



Proposed 2041 OCP Update Concept

A. Connected Neighbourhoods with Special Places

The ways in which neighbourhoods are designed and built and the housing choices and amenities they provide contribute to making a vibrant, healthy and sustainable community.

Objective:

To create compact, mixed-use neighbourhoods that include many types of destinations such as stores, parks, plazas, playgrounds and services that can be easily reached by walking and cycling. The city's neighbourhoods will be diverse, made up of all age groups and abilities, with a range of housing choices to meet their needs now and into the future.

Concepts:

- **Neighbourhood Heart:** Develop a varied range of distinct higher density mixed-use neighbourhood centres, outside the city centre which will become the "heart" or "core" for each community and contribute to a sense of place.
- **Connected Sense of Place:** Each neighbourhood will contain a diversity of housing choices, shops and services, a distinct public realm, special places, parks, recreation facilities and a web of pedestrian and cycling connections.
- **Accessible:** Neighbourhoods will have mixed and non-traditional housing forms and arrangements to support residents of all ages and abilities, challenges, characteristics and income levels. Future planning will consider aging in place in each community.
- **Healthy:** Foster neighbourhood design that comprise many types of destinations a short distance from home with easy access to safe places where everyone in the community has a chance to be active
- **Sustainable:** Neighbourhood design will consider energy efficient buildings and green infrastructure.



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B. Vibrant City: Arts, Culture and Heritage

Many factors contribute to making a vibrant, healthy and sustainable community and the presence of a thriving arts, culture and heritage sector plays a critical role. The City plays a multifaceted role in ensuring a healthy and contributing arts, culture and heritage sector including:

- creating the environment for the sector to flourish through policy, zoning and support;
- facilitating and supporting individuals and organizations including access to facilities; and
- providing opportunities and activities for lifelong learning, creating and participating.

Objective

To create the environment for the City to be a “thriving, resilient, diverse and creative community” where people have a strong sense of identity and a clear sense of the attributes that make it unique. A citizenry that is empowered, engaged, connected, and a city that is a vibrant tourism destination.

Concepts

- **Cultural Engagement:** facilitate and create the environment and culture of the city that supports the arts and culture and enhances their contribution to the vibrancy and vitality of the community.
- **Lifelong Learning:** foster a joy of reading and a culture of lifelong learning.
- **Celebrating Heritage:** preserve, promote and celebrate community heritage.
- **Community Revitalization:** encourage and develop a mosaic of appealing, lively and distinctive areas, vibrant public spaces, festivals, events and activities.
- **An Economic Engine:** harness the benefits of and support a creative economy and contribute to the thriving community tourism sector.



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C. Vibrant City: Recreation and Community Wellness

The City's Parks and Recreation department plays a critical role in contributing to a vibrant, healthy and sustainable community. In partnership with community organizations, Parks and Recreation provides programs, services, places and spaces that contribute to an exceptional quality of life for both current and future generations.

Objective

For Richmond to be renowned as a place where residents have access to a diverse and leading edge range of recreation, sport and community wellness opportunities. Through this, residents are physically active and healthy, have an increased permanent commitment to wellness, and feel increasingly connected to their community.



Concepts

- **Strong Partnerships:** Strategies to deliver services in partnership with many organizations so that we can build on each other's strengths, avoid duplication and deepen our reach into the community.
- **Being Uniquely Richmond:** Strategies to ensure our services and programs meet the needs of our diverse community, including different ethnic groups, people living with disabilities, single-parent families, low-income families, our aging population and our youth.
- **Connecting and Growing:** Strategies to ensure Richmond residents have opportunities for life-long learning, to meet their neighbours and feel they belong. Promoting community and neighbourhood building encourages social connectedness—a key component to achieving a sense of well being.
- **Living Healthy and Active Lives:** Strategies to address the widespread trend towards physical inactivity—to encourage people to live healthy and active lives from the cradle to the grave.
- **Investing in Parks and Recreation Infrastructure:** Strategies to ensure our facilities and sports fields support our active and healthy living ambitions. Investing in parks and recreation infrastructure is important because there is a direct connection between physical activity levels and appropriate provision of recreation and sports facilities, parks, trails and active transportation corridors.



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D. Safe City

Objective

Through ongoing education, prevention and response we will ensure a “Safe City”.

Concepts

- **Prevention focused:** Be prevention focussed while providing optimum emergency response (including education).
- **Public Educators:** Be public educators and facilitators for related safety matters and embrace the delivery of public education through community partners.
- **Be Responsive:** Deliver prevention programs that are responsive to: statistical trends, hazards and the needs of a diverse community.
- **Safe Transportation Infrastructure:** Provide safe transportation infrastructure that ensures the safety of multiple user groups and encourages active transportation options (walking, biking transit).
- **Safe Streets:** Design safe streets, neighbourhoods and places that are vibrant and crime free by intentional safe design of land use mix, public realm and buildings.
- **Safety for kids:** Consult with the Richmond School Board in creating safe and walkable school areas.



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E. Resilient Economy

Richmond serves as a pre-eminent Asia-Pacific, sea, land and intermodal gateway and technology hub. It is home to a strategic range of sectors for a resilient economy, with a favourable job-to-labour force ratio and high paying jobs for local and regional residents. Richmond's future economic growth and industry diversification are achieved through retention and intensifying of existing industrial and commercial employment lands.

Objective

To retain and intensify industrial and commercial employment lands as a basis for future economic growth, industry diversification, and generation of a broad business tax base that serves local, regional and visitor populations.

Concepts

- **Asia-Pacific Gateway:** Fostering a strong Asia-Pacific Gateway enabling sector that capitalizes on Richmond's strategic business location and Asia's economic growth
- **Knowledge-Based Industries:** Cultivating a high-paying, thriving technology and creative hub in the City Centre, that attracts skilled talent locally and from abroad
- **Amenities and Attractions:** Developing a diversified lighter-footprint commercial sector that meets the growing needs of both Richmond residents and visitors alike
- **Sustainable Local Resources:** Championing a viable agricultural sector for both commercial and neighbourhood farmers, which responds to long-term community food security needs
- **Population Services:** Nurturing a responsive institutional sector that serves the access, mobility, and safety needs of a growing, multicultural and demographically changing community
- **Micro-Business:** Encouraging mixed-use development in the regional and neighbourhood centres that supports the needs of small businesses



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F. Agriculture and Food

Richmond has a long and rich history of farming.

Agriculture continues to be an integral part of Richmond’s community, economy and natural and built landscape.

The City has a significant role in fostering and enhancing agricultural viability for existing and new farmers by:

- Through the Richmond Agricultural Advisory Committee (AAC), co-ordinating the interests of a wide range of farmers (e.g., cranberries, blueberries, vegetables, urban) and the community, to implement recommendations in Richmond’s Agricultural Viability Strategy and other initiatives that support farming.
- Co-ordinating its activities with the federal and provincial governments, particularly the BC Agricultural Land Commission (ALC),
- Improving the awareness of farming among the residents,
- Providing necessary infrastructure (drainage, irrigation, access, transportation; the Nelson Road Interchanges , East Richmond Drainage projects, improved signage) to support food production in agricultural areas, and
- Creating and amending land use policies and regulations that support agricultural producers and activities.

As part of the 2041 OCP, the City will be reviewing the Richmond Agricultural Viability Strategy to make it more relevant.

Objective

Richmond’s agricultural lands are to be protected, viable and productive as they have an abundant capacity to produce food close to home for both local and regional consumption and markets. An understanding of the importance of Richmond’s food production lands as a valuable measure of sustainability is shared by local residents and throughout the region.

Concepts

- **Recognize** and **Respect** agricultural activities in Richmond.
- **Protect** food producing land and maximize food production.
- **Support Diversity:** for all scales and forms of land-based food production in agricultural areas and other urban areas where appropriate along with farm related businesses (e.g., wineries, road side food stands, farm tourism).
- **Partnerships:** Farmers, the City, senior levels of government and the community working together to support and enhance agricultural viability.



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G. Mobility and Access

Moving to a Sustainable Transportation System

To maintain an effective transportation system that supports a growing and thriving city, the way we choose to travel needs to become more sustainable. Sustainable transportation aims to ensure that our needs for access to people, services and goods are met while protecting the environment and social equity for current and future generations. Compact, walkable neighbourhoods with mixed land uses and convenient public transit service allow communities to rely on foot, bicycle and transit to travel throughout the local and broader regions without having to drive.



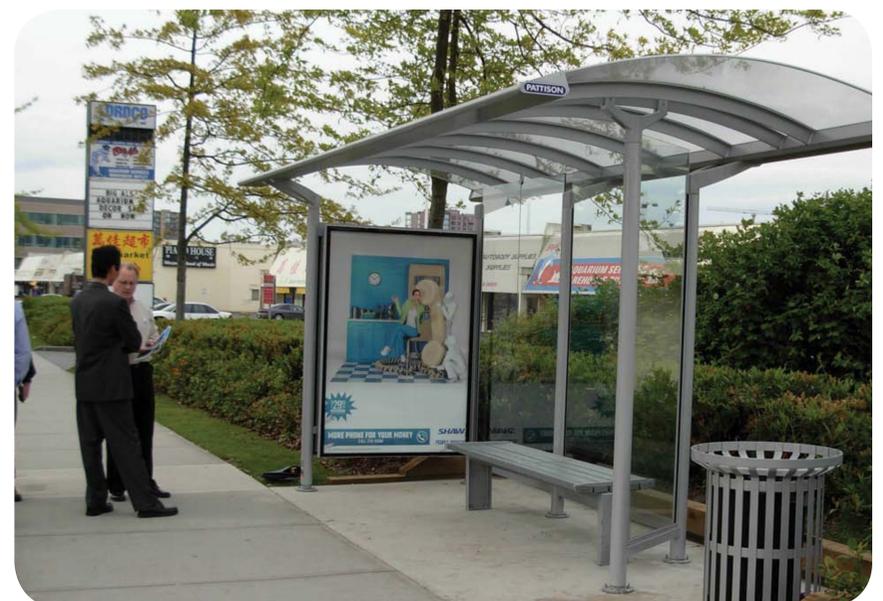
Objective

To deliver a dynamic and effective transportation system that improves connectivity throughout the city and to the region for people and goods while achieving a major shift from automobile use to sustainable travel modes.



Concepts

- **Walkable Neighbourhoods:** Significantly improved pedestrian and cycling realms around service centres foster walking and cycling as the preferred travel options for accessing local services and gathering with neighbours.
 - Potential Action Items: connect discontinuous sidewalks and pathways, improve crosswalks, way finding to key destinations, traffic calming on local roads.
- **Transit-Friendly City:** Enhance transit and cycling connections and amenities amongst neighbourhood centres and major employment areas for easy city-wide and regional travel without a car.
 - Potential Action Items: more cross-town bus services, newer and quieter buses, more bus stop shelters and benches.



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G. Mobility and Access continued . . .

Concepts continued . . .

- **Travel Smart, Live Long:** Give priority to active transportation modes (cycling, walking and other non-motorized modes) that improve personal and environmental health, safety, social equity, and quality of life.
 - Potential Action Items: fine-grained neighbourhood bike network using local roads, more off-street bike paths, support for walk and bike to school programs.
- **A Caring Street System:** Retrofit existing and build new transportation infrastructure to meet the changing mobility needs of the community by enhancing accessibility, comfort and security for all ages and abilities of users.
 - Potential Action Items: accessible features at all signalized intersections and special crosswalks, more benches along the street, curb ramps at all intersections.
- **Intelligent Investments:** Deploy efficient and innovative transportation technologies to optimize the overall performance of the transportation system and reduce vehicle emissions and energy use.
 - Potential Action Items: real-time traffic information available on-line, intersection improvements including advance left-turn arrows and video cameras.
- **Moving Goods, Securing Jobs:** Coordinate and implement timely road and traffic improvements to enhance access to jobs and goods movement to support and promote growth in economic activities.
 - Potential Action Items: strategic expansion of road network including new River Road (former CPR corridor) and extensions of Ackroyd Road, Lansdowne Road and Blundell Road.



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H. Ecological Network, Open Space and the Public Realm

Ecological Network

Richmond’s location – at the point where the Fraser meets the Pacific Ocean – means the island City is located within some of the most productive estuarine ecosystems in the world.

The Richmond community depends upon its local ecosystem and broader environment to provide its daily socioeconomic needs – growing food, supplying water and clean air and providing material resources.

Increasing growth places higher demands on already stretched ecological resources. Research about ecological sustainability indicates that the worldwide use of resources is exceeding the Earth’s capacity to renew and replenish them. At the same time, awareness is increasing that communities are likely to experience significant impacts from changing environmental conditions.

Richmond residents have shown strong support for positive environmental action:

- 84% of Richmond residents support more effort to protect and enhance environmental areas and features (OCP Survey, 2010)
- 75% of Richmond residents believe Richmond should be a leader in climate change action (OCP Survey, 2010)



Objective

To protect and improve the City’s environmental health, ecological integrity and opportunities for the community to experience nature.

Concepts

In order to conserve the City’s valuable ecological resources and be prepared for changing environmental conditions, 6 key concepts have been identified:

- **Healthy Ecological Network:** Protect and enhance a diverse, connected, and functioning ecological network.
- **Ecological Design:** Integrate ecological attributes into the City’s built and cultivated landscapes.
- **Pollution Prevention:** Proactively implement best management practices to protect and improve water, air and soil quality.
- **Strong Partnerships for Ecological Gain:** Collaborate with the community and senior governments to protect and restore environmental health and ecological integrity.
- **Great Nature Experiences:** Make it easy and enjoyable for the community to experience nature.
- **Adapting for Change:** Use best available science and practices to better equip the City to adapt to climate change.



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H. Ecological Network, Open Space and the Public Realm continued . . .

Open Space and the Public Realm

Richmond enjoys a wealth of parks and a dike trail system that is a regional destination. As the city grows, the public realm (i.e. urban streets, plazas and amenity areas, and linkages between neighbourhoods) will increasingly play a role in providing recreational opportunities and the stage for social life. In addition, a safe, attractive public realm and Richmond's unique places, like the waterfront, will contribute to tourism and economic development, drawing visitors and businesses to the city.

The city's finite land area will necessitate that the open space system meet multiple community objectives and play a role in the city's environmental health and resiliency to climate change. The urban forest, parks, natural areas and waterways all play a role in the quality of the urban environment and can provide other services such as storm water management, food production, and alternative energy generation. Focusing on increasing the diversity of the types and functions of parks and open spaces will contribute to the city's sustainability and, at the same time, enrich people's daily experiences.

Objective

To protect and develop a sustainable, well-designed system of parks and streets, trails and greenways, plazas and squares, the waterfront and waterways, that significantly contributes to a healthy, vibrant city.

Concepts

- **Promoting a vibrant and 'distinctly Richmond' urban realm:** Showcase and enhance the City's identity through a rich variety of great spaces and experiences that bring to life Richmond's natural and cultural heritage.
- **Linking people, community and nature:** Strengthen pedestrian and cycling linkages between every element of the city (neighbourhoods, schools, civic spaces, neighbourhood service centres, parks, natural areas, streets, commercial areas and industrial parks).
- **Creating a greener, dynamic and resilient cityscape:** Protect and create a network of resilient and healthy eco-systems that are integrated within the open space system.
- **Transforming and celebrating our waterfront and waterways:** Showcase Richmond's world-class waterfront on the Fraser River and enhance the Blue Network (the river, sloughs, canals, and wetlands) for its ecological value and recreational opportunities.
- **Building for physical, social, and spiritual well being:** Provide a full range of appealing, welcoming places for residents and visitors of all ages and backgrounds to walk, exercise, play, socialize and engage in healthy, active lifestyles.
- **Meeting multiple community objectives:** Provide a diversity of open spaces that are flexible and adaptable to respond to growth, social needs and environmental changes.
- **Responsive and collaborative stewardship:** Sustain the quality of public places through innovative, responsive management and shared stewardship between the City and multiple stakeholders to foster pride, purpose, and a sense of community.



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I. Social Inclusion and Accessibility

As Richmond grows and develops over time, it is important that the city's existing high quality of life not only be maintained, but also enhanced. Concurrent with the OCP, the City is also preparing a 10 year Social Planning Strategy. A fundamental premise both of the Strategy and OCP is that the City cannot respond to all social issues on its own, but can play an important role in:

1. Addressing fundamental human needs
2. Actively engaging all our citizens in decision-making and activities
3. Building on existing social assets and community capacity.

Objective

To facilitate development of a more socially sustainable city, recognizing the needs of all citizens with the intent of enhancing their physical, mental and social well-being.

Concepts

- **Fundamental Human Needs:** develop and implement strategies that address fundamental human needs (financial stability, adequate and affordable housing, equitable access to health and support services, social connectivity, mobility)
- **Citizen Engagement:** facilitate active and meaningful citizen engagement amongst the population
- **Social Assets and Capacity Building:** implement approaches which build on Richmond's key social assets and community capacity



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J. Sustainable Infrastructure and Resources

Objective

To improve the water, sanitary, drainage, energy and refuse infrastructure to meet the city's changing needs in a financially, socially and environmentally responsible manner.

Concepts

- **Meet the Demands of a Growing City:** determine the infrastructure requirements that meet the needs of a growing population and develop an implementation plan that stays ahead of demand.
- **Adapt to Climate Change:** build climate change resilient infrastructure to meet challenges that include rising sea levels, wetter winters and drier summers.
- **Sustainable Community Energy:** reduce the city's dependence on external energy supplies by innovatively reducing and capturing waste energy, reducing demand for fossil fuels through conservation, using alternative energy sources and district energy utilities.
- **Efficient Infrastructure:** achieve greater infrastructure efficiency through proactive and creative planning of infrastructure upgrades and replacements, the use of new technologies, and educating the public on conservation benefits. Deliver projects with minimum life cycle costs on time and within budget.



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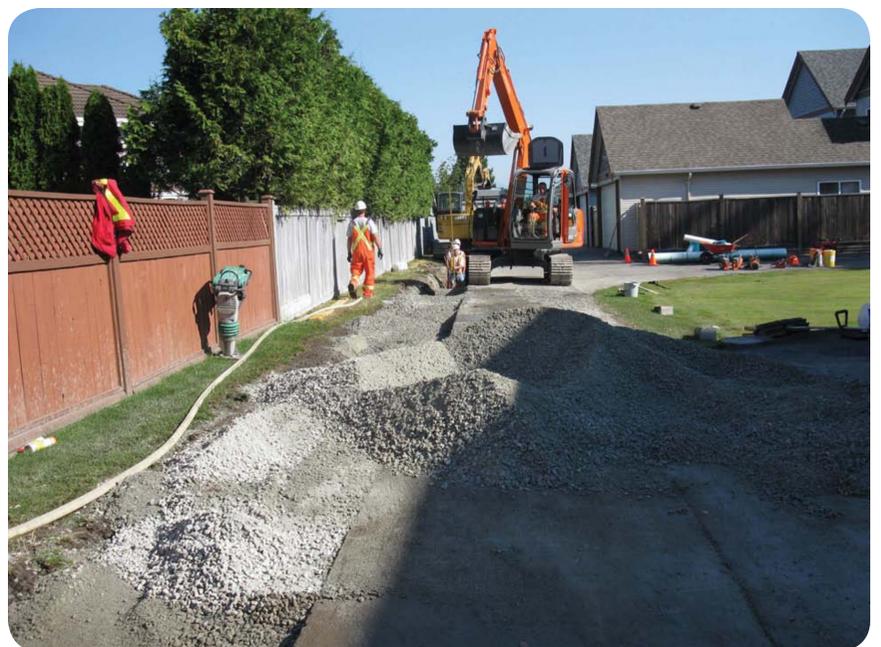
K. Implementation Strategy

Objective

To ensure effective implementation of the OCP Update policies, the city will identify how the Official Community Plan Vision, Goals and Objectives will be achieved to the year 2041.

Concepts

- **Phasing and Priorities:** Identify the timing for further planning, Area and Sub Area Plan updates, development priorities, additional studies, significant land acquisitions and other initiatives.
- **Sustainable financing:** (e.g., development cost charges, works and services), density bonusing, developer contributions and planning strategies that are clear and transparent for the City, development community, general public and others.
- **Others' Responsibilities:** Clarify the role of Metro Vancouver, Translink, YVR and the Province and Federal Governments and their agencies in facilitating the implementation of the City's 2041 OCP.
- **Main 2041 OCP Update Studies:** As part of the 2041 OCP Update, the City is undertaking various other studies including a transportation plan, engineering modelling of water/sanitary sewer/storm drainage, and a parks and open space strategy. The results of these studies will be incorporated into an Implementation Strategy that will be adopted as part of the 2041 OCP.
- **Development Cost Charges (DCC) Review:** A key component of the Implementation Strategy will be a review and update of the City's Development Cost Charges. DCCs are paid by the development community and are used to pay for road, water, sanitary sewer, storm drainage and parks. A separate consultation process will be undertaken with the development community and general public before any changes to the DCCs are made.
- **Other Developer Contributions:** In addition to DCCs, developers also contribute to child care, planning services and other community amenities. One of the principles the City uses is that new development should pay for the services that the new development requires. In other words, existing developed areas or neighbourhoods should not have to pay for new facilities that are required by the new growth envisioned in the 2041 OCP Update.



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L. Building/Site Design and Public Realm (Development Permit Guidelines)

Objective

Development Guidelines that encourage the development of identifiable, lively, safe, accessible, sustainable, healthy urban areas and neighbourhood centres outside of the City Centre. The focus will be on energy efficient, human scale, people-friendly built forms and a high quality public realm.

Concepts

- sustainability, safety, and accessibility objectives are given priority;
- complete mixed use pedestrian friendly developments and neighbourhoods are developed;
- the existing residential character of neighbourhoods and quality of life is preserved;
- high quality civic outdoor space crucial to the enjoyment of public life is developed;
- community and neighbourhood values are recognized and respected through the design review process (e.g., tailoring the interface between single family areas and higher density developments).



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



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



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



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



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



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



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



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

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