

Housing Reporting – Qualitative Questionnaire Responses – City of Richmond

UBCM Community Works Fund 2024-2034

Deadline: May 15, 2025

1. *Please provide a brief history of how housing in the community has been shaped by forces such as employment growth and economic development, transportation, and migration. Please include any long-term housing challenges the community has faced.*

City of Richmond Response:

- Richmond's early housing development was tied to the fishing, agriculture, shipping, and aviation industries, due to fertile lands, access to the Fraser River, and proximity to the Vancouver International Airport (YVR). Early housing development was primarily dispersed single-family dwellings, with a relatively small overall population.
- After the World Wars, Richmond experienced suburban expansion in the form of subdivisions and low-density housing, along with a diversifying economy (e.g. manufacturing, food processing, and services). In addition, the construction of the Oak Street Bridge and George Massey Tunnel facilitated connections to the region.
- In the 1980s and 1990s, Richmond's population grew rapidly as immigration surged, particularly from Hong Kong and China, driving demand for housing. YVR also became a major employment hub and complimentary uses, such as hotels and services, located in Richmond. Housing development transitioned to new townhouses, low-rise apartments, and the beginnings of high-density development.
- The City adopted a comprehensive Affordable Housing Strategy in 2007 in an effort to increase the supply of below-market housing. In addition, the City Centre Area Plan (CCAP), adopted in 2009, identified the long-range land use strategy to guide the growth of the downtown, prompted by the unique opportunity of the Canada Line rapid transit extension and Richmond's role as a 2010 Olympic Games venue city. The CCAP directed a fundamental shift in planning for the downtown built on a capacity-based, transit-oriented, high-density urban village framework.
- More recently, the City is experiencing a global housing crisis as housing prices have soared and housing demand has remained high. This has occurred while the City has continued to build new housing in keeping with population growth over the last 10 years. There is an increasing demand for below-market rental housing and supportive housing that requires significant investment from Provincial and Federal governments.
- The City's CCAP has been successful in directing growth to the downtown, however, outside the downtown, housing development remains primarily low-density. The City is currently updating the Official Community Plan (OCP), including looking at ways to build more affordable housing, more housing choice, and more complete communities throughout Richmond.

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2. *Please detail the existing municipal housing policy and regulatory context, including approved housing strategies, action plans and policies within Official Community Plans (OCPs).*

City of Richmond Response:

- **Official Community Plan (OCP):** The City's OCP contains a number of existing municipal housing policies, including:
 - **City Centre Area Plan (CCAP):** policies support the development of mixed-use transit-oriented urban villages, including directing the majority of population, housing, and employment growth to the City Centre and providing diverse housing choices.
 - **Neighbourhood Shopping Centres:** policies support redevelopment of existing neighbourhood shopping centres to enable a wider variety of housing, stores, services, amenities, and enhanced transit service outside the City Centre.
 - **Market Rental Housing:** policies protect and enhance the existing stock of market rental housing, encourage development of new purpose-built market rental housing, and limit strata conversions of existing residential rental or cooperative units.
 - **Accessible Housing:** policies support the provision of accessible housing options, including aging in place, adaptable housing, and convertible housing features.
 - **Arterial Roads:** policies support densification along arterial roads to locate development in close proximity to commercial services, public amenities, schools, and transit services.
- **OCP Update:** the City is currently reviewing the OCP and updating policies related to housing, including looking at ways to build more affordable housing, more housing choice, and more complete communities to address current and future housing needs.
- **Provincial Housing Bills:** the City has implemented the Small-Scale Unit Housing (SSMUH) legislation, including rezoning nearly 27,000 single-family and duplex lots to permit SSMUH. The City also implemented the Transit-Oriented Area (TOA) legislation, adopting a TOA bylaw which identified land within 800m of a prescribed transit station with minimum allowable heights and densities.
- **Housing Needs Report:** the City adopted an interim Housing Needs Report in December 2024, which identified the 5-year and 20-year housing need, including type of housing by component, as per methodology prescribed by the Province.
- **Affordable Housing Strategy:** the City has had an Affordable Housing Strategy since 2007 to provide direction to the City and other stakeholders in response to the current and future affordable housing needs of the community. The AHS

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includes the City's Low-End Market Rental Program (LEMR) which secures affordable units through private development in perpetuity through legal agreement on title and restricts the maximum rents and tenant eligibility by income. Developers also provide a cash-in-lieu contribution when the threshold for built LEMR units is not met. These contributions are collected in the Affordable Housing Reserve Fund, intended to support the development of innovative affordable housing projects. In addition, the City has partnered with various non-profit organizations to build below-market housing on City-owned lands and has been actively acquiring lands that can be utilized, in partnership with other government and non-government agencies, to provide below-market housing. In these cases, the funds collected in the Affordable Housing Reserve Fund are used to offset City fees, including Development Cost Charges.

3. *How have population changes in your community impacted your housing market?*

City of Richmond Response:

- Richmond has experienced significant population growth, driven by both international and interprovincial migration. Richmond is currently the fourth largest municipality in BC and makes up nearly 8% of Metro Vancouver's population. Between 2011 and 2021, Richmond's population has grown by approximately 10%, with a steady incremental growth rate of 1% annually. This has intensified demand for housing and associated costs, while income growth has not kept pace with the increased cost of housing.

4. *How have employment and labour conditions (e.g., prevalence of precarious employment, temporary or seasonal workforces, reliance on less predictable sectors such as natural resources, agriculture, tourism, etc.) in your community impacted housing supply and demand?*

City of Richmond Response:

- The City of Richmond plays an important role in the regional economy. A key regional employment centre, thousands more workers come to Richmond to work each day than leave to work elsewhere in Metro Vancouver.
- Approximately 14,000 businesses support around 125,000 jobs, which contributes to a strong local economy and a more diversified municipal property tax base, but can also lead to increased housing demand as workers wish to live closer to where they work.
- While Richmond's economy is generally very well diversified, making it resilient to the impacts of economic cycles, it has a higher concentration of jobs related to the movement of goods and people such as Transportation & Logistics and Accommodation & Food Services than elsewhere in Metro Vancouver. Employment in these sectors can be more susceptible to external environmental or economic shocks that impact the global flow of people and goods such as pandemics or significant changes to trade policy. A diversified housing stock is required to meet the varied and evolving needs of workers across multiple sectors.

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- Agriculture is an important part of Richmond's current economy, with approximately 4,993 ha of Richmond's land base, almost 40% of the City, being within the Agricultural Land Reserve (ALR). Richmond contains a number of farm operations that utilize temporary foreign workers as seasonal farm labour. The City supports accommodation for these temporary foreign workers, subject to a demonstrated need to support agricultural operations.
 - The City is currently developing a new Economic Development Strategy, building on the success of its Resilient Economy Strategy, to ensure Richmond is well positioned to attract both people and businesses that contribute to the vitality and well-being of the community. Attractive and affordable housing options will be key to the City's success in this area.
5. *Please describe the housing needs and challenges of priority populations in your community, specifically for the 13 groups identified by CMHC: women and their children fleeing domestic violence; women-led households (especially single mothers); seniors 65+; young adults aged 18-29; Indigenous peoples; people with physical health or mobility challenges; people with developmental disabilities; people dealing with mental health and addiction issues; veterans; 2SLGBTQIA+; racialized groups; recent immigrants (including refugees); and people experiencing homelessness.*

City of Richmond Response:

- The 2024 interim Housing Needs Report (iHNR) ([link: InterimHousingNeedsReport75036.pdf](#)) identifies the need for 911 homes for those experiencing homelessness and 5,981 homes for households in Extreme Core Housing Need over the next 20 years. These components of housing need capture the groups identified by CMHC.
- The City of Richmond's 2017 Affordable Housing Strategy (AHS) ([link: City of Richmond Affordable Housing Strategy54955.pdf](#)) identifies priority groups in need of housing with varying depths of affordability and in some cases housing with supports that provide stability to vulnerable communities. The priority groups recognized in the AHS include: families with children, lone-parent families, multigenerational households, low and moderate-income earners, seniors, persons with disabilities, households with fixed incomes, persons experiencing homelessness, women and women experiencing family violence, individuals with mental health/addiction issues, and indigenous people.
- The AHS recognizes the need for purpose built rental housing, family-friendly housing (i.e. housing with two or more bedrooms), accessible housing, low-barrier housing, and non-market (subsidized) housing. The ability to deliver housing for priority groups relies on the availability of funding from senior levels of government, access to public lands, partnerships with non-profit housing operators and service providers, and the use of regulatory controls to incent below-market, affordable, housing delivery through private sector development.
- The City has been successful in delivering housing for vulnerable communities by providing access to City-owned land, partnering with non-profit housing operators, and securing both capital and operating funding from senior levels of

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government. The limited availability of land and funding to build and operate, over the long-term, non-market and below-market housing presents a major barrier to satisfying the needs of priority groups. Community opposition to more sensitive forms of housing, including shelters and supportive housing, presents a significant challenge to advancing the construction of these types of, much-needed, housing, particularly as it relates to supporting those who are homeless, those with mental health and addiction challenges, and those who are new to Canada, the latter including those claiming asylum.

6. *How has your community engaged with priority populations? Please provide an overview of the methodology and assumptions used to conduct engagement with priority groups. Please provide a description of who was engaged, the type of engagement that took place, and the nature of the engagement (e.g. interviews, consultations). If a private individual has been engaged, please anonymize and remove any identifying features from the narrative.*

City of Richmond Response:

- The City of Richmond regularly engages with community members at risk of or living in poverty, including key population groups, such as newcomers, seniors, people with disabilities, and racialized communities, through ongoing resource navigation programs that are operated in partnership with Richmond Public Library. These programs include a monthly drop-in community resource fair, that brings together a wide variety of social service providers to enable residents with lower incomes to connect directly with service providers; and weekly, drop-in sessions, where residents receive 1-to-1 peer-led assistance to help them find resources to better navigate social service and government systems. Peers are individuals with lived and living experience of poverty, as well as people with personal experience navigating community resources and government systems. Feedback is continuously collected, reviewed, and actioned for both programs through participant feedback forms and informal conversations with participants; engagement meetings with participating social service organizations; and weekly check-ins with the peers who provide the 1-to-1 assistance as part of the weekly drop-in sessions program. This ongoing engagement allows the City to understand current and emerging community needs and identify areas where additional resources or supports are required.
- To support the City's commitment to planning for an age-friendly community, the City is facilitating Age-Friendly Neighbourhood Groups consisting of up to 15 diverse seniors (55+ years) in each neighbourhood in Richmond. Through opportunities to learn about the World Health Organization's Eight Domains of Age-Friendly Cities, participants learn about and provide feedback on age-friendly elements in their neighbourhood and opportunities for improvement. Neighbourhood Groups meet five to six times for two and a half hours per meeting to provide input through facilitated discussions and activities, including walking and bus tour audits of the neighbourhood. An area of concern identified by all Neighbourhood Groups to-date has been the availability of accessible and affordable housing that allows seniors to age-in-place and live in close proximity to support services and social connections. Participants have indicated a need

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for more options along the continuum of housing in each neighbourhood to allow seniors to move through various life stages and varying need for home supports while remaining connected in their communities.

The City has completed four Neighbourhood Groups to-date, with two additional Neighbourhood Groups scheduled for 2025.

- The City, through the Housing Office, has established an ongoing Partnership Program with the non-profit affordable housing providers in Richmond to share information regarding the groups that each of these non-profit housing providers serve. There are 27 participating non-profit housing providers and supporting service organizations that serve a diverse range of populations, including: people experiencing homelessness, seniors, persons with disabilities, households with fixed incomes, women and women experiencing family violence, newcomers to Canada, individuals with mental health/addiction issues, and Indigenous people. The City has mapped the Housing Continuum of housing and services being provided in Richmond and working to ensure that challenges with moving each of these priority populations through the Housing Continuum are understood such that programs can be refined or introduced.
- The City, through the Housing Office, engages with the two supportive housing operators in Richmond, who serve the population of people entering first stage housing, and BC Housing. The purpose of the engagements are to understand operational challenges faced by the operators and addressing community concerns with their operations. The ultimate goal is to ensure that stable, long-term supportive housing is recognized broadly as a needed form of housing in the community. The City is also working on methods in which individuals in supportive housing can move into more stable housing. To achieve this, more funding is needed from senior government to build affordable housing. In this regard, the City engages with BC Housing regularly to advance housing projects and will be engaging with Build Canada Homes..
- The City also has a variety of Council advisory committees that further support engagement with priority populations, including Accessibility Advisory Committee, Seniors Advisory Committee, Youth Advisory Committee and the newly created Social Development Advisory Committee. The City also meets regularly with Vancouver Coastal Health, including to discuss issues related to priority populations.

7. *Please describe local factors that are believed to contribute to homelessness in your community (e.g., the closing of a mental health facility, high numbers of refugee claimants, etc.).*

City of Richmond Response:

- In Richmond, lack of quality, affordable rental housing and loss of existing affordable housing continues to contribute to homelessness in the community. In 2024, there were 1,760 Richmond households on BC Housing's waitlist, a 13% increase compared to 2023, when there were 1,556 households on this waitlist. The CMHC reports average market rents for purpose-built rental apartments in

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Richmond increased from \$1,463 in 2020 to \$1,901 in 2024, representing a 30% increase.

- Based on data available through the 2023 Homelessness Count, the most common reason given by individuals experiencing homelessness in Richmond for loss of housing was not enough income, reported by over half (54%) of respondents. Additionally, over one in ten (13%) respondents reported losing their permanent housing due to its sale or renovation and over one in ten (11%) respondents reported losing their permanent housing due to it being unfit or unsafe. The reasons people are unhoused are complex and individuals interviewed reported having lost their housing for other multifaceted reasons including: landlord/tenant conflict (22%), substance use (17%), or physical health issues (13%).
 - In addition to lack of affordable rental housing in the community, Richmond has also experienced high numbers of refugee claimants seeking admission at Richmond House, Richmond's year-round shelter for individuals experiencing homelessness. In 2023, The Salvation Army, Richmond House's operator, reported 210 admissions by those identifying as having refugee status, representing between 25% and 30% of its clients at any given time. The high number of people identifying as having refugee status at Richmond House has an impact on the availability of shelter beds for other members of the Richmond community.
8. *Please identify temporary and emergency relief resources available for individuals experiencing homelessness in your community (e.g., number of shelter beds, resource centres, and transitional beds available). If possible, please indicate whether capacity levels are commensurate with need.*

City of Richmond Response:

- Richmond offers several temporary and emergency relief resources available for individuals experiencing homelessness in the community, including Richmond House, a year-round permanent shelter; two Temporary Winter Shelters; and a Drop-In Centre. Each of these programs is supported by the City of Richmond through the use of City-owned land or buildings or the provision of operating funding. The details of each include:
 - Richmond House Emergency Shelter has 55 permanent shelter beds and consistently operates at full capacity. In 2024, Richmond House had a total of 2,074 visits, including 1,333 visits by men and 741 by women. Richmond House also maintains a waitlist which typically has between 25 and 40 individuals on a weekly basis but that can be as high as 50 individuals during the winter months. Additional permanent shelter beds are needed to meet the demand in Richmond. To address the pressures asylum seekers place on the shelter, the City submitted an Interim Housing Assistance Program (IHAP) application that would have leveraged City land for asylum seeker housing, however the application was unsuccessful.

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- Temporary Winter Shelters are operated from two City-owned locations and offered a total of 35 cots during the 2024/2025 winter season. These were open on a nightly basis between mid-November 2024 and mid-April 2025 and were partially funded by BC Housing and partially by the City. During the 2024/2025 winter season, the Temporary Winter Shelter at the South Arm Outdoor Pool building, which has a capacity of 20 cots, had a total of 2,654 visits between November 10, 2024, and April 20, 2025, averaging 16 clients a night. The Temporary Winter Shelter at Brighthouse Pavilion, which has a capacity of 15 beds, had a total of 1,824 visits between November 19, 2024, and April 14, 2025, averaging 13 clients a night. These are a critical component of the ability to respond to community need for overnight shelter during the winter.
 - The Drop-In Centre operates from a City-owned building and provides daily meals, access to computers and the Internet, service navigation and referrals, as well as shower and laundry services to Richmond residents experiencing homelessness. In 2024, the Drop-In Centre had 6,156 visits (averaging 513 visits per month), served a total of 6,738 lunches (averaging 562 lunches per month), and provided a total of 708 showers (averaging 59 showers per month). The Drop-in Centre fills a critical gap for individuals experiencing homelessness through the provision of hygiene programs and providing a welcoming space for individuals spend time out of the weather during the day.
9. *Some groups, including students, those in congregate housing, and temporary foreign workers, may be excluded from publicly available core housing need data sources. Communities are encouraged to use this section to describe the housing needs of these respective populations to ensure that all groups are represented in their HNR.*

City of Richmond Response:

- Richmond contains a number of post-secondary institutions (e.g. Kwantlen Polytechnic University, Trinity Western). Staff has and will continue to review the need for student housing, including considering proposals on a case-by-case basis, in addition to considering new policies to support further student housing through the OCP update.
- Congregate housing is an identified permitted use in existing residential land use types in the OCP. Staff has and will continue to review the need for congregate housing, including considering proposals on a case-by-case basis, in addition to considering new policies to support further congregate housing through the OCP update.
- Richmond contains a number of farm operations that utilize temporary foreign workers as seasonal farm labour. The City's OCP contains policies supporting the development of seasonal farm labour accommodation for legitimate farm operations that can demonstrate a need.

10. *How have average rents changed over time in your community? What factors (economic, social, national, local, etc.) have influenced these changes?*

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City of Richmond Response:

- Average rents in Richmond have risen significantly over the past five years (2018–2023), the median market rent for all purpose-built rental units, as reported by CMHC, has increased from \$1,345 to \$1,870, or 39% over this time period.
- Several economic and social factors have driven these increases. Richmond continues to experience strong population growth, with many households remaining in the rental market longer due to high home ownership costs. At the same time, the supply of purpose-built rental housing has not kept pace with demand. Much of the rental stock is found in the secondary market (e.g., condominiums and secondary suites), which tends to have lower tenure security.
- High land values, construction costs, and limited availability of development sites also influence the cost of delivering new rental housing. While provincial measures such as rent control policies help stabilize rents for existing tenants, they do not apply between tenancies, and rent increases for newly available units remain high.

11. How have vacancy rates changed over time? What factors have influenced this change?

City of Richmond Response:

- Vacancy rates have remained low—typically below 2% — which contributes to rising rents and limited tenant mobility. Since 2020, rental vacancy rates have fallen from 1.7% to 0.2% in 2023, the latter being the lowest level of rental vacancy in at least the past 20 years.

12. How have trends in core housing need changed over time between both tenant and owner-occupied households?

City of Richmond Response:

- The total number of households in core housing need in Richmond has grown steadily, rising from 10,275 in 2006 to 15,045 in 2021. This increase has generally kept pace with population growth, with the overall proportion of households in core housing need remaining relatively stable at around 19%.
- The distribution between owner- and renter-households in core housing need has also remained consistent over time, with approximately 60% of households in need being owners and 40% being renters. However, there has been a notable change in the distribution of those in extreme core housing need. The proportion of renters in extreme core housing need rose from 36% in 2006 to 45% in 2021, indicating growing challenges for lower-income tenants in securing affordable, adequate, and suitable housing.

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13. In the last five years, how many affordable units for low and very low-income households have been built, and how many have been lost? If data is not available, please describe how the loss of affordable housing units may have impacted your community.

City of Richmond Response:

- Since 2020, 341 affordable housing units have been built, and an additional 484 are currently under construction. Although the City does not track the loss of affordable housing, it has a policy that requires any market rental housing lost during development to be replaced on a one-to-one basis. The replacement units must be secured as affordable housing at the city's lower-end market rental rates.

14. Please describe available affordable and community housing options and needs/gaps currently in your community. Examples can include:

- a) Are any of these affordable housing units accessible or specifically designed for seniors, including long-term care and assisted living?*

City of Richmond Response:

- Through our Low End of Market Rental (LEMR) program, our policy requires that 85% of all LEMR units be designed to uphold the Basic Universal Housing (BUH) design standard. We outline the requirements to meet BUH standards in Section 4.16 in our Zoning Bylaw. Additionally, we provide for floor area exemptions for each dwelling unit in strata market housing where all of the BUH features outlined in Section 4.16 of the Zoning Bylaw are met.
- The City has a favourable policy environment that enables partnerships with a variety of non-profit organizations to deliver purpose built housing as part of market developments (e.g., Kiwanis Seniors Housing/Polygon), along with Vancouver Coastal Health (VCH) and private care providers to increase supply of long-term care and assisted living beds (e.g., ANAF in Steveston, Lions Manor on Bridgeport Road, Fraserview, and Hamilton High Street Residence).

- b) Does your municipality provide rent supplements or other assistance programs that deepen affordability for households?*

City of Richmond Response:

- The City of Richmond does not provide ongoing rent supplements; however, the City has launched a one-time Housing Priorities Grant Program to support the delivery of new affordable housing units through capital contributions. The City also contributes capital from an affordable housing reserve and City land to affordable housing projects in the City, with two projects completed in the last two years and another under construction.

- c) Is your community in need of supportive housing units with wrap-around supports, such as for those with disabilities?*

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City of Richmond Response:

- Yes, Richmond is in need of supportive housing with wrap-around services. The number of individuals experiencing homelessness nearly doubled between the 2020 and 2023 Point-in-Time Counts, rising from 85 to 162. This is likely an undercount. Provincial estimates indicate Richmond will need 911 new units by 2041 to house people experiencing homelessness—many of whom will require supportive housing.

15. *This final section aims to determine how your community anticipates using the results and findings captured in the HNR to inform long-term planning, as well as concrete actions that can address identified needs. Please use the following questions to describe how those linkages will be made.*

- a) *How will this HNR inform your OCP, housing policies and/or actions going forward? For example, if the HNR identifies specific needs in your community across the housing spectrum – such as housing needed for priority populations, units for large households in denser form factors, more diverse structural types such as missing middle housing, or more affordable and higher-density housing near transit – how could actions and changes in policy and planning help address those needs?*

City of Richmond Response:

- The HNR Method recognizes components of existing unmet housing need. These include the need for housing in response to instances of Extreme Core Housing Need (ECHN). Per the HNR Method, 5,981 homes are required over the next 20 years to address instances of ECHN, being approximately 300 units annually.
 - Through the OCP update staff are currently exploring options to build affordable housing for diverse income levels through non-market development. Some key policy objectives include reducing financial barriers to deliver affordable housing and position the City to rapidly respond to opportunities that would facilitate the provision of free or low-cost land to non-profit housing developers.
 - As the *Local Government Act* requires land to be designated to accommodate the housing numbers as per the Interim Housing Needs Report (iHNR), staff are exploring pre-zoning land owned and operated by non-profits and government agencies to encourage the construction of non-market housing units. In responding to the gap in the supply of non-market housing, and to accelerate its delivery, potential changes to the zoning-by-law would allow eligible applications to proceed without re-zoning. This would prioritize government and non-profit organizations and enable the delivery of non-market housing to be built faster and with less costs.
- b) *How will data collected through the HNR help direct those plans and policies as they aim to improve housing locally and regionally, and how will this intersect*

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with major development patterns, growth management strategies, as well as master plans and capital plans that guide infrastructure investments?

City of Richmond Response:

- The forecasted five- and 20-year housing needs presented in this Interim HNR is being considered in the preparation of updates and amendments to the City's Official Community Plan (OCP). The OCP update aims to accommodate the extreme core housing needs numbers as identified in the iHNR through updated land use policy and changes to the zoning bylaw. This will be achieved through three key area: (1) Requiring affordable housing within Transit-Oriented Areas (TOA), (2) Pre-zoning lands owned and operated by non-profits, and (3) Strategic Land Acquisition Strategy to facilitate the delivery of non-market housing.
- Further, the City will utilize the findings of this iHNR to evaluate opportunities to address housing needs and to prepare a new Affordable Housing Strategy. From this Strategy, the City will continue to implement actions that will help address the community's short- and long-term housing needs.
- c) *Based on the findings of this HNR, and particularly the projected housing needs, please describe any infrastructure gaps that may potentially limit the ability of your community to support forecasted growth unless they are addressed, or that could facilitate more complete and resilient communities. This can relate to any type of enabling infrastructure needed for housing, including fixed and non-fixed assets, as well as social, community or natural infrastructure. Communities are encouraged to illustrate how infrastructure gaps impact their housing systems and growth. Examples of types of enabling infrastructure may include:*

i. Public Transit, Roads, and Bridges

City of Richmond Response:

- The housing growth identified in the HNR will increase demand on the City's existing road and bridge infrastructure. From an asset management perspective, this means more wear and tear on pavement and structures, particularly in high-growth areas, which will impact maintenance needs, asset performance, and lifecycle costs. The HNR findings will inform long-range infrastructure planning and capital renewal strategies by helping identify where increased usage may accelerate deterioration, trigger the need for capacity upgrades, or require earlier rehabilitation. This data-driven approach ensures that the City's investment in roads and bridges remains proactive, aligned with projected growth, and focused on maintaining safe and reliable transportation infrastructure. This includes potential increases to Development Cost Charges (DCCs) (e.g., City and Translink DCCs) to account for this increased demand on infrastructure.
- Potential Limitations – There is concern that current transit capacity and traditional service models may struggle to compete with personal vehicles in meeting the growing demand for transportation as housing supply expands:

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- TransLink Funding – TransLink has announced the 2025 Investment Plan proposes increasing bus service and advancing early priorities in the *Access for Everyone Plan*, while preventing any cuts to transit services by funding TransLink operations through the end of 2027.
- Limited capacity on Canada Line without extended platforms and trains for Canada Line. TransLink has advised that the additional Canada Line trains anticipated to be added to the system in spring 2025 are now deferred. This will mean the overcrowding that occurs on the Canada Line currently during peak hours will continue.
- Lack of Bus Rapid Transit between regional town centres (to Metrotown and through the new Fraser River Tunnel in 2030).
- Lack of frequent transit service outside of City Centre to serve SSMUH development.

ii. *Water/Wastewater Systems*

City of Richmond Response:

- The projected housing needs identified in the HNR will increase demand on existing water and wastewater infrastructure. Infill and densification in urban areas may require targeted upgrades to distribution and collection systems, particularly where aging infrastructure may not have the capacity for higher density. Proactive planning will be essential to align system expansion and rehabilitation projects with anticipated growth to ensure service reliability and water quality standards are maintained. This will also have an effect on Development Cost Charges (DCCs). For example, the Iona Waste Water Treatment Plant upgrade has resulted in increased Metro Vancouver DCCs.

iii. *Schools, Parks, Community or Recreational Centres*

City of Richmond Response:

- Richmond is home to a broad spectrum of recreation, arts, and cultural amenities that deliver vital programs and services contributing to individual and community health, well-being, and social cohesion. The growth identified in the HNR is expected to place increasing pressure on the City's existing inventory of recreation and cultural infrastructure—including community centres, aquatic and arena facilities, sports amenities, and arts and culture spaces such as galleries and cultural centres.
- As the population grows—particularly within the City Centre—so too will the demand for these public spaces and the programs they enable. From a community infrastructure planning perspective, this presents both a service delivery and equity challenge: ensuring all residents have

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equitable inclusive access to high-quality indoor and outdoor recreation, arts, and culture facilities.

- The City currently follows a general planning standard of one square foot of community centre space per resident, alongside service levels for other facility types such as aquatic, arena, sports, and arts and culture infrastructure. Given the growth projections outlined in the HNR, significant financial investment is required to ensure that infrastructure keeps pace with projected growth and that service levels and standards are maintained. Failing to invest accordingly would impact Richmond's ability to foster social inclusion and achieve the livability and well-being objectives outlined in the City's Community Wellness Strategy, Recreation and Sport Strategy, and Richmond Arts Strategy. This again will impact Development Cost Charges (DCCs) and associated fees, including City Park DCCs, Metro Vancouver DCCs, in addition to working with the School Board on School Site Acquisition Charges. The City is also working on developing an Amenity Cost Charge (ACC) Bylaw, as per Bill 16, to collect funds for amenities such as community centres, recreation centres, daycares, and libraries from new development.
- **Limited parks and open space in densifying areas:** Richmond's projected housing growth, particularly through Small-Scale Multi-Unit Housing (SSMUH) and City Centre intensification, will outpace current park infrastructure. The 2022 Parks and Open Space Strategy (POSS) highlights a need for more parks within walkable distance (5–10 min) of all homes. Without investment, growing populations will have reduced access to vital green spaces critical for mental and physical health.
- **Deficiency in recreational trail connectivity:** The City's trail network, including the "greenways" described in the POSS, is insufficient to fully connect new residential developments, especially outside City Centre. This gap limits active transportation options, weakens community resilience, and impedes equitable access to parks, schools, and community amenities needed for complete communities.
- **Shortage of social and gathering spaces:** As new housing attracts more families, seniors, and newcomers, the POSS emphasizes the need for more flexible community park spaces (like event lawns, plazas, and outdoor gathering areas). Without expanding this type of social infrastructure, Richmond risks isolating new residents and missing opportunities to foster inclusion, particularly for priority populations identified in the HNR.
- **Natural infrastructure vulnerabilities (climate resilience gaps):** The POSS stresses the importance of parks and green infrastructure to address climate change resiliency such as stormwater management and heat mitigation. Many older neighborhoods slated for infill lack sufficient natural assets (urban forests, wetlands, permeable surfaces) to withstand intensifying climate impacts. Failure to enhance this infrastructure will undermine the safety and livability of new housing.

Housing Reporting – Qualitative Questionnaire Responses – City of Richmond

UBCM Community Works Fund 2024-2034

Deadline: May 15, 2025

- **Undersupply of sports and youth-oriented facilities:** Higher density residential growth will increase the need for active sports amenities (fields, courts, outdoor facilities). Without proactively addressing this gap, Richmond may struggle to provide healthy outlets for children, young adults, and families, weakening long-term livability and increasing pressure on existing facilities.

iv. Broadband Service and Access

City of Richmond Response:

- There are no anticipated concerns with broadband access in relation to the projected housing needs at this time. TELUS and Rogers both service the Richmond area and provide the infrastructure.

v. Climate Risks/Impacts

City of Richmond Response:

- Richmond's low-lying geography and coastal location make it especially vulnerable to climate-related impacts such as sea level rise, storm surges, and more intense rainfall events. The housing growth projected in the HNR highlights the need to ensure that flood protection and drainage infrastructure can support future development while reducing risk to people, property, and essential services. The HNR findings will be used to support the prioritization of dike upgrades, pump station improvements, and stormwater management strategies in areas anticipated for growth. Integrating flood protection planning with long-term housing and land use planning will be essential to building resilient, safe, and climate-ready communities.