



City Centre Population Growth

Richmond's downtown population is anticipated to triple in size, from 41,000 to 120,000 residents, over the next 100 years.

The region is growing rapidly, and its population is expected to increase by 80% from 2.24 million in 2006 to 4.02 million in 2061. *Source: Urban Futures, as prepared for the Greater Vancouver Regional District (GVRD).*

To ensure that Richmond's portion of regional growth is environmentally, economically, and socially sustainable, the City will be updating its Official Community Plan (OCP) in coordination with the GVRD and other Lower Mainland communities.

An important first step in this process is the updating of Richmond's City Centre Area Plan (CCAP), a preliminary draft of which, the "CCAP CONCEPT", was approved in principle by City Council on February 12, 2007, and sets the stage for a sustainable downtown with an ultimate population of 120,000.

Why update the CCAP first?

Unlike Richmond's stable residential, industrial, and agricultural areas outside the City Centre, the area within the City Centre is in transition and has enormous capacity to:

- 1) Take advantage of the Canada Line by accommodating growth through densification.
- 2) Realize significant environmental, economic, and social benefit as a result of that growth.

What does the CCAP aim to achieve?

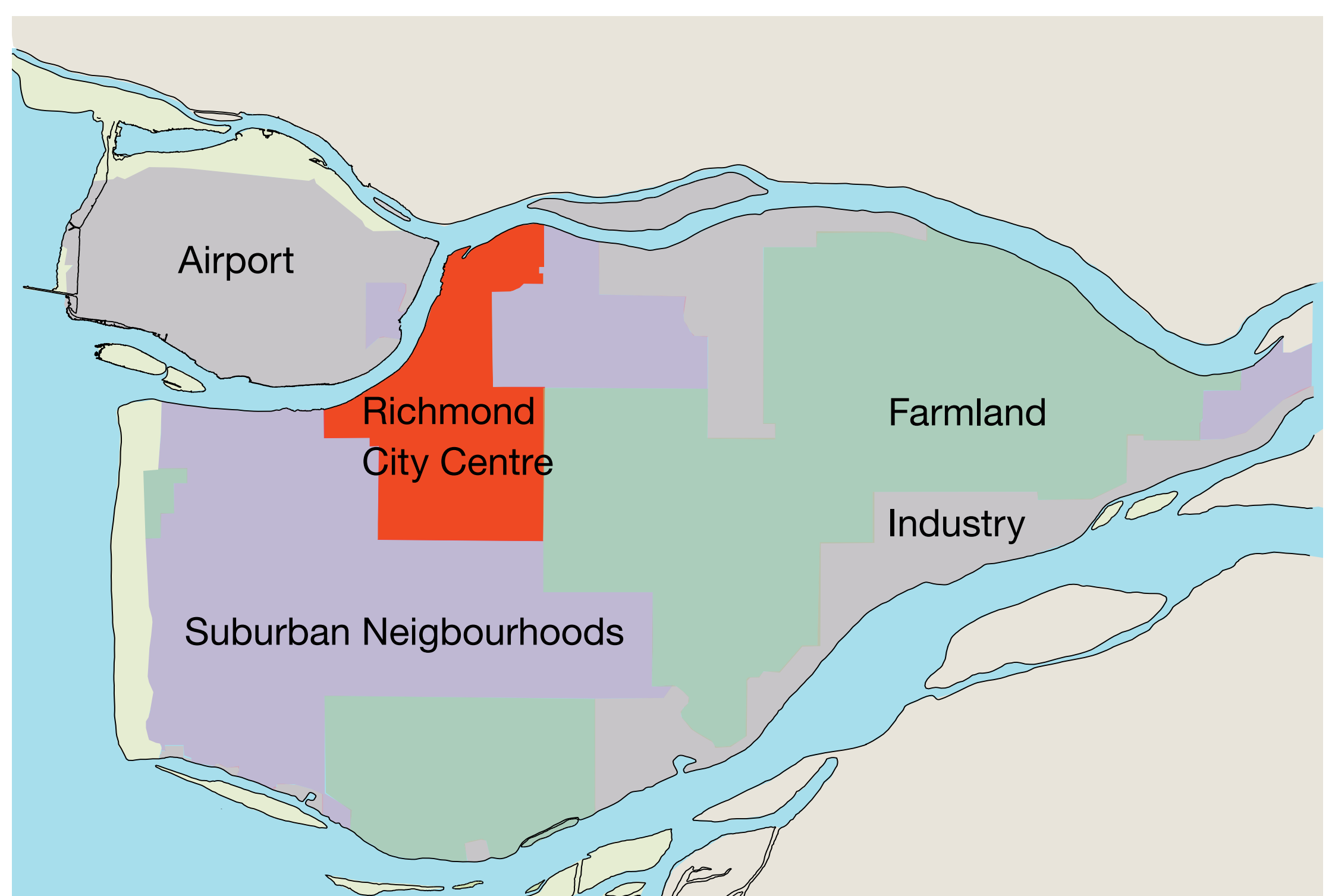
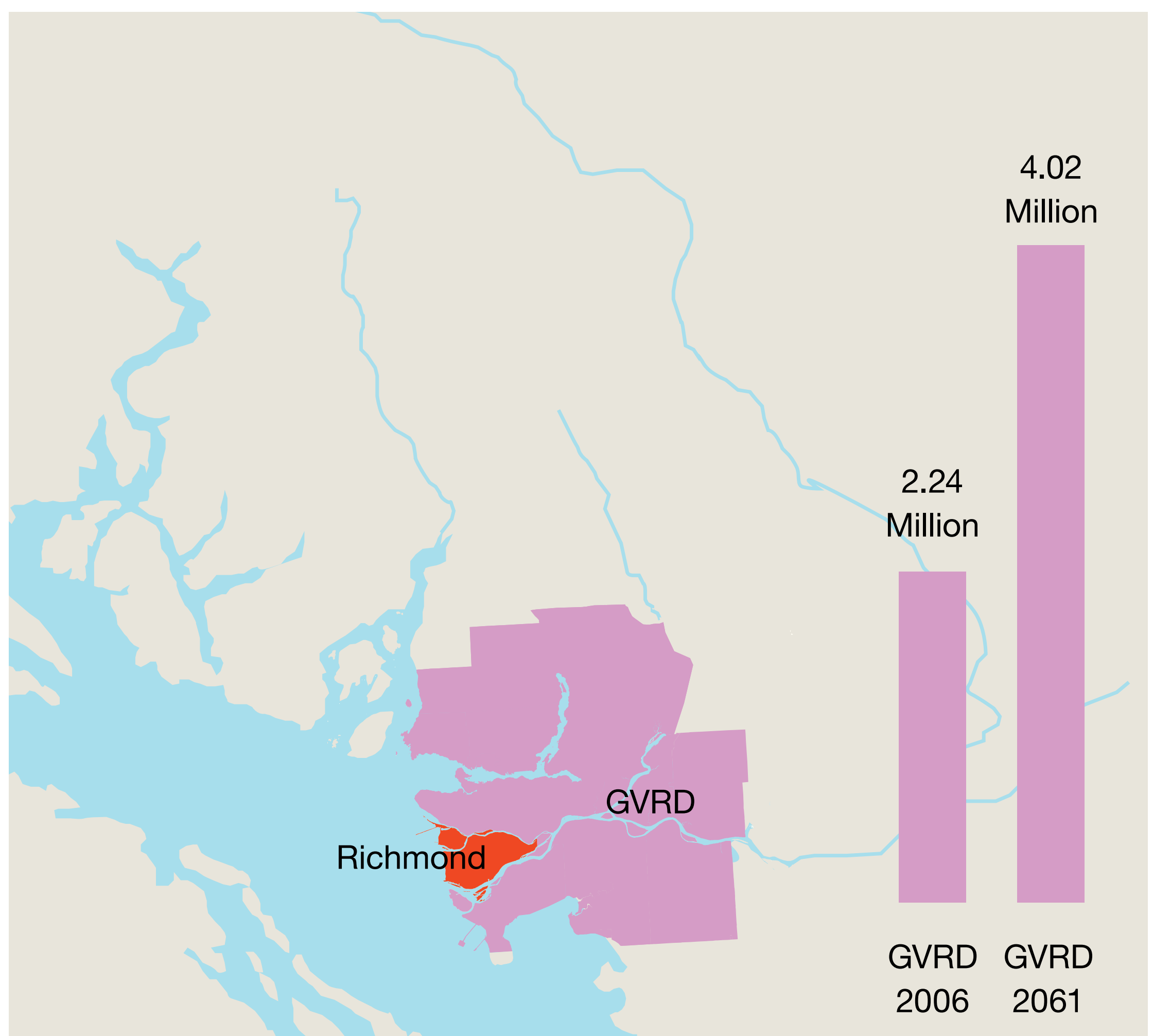
The CCAP CONCEPT describes what Richmond's City Centre could ultimately become and how many people could live there if Smart Growth and Transit-Oriented Development (TOD) principles are applied in its establishment as a "complete community" that:

- 1) Provides opportunities for people to live, work, play, and learn in a sustainable, high-amenity, urban environment.
- 2) Helps to protect Richmond's suburban neighbourhoods, industrial areas, and farmland by directing significant growth away from those areas and towards the City Centre.
- 3) Benefits all of Richmond by developing a series of compact, higher-density, urban villages supportive of a broad range of high-quality amenities, such as affordable housing.

How will the CCAP affect the rate of growth?

The CCAP will not accelerate growth. Rather, the plan's purpose is to enable the City to:

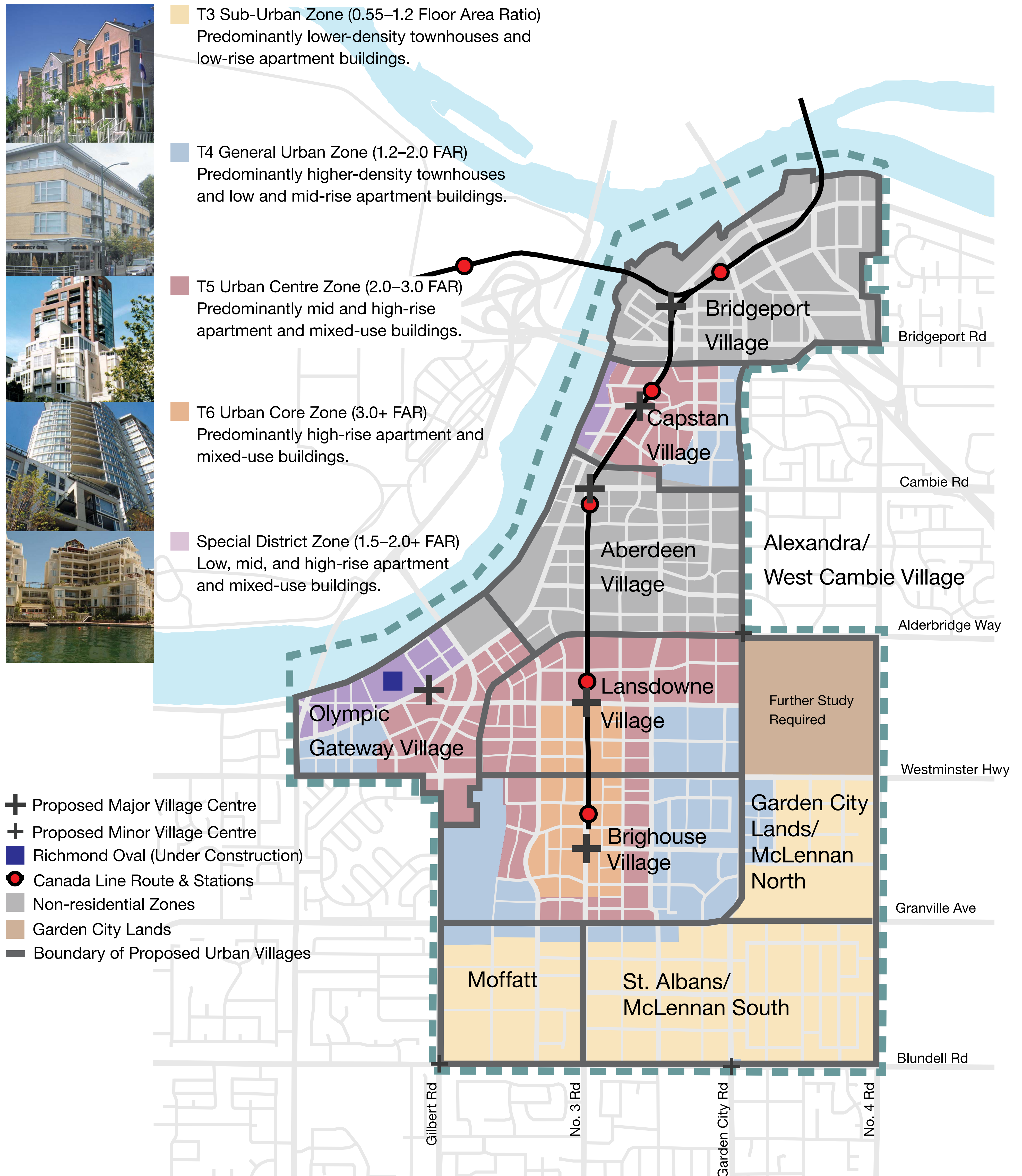
- 1) Better direct growth and provide a sense of certainty for the community and stakeholders.
- 2) Achieve its vision of becoming the "most appealing, livable, and well-managed community in Canada".





Increased City Centre Housing Choices

The CCAP CONCEPT proposes a broad range of multiple-family housing types in seven mixed-use, transit-oriented “urban villages”.





A Changing City Centre Population

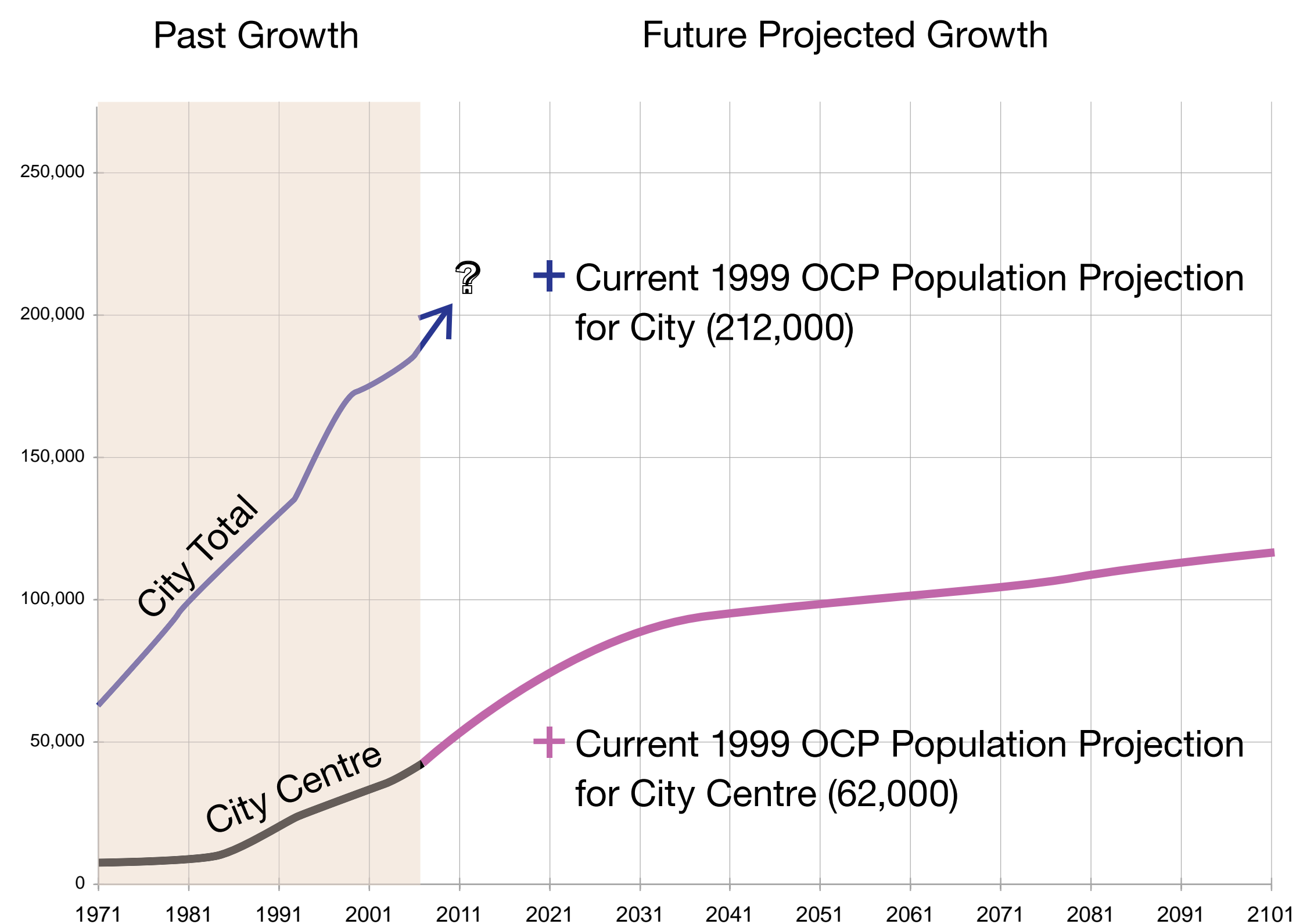
Anticipated birth, death, and migration rates and the proposed City Centre multi-family housing mix will result in a downtown population that is older and more urban in nature.

Key Findings

While market conditions may result in variable growth rates from year to year, overall it can be expected that:

- 1) Over the next 100 years, Richmond's downtown will gradually "build out" and ultimately become home to 120,000 residents.
- 2) The downtown's most rapid growth will occur between 2001 and 2021.
- 3) Beyond 2021, the composition of the population will undergo dramatic change with growth in the number of older adults outpacing that of the downtown's overall population.
- 4) The downtown's number of children (0-19 years) will grow, but not as fast as the total population.
- 5) The downtown's average rate of growth for 2006-2101 (810 people/year) is slightly less than the average downtown growth rate for 1971-2006 (920 people/year).
- 6) The downtown's periods of stronger and slower growth will coincide with similar trends across the region.

Population Estimates & Projections



Key Implications

- 1) Strong population growth and associated building construction in the next 14-24 years make it critical for the City and other public agencies to move quickly to secure lands and implement strategies for the delivery of public amenities and services.
- 2) Anticipated changes in the composition of the downtown's population make it important to:
 - Prepare for the needs of older adults; and
 - Ensure a healthy, viable mix of residents by taking steps to encourage families with young children, youth, and young adults to live in the downtown.

Downtown Population Projections by Age Group

Source: *Urban Futures Community Lifecycle Model, May 2007.*

