

My Community Today

1. I live in (refer to Richmond neighbourhood maps on page 5):

<u>48</u> Broadmoor	<u>31</u> Shellmont	<u>7</u> Cambie West
<u>19</u> Cambie East	<u>8</u> Bridgeport	<u>16</u> Hamilton
<u>29</u> Thompson	<u>48</u> Seafair	<u>88</u> Steveston
<u>87</u> City Centre	<u>30</u> Blundell	<u>0</u> Burkeville/Sea Island
<u>6</u> Gilmore	<u>15</u> East Richmond/Fraser Lands	
<u> </u> I don't live in Richmond.		

2. I like the character (look and feel) of my neighbourhood.

Question #2 Results			
Response	No. of Respondents	%	
Strongly Agree	111	25%	67%
Agree	182	41%	
Neutral	63	14%	
Disagree	47	11%	
Strongly Disagree	22	5%	
Don't Know	14	3%	
Total Respondents	439	100%	

3. I feel that I am connected to the neighbourhood I live in (e.g., I know my neighbours. I have a local network of friends and I feel a sense of community.)

Question #3 Results			
Response	No. of Respondents	%	
Strongly Agree	84	19%	57%
Agree	166	38%	
Neutral	93	21%	
Disagree	52	12%	
Strongly Disagree	27	6%	
Don't Know	17	4%	
Total Respondents	439	100%	

4. In my neighbourhood, I feel there are enough housing choices suitable for:

a)

Question #4 Results: Single People		
Response	No. of Responses	%
Not Enough	122	28%
Just Enough	145	33%
A Lot	51	12%
Don't Know	121	28%
Total Respondents	439	100%

b)

Question #4 Results: Couples		
Response	No. of Responses	%
Not Enough	49	11%
Just Enough	184	42%
A Lot	116	26%
Don't Know	90	21%
Total Respondents	439	100%

c)

Question #4 Results: Families With Children		
Response	No. of Responses	%
Not Enough	71	16%
Just Enough	153	35%
A Lot	160	36%
Don't Know	55	13%
Total Respondents	439	100%

d)

Question #4 Results: Seniors		
Response	No. of Responses	%
Not Enough	138	31%
Just Enough	137	31%
A Lot	51	12%
Don't Know	113	26%
Total Respondents	439	100%

e)

Question #4 Results: People with Disabilities or Other Special Needs		
Response	No. of Responses	%
Not Enough	111	25%
Just Enough	72	16%
A Lot	23	5%
Don't Know	233	53%
Total Respondents	439	100%

f)

Question #4 Results: People with Low Income		
Response	No. of Responses	%
Not Enough	172	39%
Just Enough	92	21%
A Lot	25	6%
Don't Know	150	34%
Total Respondents	439	100%

5. My neighbourhood has access to a complete range of amenities and services close by (e.g., library, school, child care, recreation centres, shopping, cultural services, parks, etc.) to provide for most of my daily needs.

Question #5 Results		
Response	No. of Respondents	%
Strongly Agree	160	36%
Agree	171	39%
Neutral	22	5%
Disagree	45	10%
Strongly Disagree	24	5%
Don't Know	17	4%
Total Respondents	439	100%

6. My local shopping area has a good range of stores and services that meet my daily needs (e.g., doctor's office, grocery store, drug store, coffee shop, post office).

Question #6 Results		
Response	No. of Respondents	%
Strongly Agree	170	39%
Agree	168	38%
Neutral	24	5%
Disagree	36	8%
Strongly Disagree	27	6%
Don't Know	14	3%
Total Respondents	439	100%

7. There are enough parks, green spaces, trails and bicycle paths close to me.

Question #7 Results		
Response	No. of Respondents	%
Strongly Agree	150	34%
Agree	162	37%
Neutral	32	7%
Disagree	53	12%
Strongly Disagree	25	6%
Don't Know	17	4%
Total Respondents	439	100%

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

a)

Question #8 Results: Wheelchair		
Response	No. of Responses	%
Strongly Agree	27	6%
Agree	55	13%
Neutral	129	29%
Disagree	41	9%
Strongly Disagree	40	9%
Don't Know	147	33%
Total Respondents	439	100%

b)

Question #8 Results: Cycling		
Response	No. of Responses	%
Strongly Agree	109	25%
Agree	177	40%
Neutral	49	11%
Disagree	38	9%
Strongly Disagree	22	5%
Don't Know	44	10%
Total Respondents	439	100%

c)

Question #8 Results: Bus		
Response	No. of Responses	%
Strongly Agree	80	18%
Agree	145	33%
Neutral	58	13%
Disagree	77	18%
Strongly Disagree	45	10%
Don't Know	34	8%
Total Respondents	439	100%

d)

Question #8 Results: Walking		
Response	No. of Responses	%
Strongly Agree	121	28%
Agree	163	37%
Neutral	49	11%
Disagree	55	13%
Strongly Disagree	30	7%
Don't Know	21	5%
Total Respondents	439	100%

e)

Question #8 Results: Car		
Response	No. of Responses	%
Strongly Agree	213	49%
Agree	169	38%
Neutral	10	2%
Disagree	12	3%
Strongly Disagree	11	3%
Don't Know	24	5%
Total Respondents	439	100%

9. I found the Richmond 2041 OCP Vision story to be:

Question #9 Results		
Response	No. of Responses	%
Strongly Agree	142	32%
Agree	203	46%
Neutral	63	14%
Disagree	31	7%
Total Respondents	439	100%

Please state why: _____

10. I think that a balanced community has an adequate supply of land for businesses and job creation.

Question #10 Results			
Response	No. of Respondents	%	
Strongly Agree	114	26%	71%
Agree	196	45%	
Neutral	56	13%	
Disagree	18	4%	
Strongly Disagree	10	2%	
Don't Know	45	10%	
Total Respondents	439	100%	

11. To make Richmond more sustainable, places of work and business could _____
-
-

12. I believe that it is important that a good range of the following programs and services be available in Richmond in the future:

a)

Question #12 Results: Child Care			
Response	No. of Respondents	%	
Strongly Agree	211	48%	85%
Agree	160	36%	
Neutral	33	8%	
Disagree	10	2%	
Strongly Disagree	3	1%	
No Response	22	5%	
Total Respondents	439	100%	

b)

Question #12 Results: Programs for Youth			
Response	No. of Respondents	%	
Strongly Agree	249	57%	90%
Agree	145	33%	
Neutral	25	6%	
Disagree	2	0%	
Strongly Disagree	2	0%	
No Response	16	4%	
Total Respondents	439	100%	

c)

Question #12 Results: Programs for Children and Families			
Response	No. of Respondents	%	
Strongly Agree	226	51%	88%
Agree	162	37%	
Neutral	29	7%	
Disagree	3	1%	
Strongly Disagree	2	0%	
No Response	17	4%	
Total Respondents	439	100%	

d)

Question #12 Results: Affordable Housing			
Response	No. of Respondents	%	
Strongly Agree	219	50%	81%
Agree	136	31%	
Neutral	34	8%	
Disagree	21	5%	
Strongly Disagree	10	2%	
No Response	19	4%	
Total Respondents	439	100%	

e)

Question #12 Results: Programs for Older Adults			
Response	No. of Respondents	%	
Strongly Agree	233	53%	91%
Agree	165	38%	
Neutral	17	4%	
Disagree	7	2%	
Strongly Disagree	3	1%	
No Response	14	3%	
Total Respondents	439	100%	

f)

Question #12 Results: Programs for People living with Disabilities			
Response	No. of Respondents	%	
Strongly Agree	196	45%	84%
Agree	172	39%	
Neutral	37	8%	
Disagree	6	1%	
Strongly Disagree	6	1%	
No Response	22	5%	
Total Respondents	439	100%	

g)

Question #12 Results: Services to Recent Immigrants			
Response	No. of Respondents	%	
Strongly Agree	144	33%	72%
Agree	174	40%	
Neutral	66	15%	
Disagree	24	5%	
Strongly Disagree	12	3%	
No Response	19	4%	
Total Respondents	439	100%	

h)

Question #12 Results: Singles			
Response	No. of Respondents	%	
Strongly Agree	101	23%	61%
Agree	167	38%	
Neutral	110	25%	
Disagree	19	4%	
Strongly Disagree	8	2%	
No Response	34	8%	
Total Respondents	439	100%	

i)

Question #12 Results: People with Low Income			
Response	No. of Respondents	%	
Strongly Agree	189	43%	79%
Agree	160	36%	
Neutral	47	11%	
Disagree	16	4%	
Strongly Disagree	7	2%	
No Response	20	5%	
Total Respondents	439	100%	

j)

Question #12 Results: Post Secondary Students			
Response	No. of Respondents	%	
Strongly Agree	145	33%	74%
Agree	181	41%	
Neutral	74	17%	
Disagree	11	3%	
Strongly Disagree	4	1%	
No Response	24	5%	
Total Respondents	439	100%	

Other, please specify _____

13. I believe that more effort should be put towards protecting and enhancing environmental areas and features (e.g., heritage trees, bogs, nature parks, stormwater management ponds, foreshore marshes) should be:

Question #13 Results			
Response	No. of Respondents	%	
Strongly Agree	266	61%	84%
Agree	104	24%	
Neutral	32	7%	
Disagree	19	4%	
Strongly Disagree	6	1%	
Don't Know	12	3%	
Total Respondents	439	100%	

14. The provincial government passed new legislation that requires all municipalities in BC to take action on climate change by including greenhouse gas emission reduction targets for land use in their municipality in their Official Community Plans by May 31, 2010.

I believe that the City of Richmond should be a leader when setting these targets.

Question #14 Results			
Response	No. of Respondents	%	
Strongly Agree	222	51%	75%
Agree	108	25%	
Neutral	57	13%	
Disagree	18	4%	
Strongly Disagree	16	4%	
Don't Know	18	4%	
Total Respondents	439	100%	

15. To help move Richmond towards a more sustainable future, the following changes would be easy for me to make in the next five years.

a)

Question #15 Results: Eating More Locally Grown Food			
Response	No. of Respondents	%	
Strongly Agree	222	51%	83%
Agree	144	33%	
Neutral	36	8%	
Disagree	21	5%	
Strongly Disagree	6	1%	
Don't Know	10	2%	
Total Respondents	439	100%	

b)

Question #15 Results: Using My Car Less			
Response	No. of Respondents	%	
Strongly Agree	152	35%	64%
Agree	131	30%	
Neutral	48	11%	
Disagree	61	14%	
Strongly Disagree	32	7%	
Don't Know	15	3%	
Total Respondents	439	100%	

c)

Question #15 Results: Consuming and Wasting Less			
Response	No. of Respondents	%	
Strongly Agree	219	50%	86%
Agree	158	36%	
Neutral	32	7%	
Disagree	18	4%	
Strongly Disagree	4	1%	
Don't Know	8	2%	
Total Respondents	439	100%	

d)

Question #15 Results: Buying Needed Goods and Services from Environmentally Friendly and Socially Responsible Companies			
Response	No. of Respondents	%	
Strongly Agree	173	39%	75%
Agree	155	35%	
Neutral	62	14%	
Disagree	16	4%	
Strongly Disagree	9	2%	
Don't Know	24	5%	
Total Respondents	439	100%	

e)

Question #15 Results: Making Energy and Other Environmental Improvements to My Home and/or Office			
Response	No. of Respondents	%	
Strongly Agree	176	40%	80%
Agree	177	40%	
Neutral	45	10%	
Disagree	15	3%	
Strongly Disagree	5	1%	
Don't Know	21	5%	
Total Respondents	439	100%	

Comments: _____

16. Allow an additional small dwelling unit, such as a coach house, on properties where there is no back lane (driveway access would be from the front).

Question #16 Results			
Response	No. of Respondents	%	
Strongly Agree	87	20%	47%
Agree	119	27%	
Neutral	54	12%	
Disagree	55	13%	
Strongly Disagree	86	20%	
Don't Know	38	9%	
Total Respondents	439	100%	

17. Allow secondary suites for rental purposes in townhouses and apartment units.

Question #17 Results			
Response	No. of Respondents	%	
Strongly Agree	79	18%	42%
Agree	104	24%	
Neutral	56	13%	
Disagree	86	20%	
Strongly Disagree	87	20%	
Don't Know	27	6%	
Total Respondents	439	100%	

18. Allow more medium density development (e.g., 3-storey townhouses and low rise apartments) on arterial roads to support more frequent and additional bus service.

Question #18 Results			
Response	No. of Respondents	%	
Strongly Agree	122	28%	64%
Agree	157	36%	
Neutral	56	13%	
Disagree	42	10%	
Strongly Disagree	45	10%	
Don't Know	17	4%	
Total Respondents	439	100%	

19. Allow more types of residential housing within and around shopping centres as mixed use developments (along with office and retail) to strengthen neighbourhoods.

Question #19 Results			
Response	No. of Respondents	%	
Strongly Agree	141	32%	76%
Agree	191	44%	
Neutral	36	8%	
Disagree	22	5%	
Strongly Disagree	27	6%	
Don't Know	22	5%	
Total Respondents	439	100%	

20. Consider Richmond's current plans and programs as adequate to meet the housing needs of existing and new residents for 2041.

Question #20 Results			
Response	No. of Respondents	%	
Strongly Agree	33	8%	29%
Agree	94	21%	
Neutral	102	23%	
Disagree	60	14%	
Strongly Disagree	46	10%	
Don't Know	104	24%	
Total Respondents	439	100%	

21. My ideas or comments about new housing in locations outside the City Centre are:

22. My top three exciting changes that I would like to see in Richmond in the future are:

1. _____

2. _____

3. _____

23. My top three favourite things that I wouldn't want to see changed in Richmond are:

1. _____

2. _____

3. _____

My Comments:

TELL US ABOUT YOURSELF

Individual survey responses are confidential.

1. Do you live in Richmond?

Yes No

2. What is your postal code? _____

3. Do you or your family own or rent the place where you live?

Own Rent

4. Do you:

own a property in Richmond other than where you live? work in Richmond?

own a business in Richmond

volunteer in Richmond?

5. What type of housing do you live in?

single family house

townhouse

apartment

suite in a house

duplex

other

6. What age group are you in?

under 18 45-54

18-24 55-64

25-34 65-74

35-44 75+

Thank you for your time.

Please complete and return the survey by **Friday, December 18, 2009**.

1. **Fill out your survey online** at www.richmond.ca/OCP-update OR
2. Bring your survey to one of the **open houses** listed on page 6 OR
3. Drop your survey off at any of Richmond's community centres, libraries, or City hall OR
4. Fill out the paper copy and detach along the lines shown and **fax it** to (604) 276-4052 OR **mail** it back to:

OCP Public Survey
Richmond City Hall
6911 No. 3 Road
Richmond, BC, V6Y 2C1

For a postage paid envelope, please visit any Richmond community centre or library and ask for a City of Richmond postage paid envelope.

Early Bird Prize Draw

To be entered in the Prize Draw, indicate your phone number here _____.

Return the survey before **December 18, 2009** and you are eligible for **EARLYBIRD PRIZES**.

You could win prizes like:

1. 2 tickets to the Gateway Theatre
2. Free Art Class at the Arts Centre
3. up to 8 free family passes to any Richmond aquatic centre and skating arena will be drawn
4. a tote bag made from City of Richmond street banners
5. West Coast Gardening: Natural Insect, Weed & Disease Control Book
6. Year-Around Gardening - Winter Gardening on the Coast book
8. City of Richmond baseball caps
9. Richmond oval water bottles
10. 341 litre rain barrel with water diverter
11. 225 litre rain barrel with water diverter
12. "Garden Gourmet" backyard compost bin with kitchen collection container and aerator

Official Community Plan 2041 Update

Survey Verbatim for Question #9

Q-9) I found the Richmond 2041 vision story above to be (Inspirational and likely to occur / Inspirational but unlikely to occur / Uninspirational). **Please state why:**

Vision – Question 9

Inspirational and likely to occur

1. “Political leadership” (e.g., need effective political leadership, political will and a willingness to listen to an increasingly informed public who will make demands of politicians)
2. “Richmond has strong potential and is headed in the right direction” - Richmond has strong potential and most of the ingredients are in place to be self sufficient (e.g., City Centre Plan. Oval, Rice Road development, 1999 OCP policies, Canada Line, beginning to densify around transportation hubs, a competitive business climate that provides for local jobs and a range of businesses, agricultural land, a balance of ALR land, commercial, community and residential space,
 - need to find more ways to:
 - put population and housing near services and amenities
 - reduce car dependence
 - provide for and preserve green space and parkland,
 - strengthen our weak points
3. “Getting the Goals right” (e.g., goals are attainable” as long as the issues are correctly identified and the right goals are chosen and the assumptions are valid)

Inspirational and unlikely to occur

1. “Need stronger political leadership” and consistent decision making - changes to regional, provincial and federal policies)
2. “Need more balance” (e.g., ALR to be preserved and used more effectively for food security, too much car dependence, more green space especially with population growth, employment lands)
3. “high cost” of change

Unlikely to occur

1. “Not challenging enough and Vision is too vague”
need for clarity in the concepts of what vision intends to do so, provide realistic solutions with serious plans for:
 - major reductions in energy consumption
 - sustainability
 - addressing climate change
 - reducing the use of fossil fuel (e.g., walking and cycling routes, more mixed use and pedestrian friendly neighbourhoods, goods and services close by, neighbourhoods, high quality and frequent transit service)

Most Mentioned – Inspirational and Likely to Occur	Number of Mentions
ALR: <ul style="list-style-type: none"> • Protect ALR Lands 3 • Garden City Lands 2 	5
Climate Change Concerns (eg. Global Warming, Sea Level Rising)	2
More Local Businesses	2
2041 is too far into the future to predict	2

Most Mentioned - Inspirational but Unlikely to Occur	Number of Mentions
ALR: <ul style="list-style-type: none"> • Protect ALR Lands 48 • Garden City Lands 6 	54
Believe Politics will get in the way from Reaching the OCP Vision	26
Costs will be too High to Meet Objectives	16
Alternate Transportation Options	14
Climate Change Concerns (eg. Global Warming, Sea Level Rising)	11
Need More Affordable Housing	7
Improved Bike Lanes	6
Hamilton Area Neglected from the Rest of Richmond	3

Most Mentioned - Uninspirational	Number of Mentions
ALR: <ul style="list-style-type: none"> • Protect ALR Lands 11 • Garden City Lands 2 	13
Alternate Transportation Options	4
Believe Politics will be an Issue	3
Affordable Housing	2
Climate Change Concerns	2

Total Responses = 323

Survey #	Multiple Choice Answer	Survey Responses
12	Inspirational and likely to occur	Richmond for to long has allowed for to many mixed areas. Industrial becoming residential and still have commercial/industirla close by and then finding farmland to tunr into more industrial. Richmond has more than enough commercial complexes and needs to same green space and farmland
17	Inspirational and likely to occur	The vision is inspirational, however, I would like to add that I think the time horizon is too far out. I'd like to see this happen in a decade as we are well along the way to accomplishing it already. Two critical issues that need to be added to the vision are, in my opinion: Richmond is fully adapted for the effects of ongoing climate change; and, is a place where rooftop gardens and multi-family dwellings with self-sustaining energy modules abound.
19	Inspirational and likely to occur	I feel we must all think this way to set the model for others to show that sustainable balances in our cities can be made and be profitable for everyone in the long run.
22	Inspirational and likely to occur	This story pretty well sums up what I see as a community that I would ideally live in.
23	Inspirational and likely to occur	2041 is a LONG time away an allows time for the planning as well as the technology advancements required to implement the OCP to take place.
24	Inspirational and likely to occur	because the goals are attainable and realistic.
34	Inspirational and likely to occur	individuals and communities are becoming increasingly educated and therefore will question, demand, etc of their local communities.....albeit if they are actually interested!
36	Inspirational and likely to occur	I live in city area and almost everything is nearby my community, so it's possible to reduce the ecological foot print. I believe if all of the area is built as a complete independent community, we can for sure reduce the ecological footprint as people in other part of Richmond doesn't have to come all the way to city center for their needs. Rather they can get them at their own commnity.
41	Inspirational and likely to occur	It's up to the people and government to be motivated and make it happen. It is ikely to happen because it needs to happen for quality of life for all. We will be depending on our government to remain committed and promote change for all.
42	Inspirational and likely to occur	planning ahead for the future to make this a better place for generations
76	Inspirational and likely to occur	I see Council and Staff increasingly headed in this direction - saving precious areas such as the Pawlik Garden on Heather Street - a secret garden with an acres of blueberry bushes at the back, and the little park west of the Finn Slough - it's paradise - the city has even made a small gravel beach there. The dykes, the London Farm, Steveston, and of course, the jewel of it all - Terra Nova Park. Also we have a great library system. Over the years it's gotten so much better. The book and CD collection is outstanding.
81	Inspirational and likely to occur	I feel like a lot of this is already in place and hope it will be sustained and continue to grow.
83	Inspirational and likely to occur	With a plan we have a goal. With a goal we have objectives. Take one step at a time and we will get there.
127	Inspirational and likely to occur	Richmond is a great place to live. We could use a better road system to keep up with the new housing.

131	Inspirational and likely to occur	By protecting our agricultural lands we are assured of food security; by developing density around transportation hubs we can be environmentally friendly by reducing car commuting and if we encourage local business development, we create our own economy within our city
134	Inspirational and likely to occur	IT sounds balanced.
144	Inspirational and likely to occur	Most of the assumptions were plausible, except for the inflow of future residents at 81K. In my opinion, this is underestimated.
174	Inspirational and likely to occur	I'd like to believe we can have an impact on today's world. I believe in densification as services tend to be more effective and well used.
186	Inspirational and likely to occur	* It is good that some land (i.e. Terra Nova) and the South Dykes are environment protected. * The Sharing Farm is a success. it raises awareness and encourages growing of local produce.
190	Inspirational and likely to occur	Although there is some lack of vision eg: having to fight against council to keep Garden city land (Which should be viewed as the future Stanley park of Richmond) I would hope that we will integrate the plan into a more sustainable model.
205	Inspirational and likely to occur	In the Thompson area, there already is a strong sense of safety and security. Along with a variety of amenities one can walk, bus, or drive to. There is a strong balance of nature versus human existence and it is apparent in our community that the environment is a priority, including the nature park, community garden, and the introduction of compost pick-up by the municipality. Since our neighbourhood is still developing, it is my understanding that the houses are able to incorporate energy efficient technology - only contributing in the reduction of our carbon footprint. If we continue on this path, I see the 2041 OCP vision coming true.
206	Inspirational and likely to occur	I hope that climate change is recognized by all levels of government as a serious concern and thus more effort is made to encourage sustainable transportation and compact communities.
250	Inspirational and likely to occur	it somewhat agrees to my vision of the future except our strong reliance on the automobile. I think the new light rail transit is a good step.
251	Inspirational and likely to occur	Likely only if there is a much greater effort to discourage car dependency. Other than the increased levels of traffic congestion that might discourage car use, I wonder what the City is doing to discourage car use.
253	Inspirational and likely to occur	The current planning within the City is leading towards these goals. I also feel that the need to promote a competitive business climate that creates local jobs is important to include going forward.
270	Inspirational and likely to occur	We need a city that is women-friendly, that is, safe and friendly. If it is safe for women it is safe for children, seniors, disabled and everyone. If we preserve the Garden City Lands as ALR there will be room for urban agriculture, parks, walking trails and farming. If we increase bus routes and bike trails people will be encouraged to get out of their cars. If we limit housing growth to the city centre there will be more room for green space.
277	Inspirational and likely to occur	Any vision will likely occur if the implementors will be serious in doing it. You know better than us. This question is actually very broad. We are not technical persons to determine the likelihood of achieving this vision. We have to know more information.
279	Inspirational and likely to occur	Not sure it will happen this way by 2041 though.
291	Inspirational and likely to occur	How about adding noisy issue in your vision? How about adding park sports equipment update in your vision?? Healthy land usage is important but city of Richmond fail to support local business and local resident needs.

303	Inspirational and likely to occur	Richmond has Canada line, Airport, lots of stores, will be a very good city to live.
317	Inspirational and likely to occur	Seems that we are able to maintain our life style a lot and this is good. Very few places on earth come close to what we have now.
367	Inspirational and likely to occur	Canada Line, CCAP, Oval lands and River Drive developments will all help create the vision and will likely be developed far sooner than the City envisions.
385	Inspirational and likely to occur	I hope that our society is realizing the need for us to change the way we live and not necessarily using our green space for expansion, but re thinking the way we view our neighbourhoods. At the same time these changes should be visually appealing and take into account the the overall feel of the neighbourhood.
121 (PC)	Inspirational and likely to occur	It is a little difficult to see the specific changes planned as it is still in the general planning stage, but I think the general goals are attainable.
141 (PC)	Inspirational and likely to occur	Because it is a practical / attainable plan.
142 (PC)	Inspirational and likely to occur	2041 is too far in the future to predict. Think back to 1970-75's and see how greatly a community changes and how fast it changes.
143 (PC)	Inspirational and likely to occur	I chose that as long as "Richmond" supports it with ADS/Promotion, etc. Educate People!
145 (PC)	Inspirational and likely to occur	I believe Rich. is (mostly) well planned so far; hopefully this will cont. 2 areas I feel are poor are 1) The long blocks one has to walk/drive before being able to turn. 2) Lack of incentives to have diverse housing designs.
149 (PC)	Inspirational and likely to occur	It seems to represent what has and is occurring.
150 (PC)	Inspirational and likely to occur	Increasing energy costs and other economic forces will drive us to make better use of our wealth.
156 (PC)	Inspirational and likely to occur	Past planning has been done well.
159 (PC)	Inspirational and likely to occur	Hopefully
161 (PC)	Inspirational and likely to occur	Agricultural land is being whittled away. Too many immigrants to fully connect to the past.
167 (PC)	Inspirational and likely to occur	Because there seems to be political will on the part of our local leaders and planners.
171 (PC)	Inspirational and likely to occur	We are off to a very good start but we have to be ever vigilant to keep the balance of ALR/industrial/commercial/community/residential spaces.
173 (PC)	Inspirational and likely to occur	I think goals are achievable we are on our way.
224 (PC)	Inspirational and likely to occur	If we work to strengthen our weak points: Affordable housing, food security, more local businesses.
227 (PC)	Inspirational and likely to occur	I believe it's achievable but not so convinced about "internationally renowned or seamless integrated transportation.
230 (PC)	Inspirational and likely to occur	Remove fallen leaves. (Swift and Williams) Cut trees. (Goldsmith Dr) Road corners dark at night. (No 2 Rd)
232 (PC)	Inspirational and likely to occur	It's already like this
233 (PC)	Inspirational and likely to occur	It touches what almost everyone concerns.
256 (PC)	Inspirational and likely to occur	Richmond supports many types of commercial businesses ranging from manufacturing to agriculture. These businesses employ many people, and provide a sense of connection to past and present technologies.

275 (PC)	Inspirational and likely to occur	Keep our farm land as is.
286 (PC)	Inspirational and likely to occur	Inspired to achieve density is in our hands.
314 (PC)	Inspirational and likely to occur	Because surrounded by rivers, Richmond has a strong potential.
315 (PC)	Inspirational and likely to occur	Looks ok to me!
335 (PC)	Inspirational and likely to occur	Thoughtful, perhaps 50% "Pie in the sky", but doable with the right state of people in 'Power'. ex. Harold Steves logic
336 (PC)	Inspirational and likely to occur	Because the plans keep getting larger, buildings, rent, houses, cost.
341 (PC)	Inspirational and likely to occur	Residents feel this is important and are more likely to act on their vision.
343 (PC)	Inspirational and likely to occur	I think the 1999 Community plan laid the foundation and the update builds on it. It is already occurring.
350 (PC)	Inspirational and likely to occur	I think it will be done because it sounds like a good idea.
358 (PC)	Inspirational and likely to occur	Because everything needs to be balanced, so that everything is fair.
359 (PC)	Inspirational and likely to occur	I think that a lot of people won't know about it, and they want to go towards the same goal. I don't think it is possible.
361 (PC)	Inspirational and likely to occur	The problems are clear, and tells us what we should do.
369 (PC)	Inspirational and likely to occur	The public inclusive of school age young, are far better informed on the things that support/maintain a sustainable, healthy community.
375 (PC)	Inspirational and likely to occur	It is possible if everybody understands the problems that are faced in Richmond daily. If we all try, we can make it happen.
380 (PC)	Inspirational and likely to occur	If there are good goals one will migrate to them.
388 (PC)	Inspirational and likely to occur	Please get more food choices: more organic and local
391 (PC)	Inspirational and likely to occur	Evidenced in the physical planning of neighbourhoods that are places of residence, work + recreation; mixed housing that allows for higher density.
395 (PC)	Inspirational and likely to occur	1 - More convenient 2 - Connection with Asian City 3 - Should be another San Francisco or Hong Kong
399 (PC)	Inspirational and likely to occur	City is doing a good job for the most part - very creative, has vision, etc. *Concern though is spending: Families are on tight budget.
417 (CS)	Inspirational and likely to occur	An integrated transportation network with frequent service reduces the need to use private vehicles. More bike paths connecting various communities helps improve the environment as well as people's health. Agricultural land is protected and continues to produce quality, safe food. There is enough land for sustainability.
418 (CS)	Inspirational and likely to occur	I feel that this can be achieved for sure if all of us work together.
419 (CS)	Inspirational and likely to occur	I am Chinese Indonesian. I went to school in China and lived in Hong Kong for 23 years. Yet I love my country – Canada the most. I believe people who love Canada like me will help make Richmond a beautiful city.
424 (CS)	Inspirational and likely to occur	It can be achieved with efforts.
429 (CS)	Inspirational and likely to occur	Already perfect

431 (CS)	Inspirational and likely to occur	Effective management
433 (CS)	Inspirational and likely to occur	A municipal government being willing to listen to public opinion and tap into collective wisdom during the planning stage of community development has not only demonstrated its farsightedness, but also brought a good start, inspiring the residents to participate actively in the prosperity and development of the city where they live. The community development built upon such a good basis should be inspirational and likely to occur.
436 (CS)	Inspirational and likely to occur	Enough land reserve, There is need for housing, Trend of city development in the future
63 (PC)	Inspirational and likely to occur	Because I am hopeful and because our city cares (this survey shows this)
64 (PC)	Inspirational and likely to occur	Having lived here since 1952 and watched the growth BUT - We must retain the ALR
68 (PC)	Inspirational and likely to occur	Richmond is a wonderful place to live. Good air, no hills, very good for elderly people. Close to airport, everything you need is close to you: Dr, dentist, food!!
69 (PC)	Inspirational and likely to occur	We are personally committed to make Richmond a better place.
73 (PC)	Inspirational and likely to occur	Nice balance housing/business/farm
77 (PC)	Inspirational and likely to occur	Richmond still has space to accommodate farming while keeping up with city growth. Let's keep the ratio balanced!
90 (PC)	Inspirational and likely to occur	Most of discussed items are in place / could be in place by then.
96 (PC)	Inspirational and likely to occur	There are lots of people willing to support this vision and who will participate in realizing this vision.
97 (PC)	Inspirational and likely to occur	I'm basically an optimist
1	Inspirational but unlikely to occur	Global warming is a myth perpetuated by Al Gore, who is not a scientist.
2	Inspirational but unlikely to occur	inspirational but unlikely to occur
4	Inspirational but unlikely to occur	Don't trust the Mayor and Council's commitment to the ALR and to dealing with the major challenges we all face due to climate change. Permitting increased density of housing and larger housing will not help achieve the stated - in my view, over optimistic Vision. Further, the vast number of new immigrants to the community cannot "...feel connected to the past..."
5	Inspirational but unlikely to occur	Greater Vancouver has a crippling traffic infrastructure as a result of 50 years of cumulative civic myopia. I have no confidence that this will improve. Civic leaders continue to punish people for driving their cars, but fail to provide appropriate alternatives. Richmond must fight to prevent BC from removing the ALR. Keeping agricultural land agricultural is more important than lining the pockets of self-interested land developers and speculators who see condos and dollar signs in their eyes. Large contiguous tracts of land should be used for special purposes that require such land parcels; breaking them up into small units destroys their value. Transit service between anywhere in Richmond other than downtown and anywhere in Vancouver other than downtown is terrible. I can cycle faster than I can take the bus. Until that is fixed, the daily use of cars will remain a necessity.
7	Inspirational but unlikely to occur	Not enough details- raises many questions - really how is it to be done?

8	Inspirational but unlikely to occur	people are generally in favour, however increased costs are always unpopular.
9	Inspirational but unlikely to occur	inspirational but unlikely to occur
11	Inspirational but unlikely to occur	Richmond still had a lot of productive land available.but I was wondering do we have enough farmer to do that??
13	Inspirational but unlikely to occur	Because the delivery of the vision requires significant changes to regional, provincial and federal policies. The building of the Gateway, the expansion of the port on to agricultural lands, the expansion of the airport all directly threaten Richmond. Moreover, climate change is accelerating and current international failure to reduce ghg emissions mean that rising sea levels are a huge threat to Richmond, which is not addressed in the vision
15	Inspirational but unlikely to occur	* current decision makers ineffective * too much focus on growth through densification * no emphasis on business creation/support * not dealing with ALR effectively, need preserve and UTILIZE this land
16	Inspirational but unlikely to occur	Soon they will develop the agricultural lands.
18	Inspirational but unlikely to occur	Not enough staff resources. For example, in the OCP update report under the ESA, it stated that due to the lack of staff resources, illegal development has already taken place. Unless the council is willing to provide funding for these efforts the chance of making any meaningful changes will be impossible.
20	Inspirational but unlikely to occur	If we want to have a sustainability enviornment, we should do ti as fast as possible and don't wait until 2041
21	Inspirational but unlikely to occur	It's mostly mansions in my neighbourhood.
25	Inspirational but unlikely to occur	not enough resources to make it happen
29	Inspirational but unlikely to occur	All jurisdictions need to have a goal, however the final outcome is varied due to global considerations, however good to see adjustments are being made as the city evolves
30	Inspirational but unlikely to occur	Our neighbourhood is barely known to the rest of Richmond and when it is known, it will be for development only and not community services or farmland
37	Inspirational but unlikely to occur	Aberdeen North should not have been excudded from resideintail use. This land is to close to the Canada Line.
40	Inspirational but unlikely to occur	The city does not have a good record of following official plans - we were promised that when shellmont shopping centre was re-developed, tgere would not be a 7/11 type store that would attract druggies - we got a "Mac's". What's the diff ? Also, council seems to be forever infighting along politised guidelines.
43	Inspirational but unlikely to occur	People still choose to travel away from their homebase....no matter how well you plan and densify
45	Inspirational but unlikely to occur	With anticipated population increase to 272,000, in such a small area, Richmond's ALR will greatly dwindle or disappear. Single-family homes will be replaced with more high-rises. Increased unememployment, crime and mandatory pubic transport will occur due to Richmond's infrastructure.
49	Inspirational but unlikely to occur	not realistic.
50	Inspirational but unlikely to occur	i think that this is what we would all like to see however the growth of the population in the next 30 years will inhibit this from happening to it's full extent.

51	Inspirational but unlikely to occur	Politics and "not in my neighbourhood" issues will side-track any progress.
54	Inspirational but unlikely to occur	i think future generation will not protect the agricultural land as described
58	Inspirational but unlikely to occur	Too much pressure on agricultural lands, uninspired architecture, lack of a true City Centre, the Main thoroughfare is an ugly strip-mall, not enough parks or green space in central Richmond, industrial land being chewed up by residential development (Trites Road, for example).
67	Inspirational but unlikely to occur	Business need to support local agricultural more
78	Inspirational but unlikely to occur	Richmond has a bad record of taking areas that are clean, quiet, green and natural, and which encourage user access for exercise, by messing them up with massive developments e.g. the North West Dyke was natural and pristine but now has the huge Oval imposing itself on the walkway, (or the ALR land that was a community garden before it was allowed to be Fantasy Gardens, and is now being turned over to more commercial development). Why not turn attention to the old fashioned 20th century industrial areas that sit on messy waterfront in North East Richmond. These could just as easily be clean tech companies with landscaped areas, I have to drive to find water walks - and yet I live not that far from waterfront - except it's dirty, scary and uninviting.
79	Inspirational but unlikely to occur	Pressure from new Canadians that do not share the same values will become majority decision makers within this community by 2041.
80	Inspirational but unlikely to occur	This will only occur if the city allows more commercial development amongst current residential only areas. Currently very few areas offer 'walkability' because so many areas are residential only. For example, Railway Ave. does not have a single business.
88	Inspirational but unlikely to occur	too much emphasis on getting more intensive housing, we are becoming a concrete jungle..... the olympic oval is "nice" but who is going to bear the future (and current) costs ???!!!!
89	Inspirational but unlikely to occur	I believe the city is far more interested in courting the favours of business and real estate developers than devoting resources to caring for the most vulnerable in our city. As a result, we have produced a city that is extremely "unlivable" for our poorest citizens, whose numbers are increasing daily. It is becoming more and more difficult for even the middle class to afford housing in our city and there seems to be very little interest within our municipal government to committing time and resources towards alleviating this problem.
103	Inspirational but unlikely to occur	It is somewhat idealistic and impractical. This is just over 30 years away. If we look at Richmond in 1977, I think we haven't changed all that much. We'd have to get really busy, really fast...and then there's the whole "how do we pay for it?" issue, and at the expense of what else. We have that to shoot for though, even if we fall short we'd still be all that better off.

106	Inspirational but unlikely to occur	Hamilton Area has long been neglected by City Hall. However the city continues to grant building permits for new housing in Hamilton. The last set of new housing built on old Westminster Hwy could not sell and have become rental housing. It was in these rental condos that the police raided a year or two back that had been used to grow pot or make illegal drugs. If this builder could not sell the majority of these condos...WHY did we allow more new housing to be built in Hamilton. To attract more illegal activity.? The bad guys know we do not have a regular & active police presence in the neighbourhood. The elementary school is too small / not big enough for all the young families moving to the area. NOT to mention we have NO HIGH SCHOOL in the area. All kids are bused into central Richmond to McNair Secondary. NO DOUBT IN 2010 WE PARENTS/TAX PAYERS WILL BE PAYING FOR THE SCHOOL BUS SERVICE ! Our community center is a joke...my kids have not taken any programs there in the past few years. I am aware that we are being considered for upgrades to make our community center bigger. By the time this happens another generation of Hamilton kids will be adults !
107	Inspirational but unlikely to occur	Farmlands are great for securing our food sources but in order to be self sustainable, every individual is required to be involved. Growing in the green space or moreover rearing smaller domestic animals for protein. This will only be possible through education and more awareness through media. Also, alternate sources of energy to supply electricity to Richmond. Use of geothermal energy is one choice and there are many more that can be discussed upon. but in order to be fully sustainable alternate sources of energy sources are
108	Inspirational but unlikely to occur	money, politics
111	Inspirational but unlikely to occur	There seems to be little appreciation of the importance of maintaining greens space for re-creation and food production for the long term. Those long-term needs seem to be overwhelmed by the short-term gains of development for businesses and residences.
115	Inspirational but unlikely to occur	Lands coming out of the ALR
117	Inspirational but unlikely to occur	I don't think this applies to the whole of Richmond. Hamilton appears to be the only part of Richmond that is neglected. We do not have the same priority as the central area. I would believe this "vision" if it had more factual and practical information. As is, it could be applied to many communities, nothing inspiring or unique really.
118	Inspirational but unlikely to occur	Not sure if Richmond can actually be balanced enough to have land for businesses as well as housing. Also it would be great if Richmond's neighbourhoods could be 'safe' but is this realistic with the number of 'gangs' and drug incidents that surround us?
119	Inspirational but unlikely to occur	Terra Nova was land that should have been left in the ALR. I feel external pressures will remove more land.
120	Inspirational but unlikely to occur	development and popn increase seem to be outpacing community services, ag.land under attack eg Garden city lands, no5 rd, richmond could be more self-sufficient in food products if support for small scale farmers, city centre growth too fast - no new schools there, no extra community services no services for low income and homeless
129	Inspirational but unlikely to occur	I realize how far we have to go to reach sustainability. When I read the Vision, I think of sustainability.
133	Inspirational but unlikely to occur	There are too many political and business agendas involved in anything in Richmond to make this a reality.

135	Inspirational but unlikely to occur	1. The wheels of the City turn too slowly. 2. Corporatocracy has too tight a hold on City Staff. 3. Councillors should be full-time and paid more so we get intelligent and passionate people running the City.
136	Inspirational but unlikely to occur	There are too many high-density residences being built in the downtown core, taking away the land for more shopping malls or office towers/buildings. Richmond needs to have more large businesses which are willing to use our downtown area in order to stimulate economic growth and thus increase the desirability to live in Richmond altogether. The transit system in GVA doesn't seem to fully support Richmond too, and in my view, the Canada Line is built only because of the Olympics (if not, it wouldn't have been built until much later). Richmond needs more frequent and reliable bus service and the Canada Line doesn't look like it has the capability to expand anymore, therefore limiting the number of people actually being able to use public transport in a convenient way.
137	Inspirational but unlikely to occur	There is a contradiction between two of the statements: transportation networks that cross the farmland, and protecting agricultural lands. Having more transportation throughout the ALR makes it more difficult for farmers to move farm equipment. Protecting the ALR means refusing to entertain any more exclusion or non-farm use applications. Is there the political will to do this?
138	Inspirational but unlikely to occur	1) We need farmland for our own sustained independent food supply. We are slowly losing it to land development. 2) Affordable housing for Seniors are desperately needed (near shopping malls & centers, buses, doctor & dental offices nearby). Ideally, a medical office within the Senior Center housing.
139	Inspirational but unlikely to occur	not enough resources to make it happen
148	Inspirational but unlikely to occur	there is too much disconnect with the diverse multicultural groups in rmd. we have no plan to get to know your neighbour and unless this happens we won't be a happy and merry community. rmd is growing and it will be difficult to catch up, never mind plan ahead.
166	Inspirational but unlikely to occur	The dream of home ownership, with room to play and rest in privacy, has been a North American dream for generations. New immigrants aspire to own land for their families especially if that isn't possible in their native country. Families will move to areas of the province with more affordable single family homes despite a long commute. For most parents the comfort and safety of their children comes first.
181	Inspirational but unlikely to occur	There is almost no land left in the City Centre area for the major park of a sufficient size that would have been able eliminate the need to drive somewhere to spend a whole day weekend outside, our town is missing the focal point green space accessible by walking so our family need to drive for more then an hour each way every time we want to have a good nature walk, it is the same between our neighbors - people are driving somewhere to other municipalities to spend a weekend, we have nothing in Richmond except tiny Garry Point with its small parking and very limited washroom facilities. We need our Stanley Park in the middle of Richmond, our green space, accessible by walking which is very important for the people with low income and no car!

184	Inspirational but unlikely to occur	The poor have hardly any place to live, and this is unlikely to be changed due to neo-liberal fiscal policy and land speculation. Also, speculation and degradation (eg. in forms of removing topsoil to planting blueberries) is rapidly decreasing our ability to grow food other than berries, this should be stopped as soon as possible by there being some kind of regulation to stop people from planting blueberries in non-bog type soils. Beyond this, the farmland is and will probably continue to be far too expensive for real farmers to purchase. Furthermore, our communities are VERY fragmented, and ridden with people who have no desire to be good neighbours towards those who are not of their same ethnicity. Our transit system other than the skytrain is also atrocious. However, I have some faith in that this may not be the case in 30 some odd years. Lastly our city council is filled with self serving individuals with far too much interest in real estate. Shame on them. But then again, what are politicians and why would someone become a politician? There is not a single Tommy Douglas type character on our council, with the notable exception of Harold Steves.
192	Inspirational but unlikely to occur	Changes are occurring much faster than we think. Richmond needs more greenspace to absorb a higher water level, and claims to be reducing our footprint, but trees are cut down and greenspaces cleared willy-nilly for the sake of new development. Our population in Richmond will grow more than we expect due to climate and war refugees. We will be very hungry because we have not left enough land for food production. There is simply not the will or foresight in the municipal government to make the kind of changes necessary to see us through the tumultuous period that is upon us. It is time to embrace radical new ideas.
193	Inspirational but unlikely to occur	This is pie in the sky retoric. With the current leadership and lack of interest within the population can't see much happening. We need to get more people out of their cars and walking or bicycling, not driving their kids to school.
196	Inspirational but unlikely to occur	It seems fairly aligned with current mainstream values, however, being an Asian citizen...I am not sure how integrated other Asians are into some of the sustainability(environmental, and social) values. In addition, there needs to be more specific actions and responsibilities outlined.
197	Inspirational but unlikely to occur	Integrated transportation network requires many sectors working together. With the Olympics coming, I do not think the city nor Translink will have enough budget to increase suburban transportation options. Buses just don't run enough for me to stop driving my car to New West for work. Agricultural lands are protected in my neighbourhood, but the city needs a comprehensive plan that addresses the city food security issues.
209	Inspirational but unlikely to occur	We don't believe Council has the fortitude to protect agricultural lands. We resent religious organizations using ALR lands for non-farming purposes.
211	Inspirational but unlikely to occur	Overly idealistic. Be practical.
212	Inspirational but unlikely to occur	Creative, but lacking of a realist vision
213	Inspirational but unlikely to occur	Richmond continues to be a car oriented city.
216	Inspirational but unlikely to occur	I don't believe that agricultural land will be protected and, in the end, "money will talk". Richmond is becoming a traffic nightmare with poor courtesy on the roads and a general belief that laws don't apply. "Just pay" seems to be the attitude.
217	Inspirational but unlikely to occur	I have watched the agricultural land disappear since I moved to Richmond in 1983, somehow I am not convinced that it will change. As an immigrant I strongly believe in cultural diversity but Richmond has succumbed to "if I have enough money I can have it my way."

255	Inspirational but unlikely to occur	In general politicians have little capability for long term planning. They are up for re-election every few years and have to spend time campaigning. In addition, most citizens have desire to provide a better future but are incapable of giving up or reducing their lifestyle.
261	Inspirational but unlikely to occur	Because the city has not implemented the necessary policies to promote sustainable living and a reduced footprint! Change to a more sustainable life has to be led by local government - it has the most impact. Where are the policies for sustainable building: I've just read development permit panel and the sustainable measures are limited to permeable paving stones for drives. Come on! What about natural irrigation, native plant species, green roofs, hot water on demand, low flow toilets and showers, on site composting, solar power, wind power, bike lockers, reduced night lighting. Also, the payment to affordable housing reserve is far too low.
262	Inspirational but unlikely to occur	Richmond evolved, and was designed as a segregated city- there was Steveston, and lots of farmland; later houses and suburbs in West and central Richmond, but the farms stayed to the east, and the south. The only thing resembling a forest is the nature park and it has a highway going through the middle of it. "[C]rossing a web of park, forest and farmland" just isn't how this town is built.; and really, I'm not sure I'd want everything mixed - look at how much trouble commuters, farm vehicles and commercial trucks have moving together in East Richmond.
278	Inspirational but unlikely to occur	No easy to get a good job.
283	Inspirational but unlikely to occur	due to high cost of living and the minimum wage is the lowest compare to other province
293	Inspirational but unlikely to occur	Richmond is interdependent on other communities in the lower mainland and similarly with the rest of the World. So even with the best plan in the World we will be affected by the plans of others. Above all, international decisions about climate change may decide the very existence of Richmond.
301	Inspirational but unlikely to occur	Unless the city takes a very proactive stand the way the City of Vancouver has, we will always be at the mercy of developers who are in Richmond because it is easy to make money. For the past 30 years Richmond has been developed as a car-centric city, which has eroded our ability to develop neighbourhoods and community. Community now is where you meet to do activities, not where you live. Significant restructuring of roads and housing stock needs to take place to change our current culture.
305	Inspirational but unlikely to occur	Inspirational - yes. Likely - no, due to \$ required to provide these amenities. Still need: - Access to family doctors (virtually impossible - we have lived here for 3 years and still cannot find a doctor in our neighbourhood) - Bus shelters at every stop (due to our weather patterns - this would help encourage people to take the bus) - Difficult to get via bicycle across No. 1 Rd. from west side of Steveston to Community Centre (No. 1 Rd and Moncton is an intersection to be avoided!).
318	Inspirational but unlikely to occur	It sounds wonderful but I wonder who is going to pay for all this. Us taxpayers are "taxed out". We live in the Spires Road area and there is lots of housing for all sorts of people because there are multiple, and I do mean multiple, illegal suites. I have mentioned this to the city councillors in the past, but there is a refusal to act. There is an ocean of untapped property taxes here, yet the city does nothing. Single family homes have three and four suites in them and are only taxed at the single family home rate. Until the city makes an effort to correct this situation, not only in my area but in the other areas in Richmond, there will not be enough tax money to move forward.

319	Inspirational but unlikely to occur	The "Vision" is good, but decisions by the council over the last decade have not been consistent with this vision. Since these decisions have continued through this year, I have no reason to believe that there will be any practical change in the future. The continuing development of various sites (London/Princess + the area around the Oval, for example) and the eagerness of Council to develop the Garden City Lands are a demonstration that there is no real intention to preserve the undeveloped land that remains. I question the underlying assumption that Richmond has to continue to increase its population at the sort of rates that require this degree of development either for residential or business uses.
320	Inspirational but unlikely to occur	Cars are still main means of transportation
349	Inspirational but unlikely to occur	The enormous houses that the City is allowing to be built take up most of the lot with no area for gardens to grow food for the residence or to aid in water absorption into the soil instead of concrete or paving stones which send the water to the sewer system which can't accommodate it all. This also costs money to treat this water instead of it being absorbed naturally. The enormous houses are not energy efficient with over 4-5 bathrooms, 1 per room, and the worst of it all, is that these multi-dwellings pay the same water rates in many cases as singles in houses next door.
100 (PC)	Inspirational but unlikely to occur	Politics / revenues
110 (PC)	Inspirational but unlikely to occur	City planners and local gov't haven't done a good job so far - why would they in the future. This is an ambitious plan & we are far from it.
112 (PC)	Inspirational but unlikely to occur	We will make some progress, but until we a shift from the very high priority we put on "single family" neighbourhoods to more density throughout Richmond, we will fall significantly short.
114 (PC)	Inspirational but unlikely to occur	The current planning doesn't have enough growing green spaces,public access(pathways and bikeways) through the high density areas particularly west of the highway as well as no followup on getting affordable housing started. I find it likely that the way the current councils have managed keep both of these issues as aspiration rather that implementation will continue.
122 (PC)	Inspirational but unlikely to occur	I've live here since 1972 - Nothing much gets done!
126 (PC)	Inspirational but unlikely to occur	Richmond has advertised in various ways to educate the public on this vision.
151 (PC)	Inspirational but unlikely to occur	I live on Maddocks Rd. I think more attention should be paid to upgrading the back alley - There is currently no blacktop in alley behind my house and no sidewalks for kids to walk when going to school.
152 (PC)	Inspirational but unlikely to occur	If we stop building Richmond up and urbanizing it we might actually achieve this. Stop building new condos & double lot houses!
155 (PC)	Inspirational but unlikely to occur	OCP 2041looks good on paper but given previous developments Richmond and current projects / housing development does not seem feasible. Mega houses, smaller condo blocks good for taxes but not livelihood
160 (PC)	Inspirational but unlikely to occur	The ALR continues to be eroded by organizations that do not follow through on promises made to use land for agriculture. No hope of Canada Line coming to Steveston.
164 (PC)	Inspirational but unlikely to occur	Sounds great but how much will it cost?
169 (PC)	Inspirational but unlikely to occur	because of loss of industrial (ie. BC Packers, 36 acres) loss of agricultural land (ie. 240 acres to Port Metro Vancouver) and so on. We need more than one town centre, we need four or five so people really can live and work and not have to take transportation!

170 (PC)	Inspirational but unlikely to occur	Most working people will still need to travel into Vancouver to work, and transportation will still be lacking. Seniors and low income folks will find Richmond unaffordable.
175 (PC)	Inspirational but unlikely to occur	Weak leadership unwilling to take hard, unpopular choices for the greater, long-term good. Politicians have to think of their legacy not their re-election.
177 (PC)	Inspirational but unlikely to occur	Sounds like Utopia but money is always the bottom line. Richmond is a great city with many attributes mentioned in OCP 2041 but I see farmland being sold to develop and people tend to drive everywhere.
178 (PC)	Inspirational but unlikely to occur	Note the Mayor's attitude to the Garden City Lands
200 (PC)	Inspirational but unlikely to occur	Because approx 30% of breadwinners live and work in Hong Kong or India. Like my new neighbours.
201 (PC)	Inspirational but unlikely to occur	The shellmont area lacks attention from the City. Richmond is becoming over-crowded, dense housing and buildings and this will only get worse! Too many people and not enough space.
215 (PC)	Inspirational but unlikely to occur	Ultimately decisions seem to be made based on money first. Lands will be developed for profits.
220 (PC)	Inspirational but unlikely to occur	Poor transport planning that is based on very expensive types of public transport. Present Council appears to favour land developers over protection of agricultural land.
221 (PC)	Inspirational but unlikely to occur	Lack of grass root support for vision
222 (PC)	Inspirational but unlikely to occur	Unless it is a "show case project" like the oval, nothing happens. look at child poverty and homeless.
223 (PC)	Inspirational but unlikely to occur	Farmland is being taken out of the ALR at an alarming rate. We are paving our farmland - look at Fraserport!
225 (PC)	Inspirational but unlikely to occur	Pressure from increased population most likely to just result in a lot of new town houses/apartment buildings with loss of those spaces for other things.
226 (PC)	Inspirational but unlikely to occur	Sounds too perfect. Realistically there will be a challenge or issue current to its time. Any predictions?
228 (PC)	Inspirational but unlikely to occur	Transportation in Richmond is ineffective. Too many lights stopping traffic, anyone allowed to turn left any time, grid lock in city core. Cities have 1-way streets and no-left turns for a reason.
231 (PC)	Inspirational but unlikely to occur	Bus service to be frequent enough; Richmond residents will still be working outside of Richmond.
237 (PC)	Inspirational but unlikely to occur	World oil supply is running out, in the next 20 years oil will have become so expensive that suburbs all over the world will become unsustainable.
238 (PC)	Inspirational but unlikely to occur	Because of the Federal Gov'ts irresponsible policy towards immigration.
241 (PC)	Inspirational but unlikely to occur	The growth, development / planning strategies which Richmond has used the past several decades while well intentioned, have made Richmond a more congested and un-friendly place to live. Initiatives which the City has undertaken in recent years give little hope that things will improve. A commute which used to take 5 minutes, now take three times as long. Richmond has/is becoming an increasingly difficult place to live.
243 (PC)	Inspirational but unlikely to occur	Although there will always be a challenge with making people feel connected to their community. People in apartments do not talk to each other due to a language issue or security issue. Housing complexes need built in social gathering sites in order to facilitate "community" in them. The people will not connect on their own.

258 (PC)	Inspirational but unlikely to occur	Farmers need to be supported and paid well in order to survive. Land must remain in the ALR. More awareness of buying local products not imported.
259 (PC)	Inspirational but unlikely to occur	The need to own a vehicle in Hamilton will not be greatly reduced.
260 (PC)	Inspirational but unlikely to occur	Not a strong leader in place.
268 (PC)	Inspirational but unlikely to occur	Agricultural land will continue to be nibbled away. Profit motive will cause overbuilding.
281 (PC)	Inspirational but unlikely to occur	Agriculture land will be under attack by developers.
287 (PC)	Inspirational but unlikely to occur	City is seen to favour business over social issues such as housing, child poverty, shelters. Money is found for Ovals and Tall Ships, but not for the need of vulnerable people.
289 (PC)	Inspirational but unlikely to occur	The developers and City Council have ruined Richmond. You nearly have to make an appointment to exit onto No 1, 2, 3 Rds.
294 (PC)	Inspirational but unlikely to occur	City Council catering to developers.
296 (PC)	Inspirational but unlikely to occur	It looks good on paper, but reality, looking at passed performances, says if it happens it won't be in my lifetime.
297 (PC)	Inspirational but unlikely to occur	People do not feel connected to Richmond's past because many immigrated too recently. Huge income in housing prices makes for gloomy future outlook.
298 (PC)	Inspirational but unlikely to occur	I've lived in Richmond for 24 yrs, still see no east to west bus service. Have not seen improvements to affordable housing, and see first hand how money is not wisely managed in the City.
299 (PC)	Inspirational but unlikely to occur	Seems always budget cuts and not enough money to do much.
310 (PC)	Inspirational but unlikely to occur	I anticipate the future with enthusiasm because I am moving out of this City.
321 (PC)	Inspirational but unlikely to occur	Interesting but very hard to make into reality.
322 (PC)	Inspirational but unlikely to occur	Prefer single family housing with garden land. It provides more privacy.
328 (PC)	Inspirational but unlikely to occur	Too much development and not enough saving and using of farm land is going on to make any of this possible.
329 (PC)	Inspirational but unlikely to occur	Major changes are needed to get people out of their cars and away from fossil fuel consumption - a much denser city plan is needed.
330 (PC)	Inspirational but unlikely to occur	because no one really knows about it.
331 (PC)	Inspirational but unlikely to occur	Not everyone will take part, people would say they will but they don't. They're not committed.
337 (PC)	Inspirational but unlikely to occur	There already has been an explosion of housing developments, in particular in the forms of condominiums and town houses, that have so grossly increased the density of our neighbourhoods and has resulted in a loss of connection of our physical environment and with neighbours!
339 (PC)	Inspirational but unlikely to occur	If we don't protect and save what we have now, the past will mean nothing.
345 (PC)	Inspirational but unlikely to occur	81,000? Don't think so.
346 (PC)	Inspirational but unlikely to occur	Well we haven't started so that's why. If we get started I will be supportive.

351 (PC)	Inspirational but unlikely to occur	Everywhere I go there is always new buildings being built. It may be because Richmond is was over populated. There aren't as many ALR lands because of it.
352 (PC)	Inspirational but unlikely to occur	The City Centre has amenities in the South section close to City Hall. other than malls and roads and the casino the areas north of Alderbridge are concrete deserts where it is difficult to move about, play or laugh.
355 (PC)	Inspirational but unlikely to occur	Enviro problems 2012? Overshoot, not enough resources.
356 (PC)	Inspirational but unlikely to occur	We have a lot of agriculture and it can be changed but with a stronger leader and one that has to be committed also there are way too many people we would run out of resources.
357 (PC)	Inspirational but unlikely to occur	Richmond might flood
360 (PC)	Inspirational but unlikely to occur	Inspirational to the farmers, but too much people with not enough local food.
362 (PC)	Inspirational but unlikely to occur	Because for the past years Richmond said a lot of things, but it never happened. I think this will not happen, because it is all a big lie.
363 (PC)	Inspirational but unlikely to occur	I feel the ALR are largely not viable for agriculture.
364 (PC)	Inspirational but unlikely to occur	Not many people would understand how important the agricultural land is, and would rather spend it on constructing buildings.
365 (PC)	Inspirational but unlikely to occur	This speech is gratifying, but the direction our city is going isn't very bright. We use too much. I admit that I myself aren't completely innocent, but I am willing to change. The safety in this city is weak; my mom can't trust me on the streets.
366 (PC)	Inspirational but unlikely to occur	It could happen but probably not going to happen by 2041. Maybe later, but not by at least 2060
368 (PC)	Inspirational but unlikely to occur	My reasoning is that agriculture is important on society but there is not enough farming.
370 (PC)	Inspirational but unlikely to occur	There has already been encroachment on the ALR lands; the Garden City lands used for development. Discussion still goes on and it's still a hopeless fight to save important areas.
374 (PC)	Inspirational but unlikely to occur	Too much politics - Selling all of farming land. Tax incentives for business and hiring. Too much red-tape - Need stream lining and process too lengthy.
377 (PC)	Inspirational but unlikely to occur	I think that the story was a bit too long and I think that their is not a lot of people who know about this.
378 (PC)	Inspirational but unlikely to occur	People need to be educated. We have to learn to eat reasonably again ad support the local economy rather than buying the cheapest product made offshore. "Buy locally, Buy Canadian" should be a slogan to use.
381 (PC)	Inspirational but unlikely to occur	Money issues
382 (PC)	Inspirational but unlikely to occur	Lack of money. Not enough residents who will lack of real political will. Speak out for a change.
383 (PC)	Inspirational but unlikely to occur	Things are in a complete state of play; so hard to say if what seems good today will be good in 2041
386 (PC)	Inspirational but unlikely to occur	There are many promises made by the city that very often don't happen.
387 (PC)	Inspirational but unlikely to occur	I am concerned that there will be pressure to remove some lands from the ALR.

389 (PC)	Inspirational but unlikely to occur	Sounds like a huge increase in taxes. Agricultural land isn't being protected now! We (as a community) can't agree on climate change issues either; nor can the politicians - Nothing gets done!
390 (PC)	Inspirational but unlikely to occur	With increase in population being planned for City Centre, more park land, roof gardens and food producing lands are needed and require financial and planning incentives from the City.
393 (PC)	Inspirational but unlikely to occur	Houses are built without adding services. Steveston built its own community centre which is no longer big enough and the library is a joke. Move police station to library and build new library. Also need an indoor pool in Steveston.
394 (PC)	Inspirational but unlikely to occur	I don't feel that Richmond's agricultural lands are protected and viable. Farmland south of Steveston Highway is disappearing at a very fast rate and there's no food security at all.
396 (PC)	Inspirational but unlikely to occur	In order to protect agricultural lands, we must ensure future housing developments is handled properly and contained
398 (PC)	Inspirational but unlikely to occur	With a rapid growth in population, there will be a greater demand for food, housing, etc, which I believe cannot sustain both at the same time.
406 (PC)	Inspirational but unlikely to occur	I try to always buy local produce but I can't find it as often as I should.
407 (PC)	Inspirational but unlikely to occur	Politics! Easy to talk the talk but walk the walk doesn't happen - Whatever gets people reflected.
408 (PC)	Inspirational but unlikely to occur	Is spending more a more ethical choice?
410 (PC)	Inspirational but unlikely to occur	Unless there is a huge shift in value and ethical views.
421 (CS)	Inspirational but unlikely to occur	For example, the traffic congestion on No. 3 Road has become more serious after trees have been planted in the middle of the road and changes to the lanes have been made. This is disappointing. Canada Line is now in service, but there is a shortage of park-and-ride lots. Without bus service going to other cities, it is very inconvenient. There is not enough recreational areas in City Centre while population and new buildings have increased by many times.
425 (CS)	Inspirational but unlikely to occur	Population growth needs to be assessed first and decide whether what we have now and in 2041 will be able to meet the demands.
426 (CS)	Inspirational but unlikely to occur	Almost all the land has been used. There are too many houses, taking away recreational green space.
439 (PC)	Inspirational but unlikely to occur	People / organization / business / governments will take advantage of the ALR lands to further their own interests rather than for the good of the people. ie- China House winery issues - Church land on No 5 Rd with undeveloped farm lands - Garden City ALR issues that the city wants to remove from the ALR - Therefore, Richmond lands for farming are not protected.
61 (PC)	Inspirational but unlikely to occur	Politicians won't listen to the needs of Dis-or low income.
65 (PC)	Inspirational but unlikely to occur	AGE
66 (PC)	Inspirational but unlikely to occur	ALR land needs to be protected, housing should "NOT" replace industrial, Asian community is self segregated, losing our heritage and sense of community.
70 (PC)	Inspirational but unlikely to occur	1 - Residential land is too expensive 2 - Farmers are not able to enjoy reasonable revenue from their activities
71 (PC)	Inspirational but unlikely to occur	Resource wasteful. Mansions are lining No 6 Road while it remains 2 lane narrow with no shoulders and is unsafe for walking and cycling

72 (PC)	Inspirational but unlikely to occur	Dreaming is wonderful. City Administration's execution of the OCP is wonderfully inadequate and ignores all of these principles.
74 (PC)	Inspirational but unlikely to occur	We do not have a history of protecting Richmond's rich agricultural land. Development rules
98 (PC)	Inspirational but unlikely to occur	Already in 2009 there are decisions being made leading to over-developing land such as on No 3 rd and in Steveston.
105	No Response	Inspirational and I hope it will occur. I agree with the move towards increasing density in the City Centre. In Shellmont however, replacing Shellmont Centre with Ironwood Mall was a regressive step. Too much priority given to the automobile! Shellmont had a great range of services within walking distance of a least four quarter sections, whereas now Ironwood is within ten minutes walking distance of far fewer people. It's not a village; it's an auto oriented mall.
109	No Response	i don't understand how this is going to occur or meet its target if there hasn't been a plan developed for residents to review
252	No Response	Richmond's agricultural lands are being chipped away and too many large homes are being built on farmland, neighborhoods are being overbuilt by lage homes.
311	No Response	Land not "situated" or really amendable to conventional should not be "locked up" by an air designation without case by case analysis.
257 (PC)	No Response	Sorry, not really understand it.
354 (PC)	No Response	Too wordy - tries to capture such a broad range of goals.
373 (PC)	No Response	We need more green. Garden City Land should remain under Richmond and not given to the Musquem.
384 (PC)	No Response	Vision is good
400 (PC)	No Response	1) Leave the Garden City Land alone - ie. do not build on it - Grow local food on it. 2) Do not build anymore highrises - build with quality - not quantity
10	Uninspirational	sounds good but the proof is in the pudding.
26	Uninspirational	unlikely to occur
28	Uninspirational	It sounds efficient but boring
31	Uninspirational	It is horrendously vague and offers little clear concepts of what the vision intends to do to achieve a sense of "balance." The preliminary paragraphs are motherhood and apple pie comments that few would actually disagree with and don't really provide depth of meaning.
32	Uninspirational	by celebrating past successes, this report signals it is hoping for more of the same. But times are changing and we need to focus deeply on both Climate Change preparations and Peak Oil with serious plans for major reductions in energy consumption, as well as preparations for very high dykes, and urban farming capabilities for local resilience in hard times, encouraging cycling by at least half the population and so on.

33	Uninspirational	I find the Richmond 2041 OCP vision story terrifying. It demonstrates how out of touch with reality the city and its residents are. It does not address the impact of peak oil, climate change, population explosion, extinction explosion, and climate induced mass migrations, on all aspects of life in Richmond. The most serious problem is famine. As the price of fuel steadily increases, as oil wells run dry or it becomes too expensive to extract, the cost of transporting lettuce, carrots, and oranges from California will exceed the value of the product itself. The poor and middle class will be priced out of the food market. As people scramble to find affordable food, hoarding will take place and people will fight each and even shoot each other over a can of condensed milk, for example. Needless to say, the economy will have completely collapsed by this point and it will be survival of the vicious or survival of the meek (I'm not sure which). Civic government will be irrelevant, unless it has enough bullets and boots on the ground to subdue desperate, starving mobs of homeless people. We can't go fishing or hunt and gather, either, because the salmon will be extinct along with many other species of plants and wildlife. Richmond will be underwater anyway as polar ice melts away and raises the sea level to Biblical proportions. Now is the time to accept Jesus Christ into our hearts and start being loving and compassionate towards one another and work together to the glory of God and start growing our own food and sharing food, water, shelter and clothes with one another in brotherly love. Truly, this is the ONLY way out of this mess. No amount of human pride and hubris and projects and programs is going to pull us out of this one. Pray to God and ask God for farmers and a bountiful harvest.
39	Uninspirational	Nowhere in the OCP did I see any mention of the end of cheap oil. Why are we planning for separate "industrial lands" when business, housing, and amenities need to be in the same place. The idea of planning distinct neighbourhoods is a good one but the scale of the neighbourhoods is far too large to make walking or biking reasonable. We need to plan our neighbourhoods around our schools. This is the scale we should be looking at. Otherwise, you encourage people to drive. I live in Broadmoor and can't believe the size of this neighbourhood. I'd never walk from Garden City & Blundell, where I live, to Broadmoor mall. It's a ridiculous scale. How do you plan to reduce GHG emissions when people are not encouraged to get out of their cars? We need to make it more difficult to drive and easier to ride, walk or take the bus. Don't see this in the OCP. Where in the OCP do you mention growing food? We are planning for business, entertainment & housing but how are we planning to feed everyone? Are you still assuming that 75% of our food will be imported? And if so, what will that cost in 2041?
46	Uninspirational	1]Allowing business trucks, RV to park in drive ways and residential streets, do some of them belong to them or friends and family living in townhouses or apartments. 2] Council too pro development in city centre, forgetting subdivisions, they are left out of the loop, such as not providing parking for the rest of us who wish to use the sky train, Bridgeport is too out of the way!! There are no small buises for us [We have almost a mile to the main road/bus. The small buses are out in areas the City had interests in such as RiverPort and Casino.
52	Uninspirational	Didn't sound like it was supposed to be inspirational, just stating facts.
53	Uninspirational	not unique/special to Richmond, not specific enough to 'see', not challenging
55	Uninspirational	All those things should be "givens" in civic administration, maintenance and planning.

75	Uninspirational	Just a recent folly about two buildings within few inches and no one taking the responsibility including the Mayor!!! How could anyone be so naive? What are the planners doing? Would they want to live that way?
82	Uninspirational	Just rhetoric as viable land is being used for housing and new homes cover too much of the lot with no grass or trees to support the people
128	Uninspirational	Dull to read ... sorry.
132	Uninspirational	People dont seem to want to connect with each other as in days gone by. I, also, think the decision to make No 5 Rd a place to put a multitude of worship sites has created a traffic nightmare on those days that there is heavy usage of the area.
147	Uninspirational	This should be a provincial or federal endeavour. You should be using our tax money for better things.
154	Uninspirational	There was nothing I saw about looking at sustainability for our future. We have great soil here and we are putting house after house on top of it.
182	Uninspirational	I do not see its focused on the active life style and sport participation
183	Uninspirational	Not enough factual numbers in the targets, all of this is very vague. I do not see a target to reduce driving by the placing new parks and sport facilities right within walking distance
185	Uninspirational	Pie in the sky, totally unrealistic
187	Uninspirational	Housing is too expensive and not sustainable. High density housing is not built for interaction. The current plans do not encourage mix of shops, pedestrian traffic, office complex and housing. So people are always commuting over a distance instead of walking to local areas.
189	Uninspirational	Because: 1. There are the Garden City Lands Which could be a vast urban agricultural Stanley Park, hosting small urban farmer's markets, orchards etc etc. Instead, it is just viewed as land for high density housing and a convention centre. 2. Lack of sidewalks on both sides of the street. in my area, even when a house is redeveloped, they do not install sidewalks. What is the problem with having sidewalks on both sides? 3. I bicycle commute every day to Vancouver. The Canada Line bridge is a nice addition, but the details are terrible. The bicylce lane along 3 Road is bumpy and hazardous, with all the entries to the strip malls along this route. I predict a lot of accidents. The other cycling paths are quite unsafe also, with dedicated lanes merging into traffic at the busiest of intersections. Yet there is a lot of undeveloped adjoining land, with no sidewalks. Someone with real expertise in cycling should be in charge of fixing this. Richmond could be in the forefront in this field, think Amsterdam or Copenhagen.
194	Uninspirational	I don't agree that it directly addresses the realistic solutions for the real OCP needs
210	Uninspirational	I hope that not too many highrises will be built, and a few more parks will be created.
306	Uninspirational	A blueprint for money hungry developers and Councillors.
308	Uninspirational	Does not address specific services and needs of disadvantaged and vulnerable groups, like women, youth and children, newcomers, people of low income, etc.
123 (PC)	Uninspirational	Still fail to have a plan for more land for building more houses (affordable) for our next generation.
157 (PC)	Uninspirational	Richmond wastes land by using land for farming. Northern countries should focus on industry no farming.
158 (PC)	Uninspirational	Unrealistic like a dreamland. Unrelated to how people live and work. Just look at the No 3 Rd Mess.

162 (PC)	Uninspirational	Using scarce land for farming is wasting useful land. Growing blueberries and cabbages isn't very useful. It would be better to use land for clean industry.
163 (PC)	Uninspirational	Richmond plans for increased use of cars degrading the city, making it worse than it already is.
168 (PC)	Uninspirational	As more people live in a city, there should be more land for housing. Its both unpractical and uneconomical to keep so much unused land. City has to expand.
214 (PC)	Uninspirational	Creates a worse humane environment.
248 (PC)	Uninspirational	The vision is not correct. Richmond's agricultural lands are not protected or enhanced by the City of Richmond. For example, the City of Richmond wants to develop the Garden City Lands. Your map doesn't even show that the land is currently within the ALR.
264 (PC)	Uninspirational	Will depend on the vision of individual politicians and lack of greed.
269 (PC)	Uninspirational	Not achievable and planned by the politically correct motives.
284 (PC)	Uninspirational	The future is not predictable
295 (PC)	Uninspirational	We moved to Richmond over 30 years ago and experienced it change from "country" slowly, quickly and at rocket-pace to congested urbanization. Agricultural lands disappeared before our eyes and a lot of what's left is not being farmed.
316 (PC)	Uninspirational	I was involved in the last OCP process, and having been the citizen whose statement was chosen as the opening paragraph for the last OCP, I am a bit jaded as to what will actually occur. The survey already feels as though it is 'slanted' towards getting a particular response...when I was asked about housing in my neighborhood for various groups (singles/ families etc) my choices were 'Don't know; Not enough; just enough; a lot)...what about 'enough', or about the concept that I live in a single family residential area, and this is not generally where single people would look to buy...does this mean there is 'not enough' or it is not the demographic?? Arg! There is very little in the OCP statement about 'quality' of life...'balanced in that it has enough land for businesses as well as for housing'....what is 'enough?' and will putting 220,000 people on this island keep the quality of life. I am not opposed to well planned growth, but I think some of Richmond's long term growth has not been well thought out. Lets not be in such a rush to build, without a good look to the future (ie the redo of Number 3 road)
332 (PC)	Uninspirational	Richmond is growing far too fast. It is getting overcrowded thus putting a great burden on traffic, housing, and overall pollution.
333 (PC)	Uninspirational	Not familiar with the area other than where I live
334 (PC)	Uninspirational	I disagree with the need for "compact neighbourhoods" and "internationally renowned City Centre" which promote development and increased density.
338 (PC)	Uninspirational	Richmond is a sub-urban city. I believe we should maintain the current character as a residential community. This is the reason we moved to Richmond where it is close to a large city like Vancouver.
340 (PC)	Uninspirational	Too generic and idealistic. Nowhere near current conditions. Ignores current and growing problems.
347 (PC)	Uninspirational	Political blah blah blah. Talk is cheap. Vision statements even cheaper.
372 (PC)	Uninspirational	Because it will never happen. Richmond is destroying neighbourhoods to pander to developers; bus service is getting worse, not better.
379 (PC)	Uninspirational	People are becoming non "friendly". there are now too many people in Richmond. One does not know their neighbours. Family Doctors are hard to find. Shopping areas parking is always full.

392 (PC)	Uninspirational	We should slow down the weight we add to our island home. With the open land disappearing very fast.
402 (PC)	Uninspirational	I find this uninspirational as I don't see the following in the vision story: Organic gardening; unpolluted Fraser River; Garden City Lands in the ALR; more clean ditches with frogs and other wild life; solar power; green power; conservation of resources; less garbage going to the dump; improved waste treatment facility; fixing appliances, equipment, houses instead of buying new; rehab facilities; no wasting of water; organic community gardens; housing for the homeless; less relying on oil; recycling everything; reducing; revising; lots of mature trees that aren't over pruned throughout the whole city; parks for wildlife; all of Richmond's remaining bogs from 2009 intact.
403 (PC)	Uninspirational	We are presently working at what you are talking about in the vision story and it has been very difficult to achieve. How are we going to reduce our footprint by taking up valuable land to build enormous houses where only one family lives, instead of keeping our houses to a reasonable size, maximizing green space and allowing rental space within these houses. Supervision and healthy rules need to be adopted for all rental suites.
411 (PC)	Uninspirational	Underdeveloped major corridors for mixed use, pedestrian friendly good and services - Have to commute to everything, poor access to bridges, too congested on major corridors (Steveston Hwy or No 2 Rd).
413 (PC)	Uninspirational	Inconsistent application of rules.
48 (PC)	Uninspirational	Trying to do too much. Not enough practical focus on limited infrastructure and lack of environmental protection/integrity
93 (PC)	Uninspirational	Fees and taxes increasing with no improvement in services. Bus service non-existent or poor. City staff run Council. How am I participating in decision making by electing a Council that is only a figurehead? Road network poorly maintained and compromised by densification. Getting from A to B continually gets more difficult. Policing inadequate.

Official Community Plan 2041 Update

Survey Verbatim for Question #11

Q-11) To make Richmond more sustainable, places of work and business could:

Most Mentioned	Number of Mentions
Transportation Related:	96
<ul style="list-style-type: none"> • Alternative Transportation (eg. Canada Line & Bus Service) 44 • Cycling 27 • Walking (eg. Sidewalks) 16 • Carpooling Incentives 9 	
Recycling & Compost Programs	29
Government Provided Incentives	17
Have Employees Work From their Homes	16
Buy Local Food & Products	11
Mixed Use Buildings (Businesses on ground floor, residential above)	11
Reduce Water Consumption	10
Install Green Roofs	9
Hire Locally	8
Reduce Fossil Fuel Use	6

Total Responses = 286

Survey #	Survey Responses for Q-11
2	provide free shuttle services to the Industrial area to save car use and also encourage employers to allow work from home where possible
4	Pay much more attention to fuel use, water use, sewage and garbage disposal and reduction....quickly!
6	balanced is spelled incorrectly in question 10
7	Think of alternative ways of shopping, and alternative transportation modes - eg extensive bicycle lanes Support local farmers to make a living!
8	implement more day care provide transit passes
10	provide shower facilities to encourage employees to ride their bike
11	seperate.
12	Make use of existing spaces
13	reduce their need for parking by providing facilities for bikes and walking, and also using transit. It is very significant that when Microsoft moved into Richmond the first thing they did was to start a bus servcie for their employees
15	* business creation needs be given first focus * failure to do so will create another bedroom community * Simplify process for business startup * pursue business tax reduction * foster and advertise Richmond as place to do business, we are in a prime location
16	expand
17	Find and publish at least 3 ways to reduce their energy footprint.
18	could be designed to be more accessible by bicycles and less by cars.
19	ensure their employees have the bins and education to recycle as much of work waste as they can.
21	easily accessible by transit, walking, or by other means
22	-have wages that would allow for the employee base to reside and afford to live fairly close to the businesses. -have programs in place for recycling/composting. -have small green spaces for employee use during breaks and lunch etc. -use latest in green technologies for energy use, hvac, distribution etc.
23	Be planned around the major neighbourhoods of Richmond where not everything is centred around Richmond Centre. This would allow for more accessibility by foot/bus/bike (similar to certain master-planned communities).
24	recycle more
28	be better integrated through land use planning
29	Improve the east/west transit system/improve the interchanges in the East of the city - #5 Rd & Blundell/Steveston
31	My concern here would be the creation of business / work space at the expense of other historically valuable areas of Richmond such as parks, farmland and the like. An "adequate supply" is again vague and open to interpretation and possible abuse by persons bent on over developing Richmond's business potential. "Adequate" needs to take into account more land use than just business.
32	new buildings should be mixed use: the bottom for work and the top for residential, and the roofs and lawns for urban farming ... we can no longer afford to keep the three zones separate, and there are excellent advantages such as less commuting, local fresh food supply, better security through tighter communities, etc

33	I'm not sure what a balanced community is but let's assume the worst case scenario: No civic government, no running water, no trucks or trains delivering food, no grid electricity, no fuel for motor vehicles and farm equipment and no rain during the growing season (does Richmond need to pump seawater out of the city? It could be another "post Katrina New Orleans" without electricity and dykes). Richmond currently has a population of 188,000 that means, according to John Jeavons "Grow Biointensive" method of human powered, no-outside-input, sustainable, nutritionally complete diet mini-farming, you need to have 17,250 acres of arable land to feed Richmond. Approximately 1.2 billion cubic feet of irrigation water would be needed to grow that food. Does Richmond have at least 54% arable land that is not junked up with fill from construction/demolition sites, covered in asphalt, buildings, heavily shaded by trees and buildings or waterlogged? Just to be clear, this is an obligate vegan diet. Try to raise livestock for meat, and there will be no room left for people. The good news is that if we can capture and store at least 25% of the rainwater that lands on Richmond (assuming avg of 43" per year), that is enough water to grow the crops to feed Richmond. We have to store it because it generally does not rain during the growing season. This is where buildings are very important. If we catch and store the rain water near the top of the building, then it can be gravity fed to the vegetable beds below. Do structurally sound buildings cover at least 25% of Richmond land? Assuming there is no electricity left, places of work and business would need to convert the top floor of their buildings into water storage tanks for crop water. Otherwise, irrigation water will have to be hand carried from the Fraser river which is impractical for the vast majority of the cropland. Hi-rise buildings, which can intercept alot of rain, could convert the second floor to water tanks so the rain from the sides of the buildings can run down and flow into the holding tanks. BTW, the absolute population limit in this scenario is almost 230,000 people. If each man, woman and child was allotted 1,000 square feet, all the rest of richmond would be covered by active cropland or water tanks.
34	no comment as I have only lived in Richmond for just under 2 yrs.
37	Business and housing should be increased in the entire area of the Canada Line.
38	More community involved.
39	Balance food production to people first.
40	Be located along bus routes so that they are esily accesible without requiring a car
41	Be more accesible by public transit and easier parking. Let themselves be known more... an advertising supplement for local buisnesses only? Promotions and incentives from local government for using local buisnesses and products and hiring locally.
42	experience in greater growth
44	Build Green and buy local.
45	Ensure mega-corp, Ma & Pa businesses and restaurants reduce and properly dispose waste; reuse; recycle. Restaurants should not throw away food but should supply the homeless with their leftovers.
46	Pushing these businesses/industry to the outskirts due to council obsession to give in to developers encroaching on businesses, the 2 don't mix causing the problems we presently have!! Getting to these businesses one needs a car to get there. Not good planning. Always saying, re city centre, people "will walk to work", the type of work these people can walk to are not high paying jobs so can't afford to live in city centre
48 (PC)	There are limits to growth. Recognizing this fact means better treatment / industry for water, sewer, energy, garbage, recycling which will create new jobs in new technology areas.
50	give back to the community

53	develop neighbourhood/muni geothermal energy plants; promote cycling by developing safe trails. Richmond has natural advantages for both of these.
54	GO Green "er"
58	Be built in high rises, pay adequately so employees could afford to live in Richmond thus reducing commuting time and pollution.
60 (PC)	-Be more sustainable & energy efficient. -Be mandated to give back to their communities. -Be companies that produce products good for the environment.
61 (PC)	Bus service not great in some areas.
63 (PC)	-Provide a spot to park bicycles safely inside or under cover -Have an exceptional shower and changeroom -Plant trees; no disposable dishes!
64 (PC)	Employ more Richmond residents. City should work closely with the Chamber of Commerce re "Live, Work and Play"
66 (PC)	Make existing industrial land higher density. Save existing industrial land.
67 (PC)	Be Carbon neutral
68 (PC)	Start up business in Richmond
69 (PC)	Be better zoned to allow for their growth without the detriment of residential & park space.
71 (PC)	Mixed with housing
72 (PC)	The city must take responsibility for turning industrial and commercial land into residential use! Businesses can do nothing when you remove their land base!
73 (PC)	-Recycling mandatory -More public/biking transit -Electric car and truck
74 (PC)	1) Move into areas where the land is already occupied 2) Move into areas where land is not as fertile and rich.
76 (PC)	Hi, We need jobs right here in Richmond so we can walk, cycle and bus to work so we keep our talent at home and we don't not have to drive to Vancouver. We need to continue to attract new business to Richmond. I am not sure how. Maybe an advertising campaign on the benefits of business? Tax incentives for locating here?
78 (PC)	Lead by example. Encourage local buying of food, products and services. Keep the community involved and sharing.
79 (PC)	... be required to keep their premises (exteriors) free from rubbish and waste, so that their garbage doesn't blow about, and attract vermin, plus it would beautify and improve the area. Some of our technology parks are very good at contributing to the natural beauty of the area, but many small strips and retail business are a disgrace. Enforcement could be achieved through fines, or property tax credits for compliance if necessary. Some other areas such as the railtracks on Shell are a disgrace and should be kept landscaped and free from litter by the owner/operators. Perhaps there is some room for the Chamber of Commerce and Community groups to partner on "business beautification" projects, competitions, awards etc. Also Richmond City should take the lead, set an example to businesses by sharing out the landscaping it does. Central Richmond, Ironwood, other areas all have these beautifully landscaped boulevards - but East Richmond just gets zip - or worse, garbage and refuse left around on gravel and unfinished areas.
80 (PC)	be more spread out throughout the community. Allow more mixed use developments (eg. first floor business with residential above). Give people greater freedom to start businesses in their homes (eg. small restaurants, hair salons, small shops).
83 (PC)	incorporate green space within and around work spaces.
88	local government should look into giving local richmond residents some kind of tax credit for all local purchases of goods/services.....that way we encourage local businesses/professionals to thrive and prosper. when local businesses grow, more jobs will come..... and please , we need green spaces..... think about the quality of life we are living behind for the future generations.....this includes your children and their children and their children's children!

91	Be required to use more energy efficient devices, such as better lighting etc. Companies could also subsidize transit passes for their employees.
94 (PC)	Benefit from tax incentives for reducing the human footprint on the planet.
96 (PC)	- Overlap such as in live/work studios. - Be home based and supported via bylaws and neighbourhood plans. - Keep densifying around the commercial core areas.
97 (PC)	If and only IF businesses include farms. I feel very strongly that our farm lands should be protected and encouraged in any way possible!
98 (PC)	It is not only work and business that make a place sustainable, it involves a lot more like the wellbeing of people and their quality of life.
100 (PC)	Currently at risk for overdeveloping through necessary green community space. Fine line to losing the heartbeat of the authentic city we need to be. More development could be a good thing. Please be careful and true.
103	Try to hire and conduct business more locally, where possible.
104	Help the community by donating resources
107	could be interchangeable. work at home!!
109	Allow working from home, allow different working hours
110 (PC)	Could be more environmentally friendly Support initiatives, work w/ the community and be leaders.
111	Reduce pressure to build on green space - rather redensify existing developments.
112 (PC)	Create worker transportation options (less parking, incentives for green alternatives - walking/transit)
113 (PC)	City Hall could support businesses through reasonable fine codes rather than discouraging private enterprise with expensive guidelines.
114	Encourage and enable more work be done from home rather than a central work place. Support the increase in available public transport to remove as much traffic as possible so that more of the land available in Richmond isn't gobbled up by road systems Surround buildings with green belts,use green roof and other environmentally enhancing technologies to lower their impact on the community.
117	Consider immediate community needs. Example: in Hamilton we have a large strip mall with several empty spaces, which have been this way for many years. It is unfair to the community for one property owner (and resident of Hamilton) to control that building without any consideration for the community's need for services. This property could be useful if the owner would allow new enterprise in. However, rumour has it that the lease rates are extremely high and many businesses cannot afford to operate there.
119	Be better connected by local bus service
120	help and support city to help workers with affordable housing and child care needs, so they can live and work in richmond
121 (PC)	Encourage transportation to work other than car, make it a primary goal to reduce waste & GHG emissions.
123 (PC)	More affordable housing in Richmond
126 (PC)	Parking garage would need less space more trees and shrubs
127	Keep industrial parks with landscaping in certain areas. Have corridors of business like #3Road but stop encroaching on farmland like they are doing on #2Road by London Landing.
128	pay a portion of a transit pass Pay you an allowance to NOT travel by car i.e: bike, walk, transit - your choice.
129	Support fewer cars, more bikes, car pooling and public transit for their employees.
131	Have good, reliable public transportation, adequate greenspace for leisure, provide adequate amenities along arterial routes so can be accessible by public transport

132	Encourage and, ideally, provide employees with incentives and/or compensation for traveling to work in other ways than by motor vehicle. Encourage businesses to create green space for employee use and/or food production.
134	be better connected by buses
135	1. Offer Day Care 2. Retail should reduce OPEN hours to give families more opportunity to spend time together. 3. Convert all their flat or almost flat roofs into green roofs - this includes apartment buildings. 4. Stop using un-recyclable plastic bags. 5. Offer more bulk food rather than items wrapped in many layers of packaging.
136	actually become bigger in size, so that more people who live in Richmond could actually work within Richmond and not in another city. The current ratio, 100 000 jobs for 160 000 people is not very good!
137	Have a policy of buying locally, including local food.
138	1) Cut the red tape which is the present problem & better tax incentive for business to develop & come here on a sliding scale - the more business generated & jobs created, THE LESS THE TAX BURDEN for them. 2) Business & schools should work together. Business to provide incentives to schools to train the students for the needed future jobs- Biotech, Technology, Medical, Science, Engineering - real training with substance. Become another Silicon Valley , a center for development & sciences, not just the leisure industry.
139	could be better connected by faster public transit
141 (PC)	Create more greenery on top and around buildings.
144	apply to Richmond City! PS: Availability of land and businesses on their own, cannot create business and jobs. However, a good and co-operative Richmond City Planning department can help. Keep listening!
145 (PC)	Be linked by better bus service. Example - small buses running east & west on main roads. Small buses more frequently to the Canada Line. Parking at Canada Line Stations. Parking in Steveston business area.
147	pay for this endeavour
148	have mandatory recycling programs have mandatory energy efficiency programs have safe bike storage have inner-city carpooling options
149 (PC)	Continue to be throughout the communities of Richmond.
150 (PC)	Lower energy use, recycle.
151 (PC)	Expand and create more jobs.
152 (PC)	Pay for waste disposal based on weight to force more recycling.
154 (PC)	Be centralized in pocket areas to allow the residents walking access.
155 (PC)	Do not pursue 'larger is better' goals. Maintenance of current population level desirable. Planning for small business, home businesses rather than more big industrial developments.
157 (PC)	Not sure what 'sustainable' means. Richmond is surviving ok.
158 (PC)	Be more integrated and spread out. The insane crush of retail on No 3 Rd is madness. That much retail should be spread out.
159 (PC)	More sustainable buildings: Solar energy, catch rainwater, green roofs
160 (PC)	Recycle more, ban bottled water.
162 (PC)	Be mixed together. When shopping is too dense, we get traffic jams like on No 3 Rd. We need more shopping centres with car parking.
163 (PC)	Try and fit into Canadian Landscape most businesses look uninhabited, scruffy landscape.
164 (PC)	promote more Richmond-made products
167 (PC)	Support sustainable technology and development. Accept businesses which utilize non-fossil fuel base energy. co-exist w/o disrupting balance of nature/environment. Connected by extending CanadaLine into loops w/in Richmond.

169 (PC)	be located in several town centres: ie. Steveston, Hamilton, Blundell, Shellmont, Bridgeport, Cambie East. This would mean increased density residential (multifamily townhouse, apartments, towers, etc) around places of work and business. It would mean less need for more transportation and roads.
170 (PC)	Expand in the downtown core with many highrise office buildings. There should be more neighbourhood markets and amenities too. In Richmond most things are too far away.
171 (PC)	Small commercial and community businesses could be mixed more with residential in neighbourhood centres. Eg Cambie/No 5, Terra Nova, etc
172 (PC)	Better bus transportation
173 (PC)	Work together - Living near businesses, smaller businesses, employing local people.
174 (PC)	Collaborate with not for profits, join a network of bicycle transportation hubs (bike available for rent from one place to another like in Montreal), offer bus passes and reduce parking lot space to encourage use of transit, support less paper, provide more areas for general information so that promotion to the business is easier (rather than poster, email etc)
175 (PC)	Be financially encouraged to make eco-friendly choices. Become leaders in telecommuting.
177 (PC)	Buy locally, hire locally and encourage sales/services locally.
178 (PC)	Concentrate on food production
180	Install recycling of all materials; use latest green building technology; accessible by walking/riding
181	Do not increase the population so there will be no shortage of work. The current OCP was approved by the previous council with the perspective of the population growth in the City Centre area *3 times and the job growth*2 times which is unacceptable, it has to be corrected by the limiting of the population growth in the proportion of the jobs growth.
182	There are so many rooms for rent now, every business park has an office space for lease signs so we have enough space for job creation.
183	be taxed less as there are a lot of vacant office space rooms they are probably taxed to much, also many of the buildings in the business parks are one story high it is unreasonable should be 3-4 at least with the underground parking.
184	Be somewhere else. They're trying to take land out of the ARL.
186	Provide recycling bins at some locations to encourage recycling and less wastage.
187	Office spaces and shops be located closer to residential areas.
188	Collaborate and support local business
192	-set land aside for food production. -be required to build a green roof. -NEVER be allowed to develop on new land - infill and densification of already developed land only. -provide ample, safe storage for bicycles -be required to attain the highest level of LEED certification
193	Make their huge lawns available to grow vegetables. We need to be able to grow more of our own food, not depend on foreign suppliers. Who knows what the rest of the world will be like in 2041, let alone Richmond. Maybe we should be working on a 10 year plan -- seems more plausible than this one. Businesses should be encouraged to be as environmentally friendly as possible.
194	Aim for 0% waste and 100% reuse/recycling. Eco-buildings/mini-communities that are 100% self-sustained (solar-heated/powered, rooftop gardens/parks) should be included.
195	Find more ways to reduce waste and improve multi-cultural interaction (as opposed to segregation).
196	encourage transit and cycling....either through bonus transit passes and provision of cycling facilities such as bike lockers, showers, and I know some places are even considering washing machines for those really wet days
197	- more agricultural based businesses, training - more cycling lanes - subsidies for local farms and local artisans
198 (PC)	Work more close with schools to foster youth development, pride towards Richmond
201 (PC)	Hire Richmond residents. Cater/provide for Richmond?
202 (PC)	Too many clothing stores in the mall - need other business stores - more variety

205 (PC)	Turn the lights off at night - power down with turning off power bars Reduce paper waste - only printing what is necessary. When newer building are built - make them more LEED Eliminate plastic bags Refuse to buy/sell bottled water
206	Locate closer to transit routes rather than in distant business parks that are not well-served by transit now or have too low employment density to support transit service in the future. Not encroach on ALR land (i.e., Port Metro Vancouver purchasing the Gilmore Lands).
210	We have good places of work in Richmond, I think.
211	Locate downtown instead of sprawled out in large, lowrise business parks.
212	Would produce zero-waste and zero-emissions
213	concentrated with an emphasis on reaching there without the car.
214 (PC)	Curb the growth of inferior product stores. Too much plastic merchandise available. Too many fast food eateries.
215 (PC)	Be located in areas easily accessed by efficient transportation (skytrain/bike/walk) to/from homes of workers.
216 (PC)	make more efficient use of the land that they have already. There are too many eyesores that could be cleaned up and the land put to better use.
217	making better use of the existing industrial areas, there is a lot of wasted space occupied by falling apart buildings.
219 (PC)	Invest in solar, fuel cell and alternative energy.
221 (PC)	Promote food growth. Less car trips.
223 (PC)	be concentrated in the core, and if they need to be close to the river, be in a dedicated "Industrial Resort"
225 (PC)	Make incentives for carpooling/bussing to work. Environmentally responsible new construction. Expand curb side recycling.
227 (PC)	Do not mix residential and industry close together. Problem on No 2 Rd and Andrews is a big concern re noise. I would hate to be those home owners. Give awards for sustainability or lower property tax.
230 (PC)	More traffic signs. Increase biking and bird watching, fishing, tourist attractions.
231 (PC)	Allow for modified work hrs/week. Work from home
232 (PC)	Better served public transit
233 (PC)	Be more variety in nature to attract business owners and investors.
238 (PC)	Invest into the community.
241	Offer/Subsidize Van Pooling. A succesful program which Canadian Airlines had until they were absorbed by Air Canada.
242	be increased by introducing mix type of housing with commercial on main floor and residential above
246	Share space Share resources Sharechild care
248	Turn off their lights at night, including City Hall.
249	include food production jobs. organic if possible
250	I would like to see more restuarants, coffee shops and pubs within walking distance instead of clustered around major shopping centres.
251	... be managed within a priority of farmland, housing, and development around neighbourhood centres. I would hope that the car trip generators like Ironwood give way to a local distribution of services. For example, for Steveston residents there are no local supermarkets.
253	Allow flexible working schedules to allow commuting during non-peak periods. Provide benefits for employees who carpool, bike, walk, or take transit to work. Work with City officials to create local tax credits that would encourage business to improve efficiency and reduce energy consumption.
255	Be built closer to where people live Near major transportation hubs
256 (PC)	offer alternative products to reduce waste, promote advertisement and sales by web based flyers, manufacture packaging with #1, 2 , 4, 5 recycling products.

257 (PC)	Government can focus on and helping people running home business like child care for working parents
258 (PC)	Have more recycling, composting, roof-top gardening, energy efficient buildings, bike lanes.
259 (PC)	Utilize the Fraser River for brown water usage.
260 (PC)	More smaller, family owned businesses.
261	Aside from agriculture, I would hate to see more sprawling industries, such as the cement plant and the very messy and ugly warehousing along the waterfront. Can it be cleaned up? Businesses could sign on to pledge lower emissions to match the city. Lansdowne Mall could reinvest, rebuild into street front stores on No. 3 (Like Park Royal) and multi-level parkade and dedicate the rest to green space and condos/affordable housing. The big box stores could go vertical instead of horizontal.
262	offer on site childcare, encourage ride-sharing, allow telecommuting, participate in the community, put up bike racks
263 (PC)	Use solar heat, etc.
264 (PC)	Offer bus passes for free. Allow more people to work at home.
270 (PC)	We need to designate an industrial zone with a buffer area to keep industry in Richmond but not infringe on housing and green space. People should have affordable housing choices in Richmond so they can work where they live.
271 (PC)	More ecofriendly - Stronger community links b2b and need community meeting places.
275 (PC)	Pay more tax
278	be increased
279	be better spread out throughout the city. for example, all the "good" doctors have offices near the hospital. there may be a walk-in clinic up the street but I am unlikely to go to it, preferring to drive to a better spot further away.
280	contribute through taxes and community initiatives.
281 (PC)	Business needs to take a leadership role.
283	increase the minimum wage
284 (PC)	What information are you seeking? Should places of work be closer to where people live?
286 (PC)	Should mix with residential areas.
287 (PC)	Promote telecommuting. Promote availability of of organic, local food/products.
288 (PC)	Work together, not all centered in downtown core.
289 (PC)	Developers now want the "Protected Agriculture Land" to be taken out of the ALR. Council will back that.
290	Provide more facilities for non-auto modes (i.e. showers, lockers, etc.) Mixed use in the community to minimize mid-day travel (e.g. shops and banks next to offices, retrofit business parks).
291	city hall workers and relate work force should be Richmond residents. It help cut down local traffic and help local residents to find work near home.
293	Stop using fossil fuels.
294 (PC)	Leave ALR Alone. Support farming on smaller acreages.
295 (PC)	Reduce auto emissions by consolidating their parking areas to accommodate all customers/workers.
297 (PC)	Be closer together or linked through bike trails, etc. Bike trails in North/East Richmond (dike) not connected to other trails.
299 (PC)	Tax incentives for new business, less red tape, increase public transportation. Buses with increased frequency and more bus stops in order to discourage car use. Put tolls on bridges.
302 (PC)	Clean up after themselves
303 (PC)	Be in Shellmond Area.

305	- Be along bus routes. But we need bus shelters at every stop, because I certainly don't want to stand out in rain/snow/hot sun in my work wear. - Close to other amenities
306	But it does not need to be centralized in the downtown core.
307	Have more village concepts nearby
311	Eco-friendly, geothermal greengouse "alternative" gardens
313 (PC)	Offer short work days for mothers (ie 7am - noon / 7pm - midnight).
314 (PC)	First, you should consider the natural potentials, then you can give a suitable functional.
315 (PC)	Encourage work at home as much as possible and hire workers who are Richmond residents.
316 (PC)	You don't define if you mean economically or environmentally sustainable....do you mean more businesses for a larger tax base or making current businesses greener?
317 (PC)	They should not be too much to affect the space that we are enjoying for living. less business is OK as people can work elsewhere in metro Vancouver or internationally.
318 (PC)	co-exist.
319	Provide some form of tangible incentive to employees to use transportation options (bicycle, public transport, etc) other than the car.
320	integrate more with residential communities
321 (PC)	Higher salary more farmland.
328 (PC)	Sustainable is over used and not understood. Ease of transportation and recycling options would make any business more efficient.
329 (PC)	Offer incentives for commuting by bus or bike.
330 (PC)	Teach and learn about being sustainable. Should be forced to recycle.
331 (PC)	-Up energy efficiently -Business should be closer, so that everyone can just walk
332 (PC)	Hire more local people at better wages. The \$8 minimum should be raised.
333 (PC)	Should be concentrated in certain areas. Transportation branching out to residential zones. More buses
336 (PC)	Make homes and shopping centres closer together to reduce the need for transportation.
337 (PC)	Make change to ensure the structural buildings are more energy efficient.
340 (PC)	Be located closer to housing and more easily accessed without cars.
341 (PC)	-Provide transit passes/amenities for employees -Ensure energy audit/recycling
343 (PC)	Provide on site / affordable daycare
344 (PC)	-Stop using herbicides and pesticides -Stop emitting pollutions into the atmosphere -Keep light emissions to a minimum
345 (PC)	Help people and families
346 (PC)	Use less electricity, carpooling, bussing, biking or walking.
347 (PC)	Hire Locally.
349	Ensure land is used in all places. There are a lot of "for lease" areas because the rates have gone sky high as a result of the oval being built and increase in land values across Richmond. The mixed residential buildings with stores on the bottom and residential on top often have high rents which do not lend small companies / stores to be able to afford to operate within them. Yes, they look pretty but then they sit empty or have an extremely high turn-over. There are also sectors of Richmond where the signs all over the windows are horrific in tacky appearance. There should be a restriction in the amount of class to signage in a window and also English should be the primary language. Yes, we are a multi-cultural society but the languages of Canada are English and French and not Chinese. The difference between stores in the Aberdeen Area and Steveston are huge in their level of professionalism. As a result, we do not compare to Vancouver in attracting visitors to our stores. There is an abundance of stores in the Aberdeen Area. The malls keep being built but the stores don't seem to add to the area but detract. There are only so many of the same stores and restaurants before you need to say enough is enough.

350 (PC)	Get less air conditioning and maybe use geothermal heating.
351 (PC)	Up the energy efficiency awareness.
352 (PC)	Be compatible. support each other. Be sustainable, provide opportunities for the residents. Inner cities can be rich if planned with resident input and needs in mind.
353 (PC)	More greenspace around buildings
354 (PC)	Provide housing in industrial parks. Increase community neighbourhood allotment gardens. Implement more solar energy systems. Provide incentives for people to bike/carpool to work.
355 (PC)	Help people and families with tough money situations.
356 (PC)	Up energy efficiency
357 (PC)	Help people and families.
358 (PC)	Use solar powered office buildings and use rain water for flushing to save our energy.
359 (PC)	Start using sustainable things.
360 (PC)	More buses closer together, so we can walk to it; up the energy efficiency. Community centres should have daily meetings.
361 (PC)	Use less fossil fuelled products to power their devices, make business more local for people who walk.
362 (PC)	Not speed around Richmond and stay close to homes for less traffic and gases wasted from driving everywhere.
363 (PC)	They could become more eco-friendly and try to produce less waste.
364 (PC)	Stop construction, or save energy in their offices.
365 (PC)	Energy efficiency
366 (PC)	Have more employees and pay higher wages for working and help support families.
367	Help with the need for affordable housing by providing incentives for staff to live close to thier work
369 (PC)	Be provided with better bus service and links
370 (PC)	Have a greater understanding and appreciation for the land and their ethical use of it.
371 (PC)	Provide support ideas and incentives for home based business. Provide opportunities for this.
372 (PC)	Locate on or near existing transit routes. Allow employees to alter their hours or work from home.
374 (PC)	Need more bus stops at business districts and business centres.
375 (PC)	Try using more renewable forms of energy and also if people stop living in huge houses and start living in joint families.
376 (PC)	I try to do business on LULU Island
377 (PC)	Have a recycle bin everywhere. Raise sustainable awareness. Make people realize they can re-use old materials. Plant more plants/trees. Encourage people to bus.
378 (PC)	-Always recycle -Replace lighting with energy efficient ones -Buy local when possible -Allow vegetables to be grown in their garden
379 (PC)	Try to help people in this community more. We have too many people on low income. Inadequate housing. People lining up at the food bank. People waiting for surgery.
380 (PC)	Concentrate areas of work to facilitate travel by bus or car pools.
382 (PC)	Be integrated into residential neighbourhoods
384 (PC)	Build business up near sky train (Business and Residential)
385	We could have more multiple zoned areas that had businesses below and residents above.

387 (PC)	Businesses could be concentrated and not spread out with large parking lots that use too much space.
388 (PC)	Provide those cars you ride for a day, etc. Have lock up parks for bikes. Rent a bike program like Chicago.
389 (PC)	Recycle more - pollute less.
391 (PC)	Be clustered along industrial/commercial zones that are accessible by vehicle and frequent public transit. Also allow for flexible work schedules.
392 (PC)	We have always done well with that balance. How do we get compensated if our homes disappear.
393 (PC)	-Large centres could have weekday pocket markets. -Provide lunchrooms with microwaves to encourage bringing lunch from home.
394 (PC)	Green their roofs, spaces, etc, with vegetable gardens, plants, etc
395 (PC)	Richmond has conditions to be another international city because of her geographic and diversity of culture. However, it depends on the intention of government and residents, to be a county or an int'l city.
397 (PC)	Adhere to environmental standards. Publicize their own gains or City can judiciously praise good practices.
398 (PC)	Open more agricultural lands which presently are not viable for farm use. This would lessen the stress of congestion put on city centre.
399 (PC)	-Have housing above with green space (garden/play area) close by/attached. -Create more bike paths separated from cars.
402 (PC)	To be more sustainable places of work a business could: Use an existing building and not build a brand new building; maximizing your square footage; turn off lights when not in use; open windows instead of air conditioning; solar power; car pooling, public transportation initiatives; buying equipment that will last longer out of recycled material and fixing it when it breaks down; onsite recycling and composting bins; work gardens; low flush toilets; human powered bicycle generators instead of electric power; turn off power when not in use; don't over produce; when not using equipment or office supplies any longer put them on Craig's list instead of the dump; only buy recycled products whenever possible; stop sending pollution into the air, earth, and water; use no pesticides and go organic; plant trees.
403 (PC)	To make Richmond more sustainable, places of work and business could cater to the practical needs and services of the community such as repair shops for appliances, etc.
407 (PC)	Promote local farms/fishers and sustainable clean industry.
408 (PC)	Recycle, monitor waste, monitor water usage.
410 (PC)	Have green roofs, offer benefits like yoga or outdoor rec in the workplace to promote healthy and active lives.
413 (PC)	Support more foot traffic - like Commercial Drive, West end, etc
416 (CS)	Places of work and business could be put together.
417 (CS)	near people's home. Businesses are evenly distributed. People live near their place of work. This can help ease the traffic and benefit the environment.
418 (CS)	be developed along Fraser River.
419 (CS)	To be sustainable, there should be more places of work (opportunities) and create more businesses.
421 (CS)	create towns with a theme, such as industry, environmental protection and high technology.
423 (CS)	have more interaction with communities. Cultural diversity is also a characteristic of Richmond.
424 (CS)	do more to protect the environment

425 (CS)	Develop mixed-use commercial-residential areas
426 (CS)	Residential and commercial areas should be separated.
428 (CS)	Convenient transport, affordable housing
431 (CS)	More investments. Create job opportunities
433 (CS)	To make Richmond more sustainable, it does not matter what places of work or businesses, but rather the government's planning and guiding programs. The city should develop according to its own characteristics. Not only can this mobilize the city resources, but also utilize and protect local resources, help it develop into a city with its own style and characteristics, and make Richmond become a city of the world's attention.
436 (CS)	be located in <i>East Richmond and Fraser lands</i>
439 (PC)	The city should stop pushing business (ie. manufacturing) out of the west side of Richmond and leave the ALR lands safe from 'predatory' people / organizations / businesses / governments.

Official Community Plan 2041 Update

Survey Verbatim for Question #12

Q-12) I believe that it is important that a good range of the following programs and services be available in Richmond in the future (Child care, Programs for youth, Programs for children and families, Affordable housing, Programs for older adults, Programs for people living with Disabilities, Services to recent immigrants, Singles, People with low income, Post secondary students). **Other, please specify:**

Most Mentioned	Number of Mentions
More Affordable Housing	22
English & French Language Programs	14
Better Transportation Options (eg. Bus and Canada Line)	9
Maintain Quality of Community Centres	9
Compost Pick-up	8
Provide Shelters for the Homeless	6
Free / Cheap Sporting Programs	5
Maintain Quality of Local Parks	5

Total Responses = 148

Survey #	Survey Responses for Q-12
2	I would like to see a central building like the caring place to cover all these headings with a bus stop nearby to service the facility
6	ANOTHER spelling mistake in question 14
18	I don't know why you bother to ask such questions. Of course everyone would want these. It makes for a more compassionate society.
20	We should have more "green" and less buildings. We need to have a "green enviroment"
22	new parents
28	Programs and services for artists and cultural workers
32	all schools should be mixed use: community centre and education; any large building unused in the evening and weekends could be rented/bartered for such mixed use as well where reasonable... and the city should host a powerful web 2.0 server for Richmond citizens to connect with each other in a standard easy and safe way
33	Richmond needs to spearhead a MASSIVE effort to recruit and train "Grow Biointensive" farmers to prepare for the end of cheap oil. Without cheap diesel and gasoline, you can kiss all those trucks and trains that feed your *ss goodbye. Richmond grocery shelves will empty within three days. Richmond also needs to spearhead a MASSIVE effort to develop innovative housing structures that require no outside inputs except sunshine and rain to provide comfortable, dignified housing for all residents. It is possible to build a house that is warm and comfortable in the cold, cloudy, dark and wet Richmond winters without outside energy sources. Ask me for details. Richmond needs to spearhead a MASSIVE effort to retrofit all buildings to capture and store rainwater for crop irrigation.
40	We should not be providing free services such as ESL for immigrants - they should learn the language before they arrive or be prepared to pay for it unless they are here on humanitarian grounds in which case the federal government should supply the funding.
41	Homeless/emergency shelters Health care and information Environmental Education, Programs and Services
46	Re immigrants. We need to start now to provide info in english only whenever possible so that the new immigrants learn english faster or do so because they have to. What we are doing now isn't encouraging them to learn it because its handed to them in their language!! A lot of businesses now answer their phones in their language.
53	Affordable housing for people working in Richmond, and their families. We are becoming a hollow community with many of our workers having to live further out than in Richmond.
60 (PC)	Richmond needs to put affordable housing on the top of their agenda. There are many wealthy families & immigrants in this city.
64 (PC)	I believe most of these programs are available now but maybe should be advertised more.
66 (PC)	30% of children live in poverty, sports and other programs should be free of charge.
68 (PC)	I am an immigrant who came to this wonderful Canada - Richmond. My family paid for our own Eng language lessons. So, recent immigrants should learn to help themselves, but not always look for the government to "help". Richmond is truly doing a wonderful job and it is a joy to live here.
69 (PC)	There is a demand for childcare in Steveston area.
72 (PC)	There are multiple soccer and hockey associations. These get in the way of creating a community. The city can take some leadership to encourage these groups to become a single group within each sport.
74 (PC)	Services for the increasing number of homeless people. Services for people with serious mental disabilities affecting our community safety.
76	Hi, I think we need more vegetable plots so everyone in apartments, including seniors, has access to being able to grow their own vegetables. I think this helps families of all ages come together and have fun and feed themselves.

78	Transportation links: More Park and Ride areas for East Cambie with express bus to downtown, OR better bus connections to Bridgepoint terminus such as an express shuttle to connect East Cambie residents (and workers in the Technology Parks) TO AND FROM Bridgepoint and thence to Downtown Vancouver and back. Right now, we have frequent bus service but only to central Richmond and yet we are five minutes from Oak Street - no incentive to use transit for workers in either direction - so we have huge traffic jams along Cambie up to Oak Street Bridge because it is just impracticable to anything else. The pollution from cars and into our side streets and gardens is awful. Other residents have bus links to the Canada Line that make sense, i.e. they are in the same direction, but for us we have to go twenty minutes in the wrong direction before we can make a connection to Vancouver
80	Affordable housing is key. If too much of the city is large homes approaching one million dollars in value, it can not be considered affordable, especially to younger people, students, new families, or those with lower incomes.
88	why are we cutting down on the privileges of the older generation who made this nation great????!!!!!! why are we channeling resources and funds to "projects" that benefit the few - at the expense of many????? We have an OVAL but cannot afford to set-up an MRI for our local hospital????!!!!!! yes, we have to look into where our values are!
90 (PC)	Family and seniors should be main focuses. Allow diversity, but core to be English / French
93 (PC)	If you hadn't built Oval, we could have had a lot of meaningful services.
96 (PC)	- Programs for business development. - Programs to attract intellectual property type businesses. - Programs to improve & upgrade recreational opportunities. - Programs to promote tourism businesses.
97 (PC)	ESL classes are very important, and perhaps require more publicity and encouragement to attend.
98 (PC)	Women who are/have experience violence - there are safe places and supportive resources/services available. To have service/programs to enhance community feel.
110 (PC)	Cultural integration & communication.
112 (PC)	Richmond is losing families, school enrolment is dropping. I think it is important to make sure young families are welcomed into Richmond and that there are lots of affordable services.
114	In order to have a complete strong community support for all of the above groups must be available. It may be that some of the support offered isn't by direct programs but in arranging that family may be assisted to act as caregivers. This isn't currently always an option.
120	integrated system of services needed - all levels of govt and non-profit societies working together not against each other
127	The library serves all. It is great. Don't cut it.
133	It would make more sense to offer community programs when people could attend, such as in the evening. It is difficult to participate in programs that are only offered during the day Mon - Fri when one has to work during those times.
138	Better transportation. Buses need to run daily at 15 min intervals, not the over half hour intervals presently. Rush hour , every 8 min or less intervals . Conjested now. 2) 2) 2) Institute Tolls on bridges to cut down on traffic & to generate income. 3) Provide better public transportation to encourage usage & decrease car usage & pollution.
142 (PC)	"Affordable Housing" is a mis-nomer a small 1 bedroom suite (basement) currently draws \$1,100 - \$1,300 per month. A young person has to draw a pay packet of 2,400 to 2,500 per month just to pay for rent (after income taxes, etc)..... Cut out the "greed" somehow. There is also food and transit on top of rent.
144	Good pubs and after office places, except restaurants (we have plenty of them)!
145 (PC)	Richmond's network of community centres and parks surely have enriched childrens' youth and now all ages.
147	post-secondary students want to be downtown, not Richmond

148	job finding programs food sustainability / 10 mile programs volunteering programs mentouring programs sport programs
149 (PC)	I think Richmond should have more facilities for women in recovery from addictions. I think Richmond should provide more safe housing for women and children. This will take courage from Council members who should not bow to vocal opposition when the greater community's need are not met.
151 (PC)	Again - Better roads, sidewalks, back alley, all need upgrading in Richmond. Even cutting the grass in parks and along all the roads and highways are very poorly maintained.
152 (PC)	We are catering too much to immigrants, start giving the real locals help they deserve.
154	When we start to look at the number of homeless people --both men and women and actually provide shelters and programs for them --then we might start to take pride in our community. As a member of an older family Richmond works fine. I can afford to live here. My children cannot afford to buy a house in this community, nor can many single people or other young couples.
156 (PC)	Street cleaners & expanded recycling
157 (PC)	These programs are needed but not from unionized city workers; they're excellent if provided by churches, not government.
158 (PC)	These are private services not public. The citizens can figure this stuff out without the government's help. These services only raise taxes and are not useful.
162 (PC)	I'm guessing that this is for public services, which i don't agree. We don't need more public services like this list. It's ok if they're private like churches do, but not public with union workers.
167 (PC)	Explain regularly to highschool and college students the benefits of environmental sustainability and green management.
168 (PC)	Taking care of elderly, disabled, new immigrant, low income, should be kept at a reasonable level. They shouldn't become a burden to the city and country.
169 (PC)	Affordable housing: this could mean smaller apartment units with a lot of clever built-in storage. Or apartments built in less expensive areas per square foot of land (ie No 4 rd area, Hamilton, East Cambie, etc). Immigrant services: There are enough services for immigrants (this may be an over serviced sector). Post secondary students should connect to skills training and apprenticeships which is encouraged by schools. They should be taught to be productive citizens.
171 (PC)	We need more affordable housing plus services / shelters for the homeless. Ensure good bus services connecting business/commercial centres with one another (city and residential).
174	Arts & Culture
175 (PC)	It needs to be integrated and driven by a common vision of improving health and employment opportunities.
178 (PC)	Increase ambulance stations
181	We need more free sport and recreational facilities in Richmond esp. in the City Centre area within the walking distance.
182	We need bike paths improved and added especially along the road to Iona beach park.
183	more parks and work with the province to improve the two by the airport they are just in a dire conditions
184	The creation of more farmers so that we don't have to exploit the peoples of Central and South America.
186	In the "Blundell" area, there is a need for a recreational community centre. The location of the old Steveston High School is ideal for a community centre, which would also be useful to London Secondary School and park (same idea as Thomson, Cambie and South Arm).
193	I believe people should be encouraged toward self sufficiency as much as possible. Education of all types is a necessity. New immigrants should be strongly encouraged to learn English so they can participate more in the Richmond community.

194	What kind of population do we want to encourage? Enabling the right activities will direct this. Currently we are clearly a bedroom community -- mostly families whose kids are mainly grown and ready to strike out (to where? Do we want them to remain & build their Richmond, or get out of the way to allow Richmond to age/retire gracefully?
195	Community Centre events for young couples.
200 (PC)	We should be permitted to subdivide large single lots only when the house is condemned by city inspectors.
203 (PC)	This costs money - Our taxes are too high already. Who is going to pay for this?
212	Community Gardens Protected ESA's Land used for wildlife and farming
214 (PC)	Encourage clothing stores to buy American or European inventory. Too much Asian imports have no consistency in sizing. Therefore, I am forced to shop in White Rock.
215 (PC)	Physical fitness - our health is the most important thing we have. I've participated in community based fitness programs and they are fantastic. Richmond has the best programs and instructors!
216	There must be a clear distinction between immigrants and refugees. Immigrants should have a reasonable command of the English (or French) language before they are accepted in Canada as immigrants. Then there will just be a very small need for "introduction to life in Canada" type activities where the emphasis is on joining the Canadian (Richmond) community. There should be no need for all the wasteful translation services and Richmond would lose its unwelcome "ghetto" reputation in the rest of the Lower Mainland.
217	Programs for new immigrants should not only in theory include ALL immigrants. There should be a greater emphasis on programs to create a community instead of separating it.
219 (PC)	More money for Arts, culture and heritage. Build a museum and art gallery that is a destination site.
222 (PC)	Building or renovating community centres.
227 (PC)	Lots of kids, youth, and senior programs at the community centres, but not adults.
238 (PC)	Rehabilitation facilities.
243	Social Buildings: Dinner and Dance, Legion type buildings with weekend entertainment and special events for holidays, etc. Neighbourhood gathering spots
249	its hard to buy local food, when not much is produced
258 (PC)	Richmond needs more affordable housing. Also need to provide for the homeless.
260 (PC)	No more townhouse/apartment complexes.
261	I think the programs are adequate and services I use are very good. Housing is an issue here.
262	I'm having difficulty envisioning exactly what kinds of programs and services singles and post secondary students need.
264 (PC)	I do not want half way houses, low income housing next door to me.
270	Programs and services specifically for women. The Women's Centre had almost 5000 visits last year. Every year there is more need for services.
275 (PC)	Have program for kids and youth. Cost should not be high \$.
281 (PC)	The above are all motherhood issues - How can one be opposed to any?
288 (PC)	Very few, if any services around the Cambie area. No grocery store in this area.
295 (PC)	Tree By-law: Homeowner should be exempt for trees in their private yards. Child Care: It's better to give tax incentives for a parent to stay home to care for children instead of working outside and putting them in care centres. Unaffordable for most people
299 (PC)	1) Affordable Senior Housing. 2) Discourage car use 3) More Shopping Centres
301	Educational
305	How can you say no to any of the above? All are desirable in a healthy community.
306	Not enough programs and services for adults (30+)

307	There are few housing options (affordable) available to young people starting out. Prices are too high and there aren't "Starter" homes anymore, which allowed young people to buy and move up later by selling.
308	What about women!
314 (PC)	Don't combine Singles with family residential.
317	Worship services, wellness service, arts for most people.
321 (PC)	Free public universities. Free buses.
328 (PC)	Healthcare/Hospital => Strongly agree
332 (PC)	Currently there are so many programs for seniors, and immigrants. There should be more for people of all age groups.
337 (PC)	I have always been impressed with the number and variety of community programs and seniors in Richmond. I hope community programs and services will always be a key focus for the City of Richmond in the future.
338 (PC)	To maintain current service level to the existing community centres.
340 (PC)	Housing and communities should provide services which are in demand and not primarily cater to specialized niche needs. Cultural integration is critical (not isolation).
343 (PC)	Assisted living housing for seniors is insufficient in Richmond.
344 (PC)	Upgrade Steveston Community Centre's fitness room and library.
345 (PC)	Affordable alternatives.
346 (PC)	If we have more environmental services our eco-footprint will go down quite a lot!
348 (PC)	A compost service, this will encourage people to compost more.
351 (PC)	Composting truck!
352 (PC)	In the City Centre there are services for new immigrants. Perhaps we need more for those who are new citizens - to help them integrate better. The City Centre has pockets of diverse needs. It needs awareness and specialized planning to meet these diverse needs and create community. At the moment the pockets are separate and there is little sense of community.
354 (PC)	Urgent need for adult day care centres. Urgent need for more extended health facilities.
355 (PC)	Compost pick up. Solar powered cars and other.
356 (PC)	A compost pick up (like garbage trucks)
357 (PC)	Affordable housing
358 (PC)	Affordable housing
359 (PC)	Compost pick-up. Computer hardware recycle service.
360 (PC)	Composting in Richmond
362 (PC)	I believe Richmond should be more caring for less wealthy and help the ones in need and that do not have the money to stay up to all the pay checks and taxes and please try to keep income high.
363 (PC)	Compost collection trucks.
366 (PC)	More programs for youth.
368 (PC)	More parks, more orphanages, and more trees.
370 (PC)	Programs and services to encourage young people to get into agriculture. That's what RMD is about.
373 (PC)	Get rid of that Mandarin program in public schools. When orientals come here they must learn/speak English. If they want to speak Mandarin - go back to where they came from.
374 (PC)	Need affordable senior housing with local shopping centre with medical and dental offices
377 (PC)	-Compost pick-up -Ways of transportation -Zero waste -Raise of taxes -Plants/Trees - Friend/communication with people

378 (PC)	We need to have more affordable, smaller homes outside City Centre. Older people will need homes on one level, without lots of stairs. Older people don't always need a "Care Home" but they need smaller accommodations on the one land, maybe with a garden.
379 (PC)	There are too many immigrants coming into Richmond and taking advantage of healthcare, tax relief, etc. I have nothing against immigrants, but when I hear about how they take advantage of our system I am outraged. How can they get away with it?!
380 (PC)	Classes for immigrants to learn conversational English and reading to be offered at a very low cost.
383 (PC)	Very hard to satisfy every one. Also our land is so valuable that lots of people will never be able to live here.
384 (PC)	Affordable housing around skytrain in large towers.
385	Programs that help intergrate our diverse society. Programs that help encourage community beyond ethnic backgrounds.
386 (PC)	As a person on a small pension, it is harder every month to pay bills. Low cost housing where? Every day, every month the taxes go up (gas tax, HST, cable, etc)
391 (PC)	To take advantage of economies of scale above progs and services should be clustered and distributed equally throughout the city.
392 (PC)	People coming from other provinces of Canada need time to re-orient themselves. They need the opportunity to get the BC experience.
393 (PC)	Need better libraries, especially in Steveston. Move police station to library and build new library. This library was promised when waterfront building was proposed.....where did the money go?
395 (PC)	If Richmond wants to be an int'l city, she needs a trade exhibition place, upgraded hotels, entertainment, night-life, aggressive trade council for business. If Richmond wants to be a sleep over place, village style city, just keep it. Richmond is the first gate of Pacific trade business!
397 (PC)	-Strong effective programs for young children at risk. -Programs that school dropouts or those in difficulty with marks, including ESL students, can turn to build self worth.
398 (PC)	There aren't enough senior care homes for the aging population in Richmond.
399 (PC)	I think in order to get our community in a healthier state we need youth programs as priority - accountability for the gap of time between school ending and parents' work ending. Maybe get the community centre workers to come to them and use the school 3-6pm instead of hoping they will make their way to the community centres. Less drugs, etc.
401 (PC)	We need to have specific things in Richmond - Sports or art performance. We have to bring out Richmond culture higher instead of too many businesses.
402 (PC)	People with drug addictions; people with mental disabilities; homeless people; programs for environmental awareness and stewardship of the land for all people.
406 (PC)	We need a safe walking path around the Hamilton area.
410 (PC)	More community forums outside City Hall to reach out to those that rarely have time to visit. Encourage all these people through events that celebrate Richmond.
411 (PC)	Recreation and library services, better pools!
416 (CS)	Bike paths

418 (CS)	Immigrants often do not know what to do when they come across legal matters due to language problems. Please provide more consultation services in this area.
419 (CS)	We should help less fortunate people who need help, but the kind of help for people with bad habits like drug addiction need to be considered carefully.
421 (CS)	Vocational training programs for home-makers who have spent some years looking after children at home and would like to join the work force again now that their children are older
428 (CS)	More affordable housing and convenient transit service are needed
433 (CS)	Services in the city do not have to be comprehensive. It is more important that our services can cater for the crucial needs and are effective. This is the area that we need to improve while the city develops. Specific survey and analysis are needed in planning and developing services required so that residents may enjoy living and working here.
436 (CS)	NIL

Official Community Plan 2041 Update

Survey Verbatim for Question #15

Q-15) To help move Richmond towards a more sustainable future, the following changes would be easy for me to make in the next five years (Eating more locally grown food, Using car less, Consuming and wasting less, Buying goods/services from environmentally & socially responsible companies, Making energy and other improvements to house/office). **Comments:**

Most Mentioned	Number of Mentions
More local transportation alternatives (rather than cars/trucks)	48
Richmond to be a leader in sustainability	26
Already does some of the above changes, but could do more	18
Energy improvements to house/office too expensive	15
Local food/products need to be more affordable	12
More / Safer bike lanes	12
Individuals who have already made all of these steps	8
Would like more information	7
Government support (Tax incentives / rebates)	6
More Farmer / Pocket Markets	5
Educate youth about the importance of a sustainable future	4

Total Responses = 222

Survey #	Survey Responses
2	all new properties, townhouses/condos MUST have water meters: supermarkets should have a section for local produce to make it easier to find.
4	Strongly support the successful (this year) Farmers Market and create another one in the north east sector of the City. REQUIRE city vehicle to switch OFF their engines when working in the City. I frequently come across city vehicles left with their engines running for a considerable time...more than an hourWHY??
7	E needs to have some financial benefits attached to it.
11	it's hard for low income family.if the goods are similar price,for sure, i will choose the environmental friendly one.financial wise, i will choose the cheaper one instead of considering environmental issue right now.
13	Public parking in the centre of Richmond is essential to reduce car trips. Movement within the central area has to be facilitated by other modes than cars. Combining trip purposes "trip chaining" is made difficult by reliance on private car parks dedicated solely to customers of that store or service. People must be able to park and then walk to multiple destinations
15	* local to me means from Richmond, not Langley
17	I am interested in finding out how to make condo apartments more energy efficient. No one seems to address this growing sector.
18	See previous comments. Again everyone wants these things. I see that we have little chance in achieving much because people are not yet ready to make major shifts in their lifestyles.
20	This is what I called sustainability!
21	Living in more modest homes will probably help, as well as being able to walk to work. How will consumers find socially responsible companies to do business with? Will there be a certification program?
22	new parents
25	I can not make it to work in time by transit due to the fact that it does not run in my neighborhood at the time I need to take it. Therefore, I will have to commute by vehicle. Also, I feel our bus stops are unsafe. There is poor lighting around the stops. As well as, no sidewalks that lead up to the bus stop. Therefore, I feel it is unsafe to take transit.
31	I already try and do these things as it is - I am sure I could always do more, but I am making an effort. Using the car less would be more possible if bus service across Richmond was better planned. The service seems planned more to get people into downtown Vancouver and not so much around our own city. More commuter buses with east/west routes would help.
32	I am very willing to do my part, but it helps a LOT when the city passes bylaws that make these choices seem a lot better than the old wasteful alternatives

33	Richmond needs to spearhead a MASSIVE effort to recruit and train "Grow Biointensive" farmers to prepare for the end of cheap oil. Without cheap diesel and gasoline, you can kiss all those trucks and trains that feed your *ss goodbye. Richmond grocery shelves will empty within three days. Richmond also needs to spearhead a MASSIVE effort to develop innovative housing structures that require no outside inputs except sunshine and rain to provide comfortable, dignified housing for all residents. It is possible to build a house that is warm and comfortable in the cold, cloudy, dark and wet Richmond winters without outside energy sources. Ask me for details. Richmond needs to spearhead a MASSIVE effort to retrofit all buildings to capture and store rainwater for crop irrigation.
34	you should have extended the skytrain all the way to steveson hwy along its current path.....it is still quite far from east of 3 rd to get to the skytrain, especially from my community of "shellmont"
37	People should not be driving to have to use the Canada Line.
38	a: already eat a lot of locally grown food, mostly veg's. b: Currently use only if necessary. c: do so a lot now.
39	What has the City been doing to support local farmers and to make local food more available? As far as I can see, the city has paved over farmland and driven farms to the outskirts where they can only be reached by car. How sustainable is that? I'd love to purchase more environmentally friendly goods in Richmond but where from?
40	Living in a single family dwelling with no children, we are already environmentally concious and produce very little garbage while re-cycling everything that the city will accept. There needs to be a little more control of products sold at roadside stands so that we can be sure that the majority is local
41	I would like to see information on what local government is doing for our sustainable future. Lead by example. Showcase individuals and what they are doing in their own lives to make a difference. Let us know what you are doing at work to make a difference. Prove to your community that it can be done by doing it yourselves and sharing it with us. Educate us in what we can do from our own homes, schools and offices.
45	Tim F. Ball, Ph D. on Climatology has stated that climate change is a natural progression. 31,000 scientists signed a petition rejecting global warming. Pres. Obama will enact a 'global' carbon tax for developed countries. This is a 'breathing tax'. Carbon Dioxide is what we exhale. There needs to be global deforestation to change our CO2 into oxygen. All the slash & burn polutes. Limit the use of aerolsols and Nitrous Oxide. More dollars should be spent on R&D for clean coal.
46	transportation is nill where we live, we are almost a mile to the bus ana we are a populated area.
49	"green" products such as appliances or vehicles tend to cost more; when financial cost is a consideration it will be difficult to choose "green" until the pricing balances with less carbon-friendly products
50	e) i rent
51	Price will always factor into purchases made including food, transportation and accommodation. It would be ideal to be able to live, work and play within your own community, but that is not realistic in today's market where young families cannot afford to purchase homes in Richmond.
53	I would like to purchase more local food, and not have to get in my car to access services. This is not available in my community today. We need more local services - the best way to get people out of their cars.
55	I already keep options in mind and in action. Giving the matter some thought, I can't at this time come up with ways to do more in any of these dimensions, given the options available to me.
63 (PC)	-A Bellingham co-op has 7th generation natural detergent in bulk - -bring in and reuse our containers. -Also they have honey, etc..

66 (PC)	Better transit would make people use their cars less, need parking lot close to skytrain.
68 (PC)	I sold my car, take the bus or walk. Dry my clothes on outside line. No dryer, no dishwahser. Grow many of my vegetables. Don't water my lawn. Have a compost. In winter I dry my clothes inside basement line. Reuse my water for watering my flowers.
69 (PC)	All good provided that is not going to unfairly inhibit manufacturing compared with rest of Canada.
71 (PC)	No 6 Road, Blundell and Steveston all are hostile to pedestrians, cyclists, poor transit.
72 (PC)	I would like to see city staff do more than talk nicely about being green. Let's see the city act Green! For example stop digging up and otherwise blocking the major streets during the day when they are heavily used. Gardening on medians does not need to be done during the day! The traffic chaos created more greenhouse emissions and lost productivity than night work creates.
73 (PC)	The city needs to go further: penalties for no recycling, wasting water (every household with water meter), etc..
74 (PC)	A ban of "Monster" houses more community gardens
76 (PC)	Hi, I think these are very good questions and as I read them I realize that I could be doing a far better job myself to reduce my own waste and drive less. I think if everyone took more person responsibility this would happen. I am not always sure of the options available to me. For example, I buy parmesan cheese and feta in those little plastic containers. What is the alternative? Perhaps the City could have free workshops in a pleasant location - Terra Nova or the City atrium - to give us tips on how to reduce and recycle.
77 (PC)	Compost pickup service would reduce garbage waste, and it could be used within the community.
78	Re (b) I hate driving but have to, to get outside my area to the things I need to access, as East Cambie is in the forgotten end of town. And I dont see this changing soon. This is surprising when we have so much of the sustainable, non-retail jobs here in our tech parks that provide so much in taxes to the city. Instead, we have dirty, messy commercial and rail track areas
80	Using my car less:?key to this is creating a greater ability to walk to shops or work, more safer bike lines, and more frequent bus services or LRT/street cars.
83	All these ideas come with a cost. We must weigh the benefits with the added cost and decide if it is worth the dollars. If everyone buys local food, we will have trouble exporting our local produce. Our local farmers are hurt.
89	Until the transit system gets a major overhaul, I will continue to have to rely on my car to get around our city. The transit sytem (including the Canada line) is truly deplorable.
92	I would make improvements to my home for energy efficiency, if they were more affordable to purchase.
93 (PC)	I already buy local produce, plan and combine errand/appointments/shopping, compost and recycle, keep natural gas and electric bills as low as possible.
94 (PC)	Want Provincial / Federal / Municipal gov's to provide tax incentive to install solar heating in public and private swimming pools, housing and corporate buildings.
100 (PC)	-Let's be leaders. -Your success will be equal to the job you do on educating our population on what that means. -Be authentic about this & revenue will be there.
103 (PC)	Given where I live and the amenities available, it is difficult to cut back on the use of my car.

105 (PC)	Richmond needs to increase number of bicycle lanes on the major arterials to make travel within the city safer and more convenient.
110 (PC)	We've already made many of these changes. We are at the point where we need support from gov't & business to take it further. ex. Consistent farm markets, better public transit.
111 (PC)	These are not easy now - but could if appropriate services etc are available. For example, while transit and bicycle lanes are good where I live (that's why I chose to live there), they are not good everywhere in Richmond and I often use my car for safety (rather than bicycle) or speed (rather than cumbersome bus transfers. Also, we prefer to buy local - when its an available alternative.
113 (PC)	Local grocery store not socially responsible or environmentally friendly thus discouraging buying locally.
117 (PC)	Hamilton doesn't have the amenities so car transportation is essential, especially for families.
121 (PC)	The city needs to make sure that there are opportunities for citizens to make these changes eg. Subsidizing organic produce so it isn't more expensive than inorganic produce.
128	I would take my car less but it isn't easy from here - the bus just doesn't come by often enough. I
129	Heritage trees should be given LESS recognition and are not as important to me as other environmental areas.
132	Local incentives to help with energy and environmental changes would be helpful.
133	The only way this is going to work is to make all options affordable. If environmentally friendly products and services are more expensive, most will opt for the less expensive alternative.
134	I have already done many of these
135	Re questions: a) It is often difficult to learn where something is grown or made. Our labelling system is so poor. b) When I retire, that questions would be more positive, currently, I need my vehicle for my work. d) There is no grading system on businesses for the consumer to know which ones are good, environmentally conscious, or even ethically conscious corporate citizens. e) I totally renovated my home in late '07 and included every possible environmental improvement at that time.
136	If the city wants me to use my car less, then they better give me a better public transport. Currently I do not believe it is up to par.
139	I would like to be able to use transit more, however travel times must be comparable to driving times. In Hamilton, it takes 1hr to get anywhere by transit versus 20 minutes by car. The choice is obvious.
142 (PC)	If you were to inspect those "Coach Houses", how would you maybe find that the lower "garage" is now another bedroom? Just asking
143 (PC)	But I rent, so it's up to owners.
144	Careful on frugality!! Spending and confidence drive the economy!!
145 (PC)	Have already done much of this: Storm door, upgraded windows and patio door, 1GL toilet, energy efficient furnace, blocked most draft holes and gaps.
147	You will need dollars to make these improvements in (e)
148	it would be great to have students get involved in realizing what a sustainable future means for richmond. i have tried to get my friends on board and they appreciate my contribution but are too lazy or uneducated to do it themselves. if we teach them in school, hopefully the younger generation can implement and convince the older generation. perhaps have a contest for a prototype on a recycling depot to get the community involved.
149 (PC)	Public transportation within Richmond needs improvement because our cars are responsible for a great part of green-house gas emissions.

150 (PC)	Already bike and transit commute and buy local food. 30 yr old house is expensive and difficult to upgrade environmentally.
154	I have put in an extension to my garden. I eat the Ten Mile Diet for ten days each year, which means I am eating from my own soil. Buying from farmers and farm markets is an important extension to the growing understanding of how to become more sustainable. We need more of this! I want to see more Community Gardens and I want to see Farmers get a chance to actually produce on the rich soil we have here. We have an opportunity to show leadership in our sustainability. Food security Must be a part of the new Official Community Plan.
155 (PC)	Smart cars for any Council and Staff use vehicles.
157 (PC)	First: "Climate change" is a huge hoax and government involvement is a huge waste of money. I'd ride a scooter to work if it was encouraged, but the bylaws are against scooters.
158 (PC)	Green-houses gas reduction programs are a huge boondoggle for unions. All "green" programs are child-like foolishness for a city.
159 (PC)	Richmond has done a reasonably good job so far, but wild/bog/trees are still disappearing.
162 (PC)	Most of section 15 sounds like Russian socialism. We don't need to eat more blueberries and cabbage. It won't help anyone to be more healthy.
167 (PC)	Improve the dike structure/system of the North and South Fraser river by anticipating increasing levels of Ocean rise due to Global Warming. Surround the Western dike with thick forest cover while upgrading its structure. Convert Garden City block into a green theme park.
168 (PC)	Every person or citizen should do something, but don't overdue it and make environmental issue become the only living target.
169 (PC)	All municipalities should curb the emissions if their respective industries - no one municipality can do that in isolation. Richmond must look at Lafarge Cement emissions, as well as the dirty truck traffic to the Fraser Lands owned by Port Metro Vancouver. With their pollution emissions both have a negative impact on climate change!
170 (PC)	I think people should consume more to provide income for local businesses, but to cut down on wastable packaging. Refillable options should be readily available, such as bulk, self-serve, shopping for food and beverages.
171 (PC)	I know I already do way more than average to reduce my footprint - the 3 Rs, composting and gardening on my roof deck.
173 (PC)	e) Live in an older building - no incentives or knowledge to become more energy efficient. c) Recycling needs to be simplified.
174	Being a leader does not mean putting all eggs into this basket at the loss of all else
175 (PC)	There are not enough incentives for private individuals or small businesses that make investing in environmental improvements financially viable in the medium term. (ie. solar panels)
177 (PC)	Better bus routes and bike lanes.
178 (PC)	reduce truck use and expand railway use.
181	preserve the agriculture land to grow the produce close to the markets to reduce the transportation emissions.
182	If we could use bike more it would have been made Richmond more sustainable
183	We need a man made beach with the salt water pool so people won't drive to Kitsilano to use theirs and we need to keep the agriculture fields
184	The only reason I say yes to the "Easting more locally grown food" is because I grow my own food not because it's easily available.

186	* Municipality to create an "environment day" or two in a year, so that people can put out in front of their homes, some household items for recycling/exchanging, that normally would have ended up in dumpsites. * Municipality could provide some free compost/topsoil to homeowners to encourage them to garden and grow produce locally in their backyard.
187	I believe the lack of accountability in supposedly "green" companies, lack of audit or confirmation of monies spent on green initiatives, carbon offsets etc. will cause waste and unnecessary expenditure.
192	We need more support for local and urban agriculture. We need to make land available for agriculture in the city - and not just community gardens. It is impossible for a young farmer to acquire land. We need agricultural extension agents to help disseminate knowledge. We need to stop focusing on the export / import market and focus instead on providing for the needs of our own community.
193	I already do all these things, plus have an organic garden. My family has composted for 3 generations. These things should be strongly encouraged for the whole population.
194	For my family, lack of income to support our basic needs precludes too much action of these types, which would increase our cost of living.
195	My family and I are willing to do anything we can, as long as it makes economic sense to do so. For example, my wife buses to work as she works downtown Vancouver. I work in Burnaby, and therefore, would need to transfer 4 times on public transit to reach my office. So it does not make economic sense to me to not take my car. However, we are willing to research alternatives.
200 (PC)	Garbage should be divided into: a) Green waste b) Other
201 (PC)	It would be easier to change our dietary and lifestyle habits if more options are available to us.
203 (PC)	13) How about completing the job of filling in the ditches in our area? Or repairing and fixing No 4 Road.
205	I think the recent idea of municipality compost pick up is an excellent idea and a good step forward to making environmental improvements within our community
206	I'm already doing this. It's not hard. We need to communicate/demonstrate that you don't need to "give up" anything to be more sustainable.
210	I did change my furnace, hot water tank and all light bulbs this year to save energy.
211	I have already taken many of these steps.
212	Remove YVR and Lafarge Cement Plant and the Fraser River Port for a sustainable future
214 (PC)	Ban the demolishing of good, affordable housing. This really would cut down on filling up landfills.
215 (PC)	Some means of financial reward for people who make these changes. Maybe rebates for commuting by bike vs car.
216 (PC)	a. I am happy to eat more locally grown food provided it is available and not ridiculously expensive. b. In order to use public transit, I have to walk over a block to the nearest unsheltered bus stop. There is no local pick-up service and no "park-and-ride". When I have used the bus in the past, the passengers are squashed like sardines with all the health issues involved in that. And, I just would not feel safe using Transit (or allowing my wife to do so) after dark. d. I would be happy to do this if I could be sure that these companies are not just minting money for themselves. e. I have already done this quite extensively - but was really surprised that, when negotiating for a new roof, I wasn't offered the option of solar panels - and my energy efficient roll shutters do not count for energy saving.

217 (PC)	a) if we sustain our farmland this is possible, b) the bus service (small commuter vans) would need to increase, and safety is a big issue. d) if there would be a stronger control that the goods and services offered are not a rip off. There is no need for inflated prices to offer good and services like this. e) in Europe there are many more products available we could use.
222 (PC)	Like the rest of your studies, concepts, public forums, this will end up as another cost to the tax payer, with no accountability.
224 (PC)	We need better support to our farmland and farmers so we can really start eating locally grown food. Edible school yards and fruit trees at our schools, let's teach our children how to grow their food too.
225 (PC)	Hard to use car less. We live in Richmond for more affordable housing but work in Vancouver and Burnaby.
226 (PC)	Will run out of things to improve soon.
227 (PC)	Live in the boonies far from transit and stores. I love it and don't want it to change, but it requires driving.
228 (PC)	Richmond does not seem to promote alternative energy sources such as PV & Solar thermal.
230 (PC)	Stop car speedsters and violators. Stop increase in government workers salary. Stop strike policy. Stop increase in food and gas prices.
231 (PC)	Costs of retrofitting existing and older homes and facilities cannot be realistic.
238 (PC)	To conserve energy when living in multiple housing is difficult, unless it is a mutual endeavour.
243	They must be affordable and accessible or you will not get buy in from people. Recycling must be easy ie. recycling bins available and depots close by and accessible.
250	If electric cars should succeed in becoming popular, Richmond should mandate recharging plugs at malls, rec centres etc
252	Keep the Garden City Land as farmland.
255	I already cycle 50 Km back and forth to work when it is not snowing. Improving the condition of the east-west cycle paths between west Richmond and Queensborough would encourage more cyclists.
256 (PC)	Green house emissions are typically higher in manufacturing which should be targeted. The average home owner's reduction would assist the city's goal but will not reduce it by large %. The airport is a huge contribution via planes / cars.
258 (PC)	Better transit service - more bike lanes.
259 (PC)	Recycle everything possible
260 (PC)	Limit immigration.
262	I live in a townhouse complet and am limited on the improvements I can make at home I.E. the city does not collect garden waste in our complex (while we take bags to Linus lane, others do not) and our complex is too big to get consensus on the rather costly installation of water meters. New construction will hopefully allow for better access to these programs.
264 (PC)	I am not on an easy convenient bus route and would like to use my car less.
266 (PC)	Ensure the ALR land remaining is protected so we have the option of eating more locally grown food.
270	Preserve farmland-no net loss of ALR in Richmond.
271 (PC)	City compost / recycling is poor
274 (PC)	Already drive very little, eating more local grown food depends on the cost for those goods, consuming and wasting less what??? Home improvements to reduce the cost to home owners general spenditures makes sense
275 (PC)	We need sidewalk on No 6 rd.

276 (PC)	Local government could set better example by turning off lights at public buildings when not in use.
277 (PC)	Environmentally and socially friendly goods are usually not affordable to low income people. Please make them available on a wider scale so people can shift to them.
278	Streets need more cleaningness
281 (PC)	Citizens need to be asked if they are willing to pay more for each.
285 (PC)	We already live like this, having been raised by depression - era parents.
286 (PC)	We can do it!
288 (PC)	Already do this. Doesn't cut cost much at all.
289 (PC)	Much more effort should be made to protect farmland and trees.
291	How about start to switch off city hall lighting at night as the first step?
293	Is locally grown food easily available? Does transit work for people? How does one answer these questions if you already eat locally, don't own a car, consume little, recycle etc.
295 (PC)	We eat local foods when in season and priced right. Choices are sometimes limited. We need to watch our \$ and buy what is most affordable. Public transit is too time consuming and inconvenient for older people with mobility problems and heavy bags.
296 (PC)	This is a strong case for keeping our farmland as it is and/or increasing it.
297 (PC)	b) Already biking and walking d,e) Usually it is expensive to make such changes c) Already composting and recycling
298 (PC)	As long as grown produce is available within walking/bus distance I'd be happy to buy it. Environmental products need to be affordable.
299 (PC)	Same as previous comments
301 (PC)	Discouraging homes to be built to max lot size, thereby removing mature trees and paving over so much of lot that there is no grass or vegetation.
305	Using my car less will be difficult as I have children, and the bus service is less than adequate for my grocery, etc. needs.
307	We need Senior's wellness centres. We need a health dept that has clinic facilities to partner with holistic services.
316	...when it comes down to it, for most people change is about convenience and economics. If the change is not too hard, and there is social pressure to do it (recycling) most people will do it. Richmond can be commended for doing a composting program. I have made use of the compost bins and rain barrels. We have a good municipal recycling area, and Eco Waste is a great place for green waste. However, I work in North Van...will I take the bus? Last time I checked it was 1 hr 20 min one way...probably not. Do I garden and buy local - certainly, and I am proud of what Richmond has to offer as far as produce selection compared to other municipalities...but our farmers are getting older, their land is being speculated on, and I fear we will lose them.
317	Everyone should be making their realistic baby steps in reaching the long term goal of protecting the environment by education and penalties.
319	These questions are on what "would be easy for me to make". A "Neutral" response does not mean that I don't support those approaches; it means that I already adopt those approaches (generally to a degree that would be regarded as fairly extreme by the average household). I trust that we will not see the results of this survey misrepresented.
324 (PC)	No grocery store available in immediate area - requires a car.
330 (PC)	We should use more alternative energy.

331 (PC)	The government spends more money on tourism. Not everyone recycles, everything goes to garbage.
332 (PC)	All people in Richmond have to be encouraged to take the above measures.
333 (PC)	I am doing all the above every chance I get.
334 (PC)	Note 15e should consider improvements people have already made. We have made recent improvements / renovations which would make future further improvements less significant.
336 (PC)	I think we need more homes and apartments closer to shopping centres.
337 (PC)	I want to use my car less now however my local shopping area is too far to walk and too dangerous to bike. Also, I must drive to work in Vancouver because a "seamless and integrated transportation network" does not exist yet.
340 (PC)	Suburban sprawl continues increasing every year - Ironwood, Watermania, etc. Sprinkle pockets of local retail and restaurants near housing.
341 (PC)	Making individual changes and goals moves us all closer - also creates demand for these.
344 (PC)	Eating more locally grown food would be easier if organic farming practices were made mandatory. Herbicides especially need to be banned in Richmond.
345 (PC)	More local buses and more parks.
346 (PC)	Let's do this!
348 (PC)	Offer more services to encourage people to go green.
349 (PC)	I think knowledge is the key to sustainability. Our community is very wasteful with many individuals still not recycling or using water wisely. Education is the key for sustainability - anti-idling, walking to school, water use in the home, energy consumption.
350 (PC)	We should have more buses and parks.
351 (PC)	Go green!
352 (PC)	city Centre could use the concept of liveability to build community. Promoting less automobile traffic, better recycling patterns and promoting food growth are all ways to create liveability and sense of community in the City Centre.
354 (PC)	Where I live I have no choice but to use my car.
355 (PC)	Solar powered objects.
356 (PC)	More local supermarkets and housing. Then we should stop cutting down trees and plant more.
357 (PC)	More buses, plant more trees, more parks.
358 (PC)	We should build office buildings that is solar powered.
359 (PC)	-Ways to be sustainable => Monthly newsletter -More buses
360 (PC)	More transit being used. Composting should be added besides just recycle and garbage pick up.
362 (PC)	More buses.
363 (PC)	Overall, I believe I could make all these changes to try and move Richmond towards a more sustainable future. Some of these changes I don't really agree on, such as using my car less and buying eco-friendly products.
364 (PC)	Everyone should conserve as much energy as they can. They should walk, cycle or take transit.
367	Richmond needs to lead the way on geo-exchange and renewable energy, such as waste water heat recovery.
368 (PC)	It will cost too much to have eco-friendly homes
369 (PC)	Already doing "a" through "c" and think I am doing "d" - insofar as I'm aware of who is socially responsible and who isn't.
370 (PC)	We must learn to be sustainable and try to repair our past indulgences and crimes against nature.

372 (PC)	It is difficult to eat local when developers are trying to build on farmland and farmers are being taxed out of business. Richmond needs to fight it keep small farms viable.
373 (PC)	Climate change is garbage. The world is getting colder.
374 (PC)	Need tax incentives for that
375 (PC)	When everybody is being sustainable, it's possible to share ideas of sustainability.
377 (PC)	-Better buses -More parks -Not make taxes go higher -Help people realized they can re-use their old materials.
378 (PC)	We need campaigns in many languages, so that everyone will try to be more responsible for conservation of energy, heat, gas, water, etc.
379 (PC)	We have had our own garden since 1973. Have had fruit trees since 2003. We always compost.
380 (PC)	I am already following these ideas.
381 (PC)	On Westminster Hwy, before shell gas station at Hamilton area, the road was so bumpy due to town house construction. Can the City send workers to fix the road?
382 (PC)	Individuals need support of local gov. Provide pickup service for compost.
383 (PC)	We produce very limited food here so not practical. The older I get my car is needed more.
384 (PC)	Recycle all plastics, stop monster houses with 3/4 cars
386 (PC)	How many times has the city ripped up No 3 Rd and ripped up trees and plants.
387 (PC)	It's not easy to know which companies are truly socially responsible and/or environmentally friendly.
388 (PC)	Using a car - West richmond needs frequent buses to get to the skytrain and 410 must come later at night to west Richmond.
389 (PC)	Garden City Land must be kept as a park for recreation or maybe some type of farming. Definitely not to be developed for condos, business or government buildings.
390 (PC)	Would include apartment buildings with town hall meetings for owners and strata council to understand potential improvements and all government incentives.
391 (PC)	All the above actions could be easier to accomplish if City provides graphic info specific to Richmond - eg publish a Richmond resource book with information on the choices above.
392 (PC)	We live in the most wonderful part of the world. We want our children to be able to continue to be able to live here.
939 (PC)	Although there are many farms we need more access to produce where we live and work. Small kiosks or pocket markets, so we won't have to drive miles and so seniors will have access.
394 (PC)	I try to be as green as possible, but feel upset that when I put out only two small grocery bags of waste weekly, use little water, etc, and I am being charged as much as neighbours with huge houses, putting our two garbage cans weekly.
397 (PC)	Already doing many of these, so don't know how "easy" further changes would be. However, more certainly able to be done with discipline
398 (PC)	If each of us can make small contributions for a cleaner and wholesome environment, the world would be a better place in the future.
399 (PC)	Housing with garden in complex/play areas in complex, etc. Much better than packing up the kids and driving them to community garden plots, parts/b-ball courts, etc. When does a parent have time to cook the local food if we have to go distances to everything? Make bylaw: Packaging for all products must be recycled.
401 (PC)	Not just talk. Just have a good plan and do it! Work on it! To make our city better and nice. Make a good sample for the world.
406 (PC)	In Hamilton we have to drive everywhere because we don't have a library, big grocery store, banks, arena, post office.....

410 (PC)	Richmond is doing a great job by providing all the free workshops on gardening and waste management. The Richmond Fruit Tree Sharing Farm is an inspirational organization! We need more community gardens and rooftop gardens. Bike paths. I think it is great that Richmond high has a farm.
411 (PC)	Goods and services in local neighbourhoods likely accessible by foot, bus, bike! Restaurants, shops, outdoor plazas.
418 (CS)	I think everybody should pay attention to environmental issues and take action to protect the environment.
419 (CS)	Consumption is personal need. It should not be regarded as waste if it is the need of an individual. What needs to be minimized is waste.
421 (CS)	The bus service network is not extensive enough. Residents should be able to take feeder buses to various skytrain stations on Canada line from different areas.
433 (CS)	Environmental protection requires government planning in many aspects, such as monitoring urban industrial pollution, the overall arrangement in community planning, public awareness of environmental protection, and developing various measures for environmental protection. I suggest that more activities related to environmental protection and invention competition on ways to protect the environment should be organized so that the public can be actively involved, from school to the community and families. This can bring about effective protection of the environment. Promotion and active encouragement by the government together with effective measures are essential.
436 (CS)	Agree with the above changes. There won't be a lot of difficulties.
439 (PC)	Q 14 - Does this mean that the city will push out business (manufacturing) that is not 'Green' to meet the requirements? I guess manufacturing can go up North where there is great (ie. low) people to land ratio.

Official Community Plan 2041 Update

Survey Verbatim for Question #21

Q-21) My ideas or comments about new housing in locations outside the City Centre are:

Most Mentioned	Number of Mentions
Limit Population Growth and Densification	34
Affordable Housing:	32
• General	28
• Senior's Housing	4
Medium to High Density Housing Around Neighbourhood Centres	27
Protect ALR from New Development	26
Need more Parking Options	18
Traffic Increase Concerns	15
Limit House Size (eg. No More Monster Homes)	15
Need Improved Transit	14
Maintain Richmond's Character & Neighbourhood Feel	14
More Mixed Use Developments	14
Keep Low Density Outside of City Centre	13
Protect Green Space from Development	12
Allow More Density Along Arterial Roads	9

Total Responses = 256

Survey #	Survey Responses for Q-21
2	I do not agree with development in the Alexandria area too many complaints already about aircraft noise and many people do not realise of the pollution from the aircraft as they unload fuel before landing, supposed to be done away from homes but doesn't happen.
4	Maintain the ambience of many neighbourhoods and do NOT increase density, housing height or size of property allowed on a lot i.e. house sq ft.
11	i strongly agree to plan a smaller single house area, like 3-4 family members one.
13	Mixed use development must be encouraged to reduce car trips. It should be possible for any resident to meet all their daily needs within a 20 minute walk. This isochrone is already in use as a planning target in Portland OR. Large single use subdivisions must be replaced by vibrant places - real communities - not just dormitories.
15	* de-centralize - another 85 high rises in the core will absolutely eliminate anyone's ability to remain mobile * Richmond has among the worst drivers (in skill level) in the country, need to do as much as possible to accommodate
17	Preservation of agricultural land is extraordinarily important to our future. Choose locations that have the least impact on agricultural land. Grow up not out.
18	In established neighbourhoods such as Seafair, the ability to have new housing fit into the character, look and feel of the area. No more big boxes that cast extended shadows into the neighbours yard. Limit the lot coverage to 60%.
19	We've got to control the growth. Richmond population is growing far faster than the streets can accommodate. It is a battle to get to many locations in Richmond.
20	I know there are many new people coming to Canada. However, we should not build too many houses as we are having less green spaces.
21	I have heard of large quadruplexes in Calgary that blend in with the neighbourhood because they look like ordinary houses, except larger. How about cottages placed densely together, like in the 19th century? Are coach houses the same thing as laneway housing? Those could be quite exciting for Richmond since they could also be commercial properties. Richmond's lanes would look very interesting with miniature shops in out of the way places. How about walking villages with fewer amenities for cars where property taxes are lower because there are fewer roads?
22	allowing medium to high density housing around centers such as ironwood
23	Medium density along arterial roads (#18) appears to be a good balance of achieving the necessary density without significant additional roadways. This would occur naturally over time as older houses are redeveloped allowing the increase to be absorbed gradually.
26	The east side of #4 road between Westminster Hwy and Granville should be taken out of the ALR and rezoned to allow higher density development. Most homes on that side of the road sit on half acres or 2 acres or less and are too small to produce anything for profit. Being so close to the city centre, the area begs for development. Present residents have gone far too long without simple amenities like sewers.
28	Densify the single-family neighbourhoods to increase housing choice and create walkable full service neighbourhoods

29	The development of the SilverCity lands and Fantasy Gardens need to be addressed for city/community/transportation services. Limit the size of home available to build on farm land - blueberry farms- increased density in Steveston has put tremendous pressure on the roadways in the area
30	Outside the City Centre we should keep it low density as long as possible. We are a community (Richmond) trying to compete with Vancouver, Burnaby and Surrey which we can't because of space and should not want to be like those areas. Let's keep our identity, if it hasn't already been lost.
31	I don't have a problem with developing around 2/3 of the ALR lands in Cambie West for multi-unit housing. The remaining 1/3 should be developed into a usable park similar one behind hospital. Mega / multi family homes like ones being built in east Richmond should not be allowed.
33	This is not really an option. Without diesel trucks and trains to feed us, increasing the population of Richmond would be suicide. We are rapidly approaching the theoretical population limit for this city (220,000).
37	Excluding City Centre from this portion of the questionnaire is an indication that there is a predetermined position for this area.
39	Housing is totally unaffordable in Richmond. More needs to be done to encourage multigenerations sharing the enormous houses that the City continues to allow to be built. "Monster Houses" that pave over an entire lot need to be stopped. It goes against all the principles of Smart Growth. Not only do they pave over any greenspace (food growing area, water infiltration area), but they make a huge amount of GHGs to heat and maintain. Where is the vision in the OCP to stop building them? Including housing above shopping in the strip mall areas needs to be encouraged. Garden City Mall, Broadmoor mall, Seafair, all need to be re-engineered to have max 3 story housing above. It works for Steveston.
40	Do not allow secondary suites in areas that are single family only. This starts the decay of a neighbourhood by bringing in low income renters who can only afford small suites into an area where the majority of owners have pride in maintaining their property and neighbourhood. Particularly where the property is owned by offshore owners.
42	too many homes built too large
44	Fix 2 rd south of Steveston hwy to accomodate all your rezoning to multi-family district!!! No more Residential along River Rd. A block or two off River Rd is ok. Promote green space and small businesses like Dundarave/Ambleside/Crescent Beach More bike lanes!
45	Limit immigration. Richmond does not have the infrastructure for that type of growth. A few homes that are closed-up and abandoned (#3 RD) should be demolished with new ones built.
46	#20 The opposite. there is too much density planned for city centre. Council is slowing eroding single housing subdivision not looking at the whole picture, such as parking/density. People buy there to have space not to have more than one secondary suite with no monitoring unless there is a complaint or coach houses
48 (PC)	Arterial roads do not need more slower (turning in and out of driveways) traffic from densification.
49	artist live-work spaces
50	-more co-op housing -restrictions on rental pricing -affordable municipal run housing
53	I support the idea of coach houses and rental suites in larger homes, esp. those owned by older residents (enabling them to stay in their houses.) However the parking-on-streets situation is bad today, at our current level of illegal suites. Houses have to provide adequate parking for their renters, public transportation and shared-car services have to be more convenient to encourage many to forgo owning cars.

55	No encroachment on areas of single-family use, parks, recreation, heritage, ... with densification schemes.
58	There is always the inherent assumption that population will continue to grow. The number one problem in the world is overpopulation. We should be limiting the growth of our population by stopping immigration. If Canada, or Richmond, wants a bigger population, we know how to have children. That would allow for a more planned growth, if any.
61 (PC)	Bus service would be needed to improve.
64 (PC)	Higher density (Apts) near neighborhood shopping centres.
66 (PC)	Density should remain the same in neighborhoods outside city centre.
68 (PC)	Let the city do the planning.
69 (PC)	Densification should be done with consideration of the legacy it will leave. See Coquitlam for a lesson in ugliness. Plant trees, landscape, etc
70 (PC)	Densification of the city centre will create traffic chaos.
71 (PC)	Discourage MC Mansion construction along ALR properties like No 6 Road.
72 (PC)	None of the townhouse developments built in the last 20-25 years have been overly liveable
73 (PC)	Low rise apartments/townhouse along every arterial roads and around shopping centres.
74 (PC)	Stop development on fertile land and allow medium density on previously owned house lots.
75	Protecting environment is good - but that does not mean leaving things the way they are - sometimes it is better to clean up and start again. Take the River Road dyke - the rich area in Terra Nova is completely clear of the trees - the poor area between Gibbons and further east is 'left natural'!!! Yet - the taxes are similar - there is partiality there - and need to make it uniformly beautiful the way the terra nova area is.
76	Hi, Let the denisty go where it already is - and save the farmland. My mom lived in a huge house on a 1/4 acre lot for 30 years after all the kids left home. She would have been safer, less lonely and had a small income if she could have built a little coach house. It wouldn't have added to traffic or to parking since when all four kids and my dad were still at home, we created far more traffic/parking. Her neighbours were all in similar situations. This would also create more affordable housing, as would more secondary suites. And it would be the private sector doing this, so public funds can be freed up for other uses. Traffic is already a problem so let's densify as much as possible in the downtown/existing areas or along transit. We're a compact community and we don't need any more sprawl.
77 (PC)	By replacing old homes with new coach, condos, etc means we can't forget about providing community parks, gardens and places to relax/enjoy the city.
78	Re 16 and 17: Increasing density in areas not originally designed for it will create havoc for parking and put pressures in residential areas not able to handle it. Most town-home and apartment long time residents will tell you that people are not ditching their cars, or reducing the number of cars they use, but increasing them, couples now each want their own cars, plus their teenage children, or the auntie that lives with them. There isnt enough parking now, let alone if you allow secondary suites in residential areas, and god forbid, in multi unit buildings. Even if people take the bus to commute, they still want their individual cars for leisure and shopping, so stay away from this one. Instead build new purpose-built denser housing compelxes with extra parking allowances to accommodate current habits. Re 18 :surely it is not just about encouraging Richmond residents to take the bus to Vancouver (where they work and spend instead of locally) but also improving transit to industrial/tech areas to bring non-residents from outside to work and spend in Richmond. Address this and you will get rid of some of the East Cambie/Oak Street Bridge rush hour jams. So it is not always about increasing buses by building more density of residences in Richmond, but also addressing the needs of outside workers coming into Richmond to work at those business paying commercial rate taxes
79	I don't like increased density to single family residential areas. Having basement suites and "monster" homes adds noise, congestion, street parking and other stresses to the neighborhoods.

80	#19 should be stressed with even greater density, including apartment towers, townhouses, offices etc. Shopping centres like Sea Fair or No. 2 Rd and Blundell should have much greater density than they have now. Development of residential units above the current shopping centres should also be considered.
83	We must not allow single family residential areas to be transformed into duplexes and four plexes. This destroys a quiet neighborhood.
87	smaller building (smaller than 60X100)
88	i believe a lot of the locals want to maintain the space.....we will see more "original" richmondnites move away if we don't stop making this place more crowded than it already is.....
89	We need to BUILD more affordable housing units - and not just for seniors. We need many more MIXED affordable housing units to accommodate the CURRENT needs of our city, much less in 2041!
90 (PC)	Need regular public transit to these areas.
91	The goal should be to create neighborhood centers, as seen in Steveston.
92	Allow zoning for coach houses for the use of other family members. Such as parents who are aging and need to be cared for and don't see themselves in a nursing home. This could also help with providing rental space for the younger generations that can't afford 500,000 for a run down starter house in Richmond.
93 (PC)	Re #16 - You haven't got any single family houses left with room for a coach house. #17 - Too much congestion because no room for parking. #18 - Densification no good; bus service never improves. #19 - Poor mix #20 - Richmond should not get any larger population. Densification is ruin.
100 (PC)	Your ideas have been defined in a vagueness to your reader. Is this to generate the stats you need? With what you have described the above question is unfair to the average reader.
105	Allow coach house on properties with back lanes! Driveway access from the front gives too much priority to cars over pedestrians. Front driveways contribute nothing towards attractive streetscapes, pedestrian friendly neighbourhoods and public safety!
110 (PC)	I find that family neighbourhoods like mine are disappearing. It already disgusts me to see all the townhouse developments.
111	I believe that Inking housing, services, and green spaces with cycle routes and public transit is essential for a vibrant city.
112 (PC)	I feel strongly about increasing density around neighbourhood centres in order to replenish the overall population (schools, children, etc). Currently our neighbourhoods are being depleted by reduced # per house and aging population.
113 (PC)	I believe in greater density while maintaining authentic appearance.
114	Any multi-unit development larger than 2 old lots combined should be required to have a green belt separating it from its neighbours. When old house lots are converted to town houses the trees that used to be in the yards are removed and the space is filled with massive structures to with in a few feet of the property lines. There should be green belts to break up the sight-lines and hide much of the miles of bland building lined canyons that the roads of Richmond are increasingly becoming
120	city has to take lead and encourage participation from fed and prov govts and non-profits to get new affordable and supportive housing built to meet increased population needs
121 (PC)	Density is key (apartments buildings, etc) Creating neighbourhoods that are community based.
123 (PC)	Why can't we expand the new housing neighbourhood outside the city centre? We have a lot of land outside city centre that is undeveloped.
126 (PC)	Housing above retail in shopping centres with more bus service.

129	Allow some limited input from local neighborhoods that are impacted.
132	The affordable housing initiative is a good idea.
133	Make sure that new housing does not promote "concrete" jungles....too many new houses have no yards.....just concrete yards - how can that be environmentally friendly, especially since the concrete yards are so that numerous cars can be parked at the house.
134	no more condos, development, low-income or coop housing in Steveston
135	1. Facioitate easier creation of legal secondary suites in detached houses and duplexes. 2. Please do not attempt to remove any agricultural land from the ALR. 3. Relax the rules regarding the subdivision of large lots to accommodate properties with small frontage, but deep lots. Look at each piece of property individually and creatively, rather than the dogged adherence to hard and fast rules.
136	Keep houses well segregated from industrial zones.
138	also, raise the dykes much higher for the coming floods due to global warming. 2) Institute stronger & better building codes for future earth quakes. 3) Need stringent codes to prevent "leaky condos" now.
140	There's not enough road network in the city centre to cope with the increase housing and population density.
142 (PC)	17 - Secondary should be monitored for affordability and number of bodies. 18&19 - This would only make greedy developers rich.
143 (PC)	We need affordable housing for the new generation.
144	I would encourage more development.
145 (PC)	Incentives to encourage architectural diversity (see question #9).
148	just ensure that there is adequate public transportation or park n rides. ensure that if there are multiple units in one dwelling that there is adequate parking or appropriate signage
151 (PC)	Approve more single family housing on current lots that can be subdivided.
152 (PC)	Stop building! Richmond used to be so resourceful, now it is a mini Vancouver.
154	Inspect and legalize safe suite in houses where space is available. Set up mixed use or low cost housing for those needing it. Making housing affordable is essential for a community with mixed needs. Requiring developers to actually do something about building affordable housing.
156 (PC)	While 2041 seems a long view I tend to think that regarding housing (and business), "thus far and no farther" thinking would be useful. Overcrowding is a spoiler.
157 (PC)	Roads are totally inadequate for increased housing uses. Richmond's roads are choked.
158 (PC)	Don't allow the No 3 Rd mess to repeat. More small commercial zones with parking.
161 (PC)	Current policies are overcrowding us. See Richmond mall on a Saturday!
162 (PC)	Richmond's roads are not enough to handle more dense housing. Traffic is too fast and too dangerous to add more housing.
164 (PC)	Please start developing the fantasy garden lands.
166	I like the idea of housing above the shops like what is happening in Steveston.
167 (PC)	Ensure that new housing location have 30% of land area devoted to vegetation/trees and the rest for building footprints. No highrise structures.
168 (PC)	Develop agricultural land and unused land. Keep the City's appearance and quality. More unit in a premises cause complex human problems.
169 (PC)	Need more than one town centre!
170 (PC)	I don't think there should be restrictions on densification options for single family houses, nor on townhouses or apartments.
171 (PC)	Could allow higher density developments around community shopping centres or above them.
172 (PC)	-Low rise
173 (PC)	Variety - mix types and cost - develop small local mixed use communities.

175 (PC)	Replacing single dwelling with 4 or 4 single family houses is poor planning. These new houses bring the wrong kind of urban densification.
178 (PC)	Save the farmland
181	It was a mistake to try to localize all the growth in the City Centre area. Not only the contemporary planning favor the decentralization with a few focal density centers which allows to easy traffic and increase use of the recreational facilities without the increase in driving, but also only smaller part of the Richmond's residents works in the City Center or Vancouver Downtown with the significant part of the people drive in Delta direction or Cambie business centre. WE need to reduce the target for the city centre and relocate the population to another 2-3 focal point - East Cambie and Ironwood Plaza area.
182	By the Silver city
183	to many people are in plans I do not like it reduce the targeted number I will vote for everyone who supports to put a breaks on the growth to see how we accommodate the ones we have
184	We don't need any more encroachment onto agricultural land. If you want to build more houses, do it somewhere where they already exist. But then again, why do we need more people? Let them live somewhere else.
186	* More bike lanes to encourage people to bike.
189	The riverfront should be developed with more business/retail/recreational development. How about establishing a dragon boat race for the summer and making it an annual event, like Vancouver? Have some restaurants like the Flying Beaver on this side of the Fraser. Rezone and develop some higher density housing on the other side of River Road.
190	Houses that can accommodate tertiary (3 suite per dwelling)suite should be allowed as it is a quick fix to increasing housing needs at affordable price.
191	My concern about the above type of housing is very negative because the City of Richmond does nothing to address the problem of extra cars in the area. We currently live at Aragon and Williams. While I like what I see in regard to the new houses on Williams, I do not like the problem we now have with parking. There is a small green space here and it is now becoming a parking lot. When I come home and come on to Aragon, both sides of the road is filled with cars from these new houses, in particular from the extra suites in these houses. You have now changed the quiet little green space here into a nightmare. Please consider the extra cars when you introduce new housing.
192	- Don't cut down the old trees! Build around them. - Don't clear new land for development - use existing sites. - must be built to a high standard for energy efficiency. - build new houses that are 'off-the-grid' as much as possible (ie energy from solar or geothermal, water collection and storage, space for food production, etc.)
193	Housing should be kept to the current footprint it occupies. No more farmland should be changed to housing, churches or shopping centres.
194	I'd encourage most of the growth outside the main city centre areas, to forestall further over-congestion.
201 (PC)	Stop building dense housing. Leave peaceful communities, don't destroy them for more construction for bigger/larger money making dwellings. Limit population growth in Richmond!
202 (PC)	To provide adequate bus routes and stores.
203 (PC)	Coach houses along #1,2,3 Rd was a mistake
204 (PC)	Need more housing for low income families. Reduce height of apartments. Reduce need for large houses.

205	I am mainly neutral regarding housing as I am not sure about the environmental benefits of switching a neighbourhood from a single family unit to low rise apartments/townhouses. It is my understanding that this type of change does not improve the environment but may actually hurt it in the long run.
206	Allow more senior's housing in neighbourhoods so that people can stay in the community that they are familiar with.
208	We are over populated now. The roads are clogged with cars. We pay a carbon tax and do nothing about the cars.
211	Certainly no more of these ugly long skinny houses.
212	Cap the population at the 2009 level
214 (PC)	Do not grant permits for residential/commercial mixed structures. Noise and parking problems.
216	16. Richmond needs to sustain areas of open living. 17. This would lead to overcrowding and possible abuse of tenants (many of whom, unfortunately, do not have the language skills to deal with the problems). 18. Richmond is big enough and a limit needs to be set on the number of inhabitants and businesses so both are in economic balance. Continued expansion is not the answer otherwise Richmond will lose the rest of its "quality of life". 19. This is OK provided that the new residents cannot then turn around and complain about the noise as has happened recently in Steveston. (If you buy a house near an airport, you have to accept that there will be airplane noise!) 20. Just decide what the size of Richmond should be to sustain the quality of life and stick to it.
217	17. This leads often to abuse of people who do not speak the language and can be a safety risk. 19. as long as people accept that they live in a "mixed use area" and do not start complaining and suing after they move there. 20. No place in the world can sustain unlimited growth why can't there be a cap in population growth in certain areas; it would help underdeveloped areas to grow.
219 (PC)	Do not overdensify and think you can maintain the current lifestyle.
220 (PC)	Need more low income housing
222 (PC)	Bring the shopping centres, petrol stations, etc near new housing (ie on No 6 Rd).
223 (PC)	Affordable housing strategy fund has not been used yet. \$10 million could be put to good use.
225 (PC)	More highrise residential housing to minimize land use and maximize density.
227 (PC)	Coach house - Ok as long as is good distance from other homes
228 (PC)	Let's see some numbers on rental units already available and how they compare in the GVRD.
229 (PC)	Along the No 5 No 4 rd
231 (PC)	Congestion on streets due to parked vehicles may increase if cars usage increases with housing density.
233 (PC)	Develop more housing options in East Richmond.
237 (PC)	There is no definition of what a "coach house" would look like.
238 (PC)	Coach houses or housing with access onto arterial streets would be detrimental.
241	Keep current single family/house zoning as they are. Do not re-zone ALL of Richmond to nothing but condos and town houses. Please keep what character Richmond still has intact. Confine densification to Richmond City Centre.
242	We should start looking at duplexes on existing 66 feet lots in inside neighbourhoods. Coach huoses are the best with no lane at the back. Garages on front are ok along arterial roads.
249	too many people already moving here. the bridges are always slow, and traffic congestion is terrible. slow down the housing boom, and concentrate on how to grow more food of richmond lands

250	On a recent trip to Europe, I was pleasantly surprised to see Neighbourhoods where the business' were on the main floor with 3 or 4 levels of housing above, Some of that is happening in the lower mainland, but i feel it should be primary thrust so people have more acces to outlets, stores coffee shops without having to drive. Creating new neighbourhoods
251	I do not support development that generates more entering and exiting from arterial roads. It impedes traffic causing congestion and increases hazards to cyclists.
253	If it wasn't for the well planned densification that's taken place in our city, I likely would not have been able to move here five years ago. As a resident who resides in a new townhome complex due to the Arterial Roads Policy, I am supportive of this initiative. It's provided more affordable housing options for me and my family.
255	You should look to Port Moody as an interesting place where retail and low rise apartment building coexist.
256 (PC)	Maintains a high density in a region where the service infrastructure is present. The additional taxes provided by this group can provide capital for improvements and upgrades.
257 (PC)	No 1 rd beside the beach. Steveston.
258 (PC)	More affordable housing.
260 (PC)	Leave large single houses as is.
261	Less densification along the waterfront. Leave it open as possible for public enjoyment and views.
262	Where neighbourhoods are densified, the infrastructure must also change to match. No 1 road south of Francis demonstrats the impact of the densification of that neighbourhood on traffic patterns in front of Hugh Boyd school. Perhaps eliminating parking along No 1 road would force more residents out of their cars and onto a bus or bike. I'm apprehensive at the impending densification around the Oval, and the accompanying impact of schools, shopping and roads.
264 (PC)	#18 - Allowing more housing in already dense areas does not necessarily mean that there will be more people using the bus.
267 (PC)	We don't need more than 3 stories in Steveston. The ambience of Steveston is slowly disappearing
270	Start using the Affordable Housing fund for worthwhile projects, feasibility studies, focus groups, neighbourhood surveys, etc.
274 (PC)	Hi density building should be contained in city centre - sfd areas should remain to keep the local community feel - consider density to spread eastward
278	Already crowded enough. New development projects are not welcome.
281 (PC)	Minimum standards for size of living quarters need to be set - Citizens are not chickens or cattle.
283	it should be affordable
284 (PC)	Keep density low outside the City Centre
285 (PC)	Keep density to City Centre
286 (PC)	Create density so land is not consumed. Density creates businesses which reduce travel and allow for efficient planning.
288 (PC)	Where is the affordable housing? None, seniors can't pay \$1,000 a month on a pension of \$1,000 income.
289 (PC)	Ban 'Mega Homes'
291	Richmond grow too fast already. The road cannot support any more second housing. Renting only add more short tern residents. Those people generally lack of community involvements.
293	I disagree with the premise that Richmond must grow by 80000.
295 (PC)	Laneway or backyard housing on larger lots.

299 (PC)	Affordable senior housing and condos.
301	Need to design neighbourhoods that encourage community... carless roads, community gardens, places for folks to interact. Too much of our housing stock allows people to drive in and out of a garage or gated property without ever having to interact with neighbours. Also need to put a cap on big box outlets with massive parking lots. Read "Designing Disney's theme parks : the architecture of reassurance".
303	I would like to see more apartments near the schools.
306	Housing should be spread out, not all concentrated in the downtown core.
307	More More duplexes and row housing to allow for a back yard.
310 (PC)	Keep the free standing family homes. Stop building condos and high rises.
315 (PC)	Planned expansion is important.
316	The idea of housing on arterial roads was a good one. The idea of 'suites' I mainly have concerns with because it is often poorly exeuted in neighborhoods(parking, noise issues) Not everyone chooses to want to live in an area with that type of density. It is important to give people options of 'styles' of living within a community
317	We do not need to grow the population by so much. We can grow the population less and primarily taking care of current families. The current families and what they do and earn locally and internationally should be able to support the expense level. There is no need to grow the population for the sake of growing. Our birth rate does not suggest that we grow so much. We have no special need to bring in artificially, people from other local or foreign cities. Only a few businesses NEED the grow and our local folks can do without any big population growth. Unnatural grow is bad for the environment.
318	I live in the City Centre so this is hard to comment on. Just don't allow illegal suites and follow up on them. By-laws need more teeth. Our area looks like a slum as a lot of properties are rentals with many suites. They do not look after the yard, there are too many cars parked in driveways and on the streets, and the homes are not maintained. For goodness sakes, we still have open ditches. And don't get me started on the crime in the area. When is there going to be a sidewalk on the north side of Cook Road between GARDen City and Cooney?
319	There should be no new housing locations with Richmond outside the City Centre.
320	Live / work and mixed use commercial and residential buildings
321 (PC)	Instead of housing, keep land to farm - making us more self sustainable.
328 (PC)	Do not continue to try to accommodate any more people. Maintain and improve what we have. Do not add more burden.
329 (PC)	Less rapid development in Steveston! Extremely fast growth is risky and not community building.
331 (PC)	They should be townhouses, so more people can live in it.
332 (PC)	Try to minimize the amount of growth. Richmond is starting to get overcrowded especially in the downtown area.
334 (PC)	Strongly limit any new housing. Further population growth would be detrimental to quality of life in Richmond.
336 (PC)	I think there should also be more houses and gardens outside of city centre.
337 (PC)	Increasing the density of people in our neighbourhoods (coach houses/secondary suites) will absolutely ruin our community by killing our community intimacy and increasing road traffic.
338 (PC)	Other location shall not be considered until the City Centre is fully built to OCP 2009.
339 (PC)	-#17 This will create more slum areas.
340 (PC)	Provide opportunities for more resident and community input.
341 (PC)	Focus should still be on single family but lane housing / small secondary suites and some density to give variety and needed options.
343 (PC)	Limit high density to arterial routes

344 (PC)	1 - Limit size of home on a lot so there is adequate green space around a property. 2 - Limit the size of home built on ALR lands.
345 (PC)	Too expensive.
346 (PC)	If we do have more housing locations make them decently sized.
347 (PC)	River road going through where it used to
349	I think Richmond is currently too pro development. The city's infrastructure can only accommodate a certain number of people because for each new person is a new car. The roads cannot accommodate everyone nor the hospital, medical testing facilities, schools, etc. Please preserve the Richmond we have instead of creating a Richmond where the current residents want to move away. More and more development isn't the answer. Just because we have the Canada line doesn't mean we need to go wild with development - driven through No.3 Rd and Westminster Hwy lately? What about down Garden City Rd which used to serve as a by-pass but is now a clogged traffic nightmare. The key is to ensure that new developments outside of the City Centre include adequate parking for the residents and visitors. Most families have 2 cars so having only 1 parking spot means one car gets parked on the street causing problems with traffic flow (e.g. No.1 Rd). Plus tandem parking isn't the answer - this is not practical for most homeowners again forcing one car onto the street - e.g. Alberta Rd.
350	Make less townhousing and more single family / duplexes
351 (PC)	I don't know.
352 (PC)	Affordable housing that doesn't require a vehicle is essential if Richmond supports all of its residents. At the moment many residents cannot afford the housing available and are living with family, relatives or in substandard accommodation. This is an area that needs to be addressed.
354 (PC)	No housing on Garden City Lands or anywhere on ALR.
355 (PC)	Keep it at 2 or 1 story houses and have a lot of apartments. This way we save resources and keep people happy.
356 (PC)	More town housing for families.
357 (PC)	Too expensive. They should make more parks around the houses.
358 (PC)	Near parks, malls and community centres
359 (PC)	Make houses and residents more affordable.
360 (PC)	My ideas about new housing is to build more 3-storey houses to create more space.
361 (PC)	As long as they are close to a good range of stores and services.
362 (PC)	Keep houses small at least 1 or 2 stories and not big houses that have 10 rooms, 4 bathrooms, and 3 garages. Stop building new homes, we have enough in Richmond.
363 (PC)	Keep building new apartments to house more people than single family dwellings
364 (PC)	We should save as much land as possible, for growing agricultural food.
366 (PC)	More multi-family housing and more affordable for one parent and seniors housing.
367	Fantasy Gardens, River Drive (Tait), Oval lands are examples of prudent, well considered densification. The SFD's to the north of Seafair shopping centre are the opposite end of the scale. All neighbourhood shopping centres should be the nexus for densification.
368 (PC)	To help people with low income, also cheaper homes.
369 (PC)	Cost of new home ownership making Richmond increasingly prohibitive for families as well. High rent rates still make it too expensive for many people to live and raise a family in Richmond.
370 (PC)	Keep density in RMD Centre and only allow 3-level townhouses and apts within a small radius of the centre.
371 (PC)	We need new designs for housing.

372 (PC)	Do not overcrowd outlying neighbourhoods. it creates dependence on driving and worsens traffic congestion.
373 (PC)	Stop building monster homes that destroy green space, damage roads, increase traffic, ruin neighbourhoods.
375 (PC)	Apartments should be more common. More old age homes and orphanages.
377 (PC)	That people should lower the prices of houses and I think they shouldn't make them so big.
378 (PC)	You have to have adequate transportation (look at Steveston Omni dev., etc)
379 (PC)	Depends where new locations are. Is farm land being taken away? Are there bus routes?
380 (PC)	If an area is going to allow town houses and apartments to replace SF dwelling units, ensure developers come up with a plan like False Creek. Not as done around Minoru and West Richmond.
381 (PC)	Hamilton should build some apartment / highrise to accommodate singles or small family living.
382 (PC)	Smaller lots should be allowed. Monster homes should be discouraged.
383 (PC)	Let's not mess it up more than it is already.
384 (PC)	Too many people for water and sewer systems. Taxes go up and up
385	encircling current apartment or higher density areas gradually moving from multi family units to townhouses
386 (PC)	Affordable housing of any kind would be welcome. Richmond is greatly lacking for a city this size.
387 (PC)	The lost sizes of single family houses in Richmond are generally not large enough to accommodate coach houses.
388 (PC)	Educate people well before springing density on them.....change is challenging.
389 (PC)	Limit the size of single family housing - no more monster houses (especially on farm land).
390 (PC)	We need a series of town hall meetings to hear from the people who will be affected - not just from staff.
391 (PC)	Limit # of square footage in monster houses - especially on ALR lands. Limit single families to single family zoned dwellings.
392 (PC)	Some multi housing near shopping centres to help sustain the shops by walk-ins.
393 (PC)	Fantasy Garden development is a mistake. Too much traffic. Don't build on waterfront; leave as parks. Protect farmland and green areas. Areas like Steveston are densely populated enough, allowing coach houses and multi families in single family homes would ruin the community.
394 (PC)	Keep low-rise housing at west of City Centre. Some buildings on the west dyke are already too high
395 (PC)	Around No 5 and No 6 Rd.
396 (PC)	I do not agree with the ALR being reduced to provide for additional housing. I prefer that existing housing sub-division and arterial roads be used for new housing.
397 (PC)	No removals from ALR, but allow farmers to have limited rental accommodations in exchange for required work to lessen rent payments.
398 (PC)	It is understandable that housing is centered around city care, however, I think not much progress has been made in our area's east side which has been sitting idle for much too long.
399 (PC)	Need to make sure people can get to places they need to that are close to Hwy access: Steveston Hwy overpass is crazy, can take me 1/2 hr to drive kids from Steveston/No 4 to watermania.
401 (PC)	Cambie West

402 (PC)	To add 81,000 residents to Richmond would be insane. You certainly wouldn't be able to achieve your proposed OCP 2041 vision story.
407 (PC)	I am against high densification in areas around park, beaches, or agricultural land.
408 (PC)	Mix of medium and high density buildings.
410 (PC)	Make it so amenities are easily accessed by walking / biking. Currently most of the residential housing is in "food deserts" and those who live on the outskirts have to drive.
411 (PC)	Need affordable housing options for working poor, singles and those living off disabilities. Housing for those most in need.
412 (PC)	Do not steal any more farmland for building.
417 (CS)	Build more small one-bedroom one-living room apartments along arterial roads to cater for the need brought by population growth. Allow mixed use developments within and around shopping centres, with more types of residential housing. Allow secondary suites or more for rental purposes in single family homes to ease housing shortage.
418 (CS)	There's a lot of land in the east of Garden City that can be used for building new homes.
419 (CS)	I have no idea, because I have never lived outside the City Centre.
420 (CS)	I agree that there should be new housing developments outside the City Centre, such as No. 6, No. 8 and No. 9 Roads. Ensure that all new development areas have comprehensive facilities.
422 (CS)	There are too many houses already. Shouldn't build too many.
424 (CS)	Neutral
426 (CS)	Most of the land in Richmond has been used for building houses. I don't think we should go on building houses. We should use the open space that we still have for parks and community centres.
430 (CS)	Should launch a vigorous development. Build more so that the price of housing would be more reasonable.
433 (CS)	Development of new communities requires comprehensive planning, from smooth road traffic to basic daily needs, on-going arrangement and guidance, as well as government policies supporting new communities. This can encourage the establishment and development of new communities.
439 (PC)	81,000 people! Canada Line is already at revenue projection of 80% capacity. I certainly don't want the Canada Line - City Centre to be the new Hong Kong / Tokyo with over crowding on the trains. It's already crowded on the trains!
440 (PC)	Maintain current lot size in residential homes in Seafair. Do not support any increased density / decreasing lot size.

Official Community Plan 2041 Update

Survey Verbatim for Question #22

Q-22) My top three exciting changes that I would like to see in Richmond in the future are:

Most Mentioned	Number of Mentions
Transportation Related: <ul style="list-style-type: none"> • Improved Transit (eg. Canada Line & more Bus Service) 76 • Cycling 59 • Walking (eg. Sidewalks) 12 	147
Parks & Green Space: <ul style="list-style-type: none"> • Increase the Number of Parks in Richmond 35 • More Green Space 32 • More Community Gardens 14 	81
Affordable Housing & Shelters for the Homeless	42
Road Improvements (eg. Improved Traffic Lights & Street Signage)	54
Use Garden City Lands For Farming	19
Cheaper/Free Parking Options	13
Improved Child Care	10
Fill In Ditches	8

Total Number of Responses = 373

Survey #	Survey Responses for Q-22
2	<ol style="list-style-type: none"> 1) a bigger Minoru seniors centre, overcrowded now 2) new swimming pools 3) garden city into beautiful parklands
4	<ol style="list-style-type: none"> 1) Stopping the densification of the city 2) improving the roads viz the struggle along Steveston Hwy. Tunnel etc. 3) Enforce controls on in-law suites and the number of vehicles allowed per house.
6	<ol style="list-style-type: none"> 1) more bike lanes 2) additional park and ride option in city centre 3) ferry to Ladner
7	<ol style="list-style-type: none"> 1) more public transit connecting all of Richmond 2) more affordable housing 3) more gardening plots that people could rent
8	<ol style="list-style-type: none"> 1) more street trees 2) elimination of driveways on arterial roads 3) elimination of overhead wires
10	<ol style="list-style-type: none"> 1) continued emphasis on parks and recreation facilities
11	<ol style="list-style-type: none"> 1) affordable small family house 2) more public service for family and kids. 3) transportation connected to each neighbourhood
12	<ol style="list-style-type: none"> 1) stop overdeveloping 2) ensure residential and business areas have enough parking 3) extend the Canada Line
13	<ol style="list-style-type: none"> 1) commercial/retail with residence over on arterial streets 2) direct pedestrian and bike routes in all subdivisions to arterial connections 3) A by-law to ban strata rules that prevent the use of clothes lines
14	<ol style="list-style-type: none"> 1) More shopping for grocery in my area 2) more advance left hand turns
15	<ol style="list-style-type: none"> 1) residential growth outside of Centre, bring business to core 2) road improvements 3) business growth
16	<ol style="list-style-type: none"> 1) develop beaches for recreational use 2) reduce large ship movement around Steveston
17	<ol style="list-style-type: none"> 1) safe bike routes everywhere 2) walkable dykes that circumnavigate the island 3) using energy from Fraser River to light the city
18	<ol style="list-style-type: none"> 1) More cycling lanes 2) More affordable housing 3) A commuter rail line out to Steveston

19	<ol style="list-style-type: none"> 1) More cycling lanes 2) More affordable housing 3) A commuter rail line out to Steveston
20	<ol style="list-style-type: none"> 1) More "GREEN PLACES" 2) less driving 3) bike more
21	<ol style="list-style-type: none"> 1) Quiet streets like in Copenhagen 2) Smaller houses 3) Less concrete/asphalt
22	<ol style="list-style-type: none"> 1) a food security plan included in the ocp 2) better, free parking options by transit stations 3) a large farm/fish etc. market like Le Halles in Paris
23	<ol style="list-style-type: none"> 1) A junior level hockey team playing out of the Richmond Oval 2) Development of the edges (one high rise depth) of the Garden City lands 3) A Stanley Park style park on the Garden City lands
24	<ol style="list-style-type: none"> 1) green initiatives 2) better transit service 3) longer store hours
25	<ol style="list-style-type: none"> 1) More accessible library in my neighborhood. 2) Child care in my neighborhood. 3) Sidewalks and safe bus stops.
26	<ol style="list-style-type: none"> 1) Better leadership and fiscal constraint from mayor and councillors 2) Better leadership and fiscal constraint from executive and senior staff 3) Better supervision of city workers
28	<ol style="list-style-type: none"> 1) slower traffic on arterials 2) neighbourhood villages along arterials 3) large contiguous central park from Garden City Lands to Nature Park
29	<ol style="list-style-type: none"> 1) #5Rd & Steveston improvements 2) expansion of South Arm community centre 3) continuous dyke access around the entire city on Lulu Island
30	<ol style="list-style-type: none"> 1) More community police 2) More youth services
31	<ol style="list-style-type: none"> 1) Surface rapid transit extended out to West Richmond 2) Integraton of churches in neighborhoods and not just on 5 Road
32	<ol style="list-style-type: none"> 1) Garden City Land and DND land join Nature Park or equiv. 2) dense network of efficient cycling + water shuttle routes 3) all forms of urban farming widely practiced
33	<ol style="list-style-type: none"> 1) incentives for "pioneer" "Grow Biointensive" mini-farmers to train themselves in preparation for Peak Oil 2) "Grow Biointensive" training for 37,000 residents 3) Find a way to keep richmond dry without constantly using energy in the face of rising sea levels
34	<ol style="list-style-type: none"> 1) skytrain to steveston hwy 2) reduce congestion to the tunnel (around 5rd/steveston) 3) incentives to support local businesses/efforts to save energy
35	<ol style="list-style-type: none"> 1) stop messing with natural beauty 2) proper bike lanes 3) new mayor

36	<ol style="list-style-type: none"> 1) Better bus system 2) More green / trees 3) Allow water meter at my townhouse complex
37	<ol style="list-style-type: none"> 1) Vertical Farming 2) Expanded City Centre growth 3) Expand and use dykes as waterways
38	<ol style="list-style-type: none"> 1) Improve current roadways. 2) All streets to have lights. 3) Less rental properties.
39	<ol style="list-style-type: none"> 1) Farms at every school 2) Tax Breaks for backyard/front yard food production 3) More community gardens
40	<ol style="list-style-type: none"> 1) consistency in transportation planning - 98B line cost \$\$\$ and then 3 rd dug up again for the Canada Line 2) Richmond must be the only city of it's size in Canada without a full size municipal golf course. Think how much money could be made had the city purchased Greenacres 20 or even 5 years ago
41	<ol style="list-style-type: none"> 1) Richmond as an environmental leader 2) Better maintained parks, playgrounds, recreational facilities and swimming pools 3) More Family Doctors
42	<ol style="list-style-type: none"> 1) better bus service 2) fill ditches 3) amusement recreational for kids
43	<ol style="list-style-type: none"> 1) better transit after Canada Line
44	<ol style="list-style-type: none"> 1) A new Steveston community centre!!! 2) Develop river road with small business and green space 3) Make it so that I want to shop along #3 Rd.
45	<ol style="list-style-type: none"> 1) Advance sensor left-turn signals at all intersection traffic lights. 2) Proper bike lanes throughout Richmond. 3) No more residential high-rise buildings.
46	<ol style="list-style-type: none"> 1) More sidewalks, especially where new homes are built after tearing down older ones, they partially park on the road causing traffic concerns due to not wanting to park on grassy boulevards 2) Less traffic light as well as more "triggered" light at slow intersections 3) Less density in city centre, preserve single family homes. More small busses
47	<ol style="list-style-type: none"> 1) converting land for recreational use, ie. Parks 2) more green
48 (PC)	<ol style="list-style-type: none"> 1) Preserve the Garden City Lands forever!
49	<ol style="list-style-type: none"> 1) more amenities for artists such as a concert hall
50	<ol style="list-style-type: none"> 1) more growth in the west side of steveston 2) more affordable housing 3) increase in community events, especially steveston
53	<ol style="list-style-type: none"> 1) safer walking and biking trails 2) more local-oriented businesses/services 3) better access to water - canoe/kayak, fishing, sailing, swimming
54	<ol style="list-style-type: none"> 1) Less Development South End No 2 Road area 2) Just south Williamsd on Dyke is a walkway to Phone Towers (?) - make that a boardwalk 3) More Character to No 3 Road Granville to bridgeport

58	<ol style="list-style-type: none"> 1) Stable population, no growth. 2) City could increase revenue by providing home insurance. 3) Inspired architecture and planning.
60 (PC)	<ol style="list-style-type: none"> 1) More affordable housing 2) More sustainable eco-friendly businesses 3) More community festivals
61 (PC)	<ol style="list-style-type: none"> 1) More parks - green spaces 2) Better bus service to some areas 3) Free parking at all times to Veterans
62 (PC)	<ol style="list-style-type: none"> 1) More bike lanes 2) More dog-friendly areas (off-leash)
63 (PC)	<ol style="list-style-type: none"> 1) More bike lanes! 2) More Volunteers!
64 (PC)	<ol style="list-style-type: none"> 1) Rapid transit should be Garden City Rd 2) #3 Road to Westminster & Granville should be for pedestrians only. 3) One way street between Gilbert and Westminster
65 (PC)	<ol style="list-style-type: none"> 1) Longer light for walking at Steveston Highway for disabled for Ironwood
66 (PC)	<ol style="list-style-type: none"> 1) Slow growth, allow neighborhoods to get a sense of community 2) better access to hwy 99 3) More medical clinics
67 (PC)	<ol style="list-style-type: none"> 1) More bicycle routes connecting existing routes 2) Pedestrian only areas
68 (PC)	<ol style="list-style-type: none"> 1) Let the city do the planning. 2) Clean streets more often 3) Have more street banners
69 (PC)	<ol style="list-style-type: none"> 1) More childcare 2) Clean up the Fraser beaches 3) Bicycle only routes into city centre
70 (PC)	<ol style="list-style-type: none"> 1) Development of parks 2) ALR boundaries to define 3) True agricultural lands from residential/commercial
71 (PC)	<ol style="list-style-type: none"> 1) Improve No 6 Rd for cyclists, pedestrians and include transit
72 (PC)	<ol style="list-style-type: none"> 1) Intelligent zoning decisions 2) No conversions of industrial to residential 3) street cars instead of buses
73 (PC)	<ol style="list-style-type: none"> 1) A walking / bicycle pass to delta/ladner 2) Transfer parking lot at Richmond Centre 3) A light electric public transit to Canada Line
74 (PC)	<ol style="list-style-type: none"> 1) Upgrade schools 2) Lower transit fees for everyone 3) Opportunities for youth input
76	<ol style="list-style-type: none"> 1) More dyke re-inforcement. I was riding my bicycle this week and it was high tide and it didn't look like there was much separating us from the Fraser River down by the London Farmhouse. 2) A new museum. It's time. 3) Less light pollution. We need a policy or bylaw since there is too much wasted light - and lights on all night.
77 (PC)	<ol style="list-style-type: none"> 1) Compost pickup 2) Higher sustainability 3) Meeting greenhouse gas targets

78	<ol style="list-style-type: none"> 1) Recognition of East Cambie as a vibrant, growing, culturally rich, and deserving area 2) Open plaza development for public celebrations, including a new venue for the Cenotaph - since the new City Hall, it has been shabbily put in a little narrow spot, made worse by the landscaped treed boulevard that has been put on No3 Road 3) Changes to a ward system in Council so that all regions are fairly represented
79	<ol style="list-style-type: none"> 1) Closing in all ditches in long time neighborhoods 2) Putting in curbs and sidewalks to old areas 3) Burying utilities thereby cleaning up the skyline
80	<ol style="list-style-type: none"> 1) More mixed use neighbourhoods and housing 2) More frequent bus service or LRT/streetcar service 3) 'International renowned and vibrant City Centre'
81	<ol style="list-style-type: none"> 1) Careful making central area too dense or it's too hard to get around
82	<ol style="list-style-type: none"> 1) Protect farm land 2) force new homes to have more green space 3) More community gardens on unused agricultural land
83	<ol style="list-style-type: none"> 1) Continuous pathway/dyke around the whole Island 2) Informational/Educational board walks into Sturgeon Banks 3) Garry Point Park developed. Sandy beaches, trees, pathways, picnic tables, a lookout station,
84	<ol style="list-style-type: none"> 1) Higher density betwn Gilbt-No 4Rd-from river to Stevstn Hwy. 2) Maintain low density west aforementioned corridor-frmlnd E. 3) another 'Steveston like area' in Richmnd along waterfrnt.
87	<ol style="list-style-type: none"> 1) more affordable housing 2) more public transportation, less cars on street 3) more city cleaning of the streets and communities
88	<ol style="list-style-type: none"> 1) careful control and planning of housing issues 2) improved hospital/health care faciity/services/funding 3) united Richmond activities/events
89	<ol style="list-style-type: none"> 1) end homelessness in Richmond 2) partnership between government, builders and non-profits to establish supportive housing for hard to house clients 3) total re-vamp of bus lines - increased service, coordination of bus routes with Canada line, etc.
90 (PC)	<ol style="list-style-type: none"> 1) Better control of salaries and costs especially of senior officials.
91	<ol style="list-style-type: none"> 1) More emphasis on transit and pedestrians, especially in the city centre. Parking spaces reduced. 2) Create more atmosphere/sense of community in the city centre. More green space/small parks, coffe shop and restaurants with streetside patios! Street vendors (hotdogs etc) should set up at the skytrain stations 3) More emphasis on office development in the city centre, especially near bighouse and lansdowne stations. Job creation in this area could help fuel condo development aswell as retail.
92	<ol style="list-style-type: none"> 1) Coach houses on lots larger than 8,000 sq ft. 2) Sidewalks in my area 3) Fill in the ditches
93 (PC)	<ol style="list-style-type: none"> 1) No more high rises 2) No more townhouses replacing single family 3) Better bus service

94 (PC)	<ol style="list-style-type: none"> 1) Tax incentives to install solar water heating 2) Converting Garden City Lands into sustainable food source. 3) Completion of Steveston/99 interchange and Nelson Rd interchange.
95	<ol style="list-style-type: none"> 1) Improve traffic flow through City Centre 2) More gas stations on the west side of Richmond 3) More affordable housing
96 (PC)	<ol style="list-style-type: none"> 1) More complete trail links across Richmond 2) Improvements in transit efficiency 3) More neighbourhood commercial areas
97 (PC)	<ol style="list-style-type: none"> 1) more people buying locally produced foods 2) farms being given favourable tax breaks 3) Garden City lands being used for food production
98 (PC)	<ol style="list-style-type: none"> 1) Less road congestion (No 3 rd) 2) More community feel – building 3) More affordable housing
99 (PC)	<ol style="list-style-type: none"> 1) Better bus service 2) More farmers market 3) Compost pick-up
100 (PC)	<ol style="list-style-type: none"> 1) Out of the box solutions seen in other global cities. 2) Interactive preservation of accessible nature areas 3) Changes that invite new consideration
101	<ol style="list-style-type: none"> 1) More Parks and Trails 2) Preservation of Agricultural Space 3) Growth and continued investment in Community Centres & Library
104	<ol style="list-style-type: none"> 1) More parks with playgrounds 2) Library in Hamilton Community 3) More bike lanes
105	<ol style="list-style-type: none"> 1) More local shopping willages along major arterials, such as they have in Vancouver (Kerrisdale, Dunbar, Commercial Drive, etc.) 2) Greener parks, something more interesting than soccer fields and ball diamonds. 3) An interesting and lively downtown that is pedestrian friendly. No more strip malls with large surface parking lots on either side of the street.
107	<ol style="list-style-type: none"> 1) better public transportation 2) sky train extended to at least 4 am 3) constructed finally ends at no. 3 road
108	<ol style="list-style-type: none"> 1) develop park on east end of stevston highway, (riverport area) that has been promised. 2) deveoplment of the garden city lands, they are in the core, farming is out!
109	<ol style="list-style-type: none"> 1) Improved bus services from Steveston 2) reduce #3 rd congestion 3) reduce Steveston Village congestion
110 (PC)	<ol style="list-style-type: none"> 1) Better transit 2) Environmental initiatives 3) Community events
111	<ol style="list-style-type: none"> 1) rapid transit from New Westminster to Rmd Centre to Steveston - the 410 route is heavily used and takes a full hour - this would make essential services much more accessible to East Richmond and Hamilton 2) safer cycling throughout our flat city 3) more trees - when I compare Steveston with Ft Langley, Steveston pales in appeal for its lack of trees for shade and character

112 (PC)	<ol style="list-style-type: none"> 1) Characterization of neighbourhoods. 2) Increase of walking routes making it easier to walk safely. 3) Increase of safe biking routes
113 (PC)	<ol style="list-style-type: none"> 1) Grocery store conducive to sustainability 2) More public markets 3) public recycling and fewer cans
114	<ol style="list-style-type: none"> 1) green spaces connected by public paths and bike ways through all of Richmonds neighbourhoods 2) That new mid-rise /high-rise buidings are only allowed next to previous simular buildings(gradually moving out from the city center)
115	<ol style="list-style-type: none"> 1) cheaper and more accessible transit 2) better traffic movement 3) user friendly neighborhood parks eg. time slots for dogs off leash
117	<ol style="list-style-type: none"> 1) tidy up Hamilton - it's looking run down. Need some sidewalks, development, businesses, amenities 2) community centre in Hamilton - expand (coming soon) 3) affordable housing
118	<ol style="list-style-type: none"> 1) Improved bus system to the outer areas of City Centre 2) improvement to the small Bridgewiew shopping mall in Hamilton 3) easier access to fitness centres, gyms
120	<ol style="list-style-type: none"> 1) slow down in development until services can catch up 2) devt of a sustainable food system centre of excellence , pref on gdn city lands 3) services for the low income and most vulnerable in our community inc the homeless
121 (PC)	<ol style="list-style-type: none"> 1) More cycling lanes / facilities 2) housing density 3) encouraging neighbourhood shopping areas that people can walk/cycle to
123 (PC)	<ol style="list-style-type: none"> 1) More affordable housing (not government subsidised) for our next generation!
124 (PC)	<ol style="list-style-type: none"> 1) More "balanced" in residential, commercial, parks, place of worship, etc 2) preserve green areas
126 (PC)	<ol style="list-style-type: none"> 1) Better Transportation = Public buses 2) More community centres 3) Improved traffic control and signage
127	<ol style="list-style-type: none"> 1) More boulevard trees! 2) Grass edging the sidewalks where possible. Walking by road is dangerous.
129	<ol style="list-style-type: none"> 1) Develope the character and continue to enhance the differences of each neighborhood.
130	<ol style="list-style-type: none"> 1) allow more services in ALR lands 2) make some roads in farming lands 3) give small farmers other choice than agriculture
131	<ol style="list-style-type: none"> 1) Disappearance of open ditches 2) Adding sidewalks to neighbourhood areas that don't have them 3) Have bylaw for property owners to maintain their properties free of debris/brambles
132	<ol style="list-style-type: none"> 1) Make the Garden City lands into an area with green space and space for growing food 2) Better bike lanes on high traffic roads (a small separate lane, not shared with vehicles) 3) Better street lighting in older neighbourhoods
133	<ol style="list-style-type: none"> 1) Stop messing with No. 3 Rd 2) Less Chinese only signage

134	<ol style="list-style-type: none"> 1) better bus service 2) signage must be in english & another language of choice 3) olympic legacies
135	<ol style="list-style-type: none"> 1) Install round-a-bouts or traffic circles at all intersections - to save lives, prevent maiming and save money. 2) Standardize pedestrian X-walks. 3) Create a by-law which would force property owners to maintain their fences and their property generally in an attractive and well-kept manner.
136	<ol style="list-style-type: none"> 1) Improved public transport 2) More facilities for entertainment (shopping centers, restaurants, movie theatres, etc.) 3) More office buildings in city center
138	<ol style="list-style-type: none"> 1) affordable Senior housing with medical offices & shopping centers nearby 2) better transportation & more often to discourage car usage & add tolls on bridges. 3) increase cultural centers & activities for Seniors & young people.
139	<ol style="list-style-type: none"> 1) better transit 2) making walking and cycling a safe and viable alternative (dedicated cycling and walking paths away from roads) 3) more local community services
140	<ol style="list-style-type: none"> 1) more arterial roads north-south and east-west 2) smaller and frequent shuttle bus service 3) left-turning lanes and traffic lights
142 (PC)	<ol style="list-style-type: none"> 1) No change for the "Garden City Lands" and Farmland
143 (PC)	<ol style="list-style-type: none"> 1) Affordable Housing!
144	<ol style="list-style-type: none"> 1) I would encourage more development. 2) More zoning relaxations with higher FSR than 3.0 3) Removal of ALRs, but very gradually.
145 (PC)	<ol style="list-style-type: none"> 1) Changes to city centre to encourage pedestrian shopping (small, interesting shops, etc at street level) 2) Encourage neighbourhood businesses
146 (PC)	<ol style="list-style-type: none"> 1) More bike routes and toilets 2) Getting rid of RCMP having a pedestrian Street in clean private yards (Steveston)
147	<ol style="list-style-type: none"> 1) My local shopping area has a good range of stores and services that meet my daily needs (e.g., Doctor's Office, Grocery Store, Drug Store, Coffee Shop, Post Office). 2) More senior housing units 3) more senior/adult programs
148	<ol style="list-style-type: none"> 1) better park n ride options for locals to take the canada line 2) better youth options for activity 3) better programs for multicultural groups to learn about each other to have a more community feel
149 (PC)	<ol style="list-style-type: none"> 1) Better traffic enforcement to reduce speeding 2) Closure of some roads to allow only pedestrians 3) More bicycle trails connecting neighborhoods
150 (PC)	<ol style="list-style-type: none"> 1) Reduce wasteful consumption 2) Mixture of housing 3) Replace car use w/ alternatives
151 (PC)	<ol style="list-style-type: none"> 1) upgrade roads, alleys and sidewalks 2) constant maintenance of parks, roads 3) when building roads, plan projects to suite busy traffic

152 (PC)	<ol style="list-style-type: none"> 1) Less housing 2) More farms 3) More parks
153 (PC)	<ol style="list-style-type: none"> 1) More childcare / pre-school choices 2) More bike lanes 3) More affordable houses
154	<ol style="list-style-type: none"> 1) Affordable housing—action 2) Community Gardens and Farm Markets 3) Homeless shelters for both Men and Women
155 (PC)	<ol style="list-style-type: none"> 1) Park/horticultural use of Canada Lands 2) Constant promotion of local food 3) Focus on better transit
156 (PC)	<ol style="list-style-type: none"> 1) Religious communities uniting, 2) Smiling Asians 3) Diminishing # of cars
157 (PC)	<ol style="list-style-type: none"> 1) Room for bikes and scooters to downtown 2) Free parking for CanadaLine 3) No fireworks on Halloween
158 (PC)	<ol style="list-style-type: none"> 1) Fix No 3 Rd 2) Build churches on DVD lands 3) Build housing estates on No 5 Rd
160 (PC)	<ol style="list-style-type: none"> 1) Much improved bus service to connect with Canada Line 2) No more hi-rise apt. buildings. 3) More green space and trail development
161 (PC)	<ol style="list-style-type: none"> 1) Agricultural land used for agriculture
162 (PC)	<ol style="list-style-type: none"> 1) Reduce congestion on no 3 rd 2) Build a giant cathedral on DND lands 3) Allow free parking for scooters everywhere
164 (PC)	<ol style="list-style-type: none"> 1) Celebrate more cultural diverse days 2) Recruit more volunteers to help promote environmentally friendly products, ideas.
165	<ol style="list-style-type: none"> 1) New overpass at Steveston HWY and HWY 99 2) New tunnel owned and operated by RMD and Delta (Toll tunnel) 3) New bridge owned and operated by RMD and Vancouver (Toll)
166	<ol style="list-style-type: none"> 1) more recreational use of the waterfront 2) shopping areas with safe access from the street not though a parking lot 3) undercover farmers' markets for year round use
167 (PC)	<ol style="list-style-type: none"> 1) Open area parking lots be reduced to 50% 2) Put more forrest parks rather than parking lots 3) Re-design flood control system to anticipate rising ocean levels.
168 (PC)	<ol style="list-style-type: none"> 1) More development, more houses 2) Make use of unused land 3) Better bus schedule
169 (PC)	<ol style="list-style-type: none"> 1) Beautiful entrances to Richmond 2) 5 different town centres 3) Better architecture
170 (PC)	<ol style="list-style-type: none"> 1) Release Garden City Land from ALR 2) Expand CanadaLine to Steveston 3) Allow mixed use farming and residential on Garden City Land
171 (PC)	<ol style="list-style-type: none"> 1) Keep Garden City Lands but develop trails and plant trees 2) More cultural and recreational development

172 (PC)	<ol style="list-style-type: none"> 1) better recycling 2) single water rates 3) less highrise
173 (PC)	<ol style="list-style-type: none"> 1) variety of walking, bus, biking, trails 2) more organic fresh local food 3) small mixed use communities
174	<ol style="list-style-type: none"> 1) Develop an arts district that includes the Gateway Theatre 2) Provide more affordable housing so artists can choose to live in Richmond 3) More integrated transit system to other communities so people can use it for work
175 (PC)	<ol style="list-style-type: none"> 1) More cultural integration no separation 2) Focus on incubating new businesses 3) Community farming
176 (PC)	<ol style="list-style-type: none"> 1) Increase "community feel" throughout Richmond 2) Increase transit routes / bike lanes 3) More paths for rollerblading
177 (PC)	<ol style="list-style-type: none"> 1) Protection of natural and historical sites 2) increased protection of agricultural land 3) Improved bike lanes and transit
178 (PC)	<ol style="list-style-type: none"> 1) More accessible and sensitive City Hall 2) Get rid of RCMP
179 (PC)	<ol style="list-style-type: none"> 1) No more apartment towers 2) No more 3 homes to one old one
180	<ol style="list-style-type: none"> 1) More bike lanes 2) Enhanced walkability 3) Interesting and varied downtown core
181	<ol style="list-style-type: none"> 1) Big park in the city centre area with the sport facilities 2) greatly improved MacDonalds and Iona beach parks 3) improved transportations
182	<ol style="list-style-type: none"> 1) more bike paths 2) big park in the City Centre with the bike and strolling paths around it 3) more tennis courts
183	<ol style="list-style-type: none"> 1) big park in the city centre 2) salt water pool 3) more free parking by the dyke
184	<ol style="list-style-type: none"> 1) More educational programs for people who want to grow their own food. 2) More affordable housing. 3) Tarring and feathering most of the city council.
185	<ol style="list-style-type: none"> 1) More neighbourhood pubs 2) Bicycle lanes 3) Better time traffic lights
186	<ol style="list-style-type: none"> 1) More development of the Richmond Hospital. 2) Build a community centre in the "Blundell area" using the Steveston High School location. 3) Improve Community Centre at Minoru Park location.
187	<ol style="list-style-type: none"> 1) Another hospital or an expanded hospital 2) Neighborhoods with residential, shopping and office space mixed together 3) More community centers with fitness facilities or incorporate fitness centers in schools
189	<ol style="list-style-type: none"> 1) Garden City Lands become a gem of green space, without convention centres. 2) The river front become become a hive of activity, with retail and restaurants, and high density housing 3) All the outmoded malls be converted to other types of retail/housing etc. Forget the strip malls of the past.

190	<ol style="list-style-type: none"> 1) transform garden city land into Stanley park with food production, sustainable pavillon education cente with integrated yoga/meditation center to help fund the center 2) transform a portion of all school yard not beeing use for activities into local food production 3) seeing bike for what they are AN UNMOTORIZED VEHICULE an as such sould be integrated with wider sidewalk so they are not part of the road BY FAR THE BIGGEST IMPEDIMENT TO RIDING OUR BIKE IN RICHMOND
192	<ol style="list-style-type: none"> 1) more and smaller farms 2) community agriculture and education along with habitat preservation on the Garden City Lands 3) residential developments designed to enhance community and walkability
193	<ol style="list-style-type: none"> 1) encourage residents and businesses to grow fruit & veggies 2) slow development of highrises 3) build the bike network to make bicycle riding safer.
194	<ol style="list-style-type: none"> 1) Fairer integration of Caucasian citizens 2) more help for low income citizens(housing, services, etc.) 3) shifting funding responsibilities from citizens/homeowners to major businesses(Airport, casion, hotels)
195	<ol style="list-style-type: none"> 1) Completion of No 3 Road development. 2) Solution to traffic density around the city centre (i.e. alternative routes developed). 3) Trolley service put back into Steveston
196	<ol style="list-style-type: none"> 1) more cycling infrastructure-paths and better signage 2) integrated space for local and urban food gardens 3) better affordable housing options
198 (PC)	<ol style="list-style-type: none"> 1) Preservation of farmland 2) Affordable low income housing
200 (PC)	<ol style="list-style-type: none"> 1) Garden City Lands turned into Richmond's Stanley Park
201 (PC)	<ol style="list-style-type: none"> 1) Preserving what has been in hearts of communities 2) more parks, public gardens, forests 3) better transit and greener housing options
202 (PC)	<ol style="list-style-type: none"> 1) More park areas close to senior residences 2) Bus routes extended to outer areas of Richmond
203 (PC)	<ol style="list-style-type: none"> 1) Allow duplex style homes instead of coach houses 2) Fill in the ditches 3) No more churches on No 5.
204 (PC)	<ol style="list-style-type: none"> 1) Improve traffic on No 3. 2) Move facilities for the aged extended care
205	<ol style="list-style-type: none"> 1) Increased day care 2) more community gardens 3) stronger recycling program (including compost)
206	<ol style="list-style-type: none"> 1) More cycling facilities 2) More frequent transit service outside peak periods 3) More sidewalk/pathways to encourage walking
208	<ol style="list-style-type: none"> 1) More vegetable gardens - not a 10 mile diet. 2) Some cars should be limited to driving on certain days & 15 min bus service on Sunday.
209	<ol style="list-style-type: none"> 1) The end of No 3 Rd construction
210	<ol style="list-style-type: none"> 1) Mandatory water meters 2) Create new parks 3) Projects are interesting

211	<ol style="list-style-type: none"> 1) More Frequent Transit 2) Greater choice of transit modes - for example street cars. 3) Burying cables and removing utility poles
212	<ol style="list-style-type: none"> 1) Garden City Lands 136 acre farm and protected ESA 2) Planting fruit trees on city parks 3) Richmond becoming self-sufficient for food and energy
213	<ol style="list-style-type: none"> 1) more developed bicycle paths 2) greater restrictions in car use 3) more developed areas for shopping
214 (PC)	<ol style="list-style-type: none"> 1) Less densification 2) Restore No 3 Rd; minus the concrete skytrain. 3) More police on the beat. Check poor driving.
215 (PC)	<ol style="list-style-type: none"> 1) Free boat launch at Scotch Pond or Garry Point 2) Improved Bike route along No 2 Rd 3) Free parking at skytrain
216	<ol style="list-style-type: none"> 1) English accepted as the language for all outside the home. 2) the new sluice connecting the Fraser to the Terra Nova lakes, presently without funding 3) reconsideration of traffic light sequences and everybody to learn how to use "traffic circles", much safer bicycle spaces
217	<ol style="list-style-type: none"> 1) cultural integration instead of separation 2) general road safety - traffic law enforcement 3) safer travelling areas for people in wheelchairs
219 (PC)	<ol style="list-style-type: none"> 1) Arts and Culture 2) Heritage 3) ALR land maintained
220 (PC)	<ol style="list-style-type: none"> 1) Remove current Council and replace it with more environmentally friendly Councillors 2) More affordable housing 3) No further increase in population to protect resources
221 (PC)	<ol style="list-style-type: none"> 1) Enhanced transportation 2) Library 3) Culture – community
222 (PC)	<ol style="list-style-type: none"> 1) Reduce child poverty 2) Reduce the size of new homes 3) Upgrade dykes
223 (PC)	<ol style="list-style-type: none"> 1) Community gardens 2) non-profit housing 3) Women's shelter
224 (PC)	<ol style="list-style-type: none"> 1) Food security. Growing most of the food we consume. 2) Food education at schools. 3) Better use of the river: River taxis.
225 (PC)	<ol style="list-style-type: none"> 1) Improved transit to other municipalities 2) Expanded childcare options 3) More environmentally responsible businesses
226 (PC)	<ol style="list-style-type: none"> 1) Steveston pool becoming a viable year round facility. 2) Improving traffic flow on Steveston/ Hwy 99 overpass 3) No 3rd congestion solved.
227 (PC)	<ol style="list-style-type: none"> 1) Reasonable distance between homes 2) Restrict townhomes to 3 stories.
228 (PC)	<ol style="list-style-type: none"> 1) Expand access to skytrain 2) Designate East/West traffic corridors
229 (PC)	<ol style="list-style-type: none"> 1) No more Ditchmond 2) No more development on No 5 Rd and Steveston Hwy

230 (PC)	<ol style="list-style-type: none"> 1) Increase street lights 2) Stop increase in food and gas prices.
231 (PC)	<ol style="list-style-type: none"> 1) Better transit options at reasonable cost. 2) Reduced traffic congestion 3) Property taxes held in check
232 (PC)	<ol style="list-style-type: none"> 1) Improve Public Transit to central areas.
233 (PC)	<ol style="list-style-type: none"> 1) More parks 2) More shops in West Cambie community 3) Continue building good transportation network
235 (PC)	<ol style="list-style-type: none"> 1) More sidewalks in East Cambie area 2) Community policing centre in Cambie area
236	<ol style="list-style-type: none"> 1) More affordable housing for low-income people 2) More frequent public transit schedule 3) More well connected communities
237 (PC)	<ol style="list-style-type: none"> 1) Garden City lands used for farming 2) Extended Canada Line 3) Expanded sports fields/parks
238 (PC)	<ol style="list-style-type: none"> 1) Garden City Lands into Agriculture 2) Additional hospital facilities 3) Ongoing upgrading of dikes.
241	<ol style="list-style-type: none"> 1) A New Fraser River Crossing. ie. A new Fraser Street Bridge to reduce congestion on the other bridges. 2) Language Law. English Signage should be the biggest Font if two languages are used in signage. Certain areas of Richmond feel very discriminatory unless you speak Cantonese or Mandarin. 3) A New 6 Lane George Massey Tunnel...with space for the Canada Line to be extended through the tunnel into Tswassen/Ladner.
242	<ol style="list-style-type: none"> 1) More diverse housing stocks 2) Affordable housing 3) Mixed use developments
243	<ol style="list-style-type: none"> 1) Community Focused Housing 2) Social Gathering Spots, Social Buildings 3) Neighbourhood focussed activities, planning
249	<ol style="list-style-type: none"> 1) more land to be used for growing food organic would be best 2) more green and park space 3) less development
250	<ol style="list-style-type: none"> 1) extension of rapid transit 2) more higher density neighbourhoods
251	<ol style="list-style-type: none"> 1) Being able to get rid of my car. 2) Being able to safely travel with my family by bicycle. 3) A grocery store in Steveston
252	<ol style="list-style-type: none"> 1) A new Mayor 2) A new City Manager 3) Garden City Lands as farmland
253	<ol style="list-style-type: none"> 1) Responding to demographic needs, greater emphasis is needed for new supportive and assisted living seniors housing. 2) Providing incentives for a wide range of businesses to locate within Richmond providing greater employment opportunities for residents. 3) Planning for future public safety detachments (police and fire) to respond to the demands of population growth.
255	<ol style="list-style-type: none"> 1) An agricultural themed park on the Richmond City Lands 2) Enhanced cycle paths with protection from car traffic 3) More seniors' living developments

256 (PC)	<ol style="list-style-type: none"> 1) Improved transit to/from Steveston to Canada Line 2) Improve South bound bike lane on No 3 rd. 3) Provide additional park 'n ride to Canada Line
257 (PC)	<ol style="list-style-type: none"> 1) More affordable housing 2) More information for running a home business
258 (PC)	<ol style="list-style-type: none"> 1) More housing solutions 2) More gardens, farmers markets 3) More bike lanes with street crossings
259 (PC)	<ol style="list-style-type: none"> 1) New bridge to Vancouver/Burnaby 2) Less traffic signals 3) Faster speed limits
260 (PC)	<ol style="list-style-type: none"> 1) Limit size of single family house
261	<ol style="list-style-type: none"> 1) Closure of streets in Steveston - turn into a pedestrian mall 2) More and longer non vehicle trails and green belts 3) Eradication of strip plazas - more streetscape shopping
262	<ol style="list-style-type: none"> 1) strong cycling infrastructure (lanes, trains, light control,...) 2) more requirements for sustainability in new construction (green roof, water meter, city compost collection...) 3) stop letting churches and mega mansions take over quality farmland
263 (PC)	<ol style="list-style-type: none"> 1) More parks 2) More free parking 3) More shelters for homeless.
264 (PC)	<ol style="list-style-type: none"> 1) Safe parks 2) More festivals 3) Keep Steveston traditional
266 (PC)	<ol style="list-style-type: none"> 1) Develop the Garden City Lands under its ALR zoning, while respecting the carbon sink aspect of the land.
269 (PC)	<ol style="list-style-type: none"> 1) More repair/focus existing infrastructure 2) Hold taxes 3) Contract out more services
270	<ol style="list-style-type: none"> 1) a women friendly city 2) urban agriculture on the Garden City Lands 3) affordable housing for people who work in Richmond
271 (PC)	<ol style="list-style-type: none"> 1) Better sanitation 2) More parks 3) Plazas
272 (PC)	<ol style="list-style-type: none"> 1) Less traffic 2) Less airport noise 3) More Green Space in City Centre
274 (PC)	<ol style="list-style-type: none"> 1) Enclosed off leash dog parks or more dog parks 2) affordable housing
275 (PC)	<ol style="list-style-type: none"> 1) No 6 Rd needs sidewalk 2) More bike lanes 3) Better bus service
276 (PC)	<ol style="list-style-type: none"> 1) More efficient public transit 2) No more strip malls 3) More housing / services for homeless/addicts
277	<ol style="list-style-type: none"> 1) affordable housing
278	<ol style="list-style-type: none"> 1) No more highrise building and monster houses 2) Water expense charged proportional to actual consumption 3) Increase street lights and more clear lane lines

279	<ol style="list-style-type: none"> 1) better childcare situations for all ages of children 2) education in public schools on sustainability that is actually supported at home 3) getting all citizens involved and acting towards these ideas -- not just rah, rah, but actually doing it
281 (PC)	<ol style="list-style-type: none"> 1) Garden city lands - Urban green space 2) Improve dyke systems 3) Focus on City Centre for development
282 (PC)	<ol style="list-style-type: none"> 1) Housing projects for low income
283	<ol style="list-style-type: none"> 1) not so many cars 2) no more low income groups 3) more child care
285 (PC)	<ol style="list-style-type: none"> 1) Three levels of govt get organized - Provide housing for seniors. 2) Buy the Omni property in Steveston and make a park.
286 (PC)	<ol style="list-style-type: none"> 1) More smaller business 2) More medium size residences 3) Encourage Green
287 (PC)	<ol style="list-style-type: none"> 1) Women's and Children's centre 2) Social housing for low income families 3) More support for art and cultural pursuits.
288 (PC)	<ol style="list-style-type: none"> 1) Reality check, at town hall. 2) Get in touch with people. 3) Find out real problems
290	<ol style="list-style-type: none"> 1) Bring car-share vehicles into Richmond (bring someone other than ZipCar or Car Co-op in if they don't want to do it) 2) Expanding Frequent Bus Network 3) Retrofitting sub-urban type development (e.g. provide pedestrain path for people to walk to their homes without walking around the entire block)
291	<ol style="list-style-type: none"> 1) park equipment update with better exercise equipments 2) cut down local noisy level. 3) local grow food
293	<ol style="list-style-type: none"> 1) A complete cycling network that links home, work and services. 2) An arts hub. 3) A complete social services infrastructure.
295 (PC)	<ol style="list-style-type: none"> 1) Turn Garden City Land into a Stanley Park 2) Garbage pick up of big items once/twice a year 3) No more grow-ops, drugs houses, etc
296 (PC)	<ol style="list-style-type: none"> 1) More small style buses (East/West) 2) More mini plots for growing your own veges and fruit
297 (PC)	<ol style="list-style-type: none"> 1) Eliminate tertiary suites 2) More bike trails 3) Bus stops should have timetables posted
298 (PC)	<ol style="list-style-type: none"> 1) Better management of City money 2) Better conservation of agricultural food 3) Better bus service
299 (PC)	<ol style="list-style-type: none"> 1) More bus stops 2) More medical centres
300 (PC)	<ol style="list-style-type: none"> 1) Keep Agricultural Land 2) Less density 3) Pro boxing cards
301	<ol style="list-style-type: none"> 1) Big push towards being pedestrian friendly 2) Self-sustainability (food, energy, work...) 3) Green green green

303	<ol style="list-style-type: none"> 1) Canada Line will extend. 2) More people will move to Richmond. 3) Our richmond schools open the public Chinese Language education.
304 (PC)	<ol style="list-style-type: none"> 1) Open a Wall-mart 2) No extra charge to YVR on Canada Line
305	<ol style="list-style-type: none"> 1) Bus shelters at every stop 2) More greenery along major roads 3) Disallow monster houses - they are ugly and use up too much space of the individual lots
306	<ol style="list-style-type: none"> 1) Change mayor and Council 2) Change MLA's 3) Make city cleaner
307	<ol style="list-style-type: none"> 1) More cycle paths 2) "Village" shopping concept 3) More affordable housing options
310 (PC)	<ol style="list-style-type: none"> 1) More community gardens 2) Fewer Monster Houses 3) English language sign - This is Canada not Chinada
311	<ol style="list-style-type: none"> 1) ROAD IMPROVEMENTS 2) STRATEGIC DITCH CLOSURES 3) RE-EVALUATION OF LAND USE
312	<ol style="list-style-type: none"> 1) more pedestrian, cyclist & wheelchair friendly road designs 2) more shops/services within walking distance in each neighbourhood 3) more incentives to help the environment (e.g. low-flush toilet rebae
313 (PC)	<ol style="list-style-type: none"> 1) Establish a "Friends of Parks" Committee
314 (PC)	<ol style="list-style-type: none"> 1) Parks, recreational, cultural and community centres 2) More bike trails
315 (PC)	<ol style="list-style-type: none"> 1) Better/Cheaper housing 2) More community centres 3) Improved transportation systems
316	<ol style="list-style-type: none"> 1) More young people farming/ becoming involved in agriculture and keeping this a vital element of this communit 2) More connected green space for biking and walking 3) A decent interchange at 5 rd and steveston and better cross town bus service
317	<ol style="list-style-type: none"> 1) Pls keep our nice current life style 2) restraint from grow for the sake of growing 3) primary goal is to keep our current families' need served
318	<ol style="list-style-type: none"> 1) The city enforcing illegal suites. 2) The city actually taking the Traffic Fine Revenue from the provincial government and actually using it for public safety. At least account to us how you spend it. 3) less "Cobra Electric" trucks in the city - they must be making a fortune off us taxpayer.s
319	<ol style="list-style-type: none"> 1) Some actual affordable housing, instead of unrealised "plans". 2) A comprehensive network of cycling routes. 3) Replacement of City Council
320	<ol style="list-style-type: none"> 1) better public transportation 2) live / work or mixed use spaces 3) brining in more urban agriculture
321 (PC)	<ol style="list-style-type: none"> 1) 14+ Legal driving 2) Less buildings 3) Closer schools

323 (PC)	<ol style="list-style-type: none"> 1) More bike lanes 2) Remove all parking meters 3) Farmers market and get rid of night market
324 (PC)	<ol style="list-style-type: none"> 1) Better development of signage 2) Better placement of side-street stop signs 3) Available grocery store in immediate area.
327 (PC)	<ol style="list-style-type: none"> 1) Lower cost of food.
328 (PC)	<ol style="list-style-type: none"> 1) Drastic slow down in new development 2) Education and assistance to farmers 3) Improved public transit
329 (PC)	<ol style="list-style-type: none"> 1) Bike lanes on every arterial road. 2) More bike racks 3) Reduced car traffic in City Centre
330 (PC)	<ol style="list-style-type: none"> 1) Less pollution 2) More bio degradable produce 3) Environmentally friendly stuff
331 (PC)	<ol style="list-style-type: none"> 1) Less taxes 2) More bike lanes 3) More recycling bins
332 (PC)	<ol style="list-style-type: none"> 1) More affordable housing 2) Keep property increase at a minimum 3) Cut back on the number of immigrants
334 (PC)	<ol style="list-style-type: none"> 1) Wider roads on No 3rd 2) Reduced parking meter fees 3) Reduce focus on development
336 (PC)	<ol style="list-style-type: none"> 1) more crops 2) more homes closer to shopping 3) prices to go down
337 (PC)	<ol style="list-style-type: none"> 1) Stop high density housing 2) Reduce noise pollution 3) Develop more green space
338 (PC)	<ol style="list-style-type: none"> 1) No increase residential density to single F.R. 2) Maintain the developments within the town centre
339 (PC)	<ol style="list-style-type: none"> 1) Less development
340 (PC)	<ol style="list-style-type: none"> 1) Better recreation in City Centre 2) Local retail and restaurants in communities 3) Resident-driven community directions
341 (PC)	<ol style="list-style-type: none"> 1) More outdoor gathering places (eg Oval) 2) Waterfront access all around 3) More cultural interaction
342 (PC)	<ol style="list-style-type: none"> 1) Encourage more high-tech companies to locate in Richmond 2) More high tech industrial parks 3) More commercial development around skytrain
343 (PC)	<ol style="list-style-type: none"> 1) Linking communities via bike paths, walking routes
344 (PC)	<ol style="list-style-type: none"> 1) More outdoor places for family outings 2) Housing for all - No more homeless 3) Ban of herbicides and insecticides
345 (PC)	<ol style="list-style-type: none"> 1) More malls 2) Amusement park 3) More teen hangouts
346 (PC)	<ol style="list-style-type: none"> 1) More Trees

347 (PC)	1) River road going through where it used to
348 (PC)	1) More green initiatives 2) More bus services 3) Compost service
349	1) Garden City Lands being used as community plots and agricultural food production (Kwantlen program) 2) Focus on local farming with limited building of mega/super houses on these lands. 3) Preserving our existing community and using the land responsibly for the future needs of the city.
350 (PC)	1) More parks 2) More buses 3) More bus stops
351 (PC)	1) Less populated 2) More local business 3) More ALR lands
352 (PC)	1) Development of the community in the City Centre particularly in the North City Centre 2) City Centre changed to a viable place to live and less a destination for residents who live outside of City Centre. 3) More greenspace for the residents in the North City Centre.
353 (PC)	1) Keep building small neighbourhood parks (especially in high density areas)
354 (PC)	1) Better and accessible parking to Canada Line 2) Support local farmers
355 (PC)	1) More farms 2) More parks 3) More wild life
356 (PC)	1) More local business 2) Less population 3) More parks
357 (PC)	1) malls 2) teen hangouts 3) amusement parks or nature parks
358 (PC)	1) Solar powered office buildings and homes 2) More hybrid cars
359 (PC)	1) more trees 2) less cars 3) more recycling services
360 (PC)	1) More bike lanes 2) less cars 3) less construction
361 (PC)	1) Greener grass 2) Less cars 3) Less homeless people
362 (PC)	1) More farm lands 2) More plants, trees, wildlife 3) Less car dealerships
363 (PC)	1) Sustainable ways of transportation 2) Sustainable living 3) Less waste production
364 (PC)	1) More transit 2) Cycling
365 (PC)	1) Compost bins 2) More trees
366 (PC)	1) More affordable housing

	<ul style="list-style-type: none"> 2) More ambulance services 3) More community centres
367	<ul style="list-style-type: none"> 1) At grade rail transit 2) A district energy system 3) A pedestrian bridge from Cambie to Sea Island
368 (PC)	<ul style="list-style-type: none"> 1) More senior housing 2) More ambulances 3) More education for the poor
369 (PC)	<ul style="list-style-type: none"> 1) Garden City lands supporting productive market 2) Gardens 3) Full implementation of the City Centre Area Plan
370 (PC)	<ul style="list-style-type: none"> 1) Garden City and ALR lands only used for agriculture 2) Better City Hall planning to prevent a large 3 story building on Moncton St.
371 (PC)	<ul style="list-style-type: none"> 1) Farmer market: Encourage the 10 mile diet.
372 (PC)	<ul style="list-style-type: none"> 1) Preservation of farmland. 2) New City Council. New staff 3) People mattering more than money.
373 (PC)	<ul style="list-style-type: none"> 1) Get rid of RAV line 2) Get rid of Oval
374 (PC)	<ul style="list-style-type: none"> 1) More affordable senior housing (shopping/medical/dental)
375 (PC)	<ul style="list-style-type: none"> 1) more protections of ESAs. 2) Fire the people who are developing the ALR for cash. 3) Weed out corruption
376 (PC)	<ul style="list-style-type: none"> 1) Fill north arm and branch of Fraser river. 2) Bridge at No 8 Rd. 3) Fill in Middle arm river
377 (PC)	<ul style="list-style-type: none"> 1) Not waste as much 2) Re-use our old materials 3) Don't use cars as our only way of transportation
378 (PC)	<ul style="list-style-type: none"> 1) Leave Garden City the way it is
379 (PC)	<ul style="list-style-type: none"> 1) Less mega housing 2) Less traffic 3) More traffic control
380 (PC)	<ul style="list-style-type: none"> 1) Continue by building dyke paths 2) Synchronize traffic lights 3) more police
381 (PC)	<ul style="list-style-type: none"> 1) Shopping Centre (New shops) 2) Skytrian from Eastern Richmond (Hamilton) 3) More Nature parks, pools in Hamilton
382 (PC)	<ul style="list-style-type: none"> 1) More transit 2) More housing choices for seniors 3) More housing for families with play spaces for children
383 (PC)	<ul style="list-style-type: none"> 1) Rehab hospital 2) Get taxes under control 3) Fix Steveston and #5 for traffic
384 (PC)	<ul style="list-style-type: none"> 1) Children bus or walk to school - not cars 2) no monster homes 3) stop parking lots with fees
385	<ul style="list-style-type: none"> 1) Water front developments in commercial areas that have commercial below and residential above 2) Sustainable building concepts. ie.e core heating, 3) Visually appealing neighbourhoods

386 (PC)	<ol style="list-style-type: none"> 1) More green space less cement. 2) More farming land 3) Grocery stores would be nice
387 (PC)	<ol style="list-style-type: none"> 1) New bus benches 2) More trees along the streets 3) Replace broken, shabby fence along arterial roads
388 (PC)	<ol style="list-style-type: none"> 1) More emphasis on arts and arts facilities. 2) Bike lanes expanded, buses run later 3) Vary the height of highrises
389 (PC)	<ol style="list-style-type: none"> 1) Save Garden City Land for park or farming 2) Light rapid transit on Railway to Steveston 3) Complete Dyke trail system around Bridgeport
390 (PC)	<ol style="list-style-type: none"> 1) Involve the tax payers in town hall 2) Meetings before decisions are made
391 (PC)	<ol style="list-style-type: none"> 1) Locally grown food all year round. 2) More affordable housing 3) Protect ALR
392 (PC)	<ol style="list-style-type: none"> 1) Slow down large apartment buildings 2) Keep more open space 3) Secure farmland
393 (PC)	<ol style="list-style-type: none"> 1) Direct bus service to Vancouver 2) More and safe roads along major roads 3) Larger library in Steveston
395 (PC)	<ol style="list-style-type: none"> 1) To be a modern City, not a small town. 2) More entertainment and nightlife
396 (PC)	<ol style="list-style-type: none"> 1) Removal of truck from West Hwy between Nelson and Hwy 99 2) More cycle paths 3) New city park in Shellmont area
397 (PC)	<ol style="list-style-type: none"> 1) Influence CUPE to find a way to include mentally handicapped workers into the unions. Also for officials to lead communities by including people w/ disabilities in special events 2) More public recognition of Richmond's multi-ethnic heritage 3) Community Centres become more varied in scope
398 (PC)	<ol style="list-style-type: none"> 1) Use of land on the ALR / going with smaller lots not viable for farming 2) Better transportation to all parts of Richmond 3) Too much traffic into Vancouver and going through the tunnel.
399 (PC)	<ol style="list-style-type: none"> 1) Developers are forced to put amenities for kids in complexes 2) Cycling/Walking/etc paths like the new one on Shell 3) I liked that museum proposal
400 (PC)	<ol style="list-style-type: none"> 1) No more highrises 2) Satellite police stations everywhere 3) Raise the dykes now
401 (PC)	<ol style="list-style-type: none"> 1) Beautiful and less criminals 2) A good character city 3) Build a bridge from No7 to Burnaby
402 (PC)	<ol style="list-style-type: none"> 1) Urban forests. Instead of developers ripping out all the trees like on the Odlin Road, Alexandra, No 4, and other well treed areas, the developer saves trees and builds around them. Trees help reduce greenhouse emissions. 2) Stricter pollution bylaws, so that businesses like large cement plants would not be able to pollute the air and the Fraser River day after day with no penalty. 3) More community gardens, a rails to trails route through Richmond
403 (PC)	<ol style="list-style-type: none"> 1) Keep Garden City Lands in the ALR 2) Bike path around all of LULU Island 3) Farming land available at a reasonable price

404 (PC)	<ol style="list-style-type: none"> 1) More housing for seniors 2) More aquatic services and ice arena services 3) More books in libraries
406 (PC)	<ol style="list-style-type: none"> 1) Large grocery stores need to supply us with local food. 2) New library in Hamilton 3) Post office in Hamilton
407 (PC)	<ol style="list-style-type: none"> 1) More parks and dog walking areas 2) More trails and bike paths 3) Continuing upkeep of libraries and community centres
408 (PC)	<ol style="list-style-type: none"> 1) Sea-wall 2) Maritime (Tall ship) festival
410 (PC)	<ol style="list-style-type: none"> 1) Turn Garden City lands into productive demonstration, urban gardens. 2) More diverse architecture and unique housing solutions
411 (PC)	<ol style="list-style-type: none"> 1) Neighbourhood services for sustainable living. 2) Better arterial roadway access to bridges and tunnel. 3) Library services.
412 (PC)	<ol style="list-style-type: none"> 1) Eliminate all foreign language signs 2) Encourage english language 3) Strengthen Canadian customs
413 (PC)	<ol style="list-style-type: none"> 1) Better transit infrastructure 2) More library hours 3) More park green space
414 (CS)	<ol style="list-style-type: none"> 1) Increase services for new immigrants. Don't focus on the area around Minoru Road anymore. 2) Reduce the low-altitude flight paths to reduce the annoyance of noise for residents on East Cambie 3) Increase shopping centres
415 (CS)	<ol style="list-style-type: none"> 1) Smooth traffic
417 (CS)	<ol style="list-style-type: none"> 1) Build more small one-bedroom one-living room apartments so that new immigrants and low-income groups can also enjoy quality living. 2) Build more single family homes equipped with solar energy systems. This is both good for the environment and economical. 3) Allow secondary suites and coach houses in new single family properties.
418 (CS)	<ol style="list-style-type: none"> 1) More day care facilities 2) Cleaner roads 3) More parks
419 (CS)	<ol style="list-style-type: none"> 1) A more beautiful city 2) More convenient traffic 3) A safer community with less crime
420 (CS)	<ol style="list-style-type: none"> 1) Build a theme park 2) Become an industrial state
421 (CS)	<ol style="list-style-type: none"> 1) Smooth traffic, no more serious congestion on major roads 2) Facilities and population are in proportion in City Centre 3) Long-term planning in developments, no more wasting money on changes and redevelopments in two or three years.
422 (CS)	<ol style="list-style-type: none"> 1) Community safety 2) More efficient government 3) Clean roads
423 (CS)	<ol style="list-style-type: none"> 1) Develop communities with multicultural features. 2) Be more international, since Richmond is where the International Airport is. 3) Develop tourist spots with agricultural features

424 (CS)	<ol style="list-style-type: none"> 1) Drivers strictly follow the traffic regulations. 2) More community activities 3) More green space
425 (CS)	<ol style="list-style-type: none"> 1) International 2) Cultural diversity 3) Agricultural Land Reserve
426 (CS)	<ol style="list-style-type: none"> 1) Community safety 2) Food hygiene tests 3) Efficiency of government, such as medical care, keeping roads clean
429 (CS)	<ol style="list-style-type: none"> 1) Orderly traffic flow 2) Clean public areas 3) Clean air without pollution
430 (CS)	<ol style="list-style-type: none"> 1) More commercial development 2) More places developed 3) More tourist spots developed
431 (CS)	<ol style="list-style-type: none"> 1) Richmond should attract more tourists after ADS. 2) More development in restaurant businesses 3) Enhance the development of a healthy environment
432 (CS)	<ol style="list-style-type: none"> 1) The water in the ditch next to Minoru Park becomes clear. 2) There's a big Wal-mart supermarket near City Centre.
433 (CS)	<ol style="list-style-type: none"> 1) Richmond is an attractive city with its own characteristics. 2) A city where everybody participates and a city that the residents are proud of 3) city of on-going development with planning
436 (CS)	<ol style="list-style-type: none"> 1) Everyone has a home 2) Clean streets 3) Beautiful, green environment
437 (CS)	<ol style="list-style-type: none"> 1) Develop bus service 2) University 3) Child day care centre
439 (PC)	<ol style="list-style-type: none"> 1) More sports playing fields that are artificial.
440 (PC)	<ol style="list-style-type: none"> 1) More sports / recreational facilities 2) Maintain / improve parks 3) Increase density in the Central Richmond business area

Official Community Plan 2041 Update

Survey Verbatim for Question #23

Q-23) My top three favourite things that I wouldn't want to see changed in Richmond are:

Most Mentioned	Number of Mentions
Parks & Green Space: <ul style="list-style-type: none"> • Access to the Dykes 62 • Green Space 46 • Trails 20 • Minoru Park 12 • Terra Nova 10 • Other 4 	154
ALR and Farming: <ul style="list-style-type: none"> • ALR 56 • Farming 50 • Garden City Lands 20 • Local Markets 9 	135
Steveston to remain the same	59
Quality Community Centres: <ul style="list-style-type: none"> • Minoru Culture Centre 5 • Arena / Aquatic Centres 7 • Other 25 	37
Quality Libraries	26
Heritage Sites	16
High Density Kept in the City Centre	13
Single Family Housing	11
Transportation / Busses	10
Bike Lanes	9
Canada Line	7

Total Number of Responses =353

Survey #	Survey Responses for Q-23
2	1) City hall ,such a perfect city centre 2) Steveston to remain as is 3) Cultural centre and the fountains
4	1) Minoru Park 2) The Dyke walks 3) Steveston
6	1) steveston village
7	1) the parks and environment 2) Steveston 3) Housing for elderly
11	1) amenities and shopping center is good enough 2) service to immigrants 3) parks are good enough
12	1) any more development in steveston 2) further loss of farmland 3) richmond suburban feel, we do not need to overdevelope like vancouver
13	1) The multiple use path along the dyke 2) Public access to the waterfront 3) Multiculturalism
14	1) high density housing
15	1) diversity
16	1) development of agricultural lands 2) increasing density in neighbourhoods 3) allowing back lane housing
17	1) parks and natural public spaces 2) excellent community centres and program mix 3) proportion of built to agricultural environment
18	1) loss of farmland
19	1) Leave Burkeville the way it is 2) Garry's Point 3) Leave the Garden City lands alone.
20	1) more stores and shops built- green spaces are being destroyed!
21	1) Open spaces 2) Greenery 3) Farmland
22	1) keep steveston village relatively like it is now 2) the trail system, maybe expand it even 3) amount of agricultural land
23	1) High rise developments outside City Centre 2) More development in Steveston Village
25	1) Culture 2) the large amount of dedicated agricultural land

26	1) the unique character of Steveston
28	1) dike trails 2) ALR 3) Steveston village
29	1) farm markets, retail at the farms 2) continued tree planting along roadways
31	1) Development of ALR lands south of Steveston Hwy & East Richmond 2) Out of character development of Steveston village should not happen
32	1) terra nova and all the community improvement infrastructure 2) good mix of residential, commercial and agricultural zones 3) canada line
34	1) the amount of schools in the community 2) "city" awareness of social issues and work towards them 3) reputation as a great community to live in
35	1) farmland 2) parks 3) natural setting
36	1) Open spaces, i.e along the dyke, lulu island, etc 2) Diversed cultures and ethnic groups 3) Community programs and celebrations
37	1) Removing land from ALR 2) Munciple policing 3) Health care change
38	1) small community atmosphere.
39	1) Greenspace 2) Libraries (we need more) 3) Community centers
40	1) don't allow any more farmland to be destroyed for development
41	1) Small town community feel 2) Many accessible community centres and libraries
42	1) parks 2) protection of trees 3) flowers
43	1) parks/rec
44	1) Steveston Village Character!!! 2) Access to dyke trail system 3) Multiculturalism
45	1) All the ALR, parks and green space. Leave them green.
46	1) Parks, especially with no off leash dogs 2) single family homes

47	1) more high rise
48 (PC)	1) Terra Nova - Leave alone 2) All the existing farmland
50	1) diversity 2) healthy/active people 3) the bylaws that protect the farmlands
53	1) access to nature, esp. water 2) community ass'n/volunteer involvement in service development and delivery
54	1) The Dyke 2) Nature Park 3) Steveston Heritage Appeal
55	1) Public foreshore/nature/park areas 2) active agricultural areas south of Steveston Hwy 3) active agricultural areas east of No 4 Road
58	1) Dyke system of trails. Maybe expand. 2) Preservation of historic buildings and areas. 3) Preservation of farmlands.
60 (PC)	1) Steveston Market 2) Pocket Markets & Farming 3) Keep supporting our libraries and community centres
61 (PC)	1) Less catering to big buildings 2) More concern to Sr's housing 3) More affordable Sr's housing
62 (PC)	1) Great community centres 2) Fabulous library
63 (PC)	1) Decrease in farmland
64 (PC)	1) Neighborhood Shopping Centres 2) Neighborhood Community Centres
65 (PC)	1) More houses torn down
66 (PC)	1) Traditions to be maintained, RCMP, Xmas tree at City Hall, History of Richmond 2) Allow existing neighborhoods to stay the same 3) Maintain ALR land.
67	1) Dyke trails 2) Green Spaces 3) Agricultural lands
68 (PC)	1) I like Richmond already! 2) Keep up the good work!
69 (PC)	1) Access to the Dyke/Ocean 2) Steveston Village/heritage feel 3) Sense of community in Steveston
70 (PC)	1) Steveston 2) Sport field development
71 (PC)	1) West dyke trail 2) Watermania 3) Terra Nova Park
72 (PC)	1) green spaces 2) steveston 3) speedskating oval

73 (PC)	<ol style="list-style-type: none"> 1) Terra Nova/Garry Point/Parks/Dykes 2) Single family residential 3) Steveston Village
74 (PC)	<ol style="list-style-type: none"> 1) Transit 2) Farms and food provision 3) Shopping choices
76	<ol style="list-style-type: none"> 1) The landscaping on city property - the hanging baskets, the boulevard plantings - wow! 2) Being able to buy produce from the roadside stands. Being able to pick strawberries and raspberries. Let's do everything to keep those farms. 3) Terra Nova Park. And of course Steveston (that's my top 4) and the new walkway and buildings at Britannia.
77 (PC)	<ol style="list-style-type: none"> 1) Farmlands 2) Heritage areas (Steveston) 3) Local family business being run out by bigger corporations.
78	<ol style="list-style-type: none"> 1) The excellent community parks and services, including the fireworks 2) Keeping the dykes natural, peaceful and accessible 3) Do a major redevelopment of the north east waterfront to make it people friendly, vibrant and accessible
79	<ol style="list-style-type: none"> 1) Adequate support to public safety organizations (fire and police) 2) continued aesthetic upgrades to the city
80	<ol style="list-style-type: none"> 1) Abundance of farmland allowing for local food supply 2) Well maintained city infrastructure (parks, roads, landscaping) 3) Increase of townhouses over single family homes
81	<ol style="list-style-type: none"> 1) Nature lands and community gardens 2) Well kept dyke so that this is enjoyed by many 3) Good place to do business, allows businesses that I frequent to come to Richmond so I don't have to shop elsewhere
82	<ol style="list-style-type: none"> 1) loss of berry fields 2) loss of parkland 3) loss of trees
83	<ol style="list-style-type: none"> 1) The present dykes and trail systems that we have. Don't lose them. 2) The great Athletic organizations we have 3) The wonderful volunteers found in Richmond
84	<ol style="list-style-type: none"> 1) unobstructed view waterfronts/rivers- highrises 2) more trees/parkland/trails along dyke-Garry Pt to Graybar 3) more trees/parkland/trails along dyke-TerraNova-Quensboro
87	<ol style="list-style-type: none"> 1) mixed commercial and residential use in city centre 2) beautiful landscaping
88	<ol style="list-style-type: none"> 1) careful control and planning of housing issues 2) improved hospital/health care facility/services/funding 3) united Richmond activities/events
89	<ol style="list-style-type: none"> 1) harbourfront in Steveston...no more condos!\ 2) Garden City lands remain agricultural lands...let's make it into a beautiful green space 3) Sharing Tree...let's grow more produce together as a community to help our Food Bank
90 (PC)	<ol style="list-style-type: none"> 1) Community Centres 2) Mixed use developments 3) Green Space
92	<ol style="list-style-type: none"> 1) Keep the existing farm land in the alt 2) Overcrowding main streets with smaller lots .Don't do it 3) Water frontage, Keep the roadways around the island.
93 (PC)	<ol style="list-style-type: none"> 1) No more land removed from ALR. Garden City Land never developed.

94 (PC)	<ol style="list-style-type: none"> 1) Removal of ALR Lands 2) Conversion of GC lands into non-farming 3) pressure on YVR to eliminate night flights between 11pm - 6am.
95 (PC)	<ol style="list-style-type: none"> 1) Steveston
96 (PC)	<ol style="list-style-type: none"> 1) Steveston Village 2) Rural farm park 3) Britannia Shipyard
97 (PC)	<ol style="list-style-type: none"> 1) anything endangering farm lands 2) commercial development of the Garden City lands 3) raising the "status" of food production by any means possible.
98 (PC)	<ol style="list-style-type: none"> 1) Green Space 2) Bus Frequency 3) Community Centres
99 (PC)	<ol style="list-style-type: none"> 1) West dyke trail 2) Areas of single family housing 3) Fruit/veg. stands
100 (PC)	<ol style="list-style-type: none"> 1) Jam packed density and anything that contributes to that at the expense of community and assets.
101	<ol style="list-style-type: none"> 1) Park and Trail Space 2) Agricultural Space 3) Community Centres and Libraries
103	<ol style="list-style-type: none"> 1) green space 2) support of local agriculture 3) public transit (for the most part)
104	<ol style="list-style-type: none"> 1) Open spaces
105	<ol style="list-style-type: none"> 1) The dyke trail system. It's a great recreational feature. 2) Loss of agricultural land to urban sprawl.
107	<ol style="list-style-type: none"> 1) Better training for richmond drivers 2) Dykes 3) agricultural land
109	<ol style="list-style-type: none"> 1) Building size limits in Steveston (3 story max) 2) Agricultural Reserve lands developed 3) Trail usage
110 (PC)	<ol style="list-style-type: none"> 1) Westwind 2) Steveston 3) Farm land
111	<ol style="list-style-type: none"> 1) green spaces for re-creation 2) green spaces for sustainable food production - both commercially and by individuals 3) lively and appealing community centres
112 (PC)	<ol style="list-style-type: none"> 1) Not much
113 (PC)	<ol style="list-style-type: none"> 1) Bike lanes - increase them 2) Eating locally grown food 3) Strong community centres
114	<ol style="list-style-type: none"> 1) Too much more of housing taking up what looks like 90 % of the space in a lot so that all gardens except of a few struggling bushes are lost.
115	<ol style="list-style-type: none"> 1) Minoru Park 2) Agricultural land and farms 3) convenient transportation access to the lower mainland

117	<ol style="list-style-type: none"> 1) cultural events 2) flowers on roadways (beautiful and make the city special)
118	<ol style="list-style-type: none"> 1) Variety of restaurants 2) Parks
120	<ol style="list-style-type: none"> 1) steveston village 2) community centres 3) richmond nature park , terra nova rural park and the trail system
123 (PC)	<ol style="list-style-type: none"> 1) All new residential development concentrated in city centre. It should be spread out across the city.
124 (PC)	<ol style="list-style-type: none"> 1) Parks/green areas 2) Free parking at malls 3) "balance" as above
126 (PC)	<ol style="list-style-type: none"> 1) Minoru Culture Centre & Library & Senior Centre 2) Ice Rinks & Tracks 3) No ALR Lands lost
127	<ol style="list-style-type: none"> 1) More boulevard trees. 2) Sidewalks - with grass by curb.
129	<ol style="list-style-type: none"> 1) Support for green space
130	<ol style="list-style-type: none"> 1) keep big parcels for farming
131	<ol style="list-style-type: none"> 1) Parks and recreation facilities 2) Steveston boardwalk and ambience
132	<ol style="list-style-type: none"> 1) The excellent maintenance of our parks and green spaces and beautification of public areas such as hanging baskets and flower beds. 2) The smaller shuttle buses running between Richmond communities
134	<ol style="list-style-type: none"> 1) more condos 2) more low income housing 3) less parks
135	<ol style="list-style-type: none"> 1) Remove many traffic lights and install attractively landscaped round-a-bouts or traffic circles. 2) Improved maintenance of much of the City's privately-owned properties, in particular delapidated fencing. Some of them are sooo ugly. 3) Counsellor positions become manditorilly FULL-TIME. I'd rather pay more to have a dedicated, passionate, intelligent person on Council than some of the twats we currently have, who defer most of what they should be researching and deciding to staff
136	<ol style="list-style-type: none"> 1) The roads 2) The diversity of people 3) Livability
138	<ol style="list-style-type: none"> 1) losing farmland 2) small town atmosphere
140	<ol style="list-style-type: none"> 1) free parking space in shopping malls
142 (PC)	<ol style="list-style-type: none"> 1) See above
143 (PC)	<ol style="list-style-type: none"> 1) Green Space 2) Keep Farmland
144	<ol style="list-style-type: none"> 1) Existing pubs and recreational spaces. 2) More effective and efficient transportation systems

145 (PC)	1) I love the parks and street trees
146 (PC)	1) Accommodate snow geese 2) Free run bunnies 3) Japanese maple & cherry trees
147	1) residents paying for this exercise or increase in tax 2) increase in low level housing 3) more apartments
148	1) i would like for steveston to remain a historical and heritage area 2) finn slough area 3) agricultural areas / farming
149 (PC)	1) The scale of Steveston's village core 2) Dyke trails 3) The mix of retail/business on grd floor with residential above
150 (PC)	1) Green space for public use 2) Natural shoreline 3) Tree protection
151 (PC)	1) do not reduce farm lands 2) all the farm markets to stay open
152 (PC)	1) Garden City Lands 2) Garry Point 3) Steveston
153 (PC)	1) Culture diversity 2) Community Centres / Parks 3) Easy to go to grocery shopping
154	1) Parks and Green Space 2) Dyke access for all 3) City of Richmond--planting in Summer
155 (PC)	1) Dykes 2) Steveston 3) Community Centres
156 (PC)	1) Parks, trails 2) Community Centres 3) Maintaining ALR
157 (PC)	1) Car repair shops in downtown. 2) Lots of Christian churches 3) Airport nearby
158 (PC)	1) Richmond Centre Mall 2) Airport 3) Hi-tech enterprises
160 (PC)	1) Keep Steveston as it is - No more housing!
161 (PC)	1) The area around the oval 2) Steveston Centre
162 (PC)	1) light industry in downtown areas 2) Richmond Centre 3) Steveston
164 (PC)	1) Access to dykes and parks 2) Free festivals and events around town 3) Open house festival
166	1) the small park around the Steveston museum 2) large parks/playgrounds attached to neighbourhood schools 3) small businesses in local neighbourhoods

167 (PC)	<ol style="list-style-type: none"> 1) Reduction of areas allotted for bogs and green spaces. 2) multi-cultural environment 3) pro-active RCMP & Political leadership
168 (PC)	<ol style="list-style-type: none"> 1) Additional units in single premises. 2) Mixed use residential and commercial 3) Free community services.
169 (PC)	<ol style="list-style-type: none"> 1) Trees, Flowers and Boulevards 2) Green Spaces
171 (PC)	<ol style="list-style-type: none"> 1) Keep residential areas mixed 2) Increase law enforcement
172 (PC)	<ol style="list-style-type: none"> 1) Dykes maintenance 2) Bkielanes
173 (PC)	<ol style="list-style-type: none"> 1) diversity 2) variety of recreation and culture 3) City's mission and vision
174	<ol style="list-style-type: none"> 1) Gateway Theatre 2) Canada Line 3) Dyke and its paths
175 (PC)	<ol style="list-style-type: none"> 1) Large lots and green spaces 2) Great recreational programs (includ libraries) 3) Cultural tolerance
176 (PC)	<ol style="list-style-type: none"> 1) Limit on building height 2) City support for non-profit agencies 3) emphasis on providing a good amount of green space for each resident
177 (PC)	<ol style="list-style-type: none"> 1) Great parks 2) Wonderful Community Centres 3) Nice Mix of people
178 (PC)	<ol style="list-style-type: none"> 1) Nature spaces 2) Street landscaping 3) community gardens
179 (PC)	<ol style="list-style-type: none"> 1) Minoru arena/park 2) Brighthouse Park
180	<ol style="list-style-type: none"> 1) Dyke paths and trails 2) Maintain current parkland 3) Quality community centres and libraries
181	<ol style="list-style-type: none"> 1) Agriculture lands 2) Harold Steeves 3) Dyke
182	<ol style="list-style-type: none"> 1) weather 2) local produce 3) strawberry u-pick
183	<ol style="list-style-type: none"> 1) Garden City Lands green 2) blueberry fields 3) free parking by the malls
184	<ol style="list-style-type: none"> 1) Harold Steves. 2) Decent fish and chips in Steveston. 3) Burkville, and I don't even live there.
186	<ol style="list-style-type: none"> 1) Walking in Minoru Park and along the dykes. 2) Community and Sharing Farm facility. 3) Shopping in Sears and Landsdowne Centre.
187	<ol style="list-style-type: none"> 1) Reduction in library facilities 2) Reduction in number of parks, green space and street beautification programs 3) Reduction in recreation programs offered by the city

189	1) The farms. Example, Bluedelphia Farm, where you can get fresh blueberries and fresh vegetables. Pumpkins for Haloween, fresh eggs on Wetminster Highway, farmer made sauerkraut on No 4 Rd. Truly, this is nice,for living in an urban environment.
192	1) Steveston Village 2) No more old trees cut down, period. 3) all the great chinese food!
193	1) the farms 2) the dyke trails 3) Steveston Village
194	1) I love the green/natural predominance! 2) I love the cultural mix! 3) Keep as much of the current farmland as reasonably possible
195	1) Number of shopping locations 2) Cleanliness of roads, boulevards, and city lands 3) Affordability of housing (compared to Vancouver and Burnaby).
196	1) the environmental sensitive areas such as those by the dykes, nature park etc. 2) preservation and support for heritage-either through buildings or areas such as steveston. Even little additions such as the horse statue at Minoru 3) was cool
198 (PC)	1) Farmer Market 2) Steveston
199 (PC)	1) Minoru Park 2) Library 3) Keep RCMP
200 (PC)	1) Garden City Lands developed. 2) High rise bldgs all over Richmond 3) Consultation with public. Access to the river
201 (PC)	1) destruction of community land marks 2) elimination of farm lands 3) keep small neighbourhood stores
202 (PC)	1) No more high rises to be built in Richmond
203 (PC)	1) No more higher density in City Centre.
204 (PC)	1) Keep as much green space as possible 2) The Malls
205	1) Increased housing by eliminating park area 2) Less business area and more residential housing 3) A rise in low income housing
206	1) Amount of ALR land 2) Dyke trails 3) Steveston Village character
208	1) I believe that people can do their banking of grocery shopping in one day. Not whenever the idea hits them!
209	1) Steveston Village's "Small town" feel 2) Protect park and common spaces 3) Protect agricultural land
210	1) More single house areas 2) Keep farm land

211	<ol style="list-style-type: none"> 1) Community Centers 2) Dike and trail system 3) Excellent Shopping
212	<ol style="list-style-type: none"> 1) All of the living trees in Richmond 2) The current undeveloped land 3) Richmond ALR properties and ESAs
214 (PC)	<ol style="list-style-type: none"> 1) ALR 2) Maintain the dykes and keep dogs on a leash
215 (PC)	<ol style="list-style-type: none"> 1) Community Programs 2) Safety level (low crime)
216	<ol style="list-style-type: none"> 1) The west dyke area with wildlife, so keep the green spaces 2) older houses with gardens instead of concrete 3) high density living in the city centre only
217	<ol style="list-style-type: none"> 1) keep the green spaces 2) older neighbourhoods with gardens instead of concrete 3) high density living in the city centre only
219 (PC)	<ol style="list-style-type: none"> 1) Dykes and wildlife 2) Steveston Village
220 (PC)	<ol style="list-style-type: none"> 1) Loss of parks and green spaces 2) Loss of airport facilities 3) Protection of Steveston
221 (PC)	<ol style="list-style-type: none"> 1) Rural 2) Heritage 3) Cleanliness
222 (PC)	<ol style="list-style-type: none"> 1) Trails and bike lanes 2) Community Centres
223 (PC)	<ol style="list-style-type: none"> 1) Waterfront access for public 2) Farmland 3) Walking and biking trails
224 (PC)	<ol style="list-style-type: none"> 1) Dykes, nature park 2) Great schools 3) Safety
225 (PC)	<ol style="list-style-type: none"> 1) Recreational services are terrific! 2) No more traffic 3) Green Spaces
226 (PC)	<ol style="list-style-type: none"> 1) Affordability of community centres and programs 2) Access to information needed 3) Beautification /automated watering maintenance
227 (PC)	<ol style="list-style-type: none"> 1) No more town homes or condos on Moncton 2) Keep dyke lands as is 3) ALR keep in tact
228 (PC)	<ol style="list-style-type: none"> 1) The ability for land owners to improve their land. 2) Sorts venues.
229 (PC)	<ol style="list-style-type: none"> 1) Residential and Business / commercial
230 (PC)	<ol style="list-style-type: none"> 1) Sports facilities in Richmond. 2) Sporting events like BC senior games
231 (PC)	<ol style="list-style-type: none"> 1) Loss of farmland 2) Loss of green space 3) Quality of Life
232 (PC)	<ol style="list-style-type: none"> 1) Community Centre Services 2) Parks and Dykes 3) Rural feel

233 (PC)	Build a multi-cultural community
236 (PC)	<ol style="list-style-type: none"> 1) Housing price keep rising 2) Peacefulness in Richmond 3) Budget cut in public library services
237 (PC)	<ol style="list-style-type: none"> 1) ALR developed
238 (PC)	<ol style="list-style-type: none"> 1) The ongoing street landscaping 2) Change access to dike trails 3) More liberal gambling outlets and rules
241	<ol style="list-style-type: none"> 1) Power Line are pre-dominantly underground. 2) Beautification of the City.
243	<ol style="list-style-type: none"> 1) Sustainable Living Plan 2) Affordable Housing for young families & seniors 3) More Sense of Community
248	<ol style="list-style-type: none"> 1) More land removed from the Agricultural Land Reserve.
249	<ol style="list-style-type: none"> 1) green spaces destroyed by development 2) air land reserve removed from the reserve 3) garden city area developed into anything other than food production
250	<ol style="list-style-type: none"> 1) existing green spaces 2) agricultural land
252	<ol style="list-style-type: none"> 1) farms being built on 2) our old neighbourhoods 3) loose any more open space
253	<ol style="list-style-type: none"> 1) The protection of the waterfront for all citizens to enjoy. 2) The single-family character of neighbourhoods outside of arterial routes. 3) The make-up of local shopping opportunities in various neighbourhoods throughout the city.
255	<ol style="list-style-type: none"> 1) Public access to the waterways and dykes 2) Concentrating business development in the City Centre
256 (PC)	<ol style="list-style-type: none"> 1) Lost green spaces due to density gain 2) Lost agricultural reserves due to density gain 3) Overdevelopment of dyke
257 (PC)	<ol style="list-style-type: none"> 1) Yaohan Centre 2) Supermarket 3) Minoru Park
258 (PC)	<ol style="list-style-type: none"> 1) Steveston 2) Parks, gardens, green lands 3) Finn slough, dikes, bike paths
259 (PC)	<ol style="list-style-type: none"> 1) Farming
260 (PC)	<ol style="list-style-type: none"> 1) No more large churches
261	<ol style="list-style-type: none"> 1) densification outside the city centre
262	<ol style="list-style-type: none"> 1) the small farms 2) the dyke trail 3) the nature park (though I'd love to see the two parts connected, and have better access)
263 (PC)	<ol style="list-style-type: none"> 1) Library 2) Save on Foods 3) Space by Armory changed

264 (PC)	<ol style="list-style-type: none"> 1) Dyke path 2) Parks 3) Minoru Centre
265 (PC)	<ol style="list-style-type: none"> 1) The empty field at Garden City
266 (PC)	<ol style="list-style-type: none"> 1) No changes to existing boundaries.
268 (PC)	<ol style="list-style-type: none"> 1) Minoru park
269 (PC)	<ol style="list-style-type: none"> 1) Parks 2) Trails 3) My neighbourhood
270	<ol style="list-style-type: none"> 1) more parks and green space 2) publicly accessible dykes 3) neighbourhood hubs
272 (PC)	<ol style="list-style-type: none"> 1) Parks and Trails 2) Community Centres and Recreation Facilities 3) Steveston
275 (PC)	<ol style="list-style-type: none"> 1) Parks 2) Fresh air 3) Urban
276 (PC)	<ol style="list-style-type: none"> 1) Libraries 2) Dyke path 3) City garden
278	<ol style="list-style-type: none"> 1) Parks and nature environment 2) Keep crime rate as low as possible 3) Harmony amount people
279	<ol style="list-style-type: none"> 1) the community centres/libraries
281 (PC)	<ol style="list-style-type: none"> 1) Cultural diversity 2) Best Chinese Cuisine 3) Minoru Park - Must not be sold off to developers
282 (PC)	<ol style="list-style-type: none"> 1) Less gang related crimes.
283	<ol style="list-style-type: none"> 1) safety every time 2) cleanliness every time and everywhere
284 (PC)	<ol style="list-style-type: none"> 1) Low density outside the City Centre 2) Two storey maximum height in Steveston village
286 (PC)	<ol style="list-style-type: none"> 1) Bigger highway 2) More golf courses 3) Industrial properties
287 (PC)	<ol style="list-style-type: none"> 1) Minoru Park 2) Hospital 3) Libraries
288 (PC)	<ol style="list-style-type: none"> 1) Green space 2) public markets 3) park land
289 (PC)	<ol style="list-style-type: none"> 1) ALR kept away from developers
290	<ol style="list-style-type: none"> 1) More sub-urban development 2) Walmart on Alderbridge Way & Garden City 3) the Garden City land continued to be undeveloped

291	<ol style="list-style-type: none"> 1) too many housing 2) bad traffic lighting 3) midnight noisy
293	<ol style="list-style-type: none"> 1) Garden City Lands 2) Steveston 3) Minoru park and cultural centre.
294 (PC)	<ol style="list-style-type: none"> 1) Farmland 2) Parks 3) Free Parking
295 (PC)	<ol style="list-style-type: none"> 1) Farms 2) Nature and trails 3) Multiculturalism
296 (PC)	<ol style="list-style-type: none"> 1) Farmland 2) Parks
297 (PC)	<ol style="list-style-type: none"> 1) Richmond Nature Park and programs 2) ALR 3) West Dike Trail
298 (PC)	<ol style="list-style-type: none"> 1) Green Space 2) Less community activities offered by community centres 3) variety of small shops like in Steveston.
300 (PC)	<ol style="list-style-type: none"> 1) Steveston 2) No MMA Cards
301	<ol style="list-style-type: none"> 1) Reduction in trees or ALR 2) paving of dike 3) schools becoming boutique schools (eg Spul'u'kwuks)
302 (PC)	<ol style="list-style-type: none"> 1) Reduction of Farm land
303	<ol style="list-style-type: none"> 1) Nature. 2) Security. 3) Discrimination
305	<ol style="list-style-type: none"> 1) Keep the focus on enhancing local communities 2) Off-leash dog parks - they're great - could use one in my neighbourhood rather than driving there 3) Farms - wonderful
306	<ol style="list-style-type: none"> 1) Green 2) Bike paths 3) Facilities for seniors to exercise and do their daily Tai Chi
307	<ol style="list-style-type: none"> 1) Green spaces 2) Lower rise housing 3) Villages (Steveston)
311	<ol style="list-style-type: none"> 1) ROAD IMPROVEMENTS 2) STRATEGIC DITCH CLOSURES
312	<ol style="list-style-type: none"> 1) richmond being bike friendly
314 (PC)	<ol style="list-style-type: none"> 1) Industry zone 2) High rises 3) Buildings more than 2 stories.
315 (PC)	<ol style="list-style-type: none"> 1) Less housing 2) Less services from city for seniors 3) More private contracting – Garbage

316	<ol style="list-style-type: none"> 1) ALR land (big houses should not be allowed to be built and then pay farm taxes!!) 2) The 'flavor' of areas like Steveston 3) Reduction of green space
317	<ol style="list-style-type: none"> 1) crime rate must not increase, keep families here, not all kinds of people that is already a mess. 2) Canadian culture should not be too much undermined by all the new types of people coming here 3) we do not need unions here to create many labour problems
318	<ol style="list-style-type: none"> 1) Garden City Park 2) Year round sports fields. 3) dog parks.
319	<ol style="list-style-type: none"> 1) No building development on Garden City Lands and other undeveloped areas of the city. 2) Unpaved trails (e.g. Shell Road Trail, Dykes Trails, etc.) and open ditches.\ 3) No intersections off the 99 between Westminster and Steveston Highways.
320	<ol style="list-style-type: none"> 1) vibrancy 2) single / multi family housing 3) agriculture
321 (PC)	<ol style="list-style-type: none"> 1) Malls stay 2) Bike lanes stay 3) Sky train stays
322 (PC)	<ol style="list-style-type: none"> 1) Single family housing with garden space. 2) Rescue farmland 3) Parks
323 (PC)	<ol style="list-style-type: none"> 1) Farm land 2) Dyke and water front parks
324 (PC)	<ol style="list-style-type: none"> 1) Cutting of trees / Green spaces 2) Buildings too tall
325 (PC)	<ol style="list-style-type: none"> 1) Parks 2) Libraries 3) Community Centres
328 (PC)	<ol style="list-style-type: none"> 1) Amount of farmland 2) Access to and view to water/ocean 3) Single family homes / Clean neighbourhoods
328 (PC)	<ol style="list-style-type: none"> 1) Finn Slough 2) Farm lands 3) Shell Road trail
330 (PC)	<ol style="list-style-type: none"> 1) More pollution 2) Guns
331 (PC)	<ol style="list-style-type: none"> 1) More cars 2) High gas prices 3) Litter
332 (PC)	<ol style="list-style-type: none"> 1) Steveston is a beautiful community 2) Farming areas 3) Parks and dykes
333 (PC)	<ol style="list-style-type: none"> 1) A memorial park be built in the Garden City Lands
334 (PC)	<ol style="list-style-type: none"> 1) Neighbourhood feel in community 2) Small town benefits 3) No more density

336 (PC)	<ol style="list-style-type: none"> 1) shopping centres 2) where my home is 3) how we live
337 (PC)	<ol style="list-style-type: none"> 1) Do not allow Coach Houses and Suites 2) Buses on arterial road will cause problems with noise pollution and increase emissions
338 (PC)	<ol style="list-style-type: none"> 1) Rezone the current SFR designate to MFR 2) Allow more commercial zoning into residential
339 (PC)	<ol style="list-style-type: none"> 1) Minoru pool removed 2) Faster road repairs 3) New Council and Staff
340 (PC)	<ol style="list-style-type: none"> 1) Farms 2) Green space pockets 3) Dykes and trails
341 (PC)	<ol style="list-style-type: none"> 1) Neighbourhoods 2) Cultural mix 3) People willing to help
343 (PC)	<ol style="list-style-type: none"> 1) ALR 2) Increase density off of arterial roads 3) maintain local food production
344 (PC)	<ol style="list-style-type: none"> 1) Size of school yards 2) Nature Park 3) Terra Nova Bird sanctuary
345 (PC)	<ol style="list-style-type: none"> 1) Malls
346 (PC)	<ol style="list-style-type: none"> 1) Buses and skytrain 2) Malls 3) Theatres
347 (PC)	<ol style="list-style-type: none"> 1) Garden City lands to remain ALR 2) Don't remove any lands from ALR
348 (PC)	<ol style="list-style-type: none"> 1) Skytrain 2) Trees and plants
349	<ol style="list-style-type: none"> 1) Garden City Lands being developed for housing / business 2) Loss of any of the parks 3) Decrease access to libraries or community centres.
350 (PC)	<ol style="list-style-type: none"> 1) Steveston shouldn't be changed 2) no more bridges 3) Dykes
351 (PC)	<ol style="list-style-type: none"> 1) apartments 2) Nature parks 3) Trees
352 (PC)	<ol style="list-style-type: none"> 1) The main library and plaza 2) The focus on bike and walking paths 3) The cleanliness and attractiveness of the malls in city centre.
353 (PC)	<ol style="list-style-type: none"> 1) Dykes 2) Terra Nova Gardens 3) Minoru Park
354 (PC)	<ol style="list-style-type: none"> 1) Protect farm land 2) dykes and trails 3) Protect arts and heritage
355 (PC)	<ol style="list-style-type: none"> 1) Malls are good 2) Apartments
356 (PC)	<ol style="list-style-type: none"> 1) More apartments 2) More new roads 3) Big shopping malls

357 (PC)	<ol style="list-style-type: none"> 1) two malls 2) more trees planted 3) make more parks
358 (PC)	<ol style="list-style-type: none"> 1) Farmland 2) Existing schools and shopping malls 3) Parks
359 (PC)	<ol style="list-style-type: none"> 1) parks 2) rivers 3) wildlife habitats
360 (PC)	<ol style="list-style-type: none"> 1) Transit 2) less high rises 3) less cars
361 (PC)	<ol style="list-style-type: none"> 1) Public transits 2) Recycling programs 3) More trees
362 (PC)	<ol style="list-style-type: none"> 1) Community groups and sports. 2) Parks and wildlife 3) Richmond being more friendly and welcome new people.
363 (PC)	<ol style="list-style-type: none"> 1) Sky train 2) Schooling system 3) Parks
364 (PC)	<ol style="list-style-type: none"> 1) More buildings 2) More cars
365 (PC)	<ol style="list-style-type: none"> 1) More trees 2) Eco-friendly products 3) Eco-friendly people
366 (PC)	<ol style="list-style-type: none"> 1) City Centre 2) Touchstone 3) Steveston
367	<ol style="list-style-type: none"> 1) Any loss of park space 2) The excellent community centres 3) The large open areas of ALR
368 (PC)	<ol style="list-style-type: none"> 1) Organic food 2) More parks 3) House needs for poor
369 (PC)	<ol style="list-style-type: none"> 1) Equal priority status given to maintaining dykes and to water table pumping capacity. 2) Policies and codes maintaining 5' depth below grade limit on subsurface construction everywhere in Richmond.
370 (PC)	<ol style="list-style-type: none"> 1) Garden City Lands as Green Space 2) Growing appreciation for local food and our environment 3) Steveston as a small village; there have already been mistakes made.
372 (PC)	<ol style="list-style-type: none"> 1) Community Centres and services are good 2) Parks 3) No more growth - Only on hospital!!
373 (PC)	<ol style="list-style-type: none"> 1) Protect ALR
374 (PC)	<ol style="list-style-type: none"> 1) No closing of libraries
376 (PC)	<ol style="list-style-type: none"> 1) All signs in English 2) Remove all banners year round
377 (PC)	<ol style="list-style-type: none"> 1) How close I am with my neighbours / friends 2) There are buses 3) There are many centres, malls, parks I can go to

378 (PC)	<ol style="list-style-type: none"> 1) Steveston Outdoor Pool 2) Garry Point Area 3) Steveston
379 (PC)	<ol style="list-style-type: none"> 1) Green area 2) Growth of Richmond General Hospital 3) Growth of Community Centres
380 (PC)	<ol style="list-style-type: none"> 1) Small town, friendly and clean
381 (PC)	<ol style="list-style-type: none"> 1) Skytrain stop 2) Chinese restaurant close down
382 (PC)	<ol style="list-style-type: none"> 1) Dykes 2) Community Centres
383 (PC)	<ol style="list-style-type: none"> 1) Have Blundell entrance to highway 2) Another river crossing 3) Reduce cost of kids to use playgrounds
384 (PC)	<ol style="list-style-type: none"> 1) parks 2) bicycle lanes 3) dykes
385 (PC)	<ol style="list-style-type: none"> 1) Parks areas 2) Dykes 3) neighbourhoods feel (No large boxed houses or apartments)
386 (PC)	<ol style="list-style-type: none"> 1) Parks 2) Trails 3) Nature parks
387 (PC)	<ol style="list-style-type: none"> 1) Parks and green spaces 2) ALR and farm lands 3) Dike walkways
388 (PC)	<ol style="list-style-type: none"> 1) any reduction in farmland 2) any reduction in parks 3) any changes to the community centres
389 (PC)	<ol style="list-style-type: none"> 1) Too much development in Steveston 2) Continuing development of farmland 3) Bigger roads - for lack of transit.
390 (PC)	<ol style="list-style-type: none"> 1) Availability of transportation options 2) Lessening of landscaping 3) Telecast of City Council meetings
391 (PC)	<ol style="list-style-type: none"> 1) Network of walking / cycling trails 2) Multi-use building complexes 3) New RAV line that extends further into Steveston
392 (PC)	<ol style="list-style-type: none"> 1) We cannot give everything to new arrivals 2) Protection of our Island
393 (PC)	<ol style="list-style-type: none"> 1) Steveston's waterfront 2) Low-rise single family neighbourhoods 3) keep highrises in City Centre
394 (PC)	<ol style="list-style-type: none"> 1) Steveston 2) West and South Dykes 3) Finn Slough
395 (PC)	<ol style="list-style-type: none"> 1) To be a trade city 2) Traffic congestion 3) Another PRC City
396 (PC)	<ol style="list-style-type: none"> 1) Walking and biking paths along dykes 2) The nature trees and heritage trees 3) No change in ALR

397 (PC)	<ol style="list-style-type: none"> 1) Multi-ethnic cooperation and harmony being worked upon (not one sided) 2) Flower displays 3) General cleanliness of City
398 (PC)	<ol style="list-style-type: none"> 1) Preserve heritage sites 2) Keep green space 3) Could use more regulation sized golf course for general public.
399 (PC)	<ol style="list-style-type: none"> 1) Green space/farming 2) Family oriented 3) Bike friendly areas
400 (PC)	<ol style="list-style-type: none"> 1) Garden city lands 2) Terra Nova nature park 3) Protect out mountain and ocean views
401 (PC)	<ol style="list-style-type: none"> 1) Less cars on the road 2) Improve No 3 rd 3) Go green and eat more local food
402 (PC)	<ol style="list-style-type: none"> 1) Build anything on the Garden City Lands or the remaining bog lands. 2) Fill any more ditches. With every new development and house, the city allows the ditches to be filled in for more parking. No one will be able to hear the frogs anymore. 3) Build any more hugely expensive buildings like the oval without a city referendum, build any more artificial turf fields.
403 (PC)	<ol style="list-style-type: none"> 1) Sound of frogs croaking 2) To see the Garden City lands taken out of ALR 3) More trees taken down
404 (PC)	<ol style="list-style-type: none"> 1) All kinds of restaurants 2) Libraries 3) Inside malls
406 (PC)	<ol style="list-style-type: none"> 1) Agricultural lands stay as ALR
407 (PC)	<ol style="list-style-type: none"> 1) Totally against removal of ALR land
408 (PC)	<ol style="list-style-type: none"> 1) Water front parks 2) Green spaces 3) Salmon festival, Library services
410 (PC)	<ol style="list-style-type: none"> 1) Finn Slough and other historic sites 2) Nature trails 3) Sense of community, warmth, friendliness
411 (PC)	<ol style="list-style-type: none"> 1) Steveston seawall walk – Lovely 2) Soccer turf fields - excellent
412 (PC)	<ol style="list-style-type: none"> 1) Parking at shopping centres 2) Parks 3) Walking trails
413 (PC)	<ol style="list-style-type: none"> 1) Multiculturalism 2) Salmon Festival 3) Library resources
414 (CS)	<ol style="list-style-type: none"> 1) Parks 2) Libraries
417 (CS)	<ol style="list-style-type: none"> 1) Convenience in daily life, including shopping, sports and recreational activities. People feel contented living and working here. 2) Good transport system. This can reduce the use of private vehicles and help the environment. 3) Agricultural land is well protected.

418 (CS)	<ol style="list-style-type: none"> 1) Libraries 2) Parks 3) Supermarkets
419 (CS)	<ol style="list-style-type: none"> 1) Beautiful "Garden City" 2) Wonderful climate and interpersonal relationship 3) Multi-lingual city
421 (CS)	<ol style="list-style-type: none"> 1) Lots of restaurants, shops, convenience in shopping 2) Air quality and living environment 3) Government offices all located in City Centre
422 (CS)	<ol style="list-style-type: none"> 1) Parks and green space 2) Neat community planning 3) Convenient transport
423 (CS)	<ol style="list-style-type: none"> 1) Natural reserves 2) Diversity 3) Agricultural land
424 (CS)	<ol style="list-style-type: none"> 1) Agricultural land and green space are reserved. 2) Community resources such as libraries 3) Traditional festivals and activities, such as Salmon Festival
425 (CS)	<ol style="list-style-type: none"> 1) Agriculture 2) Harbour tours 3) Cultural diversity
426 (CS)	<ol style="list-style-type: none"> 1) Parks and green space 2) Community planning 3) Convenience in daily life
429 (CS)	<ol style="list-style-type: none"> 1) Existing parks and green space 2) Cultural diversity with equality 3) Humanity in harmony
430 (CS)	<ol style="list-style-type: none"> 1) Diversity in the community 2) Clean, tidy, hygienic
432 (CS)	<ol style="list-style-type: none"> 1) Libraries and the facilities near them 2) Sports facilities 3) Minoru Park
433 (CS)	<ol style="list-style-type: none"> 1) More parks and green space, not less, near where we live and work 2) Existing public recreational facilities 3) Official ceremonies of signpost activities
436 (CS)	<ol style="list-style-type: none"> 1) Trees 2) Parks 3) Regional functional planning
437 (CS)	<ol style="list-style-type: none"> 1) Protect agricultural land. 2) Keep green space. 3) Recreation centres
439 (PC)	<ol style="list-style-type: none"> 1) I don't want a change in Seafair's density.
440 (PC)	<ol style="list-style-type: none"> 1) any changes in Seafair residential area 2) ie No more subdivision of lots / introductory increased density - This destroys the look / balance of neighbourhood noise, traffic, congestion

Official Community Plan 2041 Update

Survey Verbatim for Question #24

Q-24) General Comments:

Most Mentioned	Number of Mentions
Transportation Related:	38
<ul style="list-style-type: none"> • Improved Transit (eg. Canada Line & more Bus Service) 16 • Cycling 9 • Walking (eg. Sidewalks) 13 	
Stop the Densification of Richmond	19
Keep Parks and Green Space	19
Road Improvements (traffic lights, street signage, road repairs, etc)	16
Keep Farming in Richmond	10
Find Other Oil Supplies or Alternatives	6
Retain Richmond's Diversity and Character	5
No More Monster Homes	4
Greater Police Presence in Richmond	4
More Affordable Housing	4
Improve the Dykes	3
Retain Single Family Housing Areas	3
Rising Seas Level Concerns	3
Develop Waterways for Travel (within city and to other districts)	3

Total Responses = 204

Survey #	Survey Responses Q-24
2	Richmond is still has a small city feel to it and I would like it to remain that way.
4	No additional comments as long as some attention is paid to those made in the foregoing sections!!
7	The City is a great city to live in, I hope we don't lose its character and diversity
12	park and rides should be built in more strategic locations. I would use the Canada line except for me to bus and drive to River Rock, I can almost be at work driving. Richmond needs to stop feeling the need to compete with Vancouver. People move to Richmond to get away from the city. Not to see it change into the city
13	The dendritic street pattern within subdivisions that discourages through traffic but also deters walking and cycling. Bike paths currently address only recreational trips and some arterial roads. We need a much more finely grained network to allow short trips to leave the car behind by providing more direct unpowered trips. The City must take responsibility for providing sidewalks. This cannot be left to developers or charged to property owners, for the pace of change is far too slow.
15	Our local (core area) roads are very poorly engineered, failure to address will continue to cost Richmond - we have a very poor reputation and the promotion of core residential growth will only compound
17	Safe food, clean water, some self-sustaining energy (wind, water) ongoing attempts to blend cultures, and requirement to keep arable land as well as including urban gardening into every new building (commercial, housing and public) approved by Council. Celebrate our maritime heritage more.
18	Since this is all about long term planning, I noticed that there was no mention of the estimated sea level rise up a metre over the next 50 to 100 years. How will this be dealt with?
20	Sustainability means more green spaces and happy animals to me.
21	Perhaps a community for seniors with much lower property taxes through fewer schools and roads? Walking villages that encourage walking and biking rather than car travel? Quiet roads with less car exhaust to make walking Richmond more pleasant?
22	Maybe have a "victory garden" program with some sort of mentoring system to teach those that don't know how to garden.
26	Get the east side of #4 road out of the ARL as set out above
33	The whole planet is in serious trouble. Cities need to act accordingly. The sea level is rising. Is Richmond prepared for that? World oil production has peaked which means the diesel trucks and trains that feed us are going to eventually disappear. Is Richmond prepared for that? Without a steady supply of fuel and replacement parts, power plants are going to shut down. Is Richmond prepared for that? Without electricity, water pumps are going to shut down and there will be no running water. Is Richmond prepared for that? There are solutions to these challenges. Will Richmond allow its residents to solve them for you?

37	We were told that our area had to be redesignated to Industrial land due to air traffic noise. So I asked at a city meeting what noise risks exist? There has been no answer to this question from either the city or airport. At the same time housing development from Aberdeen, Wall Centre and Cambie East (500m from our home) have gone through. There appears to be a double standard in this city. We purchased our property as it had the future potential of a combining both business and residential. What we thought was progressive thinking has now been shot down by the cities inability to recognize it's best future. I don't envision a city with sprawling communities for single-family homes in the future. Vertical integration at several levels will need to be considered for a sustainable future. Regretfully this Richmond city council will force the moving of our 35 year-old business from Richmond.
39	If the City of Richmond is serious about being "sustainable", it's time to take a better look at the realities of 2041. Have the courage to plan for peak oil and the community will thank you for it.
40	Enforce the law and make all signs in Richmond, particularly along 3 rd, in English first and foremost with other languages in smaller text
41	Safer roads would be a top priority as well as there are many unsigned intersections that are very unsafe in residential areas. Drivers are also a big problem for road safety in Richmond and there should be tougher laws, more education and more enforcement on the roads.
44	If I have a recycle symbol on my containers . . . then I want to recycle it. I don't care what number it is. We need the services and facilities to recycle more containers.
45	Most Richmond residents are faithful with the 3 R's and replace windows, appliances etc. with energy efficient one. Builders should construct homes, townhouses, condos etc. with better quality materials that would last and not leak and that were energy efficient.
46	Very little time given to fill out the survey after it appeared in the local paper just 4 days ago!!!
55	I strongly disagree with the notion that Richmond must accommodate a 43% population growth in just over 30 years! viz 191,000 in 2009 to 272,000 in 2041. Council and staff need a reality check on the "need" for this kind of growth and densification.
58	Rather than filling in ditches on 6 Road, expand them!! Create a canal with walkways on either side and restaurants and shops. Boats would be able to navigate the canal between arms of the Fraser. Make Richmond like Amsterdam or other European cities. Encourage integration of Oriental population, not multi-culturalism. We never got to vote on that policy.
65 (PC)	Since Shellmont was torn down the area is overrun with rats.
66 (PC)	We need to use waterways for transit similar to Sydney Australia, Seabus to UBC, Ladner, New West, Surrey, North Van, Downtown Vancouver.
68 (PC)	I'm living in Richmond for 32 years. I love it!! I have seen many changes all for the better. Thank you for giving us a good place to live.
69 (PC)	Consider Mandarin Emersion
71 (PC)	Preserve greenbelt lands.
73 (PC)	Richmond needs to improve walking / biking connection with Vancouver and Ladner. Canada Line bridge is great but access at No 3 Rd needs to be improved.
74 (PC)	More preservation of trees. More planting of trees. More biodegradable, disposable packaging (No Styrofoam).

76	In the past decade, I think the City has really made great strides in all areas above. Thank you for saving Steveston! Thank you for Terra Nova. Thank you for Britannia. One concern I have is that there weren't funds for a new museum near to the Oval. But I hope in coming years, this will change. I also commend the City for pausing to consider their options regarding placing the fuel storage tank near No. 6 Road.
77 (PC)	I am proud to be a resident of Richmond. I've seen a lot of changes in the 29 years I've lived here and I am excited to see how we are unfolding.
78	I have lived in various neighbourhoods in Richmond for 35 years, working at the airport but also in Vancouver and other city districts. I enjoy Richmond and do appreciate what has been done but despair at how some of the best bits of nature have been sacrificed for development, while not redeveloping some of the worst former industrial sites. I also despair at City Hall's neglect of Cambie East, and how a once and superb bus service (pror B Line) that made commuting a dream has been rejigged and reinvested twice and still no viable bus service for this area. I think some kind of public fora are needed, not to get "accessory, token "opinions on what is already approved and decided, but to come up with some joint partnerships with local business, not for profit and council groups - identify priorities, and get communities working together.
80	LRT or dedicated streetcars, although expensive, should be considered as a way to increase public transit use. Many people who do not like to take the bus will take a dedicated train. The recent success of the Canada Line is a perfect example of this.
83	Richmond is a great place to live! Of course we have the Nay Sayers and Negative Nellies but they should live a month or so in some other city to see what a great community we have. Our City staff in Parks and Rec are doing a great job. City Hall is also doing a great job keeping the community on the right path.
87	Richmond is a beautiful city, however, in the past few years I have noticed the littering and garbages on the streets, parks..., of course the residents need to be educated to keep the city clean.
90 (PC)	See more police patrols at evening hours around crowded streets.
93 (PC)	Densification has ruined Richmond.
97 (PC)	Setting aside the Garden City lands for the production of foods, and related activities would be a wonderful message that Richmond truly wishes to be a 'green' community.
105	Prevent the loss of agricultural land to urban sprawl. I like the direction of the City Centre Area Plan.
110 (PC)	Too much urban density is destroying Richmond. I miss single family homes and farm land.
111	Public consultations are not satisfying - seem to be a one-way communication telling citizens what to expect rather than inviting real input. Would welcome Town Hall Meetings with city staff and Councillors rather than with consultants who likely have no real investment in our community.
112 (PC)	Richmond is a nice but quiet/boring place. Single family neighbourhoods with 2 people in a house do not add much character, vibrancy, etc.
113 (PC)	Neighbourhoods encouraged to get together to generate sustainable ideas and practices.
114	The past several years the governments of Richmond seem to be dominated by the idea that covering as much land as possible with building is the best things to make Richmond a World City. This is fine if the world cities in mind are the cores of London, Paris or Hong Kong. The problem is that the reason people were impressed with Richmond (and Greater Vancouver) was that it was so green and fresh. Making Urban canyons with rows of buildings is converting our city into nasty limitations of those areas.

119	I was a resident of Richmond for 25 years. I still feel a connection with the city and am considering moving back. High density housing is exceeding infrastructure
120	richmond has been a marvellous place to live for over 20 years and raise a family. i love steveston and living now in a condo. i do not want to see the quality of life in the community lost to too much free market development without the necessary services to all sectors and income levels, so we retain a mixed income community, with a sustainable future
122 (PC)	Richmond is ok, but most of Richmond is not convenient without a car - It's just suburbia! Condos are too expensive, no pets allowed.
126 (PC)	Richmond is a great place to live. We could use a better road system to keep up with the new housing.
127	Walking is difficult. I don't feel secure on most sidewalks. They seem narrow because they are right beside the road. We need them edged with grass. Also the driveways create an up and down effect. I would love trees on one side of the sidewalks. I would walk more.
132	Shellmont has streets that are poorly lit and still have ditches that create breeding grounds for mosquitoes.
133	My biggest beef with Richmond is the total lack of east/west Bus Service since the introduction of the Canada Line. I do not want to have to always go to Richmond Centre to go east/west in Richmond. The commuter buses do not start early enough, do not run often enough and are unreliable. As well some of the commuter bus stops are unsafe...i.e. poorly marked, poorly lit and very poorly placed. All the bus service within Richmond itself is very poor....again not everyone wants to have to go to the City Centre!!!!
134	too many signs are in chinese only. This does not welcome all people. Signs should be in english and then can optionally include other languages - it better promotes multi-culturalism. The homeless cannot afford the low-income housing already. Better programs need to be created for substance problems & mental health to start the answer to the homeless problem.
135	I did speak to a staff member at City Hall about the installatio of round-abouts replacing traffic lights and was told that the City didn't think the drivers in Richmond would know how to use them. I think if you told the drivers of Richmond this, they would be very upset at the City's audacity in insulting their intelligence this way. There are so many educational progams on other aspects of driving, why could one not be developed on the use of round-abouts? 90% of accidents happen at intersections. Lets get the traffic flowing in one direction, around a round about rather that crossing the intersection and crashing into each other broadside. Corporal Tommy Ng would probably be alive today if there had been a round-about at the intersection where he was killed. How many other lives would have been saved if round-abouts were in more intersections. There are many more benefits too. Round-abouts would keep traffic flowing, thus reducing, if not eliminating anywhere from 10 to 60 vehicles idling, emmitting petro-carbons into the air, while waiting for the traffic light to change. I could go on, but you get the idea.
142 (PC)	Where on the OCP it is yellow (single family) it should remain single family.
146 (PC)	All Canada Line stations must have toilets => Paying / Coin operated.
148	thank you for trying to be pro-active, let's see what happens!
149 (PC)	I think greater density in residential building protects land for other uses.
150 (PC)	Aim to reduce surfaces, favour residential, cyclists, transit users over cars.
151 (PC)	Provide more French immersion classes in all elementary schools.
153 (PC)	1 - guess the population growth in Richmond is inevitable. 2 - hope the traffic of Richmond will not get too bad.

155 (PC)	Richmond is a grand city, but Council should be more hands on and less staff directed to provide what community wants and for which they have be elected.
157 (PC)	Add lower speed limits on main roads, cars are driving way too fast. Real scary for cyclists.
158 (PC)	Wishlist: Add coffee shops on the dykes and keep RCMP in City Centre.
161 (PC)	My family (businessmen) who were raised here dislike driving conditions. I agree with them.
162 (PC)	We also need more North/South bicycle lanes.
164 (PC)	Please don't put digital adverts on RAV line
167 (PC)	Plant more trees along River Rd. Convert the river Dike into "track and field" road material. Kudos to Mayor Brodie and his Councillors and advisors for being hyper pro-active.
169 (PC)	Better shopping locations in the North-West quadrant of Richmond!
170 (PC)	I'd like a reintroduction of Richmond-Vancouver bus service, especially the Steveston - Vancouver route.
171 (PC)	Better bus system from city centre to Steveston, Ironwood, etc. Better bike trails and parking options near TransLink transfer points.
173 (PC)	Love the planning direction the city is moving towards. Love its small town feel.
175 (PC)	We seem to be asking the right questions. Do the politicians have the guts to make the right choices. Increase taxes if you have to.
176 (PC)	Sidewalks on both sides of the street in residential areas.
177 (PC)	It is great to see the community being consulted on these issues.
178 (PC)	A city is for its residents; not developers
181	Stop trying to substitute the need to grow and the ability to grow - it is obvious that Richmond can grow its population but we do not want it to grow anymore, it is enough already! Lets grow the quality of our life instead of the numbers.
182	the population growth is unbalanced by the growth in the sport and leisure facilities close to where people live, I have to drive around the town in search of the less crowded tennis courts every time, you should increase the number of the courts in the same proportion as the population and place them within the walking distance, for example Garden City lands might solve the problem with the walking accessible park and sport land.
183	I oppose the accepting the increase in the population as the goal, the only real treasure in every town is its green space why do we increase the density if this is the less attractive feature in every town.
184	There isn't much good left in Richmond.
191	Please, please, please consider the problem you are creating when you take a residential lot that once housed one family and allow it to be subdivided to allow two new houses and then allow one and two suites in each of these new houses. The new residents are now spreading into the existing area to park their extra cars, trucks, 16 passenger vans, etc. etc. It is a mess!!!!!!!!!!!!!!!!!!!!!!
193	I think the population projections are too high. Where are the jobs to support this population? The City Centre is becoming a high rise jungle with traffic to match. High rises are being allowed to build out too close to the roads, making it feel claustrophobic. Look at Yaletown for ideas.
194	I'd like to see more regular/open venues for citizen input, including a citizens' board that oversees municipal decisions, with some authority.
195	I love it here. However, I believe that there need to be more solutions regarding traffic before additional developments are considered. For example, traffic along Garden City is painful as it is one of the only North/South routes into the city (everyone avoids driving on 3 Road). Additional development needs to be done to extend alternatives to the other side of 99 (i.e. an overpass for No 4 Road). The Canada Line is a great start!!
199 (PC)	Two houses on my street have made 3 suites in each house. This is a single family zoning. Also one home in the area has up to eight vehicles being repaired in the yard!
202 (PC)	I live in Lauralwood and we have 2 accesses to the complex - one is a temporary fire lane. We are still waiting for Lynwood Drive to be extended

204 (PC)	With increase in immigrants into the city, we are not increasing the facilities to support this. ex pools, rec centres, hospitals, etc.
208	We need better transit in Richmond - Light rail. Get the cars off the road! The Canada Line is like a cattle car going to the market.
211	Please no more ugly elevated transit such as the RAV line.
212	Lets re-write this but with a realistic vision of the future, that deals with flood management, emergency evacuation, food security, transition from peak oil, and considering the lives of today's youth and future generations.
214 (PC)	Ensure that most streets have at least one sidewalk. We do not need excessive development.
215 (PC)	Richmond is an island and has incredible natural resources that most people do not even know exist. As a boater, I think there are areas that could be improved to make our island city more boater friendly and open these experiences to more people.
216	It is really important that Richmond becomes a Canadian community again. The traffic laws were invented when there were fewer vehicles on the road. It is no wonder that there are so many "pedestrian" accidents when a car turning left has to wait for clearance in on-coming traffic - and halfway across finds that a pedestrian has zoomed into the cross walk. Similarly with pedestrians having priority over the right turning cars. Traffic is so heavy now that "all directions RED" needs to be included in the sequence. Please, please, please stop the nice old Richmond houses being replaced by monster palaces which take up most of the lot space. There needs to be much more planning control on the houses that are built.
217	One of Richmond's top priorities needs to be to lose the ghetto image. Richmond has always been a place where different nations lived together, enjoying each others cultures and traditions but making every effort to be able to communicate with each other and be one community. We now are split into a "new Asian" and "the rest of us (including the long time Asian residents)" community. We are a Canadian city and should be proud of it. For me personally - I would like to be able to say this in public without being accused of being narrow minded or racist. I am not racist, I am an immigrant who chose this country and area as my home country and I have worked hard to learn the language and to fit in.
220 (PC)	Need more basic infrastructure before increasing population further.
223 (PC)	We need a Town Hall meeting so the public can speak openly about their issues.
225 (PC)	Parks shouldn't be rezoned for more housing or commercial use.
226 (PC)	Wonder why single lane sections could not have been avoided.
228 (PC)	The core is a mess. Too hard to get there gridlock.
230 (PC)	Needed maintenance on bridges and power posts
231 (PC)	Richmond needs to attract more families that can afford to live here in reasonably large homes
233 (PC)	Don't waste ALR. Improve No 3 Rd.
238 (PC)	I am in favour of continuing development of Terra Nova parklands.
240 (PC)	Too many monster houses
241 (PC)	More Stringent Licensing / Training requirements for New Drivers.
249 (PC)	oil will be two hundred dollars a barrell within ten years. this will translate into extremely expensive food. since food is a basic, we need to reduce air pollution, and eat locally grown food. It is so obvious i can't believe anyone would see the garden city land use for any other reason as rather insane. Once it is gone it is gone for good. Organic would be best.

250	Move carefully to better sustainability. I would like to see more information given to Immigrants re Richmond cutomes IE flush toilets in public spaces don't spit in showers at rec centres My wife states the women's washrooms in Richmond are very filthy compared to a world level.
252	richmond needs to remain a farming community
255	Long term plans should be, once formulated and finalized, left alone for the civil servants to complete.
265 (PC)	I disapprove of low level condominiums along arterial roads. Single family townhomes provide a sense of bi-level communities. Large single family homes should be reduced.
260 (PC)	Sidewalks on Granville between No 4 and No 5 rd.
261	The city has a long way to go on its sustainability planning. A lot of development has taken place over the last 10 years that could have benefitted from more stringent and more thoughtful sustainable oriented policies.
262	I am very impressed at how downtown Richmond is transforming. Now, most evenings, one can see people walking along No 3 road north of Westminster highway. This area is shaping up nicely to encourage walking and transit use. More green space would of course be welcome. A concern I have is the lack of childcare and schools. Many new towers are being constructed, but there are no schools in those areas. Once the city had a policy of requiring a childcare be build in each new development (Riverside, Treehouse,...) but that no longer appears to be the case. Please revisit that policy. Many new towers will go up around the oval - where will those children go to school, and how will they get there
264 (PC)	Please clean up the Minoru pool change areas. I have complained several times - it is always dirty, broken locks on bathroom stalls.
266 (PC)	If sustainability is the vision then food security must play an important role. Protect and support our existing ALR.
268 (PC)	Dyking of utmost importance. Everything in Richmond hinges on strong sustained dykes.
269 (PC)	Run Richmond more like the fiscal strategy of Mississauga in Ont.
272 (PC)	City Centre is becoming a concrete jungle and has the potential of a "ghetto" in the future.
281 (PC)	Richmond has been my home for 25 yrs and will remain so as I purchase a new apartment in the near future. It is a great place to live - and maybe getting better with the growth of the City Centre.
286 (PC)	Just do it!
289 (PC)	Richmond is becoming a "slum" with all the backfilling and row housing.
290	For my point 3 regarding Garden City land, protecting farmlands is great but please do so in a coordinated manner. I believe the land could be developed along side with maintaining some form of urban farms in the area. Somehow Alderbridge way (west of Shell) should be redesigned to make it more of a street than a highway.
291	city hall could send this program by mail to all the residents because most of them did not know this program at all!
293	The uncertainty over global action to mitigate climate change puts Richmond at high risk of being impacted. Do we need a plan for zero (or even negative) growth until we are clear that those impacts will not be catastrophic for Richmond. Planning for growth is potentially putting more people at risk.
295 (PC)	Sidewalks on both sides of streets.
297 (PC)	Northeast Richmond needs a better trail system, similar to Steveston West areas.
301	You have a unique opportunity to make Richmond the most liveable city in Canada. You are 20 years behind Vancouver, so this will take courage and an significant investment... however it will pay off. My current plans are to move back to Vancouver when my children are out of school. If I see Richmond heading in the right direction, I will keep my investment (home, friends, etc) here. Go for it.
303	I want to see Richmond attracts more people live here, more jobs, more dwell to live.
307	Stop car traffic on the South Dyke on Sundays. Turn some schools into health centres.
313 (PC)	The City needs to provide space for churches with residential areas - within walking distance

317	Crime reduction means controlling the sex trade, gambling trade and drugs trade. We must not allow them to grow as they are connected and get all the money to control our politicians and businesses to bring in more vices and problems and hurting our families for generations to come.
318	I am frustrated with the lack of attention my neighbourhood gets from the City. Huge amounts of taxes must come out of the City Centre, yet very much is returned in terms of services. I am glad there is finally going to be a community centre for us residents. Why do we have garbage pick up once a week? Couldn't we go to once every two weeks?
319	I question the underlying assumption of many of the city plans, which is that Richmond has to continue to increase its population at the sort of rates that require a significant degree of development either for residential or business uses.
321 (PC)	Thank you for your time and patience.
322 (PC)	Maintain green land (parks), less high density housing, more single family housing.
328 (PC)	Don't create a monster and you won't need to feed it. More people means more buildings, traffic and demand on resources. Maintain what we have.
330 (PC)	Please help the environment. Make the change!
332 (PC)	I feel that we have allowed far too many immigrants into our City who either cannot or will not speak english. They must be encouraged to assimilate.
334 (PC)	I feel councils in the past have focused on development and on a need to be another Vancouver. I strongly disagree with this which is why I live in Richmond, not Vancouver.
336 (PC)	Because we live in a great area, and we try to fix things on the street and we do a lot to help the environment.
337 (PC)	There needs to be long term planning to improve the transportation network to the neighbourhoods outside the city centre.
338 (PC)	So far the last OCP has done a great job, it should be maintained.
339 (PC)	We need Council and management to work for the people of Richmond. Council must control.
340 (PC)	City centre recreation availability is a truly inadequate and sad situation.
341 (PC)	Safe place to walk/shop/go to school is very important. How to keep that while we densify is the issue.
342 (PC)	Build up some communities where people can live, work, shop within walking distances.
343 (PC)	Thanks for the opportunity to have a voice.
344 (PC)	Encourage children to run (fitness).
345 (PC)	Driver license at 15 yrs old.
346 (PC)	Maybe we can do this. If we come together.
349	I love our library system and community centres (although Steveston is rather small now for the population size). We need to promote park use in certain areas and install a frisbee golf course somewhere in Richmond. There are quite a few hidden parks which could serve the residents of Richmond better.
350 (PC)	I think cannabis should be legalized.
351 (PC)	Stop consuming foods people!! Use local foods at least.

352 (PC)	there is much that is good in Richmond - the sense of overall pride and community, the constant upkeep, the involvement of residents, the team effort on City Council. However the City Centre needs resources to shift it from becoming an ugly inner city with homeless, youth, children and gangs forming in the streets and malls to an area with pride, connections and sense of community. This would be created by gardens, walking and bike paths, variety of recreational opportunities, particularly in the north city centre.
354 (PC)	Would like to see Richmond take a lead role to clean up the Fraser River Get other communities on board.
355 (PC)	More farms for more organic food and more wild life for better environment and parks for a bit of nature and fun.
356 (PC)	I would really love to have some compost trucks
357 (PC)	More parks and plant trees
358 (PC)	More parks and eco friendly bus transportation.
359 (PC)	I think the nature parks and wildlife should not change.
360 (PC)	Transit should be used more and less cars. That is why we added the Canada Line.
361 (PC)	Richmond is already beautiful, why not make it better?
363 (PC)	Richmond should keep on trying to find more sustainable ways.
364 (PC)	Everyone should try their best to save energy and prevent more CO2 in the air.
365 (PC)	We are hypocrites (or can be) and hopefully you take my survey to mind.
366 (PC)	You need Mr. Wolfe on your committee.
367	While some of the smaller, isolated areas of ALR should be considered for alternative uses due to the lack of economic viability, the majority should remain and the active farming of it encouraged.
368 (PC)	I want more homes and a support for the homeless, and for them to live in a decent house.
369 (PC)	Dykes do not protect against flooding. Water table rises caused by tides and/or water displacement.
370 (PC)	We tell our friends who don't live in RMD How lucky we are to cross over Steveston Hwy and find cows in green pastures, pumpkins in the fields, and herons fishing in the ditch. We love what's left and don't want to lose more!
372 (PC)	This questionnaire forces people to agree with the city's plans and will not be an accurate reflection of how we feel.
374 (PC)	Install tolls at bridges to reduce car usage and encourage bus/train.
375 (PC)	Politicians should be fired if they are corrupt. We should save the ALR
377 (PC)	There are many ways to make Richmond more sustainable.
379 (PC)	Richmond needs more health care. So many people waiting for surgery, x-rays, etc. Stop spending tax dollars on unnecessary things, eg. higher wages for city council, unnecessary trip for council.
381 (PC)	-Hamilton area need high school and community centre and expand with swimming/sauna/gym facility. -Public transportation to Vancouver.
382 (PC)	Kudos for re-visiting plan and making info available. Visit schools for input - then the parents will get involved.
384 (PC)	Steveston village is now a bee hive of residential =>overdevelopment
386 (PC)	My whole street has huge houses with 3 apts in most of them. Park everywhere.
387 (PC)	There needs to be better bike access to the Canada line bridge. It needs to connect to the bike trails.
388 (PC)	We would be a more complete city if we had more arts and culture.
389 (PC)	Save the "Onni" land at foot of No 1 Rd in Steveston => This parcel of land on the river should be park not condos.
390 (PC)	Involve tax payers before making decisions
392 (PC)	We do not want to drown. We need more plans to divert or contain our water.
393 (PC)	It would be nice to see more recreational money spent in Steveston which serves a large

	population, including many seniors (library, pool indoor, more programs, larger community centre).
394 (PC)	I've lived in Richmond since 1974 and feel we've lost a lot of that 'small town' feeling by allowing too much development. The city centre is awful, too many high-rises, ugly skytrain, etc.
397 (PC)	-Better diking please -Consider adjusting community centre hrs for better use. -Garbage pick up does a good job. -City employees in general seem responsive and helpful. Thank you
398 (PC)	Overall, living in Richmond with easy access to airport, nearby shops for food and business services available, it has provided a pleasant community to raise our family.
399 (PC)	The new cycling path down No 3 rd is unsafe and only the elite cyclists will use it. I would never ride with my kids there. I think cyclists and pedestrians should share space - never fatal accidents with them as opposed to cars and cyclists.
400 (PC)	1) Densification leads to more crime. 2) Don't move the main police station. 3) We need a European influence in Richmond to make it more culturally diversified 4) Richmond requires architecture of merit and beauty - not cheaply constructed buildings 5) Stop allowing neon signage in Richmond.
401 (PC)	Richmond can develop the ALR to provide veg. and fruit to another city or to another country. We can grow organic food and make the price less.
403 (PC)	I like natural surroundings not the glitzy look of flashing billboards and manufactured landscapes
407 (PC)	I object to Richmond Council allowing all available spare land to go to development. It is too much already.
412 (PC)	Disagree cultural diversity an asset.
417 (CS)	To build a sustainable community, planning in advance is needed now. Develop solar powered electricity generation. Solar energy systems can be used in all new buildings. Increase bike paths connecting various communities, which is beneficial to both the environment and people's health. Start food waste recycling as soon as possible. Promote composting. Reduce waste.
418 (CS)	I hope there will be more frequent transit services and more supermarkets. People won't need to use their cars to get fresh fruits and vegetables.
419 (CS)	Drainage on roads need to be strengthened. Littering should be prohibited and enforcement is needed. Road salts must be used on roads and sidewalks when it snows in winter. Snow on the sidewalks must also be removed.
421 (CS)	The price of houses and apartments has rocketed in a shocking scale. It will be really hard for the younger generation to own their homes.
422 (CS)	There are drug dealers and drug addicts selling and using drugs in the parks very often. Should make sure that the police patrol the parks more.
429 (CS)	Strengthen public education on traffic regulations
431 (CS)	I hope the survey can be printed in Simplified Chinese.
433 (CS)	Actively develop the prosperity of the existing urban areas, and continue effort in promoting cultural diversity and cross-cultural interaction. Keep on making the city more beautiful and make cleanliness, tidiness and beauty become the icon of Richmond. The design of buildings in Richmond, especially important government buildings, should be distinct and special, so that they can become eye-catching characteristics of Richmond.
436 (CS)	Build more town homes and apartments so that there would be enough housing for people with various housing needs.
437 (CS)	Child day care centres and elderly day care centres should be developed at the same place. Increase housing for low income people. More frequent bus service, mini-buses.
439 (PC)	Why are the Garden City ALR lands not shown as ALR lands on your maps? This goes back to my statement in Q9.