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**Planning Committee**

**Anderson Room, City Hall  
6911 No. 3 Road**

**Tuesday, June 5, 2012  
4:00 p.m.**

Pg. #      ITEM

**MINUTES**

**PLN-3**      *Motion to adopt the minutes of the meeting of the Planning Committee held on Wednesday, May 23, 2012.*



**NEXT COMMITTEE MEETING DATE**

Tuesday, June 19, 2012, (tentative date) at 4:00 p.m. in the Anderson Room

**PLANNING & DEVELOPMENT DEPARTMENT**

1.    **RICHMOND ADVISORY COMMITTEE ON THE ENVIRONMENT (ACE): 2011 ANNUAL REPORT AND 2012 WORK PLAN**  
(File Ref. No. 01-0100-20-ACEN1-01) (REDMS No. 3527086)

**PLN-15**

See Page **PLN-15** for full report

*Designated Speakers: Terry Crowe and David Johnson*

**STAFF RECOMMENDATION**

*That:*

- (1)    *The 2011 Richmond Advisory Committee On The Environment (ACE) Annual Report be received; and*
- (2)    *The 2012 Richmond Advisory Committee On The Environment (ACE) Work Plan be endorsed.*



2. **RICHMOND COMMENTS: PROPOSED GREATER VANCOUVER REGIONAL DISTRICT REGIONAL GROWTH STRATEGY AMENDMENT BYLAW 1160, 2012**

(File Ref. No. ) (REDMS No. 3534599)

PLN-21

See Page PLN-21 for full report

*Designated Speaker: Terry Crowe*

STAFF RECOMMENDATION

*That, as per the staff report titled: “Richmond Comments: Proposed Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw 1160, 2012”, the Metro Vancouver (MV) Board be advised that the City of Richmond accepts the proposed Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw 1160, 2012.*



3. **HAMILTON AREA PLAN - FIRST PUBLIC SURVEY FINDINGS AND PROPOSED DEVELOPMENT OPTIONS**

(File Ref. No. 08-4045-20-14) (REDMS No. 3532954)

PLN-35

See Page PLN-35 for full report

*Designated Speakers: Terry Crowe and Mark McMullen*

STAFF RECOMMENDATION

*That staff proceed with Phase 2 of the Hamilton Area Plan Update with the three proposed development options included in this report dated May 23, 2012 from the Acting General Manager of Planning and Development.*



4. **MANAGER’S REPORT**

ADJOURNMENT





## Planning Committee

Date: Wednesday, May 23, 2012  
Place: Anderson Room  
Richmond City Hall  
Present: Councillor Bill McNulty, Chair  
Councillor Chak Au  
Councillor Linda Barnes  
Councillor Harold Steves  
Absent: Councillor Evelina Halsey-Brandt, Vice-Chair  
Also Present: Councillor Linda McPhail  
Call to Order: The Chair called the meeting to order at 4:00 p.m.

It was agreed by Committee that the order of the Agenda would be changed, and that Item 3. would be discussed after Items 1. through 11. were discussed.

## MINUTES

It was moved and seconded

*That the minutes of the meeting of the Planning Committee held on Tuesday, May 8, 2012, be adopted as circulated.*

**CARRIED**

## NEXT COMMITTEE MEETING DATE

Tuesday, June 5, 2012, (tentative date) at 4:00 p.m. in the Anderson Room

**PLANNING & DEVELOPMENT DEPARTMENT**

1. **AGRICULTURAL ADVISORY COMMITTEE 2011 ANNUAL REPORT AND 2012 WORK PROGRAM**  
(File Ref. No.) (REDMS No. 3517976)

In response to queries, Terry Crowe, Manager, Policy Planning advised that: (i) the issue of soil deposition in the ALR will be looked at by the Agricultural Advisory Committee in 2012, in association with Metro Vancouver; and (ii) in July, 2012, staff will report to Planning Committee regarding the Richmond Agricultural Viability Strategy Update.

It was moved and seconded

*That the 2012 Agricultural Advisory Committee work program be approved.*

**CARRIED**

2. **APPLICATION BY KAIMAN ENTERPRISES CO. LTD. FOR REZONING AT 22560, 22600 AND 22620 GILLEY ROAD FROM SINGLE DETACHED (RS1/B) TO TOWN HOUSING (ZT11) – HAMILTON**

(File Ref. No. 12-8060-20-8750, RZ 06-344606) (REDMS No. 3519618)

Brian Jackson, Director of Development, provided background information and advised that since the application was presented at the May 16, 2011 Public Hearing, several elements of the proposed development had been revised.

It was moved and seconded

*That Bylaw No. 8750, for the rezoning of 22560, 22600 and 22620 Gilley Road from "Single Detached (RS1/B)" to "Town Housing (ZT11) – Hamilton", be referred to the June 18, 2012 Public Hearing.*

**CARRIED**

3. **SUPPLEMENTAL REPORT: APPLICATION BY WESTERN MAPLE LANE HOLDINGS LTD. FOR REZONING AT 9160 NO. 2 ROAD FROM SINGLE DETACHED (RS1/E) TO MEDIUM DENSITY TOWNHOUSES (RTM3)**

(File Ref. No. 12-8060-20-8769, RZ 10-516267) (REDMS No. 3502618)

Please see Page 6 of these Minutes for action on this item.

4. **APPLICATION BY AMRIT MAHARAJ FOR REZONING AT 4820 GARRY STREET FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/A)**

(File Ref. No. 12-8060-20-8825, RZ 11-582830) (REDMS No. 3374326)

In accordance with Section 100 of the *Community Charter*, Councillor Linda Barnes declared herself to be in a potential conflict of interest, as she owns property in the Garry Street area, and left the meeting at 4:06 p.m.

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It was moved and seconded

*That Bylaw No. 8825, for the rezoning of 4820 Garry Street from "Single Detached (RS1/E)" to "Single Detached (RS2/A)", be introduced and given first reading.*

**CARRIED**

Councillor Barnes returned to the meeting at 4:07 p.m.

5. **APPLICATION BY CITY OF RICHMOND FOR REZONING AT 23591 WESTMINSTER HWY. FROM SINGLE DETACHED (RS1/F) TO SCHOOL & INSTITUTIONAL USE (SI)**  
(File Ref. No. 12-8060-20-8880/8881, RZ 12-601319) (REDMS No. 3482714)

In response to a query, Mr. Jackson advised that following the design process an operator for the new daycare facility will be selected.

It was moved and seconded

- (1) *That Bylaw No. 8880 to amend the Official Community Plan Bylaw No. 7100, by repealing the existing land use designation in Schedule 2.14 (Hamilton Area Plan) for 23591 Westminster Hwy. and by designating it "Community Facilities", be introduced and given first reading;*
- (2) *That Bylaw No. 8880, having been considered in conjunction with:*
- (a) *the City's Financial Plan and Capital Program;*
  - (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;*
- (3) *That Bylaw No. 8880, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation; and*
- (4) *That Bylaw No. 8881, for the rezoning of 23591 Westminister Hwy. from "Single Detached (RS1/F)" to "School & Institutional Use (SI)" be introduced and given first reading.*

**CARRIED**

6. **CITY CENTRE AREA PLAN (CCAP) TEXT AMENDMENTS: DENSITY CALCULATION CLARIFICATION FOR MINOR STREETS, LANES, MEWS, PARKS, AND OPEN SPACES NOT IDENTIFIED IN RICHMOND'S DEVELOPMENT COST CHARGE (DCC) PROGRAM**  
(File Ref. No. 12-8060-20-8888, 08-4045-20-10/2012-Vol 01) (REDMS No. 3517757)

**Planning Committee**  
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It was moved and seconded

- (1) *That Official Community Plan Amendment Bylaw No. 8888, which amends Official Community Plan Bylaw No. 7100 by making text amendments to Schedule 2.10 (City Centre Area Plan) to clarify the intent of the Plan in respect to lands voluntarily dedicated or otherwise transferred to the City by developers for use as “minor streets” (i.e., as designated under the Plan), lanes, mews, parks, and open spaces not identified in the Development Cost Charge (DCC) program for land acquisition purposes, and make clear that the City may, in its discretion on a project-by-project basis, include such lands in the calculation of “net development site” for the purpose of determining the maximum permitted floor area, be introduced and given first reading.*
- (2) *That Bylaw No. 8888, having been considered in conjunction with:*
  - (a) *the City’s Financial Plan and Capital Program;*
  - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans; and**is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.*
- (3) *That Bylaw No. 8888, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation.*

**CARRIED**

**7. APPLICATION BY AVION HOMES LTD. FOR REZONING AT 7431 FRANCIS ROAD FROM ASSEMBLY (ASY) TO SINGLE DETACHED (RS2/E)**

(File Ref. No. 12-8060-20-8900/8901, RZ 11-596457) (REDMS No. 3518170)

In response to a query regarding secondary suites, Mr. Jackson advised that the majority of applicants opt to construct a secondary suite, and the minority submit cash in lieu, thereby increasing the number of secondary suites available in the City.

It was moved and seconded

- (1) *That Official Community Plan Amendment Bylaw No. 8900, to redesignate 7431 Francis Road:*
  - (a) *from “Community Institutional” to “Neighbourhood Residential” in Attachment 1 to Schedule 1 of Official Community Plan Bylaw No. 7100 (Generalized Land Use Map); and*

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(b) *from "Community Institutional" to "Low-Density Residential" in Attachment 2 to Schedule 1 of Official Community Plan Bylaw No. 7100 (Specific Land Use Map);*

*be introduced and given first reading;*

(2) *That Bylaw No. 8900, 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;*

(3) *That Bylaw No. 8900, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation; and*

(4) *That Bylaw No. 8901, for the rezoning of 7431 Francis Road from "Assembly (ASY)" to "Single Detached (RS2/E)", be introduced and given first reading.*

**CARRIED**

8. **APPLICATION BY TIMOTHY TSE FOR REZONING AT 7840 BENNETT ROAD FROM SINGLE DETACHED (RS1/E) TO INFILL RESIDENTIAL (RI2)**

(File Ref. No.: 12-8060-20-8902, RZ 09-496145) (REDMS No. 3496755)

It was moved and seconded

*That Bylaw No. 8902, for the rezoning of 7840 Bennett Road from "Single Detached (RS1/E)" to "Infill Residential (RI2)", be introduced and given first reading.*

**CARRIED**

9. **APPLICATION BY VIRDI PACIFIC HOLDINGS LTD. FOR A ZONING TEXT AMENDMENT TO THE LIGHT INDUSTRIAL (IL) ZONING DISTRICT AT 16540 RIVER ROAD**

(File Ref. No.: 12-8060-20-8908, ZT 12-610945) (REDMS No. 3527767)

Mr. Jackson advised that the applicant has applied for the text amendment to the zoning district that applies to 16540 River Road in order to remove: (i) the restriction on the maximum number of commercial vehicles that can be stored on site; and (ii) the provision that identifies that commercial vehicles parked, or stored, on the site must be related to transporting agricultural produce in Richmond.

Mr. Jackson stated that the applicant had encountered problems with finding enough agriculture-related trucks in Richmond. He added that the provisions for dump trucks and refrigerated trucks would remain in place.

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A brief discussion ensued between Committee and Mr. Jackson, especially on the chronology of events for the 16,000 Block of River Road, as well as other River Road applications of a similar nature, and as a result of the discussion the following **referral** motion was introduced:

It was moved and seconded

*That Bylaw No. 8908, to amend the "Light Industrial (IL)" zoning district, be referred back to staff.*

**CARRIED**

**10. TELECOMMUNICATION ANTENNAS: AMENDMENTS TO ZONING BYLAW 8500 AND DEVELOPMENT APPLICATION FEES BYLAW 7984**

(File Ref. No.: 08-4040-01) (REDMS No. 3522269)

In response to a query, Mr. Jackson advised that the City's telecommunications protocol is given to companies who approach the City to enquire about the telecommunication antenna strategy.

It was moved and seconded

*(1) That the proposed "Richmond Zoning Bylaw 8500, Amendment Bylaw No. 8904," concerning maximum heights for telecommunications antennas, be introduced and given first reading; and*

*(2) That the proposed "Development Applications Fees Bylaw 7984, Amendment Bylaw 8905," concerning fees for Telecommunications Antenna Consultation and Siting Protocol applications, be introduced and given first, second and third readings.*

**CARRIED**

**11. MANAGER'S REPORT**

No Manager's reports were given.

**3. SUPPLEMENTAL REPORT: APPLICATION BY WESTERN MAPLE LANE HOLDINGS LTD. FOR REZONING AT 9160 NO. 2 ROAD FROM SINGLE DETACHED (RS1/E) TO MEDIUM DENSITY TOWNHOUSES (RTM3)**

(File Ref. No. 12-8060-20-8769, RZ 10-516267) (REDMS No. 3502618)

The Chair advised that, at the conclusion of the discussion on the land use matter at 9160 No. 2 Road, and if at that time Committee's decision was to send it to the June 18, 2012 Public Hearing, the item would first go to the Monday, May 28, 2012 Council meeting. He then called upon Mr. Jackson, Director of Development, to provide background information on the application by Western Maple Lane Holdings Ltd.



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Mr. Jackson advised that Planning Committee discussed the rezoning application on July 5, 2011, and after that date the applicant had decided to revise the proposal, and then requested that the application be removed from the September 7, 2011 Public Hearing agenda. Mr. Jackson noted that on March, 29, 2012, Thomas Leung, Director, Western Maple Lane Holdings Ltd., hosted an open house, attended by 57 residents who live near the subject site, and that the majority of those at the open house had expressed their opposition to the proposal to permit the development of 18 three-storey townhouse units on the subject site.

Mr. Jackson described the following adjustments made to the application since it was first considered by Committee in July, 2011:

- area residents have expressed concerns regarding the location of vehicle access to the proposed townhouse development on Maple Road, and the applicant considered relocating the entry driveway from Maple Road to No. 2 Road, but decided to keep the entry driveway on Maple Road in consultation with City staff; the proposed driveway location on Maple Road has been shifted west, to reduce potential impacts on the single-family homes to the east of the subject site;
- in response to concern expressed by residents of the neighbourhood, that the design of the proposed townhouse units was not in keeping with the single-family residential character of the area, changes have been made so that the townhouse units fronting Maple Road resemble the appearance of large duplexes; and
- as a result of traffic safety issues expressed by residents of the neighbourhood, the applicant is committed to paying for the design and construction of traffic signals and staff supports signaling the Maple Road intersection as part of the development, for smoother traffic on No. 2 Road, and access from the Maple Road subdivision.

Mr. Jackson then addressed the issue of alternative land use of 9160 No. 2 Road, and advised that instead of townhouse units, the lot could accommodate seven single-family lots with rezoning, and if seven single-family homes were erected, it was possible to have seven secondary suites, a situation that could lead to fourteen families accommodated on the site.

Through the rezoning process, and the development permit process, staff can exert more control regarding trees on site, and additional landscaping for multiple family projects.

Mr. Jackson also stated that staff is not supporting any further intrusion into the Maple Road subdivision, as the development of townhouse units are limited to the City's arterial roads.

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In response to queries Mr. Jackson provided the following advice::

- regarding the diverters that were installed mid-block on Maple Road several years ago, in response to speed and traffic short-cutting on Maple Road, the diverters would remain on Maple Road; and
- regarding the height of the proposed townhouse units, townhouse unit developments are built at the existing grade, lower than surrounding streets, unlike single-family homes that require more fill to bring them up to the flood plain grade, and the profile of the proposed units will appear to be lower.

Victor Wei, Director, Transportation, addressed Committee and advised that Transportation Division staff had reviewed the traffic consultant's work, and in addition, due to safety concerns expressed by Maple Road residents, Transportation Division staff had conducted traffic counts and performed an operational analysis at the intersection of No. 2 Road and Maple Road.

The proposed development: (i) would generate nine or 10 cars during morning and afternoon commutes; (ii) would have a negligible impact on traffic operations; and (iii) delays would be marginally increased. Mr. Wei noted that the applicant is prepared to install traffic lights to reduce traffic delays.

A brief discussion ensued between Committee and staff and the following information was provided:

- traffic lights along No. 2 Road, including the lights the applicant is prepared to install, would be synchronized and would ease traffic flow;
- the proposed development meets the zoning bylaw requirements by having four visitor parking spaces, and the inclusion of two side-by-side, not tandem, parking spaces per unit;
- the issue of conversion of townhouse unit parking garages into residential space has been examined by staff and it was ascertained that if a townhouse unit resident converts parking space into residential space, the conversion voids the construction warranty and invalidates the construction protection for all units, so townhouse strata councils ensure that conversions do not occur; and
- staff has not received complaints, such as those expressed by Maple Lane neighbourhood residents, regarding townhouse units located at the corner of other arterial roads/neighbourhood roads in the City.

Wayne Fougere of Fougere Architecture Inc., 230 West Broadway, Vancouver, Architect for Mr. Leung's Western Maple Lane Holdings, provided the following details with regard to the proposed townhouse development:

- all proposed townhouse units feature three bedrooms;

## Planning Committee

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- the square footage of the units, ranging from between 1035 and 1421 square feet, ensure that all proposed units are affordable;
- the site layout has been revised and now has one four-plex, and seven duplexes, which is a significant change from the originally proposed layout;
- the entry driveway has been moved approximately 60 feet to the west of No. 2 Road, and if the entry driveway had provided access from No. 2 Road, it would have had a negative impact on nine units in the senior apartment building that is to the south of the subject site;
- the floor area of each proposed townhouse unit has been slightly reduced since the earlier design was presented;
- the project meets the intent of the Official Community Plan, and the applicant is not requesting any variances; and
- eight of the garages are slightly larger than the other 10 garages, and the eight larger garages could accommodate three small vehicles, such as Toyotas.

Richard Fernyhough, 9211 Romaniuk Drive, spoke in opposition to the application. He noted that almost 100% of the residents in the Maple Road neighbourhood have expressed opposition to the application for a myriad of reasons. He enjoys the quiet and safe nature of his neighbourhood. He believes that traffic on No. 2 Road is getting worse, and that a new set of traffic lights would not be effective.

Nick Loenen is President of the Christian Reformed Housing Society, No. 2 Road, and the Society is responsible for the 26-unit senior apartment building that is to the south of the subject site. He remarked that twenty years ago his Society applied to the City for rezoning to enable the construction of the apartment building. He was initially opposed to the application by Western Maple Lane Holdings, but the architect worked with the Society and the resulting reduction in the height of the proposed townhouse units, the change in the location of the windows, and the shifting of the entry driveway, the residents of the apartments are reasonably happy.

John Ptucha, 6420 Maple Road, spoke in opposition to the application. He did not want to see any change in the zoning, and preferred single-family detached homes to townhouse units. He stated opposition to densification, and said that townhouse units would create a dynamic change to the ambience enjoyed by residents of the area. He was not against development, but objected to a possible change in the zoning.

Mike Ng, 6091 Maple Road, spoke in opposition to the application. He believed that a new traffic light would not work, and noted that traffic along No. 2 Road is already "stop-and-go". He expressed concern regarding modification of townhouse units, and the resulting occupancy.

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Olivia Hau, 6491 Maple Road, spoke in opposition to the application. She wants the Maple Road neighbourhood preserved the way it is now, and favours single-family homes over townhouse units. She values how the neighbourhood children can safely walk to area schools, and believed that 18 townhouse units would increase traffic, and accidents. She described townhouse unit development as high density, not medium density, and stated that the design adjustments did not address the neighbours' concerns.

Paul Ly, 6571 Maple Road, spoke in opposition to the application. He believed that the architect should design residences that fit the single-family neighbourhood. 18 townhouse units do not fit the medium density definition because that number would increase the residential units in the area by 48%. He wanted trees on the subject site preserved, and questioned how the new traffic light could guarantee that access to the senior apartment building would not be blocked by a line of traffic.

Trudy Lai, 6571 Maple Road, spoke in opposition to the application. She said the Maple Road neighbourhood is quiet and serene and that residents want that environment to remain. She believes that townhouse units do not conform to the character of the neighbourhood, and questioned why townhouse units were being considered for the area when densification was taking place in other parts of the City. She stated that the area's opinion was evident in the large number of letters of opposition, and the two petitions submitted by area residents.

Mr. B. Powell, 6360 Martiniuk Place, spoke in opposition to the application. He believed that some of the garages of some of the proposed townhouse units would be developed into a residential suite, or, that residents would use garages for storage, forcing cars to park on already crowded area streets. He has witnessed traffic accidents, and he believes a new traffic light on No. 2 Road would lead to more accidents. He questioned the small number of visitor parking spaces on the subject site, and also questioned why the proposed development included 18 townhouse units, instead of a lower number. Mr. Powell remarked that even if developers plant replacement trees, it does not mean the trees will remain.

In response to a query from Committee, Mr. Jackson advised that applicants must go through the development permit process, and as part of that process, they provide financial security for the survival of newly planted trees. Should those trees be removed, and if the City receives a complaint about the removal of trees, the City can approach the developer.

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Stephen Yick, 6113 Maple Road, spoke in opposition to the application. He was not against development, but believed that 18 townhouse units and four visitors parking stalls was inappropriate for the subject site. He believes that the zoning bylaw is out of date, and he avoids No. 2 Road because of the heavy volume of traffic. He showed Committee a map featuring individual homes in the Maple Road neighbourhood and that indicated residents that were opposed to the proposed development.

Ms. M. Chan, 5700 Maple Road, spoke in opposition to the application. She has been in the Maple Road neighbourhood for only a few months, but believes that, with no other townhouse units in the area, it was ridiculous to build 18 townhouse units on the subject site. She was concerned that the driveways are so close together, and that accidents in the No. 2 Road area would happen.

Justine Chan, Romaniuk Drive, spoke in opposition to the application. She noted that No. 2 Road is designated as a disaster response route, and questioned how increased traffic along No. 2 Road would affect rescue efforts if there were a disaster. She questioned how the installation of new traffic signals on No. 2 Road would improve traffic.

The applicant, Thomas Leung, 6431 Juniper Drive, addressed Committee and advised that the arterial road policy had been in place for many years, and that the type of development he planned at 9160 No. 2 Road encourages more walking to neighbourhood amenities such as shopping centres, and less traffic. He stated that City policy does not condone multi-family homes inside subdivisions, but townhouse developments on arterial roads create alternatives in the housing market.

Mr. Leung stated that in 2009 he purchased the subject site knowing that a townhouse development was permitted, and he pointed out that townhouse units had been built on Woodward, and others had been built on No. 2 Road at Williams Road.

He remarked that he has been a developer in the City since 1980 and he keeps in mind the benefit of his developments to the City. Mr. Leung added that he has tried hard to address the concerns expressed by residents of the Maple Road neighbourhood.

Discussion ensued between staff and Committee regarding: (i) the issue of parking on area roads; and (ii) without rezoning, the subject site could accommodate three very large single-family homes.

(Cllr. Steves left the meeting at 5:47 p.m., and returned at 5:50 p.m.)

In response to a query, Mr. Jackson advised that according to the arterial road policy, townhouse units are permitted, but not mandatory, at 9160 No. 2 Road, and other similar sites.

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At the conclusion of the discussion the following motion was introduced:

It was moved and seconded

- (1) *That Bylaw No. 8769, for the rezoning of 9160 No. 2 Road from "Single Detached (RS1/E)" to "Medium Density Townhouses (RTM3)", be forwarded to Public Hearing, to be held on Monday, June 18, 2012; and*
- (2) *That the Public Hearing notification area be expanded from the standard 50 m radius to include the area shown in Attachment 14 of the Report to Committee dated June 17, 2011.*

The question on the motion was not called as further discussion ensued among Committee. A comment was made that Committee had heard comments from delegates, and at the June 18, 2012 Public Hearing, delegates would be heard by all Council members. A further comment was made that if Committee did not forward the application to the Public Hearing, it meant changing the arterial road policy.

The Chair requested staff to provide: (i) a model of the proposed development featuring the access/egress driveway and the model would assist Council in visualizing the height of the proposed townhouse units and how it would look in relation to Maple Road and No. 2 Road; and (ii) a copy of a map featuring individual homes in the Maple Road neighbourhood, indicating residents who are opposed to the proposed development.

The question on the motion was then called and it was **CARRIED**, with Cllr. Chak Au **OPPOSED**.

## ADJOURNMENT

It was moved and seconded

*That the meeting adjourn (6:01 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, May 23, 2012.

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Councillor Bill McNulty  
Chair

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Sheila Johnston  
Committee Clerk



## City of Richmond

## Report to Committee

**To:** Planning Committee **Date:** May 24, 2012  
**From:** Brian J. Jackson, MCIP, Acting General Manager **File:** 01-0100-20-ACEN1-01/2012-Vol 01  
Planning & Development  
**Re:** RICHMOND ADVISORY COMMITTEE ON THE ENVIRONMENT (ACE): 2011 ANNUAL REPORT AND 2012 WORK PLAN

### Staff Recommendation

That:

- (1) The 2011 Richmond Advisory Committee On The Environment (ACE) Annual Report be received; and
- (2) The 2012 Richmond Advisory Committee On The Environment (ACE) Work Plan be endorsed.

Brian J. Jackson, MCIP, Acting General Manager  
Planning & Development

Att 2

BJJ: dj

FOR ORIGINATING DEPARTMENT USE ONLY					
<b>ROUTED TO:</b>		<b>CONCURRENCE</b>		<b>CONCURRENCE OF ACTING GENERAL MANAGER</b>	
Parks		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>			
Sustainability		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>			
<b>REVIEWED BY TAG SUBCOMMITTEE</b>		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<b>REVIEWED BY CAO (Deputy)</b>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

## Staff Report

### Origin

1. The Richmond Advisory Committee on the Environment (ACE) is required to:
  - present an *Annual Report* (see **Attachment 1**) to City Council, and
  - prepare a *Work Program and Budget* for the coming year (see **Attachment 2**).

### Findings of Fact

#### *Committee Mandate*

The Richmond Advisory Committee on the Environment (ACE) is appointed for the following purposes:

- to provide advice to City Council on environmental issues of concern to the community;
- to generate independent and credible information on key environmental issues;
- to anticipate and advise Council and staff of potential problems and opportunities for environmental sustainability;
- to review and monitor the existing situation and trends to identify environmental concerns;
- to work with City staff to encourage and co-ordinate public participation in the identification and development of solutions to environmental issues;
- to help enhance public awareness of environmental issues;
- to provide environmental information to the Agricultural Advisory Committee (AAC); and
- to assist representing the City on the Vancouver International Airport Authority Environmental Advisory Committee (YVREAC).

The Committee consists of:

- Thirteen (13) voting members appointed for (2) year terms;
- One (1) voting member who also sits on the YVREAC, appointed for a two (2) year term (Mr. Saleh Haidar);
- One (1) non-voting member who is an alternate member to the YVREAC, appointed for a two (2) year term (Mr. Paul Shapp); and
- one (1) non-voting Council liaison (Councillor Chak Au).

### Analysis

#### *1. 2011 ACE Annual Report*

- The 2011 ACE Annual Report (see **Attachment 1**) clearly demonstrates a high level of volunteerism, professionalism and commitment to environmental stewardship and promotion in Richmond.

#### *2. 2012 ACE Work Program*

The proposed 2012 ACE Work Program (see **Attachment 2**) is aligned with the Official Community Plan (OCP) (e.g., the 1999 OCP Natural and Human Environment Policies - including effectively managing environmentally sensitive areas of the City),



- The proposed ACE 2012 *Work Program* activities include:
  - Providing input to the 2041 OCP and Environmentally Sensitive Areas Updates;
  - Providing comments to City staff on certain proposed policies (TBD by Council and staff),
  - Providing comments to City staff on proposed development related activities that are located on or near lands that are considered environmentally sensitive,
  - Being kept up to date on the Airport Fuel pipeline proposal.
  - Consider publishing an ACE information brochure to inform the public regarding what the Committee is and does (e.g., general environmental activities, Earth Day, the Salmon Festival).]
  - Communicating with the development community to support sustainable practices (e.g. agricultural related development proposals).

**Financial Impact**

None

**Conclusion**

ACE:

- has worked diligently to advance the City's 1999 OCP environmental management policies including updating the proposed 2041 OCP ESA Management Strategy
- proposes a positive 2012 Work program.



Terry Crowe, Manager  
Policy Planning



David Johnson, Planner 2  
Policy Planning



City of  
Richmond

Richmond Advisory Committee  
on the Environment  
ANNUAL REPORT

6911 No. 3 Road, Richmond, BC V6Y 2C1

www.richmond.ca

## 2011 ANNUAL REPORT

Page 1/2

### Purpose

**Purpose:** The purpose of this update is to report on the Richmond Advisory Committee on the Environment (ACE) 2011 activities 2011.

**The Year In Review... A Message from the Co-Chairs (Saleh Haidar and Gordon Kibble)**

- *In 2011, ACE applied its environmental knowledge and experience to provide constructive feedback to staff and the development community. Examples include:*
  - *the update on the implementation of the City's Pesticide Bylaw,*
  - *the opportunity to provide feedback on the City's compost pick-up and recycling programs,*
- *As well ACE addressed the matter of better meeting its quorum which it is anticipated to have resolved by an approved amendment to the Committee's Terms of Reference which involved a small reduction in the required attendance at meetings. This will be closely monitored over the next year.*

### 2011 Work Program Highlights

- **Planning Policies:**
  - Through presentations from City staff, ACE provided comments and advice on key City initiatives such as the Pesticide Bylaw, current recycling and composting programs and commented on Smart Meters as requested by Council.
  - The Committee also provided comments on City initiatives such as the District Energy program for the Alexandra Neighbourhood of West Cambie.
  - As City Staff provides the Committee with updates, ACE, as requested and as information becomes available, will stand prepared to provide comments, as necessary and requested.
- **Development Reviews:**
  - ACE provided comments on development related projects that impact, either the foreshore areas of the City, or lands that are environmentally sensitive.
  - Two significant projects that ACE provided comments on were the proposed Richmond Island Marina project, and proposed EcoWaste development in the Fraser Lands area.
- **Education:**
  - With the vast amount of information that is related with the topic of environmental management practice, ACE received information packages on City policies and activities and provided constructive feedback including:
    - The use of pesticides for cosmetic use and who legislate the sale of such products,
    - Recycling and the composting of household waste, to increase collection,
    - Improving the awareness of local initiatives toward environmental protection from Metro Vancouver's Environment and Parks Committee, and the sharing of information through

national news articles.

▪ ***Community Outreach:***

- ACE members have discussed the opportunity to be more involved in the community as indicated in their Terms of Reference, such as creating:
  - an information brochure that may be distributed to the public at events such as the City's Earth Day events and the Salmon Festival.
  - an information newsletter to provide public information on environmental protection and sustainability practices was also considered. This discussion will continue in 2012.

▪ ***Terms of Reference Amendment (TOR):***

- In 2011, the ACE quorum was reduced from eight (8) to seven (7) to better enable ACE to meet its quorum requirements. The solution included a reduction of the main ACE member appointment to the YVR Noise Management Committee. In previous years, this ACE membership was included as a representatives to the YVR NMC. The membership was removed from the recommendation of the "Richmond Airport Noise Citizens Advisory Task Force" and to have this representative report directly to General Purposes Committee. The ACE TOR was amended to reflect the removal of this main, but the required ACE quorum remained. The recent ACE TOR amendment to reduce the required quorum keeps the ratio of member attendance to ACE meetings as before.

**2011 ACE Membership:**

Co- Chair

S. Haidar (YVR Environment Committee) and G. Kibble

D. Coutts

J. Fisher

P. Grindlay

A. Leung

F. San

P. Schaap (YVR Env. alternate)

G. Sihota

S. Sugita

R. Tse

B. Vernier

C. Wang

Z. Xie

T. Zhong

Councillor D. Dang, Council Liaison

## ATTACHMENT 2

ACE 2012 WORK PROGRAM												
Activities	2012 Calendar											
	J	F	M	A	M	J	J	A	S	O	N	D
1. Meetings	X	X	X	X	X	X	X		X	X	X	X
2. Annual Report											X	X
3. Possible Promotion:												
– Earth Day					X							
– Salmon Festival							X					
– Consider a public information Brochure					X							
– Consider a public information Newsletter										X		
– Communicate developers to promote best sustainability practices	Ongoing											
4. Planning and Policy	– Comment on the proposed 2041 OCP ESA update – Other, as requested											
5. Development Reviews	– Review and comment as required											



# City of Richmond

## Report to Committee

**To:** Planning Committee **Date:** May 23, 2012  
**From:** Brian Jackson, Acting General Manager,  
Planning & Development **File:**  
**Re:** Richmond Comments: Proposed Greater Vancouver Regional District Regional  
Growth Strategy Amendment Bylaw 1160, 2012

### Staff Recommendation

That, as per the staff report titled: "Richmond Comments: Proposed Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw 1160, 2012", the Metro Vancouver (MV) Board be advised that the City of Richmond accepts the proposed Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw 1160, 2012.

Brian Jackson, Acting General Manager,  
Planning & Development

BJJ:tlc

Att. 2

FOR ORIGINATING DEPARTMENT USE ONLY					
<b>ROUTED TO:</b>		<b>CONCURRENCE</b>		<b>CONCURRENCE OF ACTING GENERAL MANAGER</b>	
Parks		Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>		
Law		Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>		
Sustainability		Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>		
<b>REVIEWED BY TAG SUBCOMMITTEE</b>		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<b>REVIEWED BY CAO (Deputy)</b>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

## Staff Report

### Origin

On April 12, 2012, the City received a request from the Metro Vancouver Board to consider accepting a proposed Greater Vancouver Regional District Regional Growth Strategy (RGS) Amendment Bylaw 1160, 2012 (**Bylaw**), to change how certain RGS “Conservation and Recreation” designated lands are managed. The City has a comment deadline of 60 days (i.e., by June 11, 2012. (**Attachment 1**).

This report addresses Metro Vancouver’s request for Richmond to comment.

### Council’s 2011-2014 Term Goals

This report addresses the Council Term Goals # 6 Intergovernmental Relations and # 7 Managing Growth and Development.

### Background

#### *Context*

The MV Regional Growth Strategy (RGS) was approved by Metro Vancouver on July 29, 2011. Changes to the approved RGS designations may occur by the following three processes: Type 1: Major, Type 2: Minor (A) and Type 3: Minor (B) (see **Attachment 2** for details).

The proposed Bylaw involves a RGS Type 1 Major amendment which involves the following:

- Two formal rounds for a local government comment:
  - 1<sup>st</sup> opportunity is a minimum 30 day notification period where local government response is optional. Note that if there is no response, MV assumes that the local government has no comment. (Richmond did not comment as the proposed Bylaw does not affect the City).
  - 2<sup>nd</sup> opportunity is a maximum 60 day acceptance period for the actual proposed bylaw where local government response is optional. Note that if there is no response, MV deems that the local government is OK with (accept) the proposal.
- A Public Hearing: Not required
- All local governments need to accept: Yes
- To adopt: MB Board a 50% + 1 weighted MV Board.

#### *RGS “Conservation and Recreation” Definition*

In the RGS the definition of “Conservation and Recreation” (R&C) is as follows: Conservation and Recreation areas are intended to protect significant ecological and recreation assets, including: drinking watersheds, conservation areas, wildlife management areas and ecological reserves, forests, wetlands, riparian corridors, major parks and recreation areas, ski hills and other tourist recreation areas.

## Proposed RGS Amendment Bylaw Details

### *General*

The RGS manages changes within the RGS Urban Containment Boundary, from “Conservation and Recreation” designated lands, to another RGS designation (e.g., General Urban), in two ways, namely:

1. For most RGS “Conservation and Recreation” re-designations, by a RGS Type 2 Minor (A) amendment: or
2. For those RGS “Conservation and Recreation” re-designations which involve only *Conservation and Recreation lands used for commercial extensive recreation facilities* (e.g., golf courses, country clubs), by a Type 3 Minor (B) RGS amendment (e.g., 50% + 1 MV Board vote, no MV Board public hearing and invited local government comment).

### *Coquitlam's Request*

Coquitlam is requesting an amendment to the RGS, specifically to delete, from the RGS Section 6.3.4 (b), the policy: “*Conservation and Recreation lands utilized only for commercial extensive recreation facilities*”. The reason that Coquitlam is requesting this change is to respond to its citizens' requests for better RGS Conservation and Recreation land protection by proposing that all RGS R&C changes be a Type 2 - Minor (A) amendment which requires higher approval criteria to re-designate than a Type 3 - Minor (B) amendment.

## Analysis

### *Protecting Richmond's Regional Growth Strategy Planning Interests*

Richmond's Regional Growth Strategy planning interests are to:

1. Protect the City's autonomy in decision making,
2. Ensure effective City community planning,
3. Participate co-operatively in effective regional planning, to create a World Class livable region by flexibly balancing the City's regional and community planning interests with those of the Region.

### *Richmond RGS (R&C) Designation*

In Richmond, RGS Conservation and Recreation designated lands include Terra Nova, The Garden City Lands, Department of National Defence Lands, the West Dyke and the north part of Sea Island. In Richmond, any RGS redesignations would acceptably involve a Type 2 Minor (A) amendment. (Richmond's golf courses are in RGS Agricultural designated area.) Richmond has no RGS “*Conservation and Recreation lands utilized only for commercial extensive recreation facilities*”.

### *Summary*

City staff have reviewed the proposed Bylaw and find that it is acceptable, as it: (1) achieves the above City interests, (2) does not affect the City and (3) enables all C&R amendments to be made only by a Type 2 Minor (A) amendment, which is the approach which Richmond has accepted for itself.

**Financial Impact**

None

**Conclusion**

Staff have reviewed Metro Vancouver's Proposed Regional Growth Strategy Amendment Bylaw 1160, 2012 and recommend that Council advise the MV Board that it accepts it, as it does not affect the City.



Terry Crowe,  
Manager, Policy Planning  
(4139)

TTC:cas

Attachment 1: Metro Vancouver's Proposed Regional Growth Strategy Amendment Bylaw 1160, 2012

Attachment 2: Summary Chart - MV RGS Amendment Procedures





Greater Vancouver Sewerage  
4330 Kingsway, Burnaby, BC, Canada V5H 4G8 604-432-6200 www.metrovancouver.org

Board Secretariat and Corporate Information Department  
Tel. 604-432-6250 Fax 604-451-6686

File: CP-11-01-RGS-14

April 4, 2012

Mayor Malcolm Brodie  
and Members of Council  
City of Richmond  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

PHOTOCOPIED

APR 12 2012

& DISTRIBUTED



Dear Mayor Brodie and Members of Council:

**Re: Acceptance of Greater Vancouver Regional District Regional Growth Strategy  
Amendment Bylaw 1160, 2012**

Metro Vancouver has received a request from the City of Coquitlam to amend Metro Vancouver's Regional Growth Strategy Bylaw. The amendment would remove the following words from section 6.3.4 (b) of the Regional Growth Strategy: "Conservation and Recreation lands utilized only for commercial extensive recreation facilities."

This section is currently written as follows:

"6.3.4 The following Type 3 minor amendments require an affirmative 50%+1 weighted vote of the Metro Vancouver Board and do not require a regional public hearing:

b) for sites within the Urban Containment Boundary, amendments from Industrial, Mixed Employment, Conservation and Recreation lands utilized only for commercial extensive recreation facilities, or General Urban land use designations to any other such regional land use designations."

This is a Type 1 amendment because it involves a change to the minor amendment process of the Regional Growth Strategy. Type 1 amendments require unanimous acceptance from all affected local governments.

The Metro Vancouver Board gave first and second readings to Regional Growth Strategy Amendment Bylaw 1160, 2012 on March 30, 2012. Under the provisions of the *Local Government Act*, Metro Vancouver's affected local governments have 60 days from receipt of this letter in which to consider acceptance of this Regional Growth Strategy Amendment Bylaw. At the conclusion of the 60 day period, staff will be reporting to the Board on the status of acceptance, and if appropriate, whether the Bylaw may be given final adoption.

You are requested to consider acceptance of this amendment to the Regional Growth Strategy. Please provide any response to this request in the form of a Council/Board resolution and submit to me at [paulette.vetleson@metrovancouver.org](mailto:paulette.vetleson@metrovancouver.org) within 60 days of receipt of this letter. If you have any questions with respect to the amendment, please contact Jason Smith, Regional Planner, at 778-452-2690 or [jason.smith@metrovancouver.org](mailto:jason.smith@metrovancouver.org). More information about the Regional Growth Strategy can be found on our website at [www.metrovancouver.org](http://www.metrovancouver.org).

Sincerely,



 Paulette Vetleson  
Manager/Corporate Secretary

PV/GR/cd

**Attachment**

Report to the Metro Vancouver Board on March 30, 2012, titled 'Request by the City of Coquitlam for Type 1 Amendment to the Regional Growth Strategy', dated February 20, 2012



Regional Planning and Agriculture Committee Meeting Date: March 9, 2012.

To: Regional Planning and Agriculture Committee

From: Jason Smith, Regional Planner  
Metropolitan Planning, Environment and Parks Department

Date: February 20, 2012

Subject: Request from the City of Coquitlam for a Regional Growth Strategy Amendment

---

*Recommendation:*

That the Board:

- a) Introduce and give first and second reading to Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1160, 2012; and
  - b) Direct Metro Vancouver staff to send the Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1160, 2012 to all affected local governments for consideration of acceptance.
- 

## 1. PURPOSE

To introduce a Regional Growth Strategy Amendment Bylaw that would remove reference to "Conservation and Recreation lands utilized for commercial extensive recreation facilities" from the minor amendment process. The removal of this clause would mean that this land use would follow a similar amendment process to other areas designated in the Regional Growth Strategy as Conservation and Recreation. This request was made by the City of Coquitlam during the Regional Growth Strategy acceptance process.

## 2. CONTEXT

The City of Coquitlam requested that the phrase "Conservation and Recreation lands utilized only for commercial extensive recreation facilities" included in section 6.3.4 (b) of the Regional Growth Strategy be deleted. This request was made by resolution of the City of Coquitlam Council in March, 2011 (Attachment 1).

Section 6.3.4 is part of the Regional Growth Strategy minor amendment process. Any changes to minor amendment process are considered to be Type 1 amendments. Type 1 amendments require unanimous acceptance of all affected local governments.

The Metro Vancouver Board responded to the City of Coquitlam's request by initiating a Type 1 amendment process at their September 23, 2011 Board meeting. The Board chose to delay introduction of the Bylaw because the Type 1 process requires a 60 day period for acceptance by affected local governments, which would have extended beyond the term of the previous Board. Initiating the Bylaw in 2012 avoided having the bylaw amendment considered by two different Boards.

The Regional Growth Strategy (RGS) sets out that any changes to the Conservation and Recreation area requires a two-thirds vote of the Board and a regional public hearing. However, the RGS section 6.3.4(b) includes a provision to allow Conservation and Recreation lands to be re-designated by a simple majority vote if those lands are used for commercial extensive recreation facilities, and are situated within the Urban Containment Boundary.

This section is currently written as follows, with the portion that is proposed to be removed in italics:

"6.3.4 The following Type 3 minor amendments require an affirmative 50%+1 weighted vote of the Metro Vancouver Board and do not require a regional public hearing:

b) for sites within the Urban Containment Boundary, amendments from Industrial, Mixed Employment, *Conservation and Recreation lands utilized only for commercial extensive recreation facilities*, or General Urban land use designations to any other such regional land use designations".

The City of Coquitlam had initially requested the clause to allow increased flexibility to change land use designations for those particular uses, such as golf courses. However, the City has subsequently determined that this clause is not necessary, and requested that the clause be removed. Metro Vancouver staff support the proposed amendment.

#### **Regional Planning Advisory Committee (RPAC) Comments**

RPAC (formerly known as the Technical Advisory Committee or TAC) supports the Metro Vancouver staff recommendation to amend the Regional Growth Strategy as proposed by Coquitlam.

#### **Process and Timeline for Type 1 Amendment**

The Metro Vancouver Board initiated this amendment at its September 23, 2011 meeting. Notice of this proposed amendment was sent to all affected local governments in January 2012, as required by section 6.4.2 of the Regional Growth Strategy. Notice is also required to all members of the Intergovernmental Advisory Committee (composed largely of members of RPAC and provincial ministries). No comments have been received to date. Any comments received in response to this notice will be provided to the Metro Vancouver Board at the time first and second reading is considered.

If the Board gives initial readings to the amendment Bylaw, then it must be sent to all affected local governments for acceptance. Unanimous acceptance from all affected local governments is required in order to proceed. Affected local governments will have 60 days to consider their acceptance once the request has been received. A public hearing is not required for Type 1 amendments. If unanimous acceptance is achieved, the Bylaw will be brought back to the Board for final readings and adoption.

### **3. ALTERNATIVES**

The following options are provided for consideration:

That the Board:

- a) Introduce and give first and second reading to Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1160, 2012; and

- b) Direct Metro Vancouver staff to send the Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1160, 2012 to all affected local governments for consideration of acceptance]

Or

That the Board decline to advance a request to amend the Regional Growth Strategy.

#### 4. CONCLUSION

Metro Vancouver staff support the proposed amendment requested by the City of Coquitlam as it will provide a higher degree of protection for designated Conservation and Recreation lands throughout the region.

#### ATTACHMENTS

1 - Request from the City of Coquitlam for Type 1 Regional Growth Strategy Amendment.

2 - Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1160, 2012.



March 22, 2011  
Our File: 01-0480-20/RD13-01/2011-1  
Doc #: 1047405.v1

EMAILED AND FAXED

Christina DeMarco  
Regional Development Division Manager  
Policy and Planning Department  
Metro Vancouver  
4330 Kingsway  
Burnaby, BC V5H 4G8  
[Christina.DeMarco@metrovanancouver.org](mailto:Christina.DeMarco@metrovanancouver.org)

Dear Ms. DeMarco:

**RE: Redesignation of the Westwood Plateau Golf Course Lands**

Please be advised that at the March 21, 2011 Regular Meeting of Council for the City of Coquitlam, the following resolution was adopted:

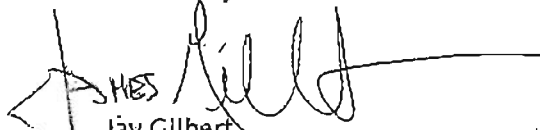
That the Metro Vancouver Board be requested to:

1. Redesignate the Westwood Plateau Golf Course lands, which are presently designated in the proposed Regional Growth Strategy (RGS) as "General Urban" and in the City of Coquitlam's Official Community Plan as "Extensive Recreation" to the RGS "Conservation and Recreation" land use designation;
2. Delete the phrase "Conservation and Recreation lands utilized only for commercial extensive recreation facilities" in Section 6.3.4.b) on page 60 of the proposed RGS; and,
3. Extend the "Conservation and Recreation" land use designation to existing public parks and protected riparian corridors in Coquitlam as shown on the attached map.

Please find enclosed a copy of the report of the General Manager Planning and Development dated March 17, 2011 entitled "Supplementary Information Regarding Notice of Motion - Redesignation of the Westwood Plateau Golf Course Lands".

Should you have any questions or require further information with respect to this matter please contact Jim McIntyre, General Manager Planning and Development at 604-927-3401.

Yours truly,

  
JHG  
Jay Gilbert  
City Clerk

c - Jim McIntyre, General Manager Planning and Development

**GREATER VANCOUVER REGIONAL DISTRICT REGIONAL GROWTH STRATEGY  
AMENDMENT BYLAW NO. 1160, 2012**

A Bylaw to Amend Greater Vancouver Regional District Regional Growth Strategy Bylaw Number 1136, 2010.

WHEREAS the Board of the Greater Vancouver Regional District adopted the Greater Vancouver Regional District Regional Growth Strategy Bylaw Number 1136, 2010 on the 29th day of July, 2011;

NOW, THEREFORE, the Board of the Greater Vancouver Regional District in open meeting assembled ENACTS AS FOLLOWS:

1. The "Greater Vancouver Regional District Regional Growth Strategy Bylaw Number 1136, 2010" is hereby amended by deleting the following from Section 6.3.4 (b):

", Conservation and Recreation lands utilized only for commercial extensive recreation facilities",

2. The official citation for this bylaw is "Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1160, 2012." This bylaw may be cited as "Regional Growth Strategy Amendment Bylaw No. 1160, 2012."

Read a First time this                      day of                      , 2012.

Read a Second time this                      day of                      , 2012.

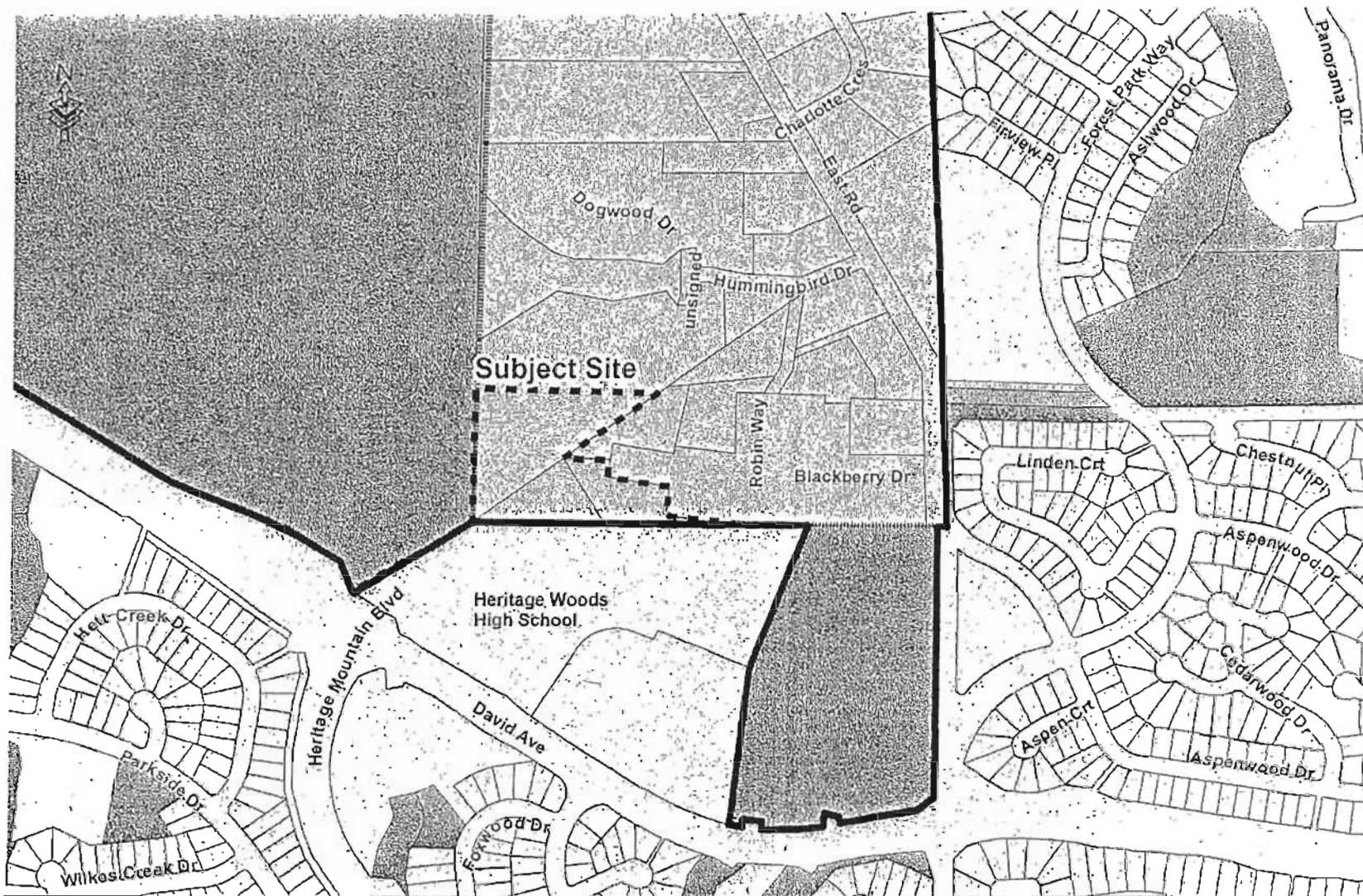
Read a Third time this                      day of                      , 2012.

Reconsidered, Passed and Finally Adopted this                      day of                      , 2012

\_\_\_\_\_  
Paulette A. Vetleson  
Corporate Secretary

\_\_\_\_\_  
Greg Moore  
Chair





# Regional Growth Strategy Land Use Designation Amendment



Urban Containment Boundary

RGSDesignations

Urban

Rural

Conservation & Recreation



Proposed Extension of the  
Urban Containment Boundary  
and General Urban Area

## Summary Chart - MV RGS Amendment Procedures

### Type 1 RGS Amendment - Major

- Involves: two formal rounds for local government comment:
  - 1<sup>st</sup> opportunity is a minimum 30 day notification period where local government response is optional
    - If no local government response, MV assumes that the local government has no comment
  - 2<sup>nd</sup> opportunity is a maximum 60 day acceptance period for the actual bylaw where local government response is optional (LGA 857 (3) and (4))
    - If no local government response, MV deems that the local government is OK with (accept) the proposal (LGA 857 (6))
- Public Hearing: Not required
- All local governments need to accept: Yes
- To adopt: MB Board a 50% + 1 weighted MV Board.

### Type 2 RGS Amendment – Minor A

- Involves one formal round for local government comment:
  - A minimum 30 day notification period where local government response is optional
    - If no local government response, MV assumes that the local government has no comment
  - No formal second opportunity (see below),
- Public Hearing: Yes: a local government may comment at the public hearing (a short window)
  - If no local government response, MV assumes that the local government has no comment
  - LGA 892 (3) (2 consecutive issues of a newspaper, the last publication to appear not less than 3 and not more than 10 days before the public hearing)
- All local governments need to accept: - No
- To adopt: MB Board a 2/3 weighted MV Board.

### Type 3 RGS Amendment – Minor B

- Involves one formal round for local government comment:
  - A 30 day minimum notification period where local government response is optional
    - If no local government response, MV assumes that the local government has no comment
- Public Hearing: No
- All local governments need to accept: - No
- To adopt: MB Board a 50% + 1 weighted MV Board.

Prepared by Policy Planning



# City of Richmond

## Report to Committee

**To:** Planning Committee **Date:** May 23, 2012  
**From:** Brian Jackson, MCIP **File:** 08-4045-20-14/2012-  
Acting General Manager, Planning & Development Vol 01  
**Re:** Hamilton Area Plan  
First Public Survey Findings and Proposed Development Options

### Staff Recommendation

That staff proceed with Phase 2 of the Hamilton Area Plan Update with the three proposed development options included in this Report dated May 23, 2012 from the Acting General Manager of Planning and Development.

Brian Jackson, MCIP  
Acting General Manager, Planning & Development

Att. 5

FOR ORIGINATING DEPARTMENT USE ONLY			
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>		<b>CONCURRENCE OF ACTING GENERAL MANAGER</b>
Parks	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Environmental Sustainability	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Transportation	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Law and Community Safety Administration	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Community Services	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Community Social Development	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
<b>REVIEWED BY TAG SUBCOMMITTEE</b>	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<b>REVIEWED BY CAO</b>
			YES <input checked="" type="checkbox"/>
			NO <input type="checkbox"/>

## Staff Report

### Origin

The purpose of this Report is to provide an update on progress regarding the first Public Survey and Open House for the Hamilton Area Plan Update and an overview of three (3) proposed Development Options to be presented at the second public Open House, ideally in late June 2012.

### Finding of Fact

As part of the 2041 OCP Update Concept, with public support, in April 2011, Council endorsed undertaking more detailed planning to densify the Hamilton, East Cambie, Blundell and Garden City neighbourhood shopping centres. The 2041 OCP Update Concept anticipated, that with Council's direction, staff will lead and undertake a planning process first for the Hamilton Neighbourhood Shopping Centre, as the Hamilton community strongly supports such a process.

The Hamilton Plan Update is proceeding as Council approved in December 2011 with Oris Consulting Ltd. undertaking the approved Work Plan, under City direction (see Attachment 1 regarding affected areas). The main highlights of this five-phase Work Plan include:

- Phase 1: Prepare Baseline Information
- Phase 2: Analyse Phase 1 Findings to Prepare Policy Options
- Phase 3: Detailed Studies on Planning Options
- Phase 4: Prepare Draft Hamilton Plan Update
- Phase 5: Finalize the Hamilton Plan Update and Public Consultation.

On March 13, 2012, the first Open House was held. Invitations were sent via mass mailing to all household and business mailing addresses in Hamilton. The survey and Open House display boards were available on the City's website ([www.richmond.ca](http://www.richmond.ca)) and the Place Speak website ([www.placespeak.com/hamiltonareaplan](http://www.placespeak.com/hamiltonareaplan)). Residents were asked to complete and return the survey (one per household) forms by April 1, 2012.

There was a good Open House turnout of approximately 135 people. City staff from Policy Planning, Development Applications, Environmental Sustainability, Parks, Engineering and Transportation Divisions were present, as well as the Oris planning consultants (e.g., Dana Westermarck, Patrick Cotter). Display boards and survey forms were available (Attachment 2). City staff led the Open House with an introductory presentation which outlined the purpose and scope of the Area Plan update, followed by a consultant presentation regarding the current status of community planning matters and an open Q & A session.

## Analysis

### Community Consultation Survey Results

#### *General*

Hamilton has 1565 households and a population of 4825 people as of the 2011 Census (Not including undercounts yet to be provided by Stats Canada). A total of 70 completed surveys were submitted to the City (4.4% of all households).

The Public Survey (Attachments 2 and 3) include seventeen (17) questions of which question Nos. 1 to 11 involved a description of the respondents' circumstances (e.g., age, similar size, shopping habits, etc.). The remaining question Nos. 12 to 17 involved the respondent's opinions of community development options and possible amenities. The top responses to key questions, from Hamilton as a whole, from the 70 respondents are included below. Please refer to Attachment 3 for the complete survey results. (A package of colour pie and bar charts graphically representing the findings in Attachment 3 is available in the Planning and Development Department and Mayor and Councillor's Office).

#### *Housing Choices and Density:*

The Public Survey indicates that there is a sufficient choice of single-family homes and townhomes but an insufficient choice of apartment-style housing, servicing the needs of singles through to seniors.

The choice to live in Hamilton may be due to its central location within Metro Vancouver with easy access to various freeways and bridges. This survey data indicates that residents commute to work mainly in Richmond and Vancouver and shop mainly in Queensborough, Burnaby and Richmond.

54% of respondents agree or strongly agree to have more density with a further 16% staying neutral at this time. The survey has indicated support for more medium density development between 3 and 6 storeys. Specifically, the Public Survey includes the following opinions:

- *Feel there should be more medium density development (3 to 6 storey) – Question No. 14:*

Strongly Agree-19	Disagree-9
Agree-19	Strongly Disagree-12
Neutral-11	

#### *Parks, Greenways and Pathways and Trails:*

These amenities are highly valued and well used in the community as indicated by the Public Survey. 62% of respondents use the nature parks, dyke trails and bike trails while a further 38% use both the active play parks and sports parks. There was strong support for improved linkages for pedestrians and cyclists and several comments in support of off-leash areas. As well, the Public Survey includes the following opinions:

- *Hamilton Parks and Recreation Used Top Priority – Question No 15:*

Nature Parks-37; Active Play Parks-33; Sports Parks-27; Bike Trails-26; Dyke Trails-33

*Transportation, Sidewalks and Safety:*

There is a strong survey response for transportation improvements, in particular at Westminster and Gilley. Concerns were raised around truck traffic and vehicular speed, a lack of safe crossings for pedestrians and cyclists to access the school, community centre and shopping centre. The highest response rates were for improvements at Westminster and Gilley and Westminster Highway overall as requiring improvements for sidewalks and bike lanes. The Public Survey includes the following opinions:

- *Sidewalks and Signals Top Priority – Question No. 16a :*  
Westminster Hwy & Gilley-48; Westminster Hwy & River Road-41; Westminster Hwy & Hwy 91-16; Sidewalks on Westminster Highway-56

*Community Services:*

The Public Survey indicates that there is a community preference for services including; a policing office, improved library services; fitness facilities, additional childcare spaces and care for seniors. There are a number of respondents who indicate concerns over not having a middle school and / or a high school in Hamilton. The Public Survey includes the following opinions:

- *Community Services Most Wanted – Question No. 12a:*  
Policing Office– 21; Library Services– 18; Fitness Centre-10

*Retail Services:*

With over 17% of respondents preferring to shop within three (3) minutes from home, respondents have a strong desire for newer format, pedestrian-oriented retail and retail services being available close to home. The priorities are strongly identified as follows: grocery, medical, pharmacy dental; and general retail services including; specifically coffee shops and restaurants. The Public Survey includes the following opinions:

- *Personal /Commercial Services Most Wanted Question No. 12b:*  
Food-25; Medical-17; Pharmacy-15

**Proposed Development Options & Amenities Discussion**

Based on the Public Survey results and a preliminary analysis of the market development potential of lands within Areas 2 and 3 (see map, **Attachment 1**), three (3) proposed Development Options for consideration have been created as illustrated in Attachment 5, namely:

- Option 1: Lower Medium Density
- Option 2: Mixed Medium Density
- Option 3: Higher Medium Density

It should be noted that these are generalized Development Options for initial review by Council and will be refined after comments from Council have been received before being taken to the public for review. Each option includes a new commercial village core on the site of the existing Bridgeview Shopping Centre.

For Areas 2 and 3, there is an estimated addition of 7,212 to 12,696 people under Options 1 to 3 and 4,200 people under the current OCP (Attachment 4). These additional estimated people would be added to the 2011 census population of 4825 people for all of Hamilton. This would lead to a possible built-out population of 9,025 under the current OCP to 17,521 under Option 3 (based on an assumed 2.5 people/dwelling).

As well, Oris Consulting has undertaken a preliminary analysis of the potential community amenities that could be provided in conjunction with each of the three (3) proposed Development Options (Attachment 4). Generally, with more density, more community amenities and commercial services can be provided.

Based on feedback from the second Open House and Public Survey, a preferred option and amenity package with more detail will be brought to Council for review.

### **Discussion of Possible Amenity Improvements**

#### *Parks, Open Space and Environmentally Sensitive Areas (ESAs)*

Parks and open spaces are well distributed across the Hamilton area and meet the City's standards for neighbourhood and community park access. There is also a sufficient quantity of parks and open spaces to accommodate future growth. As the community grows, the quality of some of the parks and open spaces will have to be improved to accommodate increased use and to add greater diversity to the types of functions and activities available (e.g., more activities for seniors and youth).

The location of the 2.8 ha. (7.0 acre) Hamilton Highway Park, immediately east of Highway 91, is not ideal for a neighbourhood park. If redevelopment occurs in Area 2 under Development Option 3, then relocating the park to a more favourable location (TBD) in the Hamilton area would be considered by the City. There would be no net loss of park land in the Hamilton area.

The City would seek improvements to the existing trail system to close gaps, create better connections to the regional trail system and New Westminster, and to upgrade some trails to accommodate greater use and add more amenities such as benches and gathering areas. There may be adjustments to the generally-indicated greenways and park areas, as well as other policies to address the current and proposed ESAs and Riparian Management Areas.

*Transportation*

The level of road and transit improvements will be determined in accordance with the level of land use and density. The number of transportation improvements proposed increases with each successive option with increased density. It is noted that the proposed improvements would be provided adjacent to re-developed parcels by proposed developments. In the Hamilton area, only Westminister Highway is on TransLink's Major Road Network (MRN) and the City's DCC program and therefore, depending on priority and available funding, any improvements to Westminister Highway to its ultimate standard (curb and gutter, sidewalk and boulevard, and bicycle lanes) could occur independent of development. These are long-term improvements, however, with the proposed development options with increased densities, these improvements could be advanced.

More detailed transportation improvement options will be developed by Oris' traffic consultant through the traffic study being undertaken for the Hamilton Plan Update. This study would validate the currently proposed improvements and assess if additional enhancements would be needed for the preferred Development Option to be determined through the public consultation and Council review later 2012.

*Community Policing Office (CPO)*

The public consultations over the past several months have found that there is a general desire to establish a CPO in Hamilton. While Options 1 to 3 include a developer-constructed CPO, the operation of a CPO has long-term budget implications including additional staffing, maintenance and equipment costs that are not a priority at this time. On this basis, staff advises that the preservation of the space for future use as a CPO maybe beneficial, but should be part of a broader City study of policing response.

*Public Library Branch*

Previous and current public consultation and initial general discussions with the Richmond Public Library have emphasized the general desire to establish a branch library in Hamilton. Option 3 includes the provision of public library space with development contributions. A permanent library branch in Hamilton remains a lower priority for the Library Board. When a branch is built, space requirements will be approximately one (1) sq. ft. per capita thus requiring about 15,000 sq. ft. (1,400m<sup>2</sup>) at Option 3 full build out.

*Indoor Community Recreation Space*

There will be a need for increased indoor community recreation space, the scale of which is dependent upon the Development Option selected. The increased space needs would generally be based on the amount of population increase over the current OCP population estimates. It would also be dependent upon whether new community indoor recreation space is combined with the existing community centre building and any potential library space.

*Next Steps*

The next steps are to hold the second Open House and conduct a Public Survey ideally in late June 2012 in a similar manner as the first Open House and report back to Council in the Fall 2012, as per the Work Program. The proposed Development Options will be refined before the Open House, as necessary.

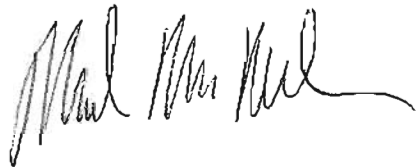


**Financial Impact**

None.

**Conclusion**

This report presents the findings of the first Hamilton Area Plan Update Public Survey and Open House, and three (3) proposed general Development Options to be presented at the second public Open House ideally in late June 2012.



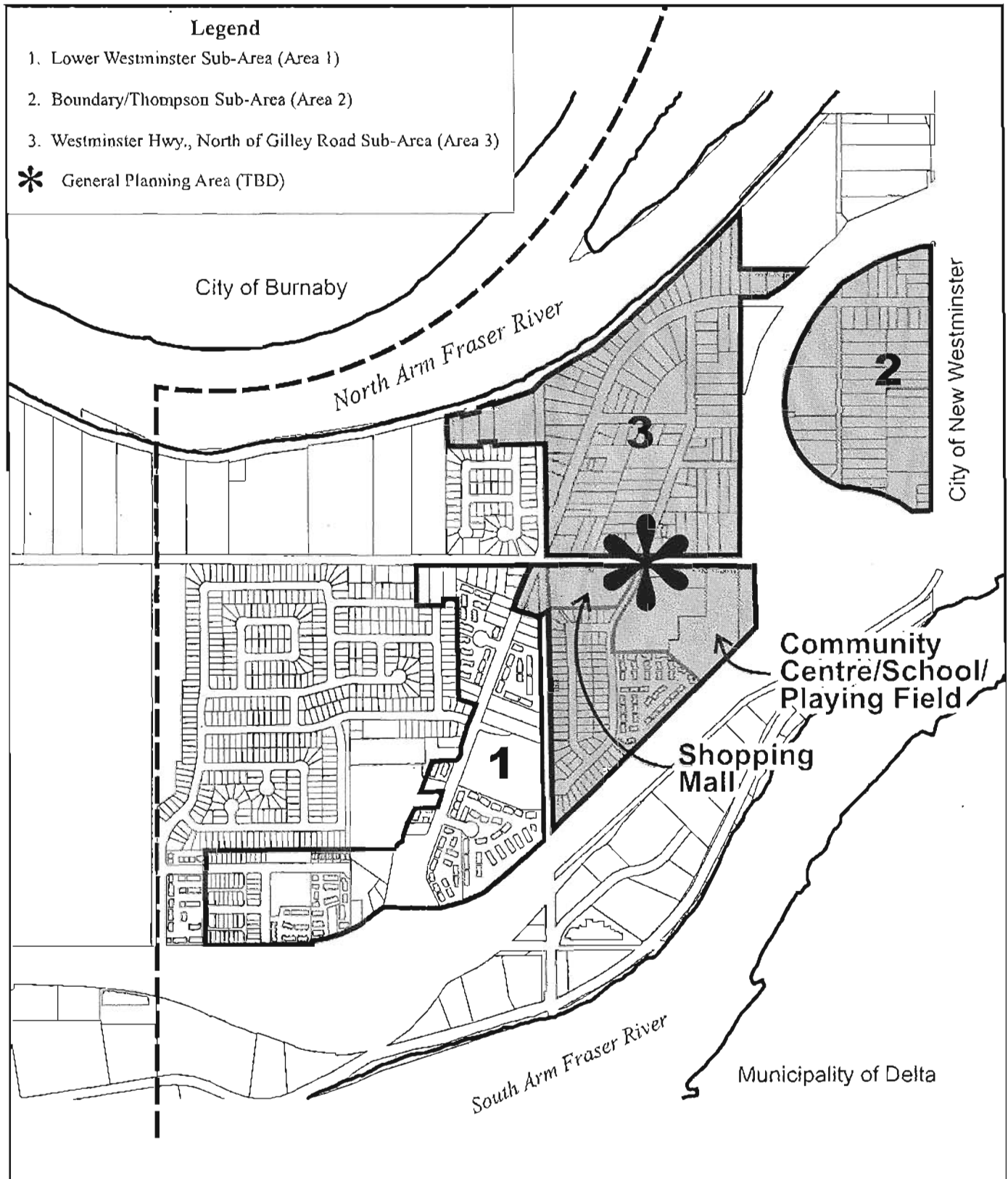
Mark McMullen,  
Senior Coordinator, Major Projects  
(604-276-4173)



Terry Crowe, Manager,  
Policy Planning  
(604-276-4139)

MM:rg

Attachment 1	Hamilton Planning Areas Map
Attachment 2	Public Survey No. 1
Attachment 3	Summary of Public Survey No. 1 Results
Attachment 4	Population Projections and List of Proposed Amenities by Development Option
Attachment 5	Proposed Development Options & Amenities and Infrastructure Improvements



## Hamilton Planning Areas (Shaded Areas)

Original Date: 04/19/10

Amended Date: 03/07/12

Note: Dimensions are in METRES



City of  
Richmond

## Public Survey Hamilton Area Plan Update

### Public Survey #1 – Community Baseline Information For the Hamilton Area Plan Update

#### Purpose:

The purpose of this survey, is to invite you to comment on how the 1995 Hamilton Area Plan is updated, particularly regarding Areas 2 and 3 (see Map #1 attached).

- This survey is the first of several surveys that will be undertaken as the Hamilton Area Plan is updated.
- The City of Richmond is leading the Hamilton Area Plan Update and has engaged Oris Consulting Ltd. to undertake work on the Plan Update.
- This Survey #1 focuses on your opinions about the current state of the community.
- Please complete and return the survey by April 1, 2012.
- Please only complete one survey per household.

Thank you

#### Please Tell Us About Yourself: *(Individual survey responses are confidential).*

1. I live in (refer to Hamilton Area Plan Map #1 attached):
  - ☐ Hamilton Area 2
  - ☐ Hamilton Area 3
  - ☐ Hamilton elsewhere
  - ☐ Richmond elsewhere
  - ☐ New Westminster – Queensborough
  - ☐ Other / Elsewhere
2. My postal code is: \_\_\_\_\_
3. I or my family own or rent the place where I live  
Please choose only one of the following:
  - ☐ Own
  - ☐ Rent
4. I or my family:
  - ☐ Own a residential property in Hamilton other than where I live
  - ☐ Own a commercial property business in Hamilton
5. I live in the following type of housing:
 

<input type="radio"/> Single family house	<input type="radio"/> Townhouse	<input type="radio"/> Apartment
<input type="radio"/> Suite in a house	<input type="radio"/> Duplex	<input type="radio"/> Other
6. The following number of family members live in my household in each of the age brackets listed below  
(please write answers(s) as numbers):
 

<input type="radio"/> _____ 0-5	<input type="radio"/> _____ 6-12	<input type="radio"/> _____ 13-18
<input type="radio"/> _____ 19-24	<input type="radio"/> _____ 25-44	<input type="radio"/> _____ 45-64
<input type="radio"/> _____ 65-74	<input type="radio"/> _____ 75+	

7. The following number of adult family members of my household work in the locations listed below (please write answer(s) as numbers):
- # \_\_\_\_\_ Hamilton
- # \_\_\_\_\_ Richmond elsewhere (please indicate general area) \_\_\_\_\_
- # \_\_\_\_\_ Queensborough \_\_\_\_\_
- # \_\_\_\_\_ New West elsewhere (please indicate general area) \_\_\_\_\_
- # \_\_\_\_\_ Annacis Island
- # \_\_\_\_\_ Delta elsewhere (please indicate general area) \_\_\_\_\_
- # \_\_\_\_\_ Surrey (please indicate general area) \_\_\_\_\_
- # \_\_\_\_\_ Burnaby (please indicate general area) \_\_\_\_\_
- # \_\_\_\_\_ Vancouver (please indicate general area) \_\_\_\_\_
- # \_\_\_\_\_ GVRD / Other (please indicate general area) \_\_\_\_\_
8. I own a business in Hamilton  
Please choose only one of the following:
- ☐ Yes
- ☐ No
9. The number of adult members of my household commute to work in the following manner (please write answer(s) as numbers):
- # \_\_\_\_\_ Bus
- # \_\_\_\_\_ Bike
- # \_\_\_\_\_ Wheelchair
- # \_\_\_\_\_ Walk
- # \_\_\_\_\_ Car
- # \_\_\_\_\_ Carpool
10. Tell us about your patterns of shopping and service needs  
I shop in the following regional shopping centers / stores  
(Check as many as you like - Refer to attached Commercial Centres - Map #2):
- ☐ Bridgeport Home Depot      ☐ Bridgeport Costco   ☐ Lansdowne Centre      ☐ Richmond Centre
- ☐ Queensborough Landing      ☐ Marine Way Market      ☐ Big Bend Crossing      ☐ Royal City Centre
- ☐ Plaza 88 (New West)      ☐ Westminster Market      ☐ Nordel Crossing
- ☐ Other \_\_\_\_\_
11. a) My daily shopping needs include  
(Check as many as you like – Refer to attached Grocery Stores Map #3):
- ☐ Produce store      ☐ Bakery   ☐ Butcher      ☐ Convenience store      ☐ Coffee shop
- ☐ Other (please indicate types) \_\_\_\_\_
- b) My weekly shopping needs include:
- ☐ Grocery store      ☐ Pharmacy      ☐ Restaurants      ☐ Gas
- ☐ Other (please indicate types) \_\_\_\_\_
- c) My monthly shopping needs include:
- ☐ Clothing      ☐ Household goods      ☐ Bulk services      ☐ Personal services      ☐ Hair / nails
- ☐ Medical      ☐ Dental      ☐ Insurance      ☐ Car services
- ☐ Other (please indicate types) \_\_\_\_\_
12. The services I most want in my community are (list in order of priority from 1 to 10, with 1 being the most wanted services):
- a) Community services:
- ☐ Policing office \_\_\_\_\_      ☐ Childcare (0 to 5) \_\_\_\_\_      ☐ After school care (K to Grade 7) \_\_\_\_\_
- ☐ Seniors care \_\_\_\_\_      ☐ Fitness center \_\_\_\_\_      ☐ Library services \_\_\_\_\_      ☐ Other \_\_\_\_\_
- b) Personal services:

o Medical \_\_\_\_\_ o Dental \_\_\_\_\_ o Food \_\_\_\_\_ o Pharmacy \_\_\_\_\_ o Other \_\_\_\_\_

### Housing Choices:

13. In my neighbourhood, I feel there are enough housing choices suitable for: (Please indicate Yes or No)

- a) Single people: \_\_\_\_\_ Studio apartments \_\_\_\_\_ 1 bedroom apartments  
 \_\_\_\_\_ 1 bedroom/den apartments \_\_\_\_\_ 2 bedroom apartments
- b) Couples: \_\_\_\_\_ Studio apartments \_\_\_\_\_ 1 bedroom apartments  
 \_\_\_\_\_ 1 bedroom/den apartments \_\_\_\_\_ 2 bedroom apartments  
 \_\_\_\_\_ 2 bedroom/den apartments \_\_\_\_\_ 3 bedroom apartments
- c) Families with children:
- Apartments: \_\_\_\_\_ 2 bedroom \_\_\_\_\_ 2 bedroom/den \_\_\_\_\_ 3 bedroom
  - Townhomes: \_\_\_\_\_ 2 bedroom/den \_\_\_\_\_ 3 bedroom \_\_\_\_\_ 3 bedroom/den
  - Single Family Homes: \_\_\_\_\_
- d) Seniors: \_\_\_\_\_ Studio apartments \_\_\_\_\_ 1 bedroom apartments \_\_\_\_\_ 1 bedroom/den apartments  
 \_\_\_\_\_ 2 bedroom apartments
- e) People with disabilities or other special needs: \_\_\_\_\_ Studio apartments \_\_\_\_\_ 1 bedroom apartments \_\_\_\_\_ 1 bedroom/den apartments  
 \_\_\_\_\_ 2 bedroom apartments \_\_\_\_\_ 2 bedroom/den apartments \_\_\_\_\_ 3 bedroom apartments
- f) People with low income: \_\_\_\_\_ Studio apartments \_\_\_\_\_ 1 bedroom apartments  
 \_\_\_\_\_ 1 bedroom/den apartments \_\_\_\_\_ 2 bedroom apartments  
 \_\_\_\_\_ 2 bedroom/den apartments \_\_\_\_\_ 3 bedroom apartments

14. I feel that there should be allowance for more medium density development (e.g., 3-storey townhouses and 4 to 6 storey apartments) in selected areas on arterial roads and along the main shopping street.

o Strongly Agree o Agree o Neutral o Disagree o Strongly Disagree o No Answer

### Other Services:

15. In the Hamilton neighbourhood, I currently use (list in order of priority 1 to 10 with 1 being most wanted services):

- a) Parks & open spaces:  
 \_\_\_\_\_ Nature parks \_\_\_\_\_ Active play parks \_\_\_\_\_ Sports parks \_\_\_\_\_ Bike trails \_\_\_\_\_ Dyke trails

16. In order of priority (between 1 to 10, with 1 being strongest), I would like to see:

- a) Sidewalks and traffic signals at:
- Westminster and Gilley \_\_\_\_\_
  - Westminster and River Road \_\_\_\_\_
  - Westminster and Hwy 91 \_\_\_\_\_
  - Sidewalks on Westminster Hwy \_\_\_\_\_
  - Other \_\_\_\_\_
- b) Bike lanes and wheel / walk paths:
- On Westminster Hwy \_\_\_\_\_
  - On Gilley \_\_\_\_\_
  - Other \_\_\_\_\_

17. In my neighbourhood, I am able to easily get to my daily destinations (e.g., school, work, play, library, stores) by:

Wheelchair	o Strongly Agree	o Agree	o Neutral	o Disagree	o Strongly Disagree	o No Answer
Cycling	o Strongly Agree	o Agree	o Neutral	o Disagree	o Strongly Disagree	o No Answer
Bus	o Strongly Agree	o Agree	o Neutral	o Disagree	o Strongly Disagree	o No Answer
Walking	o Strongly Agree	o Agree	o Neutral	o Disagree	o Strongly Disagree	o No Answer
Car	o Strongly Agree	o Agree	o Neutral	o Disagree	o Strongly Disagree	o No Answer

18. My top three *exciting changes* that I would like to see in Hamilton in the future are:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

19. My top three favourite things *that I would not want to see changed* in Hamilton are:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

20. My general comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Thank you for your time

Please complete and return the survey by April 1, 2012.

1. Fill out your survey online at [www.placespeak.com/hamiltonareaplan](http://www.placespeak.com/hamiltonareaplan) or [www.richmond.ca](http://www.richmond.ca)  
OR
2. Fill out your survey and submit at the Public Consultation Meeting.
3. Pick-up /drop-off a paper copy of your survey off at the Hamilton Community Centre or City Hall.  
OR
4. Fax it to (604) 276-4052.  
OR
5. **Mall to:** Hamilton Public Survey  
Richmond City Hall  
6911 No. 3 Road, Richmond, BC V6Y 2C1



Oris Consulting Ltd.  
12235 - No. 1 Road  
Richmond, BC  
V7E 1T6

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## Executive Summary

To: City of Richmond – Long Range Planning  
From: Oris Consulting Ltd.  
Dated: May 07, 2012  
RE: Survey #1 – Public Consultation for Hamilton Area Plan Update

As part of the public consultation process a survey of the residents of Hamilton and Queensborough was conducted. There has been a strong level of community engagement with an impressive showing at the Public Consultation meeting coupled with a solid response to the survey. Of the 1,900 notices delivered to Hamilton and Queensborough area residences, and the two local newspaper notifications plus one in Queensborough, over 135 members of the community attended the Public Consultation Meeting #1 and over 70 surveys were filed by Hamilton residents (only one from Queensborough).

At the open house, members were very interested in what was being proposed and generally supportive of change providing infrastructural improvements were made and valued amenities enhanced. The supportive comments and concerns vocalized at the Consultation Meeting were mirrored in both the qualitative data and the general comments section of the survey.

While the results were consistent with what Oris has been hearing informally from the community, the survey gave voice to the community interests, and set priorities of expectations to their vision for Hamilton.

### Transportation, Sidewalks and Safety:

A strong response rate was received regarding a perceived need for transportation improvements in particular at Westminster and Gilley. Concerns were raised around truck traffic and vehicular speed, lack of safe crossings for pedestrians and cyclists to access the school, community centre and shopping centre. The highest respondent rate identified Westminster and Gilley and Westminster Highway overall as requiring improvements for sidewalks and bike lanes.

### Civil Infrastructure:

Through the comments section of the survey, there were a number of respondents who indicated disappointment in the lack of sanitary and sewer connections.

### Parks, Greenways and Pathways and Trails:

These amenities are highly valued and well used in the community. 62% of respondents use the nature parks, dyke trails and bike trails while a further 38% use both the active play parks and sports parks. In the comments section there was strong support for improved linkages for pedestrians and cyclists and several comments in support of off-leash areas.



#### **Community Services:**

The community continues to voice its priorities for community services including; a policing office, improved library services; fitness facilities, additional childcare spaces and care for seniors.

There were a number of respondents who indicated concerns over not having a middle school and / or a high school in Hamilton

#### **Retail Services:**

With over 17% of respondents preferring to shop within 3 minutes from home, respondents to the survey and in the comments section indicated a strong desire for new format retail and retail services being available close to home. The priorities were strongly identified as follows: grocery, medical, pharmacy dental ; and general retail services including; specifically coffee shops and restaurants.

#### **Housing Choices:**

As it relates to housing choice, there was a wide range of responses to the questions posed. The overall general indications from the community suggested that they felt there was sufficient choice of single family homes and townhomes in that 91% of respondents indicated they lived in Single Family Dwellings or Townhouses and 78% of respondents in both categories, indicated there was enough choice for Single Family Homes and Townhomes.

Further, a blend response of the other housing choices resulted in an overall average of 73% indicated that there was insufficient choice of apartment style housing, servicing the needs of singles through to seniors.

Respondents indicated through their comments that they place a strong importance on the 'atmosphere' in Hamilton including a "village feeling", the tranquility; cycle paths, trails and parks.

The choice to live in Hamilton may be due to its central location within the GVRD with ease of access via a number of easily access freeways and bridges. This is suggested based on work commuting routes which indicate Richmond and Vancouver as being the primary commute routes to and from work, while Queensborough, Burnaby and Richmond appear to be the primary shopping destinations for daily, weekly and monthly shopping and services.

#### **Density:**

54% of respondents agreed or strongly agreed regarding higher density (as opposed to single family homes and townhomes), with a further 16% staying neutral at this time. The community has indicated it supports an allowance for

more medium density development between 3 and 6 storey's. In the comments section of the survey, this sentiment was echoed however, it also indicated the types of amenities and improvements to the community, that would be expected in concert with density increases.

An interesting comment made in the survey was concern noted as to how one builds a community with a Translink bus depot and Westminster Highway running through its core.

**Conclusion:**

The results of the survey conducted to date, provide a general direction to Oris Consulting Ltd. and to the City of Richmond. Members of the community have been in regular contact with Oris Consulting Ltd. to enquire when they can expect to hear back on the survey results and the next steps to this process.

There is community support for change, and the community has indicated they are eager to continue the process through the 'next step' being an outline of a range of density options with indications as to the community amenities, services and facilities such growth would provide.

Respectfully submitted;

Rozanne Kipnes  
Vice President, Development  
Oris Consulting Ltd.

Question #:	Questions	Total Survey's	Hamilton - Area 1			Hamilton - Area 2			Hamilton - Area 3			New West/ QB			Fraserwood/ Industrail Area
	Number of survey's returned	37	8			4			24			1		0	
	Place Speak	7	4			1			2						
	Community Centre	26	17						9						
	Total surveys:	70	29			5			35			1		0	
1	I live in Area		Hamilton Area 1			Hamilton Area 2			Hamilton Area 3			New West/QB			
2	My Postal Code is ( see comments page)														
3	I Own the place that I live	68	29			5			33			1			
	I Rent the place that I live	2							2						
4	I own a residential property in Hamilton other than where I live	18	6			2			10						
	I own a commercial property or business in Hamilton	3							3						

		Totals	Hamilton Area 1			Hamilton Area 2			Hamilton Area 3			New West/QB		
5	I live in:													
	SFD	48	22			4			22					
	Suite in a house	1				1								
	Townhouse	16	6						10					
	Duplex	2							2					
	Apartment	1										1		
	Other	1							1					
6	There are this number of family members living in my household													
	0-5	19	13			1			5					
	6-12	18	7			1			10					
	13 - 18	14	12						2					
	19-24	8	5						3					
	25 - 44	62	31			4			27					
	45-64	55	27						26			2		
	65-74	11				4			7					
	75 +	6				1			5					

7	There are X number of adult family members in my household that work in the locations listed below	Totals	Hamilton Area 1			Hamilton Area 2			Hamilton Area 3			New West/QB		
	Hamilton	16	5						10			1		
	Richmond elsewhere	34	13						20			1		
	Queensborough	4	1			1			1			1		
	New Westminster elsewhere	4	2			1						1		
	Annacis Island	1										1		
	Delta elsewhere	2	1						1					
	Surrey	5	4						1					
	Burnaby	10	6			2			2					
	Vancouver	30	15			1			13			1		
	GVRD	11	5			1			5					
8	I own a business in Hamilton													
	Yes	6	2						4					
	No	59	27			4			27			1		
9	This number of adult members of my household commute to work by:													
	Bus	20	8			3			9					
	Bike	3	2			1								
	Wheelchair	0												
	Walk	4	1			1			2					
	Car	86	40			7			37			2		
	Carpool	1							1					

10	I or members of my household shop in the following regional centres	Totals	Hamilton Area 1			Hamilton Area 2			Hamilton Area 3			New West/ Q8		
	Bridgeport Home Depot	40	21			2			17					
	Queensborough Landing	59	23			5			30			1		
	Plaza 88 - New West	7	2			1			4					
	Bridgeport Costco	37	22						15					
	Marine Way Market	42	20			4			18					
	Westminster Market	8	2						6					
	Lansdowne Centre	37	16						21					
	Big Bend Crossing	21	10			1			9			1		
	Nordel Crossing	10	3						7					
	Richmond Centre	41	21			1			19					
	Royal City Centre	21	7			2			11			1		
	Other - Ironwood	3	2						1					
	Metrotown	1	1											
	RCSS	1	1											
	Scott Road	1	1											
	Costco - Willingdon	1	1											
	T & T Market Surrey	2	1						1					
	Richmond Public Market	1	1											
	Lowe's	2	1						1					
	Pet Store	1							1					
	Veggie Market	1							1					
	Bank	1							1					
	Liquor Store	1	1											

11 (a)	My daily shopping needs include	Totals	Hamilton Area 1			Hamilton Area 2			Hamilton Area 3			New West/Q8			
	Produce	44	9			4			30			1			
	Bakery	26	6						19			1			
	Butcher	21	5						15			1			
	Convenience store	14	2						12						
	Coffee shop	22	4			1			16			1			
	Other - Grocery Store	2	1						1						
	Bank	1	1												
	Gas	2	1						1						
	Dry Cleaners	1	1												
	Post Office	1							1						
	Restaurants/Cafe	1							1						
b.	My weekly shopping needs include														
	Grocery store	67	29			5			32			1			
	Pharmacy	23	8			2			12			1			
	Restaurants	40	16			1			22			1			
	Gas	58	26			2			29			1			
	Other	4	3						1						

c.	My monthly shopping needs include:	Totals	Hamilton Area 1			Hamilton Area 2			Hamilton Area 3			New West/QB		
	Clothing	49	21			3			24			1		
	Medical	38	12			2			23			1		
	Household	56	25			3			28					
	Dental	22	8						14					
	Bulk Services	23	14			1			8					
	Insurance	16	6			1			9					
	Personal Services	28	12						15			1		
	Car Services	27	11						15			1		
	Hair/Nails	39	17						21			1		
	Other - Costco	1							1					
	Pet Store	1							1					
	Banking	1	1											
	Grocery	1	1											
	Liquor Store	1	1											
	Gardening Store	1	1											
	Police	1	1											
	Library	1	1											



12	The services I most want in my community are		Hamilton Area 1			Hamilton Area 2			Hamilton Area 3			New West/QB			
		Priority Level	High	Mid	Low	High	Mid	Low	High	Mid	Low	High			
a.	Community Servies		1-3	4-7	8-10	1-3	4-7	8-10	1-3	4-7	8-10	1-3			
	Policing Office		21	4	0	4	1	0	24	6	2	1			
	Seniors care		4	11	1	1	2	0	7	8	3				
	Childcare (0 to 5)		9	5	2	1	0	0	6	4	3				
	Fitness Centre		10	7	2	0	2	0	14	5	2	1			
	After school care (K to Grade 7)		6	7	2	1			5	4	5				
	Library services		18	7		1	2		12	7	1				
	Other	Shopping	1												
		Highschool	3						2						
		Gas Station							1						
		Bank							3						
		Doctor	2												
		Priority Level	High	Mid	Low	High	Mid	Low	High	Mid	Low	High			
b.	Personal Services		1-3	4-7	8-10	1-3	4-7	8-10	1-3	4-7	8-10	1-3			
	Medical		17	3	1	5	0	0	24	3	1	1			
	Dental		9	7	3	0	2	0	9	8	1	1			
	Food		25	2	1	4	0	0	27	2	0	1			
	Pharmacy		15	4	1	2	1		18	6		1			
	Other								1						

13	I feel there are enough housing choices for:		Hamilton Area 1			Hamilton Area 2			Hamilton Area 3			New West/QB		
			No	Yes		No	Yes		No	Yes				
a.	<b>Singles:</b>													
	Studio		15	6		3	1		17	6				
	1 bedrm/den apts		15	6		3	1		17	5				
	1 bedrm		15	7		3	1		13	7				
	2 bedrm apts		11	8		2	2		12	7				
b.	<b>Couples:</b>		No	Yes		No	Yes		No	Yes				
	Studio apts		14	6		2	1		15	2				
	1 bedrm / den apts		14	7		2	1		15	3				
	2 bedrm/den apts		14	7		3	2		12	4				
	1 bedrm apts		14	7		2	1		13	4				
	2 bedrm apts		12	10		2	2		13	6				
	3 bedrm apts		11	10		3	1		9	5				
c.	<b>Families with Children</b>													
i	<b>Apartments:</b>		No	Yes		No	Yes		No	Yes				
	2 bedrm apts		11	11		2	1		8	6				
	2 bedrm/den apts		11	11		2	1		7	7				
	3 bedrm apts		14	8		2	1		7	6				
ii	<b>Townhomes:</b>													
	2 bedrm/den		4	19		2	1		3	12				
	3 bedrm apts		6	17		2	1		4	12				
	3 bedrm/den		6	17		2	1		5	8				
iii	<b>Single Family Homes:</b>		3	20		3			3	11				
d.	<b>Seniors:</b>		No	Yes		No	Yes		No	Yes				
	Studio apts		13	5		3			15	2				
	1 bedrm apts		13	5		3			12	4				
	1 bedrm / den apts		12	5		3			12	2				
	2 bedrm apts		12	5		3			12	3				

			Hamilton Area 1			Hamilton Area 2			Hamilton Area 3			New West/QB			
e.	People with Disabilities or Special Needs		No	Yes		No	Yes		No	Yes					
	Studio apts		11	5		3			15	2					
	1 bedrm apts		11	5		3			12	4					
	1 bedrm / den apts		10	5		3			13	3					
	2 bedrm apts		10	4		3			11	4					
	2 bedr/den apts		11	4		3			11	4					
	3 bedrms apts		11	4		3			11	3					
f.	People with low income		No	Yes		No	Yes		No	Yes					
	Studio apts		9	7		3			13	5					
	1 bedrm apts		9	7		3			11	5					
	1 bedrm/den apts		9	8		3			13	4					
	2 bedrm apts		9	7		3			10	5					
	2 bedrm/den apts		11	6		3			11	5					
	3 bedrm apts		11	6		3			10	4					
14	I feel there should be allowance for more medium density development - 3 storey - 6 storey	Totals													
	Strongly Agree	19	8			1			10						
	Agree	19	12			1			6						
	Neutral	11	3			2			5			1			
	Disagree	9	4						5						
	Strongly Disagree	12	4			1			7						
	No answer														

			Hamilton Area 1			Hamilton Area 2			Hamilton Area 3			New West/QB			
Other Services:		Priority Level	High	Mid	Low	High	Mid	Low	High	Mid	Low	High	Mid	Low	
15	In Hamilton I currently use in order of priority		1-3	4-7	8-10	1-3	4-7	8-10	1-3	4-7	8-10	1-3	4-7	8-10	
	Nature parks		18	5	1	3	0	1	16	4	0				
	Active Play Parks		19	3		1	1	0	13	10	0				
	Sports parks		14	3	1	2	0	1	11	7	0				
	Bike trails		9	12	1	3	0	0	14	7	0	1			
	Dyke trails		12	10	1	2	1	0	19	4	0	1			
16 (a)	In order of priority I would like to see	Priority Level	High	Mid	Low	High	Mid	Low	High	Mid	Low	High	Mid	Low	
	Sidewalks and traffic signals at:		1-3	4-7	8-10	1-3	4-7	8-10	1-3	4-7	8-10	1-3	4-7	8-10	
	Westminster & Gilley		22	1	3	2	0	2	24	2	1	1			
	Westminster & River Road		17	5	1	2	0	1	22	2	1			1	
	Westminster & Hwy 91		8	10	2	1	0	1	7	9	2				
	Sidewalks on Westminster Hwy		25	0	1	3	0	1	28	1	1				
	Other		North Dyke						Westminster & Smith, River Road						
		Priority Level	High	Mid	Low	High	Mid	Low	High	Mid	Low	High	Mid	Low	
16 (b)	Bike lanes and wheel/ walk paths:		1-3	4-7	8-10	1-3	4-7	8-10	1-3	4-7	8-10	1-3	4-7	8-10	
	On Westminster Hwy		23	1	0	3	0	1	21	1	2		1		
	On Gilley		21	0	1	1	0	2	14	3	1			1	
	Other					Boundary Road			Big ditches, River Road, Smith Cres., connect neighbourhoods			To join up with Queensborough			

		Totals	Hamilton Area 1	Hamilton Area 2	Hamilton Area 3	New West/Q8	
17	In my neighbourhood, I am able to easily get to my daily destinations						
a.	Wheelchair						
	Strongly Agree						
	Agree	2	1			1	
	Neutral	6	2		4		
	Disagree	5	3	1	1		
	Strongly Disagree	14	6	1	7		
	No Answer	23	12		11		
b.	Cycling						
	Strongly Agree	7	2	1	3	1	
	Agree	14	5	1	8		
	Neutral	10	6	1	3		
	Disagree	11	6		5		
	Strongly Disagree	6	3	1	2		
	No Answer	6	3		3		
c.	Bus						
	Strongly Agree	4	4				
	Agree	20	9	1	9	1	
	Neutral	16	5		11		
	Disagree	7	3	1	3		
	Strongly Disagree	6	4	1	1		
	No Answer	5	3		2		
d.	Walking						
	Strongly Agree	7	3	1	3		
	Agree	21	8	3	9	1	
	Neutral	6	3	1	2		
	Disagree	15	7		8		
	Strongly Disagree	10	6		4		
	No Answer	2	1		1		

		Totals	Hamilton Area 1			Hamilton Area 2			Hamilton Area 3			New West/QB			
e.	Car														
	Strongly Agree	26	10			1			15						
	Agree	30	14			3			12			1			
	Neutral	3	1			1			1						
	Disagree	2	1						1						
	Strongly Disagree	3	2						1						
	No Answer														

## Population Projections and List of Proposed Amenities by Development Option

Overview for Areas 2 and 3 Hamilton Development Options			
With Current 1999 OCP Build-Out in Areas 2 & 3	Development Option 1 Lower Medium Density Build-Out in Areas 2 & 3 (e.g. 2021)	Development Option 2 Mixed Medium Density Build-Out in Areas 2 & 3 (e.g. 2021)	Development Option 3 Higher Medium Density Build-Out in Areas 2 & 3 (e.g. 2021) (Includes Several Underdeveloped Parcels in Area 1)
DUs= Dwelling Units			
Existing DUs: 153 Estimated New DUs: 1,535 Total DUs: 1,688	Existing DUs: 153 Estimated New DUs: 2,707 Total DUs: 2,860	Existing DUs: 153 Estimated New DUs: 3,544 Total DUs: 3,697	Existing DUs: 198 (Includes Area 1 lots) Estimated New DUs: 5,296 Total DUs: 5,494
Based on development mainly in ground-oriented townhouses.	Approximately 35% in Ground- oriented townhouses, 32% in stacked townhouses and 33% in four (4) to six (6) storey apartments.	Approximately 6% Ground- oriented townhouses, 30% in stacked townhouses, and 64% in four (4) to six (6) storey apartments.	Approximately 5% Ground-oriented townhouses, 14% in stacked townhouses and 81% in four (4) to six (6) storey apartments.
Estimated Population: 4,220	Estimated Population: 7,212	Estimated Population: 8,813	Estimated Population: 12,696
Community Services	Possible Enhanced Community Services Development Contributions	Possible Enhanced Community Services	Possible Enhanced Community Services
<ul style="list-style-type: none"> <li>Recently Expanded Hamilton Community Centre (see Below under Personal Services)</li> <li>New Fire Hall</li> </ul>	<ul style="list-style-type: none"> <li>Community Policing Office Space Reserved</li> <li>Additional Indoor Community Centre Recreation Space, including fitness services</li> </ul>	<ul style="list-style-type: none"> <li>Community Policing Office Space Reserved</li> <li>Additional Indoor Community Centre Recreation Space, including fitness services</li> </ul>	<ul style="list-style-type: none"> <li>Community Policing Office Space Reserved</li> <li>Additional Indoor Community Centre Recreation Space, including fitness services</li> <li>Branch Public Library</li> </ul>
Current Transportation: (Committed Projects)	Option 1 Transportation: (Possible Enhanced Improvements)	Option 2 Transportation: (Possible Enhanced Improvements with those from previous Option shaded)	Option 3 Transportation: (Possible Enhanced Improvements with those from previous Option shaded)
<u>Short- / Medium- Term:</u>	<u>Short- / Medium- Term:</u>	<u>Short- / Medium- Term:</u>	<u>Short- / Medium- Term:</u>
<ul style="list-style-type: none"> <li>Full Traffic Signal – Boundary Road and Westminster Hwy</li> </ul>	<ul style="list-style-type: none"> <li>Full Traffic Signal – Boundary Road and Westminster Hwy</li> </ul>	<ul style="list-style-type: none"> <li>Full Traffic Signal – Boundary Road and Westminster Hwy</li> </ul>	<ul style="list-style-type: none"> <li>Full Traffic Signal – Boundary Road and Westminster Hwy</li> </ul>
<ul style="list-style-type: none"> <li>Full Traffic Signal – Westminster Hwy at Gilley Road</li> </ul>	<ul style="list-style-type: none"> <li>Full Traffic Signal – Westminster Hwy at Gilley Road</li> </ul>	<ul style="list-style-type: none"> <li>Full Traffic Signal – Westminster Hwy at Gilley Road</li> </ul>	<ul style="list-style-type: none"> <li>Full Traffic Signal – Westminster Hwy at Gilley Road</li> </ul>
<ul style="list-style-type: none"> <li>Intersection realignment to provide a walkway on the west side of Westminster Hwy, Gilley Road to Fraserside Gate</li> </ul>	<ul style="list-style-type: none"> <li>Intersection realignment to provide a walkway on the west side of Westminster Hwy, Gilley Road to Fraserside Gate</li> </ul>	<ul style="list-style-type: none"> <li>Intersection realignment to provide a walkway on the west side of Westminster Hwy, Gilley Road to Fraserside Gate</li> </ul>	<ul style="list-style-type: none"> <li>Intersection realignment to provide a walkway on the west side of Westminster Hwy, Gilley Road to Fraserside Gate</li> </ul>
<ul style="list-style-type: none"> <li>Delineated walkway/cycling path along Westminster Hwy. (with extruded curb) on: 1) east side, Gilley Rd. to Smith Cr. and 2) west side, Smith Cr. to Boundary Rd.</li> </ul>	<ul style="list-style-type: none"> <li>Delineated walkway/cycling path along Westminster Hwy. (with extruded curb) on: 1) east side, Gilley Rd. to Smith Cr. and 2) west side, Smith Cr. to Boundary Rd.</li> </ul>	<ul style="list-style-type: none"> <li>Delineated walkway/cycling path along Westminster Hwy. (with extruded curb) on: 1) east side, Gilley Rd. to Smith Cr. and 2) west side, Smith Cr. to Boundary Rd.</li> </ul>	<ul style="list-style-type: none"> <li>Delineated walkway/cycling path along Westminster Hwy. (with extruded curb) on: 1) east side, Gilley Rd. to Smith Cr. and 2) west side, Smith Cr. to Boundary Rd.</li> </ul>
<u>Long-Term:</u>	<u>Long-Term:</u>	<u>Long-Term:</u>	<u>Long-Term:</u>
<ul style="list-style-type: none"> <li>Full upgrade of Westminster Hwy, from Hamilton Interchange to Boundary Road, with curb/gutter, sidewalks, and bicycle facilities</li> </ul>	<ul style="list-style-type: none"> <li>Full upgrade of Westminster Hwy, from Hamilton Interchange to Boundary Road, with curb/gutter, sidewalks, and bicycle facilities</li> </ul>	<ul style="list-style-type: none"> <li>Full upgrade of Westminster Hwy, from Hamilton Interchange to Boundary Road, with curb/gutter, sidewalks, and bicycle facilities</li> </ul>	<ul style="list-style-type: none"> <li>Full upgrade of Westminster Hwy, from Hamilton Interchange to Boundary Road, with curb/gutter, sidewalks, and bicycle facilities</li> </ul>
	<ul style="list-style-type: none"> <li>Sidewalks (wheelchair/pedestrian); curb and gutter upgrades where new density touches roadways in Planning Areas 1 and 2</li> </ul>	<ul style="list-style-type: none"> <li>Sidewalks (wheelchair/pedestrian); curb and gutter upgrades where new density touches roadways in Planning Areas 1 and 2</li> </ul>	<ul style="list-style-type: none"> <li>Sidewalks (wheelchair/pedestrian); curb and gutter upgrades where new density touches roadways in Planning Areas 1 and 2</li> </ul>
	<ul style="list-style-type: none"> <li>Advance the long-term committed project to upgrade</li> </ul>	<ul style="list-style-type: none"> <li>Advance the long-term committed project to</li> </ul>	<ul style="list-style-type: none"> <li>Advance the long-term committed project to upgrade Westminster Hwy</li> </ul>

## Population Projections and List of Proposed Amenities by Development Option

	Westminster Hwy fronting the proposed developments	upgrade Westminster Hwy fronting the proposed developments	fronting the proposed developments
	<ul style="list-style-type: none"> <li>All streets and sidewalks in Developing Areas 2 and 3 as development occurs</li> </ul>	<ul style="list-style-type: none"> <li>All streets and sidewalks in Developing Areas 2 and 3 as development occurs</li> <li>Area 2 internal road network as development occurs</li> </ul>	<ul style="list-style-type: none"> <li>All streets and sidewalks in Developing Areas 2 and 3 as development occurs</li> <li>Area 2 internal road network as development occurs</li> <li>New east-West road links through Area 3 to River Road (subject to further traffic assessment)</li> <li>Road network in Area 2 – new internal roads as developments occur</li> </ul>
<b>Current Parks and Trails (Committed Projects)</b>	<b>Option 1 Parks and Trails (Possible Enhanced Improvements)</b>	<b>Option 2 Parks and Trails (Possible Enhanced Improvements with those from previous Option shaded)</b>	<b>Option 3 Parks and Trails (Possible Enhanced Improvements with those from previous Option shaded)</b>
Connection from the north side of Westminster Hwy up to Translink Centre and River Rd.	Trail improvements along existing trails that connect developments in Areas 2 & 3	Trail improvements along existing trails that connect developments in Areas 2 & 3	Trail improvements along existing trails that connect developments in Areas 2 & 3
	WMH trail improvement at the drainage canal from Gilley to River Road	WMH trail improvement at the drainage canal from Gilley to River Road	WMH trail improvement at the drainage canal from Gilley to River Road
	Existing Hamilton VLA pocket park enhancements	Existing Hamilton VLA pocket park enhancements	Existing Hamilton VLA pocket park enhancements
	Bike & Greenway East of Smith backing on the Hwy #91 from Gilley to WMH to the North	Bike & Greenway East of Smith backing on the Hwy #91 from Gilley to WMH to the North	Bike & Greenway East of Smith backing on the Hwy #91 from Gilley to WMH to the North
		Area 3 neighbourhood East/West Greenway	Area 3 neighbourhood East/West Greenway
		Greenway along north end of Hwy #91 at WMH, to link up to Translink Greenway	Greenway along north end of Hwy #91 at WMH, to link up to Translink Greenway
		South perimeter dyke trail to WMH	South perimeter dyke trail to WMH
		Drainage canal trail improvements Gilley south, to Hwy #91	Drainage canal trail improvements Gilley south, to Hwy #91
			River Drive Dyke extension to ALR buffer, and expansion (Whillel to Translink)
			Perimeter Dyke Road and trails from River Road to West ALR Buffer, and South to WMH, East to Hwy #91
			Enhanced pedestrian / bike access crossing over Hwy #91 between Areas 2 to Area 3
			Enhanced VLA pocket park and pedestrian / bike landing, improving linkage between Areas 2 pedestrian /bike overpass and Area 3
			Creation of Boundary Road terminus pocket park – further creates ease of landing for the pedestrian / bike route overpass between Areas 2 and 3
			Greenway connection at Smith to River Road
			Greenway connection North terminus of bike trail North of WMH to River Road
			Area 2 bike connection North to River Road
			Replace Existing River Road vehicular access to pedestrian and bike trail only
			New greenway from North end of Fraserside Drive to River Road
			New pathway in Area 1 behind the existing Fire Station
			New Pathway behind Bethany Baptist Church to Area 3 South
			New greenway from Gilley West to ALR Buffer Park and two (2) points of connections to Area 1



## Population Projections and List of Proposed Amenities by Development Option

			North East end of greenway Westminster Hwy, north to Daycare East
<b>Current Personal Services:</b>	<b>Option 1 Possible Personal Service Improvements</b>	<b>Option 2 Possible Personal Service Improvements</b>	<b>Option 3 Possible Personal Service Improvements</b>
As currently provided in the existing shopping centre and the Hamilton Community Centre	As currently provided in the existing shopping centre and the Hamilton Community Centre	<ul style="list-style-type: none"> <li>As currently provided in the existing shopping centre and the Hamilton Community Centre</li> </ul>	<ul style="list-style-type: none"> <li>As currently provided in the existing shopping centre and the Hamilton Community Centre</li> </ul>
		<ul style="list-style-type: none"> <li>Fitness Services</li> </ul>	<ul style="list-style-type: none"> <li>Fitness Services</li> </ul>
			<ul style="list-style-type: none"> <li>Other</li> </ul>
<b>Current Daily / Weekly Shopping Services (Private Business)</b>	<b>Option 1 Possible Daily / Weekly Shopping Service Improvements (Private Business)</b>	<b>Option 2 Possible Daily / Weekly Shopping Service Improvements (Private Business)</b>	<b>Option 3 Possible Daily / Weekly Shopping Service Improvements (Private Business)</b>
As currently provided in the existing shopping centre	New Retail / Residential "High Street"	New Retail / Residential "High Street"	New Retail / Residential "High Street"
	Coffee shop	Coffee shop	Grocery Store
	Produce / green grocer	Local neighbourhood retailers	Specialty food retailers
	Convenience store	Butcher	Specialty general retailers
	Local neighbourhood retailers	Baker	Restaurants
		Medical	Coffee shop
		Pharmacy	Butcher
		Enhanced grocery / convenience store	Baker
			Medical
			Pharmacy
			Local neighbourhood retailers

# **Hamilton Area Plan Update**

## **Proposed Development Options & Amenities and Infrastructure Improvements**

May 15, 2012

# Existing OCP Amenities and Infrastructure & Approved Allocations

## ❖ TRANSPORTATION:

Full Traffic Signal – Boundary Road and Westminster Hwy

Full Traffic Signal – Westminster Hwy at Gilley Road

Westminster Hwy - Intersection Realignment to centre of walkway on the West side – from Gilley Road to Fraserside Gate

Westminster Hwy - Extruded Curb between Eastbound travel lane and shoulder to create delineated walkway/cycling path on the East side between Westminster Hwy and McLean Avenue to the South and Boundary Road to the North East

## ❖ PARKS AND TRAILS

Connection from the North side of Westminster Hwy up to Translink Centre and River Road

## ❖ PERSONAL SERVICES (Private)

As currently provided in the existing shopping centre and the Hamilton Community Centre

## ❖ DAILY / WEEKLY SHOPPING SERVICES (Private)

As currently provided in the existing shopping centre

# Option 1: Lower Medium Density

## Estimated Units and Population

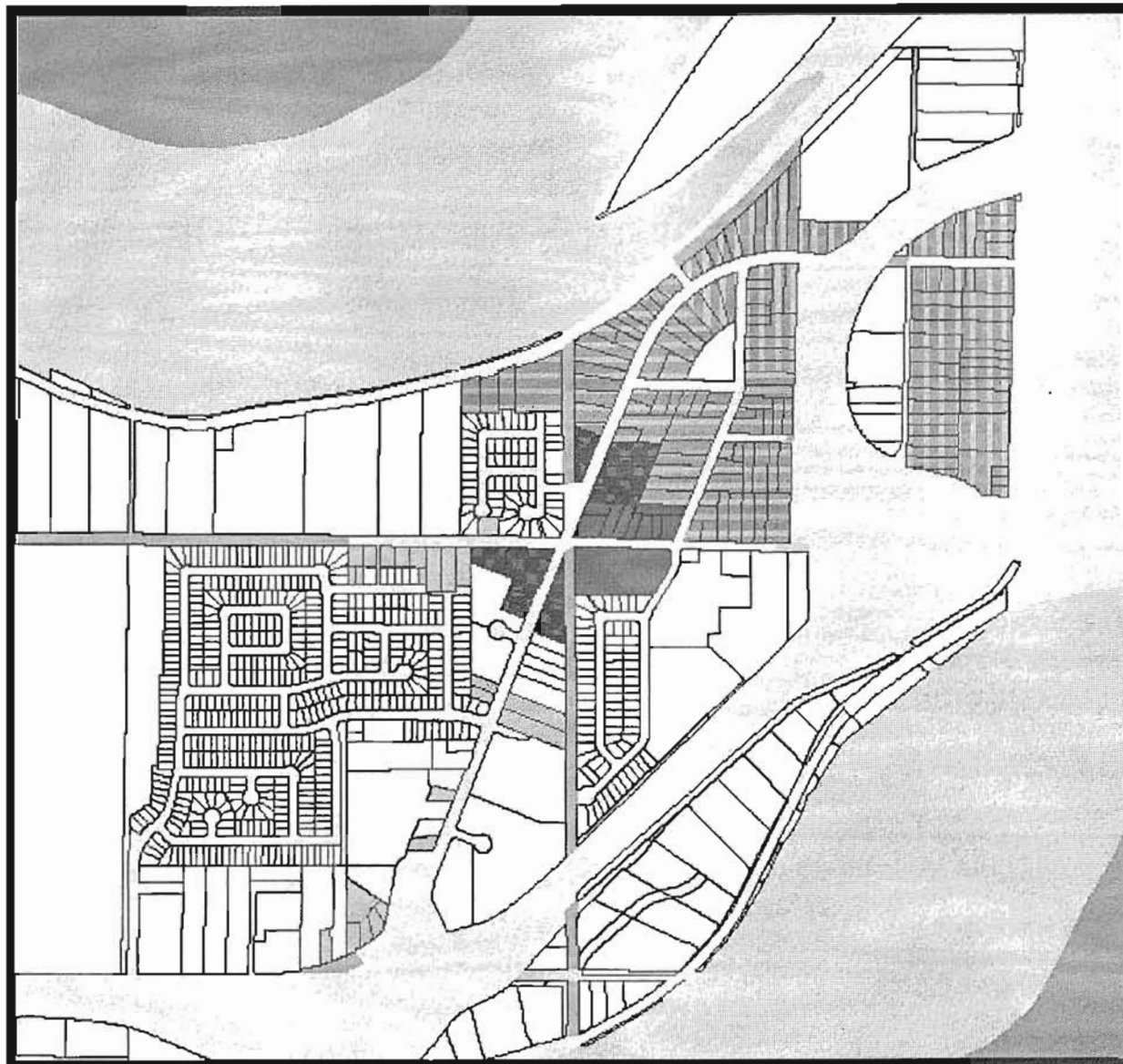
- **Units:**

– Ground oriented Townhomes	.75 FAR	1001
– Stacked Townhomes	1.0 FAR	907
– Apartments	1.5 FAR	952
– <b>Total Gross New Units</b>		<b>2860</b>
• Less: existing units replaced		(153)
– <b>Net New Units</b>		<b>2707</b>

- **Population**

– <b>Total Projected</b>	<b>7212</b>
– Existing population	(530)
– <b>Net Increase Projected</b>	<b>6682</b>

**Survey Results:** 73 % of respondents indicated there are insufficient choices of apartment style housing for singles through to seniors



# Hamilton Area Plan Update - Option #1

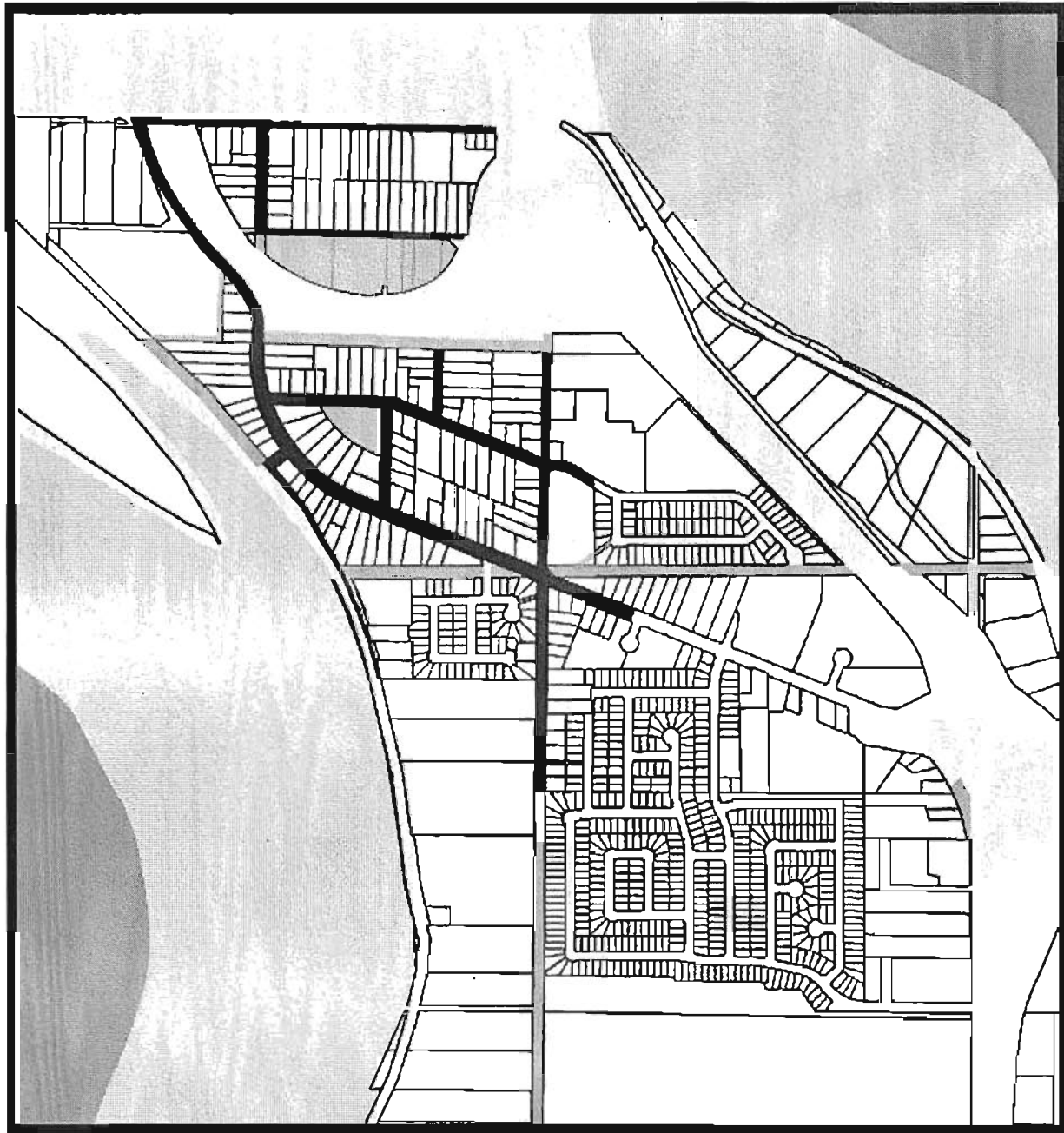
## LAND USE & DENSITY

(May 8th, 2012 - Revised)



### LEGEND:

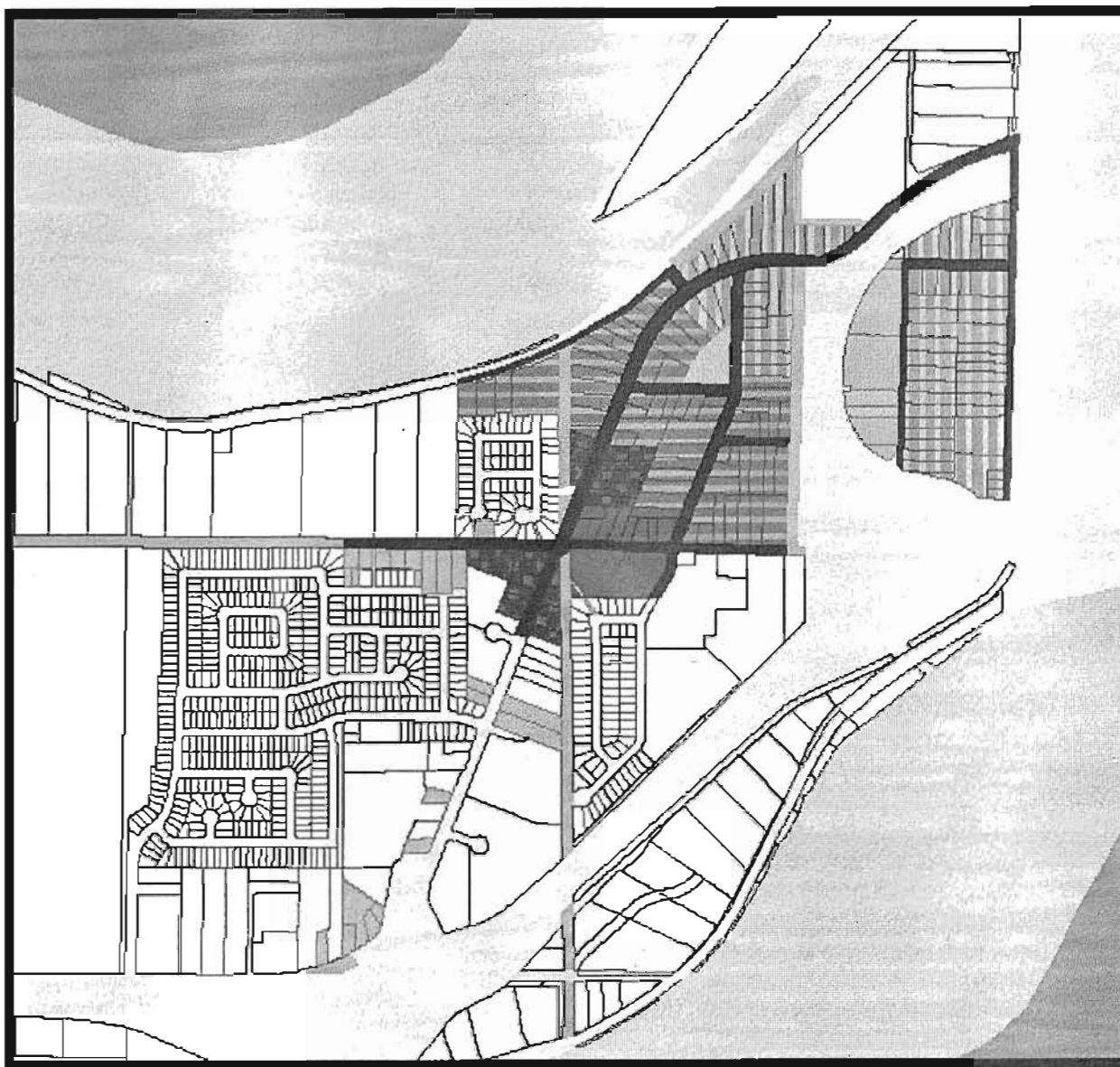
	1.5 FAR - Mixed Use
	1.5 FAR - Residential
	1.0 FAR - Residential
	0.75 FAR - Residential
	OCP Existing; Devel. Parcel

Hamilton Area Plan  
Update - Option #1  
**AMENITIES**  
(May 8th, 2012)



LEGEND:

-  Parks, Greenways and Trails
-  Road Works



# Hamilton Area Plan Update - Option #1 **CONSOLIDATED**

(May 8th, 2012 - Revised)

## LEGEND:

	1.5 FAR - Mixed Use
	1.5 FAR - Residential
	1.0 FAR - Residential
	0.75 FAR - Residential
	OCP Existing: Devel. Parcel
	Parks, Greenways and Trails
	Road Works



# Amenities and Infrastructure Allocations with Option 1

## ❖ TRANSPORTATION: Existing OCP

Full Traffic Signal – Boundary Road and Westminster Hwy

Full Traffic Signal – Westminster Hwy at Gilley Road

Westminster Hwy - Intersection Realignment to centre of walkway on the West side – from Gilley Road to Fraserside Gate

Westminster Hwy - Extruded Curb between Eastbound travel lane and shoulder to create delineated walkway/cycling path on the East side between Westminster Hwy and McLean Avenue to the South and Boundary Road to the North East

## Option 1 Transportation Additions:

*Sidewalks (wheelchair/pedestrian); curb and gutter upgrades where new density abuts roadways in Planning Areas 1 and 2*

*Partial upgrade at Westminster Hwy and Gilley, continuing south to Norton Court – based on City's standard cross section for roads*

*All streets and sidewalks in Developing Areas 2 and 3 as development occurs*

*Note: Westminster Hwy upgrades will happen in concert with Westminster Hwy developments north of Gilley as they occur; and as City wide and Area DCC's are collected.*



# Amenities and Infrastructure Allocations with Option 1

## ❖ PARKS AND TRAILS - Existing OCP

Connection from the north side of Westminster Hwy up to Translink Centre and River Road

### Option 1 Parks and Trails Additions:

*Trail improvements along existing trails that connect developments in Areas 2 and 3*

*Westminster Hwy trail improvement at the drainage canal from Gilley to River Road*

*Existing Hamilton VLA pocket park enhancements*

*Bike and Greenway East of Smith Road backing on the Hwy #91 from Gilley to Westminster Hwy to the North*

## ❖ PERSONAL SERVICES: Existing OCP

Recreation services as currently provided in the existing shopping centre and the Hamilton Community Centre

# Amenities and Infrastructure Allocations with Option 1

## ❖ COMMUNITY SERVICES

### Option 1 Additions

*Community Policing Office Space Reserved*

*Additional Indoor Community Centre Recreation Space, including fitness services*

## ❖ DAILY / WEEKLY SHOPPING SERVICES

### Option 1 Shopping Additions

*New Retail / Residential "High Street"*

*Coffee shop*

*Produce / green grocer*

*Convenience store*

*Local neighborhood retailers*

# Option 2: Mixed Medium Density

## Estimated Units and Population

- **Units:**

-	Ground Oriented Townhomes	.75 FAR	230
-	Stacked Townhomes	1.0 FAR	1100
-	Apartments	1.5 FAR	2367

-	<b>Total Units</b>	<b>3697</b>
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—	Less: 153 existing units replaced	(153)
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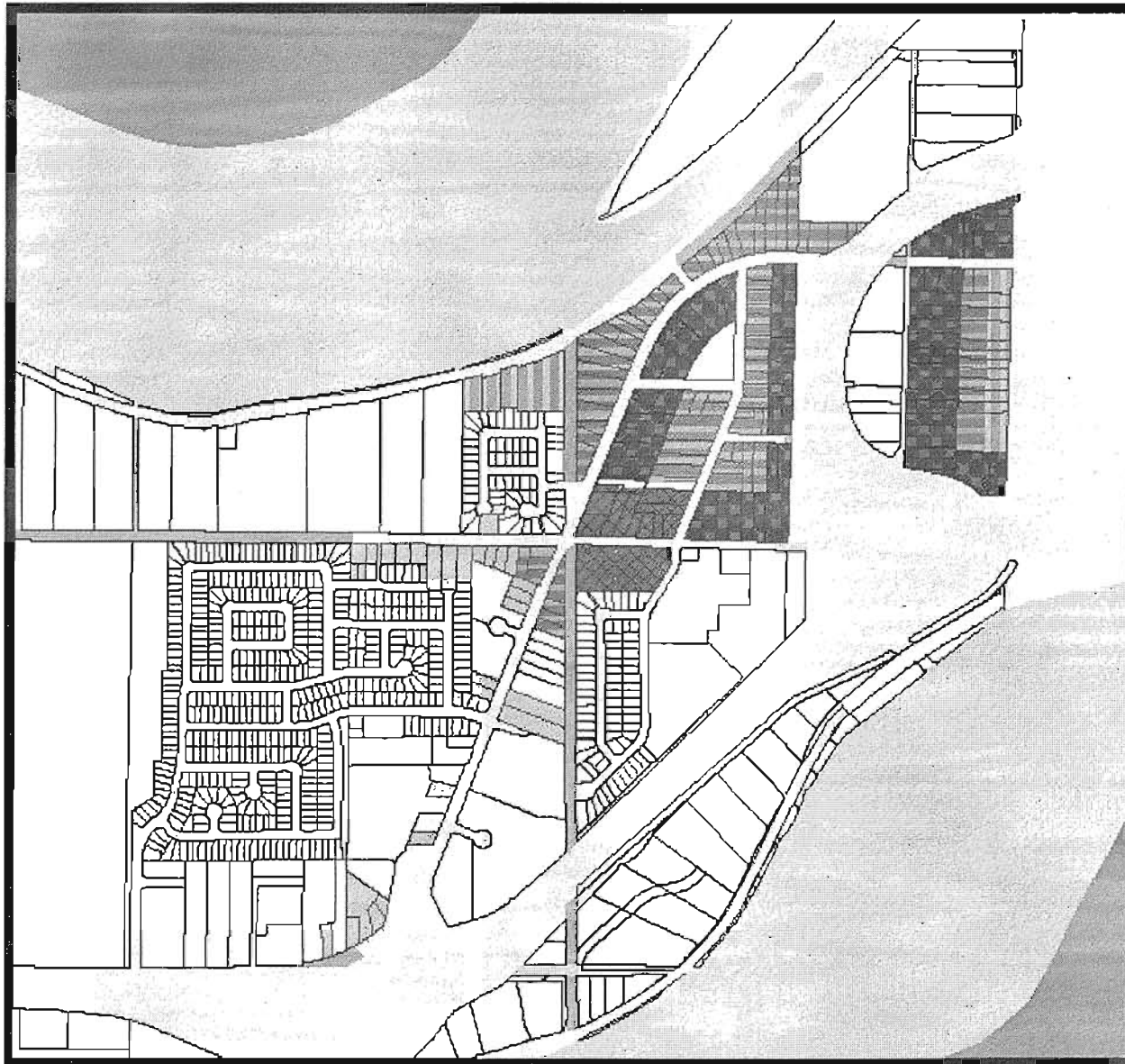
—	<b>Total New Gross Units</b>	<b>3544</b>
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-	<b>Total Population Projected</b>	<b>8813</b>
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—	Existing population	(536)
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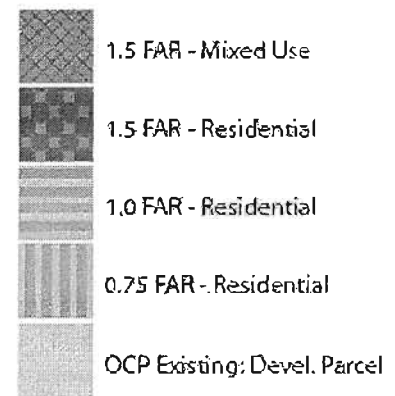
—	<b>Increase Projected</b>	<b>8277</b>
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— **Survey Results : 73 % of respondents indicated there are insufficient choices of apartment style housing from singles through to seniors**





Hamilton Area Plan  
Update - Option #2  
**LAND USE &  
DENSITY**  
(May 8th, 2012 - Revised)

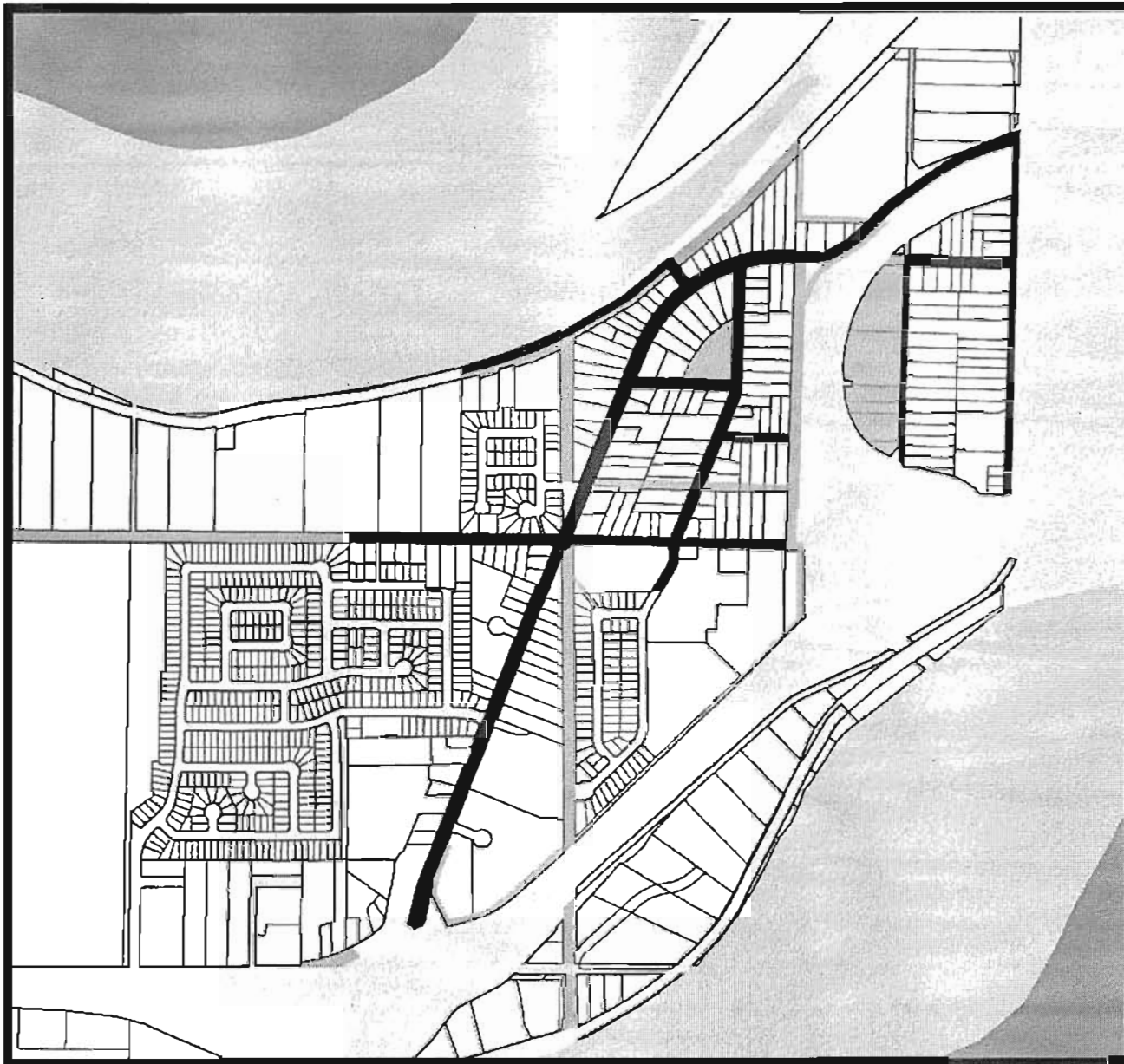
LEGEND:

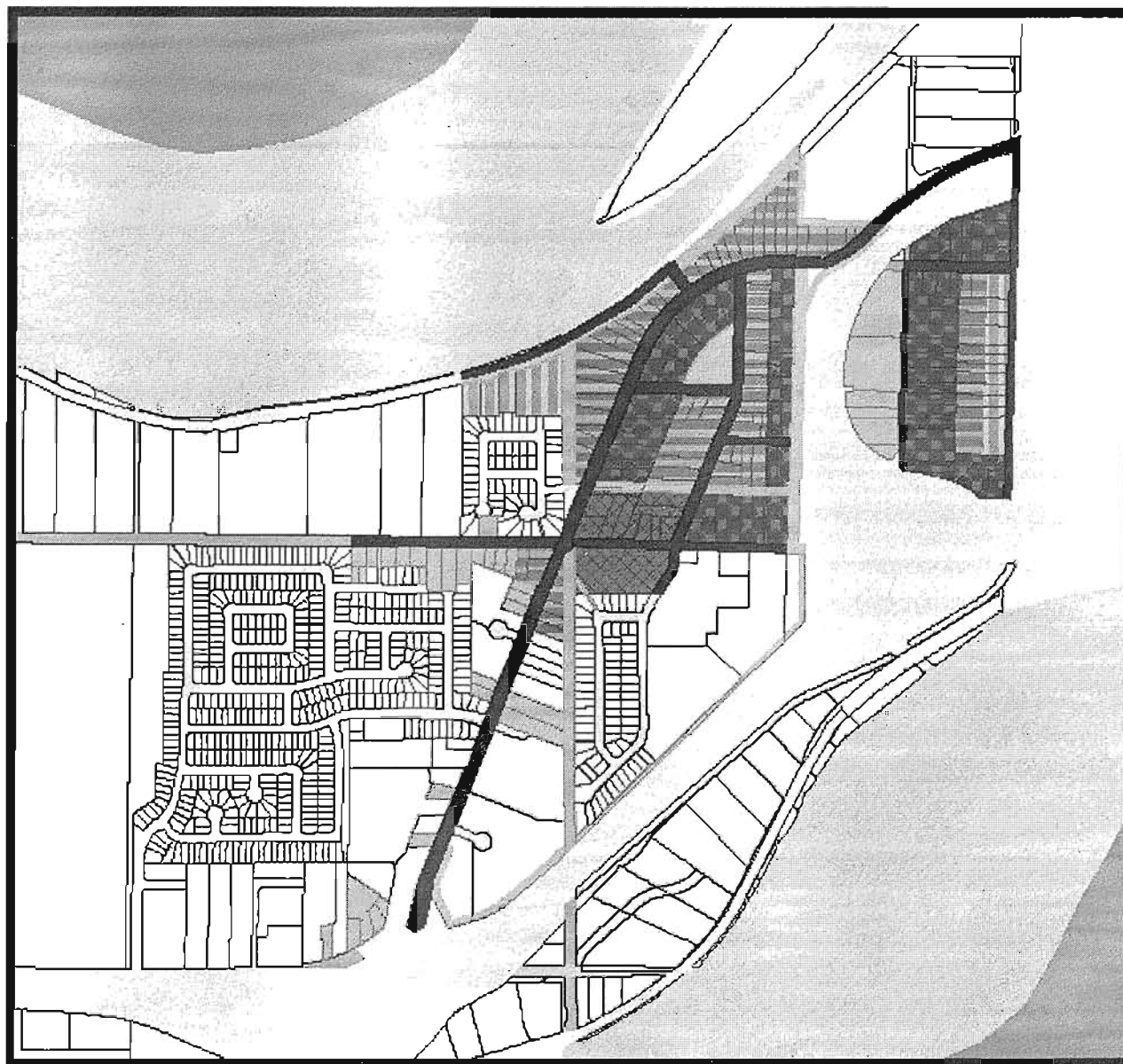


Hamilton Area Plan  
Update - Option #2  
**AMENITIES**  
(May 8th, 2012)

LEGEND:

-  Parks, Greenways and Trails
-  Road Works

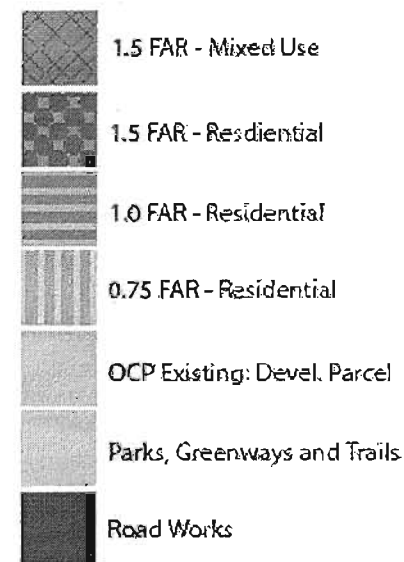




# Hamilton Area Plan Update - Option #2 **CONSOLIDATED**

(May 8th, 2012 - Revised)

## LEGEND:



# Amenities and Infrastructure Allocations With Option 2

## ❖ TRANSPORTATION:

Full Traffic Signal – Boundary Road and Westminster Hwy

Full Traffic Signal – Westminster Hwy at Gilley Road

Intersection realignment to centre of walkway on the West side – from Gilley Road to Fraserside Gate

Partial upgrade at Westminster Hwy and Gilley, continuing south to Norton Court – based on City's standard cross section for roads

Westminster Hwy - Intersection Realignment to centre of walkway on the West side – from Gilley Road to Fraserside Gate

Westminster Hwy - Extruded Curb between Eastbound travel lane and shoulder to create delineated walkway/cycling path on the East side between Westminster Hwy and McLean Avenue to the South and Boundary Road to the North East

Note: Westminster Hwy upgrades will happen in concert with WMH developments north of Gilley as they occur; and as City wide and Area DCC's are collected.

All streets and sidewalks in Developing Areas 2 and 3 as development occurs

**Option 2 Additions to that from OCP and Option 1:**

***Expanded road improvements on Westminster Hwy from Boundary Road to Hwy #91 (part of citywide DCC budget; Translink in part determines timeline)***

***Area 2 internal road network as development occurs***

***On Westminster Hwy at Gilley south to Hwy #91 - improvements based on overall city budget timelines as there is no new development proposed south of Gilley***



# Amenities and Infrastructure Allocations with Option 2

## ❖ PARKS AND TRAILS

Connection from the north side of Westminster Hwy up to Translink Centre and River Road

Trail improvements along existing trails that connect developments in Areas 2 and 3

Westminster Hwy trail improvement at the drainage canal from Gilley to River Road

Existing Hamilton VLA pocket park enhancements

Bike and Greenway East of Smith backing on the Hwy #91 from Gilley to Westminster Hwy to the North

**Option 2 Additions to that from OCP and Option 1 :**

*Area 3 Neighborhood East/West Greenway*

*Greenway along north end of Westminster Hwy adjacent to Hwy #91 to link up to Translink Greenway*

*South perimeter dyke trail to Westminster Hwy*

*Drainage canal trail improvements Gilley south, to Hwy #91*



# Amenities and Infrastructure Allocations with Option 2

## ❖ COMMUNITY SERVICES:

*Community Policing Office Space Reserved*

*Additional Indoor Community Centre Recreation Space, including fitness services*

## ❖ PERSONAL SERVICES (Private):

*Enhanced Fitness Services*

## ❖ DAILY / WEEKLY SHOPPING SERVICES to that from OCP and Option 1 (Private):

*New Retail / Residential “High Street”*

*Coffee shop*

*Local neighborhood retailers*

*Enhanced Convenience store/Produce/Green Grocer*

*Butcher*

*Baker*

*Medical*

*Pharmacy*

# Option 3: Higher Medium Density

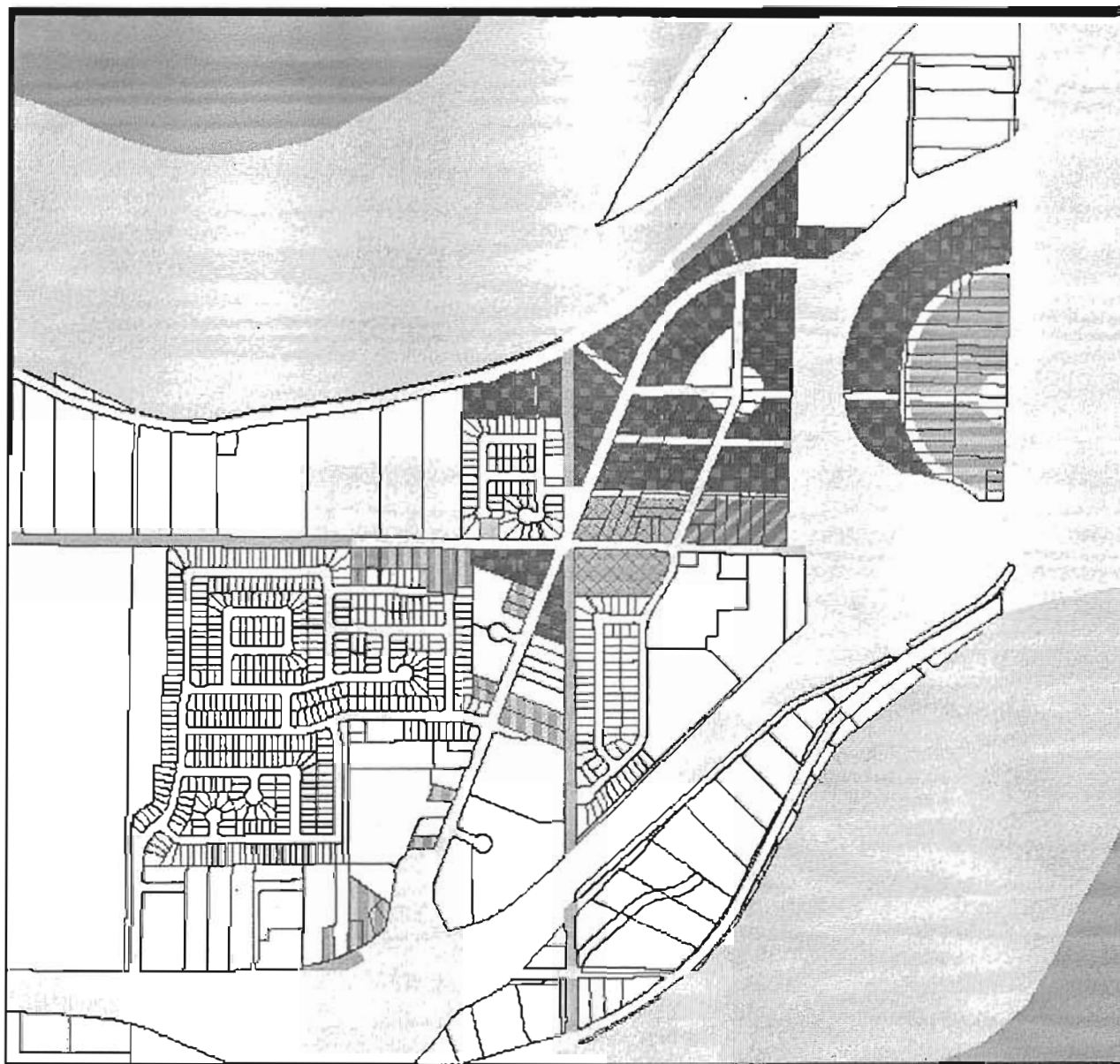
## Estimated Units and Population

- **Units:**

– Ground oriented Townhomes	.75 FAR	275
– Stacked Townhomes	1.0 FAR	780
– Apartments	1.5 – 1.8 FAR	4439
– <b>Total New Gross Units</b>		<b>5494</b>
– Less: 198 existing units replaced (incl. Lots shown in Area 1)		(198)
– <b>Total Net Units</b>		<b>5296</b>

- |                                   |              |
|-----------------------------------|--------------|
| <b>Total Population Projected</b> | <b>12696</b> |
| – Existing population             | (693)        |
| – Net Increase Projected          | <b>12003</b> |

**Survey Results : 73% of respondents indicated there is insufficient choice in apartment style housing for singles through to seniors**



# Hamilton Area Plan Update - Option #3

## LAND USE & DENSITY

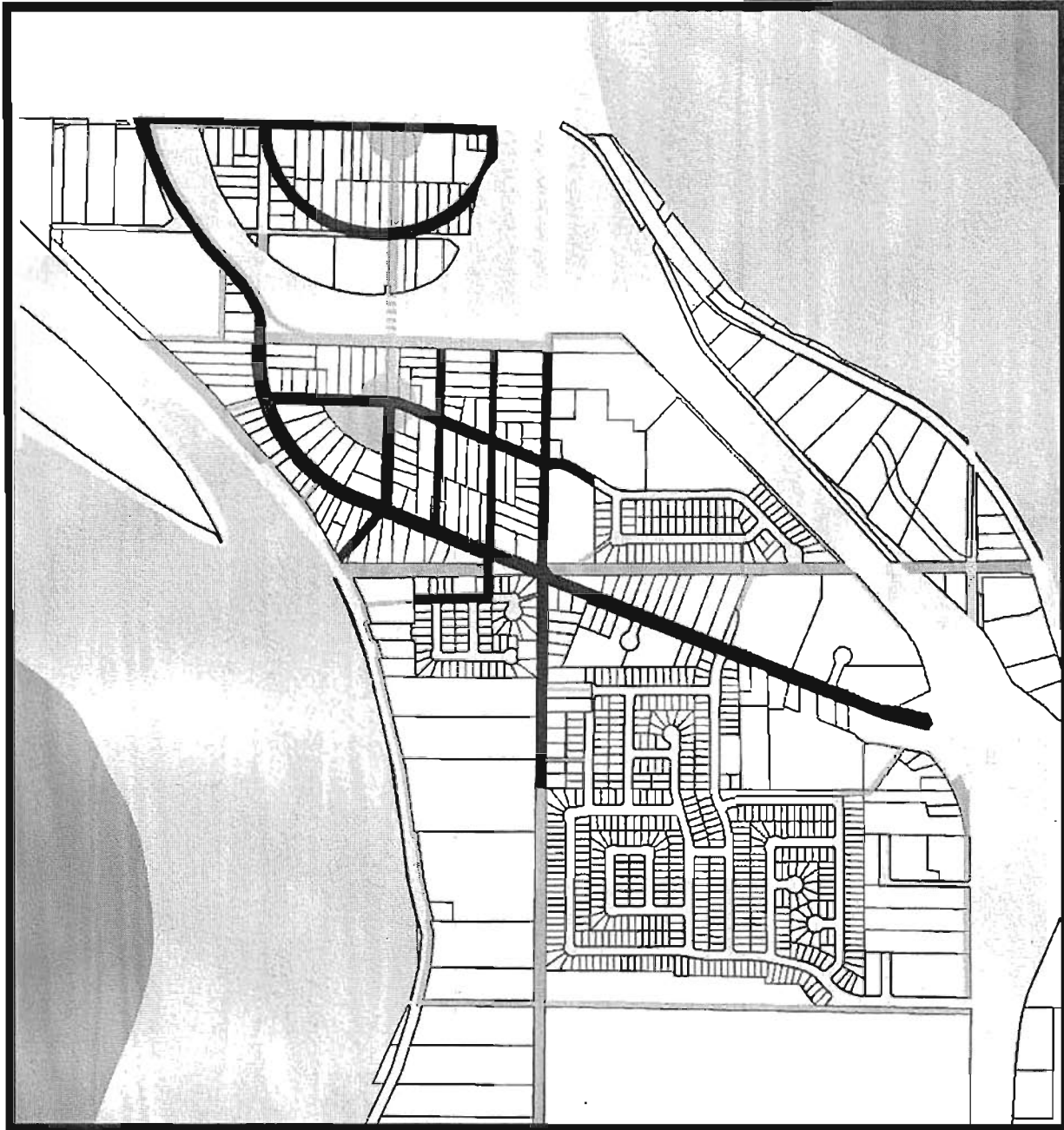
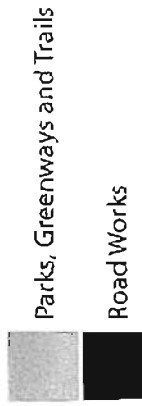
(May 8th, 2012 - Revised)

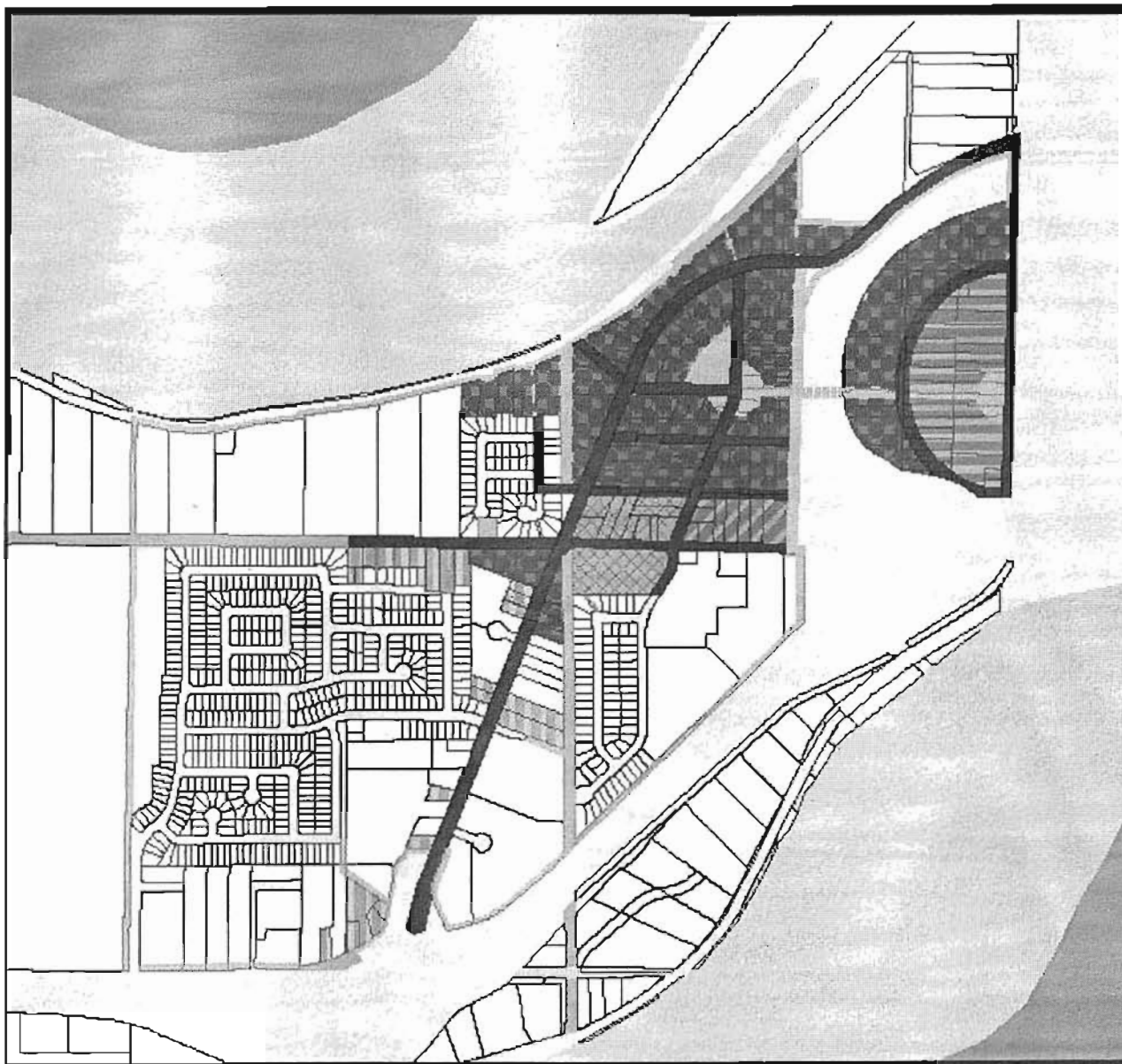
### LEGEND:

	1.8 FAR - Mixed Use
	1.6 FAR - Residential
	1.5 FAR - Residential
	1.0 FAR - Residential
	0.75 FAR Area: Proposed Residential
	OCP Existing: Devel. Parcel

Hamilton Area Plan  
Update - Option #3  
**AMENITIES**  
(May 8th, 2012)

**LEGEND:**













# Hamilton Area Plan Update - Option #3 **CONSOLIDATED**

(May 8th, 2012 - Revised)

## LEGEND:

-  1.8 FAR - Mixed Use
-  1.8 FAR - Residential
-  1.5 FAR - Residential
-  1.0 FAR - Residential
-  0.75 FAR Area 1: Proposed Res.
-  OCP Existing: Devel. Parcel
-  Parks, Greenways and Trails
-  Road Works

# Amenities and Infrastructure Allocations with Option 3

## ❖ TRANSPORTATION:

Full Traffic Signal – Boundary Road and Westminster Hwy

Full Traffic Signal – Westminster Hwy at Gilley Road

Intersection realignment to centre of walkway on the West side – from Gilley Road to Fraserside Gate

Extruded Curb between Eastbound travel lane and shoulder to create delineated walkway/cycling path on the East side between Westminster Hwy and McLean Avenue to the South and Boundary Road to the North East.

Sidewalks (wheelchair/pedestrian); curb and gutter upgrades where new density touches roadways in Planning Areas 1 and 2

Partial upgrade at Westminster Hwy and Gilley, continuing south to Norton Court – based on City's standard cross section for roads

Note: Westminster Hwy upgrades will happen in concert with WMH developments north of Gilley as they occur; and as City wide and Area DCC's are collected.

All streets and sidewalks in Developing Areas 2 and 3 as development occurs

Expanded road improvements from Boundary Road at Westminster Hwy to Hwy #91 (part of citywide DCC budget; Translink in part determines timeline)

Area 2 internal road network as development occurs

Westminster Hwy at Gilley, south to Hwy #91 improvements based on overall city budget timelines as there is no new development proposed south of Gilley

### **Option 3 Additions**

***Road network links East West through Area 3 and North connections to River Road***

***Road network in Area 2 – finer grain as developments occur***

# Amenities and Infrastructure Allocations with Option 3

## ❖ PARKS AND TRAILS

Connection from the north side of Westminster Hwy up to Translink Centre and River Road

Trail improvements along existing trails that connect developments in Areas 2 and 3

Westminster Hwy trail improvement at the drainage canal from Gilley to River Road

Existing Hamilton VLA pocket park enhancements

Bike and Greenway East of Smith backing on the Hwy #91 from Gilley to Westminster Hwy to the North

Area 3 Neighborhood East/West Greenway

Greenway along north end of Westminster Hwy adjacent Hwy #91 to link up to Translink Greenway

South perimeter dyke trail to Westminster Hwy

Drainage canal trail improvements Gilley south, to Hwy #91

*Option 3 Additions to that in OCP and Options 1 & 2*

*River Drive Dyke extension to ALR buffer; and expansion (Whillet to Translink)*

*Perimeter Dyke Road and trails from River Road to West ALR Buffer, and South to*

*Westminster Hwy, East to Hwy #91*



# Amenities and Infrastructure Allocations with Option 3

❖ *PARKS AND TRAILS Option 3 Additions to that in OCP and Options 1 & 2*

*Enhanced pedestrian/bike access crossing over Hwy #91 between Areas 2 to Area 3*

*Enhanced VLA pocket park and pedestrian / bike landing, improving linkage between Areas 2 pedestrian/bike overpass and Area 3*

*Creation of Boundary Road terminus pocket park – creates ease of landing for the pedestrian / bike route overpass between Areas 2 and 3*

*Greenway connection at Smith to River Road*

*Greenway connection North terminus of bike trail North of Westminster Hwy to River Road*

*Area 2 bike connection North to River Road*

*Replace Existing River Road vehicular access to pedestrian and bike trail only*

*New greenway from North end of Fraserside Drive to River Road*



# Amenities and Infrastructure Allocations – Option 3

## ❖ PARKS AND TRAILS - Option 3 Additions to that in OCP and Options 1 & 2

*New pathway in Area 1 behind the existing Fire Hall*

*New Pathway behind Bethany Baptist Church to Area 3 South*

*New greenway from Gilley West to ALR Buffer Park and two points of connections to Area 1*

*North East end of greenway Westminster Hwy, north to Daycare East*

## ❖ COMMUNITY SERVICES

*Community Policing Office Space Reserved*

*Additional Indoor Community Centre Recreation Space, including fitness services*

## ❖ COMMUNITY SERVICES – Option 3 Additions to that in OCP and Options 1 & 2

*Branch Library*

# Amenities and Infrastructure Allocations with Option 3

## ❖ PERSONAL SERVICES (Private):

As provided in the Hamilton Community Centre  
Enhanced Fitness Services

## ❖ DAILY / WEEKLY SHOPPING SERVICES (Private):

### New Retail / Residential "High Street"

Coffee shop  
Local neighborhood retailers  
Butcher  
Baker  
Medical  
Pharmacy

### Additions to that in OCP and Options 1 & 2:

*Grocery Store*

*Specialty food retailers*

*Specialty general retailers*

*Restaurants*