



## Regular Council Meeting

**Monday, September 24, 2012**

Time: 7:00 p.m.

Place: Council Chambers  
Richmond City Hall

Present: Mayor Malcolm D. Brodie  
Councillor Chak Au  
Councillor Linda Barnes  
Councillor Derek Dang  
Councillor Evelina Halsey-Brandt  
Councillor Ken Johnston  
Councillor Bill McNulty  
Councillor Linda McPhail  
Councillor Harold Steves

Corporate Officer – David Weber

Call to Order: Mayor Brodie called the meeting to order at 7:00 p.m.

**RES NO. ITEM**

### MINUTES

R12/15-1 1. It was moved and seconded  
*That the minutes of the Regular Council Meeting held on Monday,  
September 10, 2012, be adopted as circulated.*

**CARRIED**



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**AGENDA ADDITIONS & DELETIONS**

R12/15-2

It was moved and seconded

*That a staff presentation on the 2041 Official Community Plan be added to the Council Agenda.*

**CARRIED**

**PRESENTATION**

Terry Crowe, Manager, Policy Planning, made a presentation on the highlights of the 2041 Official Community Plan (OCP), and noted that: (i) the purpose of the 2041 OCP is to establish a new vision and set up policies to provide guidance until the year 2041; (ii) the theme is based on sustainability; (iii) the vision builds on the City's corporate vision to be the most liveable, appealing, and well managed city in Canada, and to create a healthy island city that meets the needs of this generation without compromising the City for future generations. A copy of Mr. Crowe's presentation is attached as **Schedule 1** and forms part of these minutes.

**COMMITTEE OF THE WHOLE**

R12/15-3

2. It was moved and seconded

*That Council resolve into Committee of the Whole to hear delegations on agenda items (7:11 p.m.).*

**CARRIED**

3. Delegations from the floor on Agenda items:

Item No. 16 – West Cambie Natural Park Re-Designation

Jim Wright, 8300 Osgoode Drive, spoke in opposition to the re-designation of the West Cambie Natural Park. A copy of Mr. Wright's submission is attached as **Schedule 2** and forms part of these minutes.



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Item No. 16 – West Cambie Natural Park Re-Designation & Item No. 17 –  
2041 Official Community Plan

Michael Wolfe, 9731 Odlin Road, spoke in opposition to the proposal to re-designate the West Cambie Natural Park, and stated that as one of the residents of the neighbourhood, he took offence to the proposal as the neighbourhood had previously been promised a park. Mr. Wolfe spoke about: (i) how the building footprint for the proposed development will result in the loss of Environmentally Sensitive Area (ESA); (ii) the condition of the trees at the proposed Walmart development site as a result of pre-loading; and (iii) how the proposed development will be directly under the airport's flight path. Mr. Wolfe also spoke about several activities that he has witnessed at neighbourhood school playgrounds and parks including drug use, vandalism, and training of vicious dogs, and noted that eliminating natural parkland in the area will result in an increase of such activities at school parks.

With regard to Item No. 17, Mr. Wolfe stated that the 2041 OCP based is on corporate vision for Richmond, and expressed his view that the corporate world wants a constant increase in profits. He also spoke about how the Alexandra natural area is the last and largest remaining upland forest in the City of Richmond.

Item No. 9 – Gateway Theatre Sewer Heat Recovery System, Item No. 16 –  
West Cambie Natural Park Re-designation, Item No. 17 – 2041 Official  
Community Plan, Item No. 18 – Coach Houses, & Item No. 19 – Provision of  
Reserved On-street Parking Spaces for Car-share Vehicles

Peter Mitchell, 6271 Nanika Crescent, stated that Item No. 9, the Gateway Theatre Sewer Heat Recovery System proposal, was a great proposal and he hoped that the system can be used elsewhere in the City.

With regard to Item No. 18, Mr. Mitchell stated that many of the residents in his neighbourhood and others are opposed to coach houses.

Mr. Mitchell noted that he was impressed with Item No. 17, the 2041 Official Community Plan, and that he would speak further on this matter at the Public Hearing.

Mr. Mitchell also spoke in opposition to the proposal for Item No. 16. Mr. Mitchell's submission is attached as **Schedule 3** and forms part of these minutes.



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In speaking to Item No. 19, Mr. Mitchell stated that this proposal provided a fabulous opportunity to introduce shared cars in the City's downtown core.

- R12/15-4 4. It was moved and seconded  
*That Committee rise and report (7:31 p.m.).*

**CARRIED**

**CONSENT AGENDA**

- R12/15-5 5. It was moved and seconded  
*That Items 6 through 21 be adopted by general consent.*

**CARRIED**

6. **COMMITTEE MINUTES**

*That the minutes of:*

- (1) the Community Safety Committee meeting held on Tuesday, September 11, 2012;*
- (2) the General Purposes Committee meeting held on Monday, September 17, 2012;*
- (3) the Planning Committee meeting held on Tuesday, September 18, 2012;*
- (4) the Public Works & Transportation Committee meeting held on Wednesday, September 19, 2012;*

*be received for information.*

**ADOPTED ON CONSENT**

7. **REVIEW OF THE ANIMAL CONTROL REGULATION BYLAW NO. 7932 – ANTI-TETHERING**  
(File Ref. No.: ) (REDMS No.)





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*That Council direct staff to include an unattended, anti-tethering clause in the Animal Control Regulation Bylaw No. 7932 and ask that an amendment bylaw be drafted accordingly.*

**ADOPTED ON CONSENT**

**8. LIQUOR LICENCE AMENDMENT APPLICATION 0755  
RESTAURANT & LOUNGE INCORPORATED – UNIT 2188 - 3779  
SEXSMITH ROAD**

(File Ref. No. 12-8275-30-052) (REDMS No. 3612005)

*That a letter be sent to the Liquor Control and Licensing Branch advising that:*

- (1) *The application by 0755 Restaurant & Lounge Incorporated, to amend their hours of liquor service under Food Primary Liquor License #304745 from Monday through Sunday 9:00 a.m. to 12:00 a.m. to Monday through Sunday 9:00 a.m. to 2:00 a.m., be supported.*
- (2) *Council comments on the prescribed considerations are:*
  - (a) *There is little potential for additional noise if the application is approved;*
  - (b) *The amendment would not pose a negative impact on the community based on the lack of comments received from the public; and*
  - (c) *The amendment to permit extended hours of liquor service under the Food Primary Liquor License should not change the establishment so that it is operated in a manner that is contrary to its primary purpose as there has been no history of non-compliance with this operation*
- (3) *Council comments on the views of residents were gathered as follows:*
  - (a) *Property owners and businesses within a 50 metre radius of the subject property were contacted by letter detailing the application and provided with instructions on how community concerns could be submitted; and*
  - (b) *Signage was posted at the subject property and three public notices were published in a local newspaper. The signage and notice provided information on the application and instructions*



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*on how community comments or concerns could be submitted.*

*Based on the lack of negative responses from residents and businesses in the nearby area and the lack of responses received from the community through notifications, Council considers that the application is acceptable to a majority of residents.*

**ADOPTED ON CONSENT**

**9. GATEWAY THEATRE SEWER HEAT RECOVERY SYSTEM**  
(File Ref. No. 06-2050-20-GT, XR:10-6600-10-01) (REDMS No. 3537486 v.13)

*That the incorporation of the Sewage SHARC wastewater heat recovery system into the existing building heating system at Gateway Theatre (as described in the staff report titled Gateway Theatre Sewer Heat Recovery System dated August 15, 2012 from the Interim Director, Sustainability and District Energy), be endorsed.*

**ADOPTED ON CONSENT**

**10. PROVINCIAL CARBON TAX REVIEW – RECOMMENDED INPUT FROM THE CITY OF RICHMOND**  
(File Ref. No. 01-0370-01) (REDMS No. 3636786 v.2)

*That as input to the Provincial carbon tax review, a letter be sent to the Minister of Finance, with copies to the Premier, Minister of Environment, UBCM and Metro Vancouver Board of Directors, conveying that:*

- (1) The City of Richmond supports the continuation of the carbon tax as a means to reduce greenhouse gas emissions with the understanding that:
  - (a) the tax is applied in a manner that offsets disproportionate impacts to low-income or other vulnerable populations;*
  - (b) the tax is applied in a manner that does not result in a loss in competitiveness for local businesses; and*
  - (c) the Province continues the Climate Action Revenue Incentive Program (CARIP) for local governments;**



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- (2) *The City of Richmond requests that the Province conduct detailed studies and incorporate further public consultation and engagement with local governments and other stakeholders, to evaluate appropriate tax rates, scope and structure; and*
- (3) *The City of Richmond requests that the Province direct a significant portion of the carbon tax revenue, and/or establish alternative funding sources, to support local government actions and other investments that will reduce community emissions, including public transportation and renewable energy projects.*

**ADOPTED ON CONSENT**

**11. HOUSING AGREEMENT (0864227 B.C. LTD.- TOWNLINE GROUP OF COMPANIES) BYLAW 8937- TO SECURE AFFORDABLE HOUSING UNITS LOCATED IN 10800 NO. 5 ROAD**

(File Ref. No. 12-8060-20-8937) (REDMS No. 3617848, 3621542, 3622148, 3611906)

*That Bylaw No. 8937 be introduced and given first, second and third readings to permit the City, once Bylaw No. 8937 has been adopted, to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required by the Rezoning Application 08-450659 and the Development Permit Application 12-599057.*

**ADOPTED ON CONSENT**





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**PLANNING & DEVELOPMENT DEPARTMENT**

12. **JESSIE TSAI HAS APPLIED TO THE CITY OF RICHMOND FOR PERMISSION TO REZONE 7088 HEATHER STREET FROM “SINGLE DETACHED (RS1/F)” TO “HIGH DENSITY TOWNHOUSES (RTH2)” IN ORDER TO DEVELOP A 6 UNIT, 3 STOREY TOWNHOUSE DEVELOPMENT**

(File Ref. No. 12-8060-20-8928) (REDMS No. 3517078, 3218459, 3627887, XR: 12-8060-20-7902, RZ 11-595579)

- (1) *That Bylaw No. 8928 for the rezoning of 7088 Heather Street from “Single Detached, (RS1/F)” to “High Density Townhouses (RTH2)”, be introduced and given first reading; and*
- (2) *That Richmond Zoning and Development Bylaw 5300, Amendment Bylaw No. 7902 be abandoned.*

**ADOPTED ON CONSENT**

13. **ORIS CONSULTING LTD. HAS APPLIED TO THE CITY OF RICHMOND FOR A ZONING TEXT AMENDMENT – RIVER DRIVE / NO. 4 ROAD (BRIDGEPORT) ZONING DISTRICT AT 10011, 10111, 10199 AND 10311 RIVER DRIVE, TO LIMIT THE PORTIONS OF THE SITE WHERE COMMERCIAL USES CAN BE ACCOMMODATED**

(File Ref. No. 12-8060-20-8938, ZT 12-617447) (REDMS No. 3630375, 3617787)

*That Bylaw No. 8938 to amend the “Residential Mixed Use Commercial (ZMU 17) – River Drive / No.4 Road (Bridgeport)” zoning district be introduced and given first reading.*

**ADOPTED ON CONSENT**





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14. **TOWNLIN GARDENS INC. HAS APPLIED TO THE CITY OF RICHMOND FOR A ZONING TEXT AMENDMENT TO COMMERCIAL MIXED USE (ZMU18) – THE GARDENS (SHELLMONT) ZONING DISTRICT AT 10780, 10820 AND 10880 NO.5 ROAD, AND 12339 AND 12733 STEVESTON HIGHWAY, TO LIMIT THE PORTIONS OF THE SITE WHERE COMMERCIAL USES CAN BE LOCATED**

(File Ref. No. 12-8060-20-8939, ZT 12-617644) (REDMS NO. 3629719, 3618566)

*That Bylaw No. 8939 to amend the “Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)” zoning district be introduced and given first reading.*

**ADOPTED ON CONSENT**

15. **APPLICATION BY YAMAMOTO ARCHITECTURE INC. FOR REZONING AT 9980 GILBERT ROAD AND 7011 WILLIAMS ROAD FROM TWO-UNIT DWELLINGS (RD1) AND 7031 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO LOW DENSITY TOWNHOUSES (RTL4)**

(File Ref. No. 12-8060-20-8942, RZ 10-540839) (REDMS No. 3614786, 3634275)

*That Bylaw No. 8942, for the rezoning of 9980 Gilbert Road and 7011 Williams Road from Two-Unit Dwellings (RD1) and 7031 Williams Road from Single Detached (RS1/E) to Low Density Townhouses (RTL4), be introduced and given first reading.*

**ADOPTED ON CONSENT**

16. **WEST CAMBIE NATURAL PARK RE-DESIGNATION**

(File Ref. No. 12-8060-20-8945) (REDMS No. 3643470, 2002280, 3646760)

- (1) *That Bylaw 8945, to amend the Richmond Official Community Plan as amended, to re-designate the West Cambie Natural Park area for residential purposes and amend the OCP Aircraft Noise Sensitive Development (ANSD) Map, be introduced and given first reading;*
- (2) *That Bylaw 8945, having been considered in conjunction with:*
- (a) *the City’s Financial Plan and Capital Program; and*
  - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*



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*is hereby deemed to be consistent with said program and plans, in accordance with Section 882 (3) (a) of the Local Government Act; and*

- (3) *That Bylaw 8945, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, be referred to the:*
- (a) *Vancouver International Airport Authority for comment; and*
  - (b) *Board of Education, School District No. 38 (Richmond) for information*

*on or before the Public Hearing on October 15, 2012.*

**ADOPTED ON CONSENT**

**17. 2041 OFFICIAL COMMUNITY PLAN**

(File Ref. No. 12-8060-20-9000) (REDMS No. 3650097, 3623292)

- (1) *That Richmond Official Community Plan Bylaw 9000, which repeals the existing 1999 Official Community Plan (Schedule 1 of Bylaw 7100) and replaces it with a new 2041 Official Community Plan (Schedule 1 of Bylaw 9000), be introduced and given first reading.*
- (2) *That, in accordance with section 882 (3) (a) of the Local Government Act, Bylaw 9000, having been considered in conjunction with:*
- (a) *the City's Financial Plan and Capital Program; and*
  - (b) *the Metro Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*

*is found to be consistent with said Program and Plans.*

- (3) *That, as it applies to lands within the Agricultural Land Reserve, Richmond Official Community Plan Bylaw 9000, in accordance with section 882 (3) (c) of the Local Government Act, be referred to the Agricultural Land Commission for comment by the Public Hearing.*
- (4) *That, in accordance with section 879 (2) (b) of the Local Government Act, Richmond Official Community Bylaw 9000 be referred to the following bodies for comment and response by the Public Hearing:*
- (a) *The Councils of the City of Vancouver, City of New Westminster and the Corporation of Delta;*



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- (b) Musqueam Indian Band;*
- (c) Board of Education of Richmond School District No. 38.*
- (5) That Richmond Official Community Plan Bylaw 9000 be referred to the following bodies for comment and response by the Public Hearing:*
  - (a) Vancouver International Airport Authority;*
  - (b) Port Metro Vancouver;*
  - (c) TransLink (South Coast British Columbia Transportation Authority);*
  - (d) Urban Development Institute;*
  - (e) Richmond small home builders group.*
- (6) That Richmond Official Community Plan Bylaw 9000 be referred and considered at the November 19, 2012 Public Hearing provided that the Metro Vancouver Board has accepted the OCP Regional Context Statement (RCS) chapter within a time period that allows all statutory advertising to be completed, otherwise the OCP Bylaw is referred for consideration to the earliest Public Hearing for which all statutory advertising can be completed following the Metro Vancouver Board acceptance of the Regional Context Statement (RCS) chapter.*

**ADOPTED ON CONSENT**

**18. COACH HOUSES**  
(File Ref. No.: ) (REDMS No.)

*That a moratorium will be placed on rezoning applications which include coach houses if staff is not satisfied that the applications: (i) meet the Zoning Bylaw and OCP requirements; and (ii) address height and design concerns.*

**ADOPTED ON CONSENT**





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**19. PROVISION OF RESERVED ON-STREET PARKING SPACES FOR  
CAR-SHARE VEHICLES**

(File Ref. No. 10-6455-00, 12-8060-20-8944, 12-8060-20-8949) (REDMS No. 3611395 v.4)

- (1) That the provision of reserved on-street parking spaces for the exclusive use of car-share vehicles, as outlined in the staff report dated August 24, 2012, from the Director, Transportation, be endorsed;*
- (2) That Traffic Bylaw No. 5870, Amendment Bylaw No. 8944 (Attachment 2), be introduced and given first, second and third reading; and*
- (3) That Notice of Bylaw Violation Dispute Adjudication No. 8122, Amendment Bylaw No. 8949 (Attachment 3), be introduced and given first, second and third reading.*

**ADOPTED ON CONSENT**

**20. PARTNERSHIP WITH FORTISBC TO UTILIZE AND PROMOTE  
RENEWABLE NATURAL GAS FROM THE LULU ISLAND WASTE  
TREATMENT PLANT**

(File Ref. No. 10-6600-10-01) (REDMS No. 3495055 v.14, 3532966, 3640112)

- (1) That a letter be sent, on behalf of Council, to the British Columbia Utilities Commission (BCUC) indicating that the City of Richmond:
  - (a) Supports the FortisBC application to convert biogas from the Lulu Island Wastewater Treatment Plant to renewable natural gas; and*
  - (b) Will purchase up to 360 GJ of renewable natural gas, which represents approximately 10% (\$1,870) of the annual natural gas consumption of City Hall and South Arm Community Centre, from FortisBC in 2013;**
- (2) That the City commit to purchasing 10% of the City's annual corporate natural gas consumption of all City facilities under the corporate energy management program as renewable natural gas produced at Lulu Island Wastewater Treatment Plant (Lulu RNG) when it comes on stream with an opt out clause with 90 days notice at the sole discretion of the City; and*



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- (3) *That staff develop and report to Council on a pilot incentive program, including any financial implication and external funding opportunities, to encourage community utility users (i.e. property and business owners) to reduce GHG emissions by shifting up to 10% of their natural gas consumption to the Lulu RNG.*

**ADOPTED ON CONSENT**

**21. FOOD SCRAPS/ORGANICS RECYCLING PROGRAM EXPANSION**

(File Ref. No. 10-6370-10-05) (REDMS No. 3596009 v.5)

*That:*

- (1) *the new and enhanced recycling program service levels, effective June, 2013, outlined in Option 2 of the staff report from the Director, Public Works Operations be referred for consideration as part of the 2013 utility and capital budget processes to:*
- (a) *add a new level of service for food scraps and organics collection services using City-provided wheeled carts for all multi-family townhome residents currently receiving the City's blue box collection services;*
  - (b) *provide wheeled carts to all residents in single-family households for the storage and weekly collection of food scraps and organic materials;*
  - (c) *provide kitchen containers for the temporary storage of food scraps/organics to all residents in single-family and townhome units who currently receive the City's blue box collection services;*
- (2) *a large item pickup program, limited to four items per household per year, as outlined in Option 2a) of the staff report from the Manager, Fleet and Environmental Programs, be considered as part of the 2013 utility budget process for implementation in June, 2013 for all single-family and townhome residents in conjunction with the proposed expanded food scraps/organics recycling program; and*



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- (3) *staff review and report on potential options for food scraps and organics collection services for residents in multi-family dwellings and commercial businesses.*

**ADOPTED ON CONSENT**

R12/15-6

It was moved and seconded

*That staff analyze and report back on the sale of natural gas by FortisBC to other parties as a result of the use of renewable natural gas by the City of Richmond.*

**CARRIED**

**BYLAWS FOR ADOPTION**

R12/15-7

It was moved and seconded

*That the following bylaws each be adopted:*

*Housing Agreement (7731 and 7771 Alderbridge Way) Bylaw No. 8936  
Opposed at 1<sup>st</sup>/2<sup>nd</sup>/3<sup>rd</sup> Readings – None.*

*Richmond Official Community Plan Bylaw No. 7100, Amendment Bylaw  
No. 8817*

*(6160 London Road & 13100, 13120, 13140, 13160 & 13200 No. 2 Road,  
RZ 09-466062)*

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 8818*

*(6160 London Road & 13100, 13120, 13140, 13160 & 13200 No. 2 Road,  
RZ 09-466062)*

**CARRIED**





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**DEVELOPMENT PERMIT PANEL**

- R12/15-8    22. It was moved and seconded
- (1) *That the Chair's report for the Development Permit Panel meetings held on July 25, 2012, be received for information; and*
  - (2) *That the changes to the building elevations at 9388 Odlin Road (formerly 9340, 9380 and 9400 Odlin Road) be deemed to be in general compliance with the Development Permit (DP 09-453125) issued for that property.*

**CARRIED**

**ADJOURNMENT**

- R12/15-9    It was moved and seconded  
*That the meeting adjourn (8:42 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the Regular Meeting of the Council of the City of Richmond held on Monday, September 24, 2012.

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Mayor (Malcolm D. Brodie)

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Corporate Officer (David Weber)

## 2041 OCP Overview

1. Purpose: To provide an overview of the 2041 Official Community Plan (OCP)
2. 2041 OCP Purpose: To establish a 2041 planning vision and policies
3. 2041 OCP Theme: Towards a Sustainable Community

Sept. 24, 2012

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## 4. 2041 OCP Vision:

... A sustainable and healthy island city that meets the needs of the present without compromising the ability of future generations to meet their own needs ...

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## 5. 2041 OCP Preparation Chronology:

- In October 2009: Council authorized the preparation of the 2041 OCP
- In April 2010: Council approved city-wide GHG and energy reduction targets
- In April 2011: Council approved a 2041 OCP Update Concept
- In July 2011: Metro Vancouver adopts the 2040 Regional Growth Strategy
- From 2009 To 2012: Much consultation and study
- Sept 2012: Draft 2041 OCP ready for review and approval

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## 6. Highlights Of Changes From 1999 to 2012:

- Population Growth: increased from 150,000 to 200,000
- Employment Growth: increased from 104,000 to 140,000
- The new \$2 billion Canada Line
- The Richmond Olympic Oval
- The River Rock Casino Resort
- The redevelopment of Fantasy Gardens land
- The purchase of the Garden City Lands, Northeast Bog and Grauer lands

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## 7. Summary of Studies:

Since 1999, over 25 studies have been undertaken, for example:

- 2010 OCP Phase 1: Green House Gas and Energy Plan
- 2041 Transportation Plan
- 2041 Demographic and Employment Study
- 2041 Employment Lands Strategy
- 2012 Engineering Modelling
- 2012 Environmentally Sensitive Areas Management Strategy
- 2012 Development Permit Guidelines
- 2012 Draft Parks and Open Space Strategy
- 2012 Draft 10 Year Social Planning Strategy

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## 8. Public Consultation Summary:

The 2041 OCP preparation involved over:

- 28 open houses which 435 people attended
- 460 completed surveys
- 45 direct meetings with stakeholders (e.g., federal, provincial, regional, cities, community agencies, UDI and small home builders)
- Social media input ("letsTALKrichmond") which involved over:
  - 4,335 visitors
  - 91,000 City Web site visits
  - 109,350 pages viewed
  - 118 surveys completed
  - 22 visitors per day.

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## 9. Consultation Highlights

- The top four most wanted improvements are:
  1. improved transportation
  2. more parks, green space and community gardens
  3. road improvements
  4. more affordable housing.

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## 10. Projected 2012 – 2041 OCP Growth

1. Population Growth: from 200,000 to 280,000 by 2041
2. Employment Growth: from 140,000 to 180,000 by 2041
3. Housing Growth: an additional 42,000 dwelling units

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## 11. Highlights of 2041 OCP Policies

(1.) Sustainability—address GHG and Energy reduction targets

(2.) Protect Single Family Neighbourhoods

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## 11. Highlights of 2041 OCP Policies

(3.) Improving Housing Accessibility

(4.) Densify Neighbourhood Shopping Centres

(5.) Explore An Increase In Building Height In the City Centre

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## 11. Highlights of 2041 OCP Policies

(6a.) Clarified Arterial Road—Coach Houses—Better Criteria and Mapping

(6b.) Clarified Arterial Road—Townhouses—Better Criteria and Mapping

(7.) Coach House and Granny Flats—In Edgemere

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## 11. Highlights of 2041 OCP Policies

(8.) Enables Row Housing

(9.) 2012 ESA Management Strategy—Better Mapping and Information

(10.) Agricultural Viability—A Priority

(11.) Mitigating Noise From the Canada Line and Between Certain Land Uses

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## 11. Highlights of 2041 OCP Policies

### (12.) Shifting City Transportation Modal Splits

Type	2008	2041
Automobile	83%	49%
Walking	8%	18%
Transit	7%	22%
Cycling	1%	10%
Other	1%	1%

How? By improved transit, high density villages, densified shopping centres

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## 11. Highlights of 2041 OCP Policies

### (13.) Improved Urban Design Guidelines—New & Enhanced

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## 12.No Development Cost Charge (DCC) Increase

## 13.Implementation—With Many Partners

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## 14.School District #38 (Richmond) High School Student 2041 OCP Artwork

- 1st Place artwork by Anthia Chen (a Richmond Grade 12 student), is on the 2041 OCP cover
- 2nd Place artwork by Anna Toth (a Richmond Grade 11 student) is in the 2041 OCP

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## 15.Next Steps

If the 2041 OCP is acceptable, it can be sent to:

1. To stakeholder and partners (e.g., School Board, ALC, YVR, UDI) for comment.
2. Metro Vancouver Board to accept OCP Regional Context Statement, prior to final OCP Bylaw adoption

### Public Communications Plan:

Public can still learn about and comment on the OCP, as follows:

- view and comment on the OCP on the City's website and "letsTALKRichmond"
- read inserts in local newspapers
- attend an open house at City Hall
- complete OCP Comment Sheets
- attend the Public Hearing
- Staff will meet with the UDI and the Richmond small home builders group to discuss coach houses, DP guidelines, ESAs

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18



Jim Wright, 8300 Osgoode Drive, Richmond  
on Item 16, the bylaw to change the West Cambie Natural Park to townhouses

Mayor Brodie and Councillors,

I believe that the West Cambie Natural Park does not deserve to die. However, I already spoke to you about that on March 12, 2012, with particular reference to some 2006 advice from the Agricultural Land Commission. So I'll move on.

I just want to point out that there are huge side effects on the legacy views from the Garden City Lands if development replaces the woods along Alderbridge Way from No. 4 Road west. The side effects can be disastrous, but on the other hand they can be perpetually beneficial.

None of you would set out to destroy that natural legacy. I'm bringing it to your attention because I don't see where it has been addressed to this point.

Looking north from the Garden City Lands 8 years ago or 80 years ago or 800 years ago, there was a panoramic view that stretched almost unbroken from your feet—as you stood there inland in the city centre—across the low-lying green foliage of the lands to the biodiverse green woods to the North Shore mountains and the sky.

For all practical purposes that legacy view was unique in the world. Along with the only sphagnum peat bog in a city centre, it was one of our greatest legacies *from* the past *for* the future. It is wonderful for the City Centre and all of us. When the Garden City Lands become the hub for eco-tourism and agri-tourism, it will be wonderful for tourists too

In recent years, the unbroken natural scene from the City Centre as far as the eye can see has been somewhat degraded, apparently by Walmart, at the woods on the north side of Alderbridge. However, the woods can be restored and enhanced even if the natural park is lost and Walmart goes ahead. Just yesterday, a group of us citizens toured the Garden City Lands and the Walmart area and West Cambie Natural Park areas with an eye to how this can be done, and it seems I feasible than expected.

Wherever this fits into the council planning process, I urge you to find a place for it.

**Sept 24, 2012 Richmond Council Motion 16.  
WEST CAMBIE NATURAL PARK RE-DESIGNATION**

City Centre residents pay the highest prices in the City for the land they live on, and then are therefore taxed the highest in the city for the space they occupy.

The City has legislated that City Centre residents will only be provided half as much parkland per capita as other areas of the City, and the City doesn't even meet that reduced requirement.

With upcoming densification the West Cambie area will be much like City Centre.

This motion would allow an area designated for parkland for West Cambie when residents approved densification to be developed as townhouses, in exchange for parkland which may be provided anywhere else in the City.

This proposal shortchanges West Cambie and adjacent City Centre residents who have been told to develop transit /walking based communities, and therefore won't have the same ability to get to parkland if it isn't placed nearby in West Cambie or City Centre within their rapid transit or walking range.

If this proposal is to be approved, Council should confirm that the park land will be replaced nearby in West Cambie or City Centre.

Additionally, staff recommend that this area be developed for Townhouses rather than Apartments. This parcel of land is directly under a Vancouver International Airport flightpath in a 35 NEF noise zone.

Townhouses owners expect to be able to use and enjoy their grounds. They also typically live in non air conditioned suites and their owners open their windows for cooling in summer. This area is noisy and therefore not suitable for townhouses.

If developed this area is much more suitable for air conditioned apartments.

Additionally, if this parcel is developed, I'd suggest a portion of the existing trees be left on the south side of this parcel, to preserve the view north from the Garden City Lands park parcel, and to separate this parcel from road noise on Alderbridge Way.