre survey, an Agricultural Open House, a Sustainable (e.g., community energy) Open House and the online “letsTALKRichmond” discussion forum activity reports and comments. Each open house began with a 20 minute staff presentation followed by a question and answer session.

The proposals contained in the 2041 OCP Housing and Neighbourhood Centre Survey were also presented to the Urban Development Institute (UDI) and the Richmond Small Home Builders in November 2010 and their comments are included in this report.

Attachment 3 contains the 2041 OCP Housing and Neighbourhood Centre Survey.

Attachment 4 contains the 13 display boards that were presented at the open houses and one display board from Vancouver Coastal Health.

1.2. Detailed Survey Responses and Petition Material

The detailed survey findings (City wide and by neighbourhood; petitions and resident letters) are on file in binders in the Clerk’s Department, in the Councillor’s Lounge and at the City Hall Front Counter. The contents of the detailed survey binder are as follows:

Table of Contents: Survey Response Binders	
OCP Housing/Neighbourhood Survey Responses	
– City wide survey results – (see attachments below)	
– survey results by neighbourhood:	
– For the single family lots greater than 550 m2 (6,000 sq. ft): - (Attachment 5 , a map),	
– For the single family lots less than 550m2 (6,000 sq. ft): - (Attachment 6 , a map),	
– For neighbourhood centre survey - (Attachment 7 , a map).	
– verbatim survey comments by question/topic	
– verbatim survey responses by neighbourhood	
– summary of “most mentioned” comments by topic	
– www.letsTALKRichmond.ca - online discussion forum comments	
Petitions and Letters	
Thompson (Riverdale) petition	– Representing 142 households and 168 people
Thompson (Gibbons) petition	– Representing 26 households and 44 people - (Map of Riverdale and Gibbons Attachment 8) – submission made by Maureen Coyle - 6811 Gibbons Drive
Monds (Seafair) survey package	– 24 surveys, representing 20 households & 46 people – From the survey feedback: 49 householders and 58 people – A total 69 households and 104 people - (Attachment 9)
Letters and emails	1. Marion Smith, 6580 Mayflower Drive, Riverdale (Thompson) 2. Erika Simm, 4991 Westminster Highway 3. Ian Frier, 4240 Tucker Avenue 4. Letter writer unknown 5. Bob Williamson (no address) 6. David & Melanie Crook (no address) 7. Mark Heath, Ullsmore Road 8. Marion Smith (no address) 9. Walt Poehlke (no address) 10. Kwai Kam (no address) 11. Merrill Muttart (no address) 12. Paul Yu (no address); Edward Arneson (no address); Rovert Plowman (no address)

1.3 2041 OCP Survey Participation and Public Open House Attendance

- A total of 488 OCP Housing/Neighbourhood Centre surveys were received;
- Of the 488 OCP surveys, 291 responded online and 197 sent in paper copies;
- The largest survey participation came from Richmond's westerly areas of Seafair, Thompson and Steveston;
- The lower survey participation came from Richmond's eastern areas such as Cambie East, Cambie West, Shellmont and Hamilton; and
- Attendance at the open houses was higher in the 2nd round with attendance ranging from 30 people at the Hamilton Community Centre to 93 people at South Arm Community Centre.

1.4 2041 OCP Survey Structure and Questions

The survey consisted of two parts.

Part A consisted of questions about whether people would consider:

- On Smaller Single Family Lots (up to 550 m²):
 - granny flats or coach houses *instead of* a secondary suite in single-family houses; or
 - a duplex on the lot *instead of* a single family house and a secondary suite.
- On Larger Single Family Lots (over 550 m²):
 - granny flats or coach houses *in addition to* a secondary suite in single-family houses; or
 - a duplex, *instead of* a single-family house and a secondary suite.

The table below lists the housing forms that were suggested and how Richmond defines them.

Housing types proposed for single family neighbourhoods outside the City Centre	
Housing type	Description
Granny Flat	- a detached, self contained dwelling located on the ground floor in the rear yard - maximum size would be 70 m ² (755 sf)
Coach House	- a self contained dwelling located above a detached garage in the rear yard - maximum size would be 60 m (645 sf)
Duplex	- two self-contained dwellings located either:(1) side by side, or (2) front & back on the site - the maximum size would be the same as a single-family house

Part B of the survey consisted of three questions related to future planning around the eight neighbourhood centres outside the City Centre. Residents were asked if they would consider, after the 2041 OCP is approved:

- future planning and community consultation around the eight neighbourhood centres to create more mixed use and walkable communities where people can better live, work, shop and play;
- a range of uses and building types in the *inner core* (e.g., mixed use buildings with commercial at grade and residential or office above, low to medium rise apartments and townhouses on the shopping centre site); and
- a range of housing types such as triplexes, fourplexes, some townhouses *as well as* granny flats, coach houses and duplexes in the *outer core* (e.g., outside the inner core of the shopping centre and within the single-family residential area).

Neighbourhood Centre	Description
Inner Core	– shopping centre site itself and any adjacent commercial or multi-family residential sites along the major arterial roads abutting the Neighbourhood centre
Outer Core	– the area within a 5 minute walk to the inner core.
Housing Types proposed to be considered for the “outer core” of future neighbourhood centre planning (in addition to granny flats, coach houses and duplexes)	
Triplex	– three self contained dwellings in a single detached dwelling each used by one household
Fourplex	– four self contained dwellings (strata units on the ground floor; 2 strata units on the second floor) in a 2 or 3 storey, duplex form
Town houses	– three or more dwelling units where the yards are either privately owned (e.g., row housing or fee simple town housing) or common ownership (i.e., typical strata development).

1.5 2041 OCP Housing/ Neighbourhood Centre Public Survey Findings

The table below summarizes the 488 city wide responses to the survey questions and the lessons learned. A more detailed summary showing number of respondents and results by area is in **Attachment 10**.

City - Wide 2041 OCP Housing/Neighbourhood Centre Public Survey Findings		
Part A: New Housing Types in Single Family Areas		
Large Lots (e.g., over 550 m2 or 5,920 ft.2 in size) - (ATTACHMENT 5 - A Map)		
2. Currently, owners may have a single-family house AND a secondary suite. The following additional housing choices should be permitted:		
a) in addition to a secondary suite	Strongly Agree/Agree	Strongly Disagree/Disagree
– i) a coach house	37% (184)	53% (259)
– ii) a granny flat	Strongly Agree/Agree	Strongly Disagree/Disagree
	39% (191)	49% (241)
b) instead of a single-family house AND a secondary suite	Strongly Agree/Agree	Strongly Disagree/Disagree
– i) a duplex.	37% (181)	49% (238)
Small Lots (e.g., up to 550 m2 or 5,920 ft2 in size) - (ATTACHMENT 6 - A Map)		
1. Currently, owners may have a single-family house AND a secondary suite.		
2. The following additional housing choices should be permitted.		
a) instead of a secondary suite	Strongly Agree/Agree	Strongly Disagree/Disagree
– i) a coach house	33% (162)	56% (272)
– ii) a granny flat	Strongly Agree/Agree	Strongly Disagree/Disagree
	32% (154)	52% (256)
b) instead of a single-family house AND a secondary suite:	Strongly Agree/Agree	Strongly Disagree/Disagree
– i) a duplex	32% (154)	51% (248)
Part B: Future Planning Around the Existing Eight (8) Neighbourhood Centres (ATTACHMENT 7 - A Map)		
3. Eight (8) Neighbourhood Centre Areas: Over the long term, after the 2041 OCP Update is completed, more detailed planning should be undertaken, in close consultation with the neighbourhood, for the eight (8) Neighbourhood Centre Areas.	Strongly Agree/Agree	Strongly Disagree/Disagree
	78% (383)	10% (49)

City - Wide 2041 OCP Housing/Neighbourhood Centre Public Survey Findings		
4. Inner Core of the Neighbourhood Centre In the future planning and community consultation for the eight (8) Neighbourhood Centres, a range of uses and building types in the inner core (e.g., mixed use buildings with commercial at grade and residential or office above, low to medium rise apartment and townhouses) should be considered:	Strongly Agree/Agree 52% (255)	Strongly Disagree/Disagree 27% (136)
5. Outer Core of the Neighbourhood Centre In the future planning and community consultation for the eight (8) Neighbourhood Centres, the range of housing types in the outer core (e.g., outside the inner core and within the single-family residential area) should be extended beyond coach houses, granny flats and duplexes to included triplexes, fourplexes and some townhouses.	Strongly Agree/Agree 32% (154)	Strongly Disagree/Disagree 57% (280)

1.6 Area Petitions and Packages (see Binder)

Riverdale and Gibbons Area: Two petitions stating concerns about densification were submitted from the Riverdale and Gibbons areas. Both sets of petitioners identified concerns about the densification of these areas and their desire to preserve their single-family lot character.

Monds Area: A survey package from the Monds area was received in October 2010 and represented 20 households. They objected to the coach houses and granny flat options.

1.7 City - School District Consultation

During the consultation period, City staff met several times with School District staff and were invited to an informal discussion with the Trustees regarding the 2041 OCP update theme, consultation, survey questions and process. The School District would like the 2041 OCP to reflect that schools are important centres of communities, and continue to support school children safety and walkable communities. These points will be addressed in the 2041 OCP. City staff will continue to consult with the School District regarding this report and others as they become available.

1.8 Key Messages from Survey Findings

Survey Part A: Housing Choices In Single-Family Areas

In general, Richmond residents indicated the following regarding housing choices in single family areas:

- City wide, (49% to 56%) either strongly disagreed or disagreed with coach houses, granny flats or duplexes on lots located anywhere but on an arterial road;
- In the Seafair area (163 out of 488 surveys), there was very low support for considering new housing types; 62% to 68% strongly disagreed or disagreed with coach houses, granny flats or duplexes on lots not located on an arterial road.

- There was some support in specific areas (over 50%) for considering:
 - Coach houses in Steveston where 53% strongly agreed or agreed;
 - Granny flats in Broadmoor where 59% strongly agreed or agreed;
 - Coach houses and granny flats in Shellmont where 50% strongly agreed or agreed with coach houses and 57% strongly agreed or agreed with granny flats;
 - Coach houses and granny flats in Hamilton where 67% strongly agreed or agreed with coach houses and 66% strongly agreed or agreed with granny flats on large lots;
 - Coach houses and granny flats in Cambie East where 53% strongly agreed or agreed with coach houses and 54% strongly agreed or agreed with granny flats on large lots.
- There was some support in Burkeville, East Richmond/Fraser Lands and Bridgeport for coach houses and granny flats, but the number of respondents in each area was very low (under 10);
- The duplex housing form was not supported by most areas. Most mentioned that the look and size of existing duplexes in Richmond was very unappealing.
- Citywide, the concerns most mentioned regarding the new housing options were the:
 - increased number of parked cars on the streets or on the site;
 - additional neighbourhood traffic;
 - loss of back yard and green space;
 - loss of privacy from overlook;
 - loss of existing single family neighbourhood character and lifestyle (quiet and peaceful; sense of belonging and commitment);
 - creation of more impermeable surfaces on the lots; and
 - increased noise.
- Many suggested that housing options should only be allowed in newer developing areas, and not in older established areas.
- The perceived benefits of the housing options that were most mentioned from those in support were:
 - allowing additional housing on a lot would be a way to preserve older houses (building a granny flat or coach house to reach the same maximum density allowed on the lot);
 - providing a positive income and mortgage helper;
 - giving more flexibility (e.g., for couples, seniors);
 - creating lower cost housing for renters; and
 - ensuring that the new housing options have good design guidelines.

Survey Part B: Neighbourhood Centres

- Citywide, residents strongly supported (78% strongly agreed or agreed) more detailed future planning in consultation with the community for most neighbourhood centres;
- To gain a more refined understanding of residents' views, regarding neighbourhood centre densification, City staff asked residents about their views regarding neighbourhood centre "inner" and "outer" core densification.
 - City wide, residents were more cautious (52% strongly agreed or agreed), to inner core densification of neighbourhood centers; and

- City-wide, there was less support (32%) for introducing more housing types in the outer core.

The table below provides more detail by Planning Area about how residents felt about future neighbourhood centre planning:

OCP Neighbourhood Centre Survey Results - By Planning Area					
Planning Area & number of survey participants	Future N/C Planning Inner Core Outer Core	% Support	Planning Area & number of survey participants	N/C Planning Inner Core Outer Core	% Support
Seafair 163	N/C Planning Inner Core Outer Core	68% 34% 16%	Hamilton 15	N/C Planning Inner Core Outer Core	93% 74% 53%
Steveston 68	N/C Planning Inner Core Outer Core	83% 65% 34%	Cambie East 13	N/C Planning Inner Core Outer Core	84% 53% 38%
Thompson 56	N/C Planning Inner Core Outer Core	76% 54% 29%	Cambie West 9	N/C Planning Inner Core Outer Core	88% 78% 66%
Broadmoor 43	N/C Planning Inner Core Outer Core	90% 60% 28%	East Richmond/Fraser Lands 9	N/C Planning Inner Core Outer Core	89% 89% 66%
City Centre 31	N/C Planning Inner Core Outer Core	84% 74% 55%	Gilmore 7	N/C Planning Inner Core Outer Core	86% 74% 43%
Shellmont 28	N/C Planning Inner Core Outer Core	89% 46% 43%	Bridgeport 7	N/C Planning Inner Core Outer Core	72% 72% 71%
Blundell 27	N/C Planning Inner Core Outer core	85% 60% 41%	Burkeville 4	N/C Planning Inner Core Outer Core	75% 25% 25%

- Listed below are the “most mentioned” benefits of neighbourhood centre densification:
 - more compact communities;
 - more green space;
 - more people living within walking distance of shops and services;
 - more stores and services;
 - improved transit service; and
 - a wider range of housing options and more affordable housing choices.

1.9 LetsTALKrichmond (LTR) Online Discussion Forums

To date, the LTR activity is as follows:

LetsTALKrichmond Activity		
	News Page	OCP Discussion Forum
Type of Activity	Number	Number
Page views	93,405	21,980
Site visits	78,850	8,139
Visitors	3,246	2,200
Registered visitors	206	128
Average number of visitors per day	24	3.7
Average stay time	2.5 minutes	2.55 minutes
Documents downloaded	1,847	2,136

The letsTALKRichmond online website was used in October and November 2010, for a six week period for a second round of discussion topics including:

- new housing types (granny flats, coach houses and duplexes);
- future neighbourhood centers;
- jobs for a sustainable future;
- energy smart living;
- natural environment; and
- walking, cycling and transit around shopping centres.

In summary, some LTR comments from discussion topics included:

For *"What kind of city do you want it to be?"*

- City needs better infrastructure to support predicted population growth;
- Require developers to include green technology for water collection, recycling, geothermal and green roofs;
- Densification will cause too much traffic and congestion;
- More affordable housing choices; and
- More community gardens and dog walking parks

For *"What would get you off your bike?"*

- More bike paths similar to the bike paths on Williams and Railway that can take you on a loop around Richmond;
- Safety concerns;
- More bike paths to link to dykes and farmland;
- Develop bike routes within neighbourhoods;
- Create a physical barrier/median between the cyclist and motorist; and
- Shut down some of the main roads in the City on Sundays so people can ride their bikes in safety.

For *"What else is needed to help you get out of your car?"*

- Lower transit costs;
- Create car sharing opportunities;
- Create a shared bicycle system; and
- Improve neighbourhood centres so people won't have to drive as much.

For *"What is a park? What is a green space?"*

- Citizens want more accessible green space; and
- Green space includes parks, community gardens, dykes and trails.

For *"Is your neighbourhood park just a space or a special place?"*

- There is not enough parks in Richmond devoted to nature;
- Parks are too small and overcrowded; and
- Create more parks within walking distance.

For “*Why do you value Richmond’s natural environment?*”

- Model more parks after Terra Nova Rural Park;
- Do not develop on Garden City Lands; and
- Incorporate more natural elements into the City’s park system.

1.10 Stakeholder Letters (Attachments 11 -15)

Stakeholder Letters And Additional Consultation		Lessons Learned
1	Urban Development Institute (re: Housing/Neighbourhood Center Housing survey) <ul style="list-style-type: none"> – Consider densification in areas where there is a threat of school closures due to lack of students. – Incentives such as increasing the FSR and moving the floor area to be shifted from the single family house to the coach house or granny flat in the back. – Talk to BC assessment authority about potential property tax implications of permitting coach houses and granny flats. – Maintaining high park ratio within the urban containment boundary will be difficult because of finite land supply, may have to reduce park ratio standards. – Confirm that CCAP will not be impacted by neighbourhood centres or new housing types. – Support development of non-strata row houses. – City to provide a schedule for the planning of neighbourhood centres so UDI members can further assess development opportunities and/or confirm if the process for all 8 neighbourhood centres occur simultaneously. 	<ul style="list-style-type: none"> – will be part of the neighbourhood centre master planning process; – will talk to BC Assessment where appropriate; – park ratios will be reviewed, by Parks, as part of the 2041 OCP Update; – rowhouses are already allowed in the OCP; and – a schedule will be considered, with flexibility & community consultation.
2	Richmond Small Home Builders (Notes from City staff presentation in November 2010) <ul style="list-style-type: none"> – Concerned about privacy impact of coach houses. – Coach house works best off arterial roads with lanes; need design guidelines. – Explore subdivision potential of single family lots. – Consult with residents re: small houses on a subdivision by subdivision basis. – Consider on 40 foot wide lots, not 33 ft. Wide. – Do servicing analysis. 	<ul style="list-style-type: none"> – consideration for coach houses and laneway houses may be explored where there is some indication of support from the neighbourhood and Council agrees; and – will have design guidelines
3.	Child Care Development Advisory Committee (re: the provision of child care) <ul style="list-style-type: none"> – There is a lack of dedicated and stable funding from provincial and federal government for child care. – Developer funded child care space in all new development is not enough to address the lack of needed child care spaces. – Explore other municipal models for providing child care (e.g., Hub model). – Review existing COR bylaws for possible opportunities to support creation of child care spaces. – Provide financial and organizational support to ensure City participation and partnerships with all stakeholders. 	Will be reviewed as part of the: <ul style="list-style-type: none"> – 10 Year Social Planning Strategy, & – 2041 OCP Update
4.	Richmond Seniors Advisory Committee (re: housing, amenities) <ul style="list-style-type: none"> – Ensure there will be an appropriate mix of housing: low and high-rise, townhouse, single family, affordable and supportive housing. – Provide a balance between more housing choice and maintaining unique character of areas such as Steveston, Seafair and Sunnymede . – Ensure that funding is available for amenities such as community centres, libraries, and added health services. – Richmond is headed in the right direction. – Strong political leadership is needed to achieve the OCP Vision. 	Will be reviewed as part of the: <ul style="list-style-type: none"> – 10 Year Social Planning Strategy, & – 2041 OCP Update

Stakeholder Letters And Additional Consultation		Lessons Learned
5.	Richmond Poverty Response Committee (re: affordable housing, food security, transportation, social inclusion) <ul style="list-style-type: none"> – Give priority to non-market and low-end market rental units within neighbourhood centres, near transit, services and amenities. – Implement policy areas 5 (building capacity and through partnerships in the community) and 6 (advocacy and funding to resources) of the affordable housing strategy. – Promote the redevelopment of existing social housing for upgrade, maintenance or to redevelop with increased density and build on opportunities in Richmond to do this; and help the homeless. – Broaden the affordable housing strategy to include supportive housing and homelessness initiatives. – Ensure that agricultural land is available for local food production; show land designations accurately on City maps, to help preserve agricultural land for current and future food production. – Include healthy food outlets as components in the OCP Update, decrease impediments to food-related enterprises (farmer's markets, green grocers), and encourage them to locate in neighbourhood centres by providing incentives and staff coordination time. – Through mixed use zoning in neighbourhood centres, ensure that most residents are within a 10-minute walk of jobs, schools, services, amenities and parks. – Redouble efforts to support the participation of low-income by removing financial barriers to city programs and by providing opportunities for low income residents to volunteer. 	Will be reviewed as part of the: <ul style="list-style-type: none"> – 10 Year Social Planning Strategy, & – 2041 OCP Update
6.	Richmond Public Library Board (Re: roll and provision of library services to 2041) <ul style="list-style-type: none"> – Described the essential role libraries play in promoting the progress and welfare of the community. – Outlined the Library Board's vision of how the library can best serve Richmond residents while working with other community agencies. – Made recommendations regarding the number and type of library facilities that will be needed to meet community needs by 2041. 	Will be reviewed as part of the: <ul style="list-style-type: none"> – 10 Year Social Planning Strategy, & – 2041 OCP Update

1.11 Additional 2041 OCP Open Houses

Sustainable (Community Energy) Open House - November 24, 2010

The purpose of the open house was to raise awareness about sustainable community development, energy security challenges, climate action and the City's Community Energy and Emission Planning (CEEP) process. It was also to solicit input from attendees about what a more energy-wise, low-carbon and sustainable community would look like. Staff outlined the City's sustainability framework and strategies being employed to realize sustainability goals. Twelve (12) people attended this open house which enabled a good discussion. The comments include support for Richmond to continue exploring and where feasible implementing a wide range of sustainability and community energy target measures (e.g., district energy, geothermal, solar, other);

Agriculture Open House - November 25, 2010

An invitation was sent to owners of agricultural land to attend an open house at City Hall Council Chambers. The purpose was to explain the 2041 OCP update process, summarize the existing Richmond Agricultural Viability Strategy, and listen to ideas about improving agricultural viability. One hundred and ten (110) people attended.

Ten agricultural comments sheets were received and comments are in **Attachment 16**. Comments included improving road access for farms in the McLennan area, improving tax farm status for all farmed land proportional to size, and finding ways to attract younger farmers. In the 2041 OCP Update, agricultural viability priorities will be reviewed and proposed. The City will continue to work with the Richmond Agricultural Advisory Committee (AAC) and others to ensure that Agricultural Viability Strategy projects are explored for their feasibility and, where viable, implemented, subject to available funding.

Part 2: Additional Spring 2011 Consultation for Coach Houses and Granny Flat Options and Neighbourhood Centre Densification Planning

2.1 Areas For Further Consultation Regarding Granny Flats and Coach Houses

The relatively high survey response rate (488) is very useful. However, when the results are categorized into their respective 14 planning areas and then further sorted for the strength of responses per topic, it can sometimes appear that an accurate sense of what area residents want has not been captured. For example, in some areas it cannot be determined if residents are for, or against granny flats and coach houses. For these reasons, staff suggest that it is worthwhile to consult further in certain areas.

Staff prepared criteria for choosing certain areas for additional consultation by considering:

- the degree of survey support,
- the quantity and age of housing stock built before 1970, as such sites tend to redevelop,
- the level of transit service, and
- if the area is subject to a 702 lot size policy.

The results of the analysis is that the Richmond Gardens, Burkeville and Edgemere areas are best to consult with more regarding granny flats and coach houses, as summarized below:

Summary Areas For Additional Consultation for Coach Houses and Granny Flats Options						
Area Plan	# of OCP Survey Responses	Area	Degree of Area Support (i.e., 50% and over) for coach houses and granny flats)	Quantity / Age of Housing Stock (built before 1970)	Transit Service	Subject to 702 Lot Size Policy
Thompson	56	Richmond Gardens	<ul style="list-style-type: none"> – 3 survey respondents, all in favour of coach houses and granny flats – Small Lots: 27% coach house; 27% granny flats – Large Lots: 33% Coach; 34% granny flats 	575 no-lane lots built before 1970	Excellent, adjacent to City Centre	No
Burkeville	4	Burkeville	<ul style="list-style-type: none"> – two respondents supported granny flats and – two supported coach houses 	150 lane lots built before 1970	Limited	No
Shellmont	28	Edgemere	<ul style="list-style-type: none"> – 6 survey respondents: – 4 out of 6 in agreement to coach houses and granny flats; – 2 did not support 	<ul style="list-style-type: none"> – 266 lane lots built before 1970 – 72 no-lane lots built before 1970 	Good community shuttle down Williams to Shell, east on Steveston #410 to No. 5 Road	Yes

The following analysis is presented to indicate the benefits of consulting with these three areas:

(a.) *Richmond Gardens (Thompson)* **Attachment 17**

Pros

- Unanimous survey support in the Richmond Gardens subdivision although only three (3) respondents;
- Richmond Gardens is entirely composed of large lots (over 550 m²);
- Centrally located, close to City Centre, good transit access, close to parks (e.g., Brighthouse, Minoru) schools;
- Separated from West Thompson by No. 2 Road;
- Good possible acceptance as there are a large number of pre-1970 lots;
- Neighbourhood has not been involved in any 702 single family lot size policy or other planning exercise; and
- Richmond Small Home Builders advise that this neighbourhood has redevelopment potential in the next 5 to 10 years.

Cons

- Located within the Thompson Local Planning Area where there was a high degree of survey participation (56/488) but very low support for granny flat/coach house options;
- Two petitions opposing granny flats and coach houses were received from the Thompson Gibbons and Riverdale areas. These neighbourhoods are located to the west of Richmond Gardens, west of No. 2 Road. Until further consultation is done in Richmond Gardens, it is not clear whether Richmond Gardens residents feel the same as the residents in Gibbons and Riverdale;
- There may be difficulty in achieving a neighbourhood fit with no-lanes, however, one-storey granny flats may be a good option;
- An intact neighbourhood with large amount of well-maintained homes;
- May be fire access issues if existing home remains and is not demolished as part of a granny house development; and
- Some neighbourhood concern about the height of one of the new houses a few years ago.

(b.) *Burkeville* **Attachment 18**

Pros

- Residents desire more planning for the area;
- All lots have lane access;
- May be an opportunity to provide retention incentives for existing housing stock; and
- In the last few years, Council has approved two (2) rezoning applications for coach houses in Burkeville. In both cases, the existing house was retained at the front.

Cons

- Generally, limited transit.

*(c.) Edgemere (Shellmont) Attachment 19*Pros

- Good opportunity for take-up as there are a large number of lots built before 1970;
- High proportion are lane-lots (266) which will provide more opportunities for both coach houses and granny flats;
- The area is changing rapidly; many houses are being demolished;
- Close to Ironwood Shopping Mall;
- Out of 6 survey respondents living in Edgemere, 4 supported both granny flats and coach houses; and
- Composed of large lots (over 550 m²).

Cons

- It is subject to a 702 lot size policy, although the minimum five (5) year time period ends in October 2011;
- In 2006, there was much opposition to proposals for subdivision along No. 4 Road, although applications on Williams Road were supported. The 2006 planning process involved numerous petitions from the residents, well attended public open houses and 11 delegations at the public hearing (Council referred the traffic flow, safety, parking and accessibility issues in this neighbourhood to staff for review and these are in the process of being implemented/monitored); and
- adjacent to the No. 5 Road "Highway to Heaven" which will be going through a separate planning process in 2011 and 2012.

Recommendations

For the above reasons, staff recommend that the Richmond Gardens, Burkeville and Edgemere areas be consulted with more regarding granny flats and coach houses.

2.2 Identifying Two (2) Neighbourhood Areas for City-led Densification Planning

Support for densification planning for the neighbourhood centres was high; however, as not all centres can be re-planned at once, priorities are required. City staff established the following criteria to determine priorities;

- degree of survey support,
- age of the centre, as older centres tend to redevelop,
- the need for improvements t (e.g., traffic, beautification).

The analysis reveals that East Cambie and Hamilton Neighbourhood Centres most meet the criteria as summarized below:

Summary - Prioritizing Neighbourhood Centres for Future Neighbourhood Centre Planning				
Neighbourhood Centre	# of survey responses	Degree of survey support	Age of shopping mall	Need for street beautification, traffic safety improvements (pedestrian crossing, traffic circulation)
Cambie East	13	84% N/C Planning 53% Inner Core 38% Outer Core	<ul style="list-style-type: none"> - older, in need of renovation - no full service grocery store - community support 	<ul style="list-style-type: none"> - need for street beautification - more transit service (e.g., No. 5 Rd. to Ironwood Shopping Mall) - Cambie and #5 Rd. – high collision intersection-
Hamilton	15	93% N/C Planning 74% Inner core 53% Outer Core	<ul style="list-style-type: none"> - older, future of shopping mall uncertain, store vacancies - resident concern for losing grocery store (Price Mart Foods) 	<ul style="list-style-type: none"> - traffic safety issues - street beautification needed

The following analysis is presented to indicate the benefits of replanning these two Centres.

(a.) *Cambie East Neighbourhood Centre*

Pros

- Of all the eight (8) neighbourhood centres, Cambie East most closely meets the criteria (age, survey support for and need);
- A large degree of support:
 - From The East Cambie Area:
 - for neighbourhood centre planning (84%) and densification of the inner core (53%);
 - for coach houses (53%) and granny flats (54%) which would be an appropriate housing form in the outer core of neighbourhood centres; and
 - From Surrounding Areas: (e.g., Cambie West, Bridgeport, East Richmond/Fraser Lands) for neighbourhood centre densification, (38 responses in total = 84%: 71% inner core; 58% outer core).

Cons

- Few;
- There was a low degree of support (38%) for different forms of housing types in the outer core; however, such forms can still be explored in the planning process; and
- The outer core housing is covered by existing 702 single family lot size policies or small lot subdivisions with newer homes, so development potential in outer core may be somewhat limited and will not be significant.

*(b.) Hamilton Neighbourhood Centre*Pros

- Can combine neighbourhood centre planning process with other Hamilton Area Planning issues (e.g., clarifying areas 2 and 3 in Hamilton);
- A large degree of support for:
 - neighbourhood centre planning (93%) and densification the inner core (74%) and outer core (53%); and
 - city services (e.g., sanitary sewer) will be upgraded in this area as a result of the new TransLink facility.

Cons

- None.

Recommendations

Staff recommend that the East Cambie and Hamilton Neighbourhood Centres be replanned after the 2041 OCP Update is approved. The City will lead these processes.

2.3 Shopping Mall Owner Requested Densification Planning

To provide more flexibility, staff determined that other Neighbourhood Centres may be replanned after the 2041 OCP is completed. In these cases, the mall owners could request replanning and if Council approved, the City would guide the process but the owners would do the planning work and pay for it.

Using similar Centre criteria as above, staff identified that Garden City and Blundell Neighbourhood Centres are suitable for this approach. The benefits of this approach are summarized below:

Pros

- possible potential to densify;
- strong support (over 84% either strongly agreed or agreed) for future neighbourhood centre planning from Garden City residents;
- strong support (over 85% either strongly agreed or agreed) for future neighbourhood center planning from Blundell residents; and
- In both areas, strong support (Garden City; 74% and Blundell; 60%) for densification in the inner core.

Cons

- few constraints; but
- both Garden City and Blundell are relatively new malls, so there may not be a desire to re-develop.

Recommendation

City staff recommend that the Garden City and Blundell Neighbourhood Centres be eligible for replanning, after the 2041 OCP is approved. These processes will be City guided and shopping mall owner undertaken and paid for.

2.4 Seafair, Ironwood and Terra Nova Neighbourhood Centres

Based on the neighbourhood feedback over the last 10 years and community comments made at the open houses, there is little wish to redevelop the Seafair, Ironwood and Terra Nova Shopping Centres. For this reason, staff recommend that these centres not be considered for densification in the 2041 OCP Update.

2.5 Broadmoor Neighbourhood Centres

It is to be understood that the Broadmoor Neighbourhood Centre can continue its densification, as per the Broadmoor Neighbourhood Centre Master Plan approved by Council in 2010.

Next Steps

- The letsTALKRichmond online discussion forum will be reactivated in May 2011 to invite community input regarding the proposed 2041 OCP Concept;
- In May-June 2011, the 3rd round of 2041 OCP consultation for the OCP Concept;
- In May-June 2011, more community consultation will take place in the Richmond Gardens, Edgemere, and Burkeville areas to seek more input about coach houses and granny flats;
- September 2011, report 3rd round consultation and survey findings to Council;
- Fall 2011, begin drafting the 2041 OCP;
- February 2012, the Environmentally Sensitive Areas (ESA) Strategy will be reviewed by Council followed by public, Advisory Committee on the Environment (ACE), Agricultural Advisory Committee (AAC) and affected owner consultation. A revised ESA Strategy will be presented to Council in March-April 2012; and
- March-April 2012, the 2041 OCP brought forward for Council consideration and Public Hearing.

Financial Impact

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

Conclusion

In 2009, Council initiated the 2041 OCP Update with a sustainability theme. The second round of consultation has now been completed and this report presents the responses from the second round of public consultation and staff proposals. Additional community consultation in Richmond Gardens, Edgemere and Burkeville areas to solicit more input about coach houses and granny flats is proposed in May-June 2011. A city-led neighbourhood centre master planning

process is proposed for East Cambie and Hamilton after the 2041 OCP is adopted. If the owners of the Blundell and Garden City shopping malls, request in writing to initiate a neighbourhood centre densification process which the City will guide and they will undertake and pay for, such requests will be considered by Council.

After Council endorses the proposed 2041 OCP Concept, the proposed OCP Concept and the results from the second round survey will go out to the public in May and June 2011. Drafting the 2041 OCP will commence in the fall of 2011. All 2041 OCP studies are to be completed by December 2011. The full 2041 OCP Update is anticipated to be finished in early 2012 with Provincial approval of the complementary DCC bylaw afterwards.



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Attachments

Attachment 1	Main 2041 OCP Update Studies, their purpose and status
Attachment 2	2 nd Round OCP Public Consultation Program
Attachment 3	2 nd Round OCP Housing/Neighbourhood Centre Survey
Attachment 4	OCP 2 nd Round Public Open House Display Boards
Attachment 5	Map of Survey Responses For Residential Options For Lots Greater than 550m2
Attachment 6	Map of Survey Responses For Residential Options For Lots Less Than 550m2
Attachment 7	Map of Survey Responses For Neighbourhood Shopping Centres
Attachment 8	The Thompson (Riverdale and Gibbons) Area Map
Attachment 9	The Monds Area Map
Attachment 10	2041 OCP Housing/Neighbourhood Centre Survey Findings by Neighbourhood
Attachment 11	Urban Development Institute
Attachment 12	Child Care Development Advisory Committee
Attachment 13	Richmond Seniors Advisory Committee
Attachment 14	Richmond Poverty Response Committee
Attachment 15	Richmond Public Library Board
Attachment 16	Agricultural Open House Comments
Attachment 17	Richmond Gardens (Thompson) Map
Attachment 18	Burkeville Map
Attachment 19	Edgemere (Shellmont) Map