

Marda Loop Area Redevelopment Plan

6.2.1 Public Realm

To meet the retail vitality and pedestrian-friendly design objectives of this Plan a comprehensive streetscape design concept for 33 and 34 Avenues SW and intersecting side streets (18 Street SW, 19 Street SW, 20 Street SW, 21 Street SW and 22 Street SW) should be undertaken. This design concept could include the following:

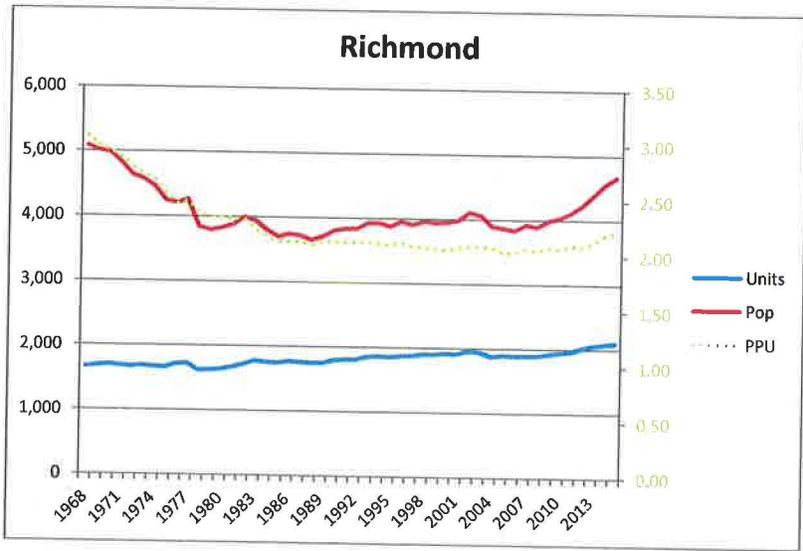
- Thorough review and assessment of the existing condition for the above mentioned avenues and the intersecting streets
- Transportation analysis of the current condition with regards to pedestrian, vehicular, bicycle and transit movement
- Public realm concepts in consultation with the community and businesses
- Street furniture handbook that will define style, design, colour and character of all the elements of the street furniture for example (benches, litter and recycling bins, pedestrian lights, street lights, trees, public art, surface material)
- Phasing plan to define priority areas for Implementation

Detailed design drawings, based on the streetscape design concept, will be required at the implementation stage.”



RICHMOND

YEAR	Units	Pop	PPU
1968	1,664	5,080	3.05
1969	1,687	5,013	2.97
1970	1,705	4,985	2.92
1971	1,686	4,827	2.86
1972	1,672	4,640	2.78
1973	1,686	4,574	2.71
1974	1,673	4,461	2.67
1975	1,665	4,243	2.55
1976	1,720	4,207	2.45
1977	1,725	4,263	2.47
1978	1,624	3,840	2.36
1979	1,626	3,792	2.33
1980	1,643	3,828	2.33
1981	1,677	3,881	2.31
1982	1,721	3,997	2.32
1983	1,776	3,941	2.22
1984	1,757	3,799	2.16
1985	1,749	3,700	2.12
1986	1,770	3,744	2.12
1987	1,761	3,717	2.11
1988	1,753	3,656	2.09
1989	1,752	3,714	2.12
1990	1,798	3,802	2.11
1991	1,812	3,830	2.11
1992	1,814	3,837	2.12
1993	1,856	3,927	2.12
1994	1,864	3,926	2.11
1995	1,856	3,878	2.09
1996	1,869	3,953	2.12
1997	1,879	3,906	2.08
1998	1,907	3,962	2.08
1999	1,908	3,941	2.07
2000	1,922	3,949	2.05
2001	1,917	3,979	2.08
2002	1,966	4,106	2.09
2003	1,944	4,058	2.09
2004	1,879	3,897	2.07
2005	1,903	3,867	2.03
2006	1,889	3,830	2.03
2007	1,894	3,920	2.07
2008	1,898	3,892	2.05
2009	1,919	3,985	2.08
2010	1,947	4,028	2.07
2011	1,959	4,113	2.10
2012	2,022	4,229	2.09
2013	2,061	4,388	2.13
2014	2,077	4,551	2.19
2015	2,099	4,663	2.22



	Population	Units	Occupancy
Peak (1968):	5,080	1,664	3.05
By 2015:	-8%	26%	-27%
2039 Forecast	6,219	2,888	2.15
Increase/decrease	33%	38%	-3%

