



1.0 PLAN OVERVIEW

Vision Goals Growth Management Strategy Regional Context Statement

Looking ahead to the year 2021, Richmond has many choices. Which future the City aims for is influenced by a number of factors, including: the legacy from previous generations, the community's hopes and aspirations, demographic and economic trends, and senior government plans and policies. An Official Community Plan (OCP) synthesizes these various influences to set directions for the social, economic, and physical well-being of the City.

Demographic changes to 2021 will increase demand for smaller, less expensive housing and convenient services, due to:

- *Aging of the population;*
- *Increase in younger population, from in-migration and healthy birth rates;*
- *Smaller households, which also means that more housing units may be needed, even if the total population size remains the same;*
- *Full-time work by both parents;*
- *Single-parent households.*

Richmond's previous OCP reflected the community's strong commitment to keeping its extensive agricultural land and single-family character, and to directing the bulk of urban growth to the City Centre. The OCP goals emphasized the need to balance urban and rural uses, development and the natural environment, and jobs and housing. These goals and strategies were confirmed through the scientifically conducted OCP survey of Richmond residents in 1997.

The OCP survey also gathered citizen input on future priorities for the OCP. A strong message emerging from the survey is that **QUALITY IMPROVEMENTS** are needed, in keeping with Richmond's evolution from a suburban community to a city in its own right, and to secure the high livability standards Richmond has traditionally enjoyed. Community aspirations focused on:

- **Services to balance development**, particularly transit and transportation improvements; parks, open spaces and landscaping to enhance the natural environment; and adequate school capacity;
- **Neighbourhoods with a sense of community**, rather than subdivisions, including housing options to suit changing incomes and life-stages and keep the community stable; working towards a community that is accessible for everyone; attractive housing that fits with single-family on friendly, walkable, tree-lined streets; better neighbourhood connections to shorten walking and cycling distances; and shops and services close by;



Economic trends to 2021 include:

- *Average household income may not be sufficient to qualify for a typical single-family home.*
- *Job growth in Richmond will outpace population growth making transportation measures a priority.*
- *Fiscal prudence for governments places emphasis on a healthy tax base with a younger, working-age population; cost-efficiency measures; and innovative partnerships with the private sector.*

- **Productive agricultural land** to justify retaining farmland; improvements to farming viability through better agricultural services; measures to reward productive farm use; using some farmland for community benefit, e.g. community gardens; and better urban-rural buffers;
- **General improvements** to the visual appeal, use, and enjoyment of the City, particularly more passive park areas such as in Minoru Park; increased police presence and community crime prevention programs; better urban design along main roads; and friendly, active pedestrian streets such as in Steveston’s business centre.

This OCP includes goals, objectives, and policies aimed at achieving quality improvements. It also consolidates previous Council policies, and provides for measures to respond to future trends and regional plan principles.

Regional planning in Greater Vancouver requires Richmond to take part in:

- *Protecting a green zone;*
- *Creating a compact metropolitan area;*
- *Creating complete communities;*
- *Increasing transportation choice.*