



# Proposed CF Richmond Centre South Development Plan

## Here's your opportunity to share your input

You are invited to share your input on the proposed redevelopment of the south portion of the CF Richmond Centre shopping centre located at 6551 No. 3 Road.

The property owner has applied to the City to construct a two-phase redevelopment of the south end of the existing mall including an outdoor retail precinct, approximately 2,000 dwellings, and new streets and public spaces.

### Public Display & Open Houses

Residents and interested parties are invited to visit the public display at CF Richmond Centre, at the No. 3 Road entrance to the Galleria, from Tuesday, May 22 to Sunday, June 3, 2018.

The developer and City staff will be at the display to answer questions at two **Open House** events:

**Sunday, May 27, 2018**

1 p.m. to 4 p.m.

**Thursday, May 31, 2018**

5 p.m. to 8 p.m.

### Have your say!

#### LetsTalkRichmond: 3 easy steps



- Step 1: Go to LetsTalkRichmond.ca
- Step 2: Click on 'CF Richmond Centre South Development Plan'
- Step 3: Tap on 'TAKE SURVEY'

#### Not registered with LetsTalkRichmond?

- Tap the register button
- Enter your name, email & postal code
- Enjoy the display while you wait for a confirmation email
- Respond to the email & you are ready to go!

#### No cell phone? No problem!

- Fill in the survey on LetsTalkRichmond.ca at home
- At the Open House events, fill in a paper survey

*Be sure to submit your survey no later than 11:59 p.m. on Sunday, June 3, 2018.*



### For more information

Visit: [www.letstalkrichmond.ca/richmond-centre-south-development-plan](http://www.letstalkrichmond.ca/richmond-centre-south-development-plan)

Contact: Suzanne Carter-Huffman, Senior Planner/Urban Design

Phone: 604-276-4228

Email: [communityplanning@richmond.ca](mailto:communityplanning@richmond.ca)

# INTRODUCTION OVERVIEW & DESCRIPTION

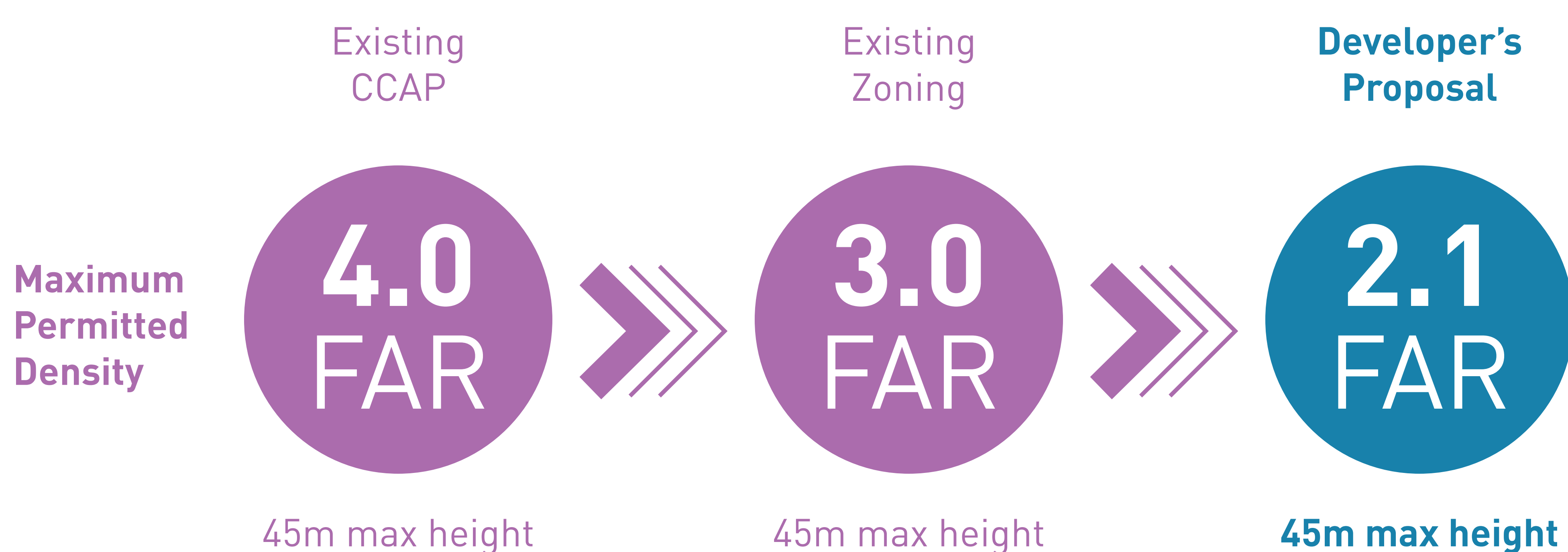
## CF RICHMOND CENTRE SOUTH

CF Richmond Centre is proposing a 2-phase redevelopment of a horseshoe-shaped portion of the south end of the existing mall, "CF Richmond Centre South."

The proposed Development Plan includes the replacement of the former Sears building, nearby shops, the existing multi-storey parkade, and adjacent surface parking with a high-rise, urban neighbourhood comprising:

- approximately 2,000 dwellings;
- new public streets and outdoor spaces;
- two levels of underground parking;
- 40,900 m<sup>2</sup> (440,000 ft<sup>2</sup>) of new retail space, which represents a net retail increase of approximately 9,290 m<sup>2</sup> (100,000 ft<sup>2</sup>).

The proposed high-rise, mixed use buildings are permitted under the mall's existing zoning and Richmond's City Centre Area Plan (CCAP), the long-range development plan for Richmond's downtown (approved in 2009).



## What does FAR mean?

FAR (floor area ratio) is a measure of building density. For example, 2.1 FAR means that a building's floor area equals 2.1 times the size of the property on which it is located.

As the property is pre-zoned to permit high-rise, high density development, no rezoning is required and the City's ability to secure development features, such as affordable housing, is compromised. Nevertheless, the developer has submitted an application to amend the City Centre Area Plan (CCAP) to permit changes to various circulation, public realm, and building design requirements of the Plan. Through this CCAP amendment review process, City staff are working with the developer to address community objectives and secure amenities, including ones not generally achievable through the development application processes applicable to pre-zoned sites.

## PROPOSED FOCUS OF CCAP CHANGES

### Circulation

- Streets
- Bike paths
- Transit access
- Innovative parking

### Public Realm

- Retail precinct
- Central plaza
- Greenways

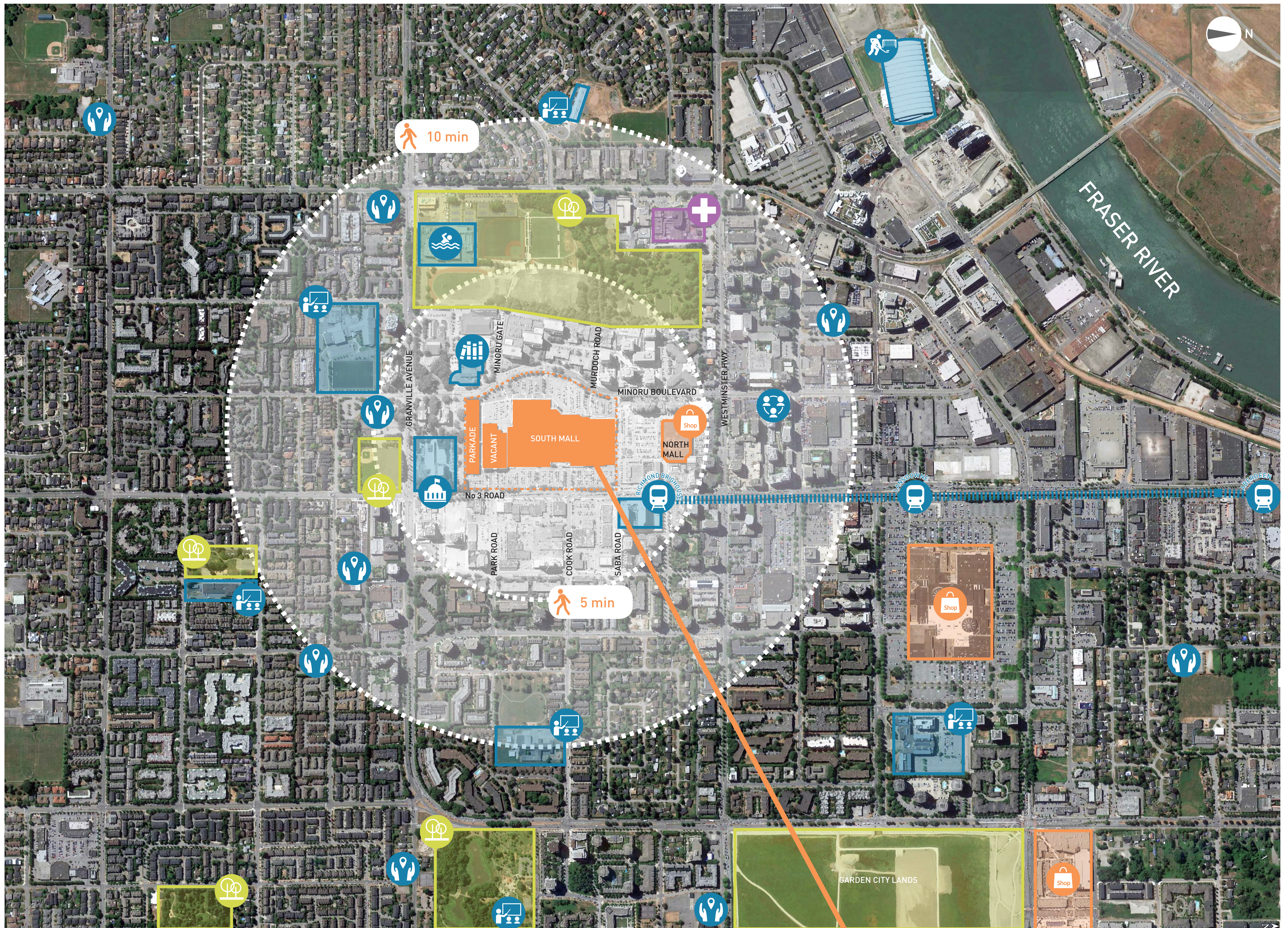
### Buildings

- Affordable housing
- Family housing
- Accessible housing
- Innovative design
- Reduced greenhouse gas

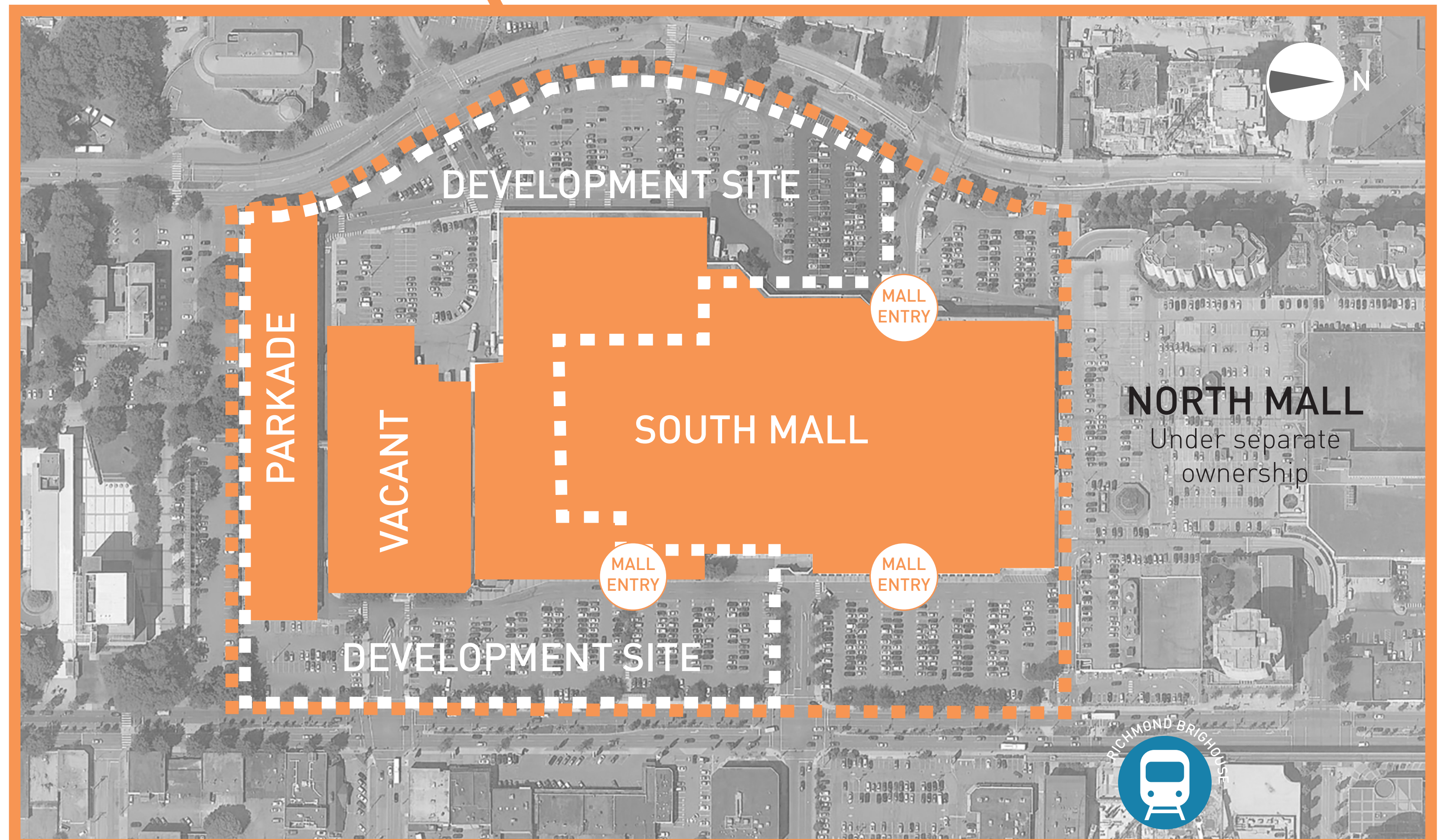


# INTRODUCTION

## CURRENT CONTEXT PLAN



-  The Oval
-  School
-  Richmond Library & Cultural Centre
-  Place of Worship
-  Richmond City Hall
-  Shopping Centre
-  City Centre Community Centre
-  Park
-  Canada Line Station
-  Hospital
-  Minoru Centre for Active Living Under construction



Existing South Mall & Development Area

# RE-CONNECTING TO OUR CITY

## KEY COMMUNITY INITIATIVES

### RE-CONNECTING TO OUR CITY

**CF Richmond Centre** has been a key part of Richmond’s core for decades. As it evolves, the Centre is poised to bring new life to Richmond’s downtown and to reconnect key elements of the city. With its retail expansion, its mix of uses, and its public space additions, the CF Richmond Centre South Redevelopment aims to connect our streets, connect to transit, and connect to our open space network. **Most importantly, it will connect our people . . . inviting everyone to come together and experience the new heart of Richmond.**

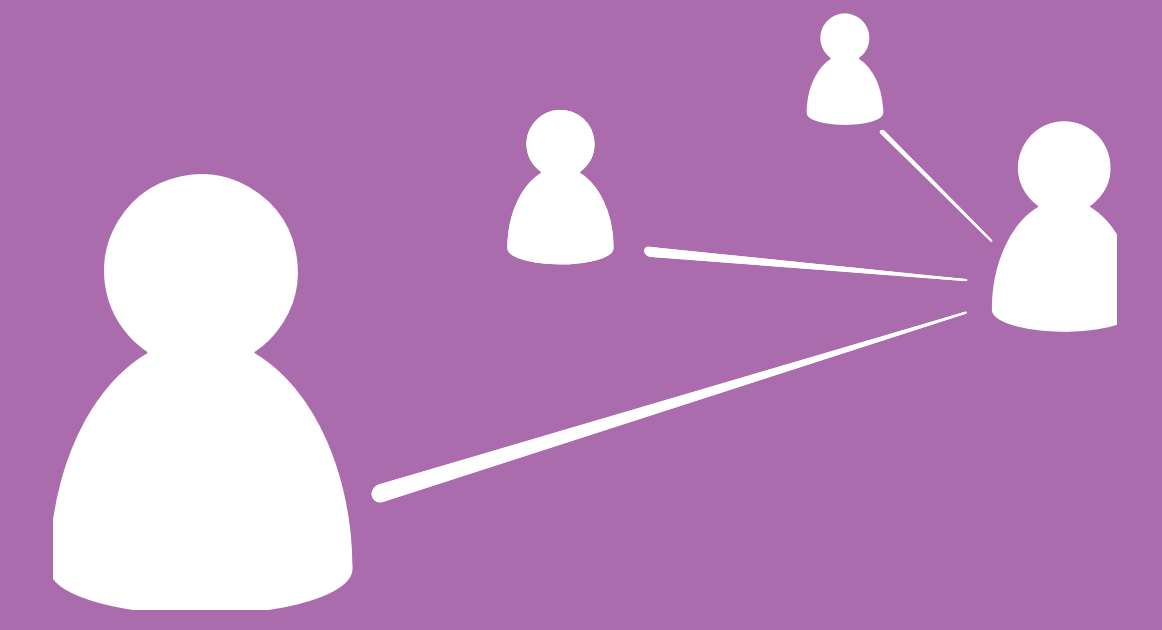
### KEY COMMUNITY INITIATIVES

The vision for the redevelopment plan of CF Richmond Centre South focuses on **six key community initiatives.**

<p><b>1</b> <b>EVOLVE</b> WITH THE GROWING RICHMOND COMMUNITY</p> 	<p><b>2</b> <b>CONNECT</b> THE CITY CENTRE GRID</p> 	<p><b>3</b> <b>EXPAND</b> RICHMOND’S OPEN SPACE AMENITIES</p> 
<p><b>4</b> <b>REVITALIZE</b> A CITY CENTRE RETAIL DESTINATION</p> 	<p><b>5</b> <b>INTEGRATE</b> A VARIETY OF HOUSING OPTIONS</p> 	<p><b>6</b> <b>CONTINUE</b> TO SERVE THE COMMUNITY DURING CONSTRUCTION</p> 



# 1 EVOLVE WITH THE GROWING RICHMOND COMMUNITY



**1964** RICHMOND POPULATION APPROXIMATELY 50,000  
Richmond Square opens to public



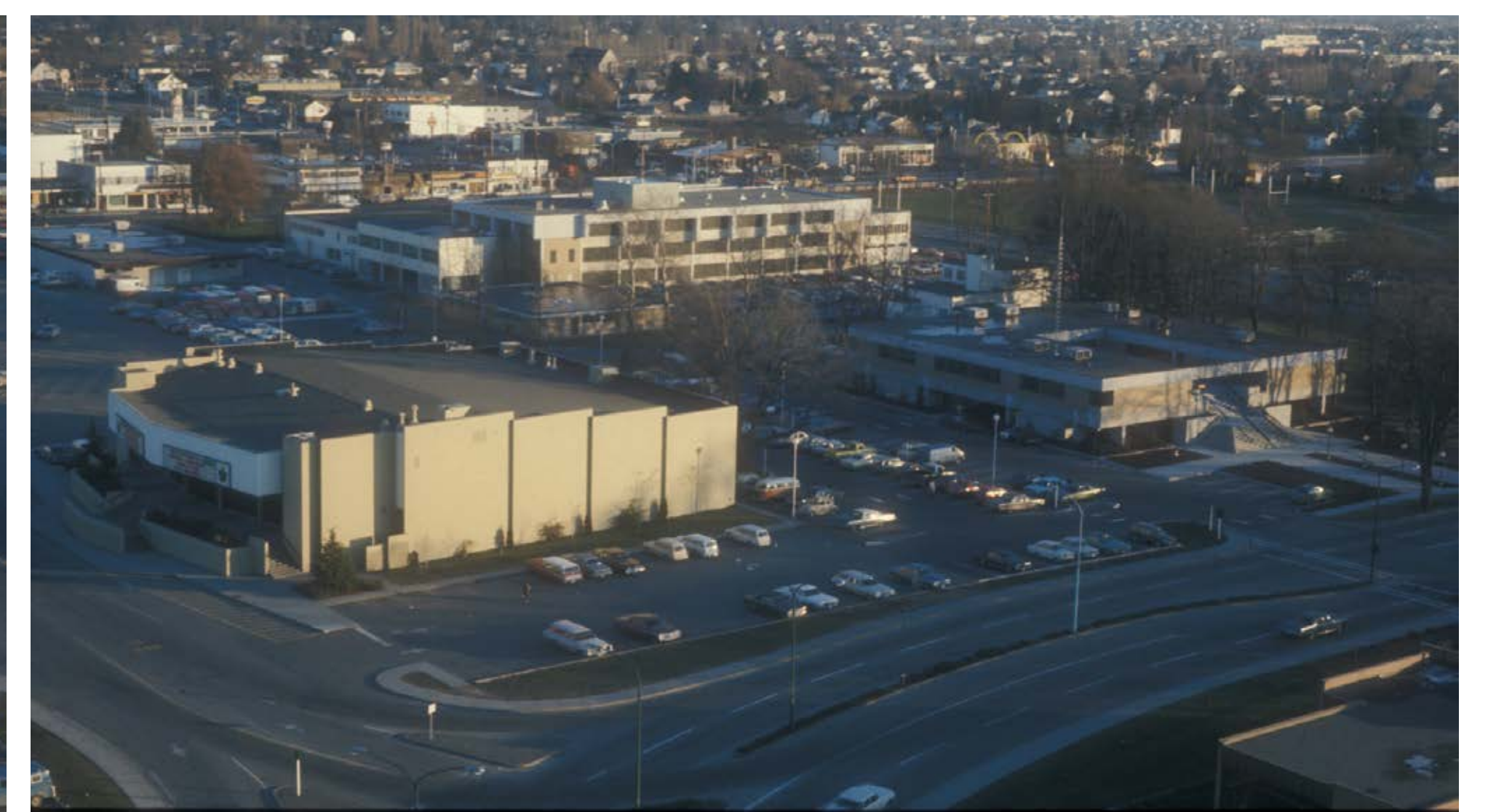
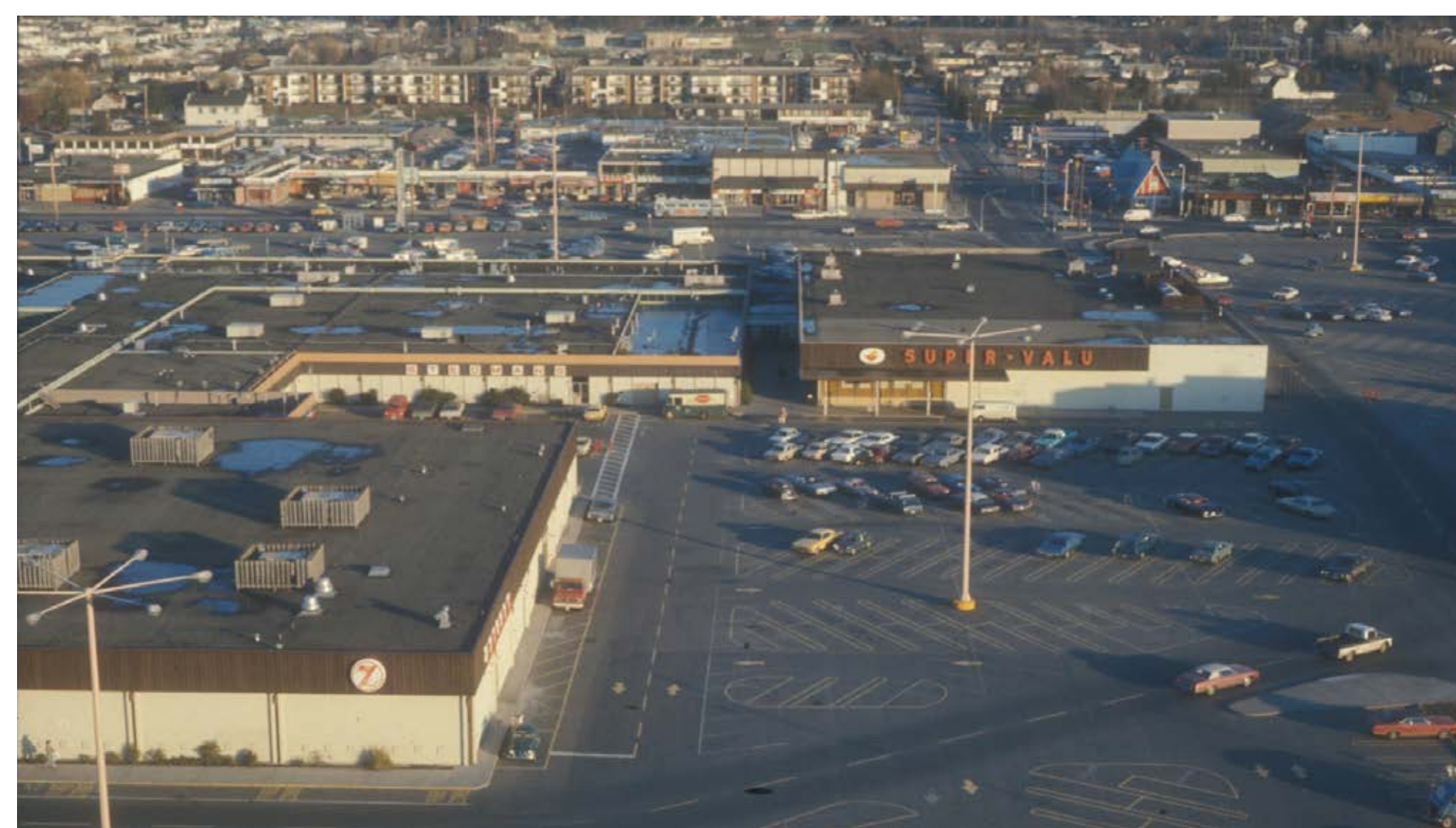
**1966** RICHMOND POPULATION APPROXIMATELY 50,000  
Hudson's Bay plans a location for site north of Richmond Square



**1973** RICHMOND POPULATION APPROXIMATELY 75,000  
View across Richmond Square from the south west



**1974** RICHMOND POPULATION APPROXIMATELY 75,000  
Photos taken from Minoru Blvd. Park Towers - Richmond's first high-rise buildings. The Twin Theatres and Municipal Hall are shown in the image farthest right.



**1989** RICHMOND POPULATION 115,000  
Hudson's Bay and Richmond Square combine into Richmond Centre



**1996** RICHMOND POPULATION 149,000  
Construction of Horizons Towers brings residential units to Centre



**2009** RICHMOND POPULATION 160,000  
Brighouse Station on new Canada Line opens in advance of 2010 Olympic Games



**2012** RICHMOND POPULATION 190,000  
Dining Terrace opens

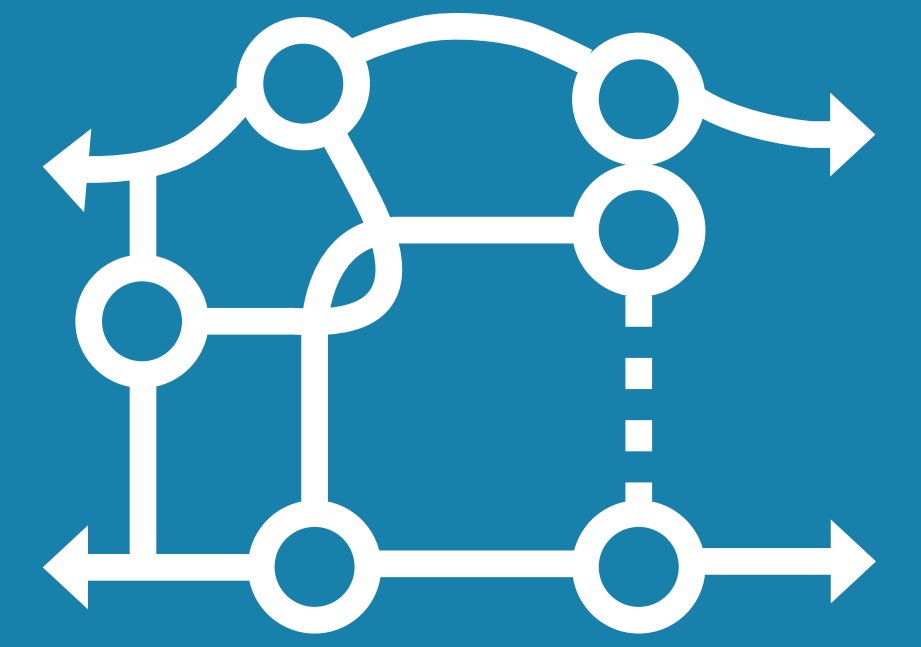
**TODAY** RICHMOND POPULATION 219,000

- 180+** Retail stores
- 12 million** Annual visitors
- 8** Average visits per month
- 1.5** Average hours spent per visit
- 50%** Visitors arriving from Canada Line
- 25%** Visitors living in Richmond
- 17%** Visitors who are tourists

Statistics are for entire CF Richmond Centre Mall (North & South)



# 2 CONNECT THE CITY CENTRE GRID



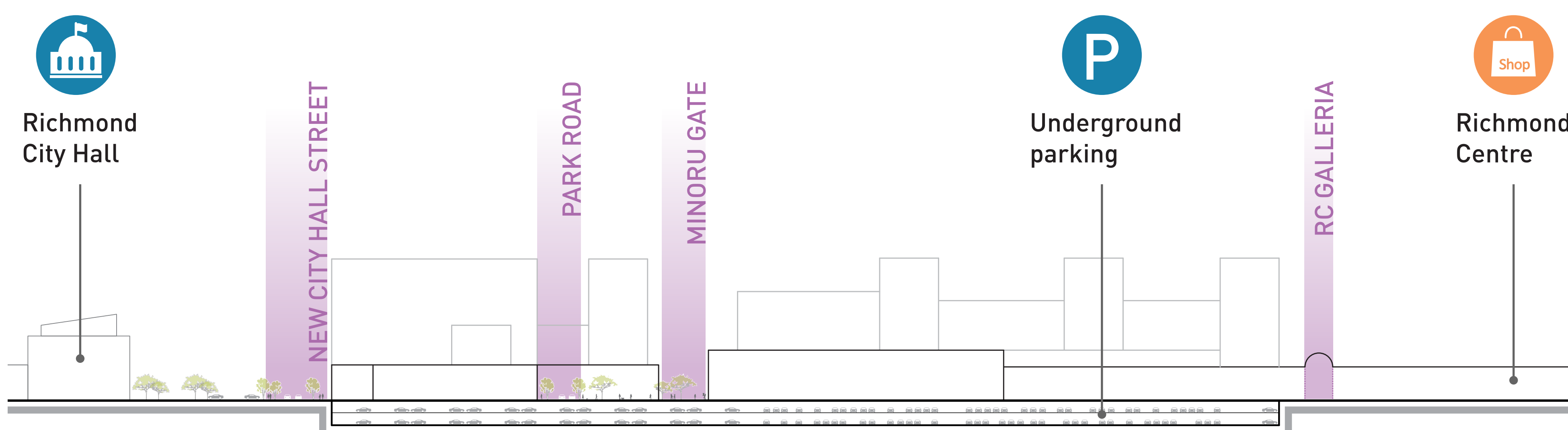
1 New City Hall Street



2 Off Street Bike Lanes

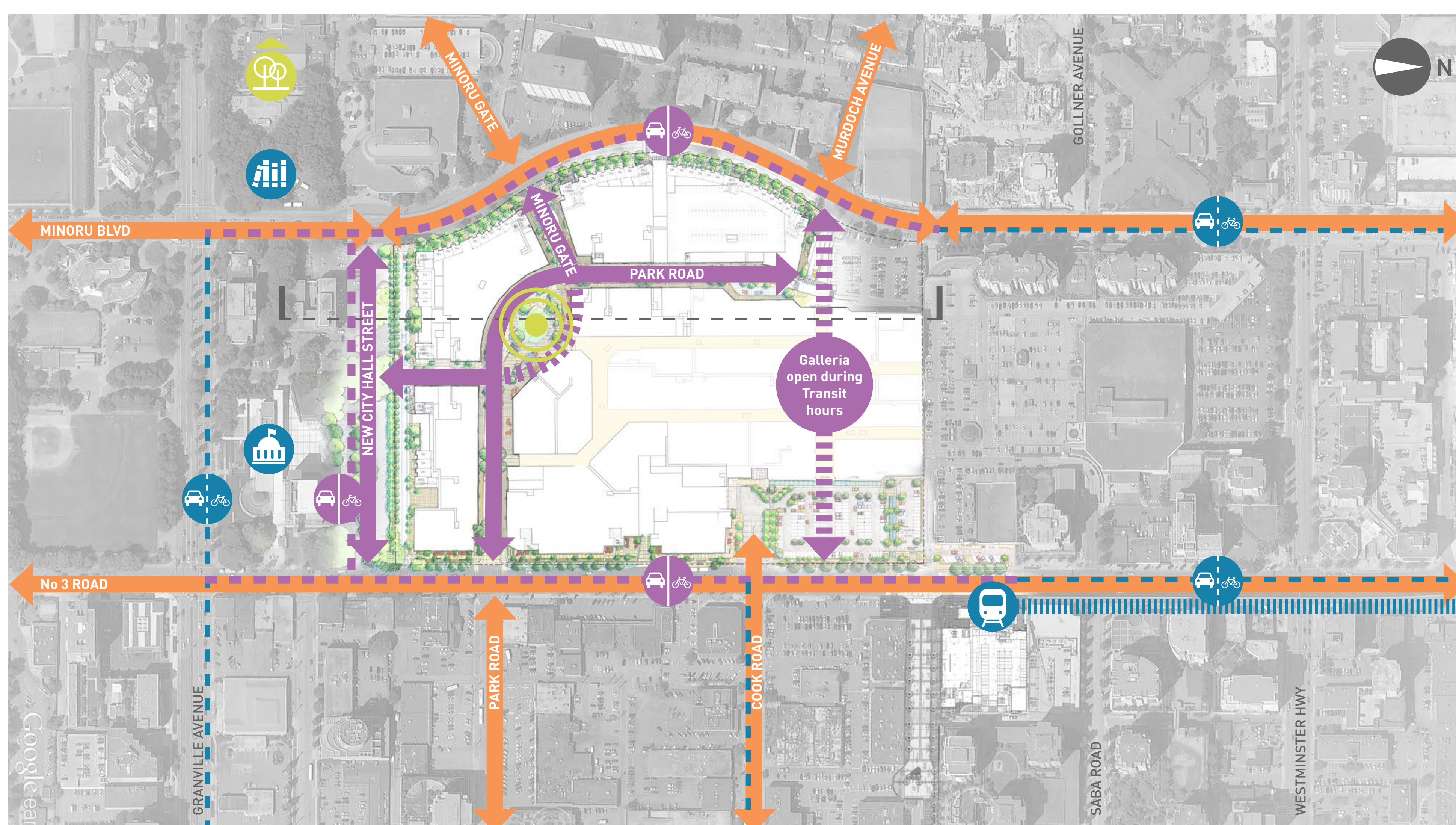


3 The Park Road extension connects the West and East side of the Development



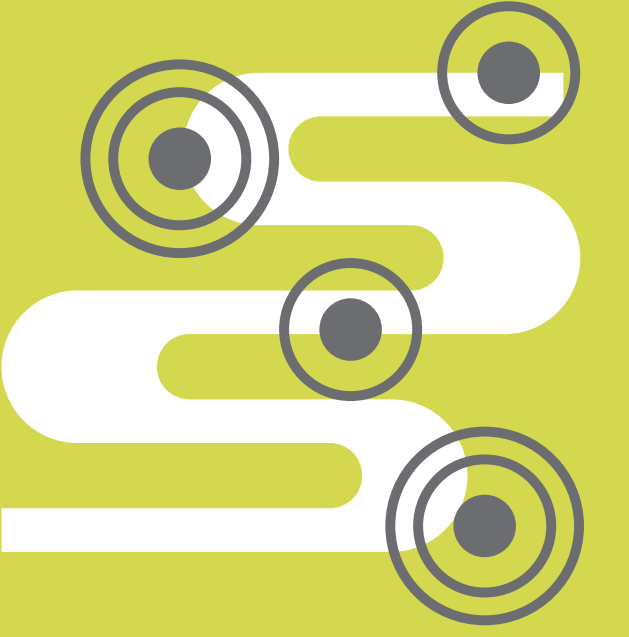
## CONNECT THE CITY CENTRE GRID

Relocating the parking below ground allows for expanded development and new connections to be established between No. 3 Road to Minoru through a new street next to City Hall and an extension of Park Road. A new road will also connect Park Road to the new City Hall Street, while Minoru Gate and Murdoch Road will tie into the new street grid. New off street bike paths will be created on No. 3 Road, Minoru Boulevard, and the New City Hall Street. The existing mall galleria will stay open during transit hours to create more permeability from Brighthouse Station.



- Richmond Brighthouse Station
- Richmond City Hall
- Richmond Library & Cultural Centre
- Minoru Park
- Park Plaza
- Existing Streets
- New Public Streets
- On Street Bike Lane
- Off Street Bike Lane





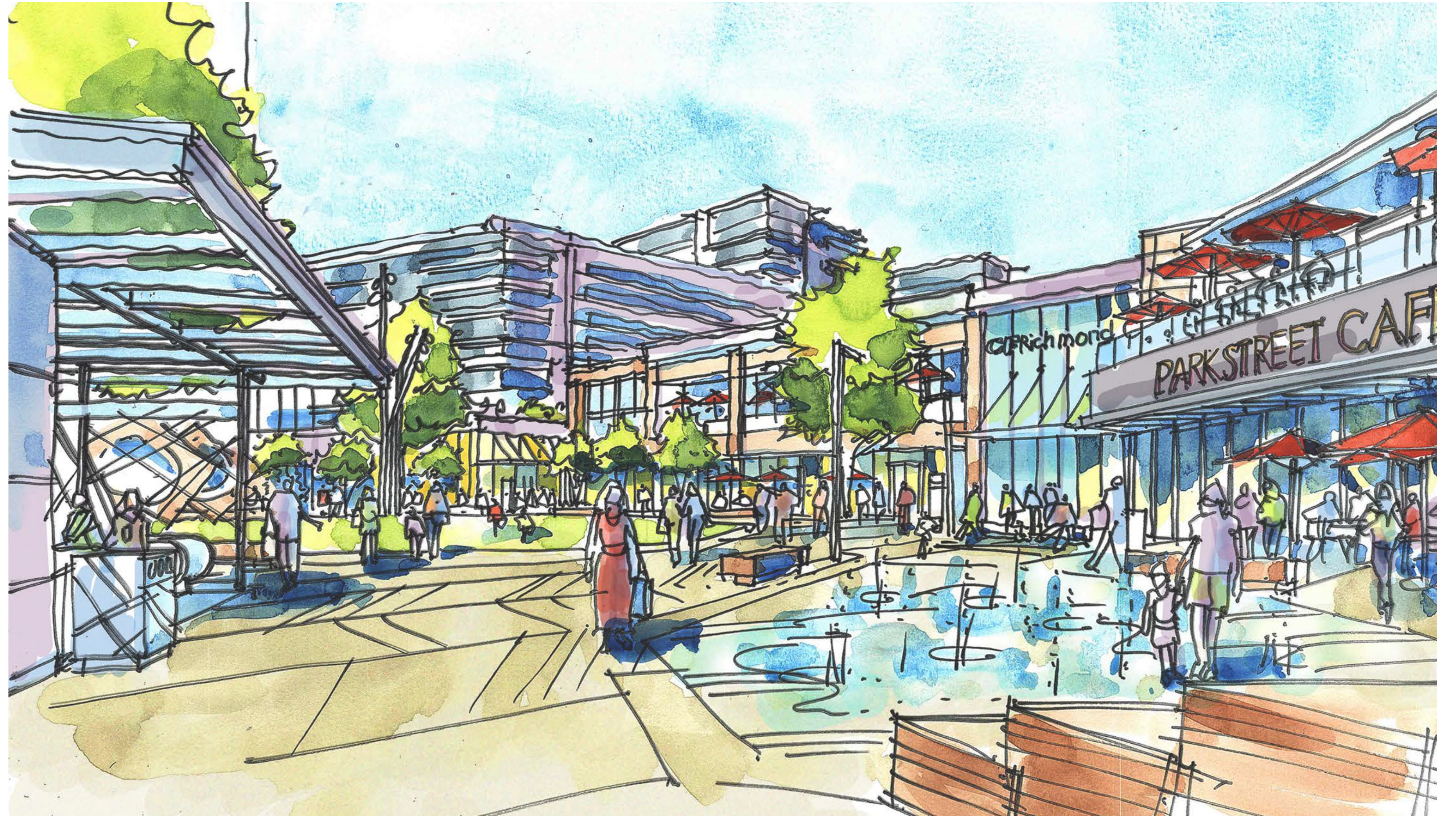
# 3 EXPAND RICHMOND'S OPEN SPACE AMENITIES



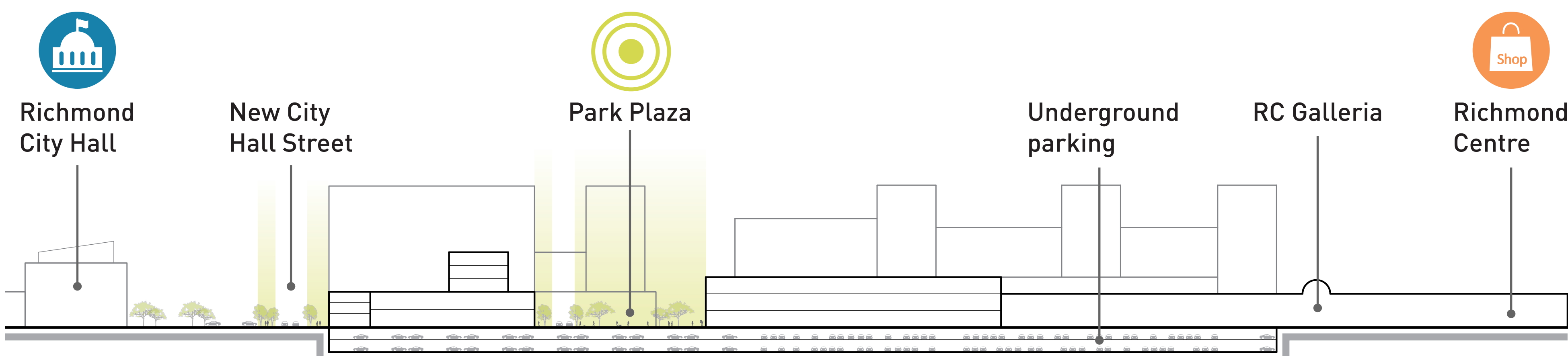
1 Transit Station Crosswalk



2 No. 3 Road Plaza

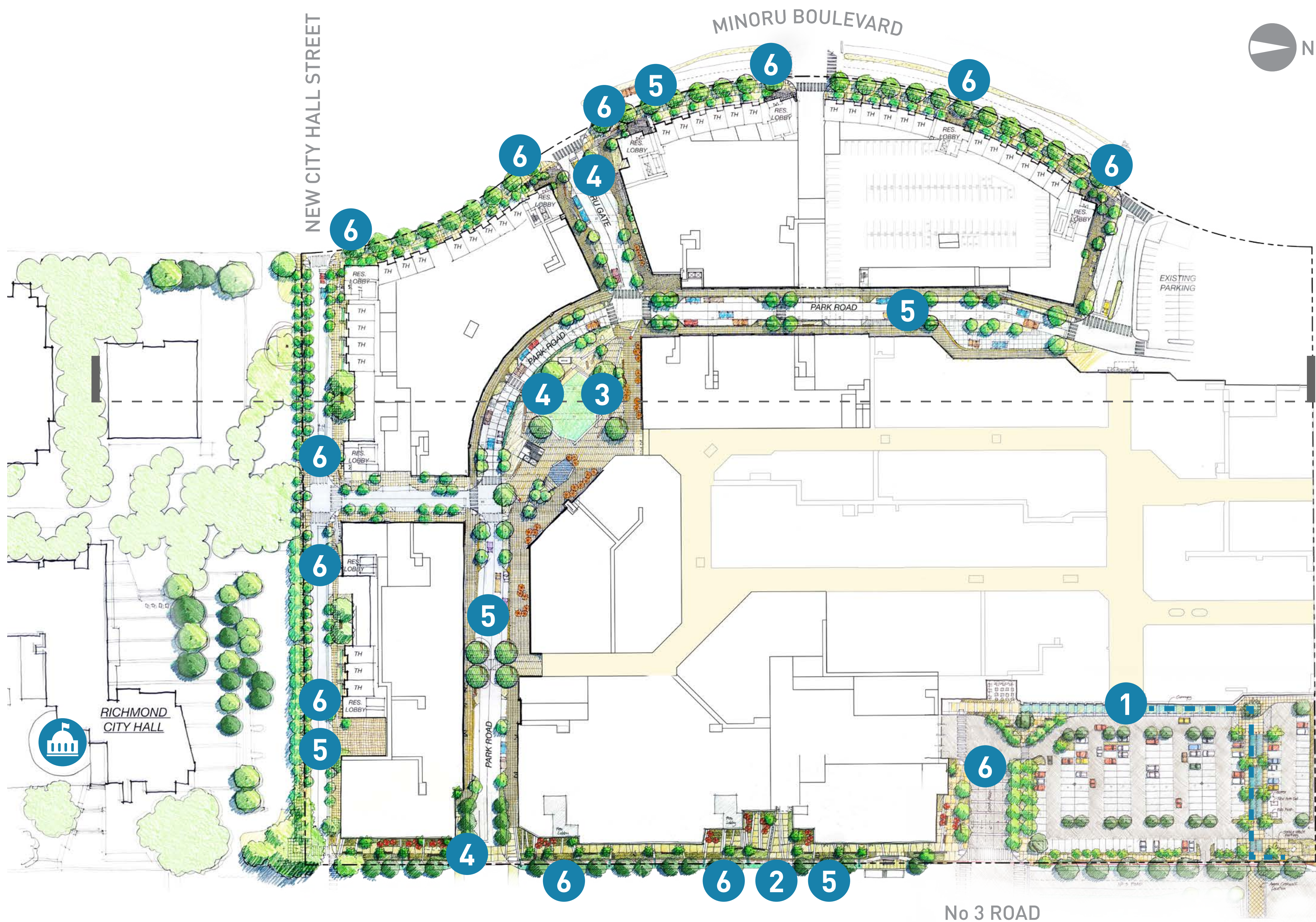


3 Park Plaza



## EXPAND RICHMOND'S OUTDOOR SPACE

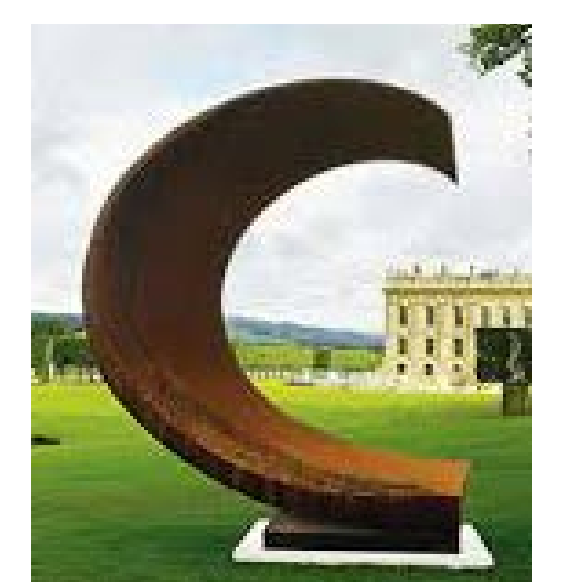
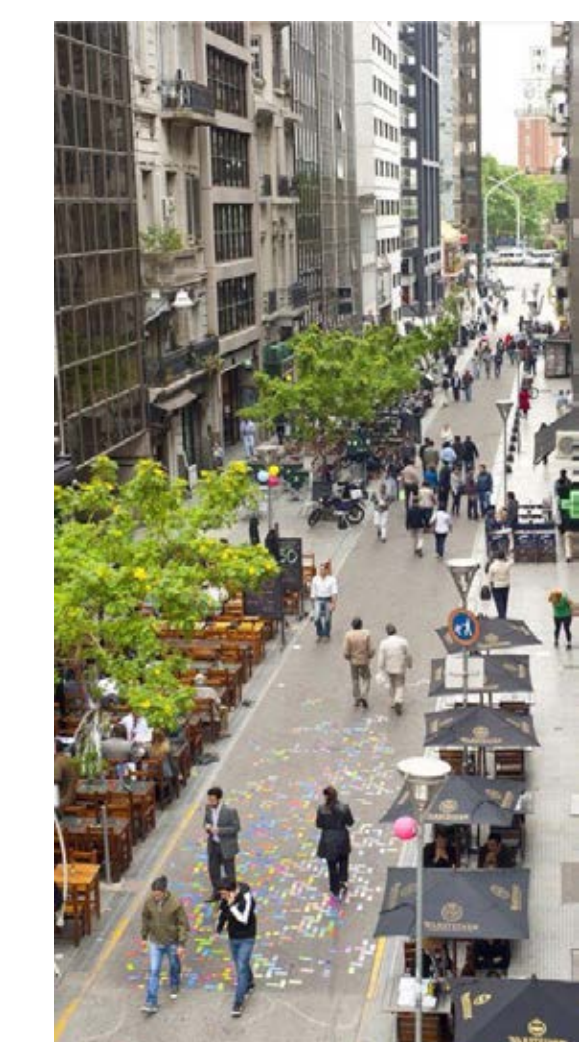
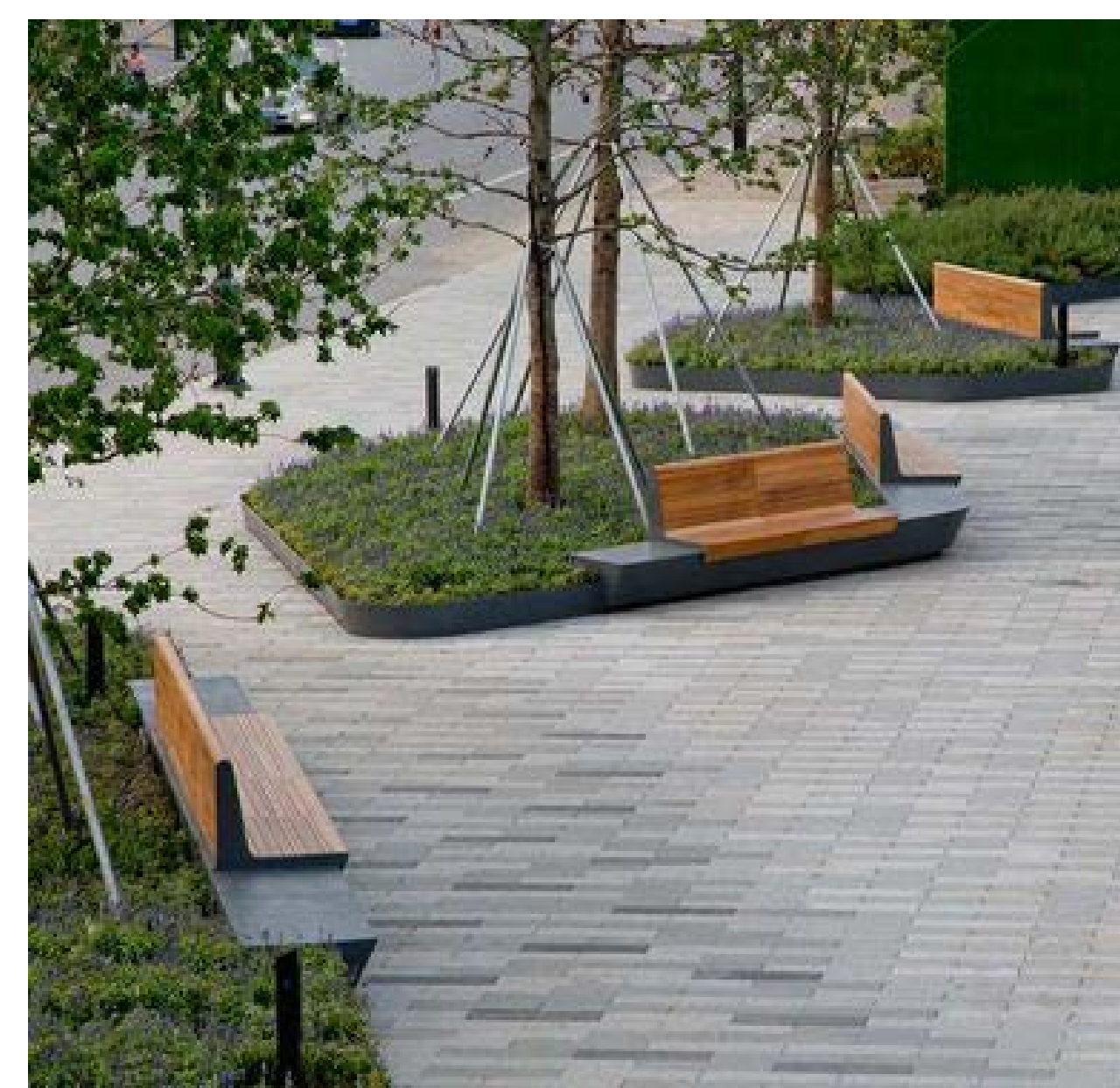
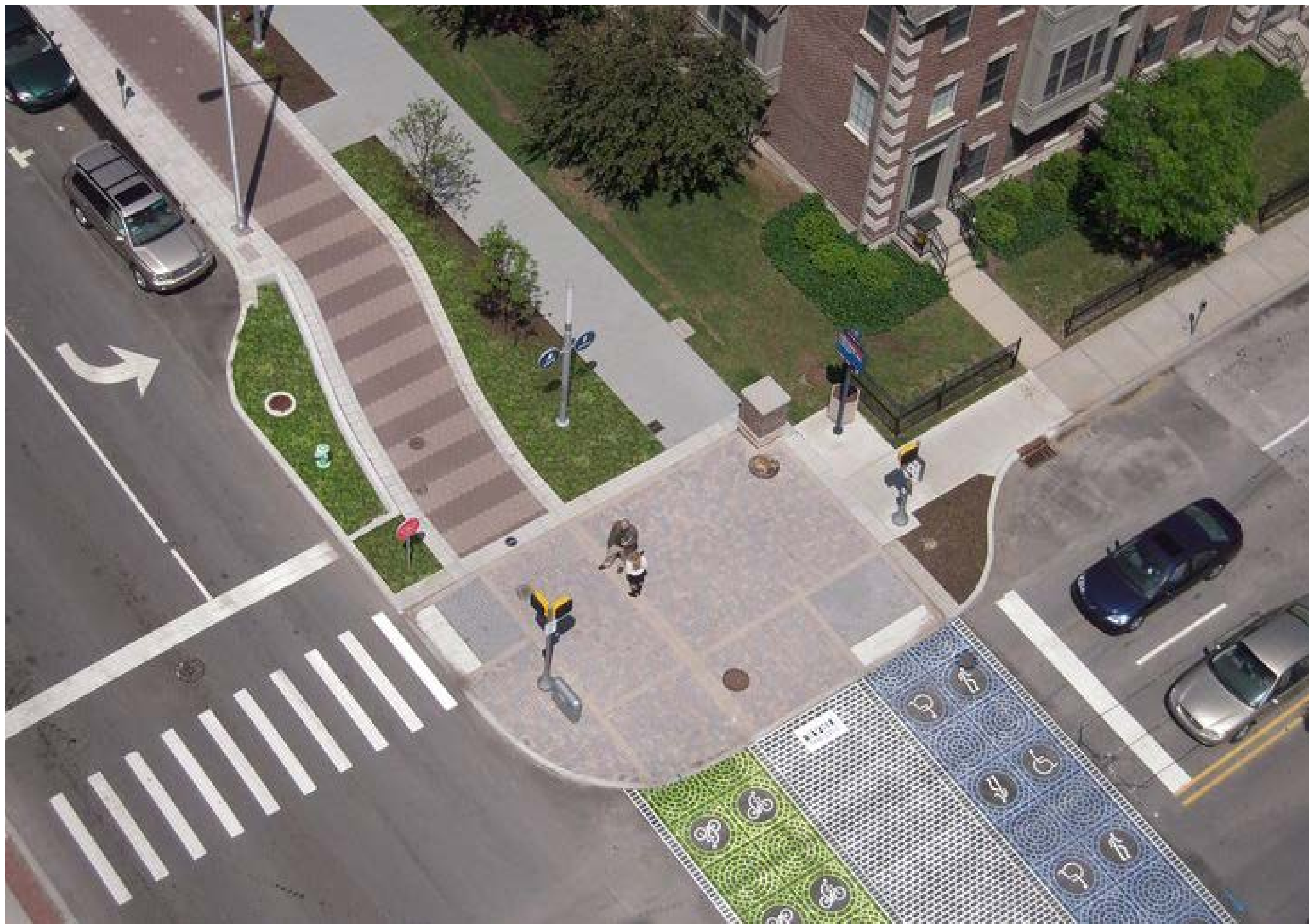
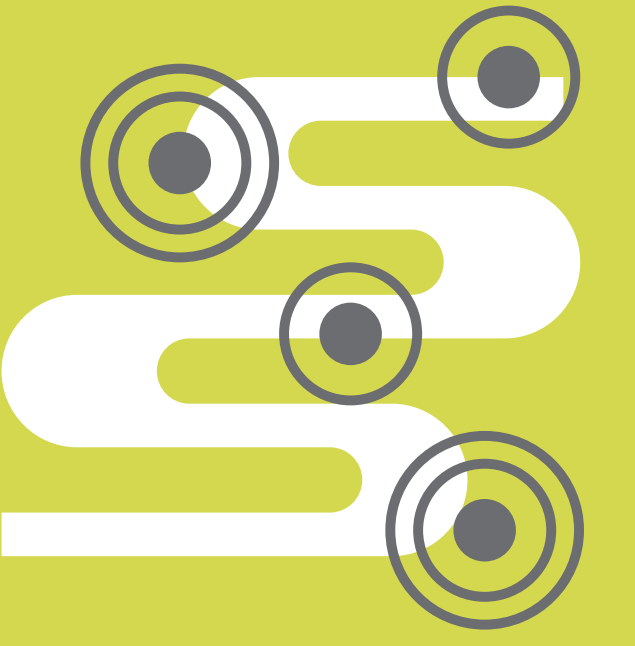
A network of open spaces of varying scales provide a variety of places to relax, socialize, and be entertained throughout the public realm, strengthening the connectivity of the City Centre.



- 1 Transit Station Crosswalk**  
Weather protected connection from No. 3 Road to Galleria
- 2 No. 3 Road Plaza**  
Provides a green respite with outdoor seating along No. 3
- 3 Park Plaza**  
Premier gathering place & center of activity
- 4 Public Art**  
Public art will be located in key locations to engage visitors
- 5 Additional Public Art**  
Artworks and artful infrastructure will enhance and animate the public realm
- 6 Residential Entry Court**  
Rest areas along the townhouses and lobby frontage that delineate residential entries

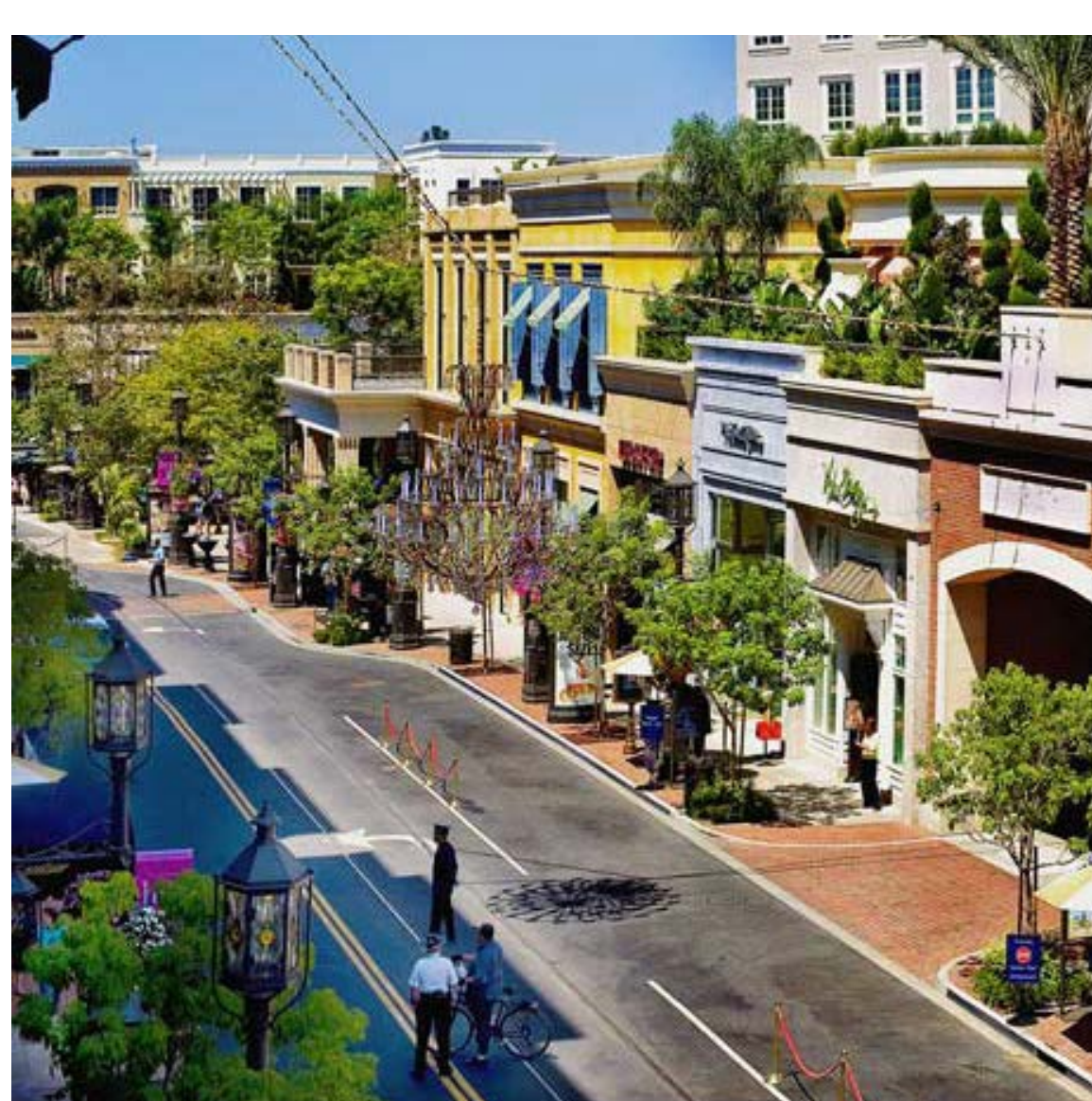


# 3 EXPAND RICHMOND'S OPEN SPACE AMENITIES



## PUBLIC AMENITIES

CF Richmond Centre will provide a wide array of public amenities, enriching the retail and residential experience of the place. It includes landmark public art, enhanced sidewalks, crosswalks, and outdoor seating. A new plaza will become the heart of the City Centre, offering outdoor dining, events, and moments of relaxation.

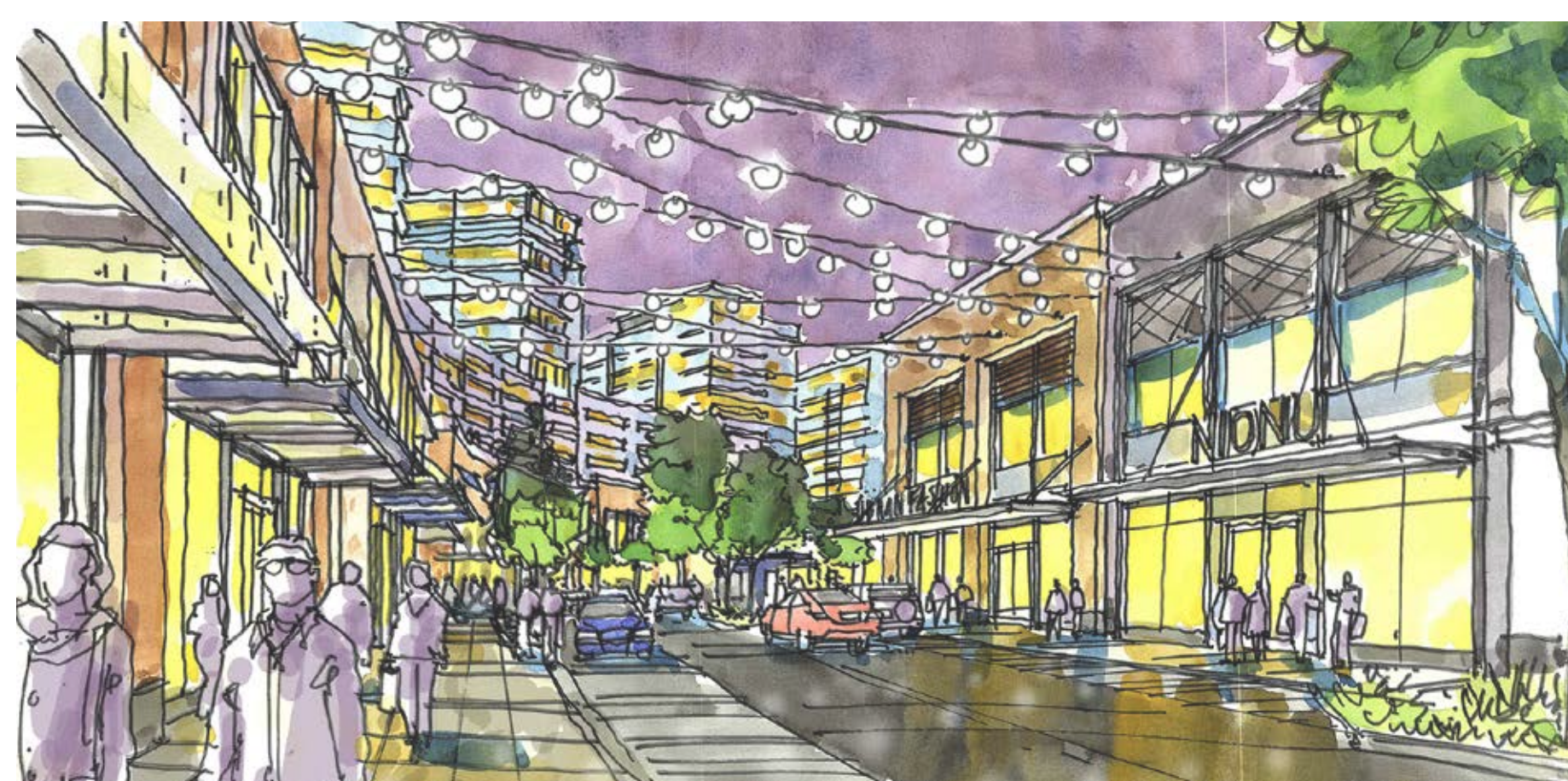




# 4 REVITALIZE A CITY CENTRE RETAIL DESTINATION



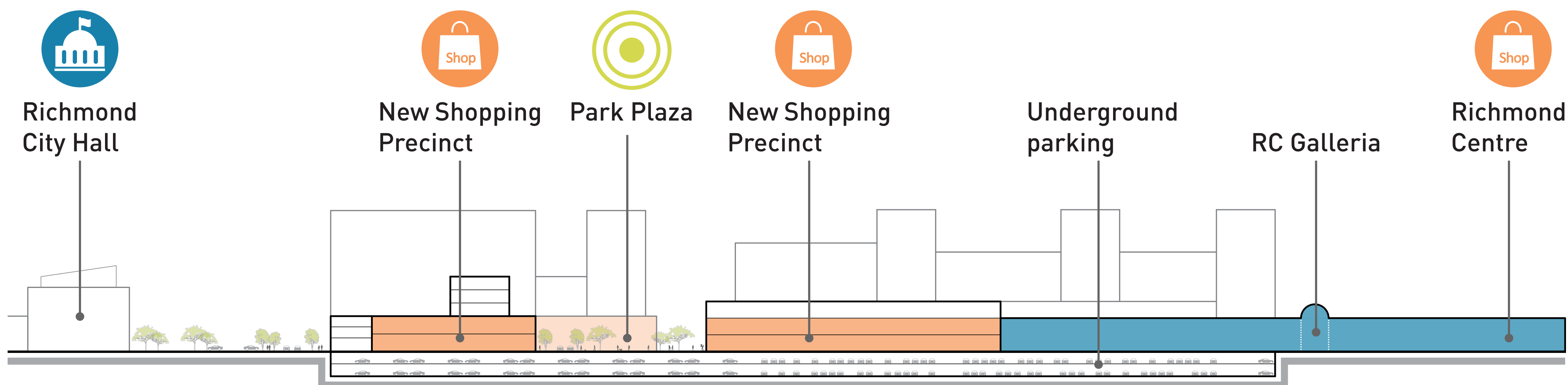
1 Over 100,000 ft<sup>2</sup> of new retail



2 New retail high street on Park Road

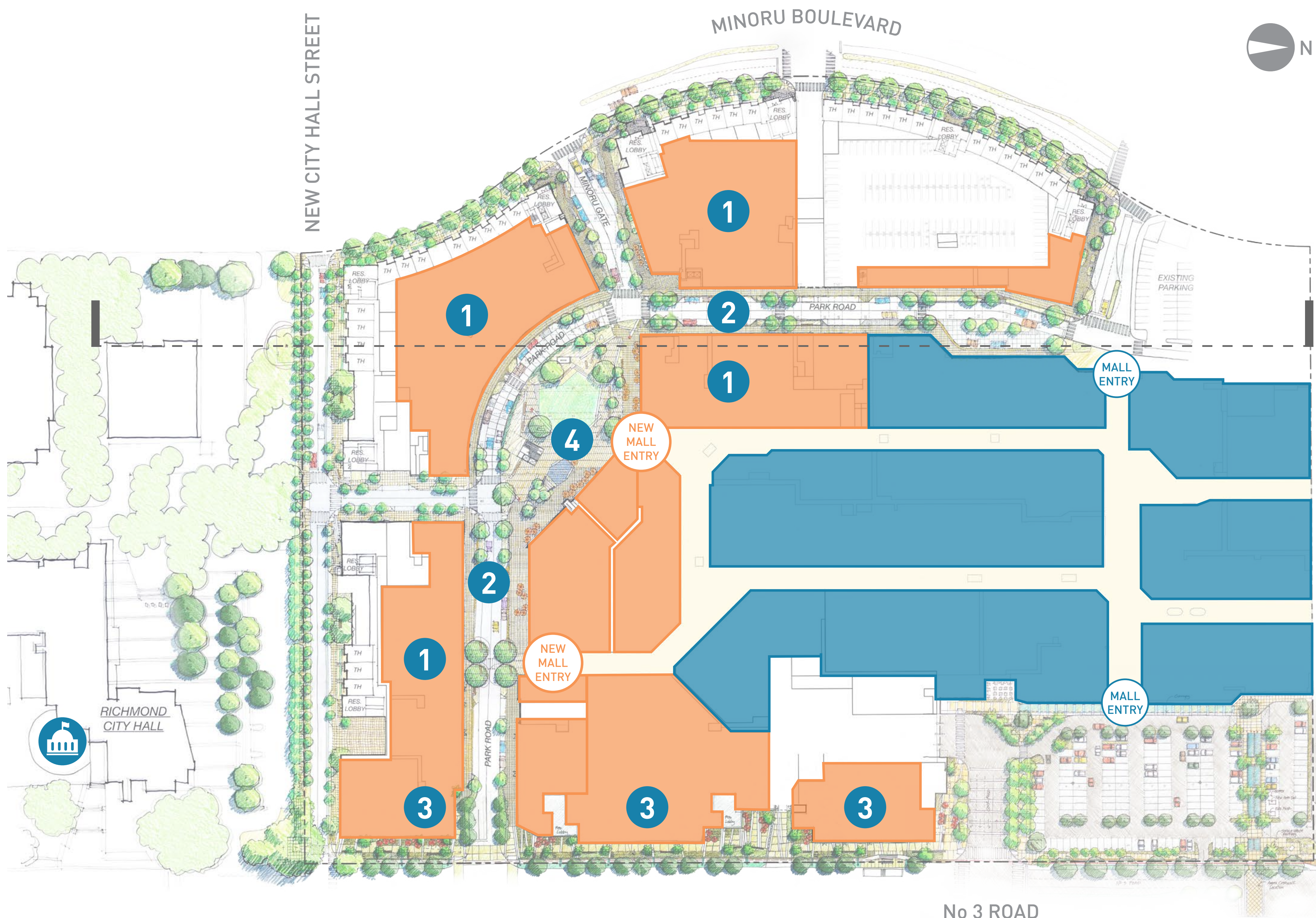


3 Strong retail presence on No. 3 Road



## CITY CENTRE RETAIL DESTINATION

An expanded Commercial Centre creates a more connected, walkable, and attractive indoor/outdoor shopping experience characterized by pedestrian-scaled streets lined with shops, small plazas, continuous weather protection, street furnishings, public art, and special architectural and landscape features. The parkades are located for convenient access and can be entered from multiple locations to allow for better flow.



- 1 Over 100,000 ft<sup>2</sup> of new retail
  - Food & Beverage
  - Entertainment
  - Fashion & Services
- 2 New retail high street on Park Road
- 3 Strong retail presence on No. 3 Road
- 4 New mall entry on Park Plaza

- New Outdoor Shopping Precinct
- Richmond Centre Mall



# 4 REVITALIZE A CITY CENTRE RETAIL DESTINATION



## OUTDOOR SHOPPING PRECINCT

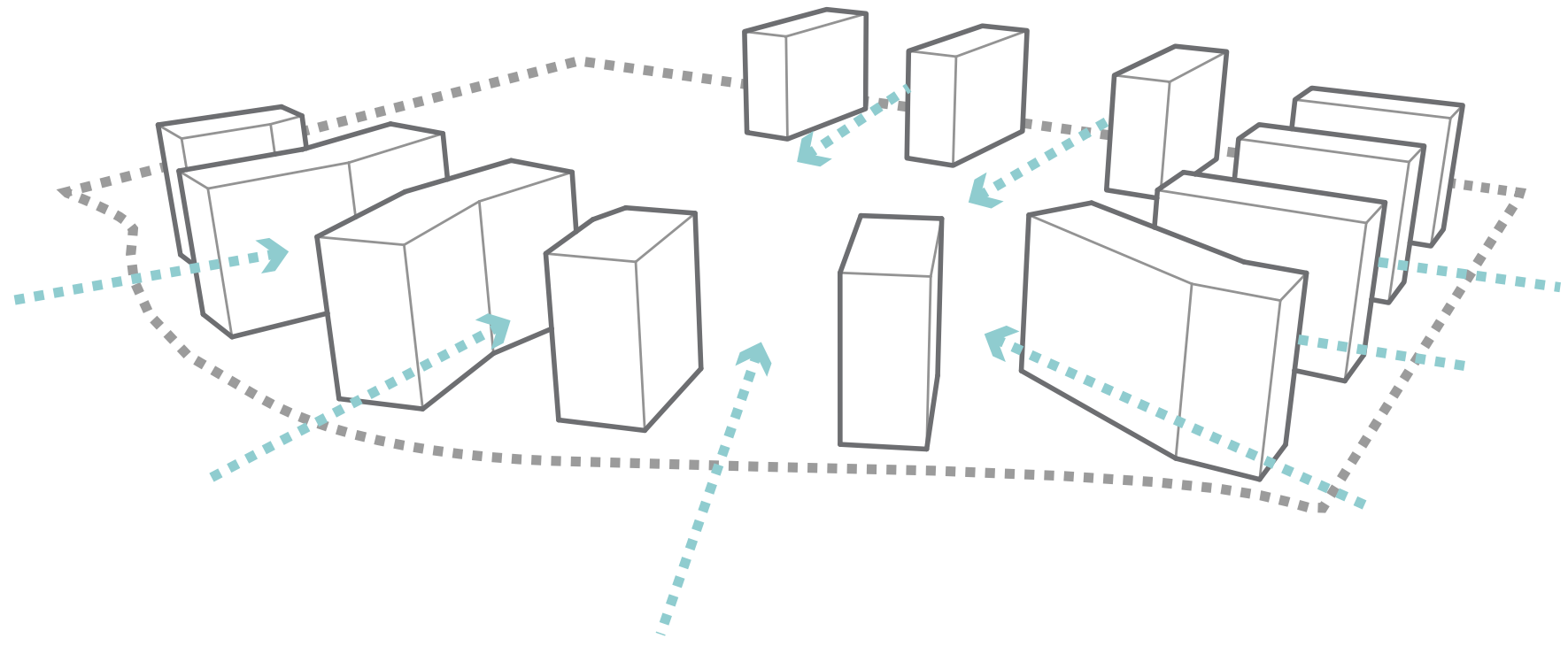
The new additions along No. 3 Road & the new Park Road extension will transform CF Richmond Centre into a vibrant outdoor shopping precinct. To enliven the sidewalk activity, the shops and restaurants will spill their spaces to sidewalk seating, entries, and displays. The amenities of weather coverage, landscaping, lighting, and sidewalk furnishings will also add to the pedestrian shopping experience or those passing through on their commutes.

## NEW RETAIL

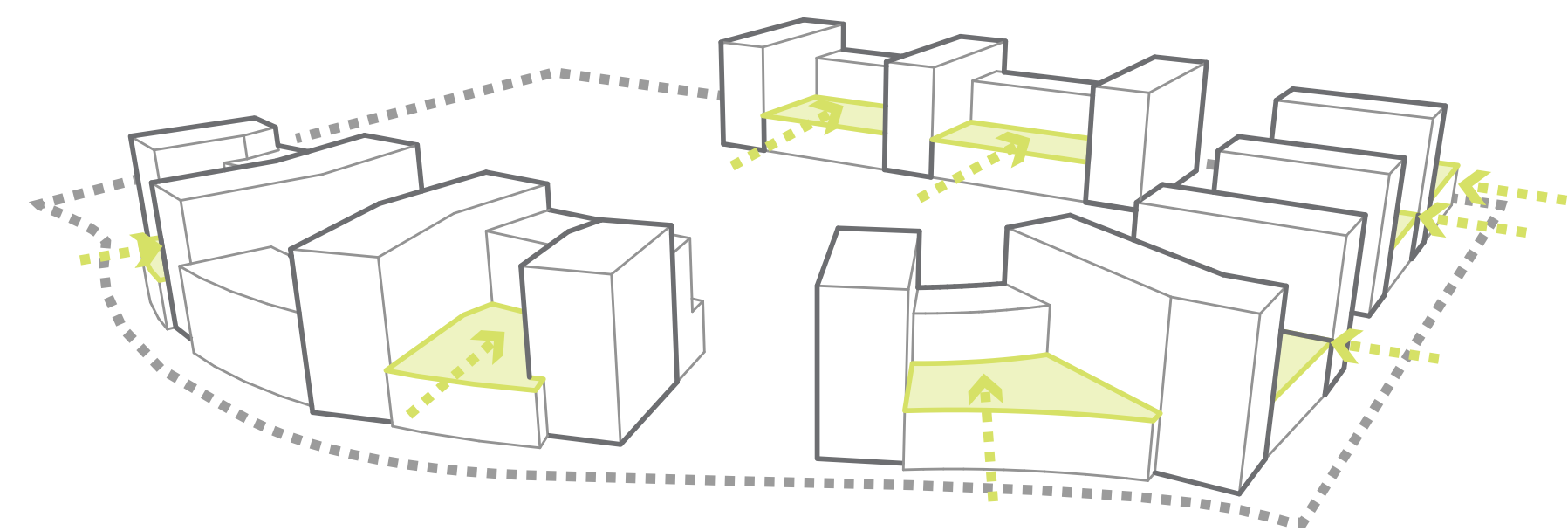
The retail expansion looks to integrate new restaurants, entertainment, fashion & service retail into the existing mall experience. The variety of retail choices will help support a true Live, Shop, Play environment for CF Richmond Centre's visitors & inhabitants.



# 5 INTEGRATE A VARIETY OF HOUSING OPTIONS



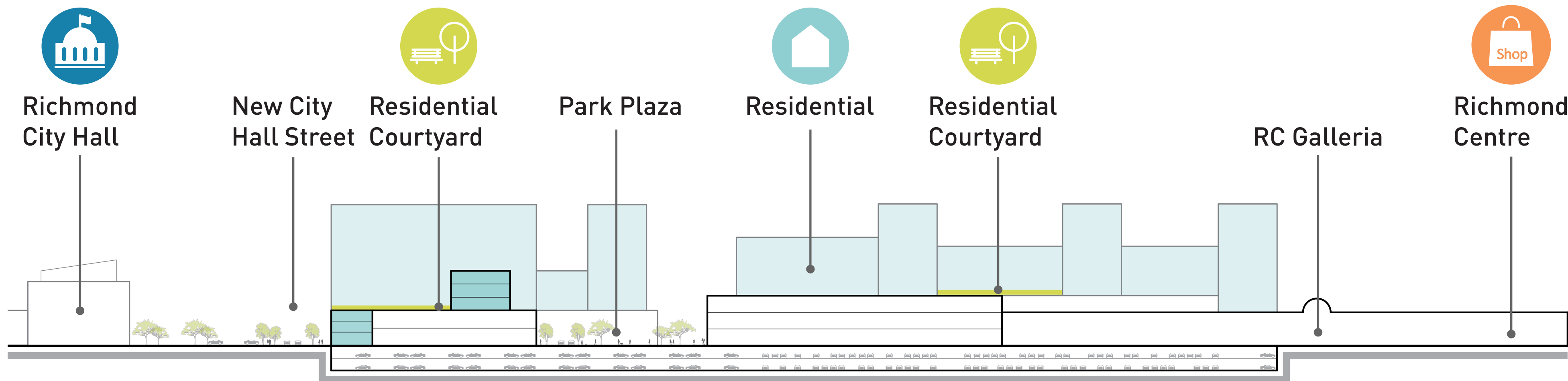
**1** Slender tower design maximizes daylight into Park Plaza and Retail streets.



**2** Amenity roof gardens integrate private patios & semi-public outdoor spaces.



**3** Over 2,000 new homes



## HOUSING VARIETY

The redevelopment of CF Richmond Centre South will bring over 2,000 new homes spread across 12 towers. The towers take on a courtyard form that is unique to the City Centre. This slender form allows more sunlight into Richmond Centre and creates large amenity roof gardens. The new homes will meet a diverse range of demands for housing in the City Centre, including affordable rental, family homes, and accessible housing for people in wheelchairs and with mobility challenges.



**1** Courtyard building form contributes to a varied streetscape and public realm.

**2** Amenity roof gardens enhance livability and complement public outdoor spaces

- Over 130,000 ft<sup>2</sup> of roof gardens

**3** Over 2,000 new homes

- Approximately 150 homes to be secured as affordable rental
- 50% of homes designed for families (two & three bedrooms & townhomes)
- 25% of homes designed to Basic Universal Housing standards for enhanced accessibility





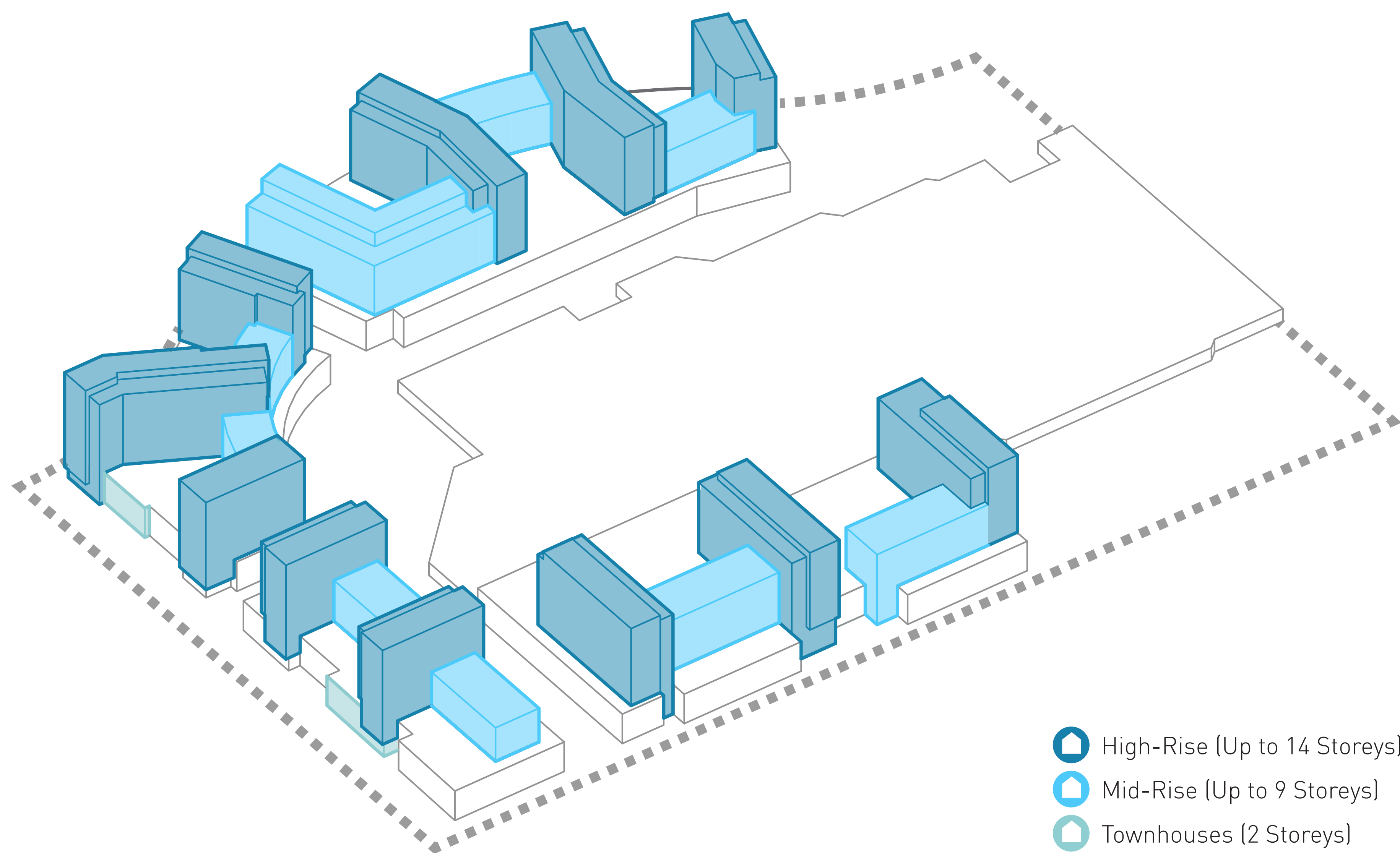
# 5 INTEGRATE A VARIETY OF HOUSING OPTIONS

## HOUSING FORM

**Townhouses** wrap the buildings at street level along Minoru Blvd and New City Hall street.

**Mid-rise** buildings line the new retail street, Minoru Blvd, and No. 3 Road to help define these important routes and soften the transition to high-rise forms.

**High-rise** towers are thin and elongated to visually connect with the mid-rises and create courtyard building forms. The slender courtyard building form creates a variety of architectural expressions while increasing tower separation and daylight. Large balconies wrap the exterior of the towers and provide residents with a true sense of indoor/outdoor living.



- High-Rise (Up to 14 Storeys)
- Mid-Rise (Up to 9 Storeys)
- Townhouses (2 Storeys)



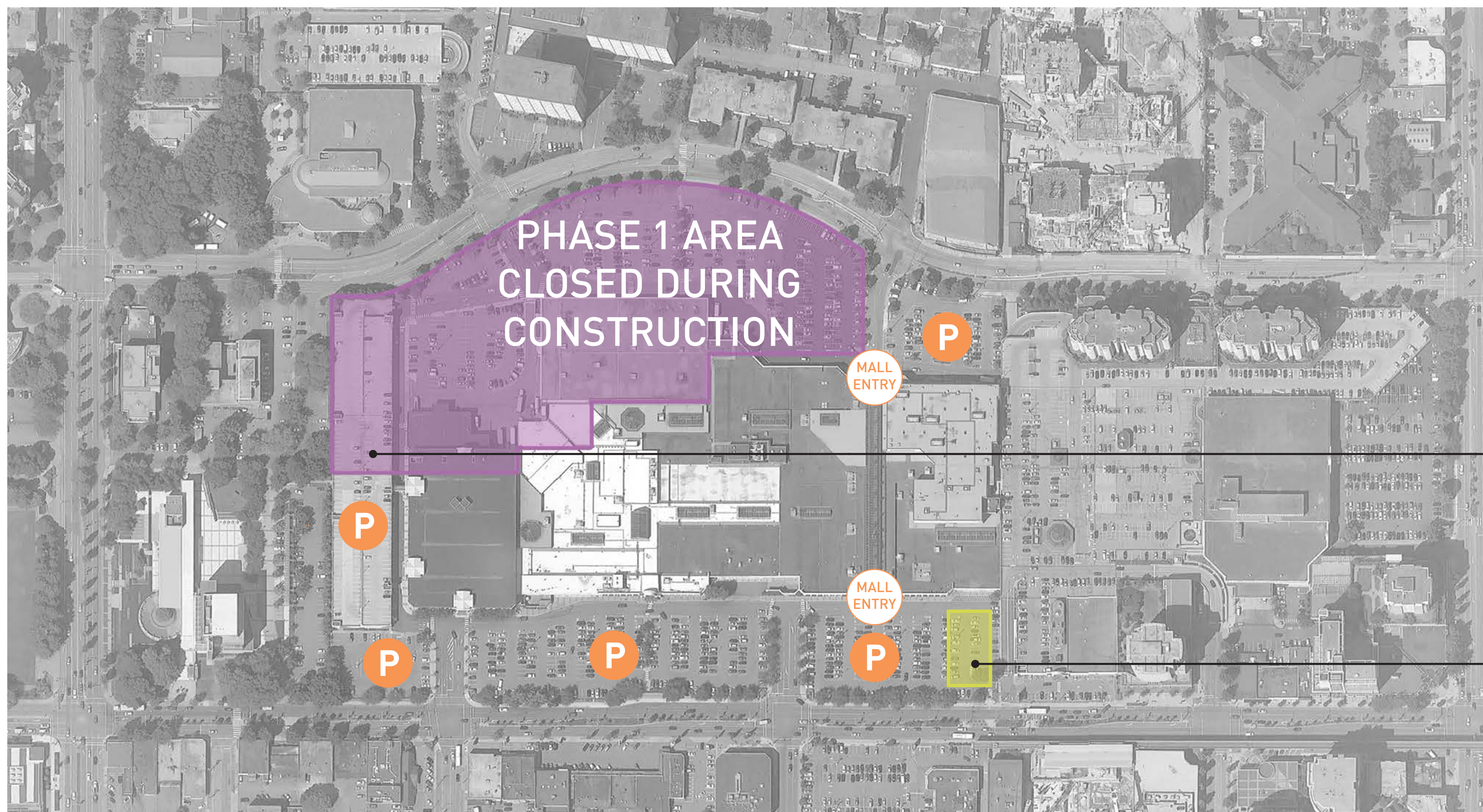
## PRIVATE AMENITIES

Residents will be able to enjoy over 42,000 ft<sup>2</sup> of indoor amenities and 130,000 ft<sup>2</sup> of outdoor facilities distributed throughout the proposed residential buildings.

Facilities include fitness areas, outdoor lounges, guest suites, community gardens, outdoor barbecues and more.



# 6 CONTINUE TO SERVE THE COMMUNITY DURING CONSTRUCTION

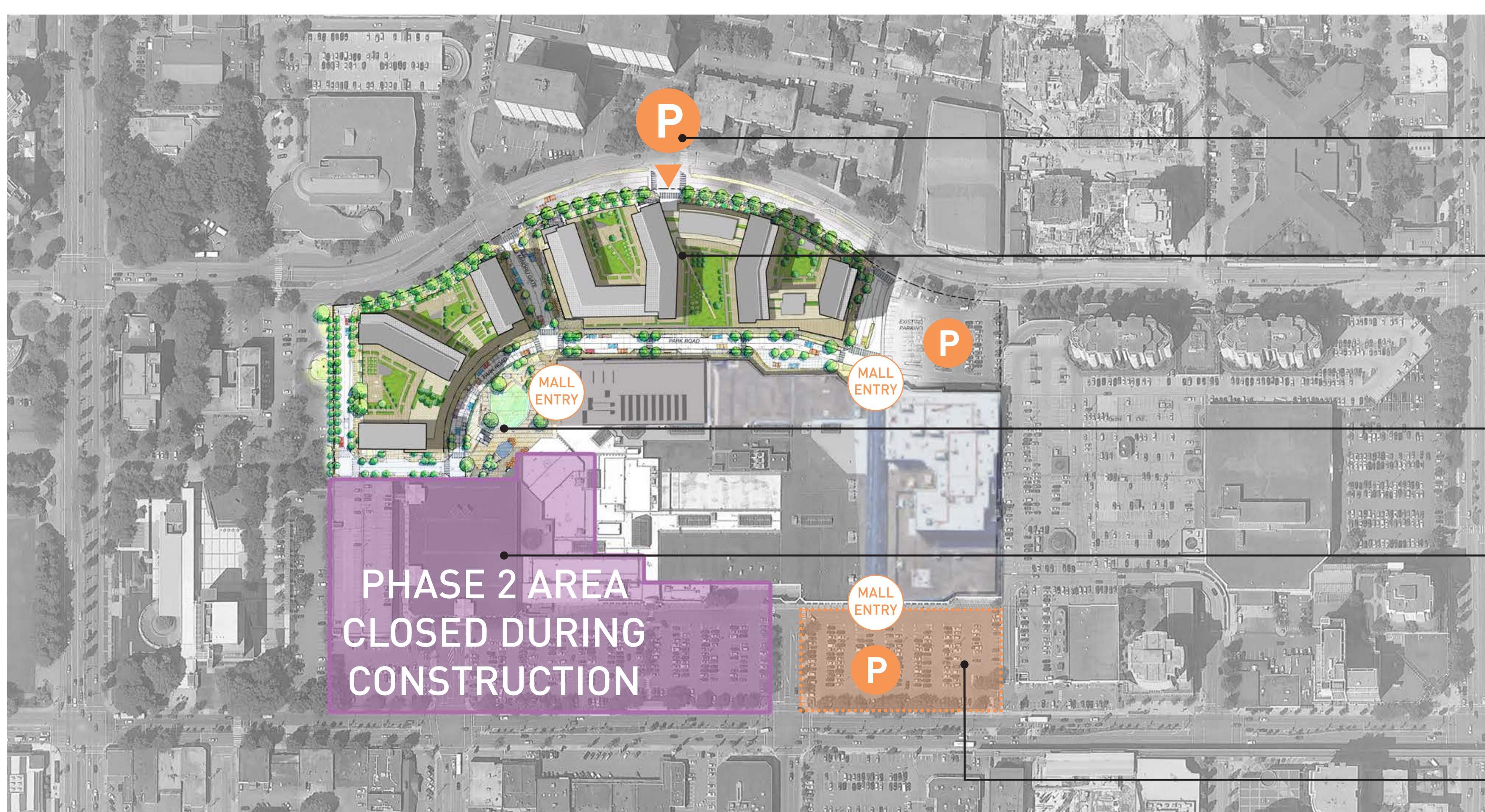


## PHASE 1 CONSTRUCTION

The CF Richmond Centre South Development Plan will take a number of years to complete, starting with the Minoru Boulevard side of the mall (Phase 1) and ending with the No. 3 Road side of the mall (Phase 2).

CONSTRUCTION OF PHASE 1  
BEGINS SPRING 2019

PRESENTATION CENTRE  
OPENS FALL 2018



## PHASE 2 CONSTRUCTION

NEW PARKING ENTRY

LATE 2022

PHASE 1 SHOPS & STREETS OPEN

LATE 2022

NEW PLAZA & MALL ENTRY

LATE 2022

CONSTRUCTION OF PHASE 2

BEGINS LATE 2022

PRESENTATION CENTER DEMOLITION

AND PARKING RECONFIGURATION

LATE 2023



## DEVELOPMENT COMPLETION

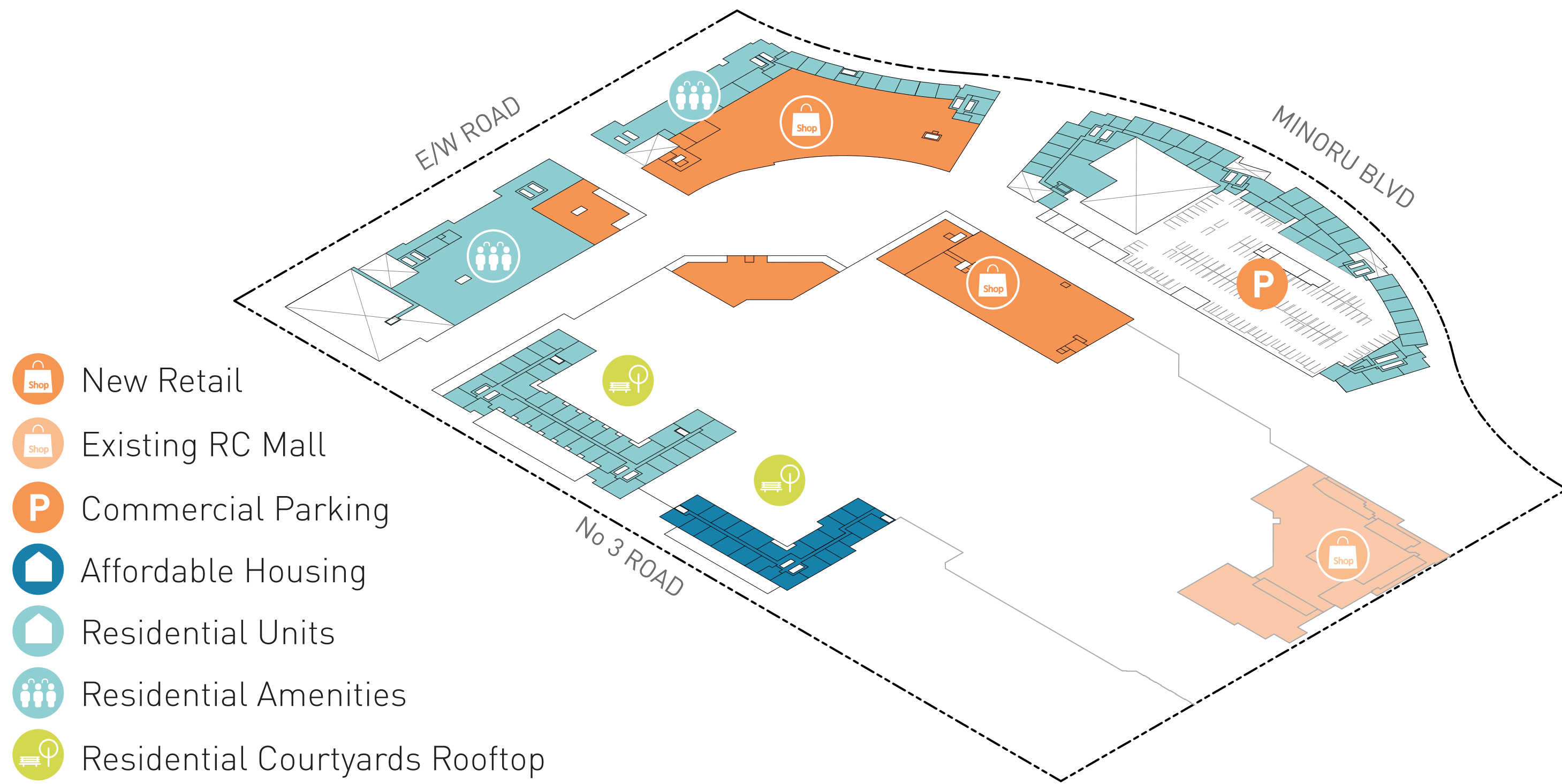
LATE 2026

Public pedestrian and vehicle access to the mall's shops and services will be maintained throughout both phases of the redevelopment process. Noise, dirt, worker parking, and other things related to the mall's demolition and construction must comply with City Bylaws.



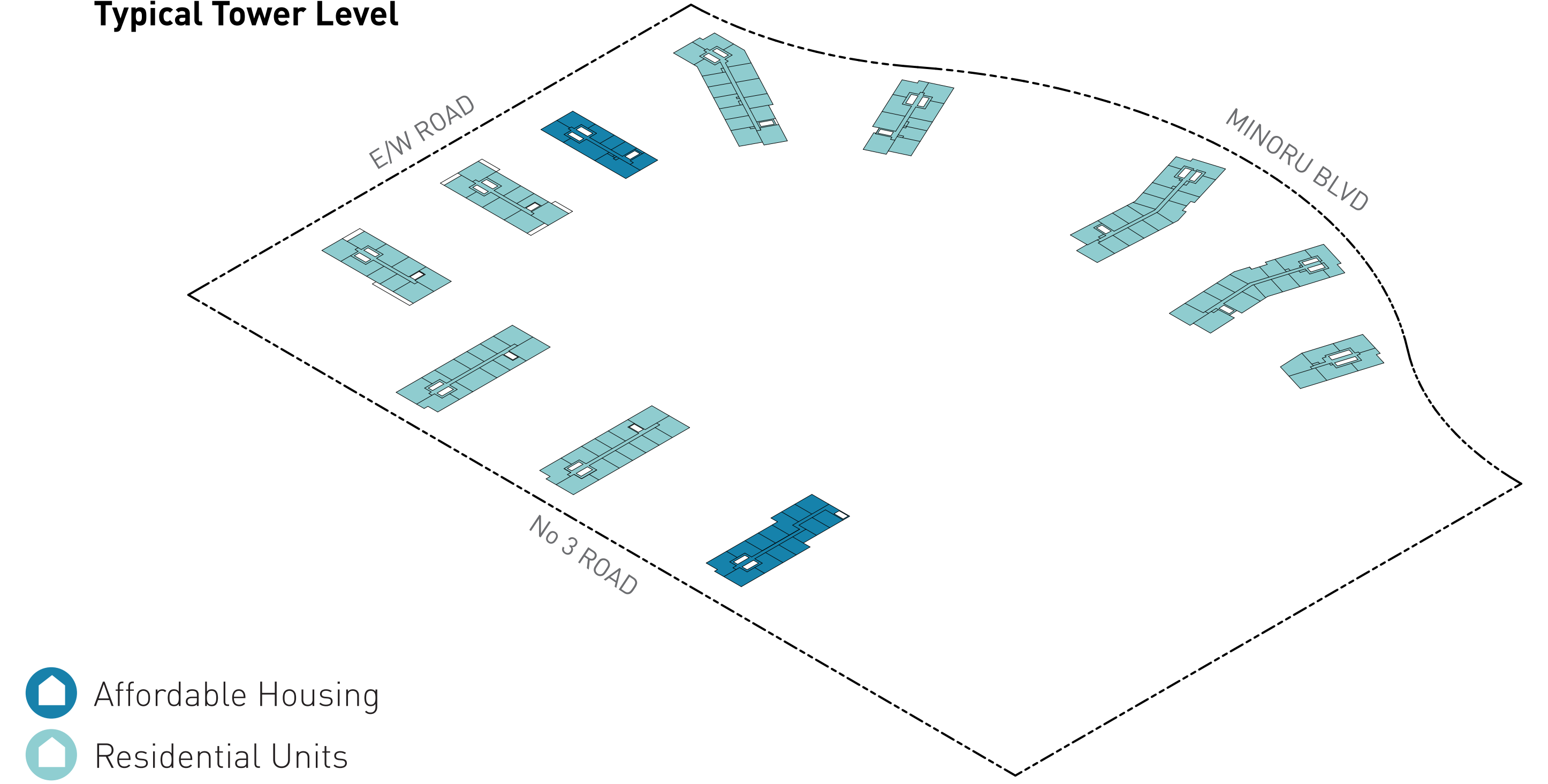
# REDEVELOPMENT OVERVIEW

LEVEL 2



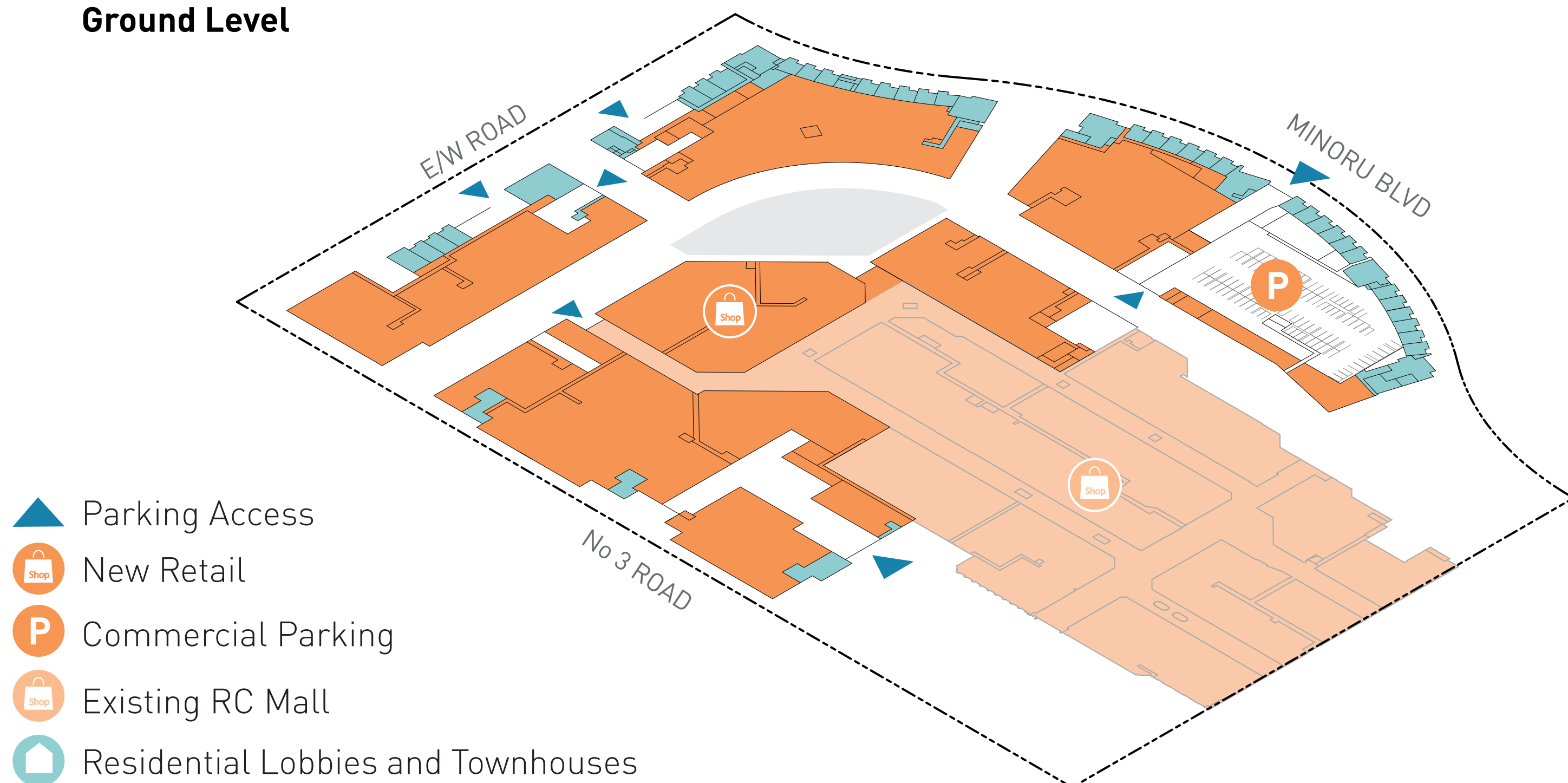
LEVEL 12

Typical Tower Level



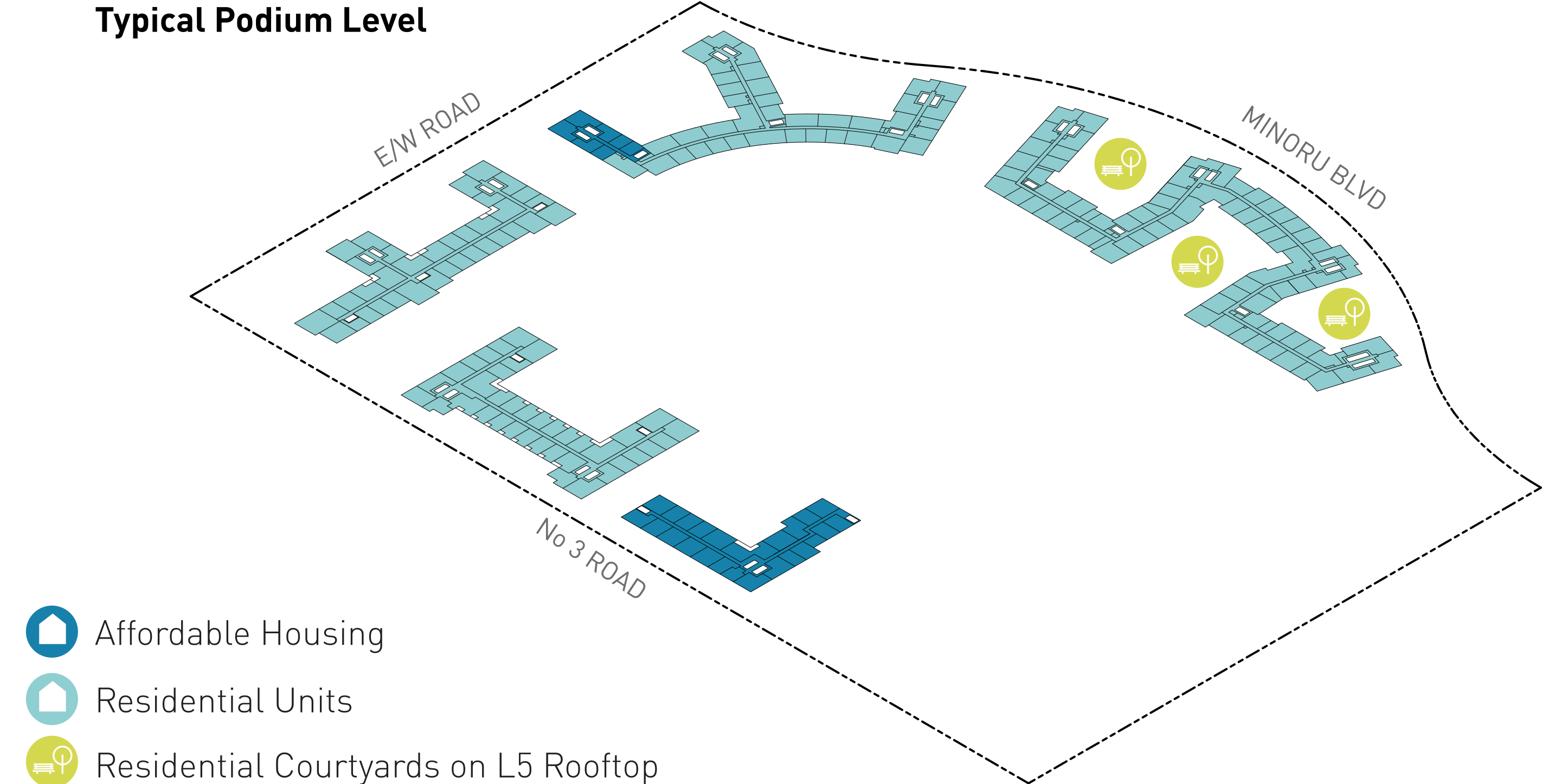
Level 1

Ground Level



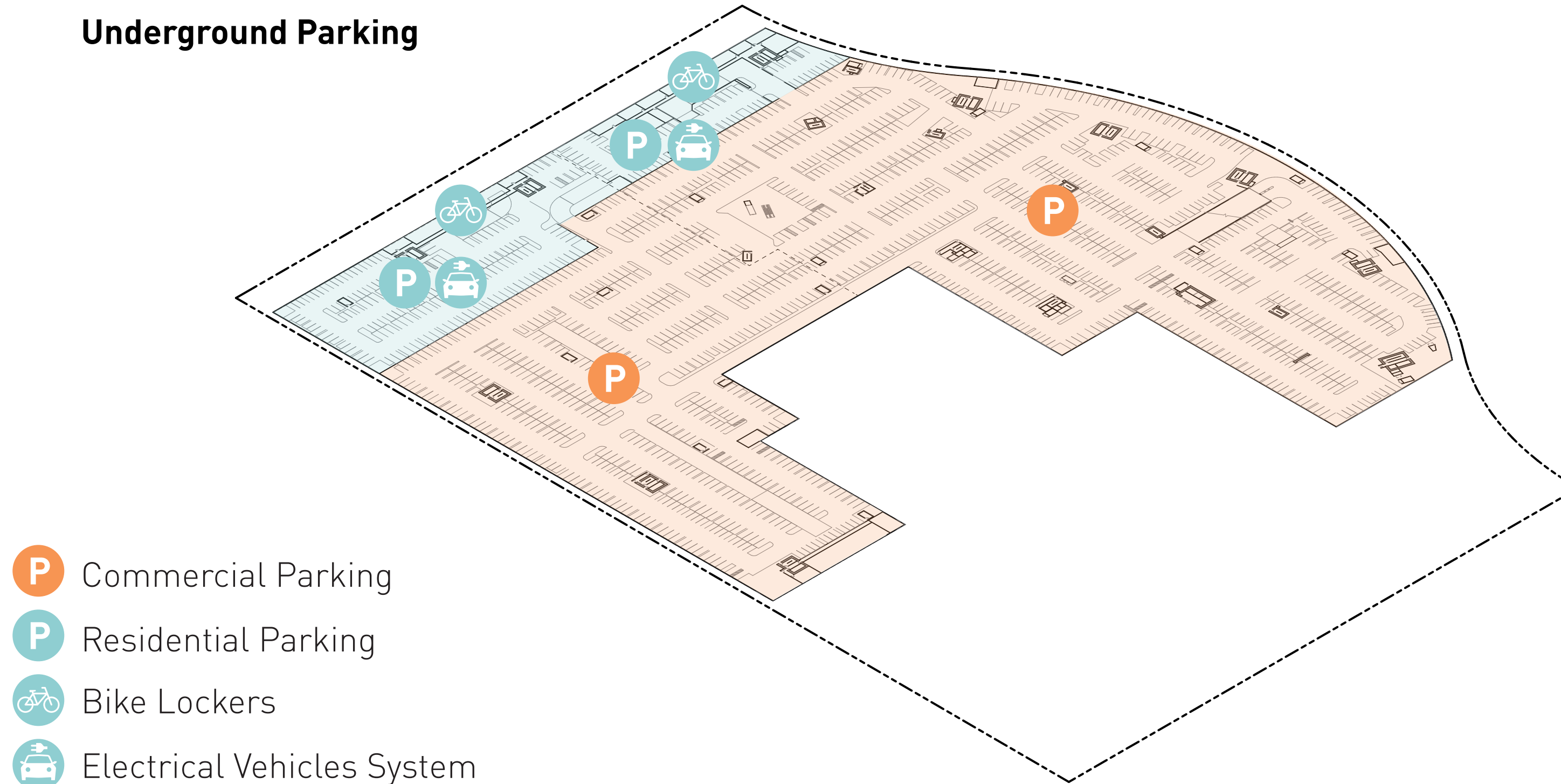
LEVEL 6

Typical Podium Level

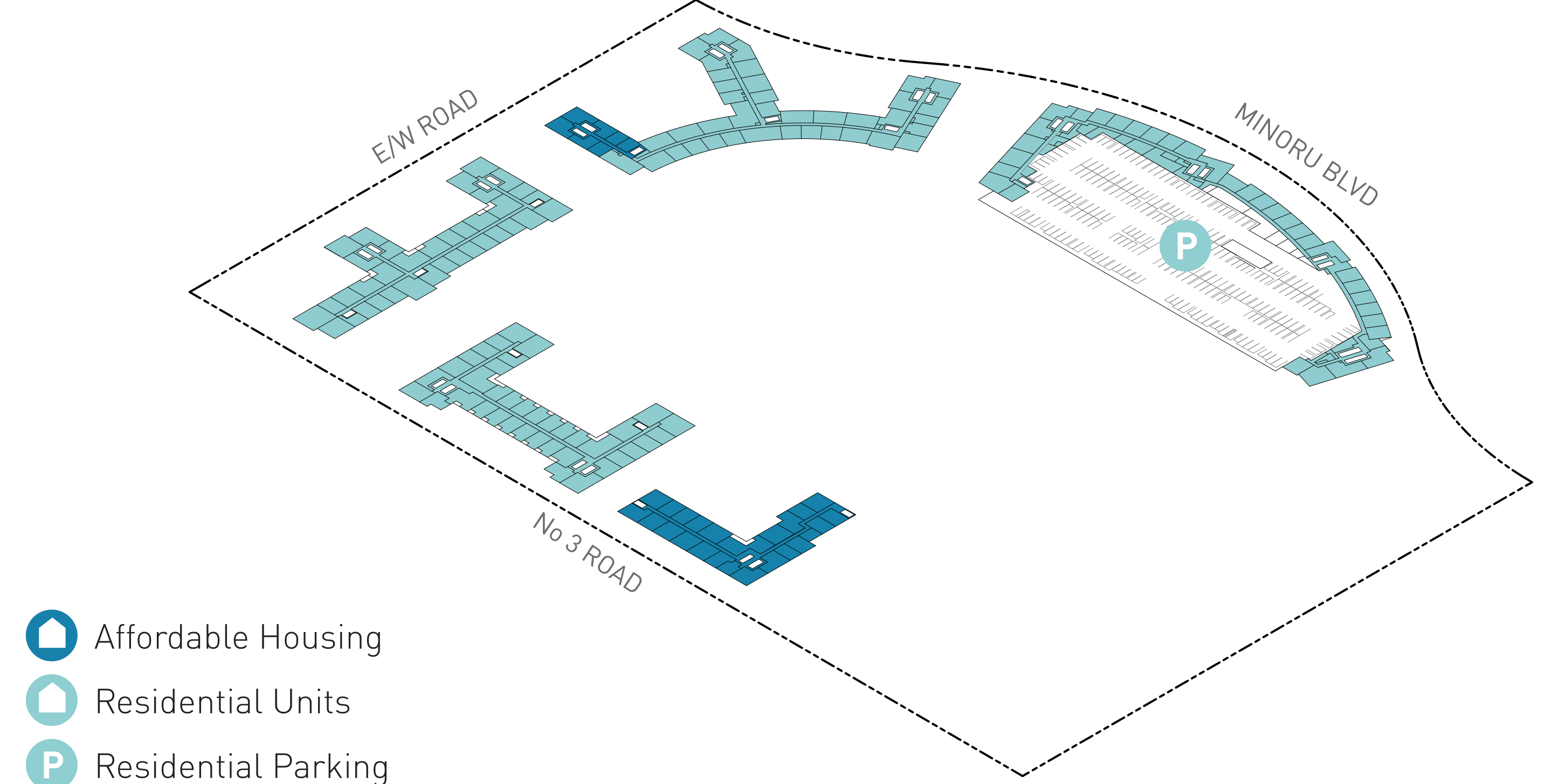


LEVEL P1

Underground Parking

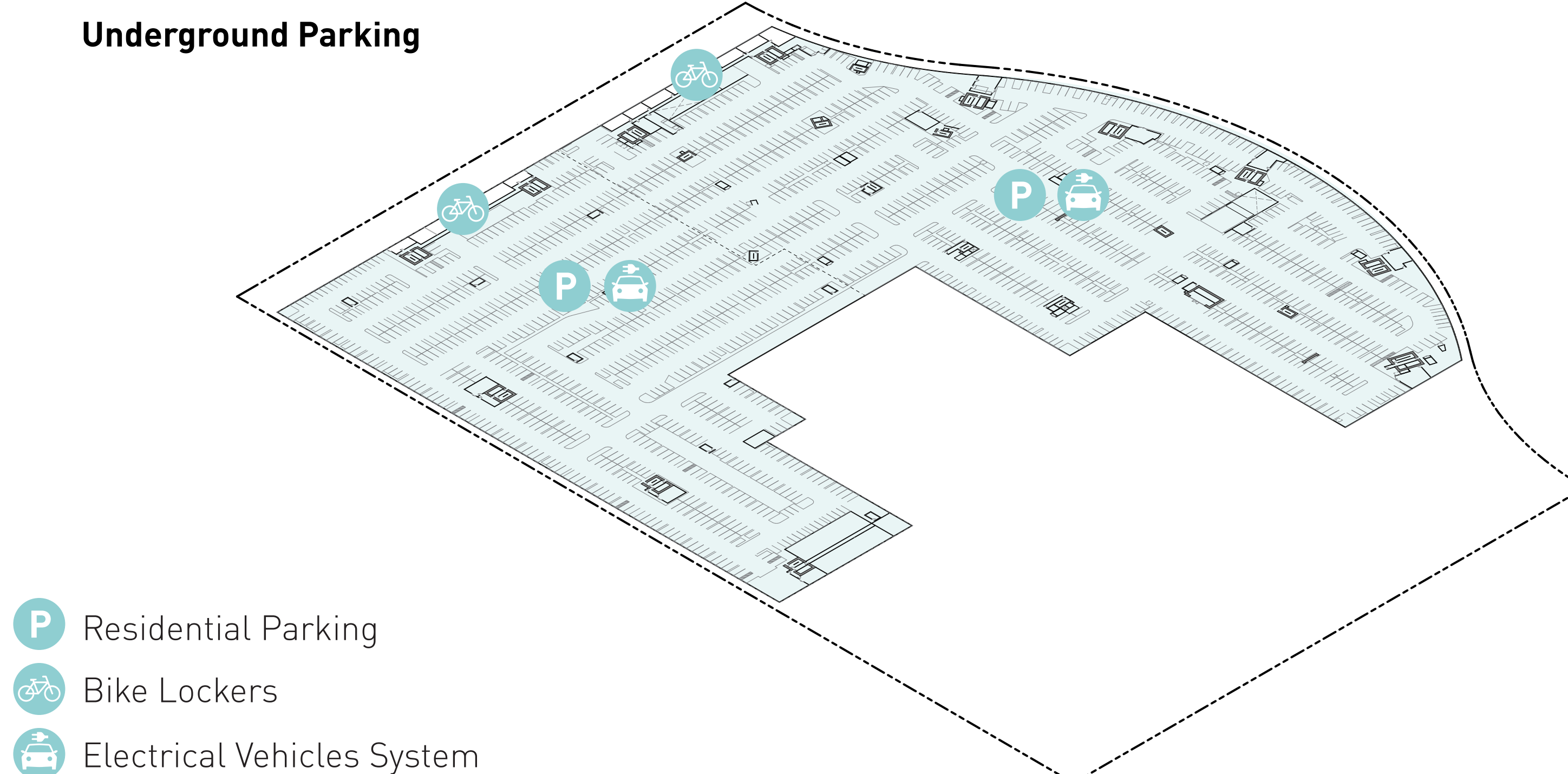


LEVEL 4

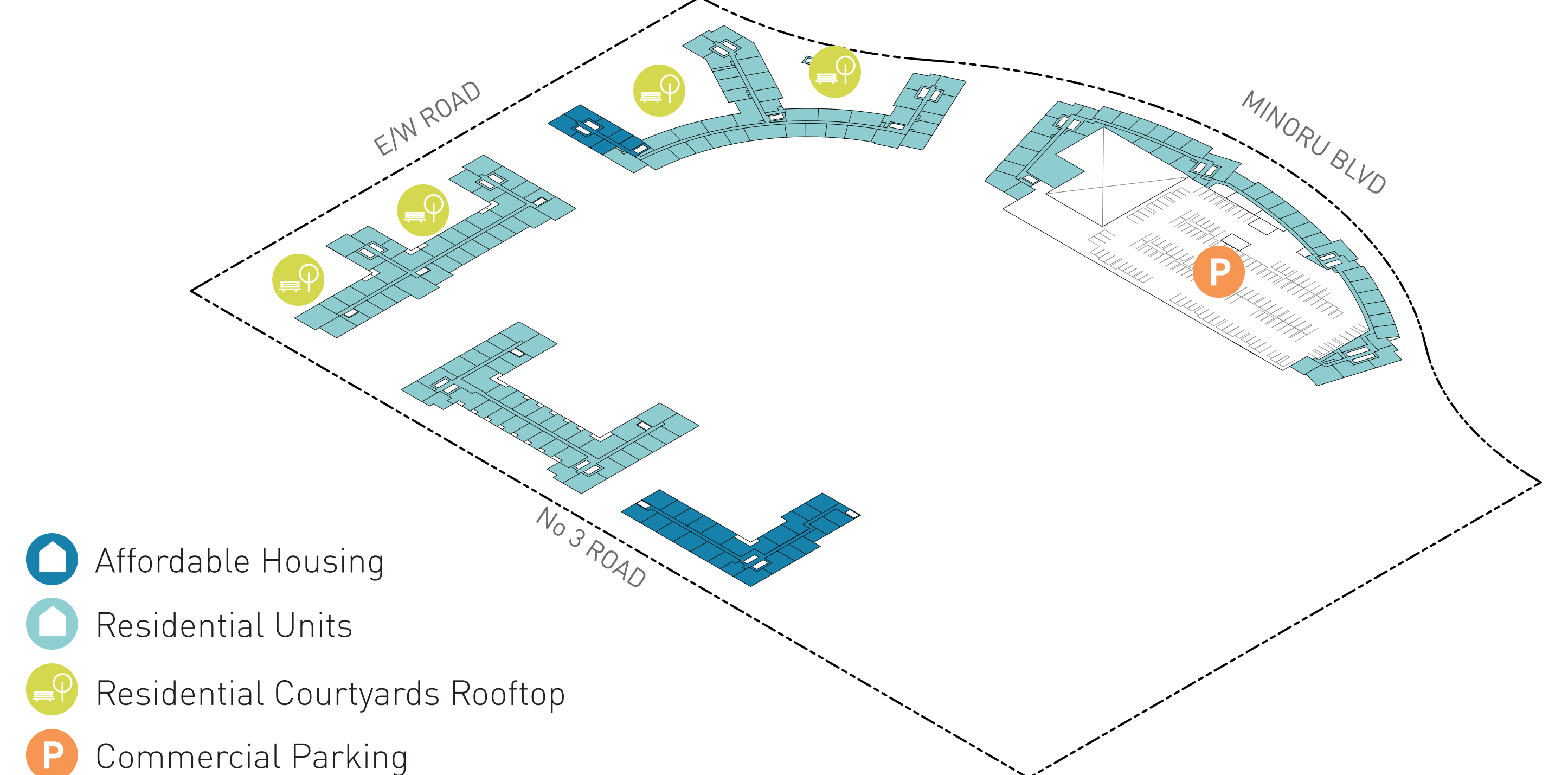


LEVEL P2

Underground Parking



LEVEL 3



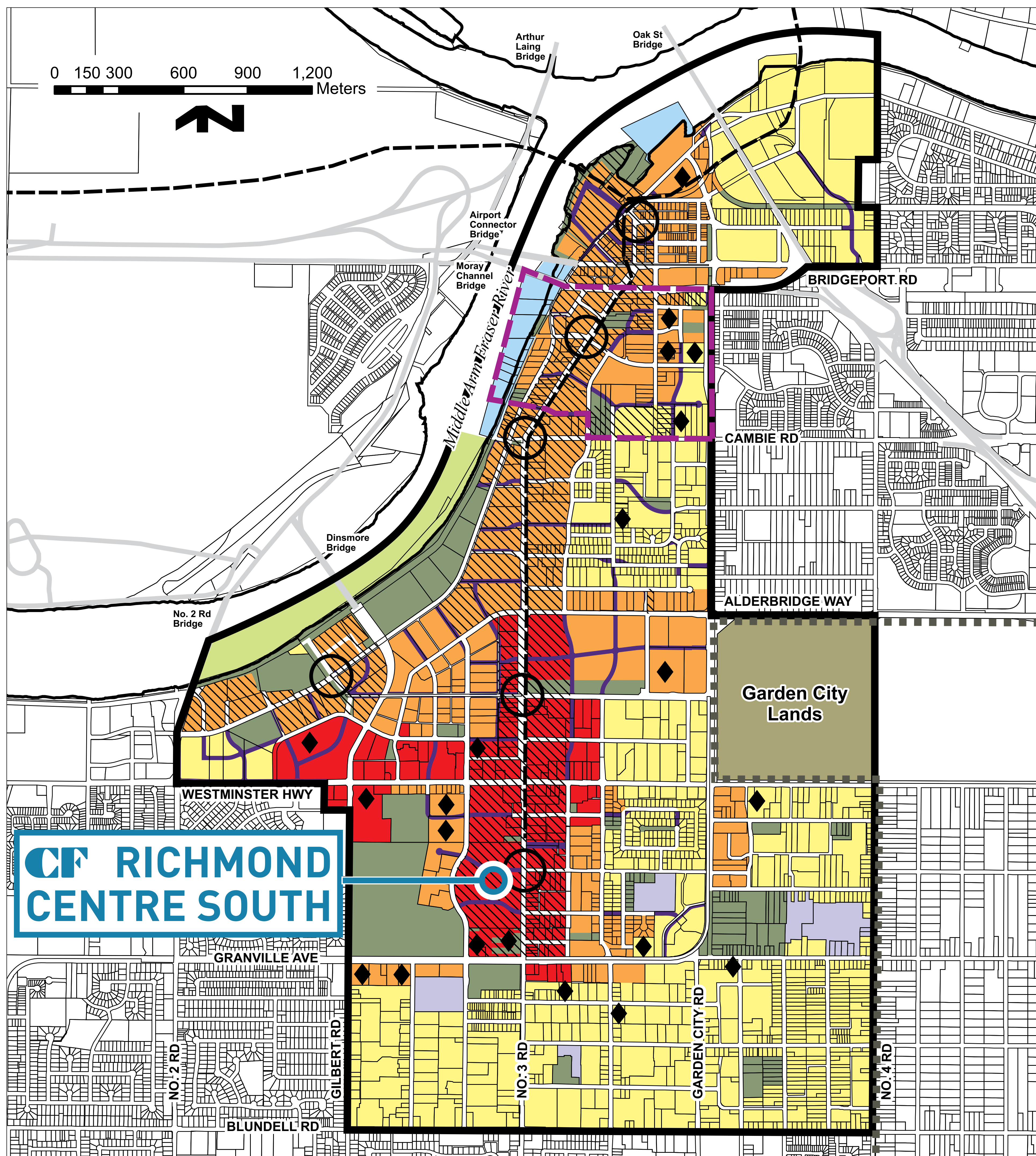
# CITY CENTRE AREA PLAN: PROPOSED CHANGES

Over the next 100 years, Richmond's City Centre population is expected to triple to 120,000 and its jobs may more than double to 80,000. To accommodate this growth, Richmond's City Centre Area Plan (CCAP), adopted in 2009, proposes that the downtown develops as a connected network of urban villages focused on the Canada Line's 4 existing stations, the future Capstan Canada Line station, and the Richmond Olympic Oval.

The CF Richmond Centre South Development Plan is consistent with the CCAP's goals, but proposes changes to how those goals will be achieved (e.g., new street locations).

Through this CCAP amendment process, City staff are working with the developer to address **10 key community objectives** and secure amenities, including ones not generally achievable through the development application processes applicable to pre-zoned sites.






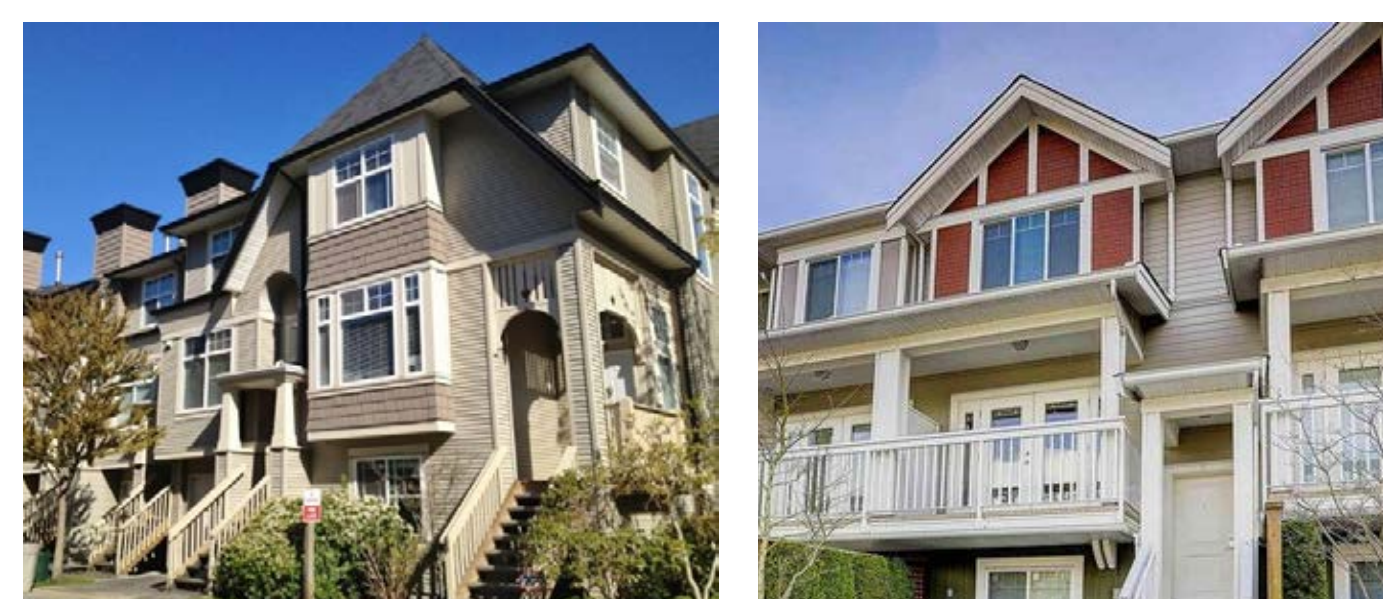


## City Centre Area Plan (CCAP) Generalized Land Use Map



### What does FAR mean?

FAR (floor area ratio) is a measure of building density. For example, 2.1 FAR means that a building's floor area equals 2.1 times the size of the property on which it is located.

### Typical Characteristics:

- 
**High Density/High-Rise**  
 Density: 3 - 4 FAR max  
 Height: 45m max  
 Use: Mixed  

- 
**Medium Density/Mid-Rise**  
 Density: 2 - 2.5 FAR max  
 Height: 25m - 35m max  
 Use: Residential  

- 
**Low Density/Low-Rise**  
 Density: 1.2 FAR max  
 Height: 15m max  
 Use: Residential  

- 
 Park
- 
 New Streets

Residential is not permitted in some locations due to aircraft noise.



# CITY CENTRE AREA PLAN: PROPOSED CHANGES

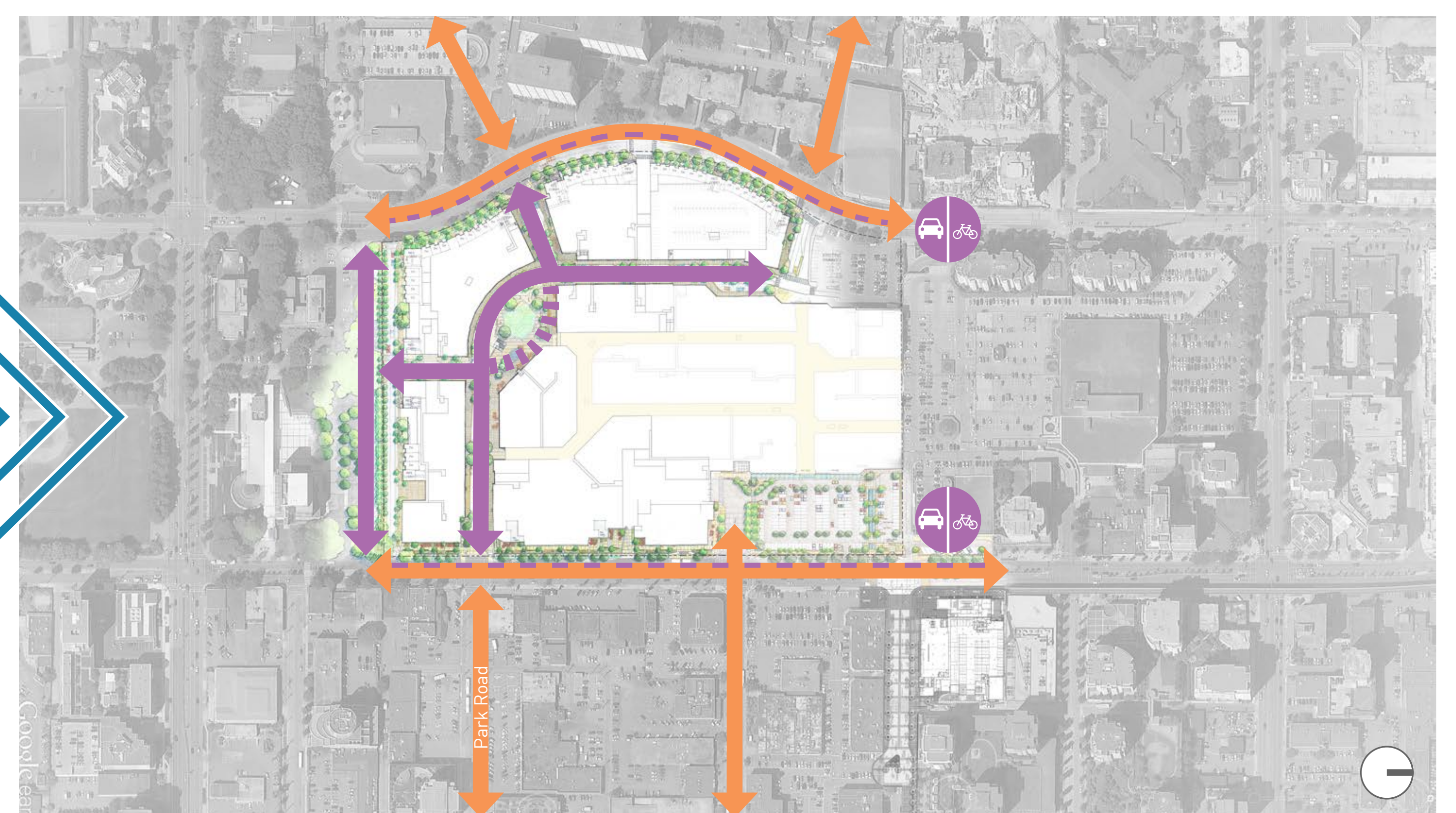
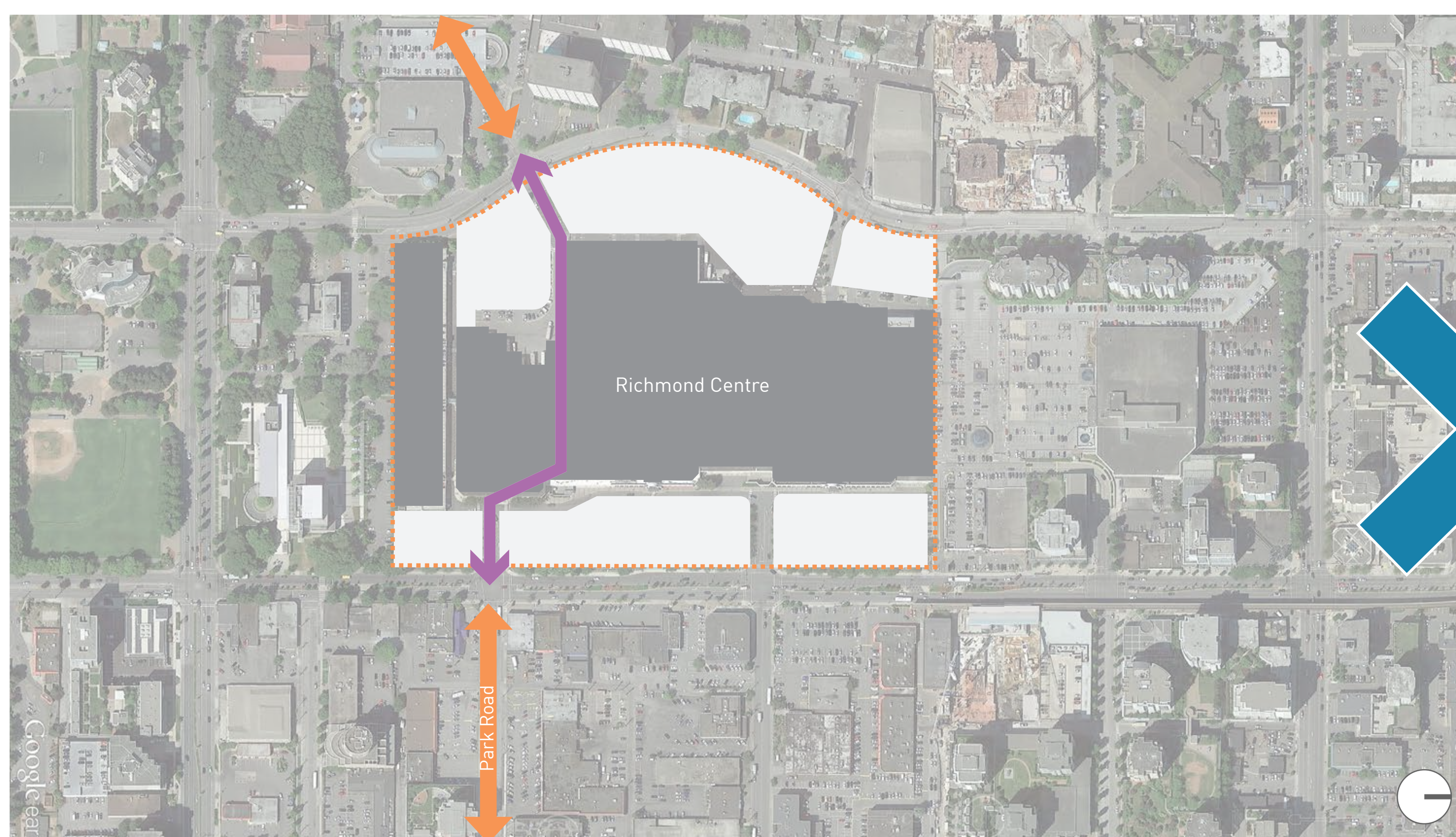
## Objective #1: A More Connected Street Network

### TODAY

The CCAP aims to reduce the barrier posed by the existing mall by requiring the developer extend Park Road west from No. 3 Road to Minoru Boulevard.

### PROPOSED CHANGE

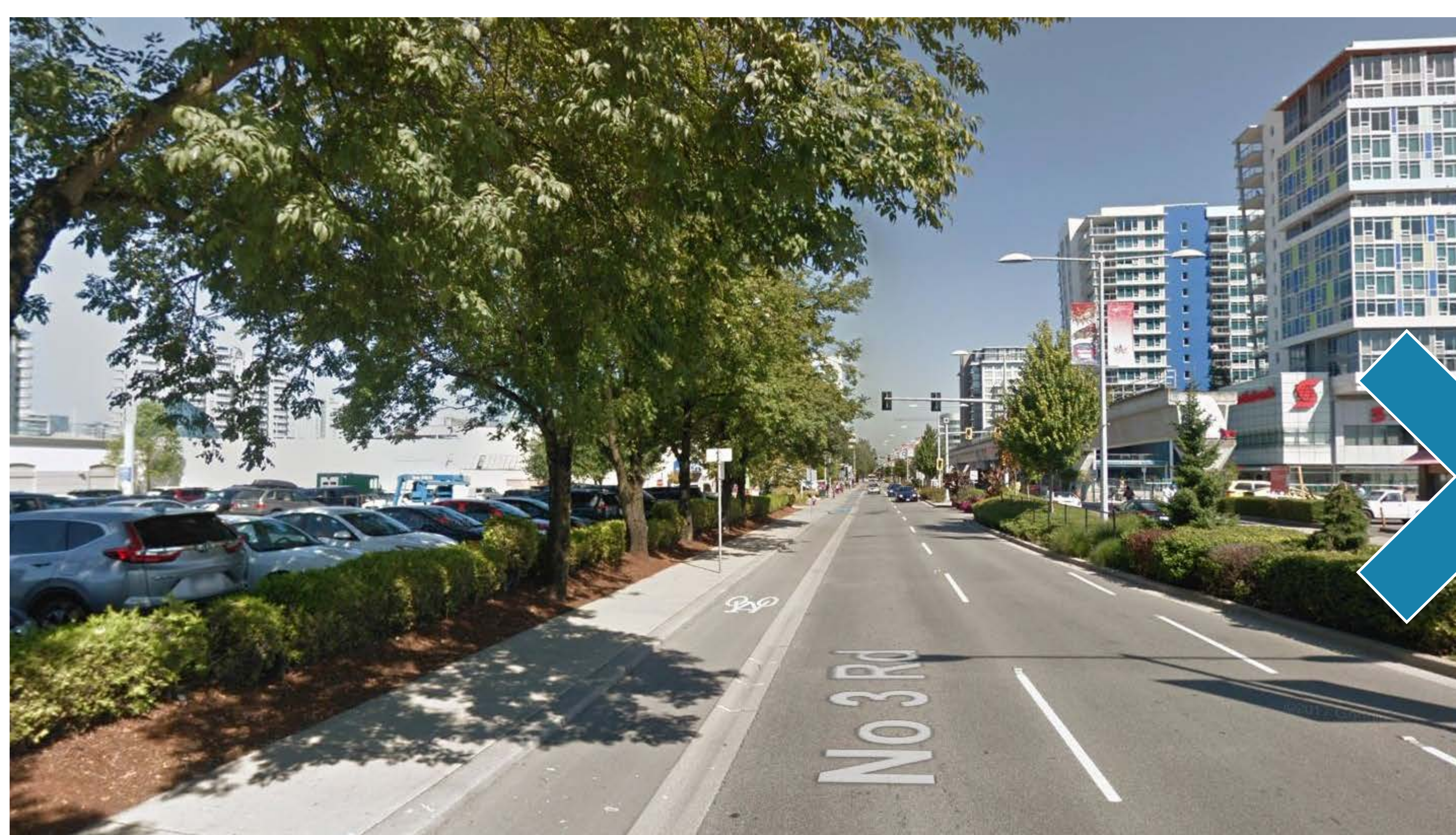
In addition to extending Park Road to Minoru Boulevard, the CF Richmond Centre South Development Plan proposes to create a more walkable neighbourhood comprised of smaller city blocks by establishing a connected network of local streets and off-street bike paths.



On-street bike lanes



New off-street bike lanes



No. 3 Road Sidewalk



New sidewalks & pedestrian seating areas





# CITY CENTRE AREA PLAN: PROPOSED CHANGES

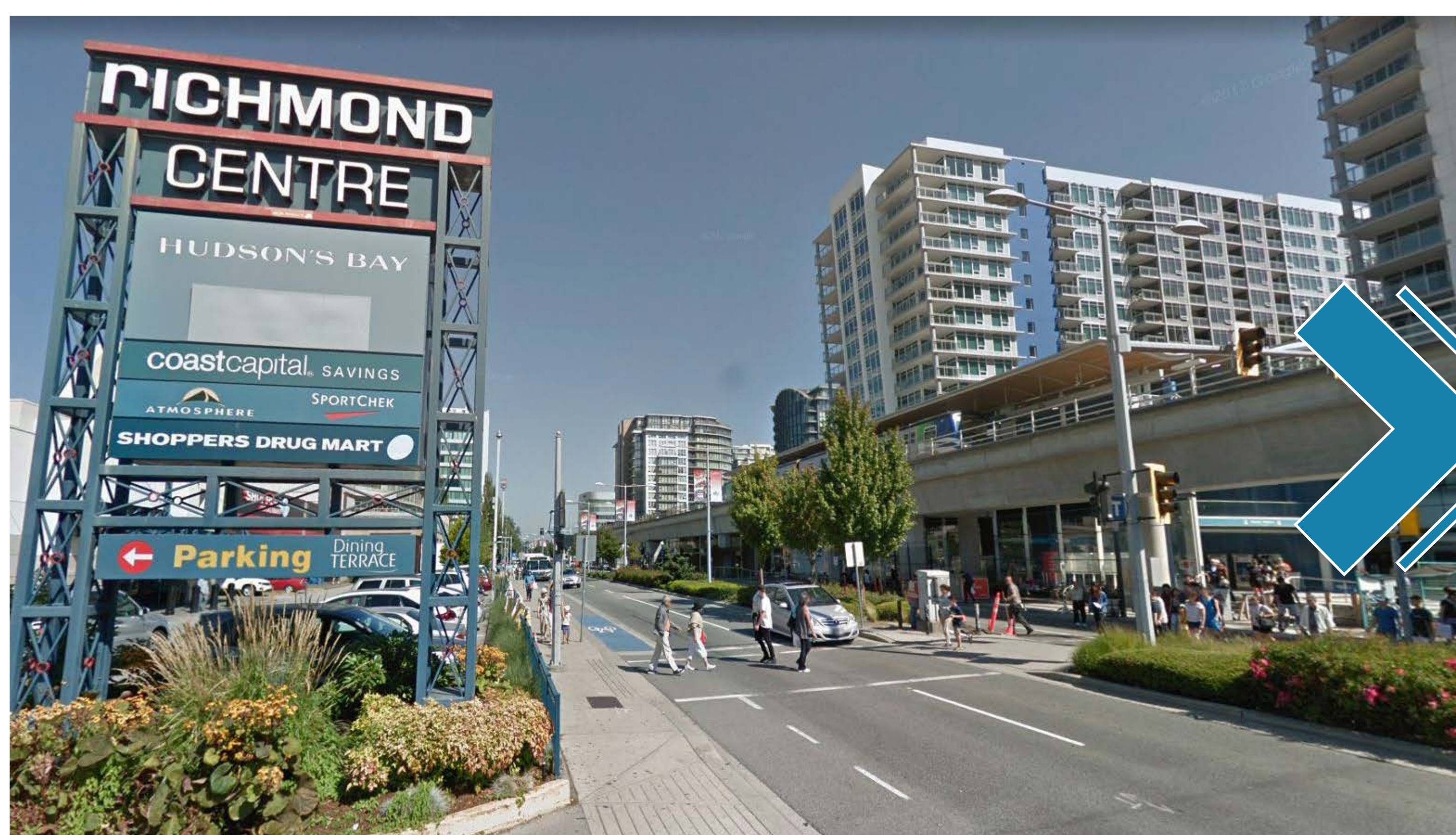
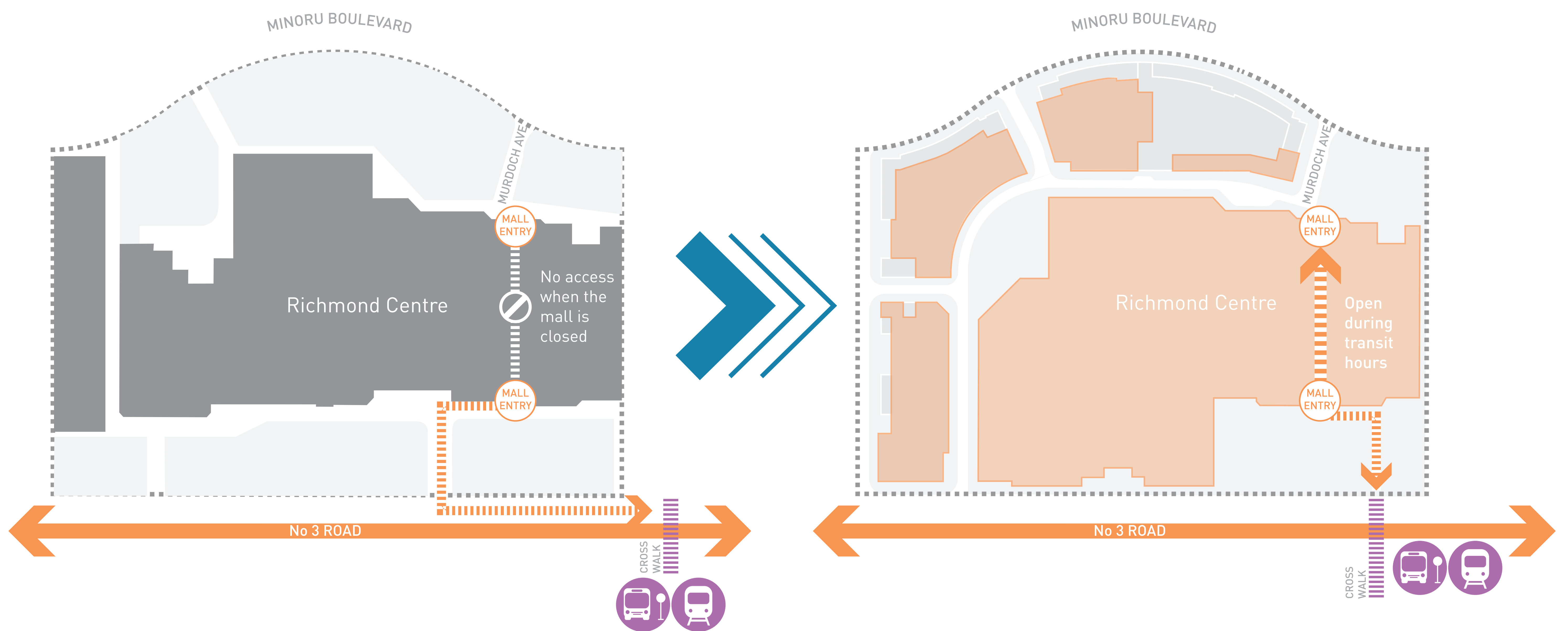
## Objective #2: Better Transit Access

### TODAY

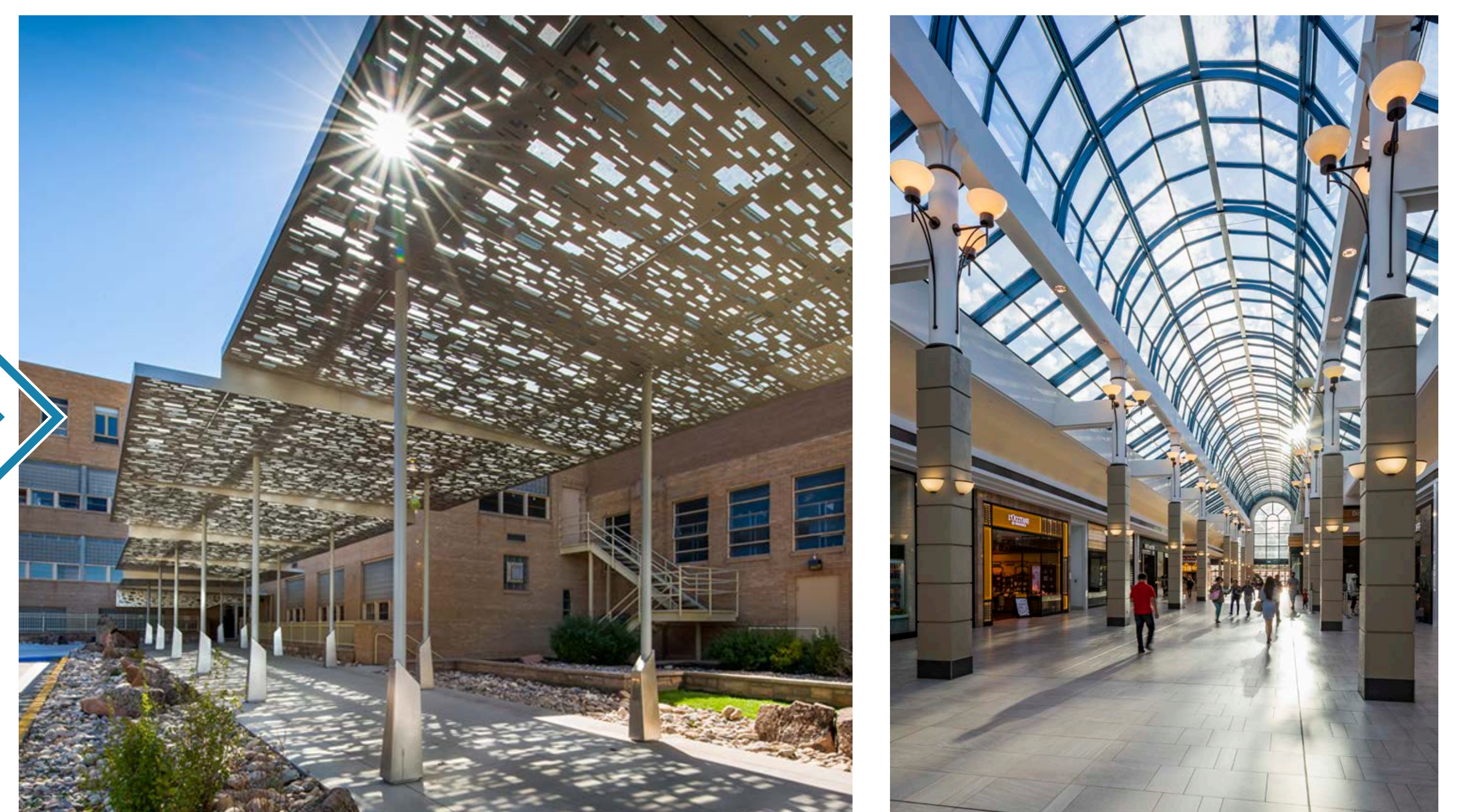
Pedestrian access to/from Brighthouse Station can be inconvenient when the mall is closed and the No. 3 Road crosswalk near the station is congested.

### PROPOSED CHANGE

The CF Richmond Centre South Development Plan proposes to improve public access to/from buses and the Canada Line by keeping the mall's Galleria open during transit hours, installing rain protection between the Galleria and No. 3 Road, upgrading the No. 3 Road crosswalk, and widening the No. 3 Road sidewalk along the entire frontage of the mall.



No. 3 Road Crosswalk



Weather protection from No. 3 Road to RC Galleria open during transit hours



# CITY CENTRE AREA PLAN: PROPOSED CHANGES

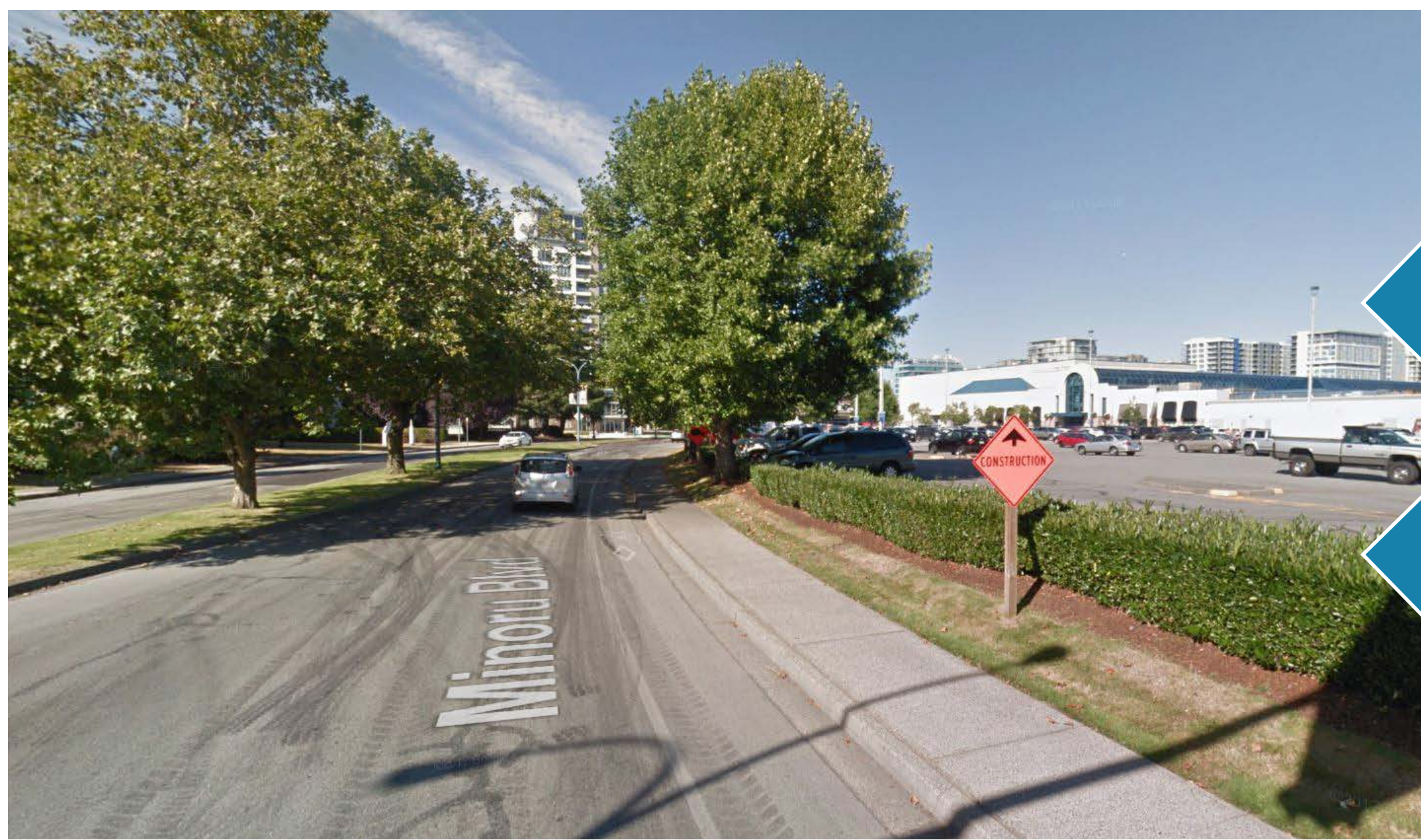
## Objective #3: Friendlier Streets for Pedestrians & Cyclists

### TODAY

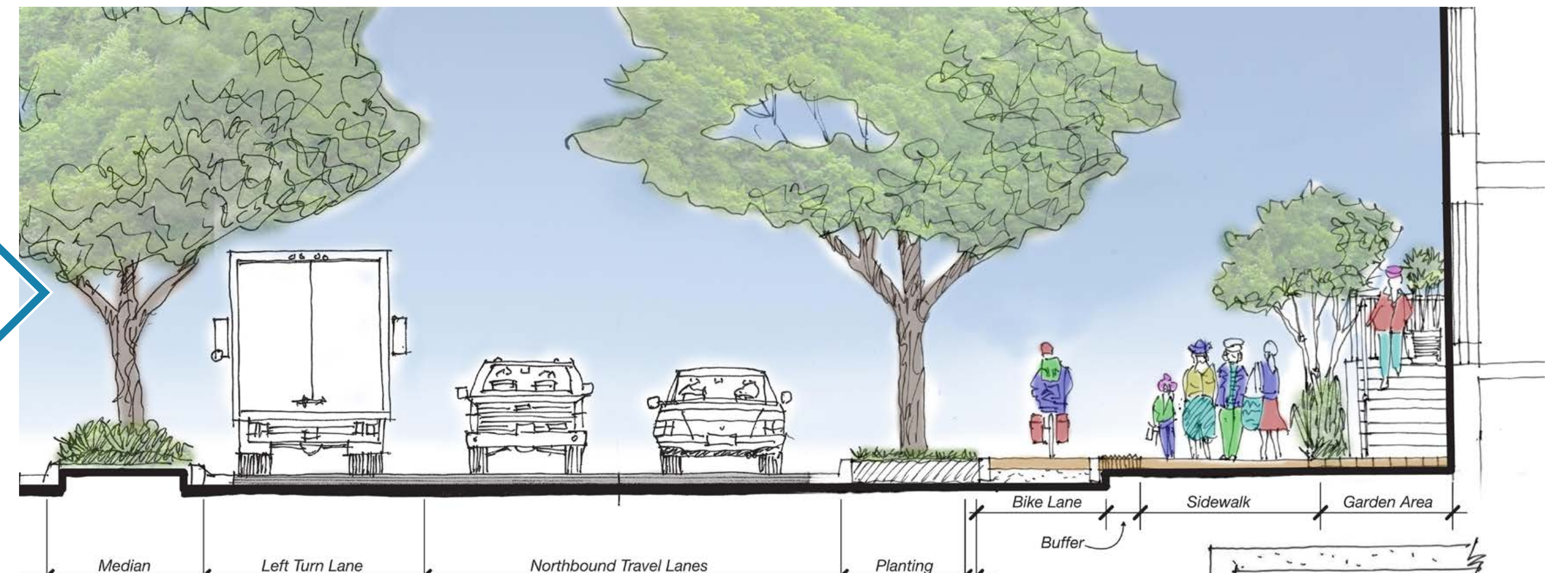
In the City Centre, sidewalks and boulevards occupy no more than 40% of a typical local street and even less of a major street, like No. 3 Road or Minoru Boulevard.

### PROPOSED CHANGE

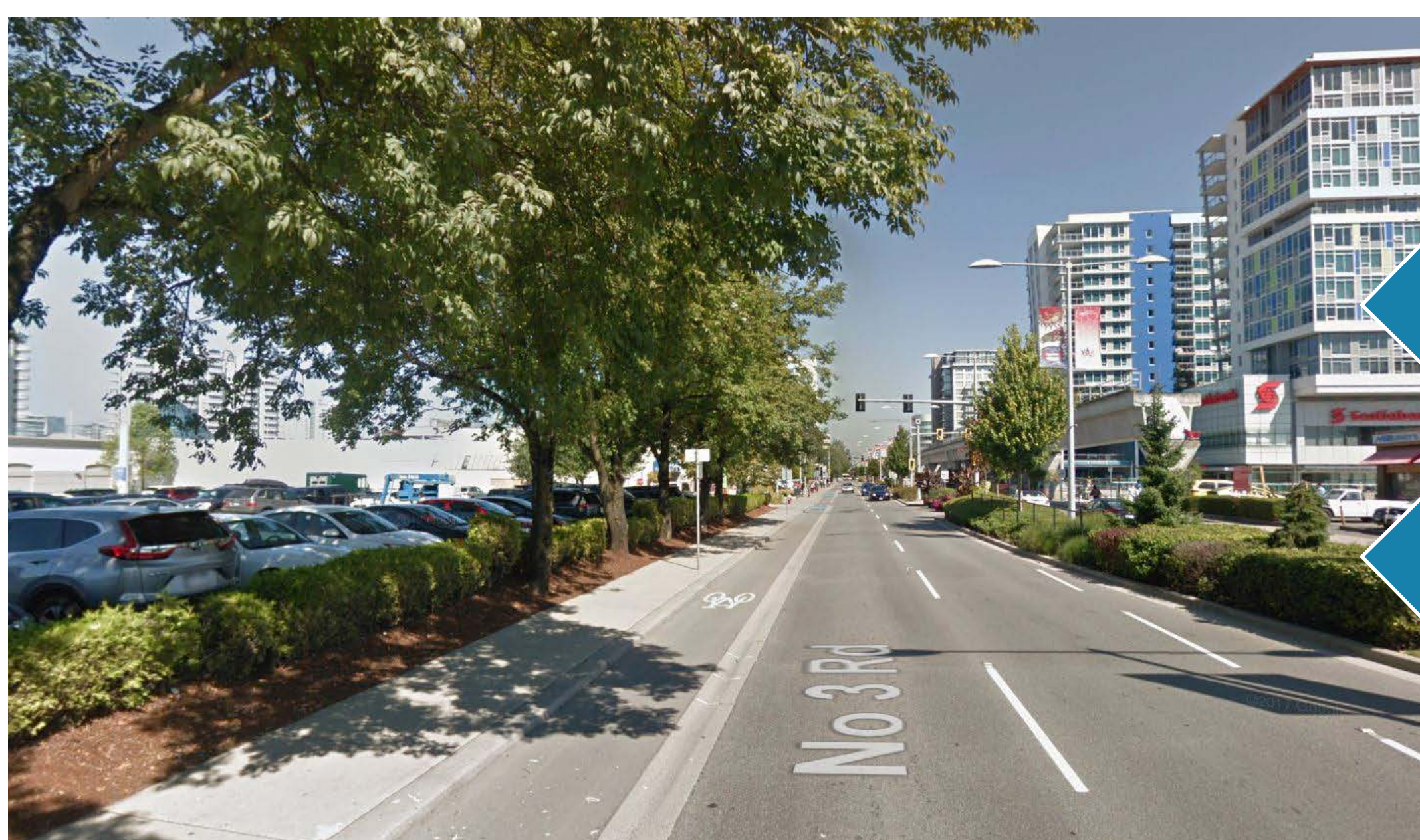
The CF Richmond Centre South Development Plan aims to create more pedestrian- and bike-friendly streets by providing wider sidewalks, off-street bike paths, special landscape features, lighting, and seating.



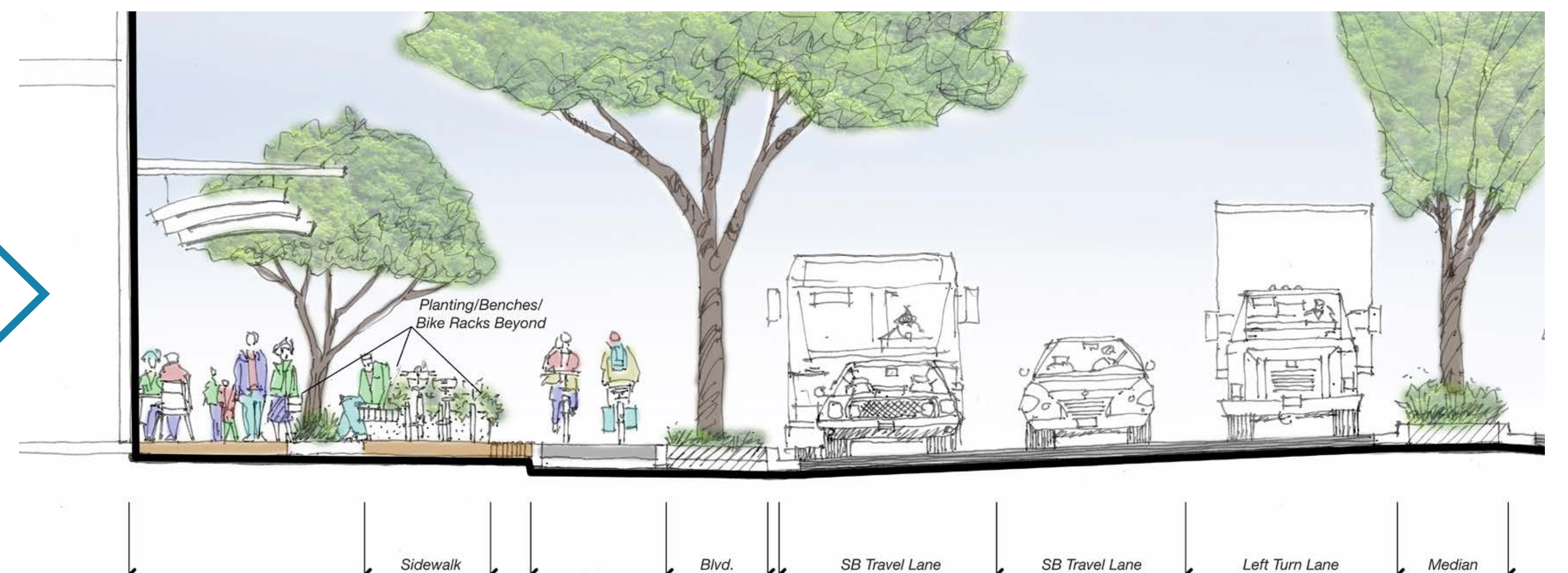
Minoru Blvd - Existing condition



MINORU GREENWAY: Minoru Blvd - Future



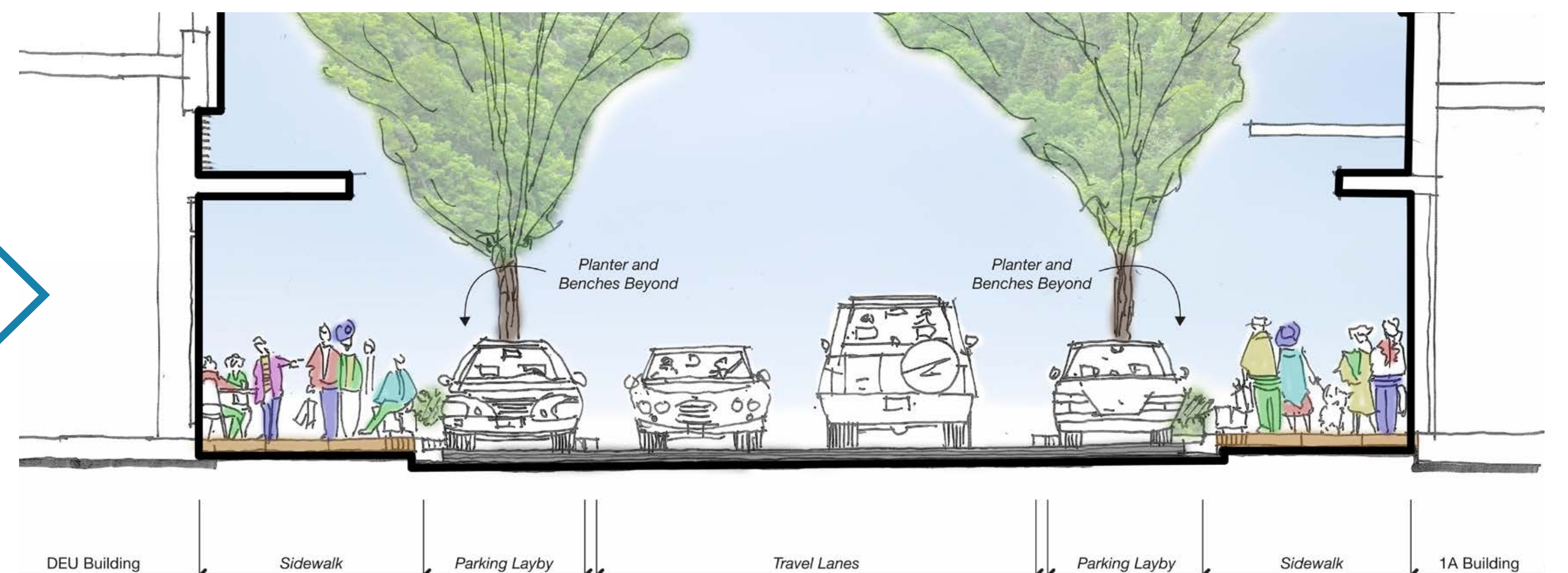
No 3 Road - Existing condition



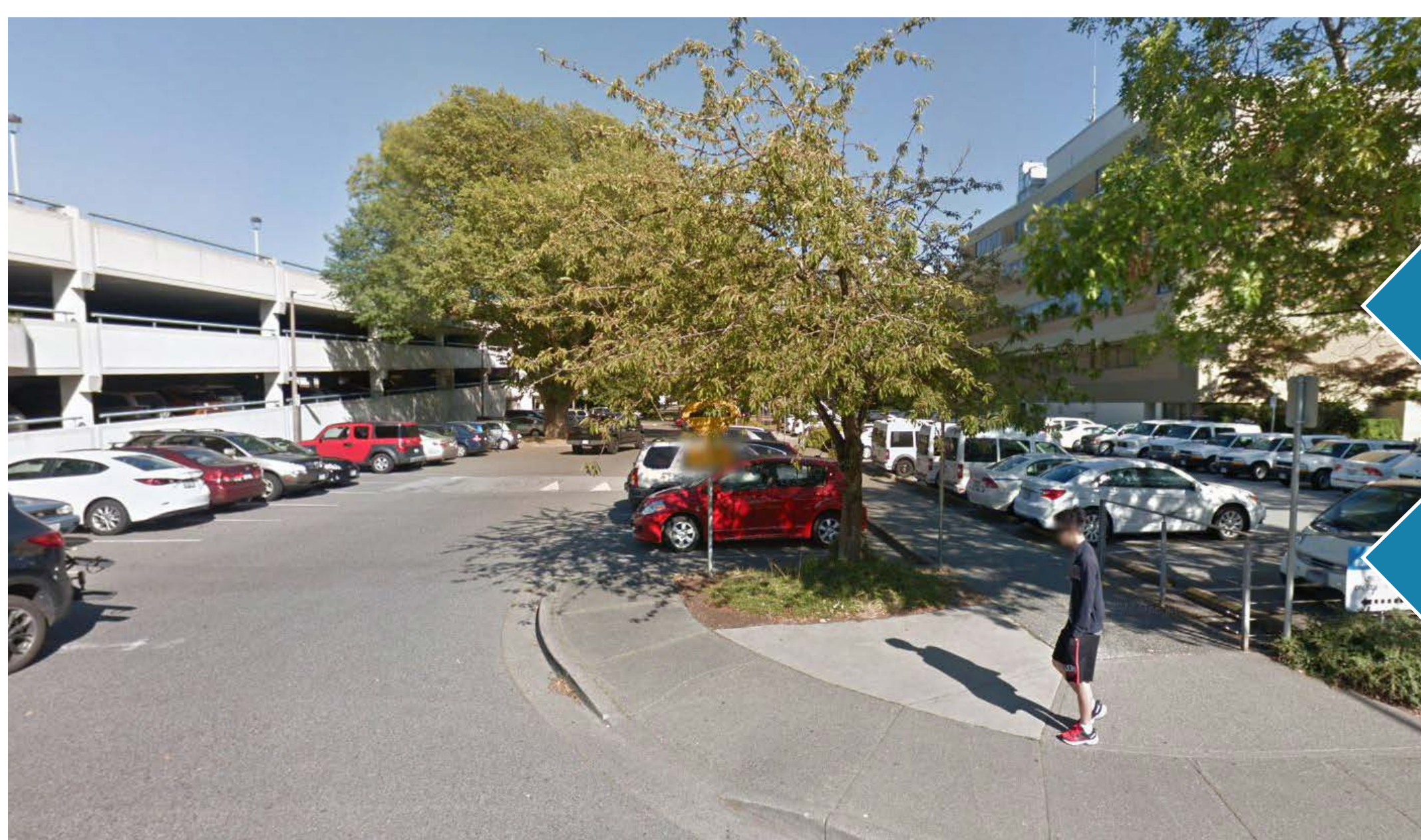
COMMERCIAL HIGH STREET: No 3 Road - Future



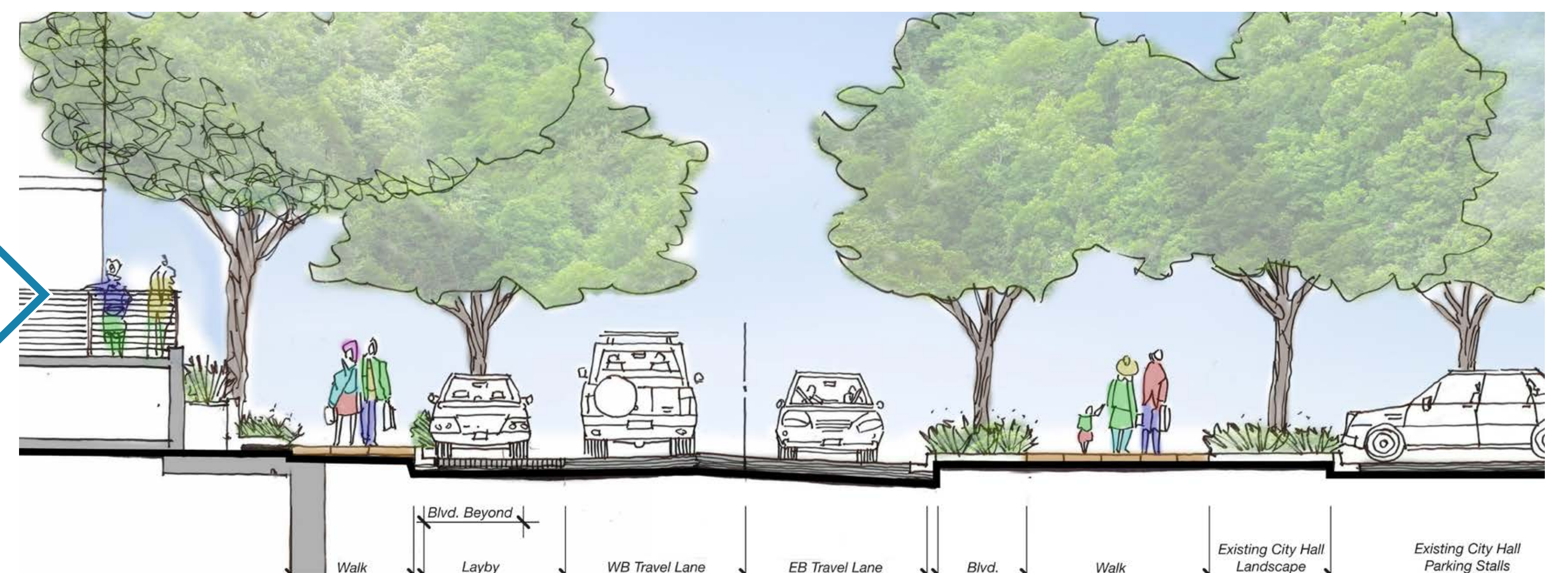
Park Road - Existing condition



OUTDOOR SHOPPING PRECINCT: Park Road - Future



City Hall Street - Existing condition



CIVIC GREENWAY: New City Hall Street - Future



# CITY CENTRE AREA PLAN: PROPOSED CHANGES

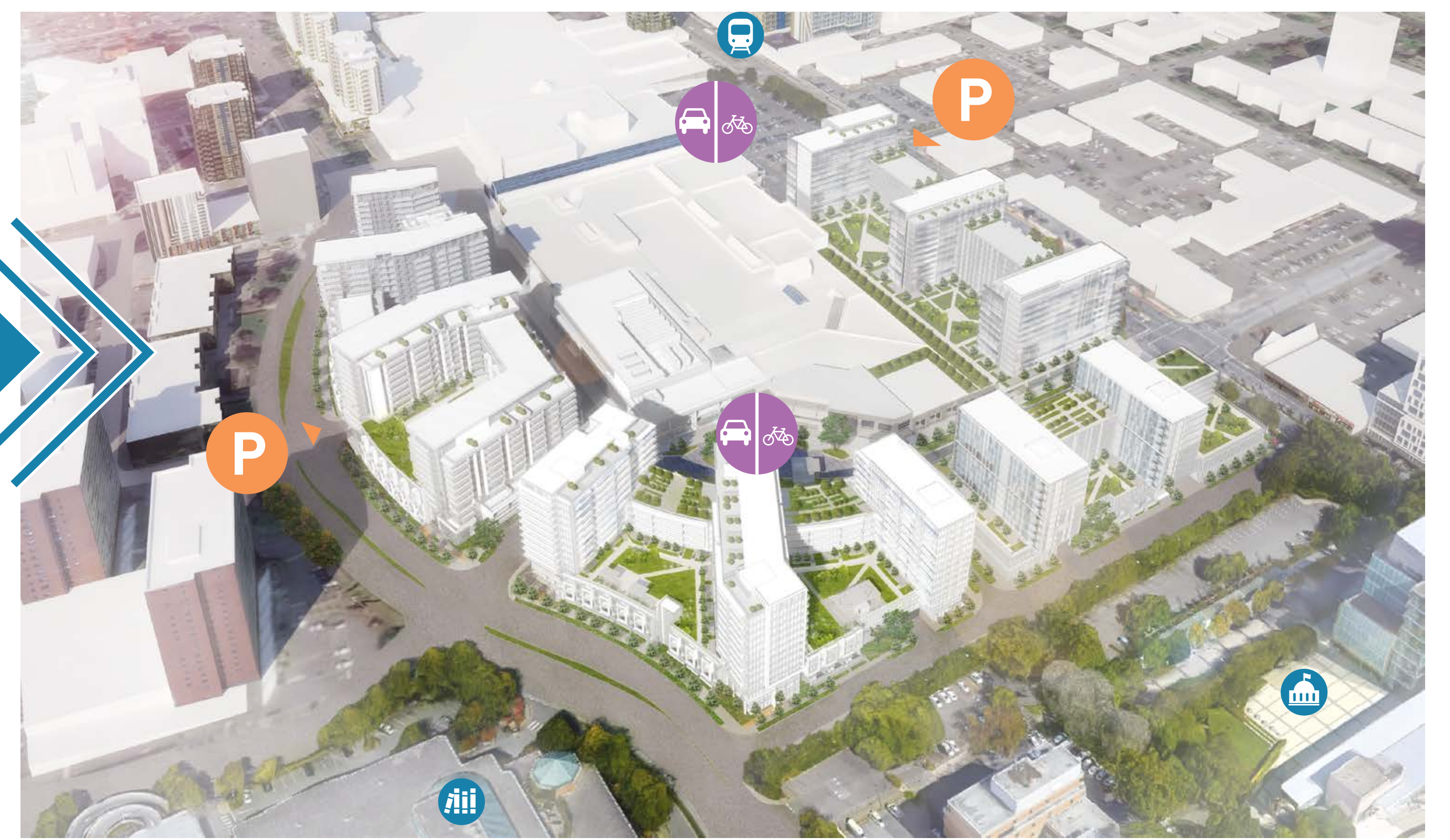
## Objective #4: A More Connected Parking Strategy

### TODAY

Unattractive parking lots ring the mall and are a barrier to pedestrians and cyclists, unpleasant in bad weather, and, at times, inconvenient.

### PROPOSED CHANGE

The CF Richmond Centre South Development Plan proposes to improve on the current situation with a 2-level underground parking structure with direct vehicle access to No. 3 Road and Minoru Boulevard and “mobility hubs” designed to provide easy access for shoppers and the general public, linking the existing mall and new retail with parking, electric vehicle (EV) charging stations, secure bike storage, and car- and bike-share facilities.



- Parking
- Richmond Brighthouse Station
- Richmond Library & Cultural Centre
- Richmond City Hall

- Main Underground Parking Entry
- Richmond Brighthouse Station
- Richmond Library & Cultural Centre
- Mobility Hub
- Richmond City Hall



# CITY CENTRE AREA PLAN: PROPOSED CHANGES

## Objective #5: A New Outdoor Shopping Precinct

### TODAY

The mall is inwardly focused and contributes little to the amenity or vitality of the downtown's public realm.

### PROPOSED CHANGE

The CF Richmond Centre South Development Plan proposes to create a more connected, walkable, and attractive indoor/outdoor shopping precinct characterized by pedestrian-scaled streets lined with shops, small plazas, continuous weather protection, street furnishings, public art, and special architectural and landscape features.



Interior Mall



Future Outdoor Shopping Precinct



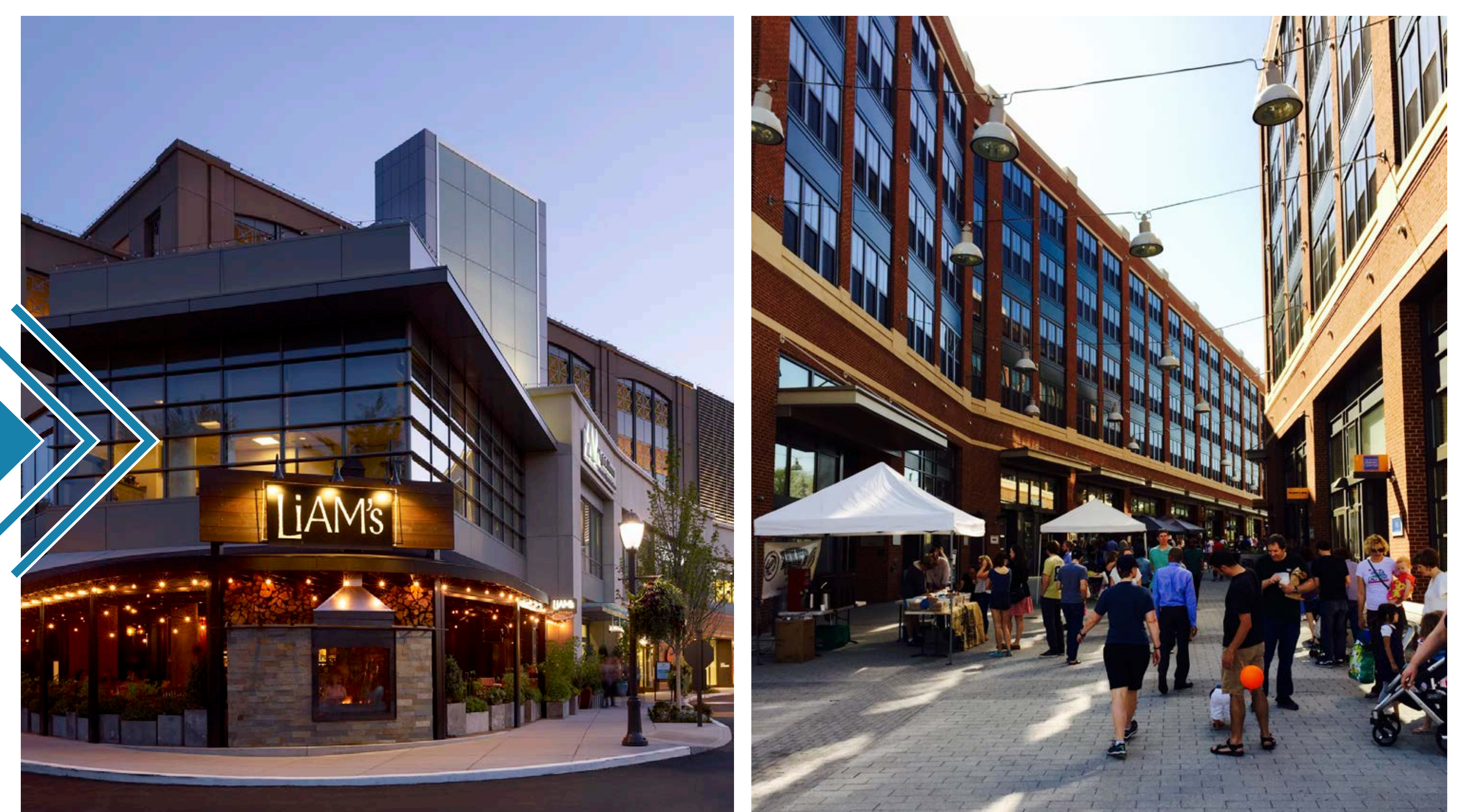
Existing Park Road



Future Park Road



Existing Surface Parking



Future Outdoor Shopping Precinct



# CITY CENTRE AREA PLAN: PROPOSED CHANGES

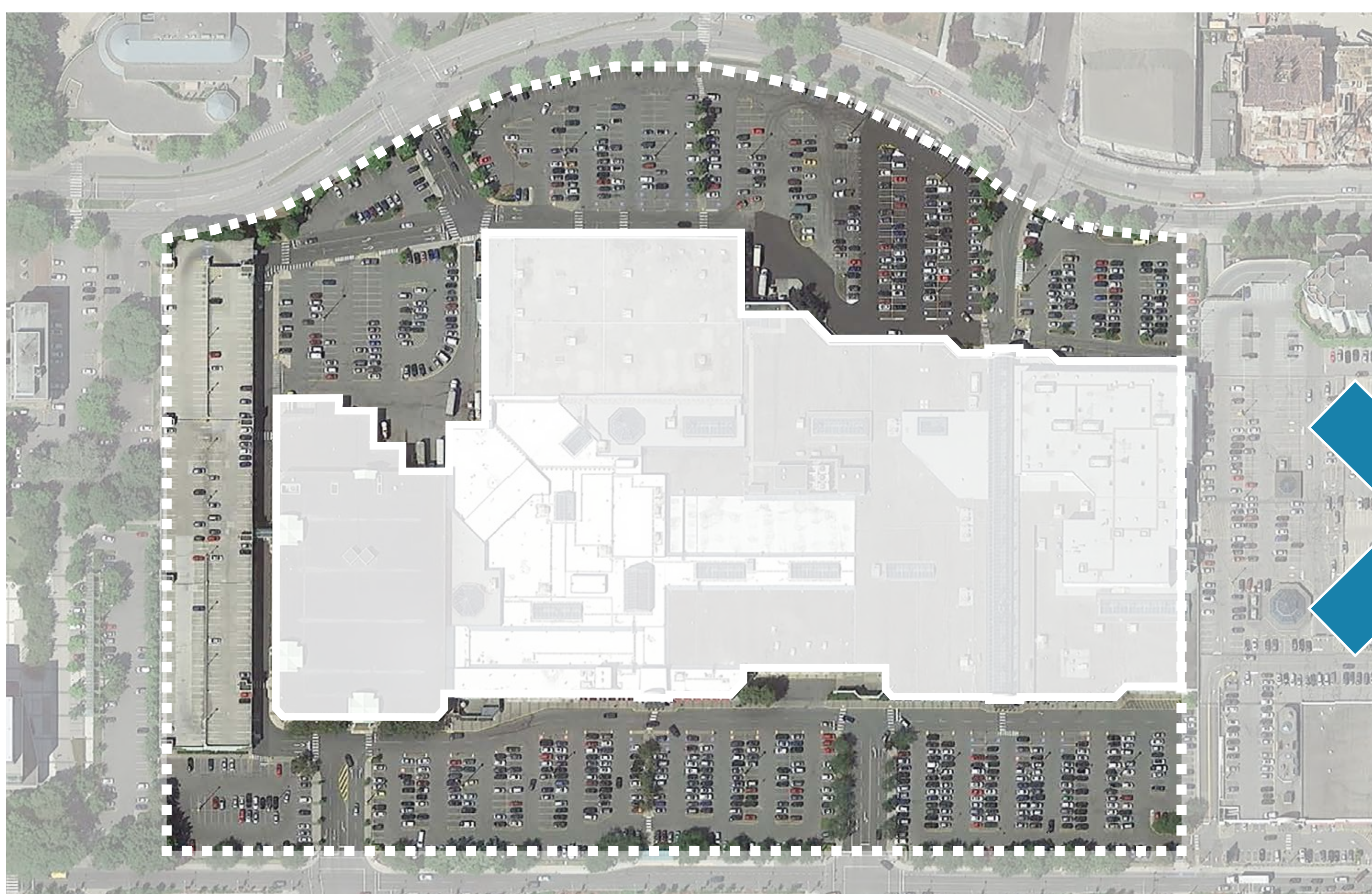
## Objective #6: New Outdoor Public Spaces

### TODAY

The mall provides no outdoor public space.

### PROPOSED CHANGE

The CF Richmond Centre South Development Plan proposes to enhance the proposed outdoor shopping precinct with special landscape treatments along No. 3 Road and a central public plaza (roughly 0.5 acres in size or twice Lang Park), for relaxation, public gathering, and seasonal events and activities.



# CITY CENTRE AREA PLAN: PROPOSED CHANGES

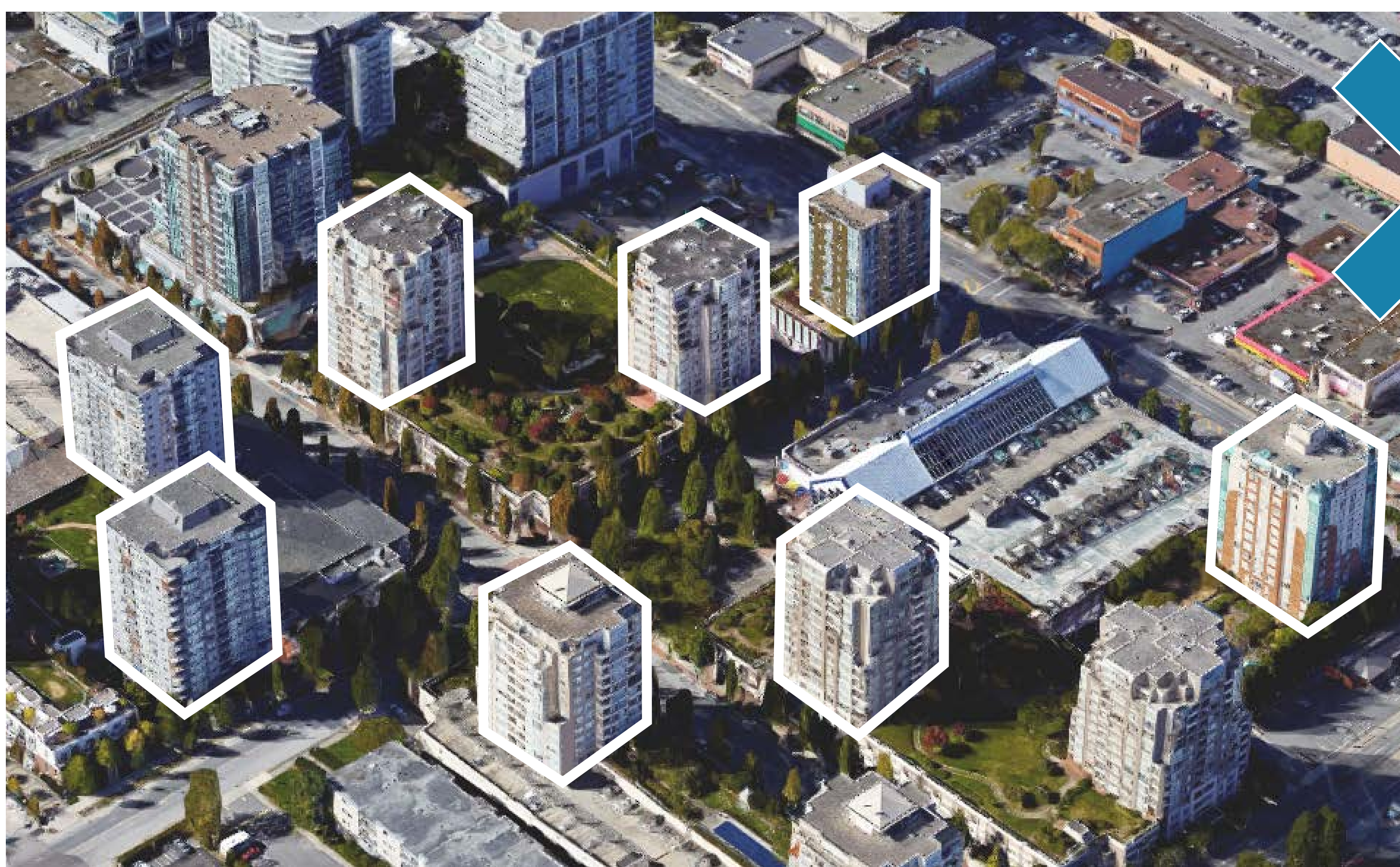
## Objective #7: A New Architectural Character

### TODAY

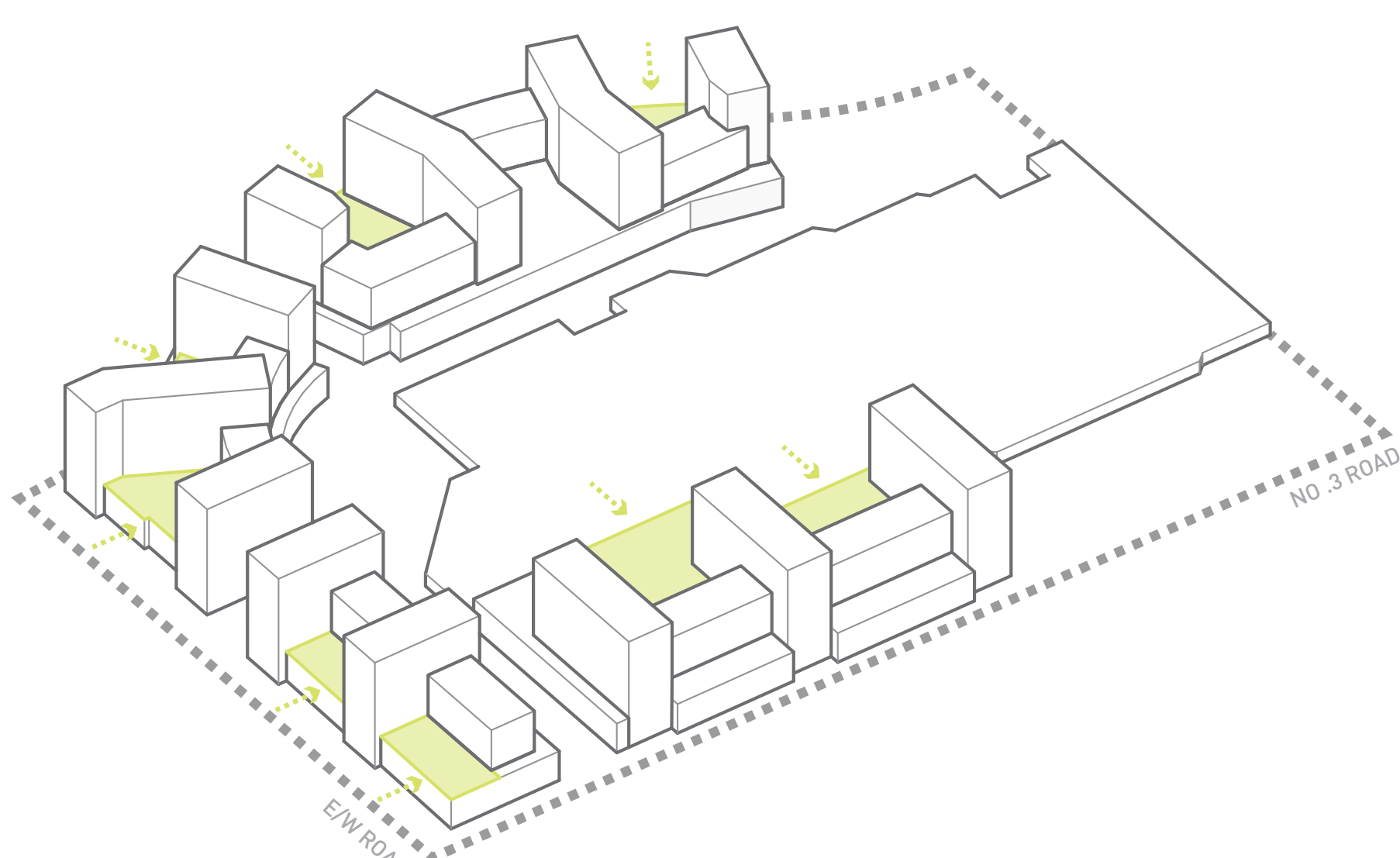
Much of the high-rise area surrounding the existing mall can be characterized as one- and two-tower residential and mixed-use developments with varied, individual identities.

### PROPOSED CHANGE

The CF Richmond Centre South Development Plan proposes a cohesive neighbourhood identity characterized by a series of slim towers framing rooftop courtyards that fan out along the edges of the mall property like spokes on a wheel to frame the proposed public plaza and shopping precinct, provide for attractive commercial and residential streetscapes, allow sunlight and views through to public and private spaces, and create sunny rooftop courtyards for residents.

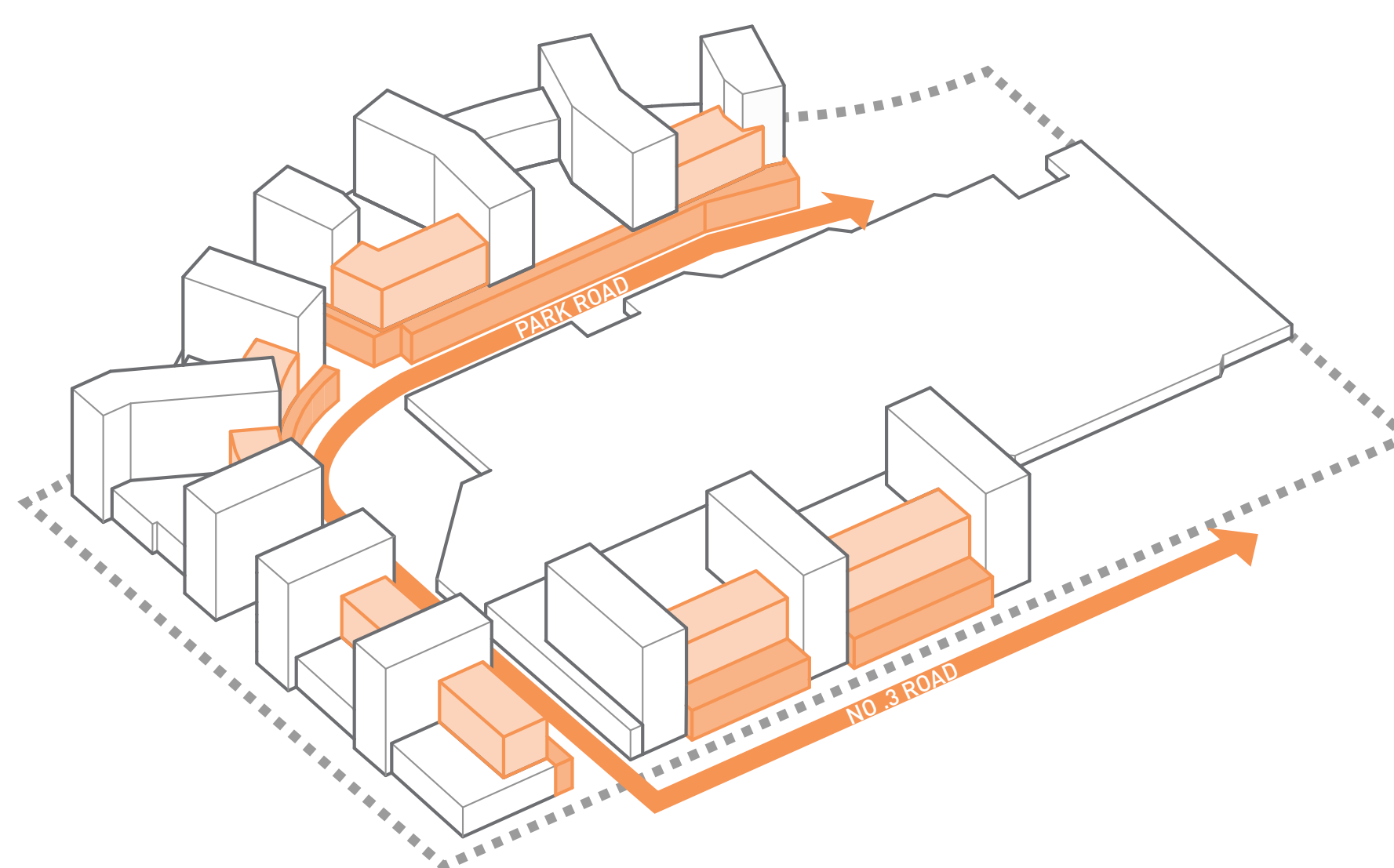


#### DAYLIGHT & OPEN SPACE



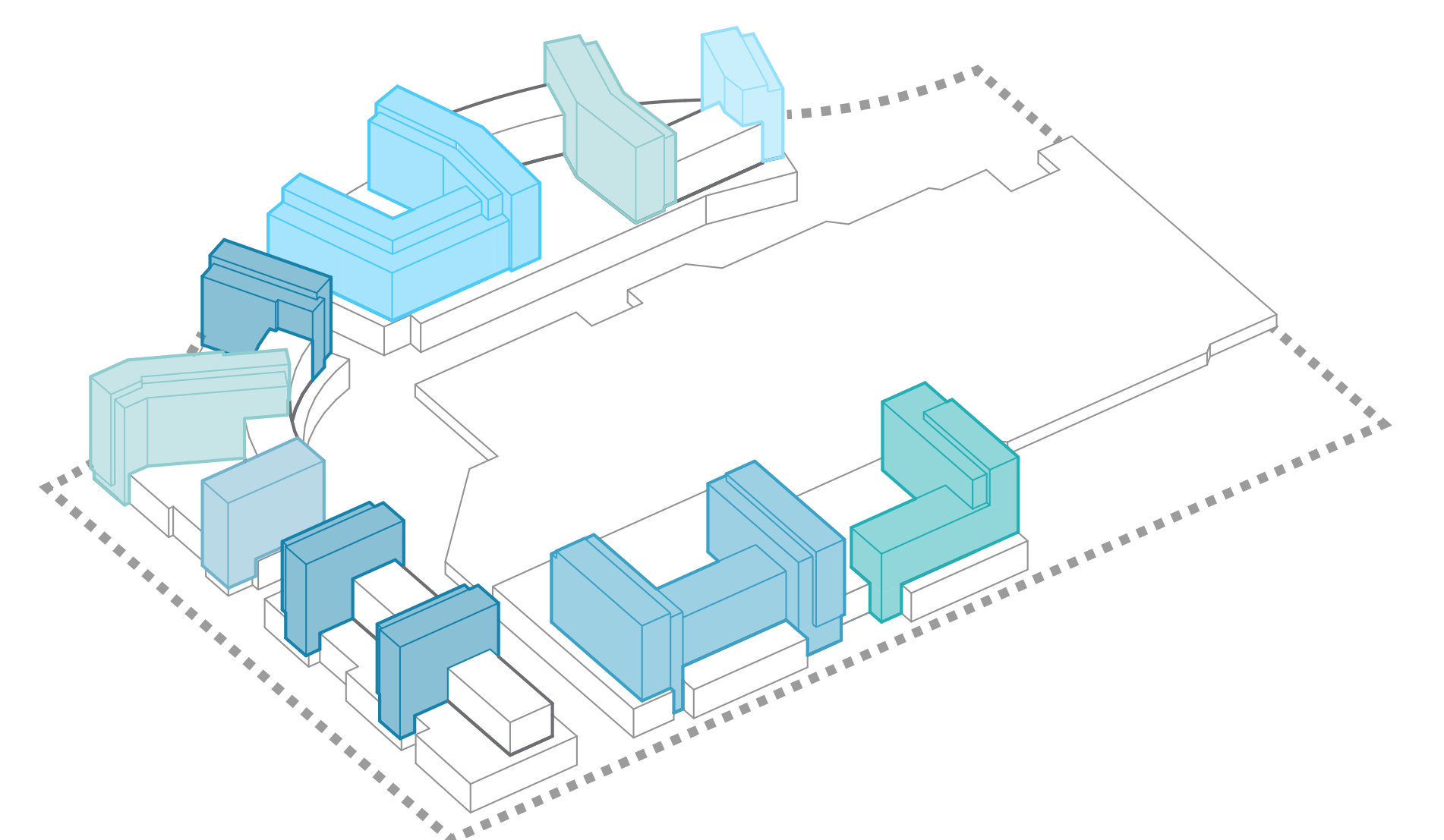
Towers optimize solar orientation & form large courtyards

#### RETAIL INTEGRATION



Strong street walls line retail streets & integrate a mix of uses

#### MASSING VARIETY



Long slender tower forms step around the skyline and form a unique variety of spaces



# CITY CENTRE AREA PLAN: PROPOSED CHANGES

## Objective #8: New Affordable Housing

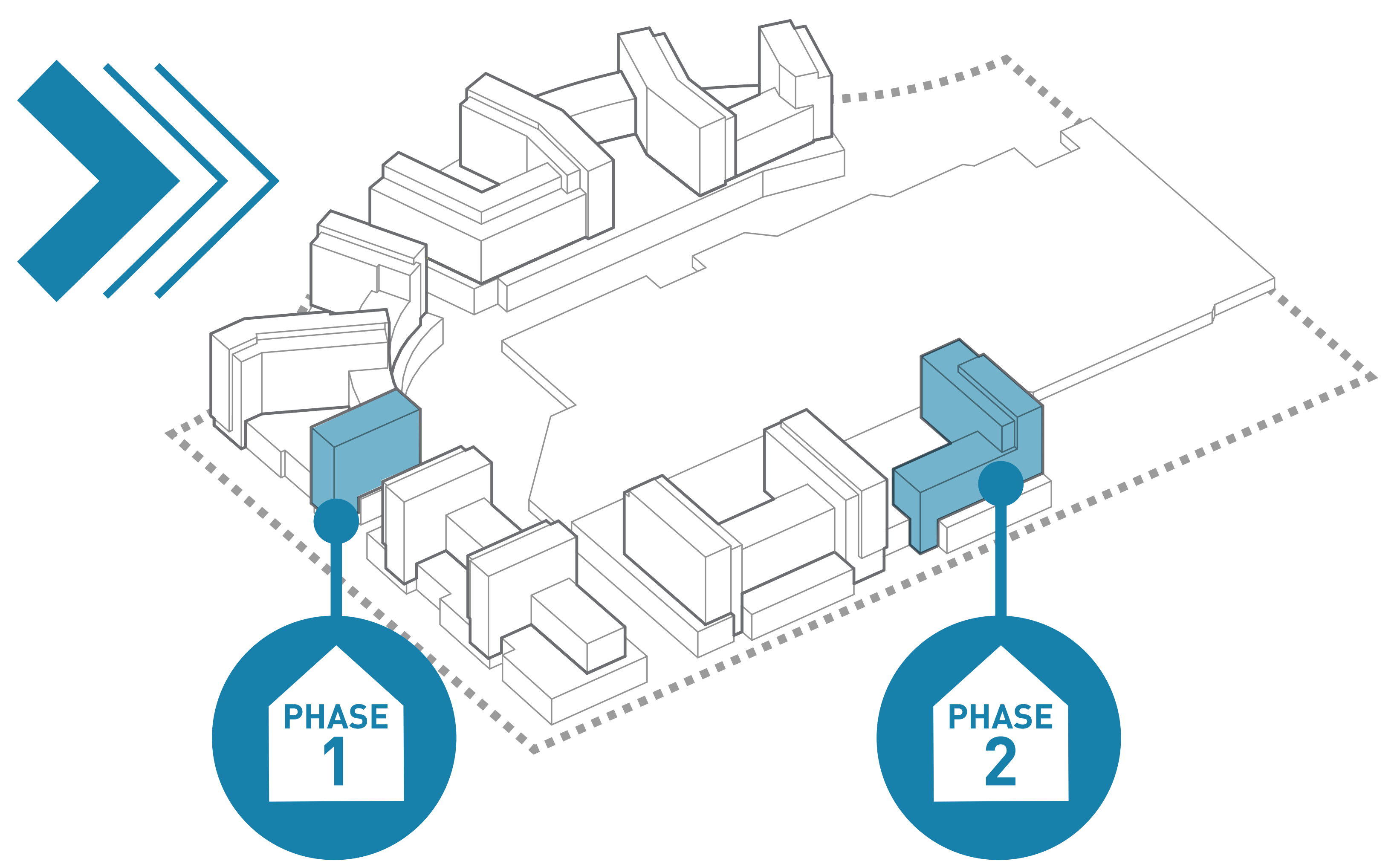
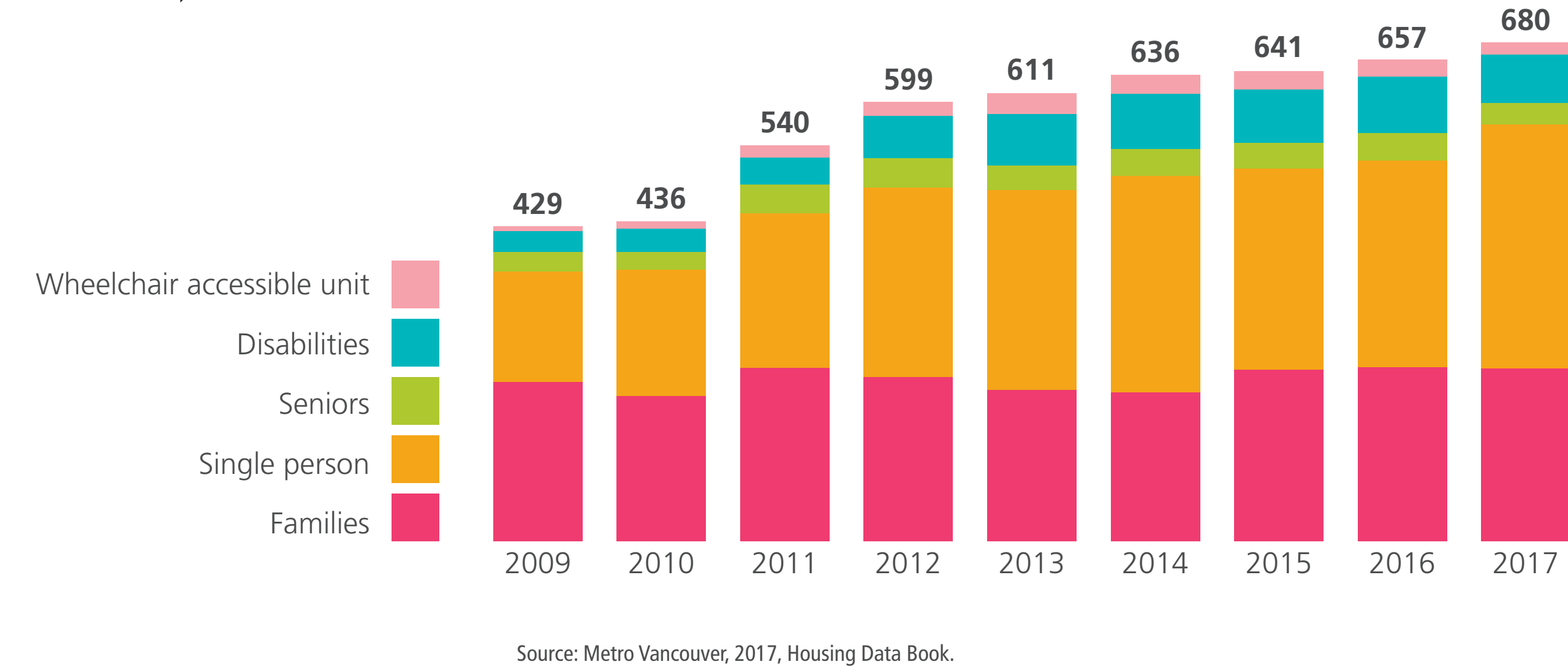
### TODAY

The mall and other pre-zoned sites that do not require a change to their existing zoning are not obligated to provide affordable housing.

### PROPOSED CHANGE

The CF Richmond Centre South Development Plan proposes approximately 150 dwellings for low-income, workforce households (e.g., retail sales employees, teachers, nurses, etc.) in 2 purpose-built rental buildings suitable for operation by non-profit housing providers.

RICHMOND HOUSEHOLDS ON SOCIAL HOUSING WAIT-LISTS, BY NEED (2017)



## EXAMPLES OF AFFORDABLE HOUSING DESIGN QUALITY & SCALE



Jubilee House (Yaletown, Vancouver)  
162 units



McLaren House (Downtown, Vancouver)  
110 units



First Place (Mt Pleasant, Vancouver)  
129 units



# CITY CENTRE AREA PLAN: PROPOSED CHANGES

## Objective #9: Housing for a Diverse Downtown Community

### TODAY

There is a growing need for new housing near transit, schools, and services that is designed to meet the needs of families with children, seniors, and people with disabilities.

### PROPOSED CHANGE

The CF Richmond Centre South Development Plan proposes that roughly 50% of dwellings will be family-friendly, 2- or 3-bedroom units and at least 25% of dwellings will meet Richmond's Basic Universal Housing standards (making them suitable for people with wheelchairs and mobility challenges).



**50%** FAMILY FRIENDLY DWELLINGS



**25%** BUH UNITS



- Richmond City Hall
- Canada Line Station
- Minoru Centre for Active Living Under construction
- School
- Library & Cultural Centre
- City Centre Community Centre
- Place of Worship
- The Oval
- Shopping Centre
- Park
- Hospital

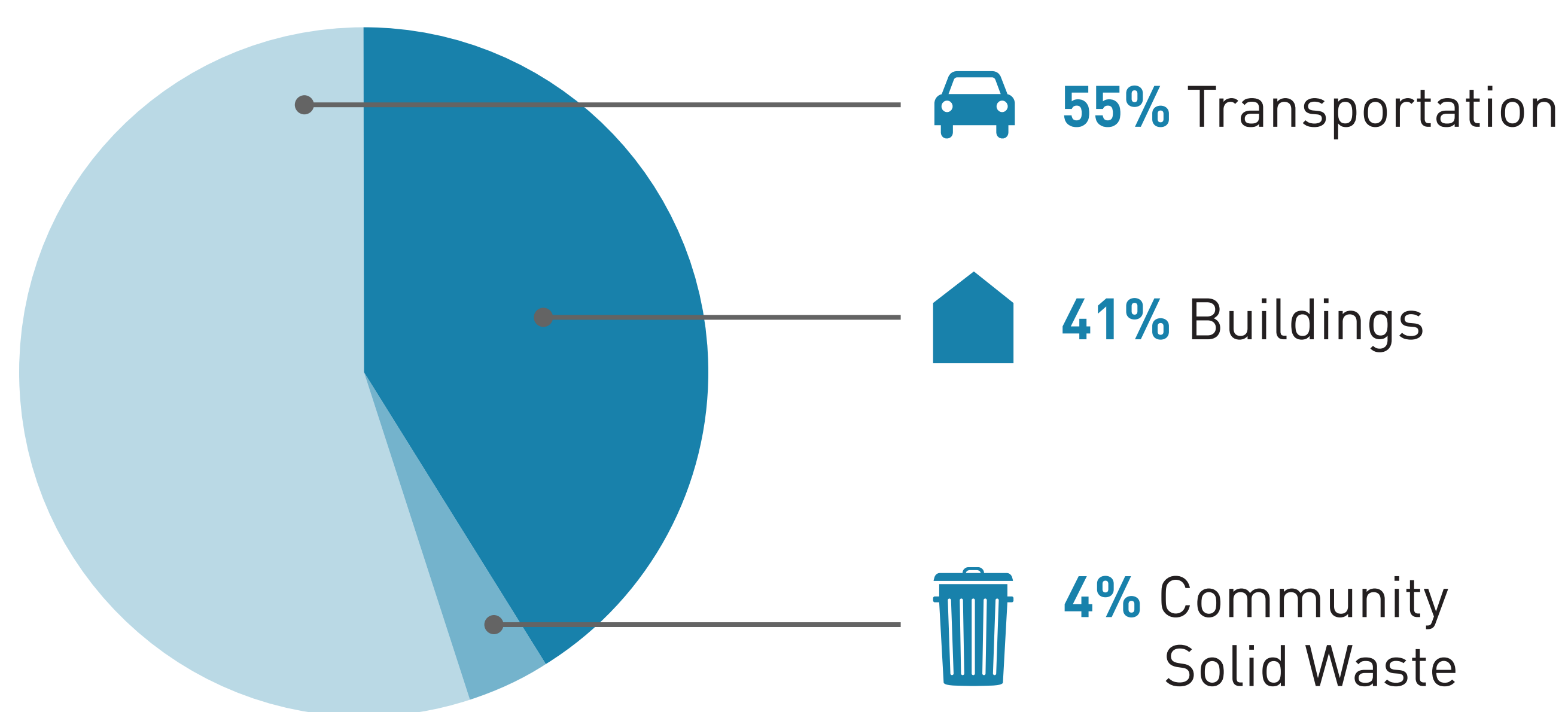


# CITY CENTRE AREA PLAN: PROPOSED CHANGES

## Objective #10: Reduced Greenhouse Gas (GHG)

### TODAY

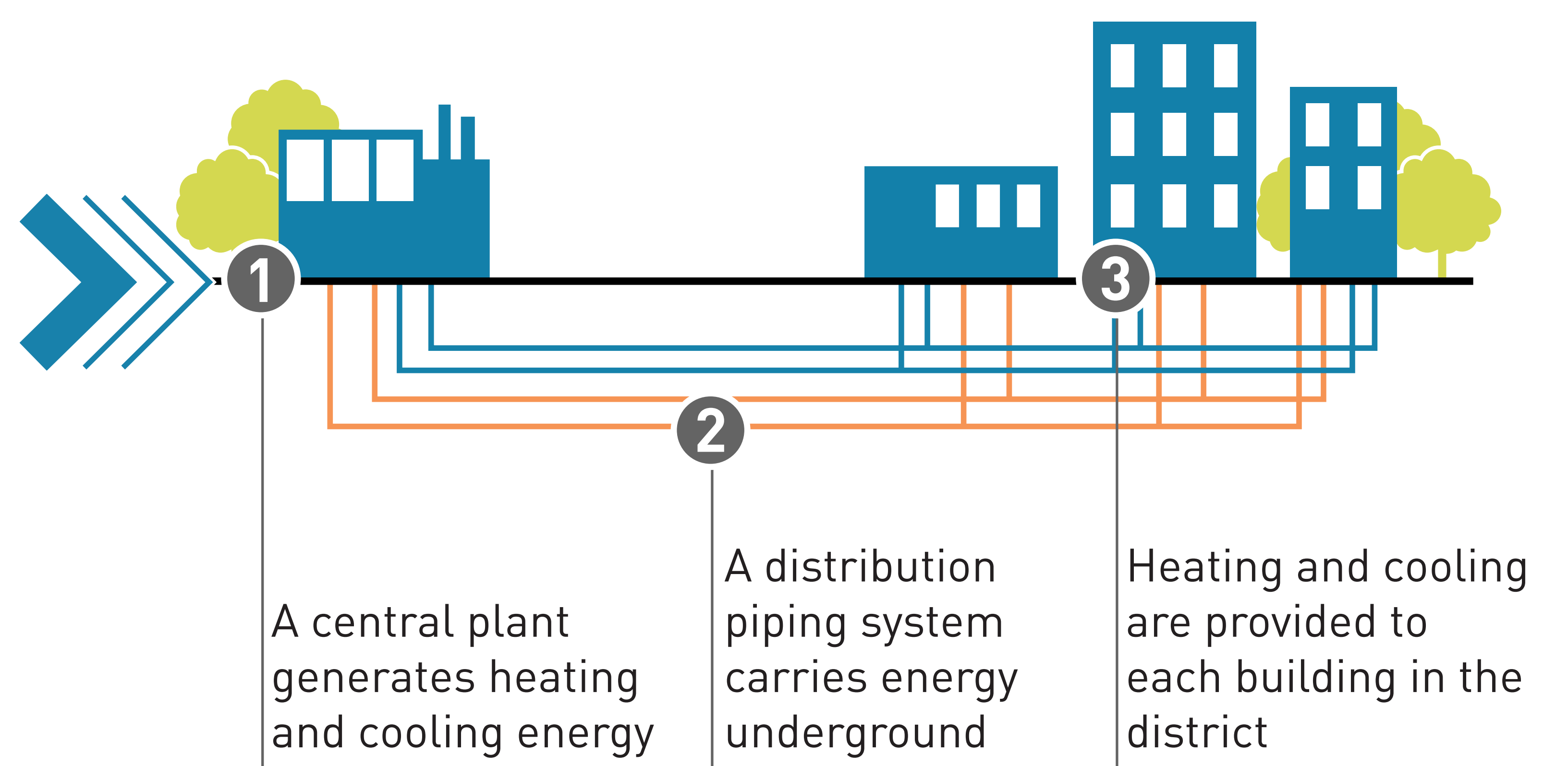
Richmond's Official Community Plan (OCP) aims to support the development of a cleaner, greener, and healthier community by reducing greenhouse gas (GHG) emissions, but does not set specific directions or targets for the City Centre.



Richmond Community GHG Emission by Sector (2010).

### PROPOSED CHANGE

The CF Richmond Centre South Development Plan proposes to adopt specific strategies supportive of the City's GHG reduction objectives, which may include the fast-tracking of the City's District Energy (DEU) plans by constructing a central energy plant on the mall property to heat/cool the proposed development and connect to a future City system.



Example of possible rooftop DEU installation on the mall



Rooftop will be screened from view from nearby towers

