

**Topic 5: Future Land Use Areas - Village Core, Future Development Areas 1 and 2,  
Industrial Lands**

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**In 20 Years, I want our plan to achieve:**

Heritage in Village Core - protect it

Keep some Village character in new development areas - but most important in the core

New buildings respect Heritage character of existing buildings

Future development area - would like to see multiple dwellings to allow people to downsize – e.g. age in place

Like to see the core improved to reflect Village character/history

Future development must reflect Village character. Need to find the right mix of housing

Future development should not look like Barrhaven South - but a mixture is okay if it is well planned

Future development should include new viable commercial uses

Future development is good - healthy - but needs to reflect character – majority of single family dwellings is preferred

Downtown core improvements are important - that is where the denser housing should be (close to services - walkable) - as you move out from the Village, less dense

Village should stay whole - new development should be integrated as part of the Village

10 years from now - land use that reflects that Richmond is part of the greater City of Ottawa -

More visual and public art...the City of Ottawa needs to work with the Village to create that in the core

Village character important...must be maintained

With new development the character amenities and facilities must be maintained. Development must reflect the community - not just the developers' vision

Preserve character that is there and enhance it. How do you embrace change that also reflects the character?

Vacant land is valued by the community as community space - even if it is privately owned - its current use needs to be considered

Even in new development - make sure there is greenspace, bike paths, greenspace, etc.

New development should be in a north/south grid pattern to reflect the traditional community - Integrated Roads

Mix of housing - singles mixed with townhouses and other types...integrated community

Infill needs to have a heritage nature in the core

Pathways that draw people from the Village edge into the core

Mixed residential in the core - caters to different incomes, age groups, lifestyles, etc.

McBean needs to be "tied into" the core...and new commercial development on McBean should be reflective of Village character

A "facelift" to McBean

New activities for youth - e.g. outdoor pool

Old vacant buildings on McBean to redevelop as small artisan shops...(e.g. 200 sq.ft.)

Keep lots of parks and greenspace - especially along the River...accessible to public

Use vacant lots such as fairground to accommodate year round uses

Quaint and attractive

Reflective of history and culture  
Attractive Main Street “Path”  
No large shopping centres in new future development areas  
Commercial uses should be concentrated in the core area - “centralize”  
Walkable stores and Services  
Development that accommodates seniors and different housing types and quality of senior facilities  
Accommodations and land uses for all lifestyles and life stages  
Maintain character of Village in new development  
A place where people can enjoy the Village at all life stages with land uses and housing that meet the needs of all life stages  
Industrial areas redeveloped  
Keep farmland as farmland  
Revamped uses on the Mainstreet in the core area  
Reuse underutilized sites!  
Walkable community - walkable Village Core  
Strong community character  
Businesses on Mainstreet - visible and accessible  
Good community services  
Commercial establishments to meet the needs of the population - be able to get everything within the community – a self-sustaining community  
No gravel pits!  
Restaurants and stores  
Commercial businesses in the industrial area need to be visible and accessible...they cater to niche markets!  
Industrial area could accommodate the needs of local businesses (commercial/agricultural)  
Businesses that draw people  
Keep businesses centralized - in the core area  
Pride in history and culture (e.g. tractor dealer - represents the history of the community)  
Focus on agriculture - business in industrial areas - it is compatible with Village  
No noxious uses in the industrial area  
Housing - convert spaces into apartments  
Walking, transit  
Free enterprise - less government  
Land use along River Corridor - keep as open space - protect it  
Rail line as a mode of transportation - protect railway line  
Agricultural lands - north of town - need to protect from development  
Jock River - biking  
Public daycare - only home daycare  
Development - not an issue - density is issue - singles - how many people in an area  
Protecting bakery  
Small community - opening doors  
Pool complex/pool  
Rail stop  
Protecting Churches and fairgrounds

Access/walkability along major core  
Industrial land – Eagleson/Ottawa corner - can see as industrial - good opportunity  
Create jobs so people can stay in community - High Tech  
Small conference centre  
Support artists, etc.  
B & B always booked  
Plan cannot be developed until infrastructure is known  
Industrial - great but need servicing - pipe or communal well  
Need sanitary?  
How much is pipe going to cost?  
Industrial - no big box - tall as Home Hardware  
Like Merrickville  
Corn stand - love it - must be kept (by-law or no by-law)  
Roadside selling must be kept/gate sale  
Post Office - must be kept - hub of the Village  
More sidewalks  
Get accustomed to Village/rural life - pace, assimilation  
Need community identifier - Village commercial  
Welcome people/tourists to the Village  
No highrises - nothing more than 4 storeys  
Mix of development including seniors like Hyde Park  
65-foot lots single  
Clean Jock River and natural areas  
Blend of housing with seniors - incorporating green spaces and connecting to the Village  
Revitalize McBean and Perth Streets for small business  
Don't need to encourage industry to development - need more affordable housing  
Housing to be blendable with the Village, not a suburb  
Build on the Village  
Protect the aquifer and the floodplains  
Protect the agricultural areas and the fields around the Village  
Don't want box stores but support the local businesses  
Existing residents don't want to pay for new services  
Lower densities (2 storeys)  
Growth is good as long as it's at a slow pace  
Build on the sense of community  
Affordable Housing  
Recognize the rural character and respect the lifestyle of people who live here  
Different styles of homes, lots of plants, wide and clean streets and not much traffic  
People should be a place for old people and young families  
Want to maintain it as a bedroom community  
Encourage business  
Encourage people to use businesses  
Mix of uses planned, but small businesses not big boxes - proper scale  
Youth centre provided  
Renew things in town

Reinforce the core - McBean and Perth Streets

Buildings as tall as the trees

Reinforce mixed uses in the core not the new development - not a mix of different housing in the new development

### **Greatest Opportunities**

Create a park along the River - build on natural features and enhance them

Opportunities for such are created by the floodplain - that cannot be developed anyway. They are already beautified natural features

Vacant land creates opportunity to create development that compliments existing Village - e.g. Grid Street Structure

Underutilized lots in the core could be redeveloped with denser housing...as long as it is complimentary to Village character

Provide greenspace along with denser housing

Opportunity to provide a mix of housing types

Growth presents a great opportunity to sustain institutions - community facilities, retail, etc.

Growth could support a community Police centre

We are engaged in a planning process that can address the challenge of making sure that future development meets the community vision

The underutilized land (e.g. on McBean) could be used for new attractive commercial development (e.g. old theatre)

Vacant land presents opportunity for new land uses such as recreation

Opportunity to accommodate artists in existing vacant buildings - divide it up and rent it out

Fairground can be used more for "year-round" uses - opportunity for community uses (e.g. Christmas tree lighting)

Growth will create opportunity for retail and services to be more viable. Better Market!

By shaping and pacing growth - we can create growth that is compatible and complimentary with the character of the existing Village

CDP process – opportunity to shape Village with a great plan

Industrial area has good access to the 416 + rail

Opportunity to specialize in industry such as agri-business and locate those businesses strategically in the industrial area

TLC B&B - indoor pool - only one in Village - was open to public - City shut down

Sidewalks on McBean Street

Village - destination

To put housing in logical, planned area, mixed around

Reflect the existing and past - singles, affordable mix

Hyde Park and great and specific

Bakery - tea room

Quilting shop

September - Richmond Fair - covenants on Title, e.g.

Richmond Fair

No home business

Industry like "After Harvest"

Use old buildings like the Old Stove could be used for Youth Services

Townhouses across from the school  
Start your starter homes somewhere else

### **Greatest Challenges**

Disconnection of greenspaces - need better linkages for walking/cycling paths  
School is underused and not well maintained  
City of Ottawa lacks presence in the Village  
City only has so much control over new development  
Not a lot of activities for youth  
The fairground doesn't always look like its being used – seems “sleepy”  
Constraint to using lands by groups and associations is liability...holds people back from sharing their use of their land  
Appearance from Main street is not attractive  
The new lampposts are not nice and they do not “suit” the Village  
Challenge to improving Perth Street would....  
Lacking services and facilities for seniors and young people  
Difficult to create new development that meets all tastes and preferences while still maintaining the Village character  
Development is coming - you can't stop it  
Make sure that the Plan is specific enough to shape the vision that the community has  
Protection of Village character  
Make sure that the Plan + Zoning implements the vision  
Lacking good community services  
Industrial area sucks service businesses away from the core area  
Not enough exposure for businesses in the industrial area  
Need better access from Ottawa “ring road” to attract people from outside the Village  
Businesses off the main streets are not visible  
Lack of transportation buses for kids to leave town  
Medical appointments  
Sustain transportation  
Cost of gas/elders to get around  
No safe walking - small kids - like to walk but too dangerous  
Biking dangerous  
Accessibility - disconnect  
City of Ottawa - By-laws  
Solid infrastructure plan  
Development with no services (community services)  
Get people out of cars  
Need to get Jock River cleaned up - it smells  
Future development - we don't want any - cannot afford to live here now  
Don't want non-grid road system  
Wells and shallow aquifer  
Floodplain  
Don't build Barrhaven densities  
Not be suburbia



**As We Heard It Report  
Village of Richmond Planning Project  
Visioning Session – April 19, 2008**

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Not a hip place and not a place for those people who need a lot of services  
Low-income housing gets most of the calls from police  
Don't have the infrastructure for low-income housing