



Regular Council Meeting

Tuesday, October 15, 2013

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

- R13/17-1 1. It was moved and seconded
That:
- (1) *That:*
- (a) *the minutes of the Regular Council Meeting held on Monday, September 23, 2013;*
- (b) *the minutes of the Special Council Meeting held on Monday, October 7, 2013;*
- each be adopted as circulated; and*



Regular Council Meeting
Tuesday, October 15, 2013

- (2) *the Metro Vancouver 'Board in Brief' dated Friday, September 27, 2013 be received for information.*

CARRIED

PRESENTATION

With the aid of a PowerPoint presentation (copy on file, City Clerk's Office), Giovanni Sy, Artistic Director, Gateway Theatre, accompanied by Suzanne Haines, General Manager, Gateway Theatre, provided highlights of Gateway 2028.

- Gateway 2028 is a fifteen year artist vision that looks toward sustainability and celebrates the dynamic city we live in.
- Gateway 2028 is divided into three 5-year phases. Each phase sees the addition of a new professional theatre subscription series with each series reflecting an aspect of the community.
- The renamed Gateway Signature Series is at the heart of Gateway Theatre program.
- Phase one will begin in August 2014 with the launch of the Gateway to the Pacific Festival. By 2016 the Gateway to the Pacific Festival will become the Gateway Pacific Series, subscription Chinese language dramas with English subtitles, celebrating our diversity.
- Phase two will introduce the Gateway Junior Series, a professional theatre series specifically tailored to young audiences.
- Phase three introduces the Gateway Greenhouse Series that showcases theatrical innovation fostering creativity, encouraging risk-taking by pushing the boundaries of theatrical form and content.
- Gateway 2028 will also introduce the Gateway Pass which entitles a pass holder unlimited access to any plays in any of the subscription series for a flat monthly fee.

Murray Steer, Director, Public Works Association of BC, presented the 2013 Project of the Year Award for the Alexandra District Energy Utility Project (ADEU).



**Regular Council Meeting
Tuesday, October 15, 2013**

Milton Chan, Manager, Engineering Design & Construction, stated that the first phase has recently been completed providing a centralized heating source, using geothermal energy, to the residents and future businesses in the Alexandra neighbourhood.

COMMITTEE OF THE WHOLE

- R13/17-2 2. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on agenda items (7.23 p.m.).

CARRIED

3. Delegations from the floor on Agenda items.

Item No. 18 – Application by First Richmond North Shopping Centres Ltd. for Rezoning at 4660, 4680, 4700, 4720, 4740 Garden City Road and 9040, 9060, 9080, 9180, 9200, 9260, 9280, 9320, 9340, 9360, 9400, 9420, 9440, 9480, 9500 Alexandra Road from "Single Detached ((RS1/F))" to "Neighbourhood Commercial (ZC32) - West Cambie Area" and "School & Institutional (SI)"

Jim Wright, 8300 Osgoode Drive, spoke to the proposed rezoning application and read from his submission (attached to and forming part of these Minutes as **Schedule 1**).

Item No. 18 – Rezoning application by First Richmond North Shopping Centres Ltd.

Carol Day, Seahurst Road, read from her submission (attached to and forming part of these Minutes as **Schedule 2**).

Item No. 18 – Rezoning application by First Richmond North Shopping Centres Ltd.

Vincent Chu, 4471 Westminster Highway, stated that the proposed development could affect environmentally sensitive areas within the area and endanger air, water and food sources for following generations.



**Regular Council Meeting
Tuesday, October 15, 2013**

Item No. 15 – City of Richmond 2022 Parks and Open Space Strategy & Item No. 18 – Rezoning application by First Richmond North Shopping Centres Ltd.

Michael Wolfe, 9731 Odlin Road, stated that he generally supported the City of Richmond 2022 Parks and Open Space Strategy (POSS) citing the priorities of Council Term Goal #10 Community. In terms of Table 1: POSS Focus Areas and Outcome Statements, Mr. Wolfe suggested there had been a decline in health and wellness due to the lack of access, overcrowding, and loss of park and green space. Mr. Wolfe was concerned that the strategy did not include the Garden City Lands or address pre-loading issues related to new development. The City's parks and open spaces must be sustainability managed for a shared natural heritage.

Mr. Wolfe, speaking to Item No. 18 on the agenda, stated that he was opposed to the rezoning application as it does not meet the priorities of Council Term Goal #10 Community Wellness to help children and youth build healthy habits. He indicated that the proposal will also destroy the potential for park and trail system connectivity.

Item No. 14 Cambie Road/Mueller Development Park – Public Consultation & Item No. 15 – City of Richmond 2022 Parks and Open Space Strategy

Peter Mitchell, 6271 Nanika Crescent, spoke to the Cambie Road/Mueller Development Park and read from his submission (attached to and forming part of these Minutes as **Schedule 3**).

Mr. Mitchell, speaking to the City of Richmond 2022 Parks and Open Space Strategy, read from his submission (attached to and forming part of these Minutes as **Schedule 4**).

- R13/17-3 4. It was moved and seconded
 That Committee rise and report (7:49 p.m.).

CARRIED



Regular Council Meeting
Tuesday, October 15, 2013

CONSENT AGENDA

- R13/17-4 5. It was moved and seconded
That Items 6 through 16 be adopted by general consent.

CARRIED

6. **COMMITTEE MINUTES**

That the minutes of:

- (1) the Finance Committee meeting held on Monday, October 7, 2013;*
 - (2) the General Purposes Committee meeting held on Monday, October 7, 2013;*
 - (3) the Parks, Recreation & Cultural Services Committee meeting held on Tuesday, September 24, 2013;*
 - (4) the Planning Committee meeting held on Tuesday, October 8, 2013;*
- be received for information.*

ADOPTED ON CONSENT

7. **AGEING INFRASTRUCTURE PLANNING – 2013 UPDATE**
(File Ref. No. 10-6060-01/2013) (REDMS No. 3878967 v.3)

That the Ageing Infrastructure Planning – 2013 Update be utilized as input in the annual utility rate review and capital program process as described in the staff report dated August 14, 2013 from the Director, Engineering.

ADOPTED ON CONSENT

8. **BYLAW 9046 – PERMISSIVE EXEMPTION (2014) BYLAW**
(File Ref. No. 12-8060-20-9046; XR: 03-0925-02-01) (REDMS No. 3924024, 3924209)

That Permissive Exemption (2014) Bylaw No. 9046 be introduced and given first, second, and third readings.

ADOPTED ON CONSENT



**Regular Council Meeting
Tuesday, October 15, 2013**

9. CONSOLIDATED FEES BYLAW NO. 8636, AMENDMENT BYLAW NO. 9058

(File Ref. No. 12-8060-20-9058) (REDMS No. 3979986, 3961871)

That Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9058 be introduced and given first, second and third readings.

ADOPTED ON CONSENT

10. FLAGS POLICY

(File Ref. No. 01-0175-00) (REDMS No. 3862456 v.6, 1351725)

(1) That Policy 1305 – “Flags” (Attachment 1) adopted by Council on June 23, 1986 be rescinded; and

(2) That the proposed Flags Policy (Attachment 2), as amended by Committee, be adopted.

ADOPTED ON CONSENT

11. ALTERNATIVE APPROVAL PROCESS AND NOTIFICATION OPTIONS FOR CAMBIE FIELD - SALE OF PARK BYLAW 8927 (3651 SEXSMITH ROAD)

(File Ref. No. 12-8060-20-8927; XR: 12-8000-20-008) (REDMS No. 3733984 v.4, 3763932)

(1) That, only following third reading of Cambie Field – Sale of Park Bylaw 8927, an Alternative Approval Process be conducted under the following parameters:

(a) The deadline for receiving completed elector response forms is 5:00 pm (PST) on Friday, January 17, 2014;

(b) The elector response form is substantially in the form as found in Attachment 1 to the staff report dated October 4, 2013 from the Director, City Clerk’s Office;

(c) The number of eligible electors is determined to be 131,082 and the ten percent threshold for the AAP is determined to be 13,108; and



Regular Council Meeting
Tuesday, October 15, 2013

- (2) *That an enhanced public notification process be undertaken for the Cambie Field – Sale of Park Bylaw 8927 Alternative Approval Process which includes a summarized news release being sent to the media, including the Richmond News, the Richmond Review, the Ming Pao, and the Sing Tao newspapers, an official legal notice in the City section of the Richmond Review, and a mailed notice in addition to the prescribed statutory notification requirements.*

ADOPTED ON CONSENT

12. **BRANSCOMBE HOUSE – FUTURE USES**
(File Ref. No. 11-7140-20-BHOU1) (REDMS No. 3894270)

That staff consider the feasibility of an artist in residence upon completion of the Branscombe House and obtain expressions of interest for other possible uses.

ADOPTED ON CONSENT

13. **CITY WIDE ARTEFACT COLLECTIONS POLICY**
(File Ref. No. 08-4200-00) (REDMS No. 3870503, 3857101, 3836587)

That the City Wide Artefact Collections Policy (included as Attachment 1 in the staff report dated September 6, 2013, from the Director, Arts, Culture & Heritage Services) be adopted.

ADOPTED ON CONSENT

14. **CAMBIE ROAD/MUELLER DEVELOPMENT PARK – PUBLIC CONSULTATION**
(File Ref. No. 06-2345-20CMUE1; XR: 06-2345-20-CCPA1) (REDMS No. 3941393 v.6, 3913571)

That the design concept for Cambie Road/Mueller Development Park, as described in Attachment 1 of the staff report, dated September 5, 2013, from the Senior Manager, Parks, be approved.

ADOPTED ON CONSENT



**Regular Council Meeting
Tuesday, October 15, 2013**

15. CITY OF RICHMOND 2022 PARKS AND OPEN SPACE STRATEGY
(File Ref. No. 06-2345-03) (REDMS No. 3897705 v.3, 3907066)

- (1) That the 2022 Parks and Open Space Strategy as outlined in the staff report titled City of Richmond 2022 Parks and Open Space Strategy dated June 28, 2013 from the Senior Manager, Parks be endorsed as the guide for the delivery of Parks Services; and*
- (2) That the 2022 Parks and Open Space Strategy be forwarded to the Richmond School Board for their information.*

ADOPTED ON CONSENT

16. HOUSING AGREEMENT BYLAW NO. 8862 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS LOCATED AT 9500 CAMBIE ROAD (0890784 BC LTD.)

(File Ref. No. 12-8060-20-8862) (REDMS No. 3967284, 3981883)

That Housing Agreement (9500 Cambie Road) Bylaw No. 8862 be introduced and given first, second, and third readings to permit the City, once Bylaw No. 8862 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 as a condition of Rezoning Application No. 10-557519.

ADOPTED ON CONSENT

**CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA**

NON-CONSENT AGENDA ITEMS



Regular Council Meeting
Tuesday, October 15, 2013

PUBLIC WORKS & TRANSPORTATION COMMITTEE –
Councillor Linda Barnes, Chair

17. **ENHANCED PESTICIDE MANAGEMENT PROGRAM**
(File Ref. No. 10-6125-04-01) (REDMS No. 3960199, 3965077, 3900982, 3867152, 3890706)

R13/17-5

It was moved and seconded

That the Enhanced portion of the Enhanced Pesticide Management Program be extended until the end of 2014.

CARRIED

PLANNING COMMITTEE –
Councillor Bill McNulty, Chair

18. **APPLICATION BY FIRST RICHMOND NORTH SHOPPING CENTRES LTD. FOR REZONING AT 4660,4680,4700, 4720, 4740 GARDEN CITY ROAD AND 9040, 9060, 9080, 9180, 9200, 9260, 9280, 9320, 9340, 9360, 9400, 9420, 9440, 9480, 9500 ALEXANDRA ROAD FROM "SINGLE DETACHED ((RS1/F))" TO "NEIGHBOURHOOD COMMERCIAL (ZC32) - WEST CAMBIE AREA" AND "SCHOOL & INSTITUTIONAL (SI)"**
(File Ref. No. 12-8060-20-8864/8865/8973, RZ 10-528877; 06-2275-20-416-001) (REDMS No. 3979427 v.7, 3990232, 3991560, 4004411, 4005068, 4013570)

R13/17-6

It was moved and seconded

(I) *That Official Community Plan Bylaw 7100, Amendment Bylaw 8865, to amend the Alexandra Neighbourhood Land Use Map in Schedule 2.11.A of West Cambie Area Plan (WCAP) as shown on the proposed amendment plan to:*

- (a) *reduce the minimum density permitted from 1.25 to 0.60 FAR in Mixed Use Area A;*
- (b) *adjust the proposed alignment of May Drive within the development lands; and*



Regular Council Meeting
Tuesday, October 15, 2013

(c) *reduce the "Park" designation over portions of 9440, 9480 and 9500 Alexandra Road;*

be introduced and given first reading;

(2) *That Official Community Plan Bylaw 9000, Amendment Bylaw 8973, to amend Attachment 2 to Schedule 1 of the Official Community Plan "2041 OCP ESA Map" to eliminate the Environmentally Sensitive Area (ESA) designation for 9440, 9480 and 9500 Alexandra Road, be introduced and given first reading;*

(3) *That Official Community Plan Bylaw 7100 Amendment Bylaw 8865 and Official Community Plan Bylaw 9000 Amendment Bylaw 8973, 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;*

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

(4) *That Official Community Plan Bylaw 7100 Amendment Bylaw 8865 and OCP Bylaw 9000 Amendment Bylaw 8973 having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, are hereby deemed not to require further consultation; and*

(5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 8864 to create the "Neighbourhood Commercial (ZC32) – West Cambie Area" zone and rezone 4660, 4680, 4700, 4720, 4740 Garden City Road and 9040, 9060, 9080, 9180, 9200, 9260, 9280, 9320, 9340, 9360, 9400, 9420, 9440, 9480 and 9500 Alexandra Road from "Single Detached (RS1/F)" to "Neighbourhood Commercial (ZC32) – West Cambie Area" and "School & Institutional (SI)", be introduced and given first reading.*

CARRIED

OPPOSED: Cllr. Steves



Regular Council Meeting
Tuesday, October 15, 2013

BYLAWS FOR ADOPTION

R13/17-7

It was moved and seconded

That the following bylaws be adopted:

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 8963
(9111 Williams Road, RZ 12-613927)*

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9006
(11351 No. 2 Road, RZ 12-605932)*

*Richmond Official Community Plan Bylaw 9000, Amendment Bylaw No.
9016*

(9311, 9331 and Western Half of 9393 Alexandra Road, RZ 12-598503)

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9017
(9311, 9331, 9393, 9431, 9451 and 9471 Alexandra Road, RZ 12-598503)*

*Richmond Official Community Plan Bylaw 7100, Amendment Bylaw No.
9021*

(9311, 9331, 9393, 9431, 9451 and 9471 Alexandra Road, RZ 12-598503)

*Termination of Housing Agreement at 9393 Alexandra Road (formerly
9371 and 9411 Alexandra Road) Bylaw No. 9022*

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9026
(10291 Bird Road, RZ 12-598660)*

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9029
(10480 Williams Road, RZ 13-631570)*

CARRIED

DEVELOPMENT PERMIT PANEL

R13/17-8

19. It was moved and seconded

*(1) That the minutes of the Development Permit Panel meetings held on
Wednesday, August 28, 2013 and Wednesday, September 11, 2013,
and the Chair's report for the Development Permit Panel meeting
held on Wednesday, June 12, 2013 be received for information; and*



Regular Council Meeting
Tuesday, October 15, 2013

- (2) *That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 13-629421) for the property at 9111 Williams Road be endorsed, and the Permit so issued.*

CARRIED

ADJOURNMENT

R13/17-9

It was moved and seconded
That the meeting adjourn (8:58 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 Tuesday, October 15, 2013.

Mayor (Malcolm D. Brodie)

Corporate Officer (David Weber)

I'm Jim Wright, 8300 Osgoode Drive, speaking on Item 18 as a concerned citizen.

Mayor Brodie and councillors,

First, to be clear, I'm addressing the **Walmart** mall proposal. In the agenda package, the director of development has identified **Walmart** by name as the anchor store. I see **Walmart** and its joint venture partner SmartCentres as the developers, who list ways the city would gain from their mall. It is therefore fair when citizens list ways that Richmond would *lose*. I'm mentioning that because citizens speaking at the last planning committee meeting were criticized when they referred to **Walmart**.

Now to the main topic. Obviously, the Walmart mall proposal should go to public hearing *but not* when the shortcomings are too great. **Significantly**, two years ago the Walmart mall proposal was slowed down when a giant developer called Polygon identified problems. Polygon has holdings on Alexandra Road on the **north** side of the Walmart mall, which would bring down the value of the condos Polygon wants to sell. Polygon showed how to add living screens of vegetation and got the bonus of a greenspace on a mall parkade rooftop. When Polygon speaks, the City of Richmond jumps. Polygon condos will now have green views to look at and a quasi-park to use.

Now let's shift from Polygon on the **north** side of the mall to **citizens** on the **south** side. For vital reasons, I and others keep pointing out the priceless legacy views from the Garden City Lands area to the **south**, which the Walmart mall would **devastate**. Citizens in that area deserve at least as much love from the City of Richmond as Polygon does. So do *all* citizens who want to enjoy the wonderful setting of *our* central park, the Garden City Lands. It is no harder to save the priceless views for all the citizens struggling to make ends meet than it is to go along with a deal for Polygon and its fellow billionaires of Walmart and SmartCentres.

Here is one clear case of equal or **unequal** treatment of billionaires and us citizens: the views being snatched from the citizens forever need to be *protected and restored before* the proposal goes to public hearing. **This is urgent**. As with Polygon condo views, the people's green views *have a better chance of being saved if they become part of what council recommends*. Local citizens with hard-earned savings (or net debt or nothing) deserve **equal treatment** with billionaires.

This is a land-use issue for a *central* piece of land. It is also an opportunity to make a principled stand. In my experience, the council members are typically principled people, but this city has had **systemic** favoring of developers for so long that I've felt a need to point it out in this crucial decision, with the future of Richmond hanging in the balance. Since you want to act in the best interests of the people of Richmond, please do **not** vote to move this deficient proposal to public hearing until community concerns have been addressed as well as Polygon's.

Schedule 2 to the Minutes of the
Regular Council Meeting of
Tuesday, October 15, 2013.

Richmond Council,

SmartCentres, which develops malls with Walmart, should be smart and propose that the new Walmart in the West Cambie Area be a Walmart neighbourhood store. These more compact stores are smaller and tailored to the communities they serve. There are now 286 stores called "Walmart Market", and they are about 40,000 sq ft as opposed to the more than 160,000 sq ft proposed by the Walmart mall developers, which is larger than the community plan specifies.

The City of Richmond created the West Cambie Area Plan as part of the Official Community Plan for a reason: to create a sustainable "complete and balanced" community. The plan states "Under no circumstances should design teams consider this character area as being solely 'highway-orientated.' Development along Alderbridge must be compact, urban form and meet high standards of site planning and urban design."

A Big Box store does not serve the needs of the "Character Area". It mainly draws shoppers from outside the area and even outside the city. West Cambie deserves a community mall like the Terra Nova, Seafair, Ironwood, Blundell and Garden City malls. Normally Big Box stores are located in areas off the beaten track and along major highways, not in new communities like West Cambie that are struggling to find their special identity.

A perfect example of a smart plan is the new 33,000 sq ft "Walmart Neighborhood Market" in Lake Oswego, Oregon. It opened to rave reviews, and at the grand opening the store donated \$10,000 to local charities. This is the kind of neighbour West Cambie needs in order to be a sustainable character community. We should not sell this community short by allowing a development that will overshadow the community and change the character and livability of the area forever.

In 2008 the City of Vancouver decided that the proposed Walmart for Marine Drive was not a good fit, and I suggest that it is not a good fit for this area of Richmond either. We do not need to draw more traffic into the Alexandra Neighbourhood of West Cambie but should instead help the neighbourhood develop a character to build on.

City Council can choose to follow the OCP or yet again change the plans to allow for a proposal like this. This is a land-use issue, and how council votes will affect the unique character of the West Cambie Area, as well as the City Centre Area. Richmond City Council has a responsibility to respond to the needs of the community.

I live in the Ironwood area, and the original proposal for the mall was too big. As a community we fought to lower the overall size of the mall and increase the parking. Through a thoughtful process City Council and stakeholders came up with a better plan. It is a success story we can all be proud of. That is an example of best practice that council can build on.

Carol Day 11631 Seahurst Rd

Carol Day

Cambie Road Mueller Development Park

The Mueller Park proposal offers its neighbourhood many features that have proved very desirable elsewhere in Richmond.

Richmond city centre's first urban parkette Lang Park was a good first attempt. It has a very small plaza, some seating, a blend of lawn and trees and flowers, and a nice water feature. It also has some adjacent complementary commercial business spaces. Adjacent Lang Centre uses Lang Park for community events.

However, it is too small to host medium size community events, and the plaza isn't large enough for youth to play basketball or ball hockey or other recreation.

Richmond City Hall's north plaza is a much more functional size (though unfortunately on the shaded and colder building side). Thompson and South Arm Community Centre's basketball court areas have shown what attracts youth (and a continuous multi court paved area would also allow use for ball hockey).

The well lit running track at Minoru Park is also extremely popular with the public.

The Mueller Development Park proposal appears to offer City Centre north the best features of these areas, providing opportunities to attract people of all ages. It is situated where it can be the upstream anchor of a public corridor past Aberdeen Mall to the Fraser River, as well as a path connecting Brown Road past Yaohan Centre to #3 Road, and also eventually the waterfront.

The features location, layout, and features included in Mueller Park are very well thought out but I have a few more suggestions.

The area suitable for basketball /ball hockey and public ceremonies and events should be the minimum slope for proper drainage. As well as these youth and adult recreations the area could also support badminton, outdoor table tennis, volleyball on the lawn, and other pastimes.

This property is too expensive and will be too intensively used to allow for community gardens, but some vertical gardening may perhaps be incorporated? Alternatively, the blend of deciduous and coniferous trees chosen to provide colour throughout the year could incorporate some fruit trees, and nearby residents could be involved with them and portions of the flower beds.

The circular path connects the park elements well, but northwest-southeast from #3 Road to Brown Road via the park will also be popular and may support additions.

Given all the successful elements of other local parks incorporated in this park proposal, the care that went into this parks planning, and its great location, I think Mueller Park will be a great addition for the new neighbourhood and employees of the neighbouring malls, and I look forward to seeing this park in operation.

2022 Parks and Open Space Strategy

The 2022 Parks and Open Spaces Strategy is a very comprehensive report which attempts to set out future Richmond park and open space need and composition. Overall the report notes population aging and changes in demographics and outlines well features rebalancing to be provided as space and connections are added or reworked.

However, I am concerned that conclusions which may fit the mature areas of Richmond suburbs and rural areas overall do not apply as well to already under served City Centre. Additionally, City Centre will also dramatically increase in need as it sees almost all Richmond's population growth over the next few decades.

City Centre is being developed with the expectation that residents will often walk or use transit or cycle to work and recreation. Southeast City Centre is one of the city's most densely populated areas in Richmond but it has few sports options and insufficient recreation and community options within walking distance. City Centre north has only experienced limited residential development to date, but many residents have been there for decades. Neighbourhood park and community options are almost nonexistent, and the area rated very low for community sense of belonging in a recent study by Vancouver Coastal Health. When population grows in future community, recreation, and sport areas are needed.

Given the high cost of land in City Centre, and shortage of land parcels large enough for sports use, care will need to be taken to find such locations across City Centre. Partnerships with the school district at well sized elementary schools such as Anderson /MacNeill and Talmey may be a desirable option.

City centre current and planned demographics also are different than other areas. Additionally, there are many community, sport, and recreation services in City Centre currently provided by private operators that may cease as they are priced out of the area by redevelopment.

In conclusion, the 2022 Parks and Open Spaces Strategy contains thoughtful consideration of current and future needs across Richmond.

However, the City Centre area is under served, increasing population rapidly, and changing in character to a dense walking/transit based urban form.

Large spaces will be expensive and limited, and concepts that work well elsewhere in Richmond will need to be adjusted to serve City Centre properly.