

COMMENTS FROM COUNCILLORS	RESULTANT CHANGES IN THE CCAP
	Waterfront (including dike trail and water lots with accessible upland) – 11.23 ha (27.74 ac) Trails (canal; rail right-of-way; Port POPA) – 7.5 ha (18.55 ac) Total = 188.73 ha (466 acres)
Calculate how much open space is likely to be provided by private developments (e.g., on parking podiums) and try to increase this amount and the public accessibility to it.	Policies have been added proposing to increase the amount of residential outdoor amenity space by an additional 10% (minimum) in the City Centre, the purpose of which is to provide for urban agriculture, garden plots and related activities. It has been calculated that this additional 10% will be roughly equivalent to 25-40 ha (62-99 ac) of open space based on City Centre-wide residential and mixed use net development site area. Policies have also been added encouraging additional indoor amenity space for larger developments. It is premature to calculate this latter amount at this time. Where possible, public access to residential outdoor and indoor amenity spaces will be encouraged.
<p><i>Save Garden City note:</i> <i>On this page, we have added grey shading to the rows that are not specific to the Garden City Lands in order to make the Garden City Lands row stand out.</i></p> <p>Indicate how much of the 120,000 ultimate build-out population has been assigned to the Garden City Lands (GCL) and how much the CCAP is relying on it for park and open space in the City Centre.</p>	<p>The Households & Housing section notes "The Garden City Lands are subject to future study and public review. As a result, the CCAP population and dwelling and distribution map may alter, but the total build-out population of 120,000 is expected to remain unchanged".</p> <p>It is assumed that approximately 26.3 ha (65 ac) of park and open space will potentially be available from the GCL. To 2031, the proposed DCC bylaw does not include this so that, if the above were not to occur by 2031, the City would still be able to acquire all needed park & open space by then. If by 2031, the GCL become available, the City, at that point, would have more than the standard requires. If the GCL do not become available, the City will need to identify alternative solutions beyond 2031. This approach enables the standards to be met to 2031, avoids having to acquire an extra 65 acres when it may not be necessary to do so and, if necessary, allows time to address how the 65 acres will be acquired beyond 2031.</p>
Concern was expressed about the general lack of affordability in Richmond and the proliferation of lower paying employment.	The Richmond Affordable Housing Strategy will start to address the affordable housing issue but assistance is required from the Provincial and Federal Governments. The CCAP encourages a broad range of employment opportunities, including office, industrial and public sector development (e.g., higher paying jobs).
Suggestion that alternatives to riprap on the dykes should be explored to increase the attractiveness of the waterfront.	The Public Realm & Public Life section of the CCAP has policies to make the riverfront the signature feature of the City Centre's public realm, including water features, landscape treatments, public art, etc. along the dyke.
Concern was expressed that CCAP would create legal non-conforming heights and densities with existing buildings.	The existing zoning determines the permitted height and density of buildings in the City Centre. There is no intention to change this zoning. However, the CCAP does state that "Existing buildings taller than the maximum permitted height shall be considered legally non-conforming; but, future redevelopment of such properties should conform to the heights indicated here."
The question was raised as to whether the CCAP would be phased in or have any transition period.	The CCAP will be effective when it is adopted. However, the LEED Silver requirements for private developments will be phased in January 1, 2009 and the proposed new DCC Bylaw would be effective one year after it is adopted.
Suggestion that street furniture, such as planters, benches, bicycle racks and newspaper boxes be designed so that they can also be used as sitting and resting areas.	The Transportation and Public Realm & Public Life sections recognize the need for resting areas and seating. This will be taken into consideration in the City-wide Street Furniture Study currently being led by Transportation and other future furnishing initiatives.
Incorporate more evergreen plantings in the landscaping plans to encourage a more livable City Centre.	This will be included in future park and streetscape planning and design.
Incorporate varied heights into as many developments as possible to ensure an interesting skyline.	As noted in the section of this report entitled "Changes From The CCAP Concept", building heights vary across the city Centre. In addition multiple tower sites are encouraged to vary their tower heights.