



## Planning Committee

Date: Tuesday, June 6, 2006  
Place: Anderson Room  
Richmond City Hall  
Present: Councillor Harold Steves, Chair  
Councillor Bill McNulty, Vice-Chair  
Councillor Linda Barnes  
Councillor Rob Howard  
Councillor Sue Halsey-Brandt  
Mayor Malcolm Brodie  
Call to Order: The Chair called the meeting to order at 4:00 p.m.

### MINUTES

1. It was moved and seconded  
*That the minutes of the meeting of the Planning Committee held on Tuesday, May 16, 2006, be adopted as circulated.*

CARRIED

### NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, 20, 2006, at 4:00 p.m. in the Anderson Room.

### PLANNING AND DEVELOPMENT DEPARTMENT

3. **APPLICATION BY MARGRIT AND HELMUT WEBER FOR REZONING A PORTION OF 10271 GILMORE CRESCENT FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA D (R1/D) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**

(RZ 06-328088 - Report: May 12, 2006, File No.: 12-8060-20-8070) (REDMS No. 1811518, 280247, 1813102, 1813110)

# Planning Committee

Tuesday, June 6, 2006

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Jean Lamontagne, Director of Development reported that the tree survey undertaken for this item identified a large maple tree which is on the adjacent property to the east of the subject property, and is on the city's list of significant trees. Mr. Lamontagne stated that the tree would be protected from destruction and damage.

A brief discussion ensued with Mr. Lamontagne advising that if further subdivision takes place in this neighbourhood, the size of lots would have to meet lot size policy; that when the 702 lot size policy was brought forward, the review of this area indicated that the current infrastructure could support subdivided lots; and that if future subdivision took place, further reviews would be undertaken.

It was moved and seconded

*That Bylaw No. 8070, for the rezoning of a portion of 10271 Gilmore Crescent from "Single Family Housing District, Subdivision Area D (R1/D)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.*

CARRIED

4. **APPLICATION BY LAWRENCE DOYLE ARCHITECT INC. FOR REZONING AT 8200 CORVETTE WAY FROM AUTOMOBILE-ORIENTED COMMERCIAL DISTRICT (C6) AND COMPREHENSIVE DEVELOPMENT DISTRICT (CD/85) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/173)**

(RZ 04-275910 - Report: May 18, 2006, File No.: 12-8060-20-8073/8072/8000) (REDMS No.1698164, 1451670, 1826893, 1825213, 1826897, 1698488, 1890556)

Although the applicant was not present when the Committee started discussion on this item, a model provided by Lawrence Doyle Architect Inc. was on display. Jean Lamontagne advised that phase one of the development comprises two 16-story residential towers, and phase two is a 154-room, 11-story hotel. The development is located within the City Centre Area, at the Gateway entrance to Richmond near the Moray Channel Bridge on Sea Island Way.

Discussion ensued with Mr. Lamontagne and Cecilia Achiam, Senior Planner, Urban Design advising Committee that:

- this project came forward in 2004 which was before the City suggest development projects follow LEED certification;
- the initiation of this project predates the time the City was asking developers to include an affordable housing component;
- a number of amenities are planned for the hotel for which the general public could purchase memberships in order to take advantage of the amenities;

# Planning Committee

Tuesday, June 6, 2006

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- at present there are no plans for amenities on the roof surfaces of the towers; the parking podium has a green roof with amenities;
- the overall project, including the 11-storey height of the hotel is the maximum allowed under the city's present zoning bylaw;
- the 16-storey height of the residential towers is the maximum allowed;
- noise mitigation and covenants will be included for the residential towers and the hotel component;
- the developer has contributed \$4 per square feet to the city's Transit-Oriented Development Fund, based on permitted residential floor area;
- the applicant has kept the 'aging in place' idea in mind and all units will be designed for accessibility;
- the existing sanitary forcemain belonging to the GVRD is within the property line and a greenway will be built which will function as an urban trail.

The Chair invited architect Lawrence Doyle, who arrived late, to address the Committee. Using boards Mr. Doyle indicated that the hotel's second floor included such amenities as a swimming pool and a bowling alley. He also noted that a further amenity area opened onto the fourth floor terrace. He noted that there was enough parking on the site to satisfy the market. He stated that with the hotel lower and longer than the residential towers, there was a better massing for the project.

Further discussion ensued before resident Peter Mitchell was invited by the Chair to add some remarks. Mr. Mitchell stated that if the city were thinking of putting public amenities, including community centre space in developments throughout the community, it would be better to consolidate larger spaces in just a few locations than to scatter smaller spaces throughout the city in many locations. He further stated that in residential developments there are units that could be affordably priced, such as those that face the elevator, and in this case those that will face the Canada Line.

It was moved and seconded

***That the application by Lawrence Doyle Architect Inc. for rezoning at 8200 Corvette Way (RZ 04 – 275910) be referred to staff for discussion in order to explore any opportunities to add community amenities to the project, and Planning Committee to receive a memo from staff in two weeks' time with regard to the discussion.***

**CARRIED**

Opposed: Cllr. Howard

# Planning Committee

Tuesday, June 6, 2006

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5. **APPLICATION BY ORIS DEVELOPMENT (LONDON LANDING CORP.) FOR A STEVESTON AREA PLAN AMENDMENT AND REZONING AT 13251 PRINCESS STREET AND 6211 DYKE ROAD**

(RZ 04-286813 - Report: May 23, 2006, File No.: 12-8060-20-8077/8078) (REDMS No. 1892112, 1885218, 1885529, 1891016, 1891101)

Using a display board, Terry Crowe indicated the planning issues by area and sought direction from Committee.

Discussion ensued with Mr. Crowe assuring Committee that the existing Steveston Area Plan designates the area 'Mixed Use' while allowing light industrial and commercial uses. He advised further that residential and office uses would be permitted only above the first floor, and that these uses were the status quo option.

Developer Dana Westermarck clarified that he owned two parcels of land and that he predicted that it would be another five years before anything would happen.

It was moved and seconded:

***Part A: Proposed Area Plan Amendment and Rezoning***

- (1) ***That Official Community Plan Amendment Bylaw No. 8077, which amends Official Community Plan Bylaw No. 7100, by substituting a revised Steveston Area Plan Sub-Area for the existing Steveston Area Plan Sub-Area Plan as Schedule A thereof to amend the London/Princess Land Use Map to designate 6240 London Road, approximately the east 40 m portion of 13191 Princess Street, 13251 Princess Street and 6211 Dyke Road from "Mixed-Use" to "Residential", be introduced and given first reading;***
- (2) ***That Bylaw No. 8077, having been considered in conjunction with:  
- the City's Financial Plan and Capital Program;  
- the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;  
is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;***
- (3) ***That Bylaw No. 8077, having been considered in accordance with the City Policy on Consultation during OCP Development, is hereby deemed not to require further consultation; and***
- (4) ***That Bylaw No. 8078 for the rezoning of 13251 Princess Street and 6211 Dyke Road from "Industrial District (I2)" to "Comprehensive Development District (CD/174)" for multi family residential development, to facilitate the construction of a 16-unit over-parkade multi-family residential development, be introduced and given first reading.***

**CARRIED**

# Planning Committee

Tuesday, June 6, 2006

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It was moved and seconded

***Part B: Area Plan Review For The "Remaining Area"***

***That Committee decline the opportunity to direct staff to prepare a revised area plan at this time.***

**CARRIED**

## MAJOR PROJECTS

### 6. **STREETSCAPE STUDY - NO. 3 ROAD LAYOUT OPTIONS**

(Report: May 31, 2006, File No.: 10-6525-07-09) (REDMS No. 1814799)

Greg Scott, Director, Major Projects, reported that Richmond's No. 3 Road Streetscape Study is intended to establish a new master plan for the City's main street. The investigation of alternative No. 3 Road layouts was narrowed to three options, and Mr. Scott used boards to describe for the Committee each option. Discussion ensued on the recommended Option C. This option features tiered bike lanes. The proposed one-way bike lane is elevated slightly higher than the travel lane for vehicles, and slightly lower than the pedestrian sidewalk. The bike lane jogs around bus stops and stations. The physical separation of cyclists from vehicles and pedestrians minimizes possible cyclist-pedestrian/vehicle conflicts. In terms of appearance, Option C includes decorative streetlights in the centre median and a mixture of large deciduous and coniferous street trees in the centre medians.

It was moved and seconded

- (1) That Council adopt Option C as the vision of the Great Street for No. 3 Road; and***
- (2) Direct staff to proceed with detailed design of this vision and upon completion of the design provide Council with a cost plan that reflects the vision of the Great Street given the road right of way available, MRN/City funding (\$8M), TOD funding (\$1.5M), Canada Line Contribution for Urban Integration of the Guideway (\$2M) and negotiations with CLCO over scope of work.***
- (3) Staff bring forward to Council funding options to implement the additional scope of work; cycle lanes and any other items as a result of negotiations with CLCO.***

**CARRIED**

# Planning Committee

Tuesday, June 6, 2006

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## 7. MANAGER'S REPORT

### *(1) Affordable Housing*

Holger Burke, Development Coordinator distributed an Affordable Housing Strategy Update memo to the Planning committee, dated June 6, 2006 (attached to these Minutes as Schedule 1).

Mr. Burke further reported that the May 31, 2006 Affordable Housing Open House had been attended by 40 or 50 residents. He handed out copies of the questionnaire (attached to these Minutes as Schedule 2), as well as 8.5" x 11" colour copies of the boards that had been displayed at the Open House (attached to these Minutes as Schedule 3).

He also reported that July 6, 2006 was the date set for Council members to tour the Tsawwassen and North Delta Abbeyfield Housing facilities.

### *(2) City Centre Plan*

Holger Burke reported that the consultants will be on the June 20, 2006 Planning Committee agenda, and will go to Council on June 26, 2006. Staff is considering open houses on July 18 – 22, 2006. The report will include what will be going out to the public.

### *(3) Steveston Study With Heritage Commission*

Terry Crowe reported good progress and noted that a full meeting of staff and the consultants took place on June 6, 2006. There will be a public meeting in July, 2006 and a list of community groups is being created and he assured the Committee that those on the list will be invited to the public meeting.

### *(4) Official Community Plan/Liveable Region Strategic Plan Review*

There was no report forthcoming.

### *(5) City – UDI Meeting*

Joe Erceg, General Manager, Planning and Development, reported that he and other city staff met with the Urban Development Institute (UDI) and that UDI has now agreed to meet with staff to discuss the City wide DCC review.

## ADJOURNMENT

It was moved and seconded

*That the meeting adjourn (6:30 p.m.).*

**CARRIED**

# Planning Committee

Tuesday, June 6, 2006

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Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, June 6, 2006.

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Councillor Harold Steves  
Chair

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Sheila Johnston  
Committee Clerk



**City of Richmond**  
Planning and Development Department

**Memorandum**

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**To:** Planning Committee **Date:** June 6, 2006  
**From:** Terry Crowe **File:** 08-4057-05/2006-Vol 01  
Manager, Policy Planning  
**Re:** **Affordable Housing Strategy Update**

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The purpose of this memo is to provide Planning Committee with an update regarding the City's Affordable Housing Strategy, currently scheduled for completion by December 2006.

The Provincial Housing Strategy (PHS) - Delayed

At the Urban Development Institute (UDI) Liaison Committee Meeting last week, staff were advised that the Provincial Housing Strategy (PHS) was not going to be released until later in 2006.

Initially, it was our understanding that the PHS was going to be released now, which would enable us to incorporate it into the City's Affordable Housing Strategy (AHS).

Staff have contacted the Province and been advised that the Minister Responsible for Housing (Hon. Rich Coleman) has committed to releasing the PHS in September 2006. This timing should enable the us to incorporate the Province's Strategy into the AHS.

At this point in time, we propose to continue having our consultant (McClanaghan & Associates) undertake the necessary demand/supply analysis and the preparation of an interim strategy. This information will prove useful for staff and Council in considering in-stream development applications and updating the City Centre Area Plan.

Staff will continue to monitor the status of the PHS and will advise Planning Committee and Council if it becomes advisable to delay the City's AHS, in order to incorporate the Provincial Strategy into the City's AHS.

UDI Affordable Housing Workshop

The UDI has also indicated that they are proposing to host a regional seminar on affordable housing in order to ensure that Lower Mainland municipalities are not each addressing this issue in isolation.

Staff are supportive of this initiative but do not believe that the proposed UDI Workshop is a reason to delay the City's AHS. We will advise our consultant of the proposed UDI seminar and ensure appropriate personnel attend.

For clarification, please contact either Lesley Sherlock (604-276-4220) or Holger Burke (604-276-4164).

A handwritten signature in black ink, appearing to read 'Terry Crowe'.

Terry Crowe  
Manager, Policy Planning  
TTC:hb

pc: Joe Erceg, General Manager, Planning and Development  
Lesley Sherlock, Social Planner  
Holger Burke, Development Coordinator



## Affordable Housing Definition

*Please provide us with your feedback to the following questions:*

1. According to the City's Affordable Housing Strategy, "affordable housing" refers to housing that costs no more than 30% of the gross income of households in the lower two income quintiles (lowest 40% of households) in Richmond. Is this definition of "affordable housing" still relevant?

Yes

No

Unsure

2. What would you say are the best aspects of the current definition?

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3. Are there things you would change about the current definition?

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4. Should specific groups be included in the definition of affordable housing?

Yes

No

Unsure

- 4b. If so, which groups do you feel should be included? (Please check all that apply.)

Owners

Seniors

Households  
with special  
needs

Other

Renters

Low income  
families

All low income  
households

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5. The City of Richmond defines affordable housing as "housing that costs no more than 30% of the gross income of households in the lower two income quintiles (40%) in Richmond". According to income data from the Census, this would mean that households with an annual income of below \$41,000 *and* who pay 30% or more of their income on shelter fall below the City's current affordability threshold. What do you think of this income as a threshold for affordability?

The income threshold is  
too high—it should be  
lowered

The income threshold is  
too low—It should be  
raised

Paying no more than 30% of an income  
of less than \$41,000 seems to be an  
appropriate threshold for affordability

## Affordable Housing Definition

*Please provide us with your feedback to the following questions:*

6. Each municipal jurisdiction is free to define affordable housing as it best sees fit. The following is the current affordable definition within the City of Richmond as well as a selection of sample definitions from across BC. Please check if there is a specific definition that you prefer. Where possible, please describe why you favour a particular definition and/or why it would be most suitable for the City of Richmond.

Affordable housing refers to housing that costs no more than 30% of the gross income of households in the lower two income quintiles in Richmond (*City of Richmond*)

Affordable housing is housing that is safe, appropriate and accessible, and which requires no more than 30 per cent of the owner's/renter's household income. (*Greater Vancouver Regional District*).

Housing that is affordable to low or moderate income households, for either purchase or rental, including dwelling units which are price subsidized or price controlled, and limited equity dwelling units (*City of Kelowna*).

Housing which would have market price or rent that would be affordable to households of low to moderate income. Households of low and moderate income are those who have income which are 80 per cent or less than the average household income for the urban area they live in. (*City of Coquitlam*).

Housing affordability relates to the changing relationship between the economic resources of the residents of a community and the costs of housing within it (*City of Mission*).

Housing where the rent or mortgage plus taxes is 30 per cent or less of the household's gross annual income. (*District of Esquimalt*)

- 6b. If applicable, please explain why you selected the definition that you did?

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## Affordability of Home Ownership

Please provide us with your feedback to the following questions:

1. Would you say that adequate home ownership opportunities exist in Richmond?

Yes

No

Unsure

2. Richmond has been active in promoting a broad range of housing types which provides expanded choice. How well is this strategy working in terms of providing housing options for households with different income levels (eg. condos, townhouses, single family homes)?

This strategy is working very well

Reasonably well

Only moderately well

Not very well

This strategy is not working at all

3. Do you think that smaller apartment style condo units are providing affordable housing?

Yes

No

Unsure

4. Should the City legalize secondary suites to increase the pool of affordable rental units and/or to allow more households to achieve home ownership?

Yes

No

Unsure

4b. Why? Why not?

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To return by fax: 604-276-4052, Attn. L. Sherlock

## Rental 'at Risk'

*Please provide us with your feedback to the following questions:*

1. Do you think that the pressure on the existing rental housing stock through demolition, conversion or upgrading is a significant problem in Richmond?

Yes

No

Unsure

2. If yes, which groups do you think are most affected by this problem (Check all that apply)?

Families

Seniors

Youth/  
students

People with  
disabilities

Single adults  
(non-senior)

Other

3. Are there specific neighbourhoods that are more affected by this problem?  
(Please list affected neighbourhoods)

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4. While the City is not in a position to 'control' market rents, there are things the City could do to try to address the pressures on the existing rental housing stock. What should the City do to address this problem?

- a) Place a moratorium on rental demolition, conversion or upgrading until the affordable housing strategy is completed?

Yes

No

Unsure

- b) Introduce a policy to require at least a 1:1 'replacement' of rental housing units as old units are removed from the stock?

Yes

No

Unsure

- c) Limit the redevelopment potential in specific neighbourhoods with considerable rental housing stock?

Yes

No

Unsure

- d) Other (please describe)

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## Non-market and Assisted Housing

*Please provide us with your feedback to the following questions:*

1. Affordability issues affect many groups but in different ways. Which groups in your community do you feel are significantly affected by affordability issues (check all that apply)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Low income families	Seniors	Adult singles (non-senior)	Youth	Other
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Middle income families	People with disabilities	Mental health consumers	Homeless	

2. What should be the role of the City in addressing some of these issues?

a) Provide City-owned land at below market value?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Yes	No	Unsure

b) Collect money from development to help pay for non-market or assisted housing?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Yes	No	Unsure

c) Play an active facilitative role in brokering partnerships between developers, non-profit housing providers and other potential partners such (eg. senior levels of government)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Yes	No	Unsure

d) Other (please describe)

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## The Role of the City

*Please provide us with your feedback to the following questions:*

1. In what areas do you feel the City's current housing strategies have had the greatest success? The least success?

Greatest success	Least success

2. Are there particular areas or neighbourhoods which have specific issues that need to be addressed? (Please list areas/neighbourhoods of particular concern.)

Area/Neighbourhood	Specific nature of concern

3. What types of policies or strategies should the City adopt?

- a) Establish a target of affordable housing units in an area?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Yes	No	Unsure

*If you said yes, should the target be:*    5%    10%    15%    20%    Other \_\_\_\_\_

- b) Actively lobby senior levels of government for funding partnerships?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Yes	No	Unsure

- c) Other (please describe)

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4. While housing need is experienced differently by different groups, many groups face significant housing challenges. On a scale of 1 to 5, please indicate the importance you place on trying to address the housing needs of those at need in the following groups by circling a number--1 is low importance and 5 is high importance.

1 2 3 4 5  
Low income families

1 2 3 4 5  
Seniors

1 2 3 4 5  
Singles

1 2 3 4 5  
Youth

1 2 3 4 5  
Other

1 2 3 4 5  
First time homebuyers

1 2 3 4 5  
People with disabilities

1 2 3 4 5  
Homeless

1 2 3 4 5  
Mental health consumers

# AFFORDABLE HOUSING DEFINITION

*Creating the Richmond we want...*

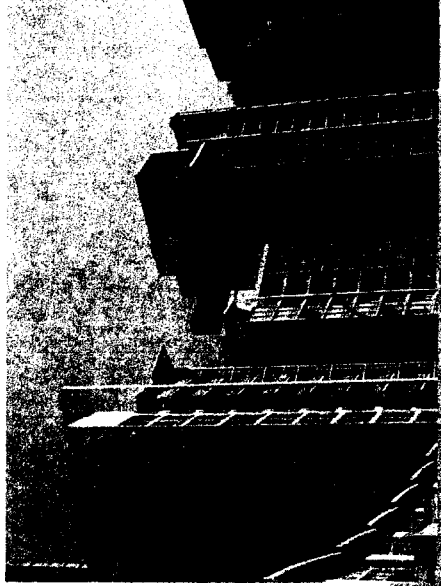
*To achieve mixed communities that reflect Richmond there is the need to consider the cost of housing and the groups which may need assistance in obtaining adequate and suitable shelter.*



### Current state

Affordable housing refers to housing that costs no more than 30% of the gross income of households in the lower two income quintiles in Richmond.

While incomes may have grown since the 2001 Census, according to data in the Census, this would mean that affordable housing is approximately \$1,000/per month or less.



### Key measures and indicators

According to the 2001 Census:

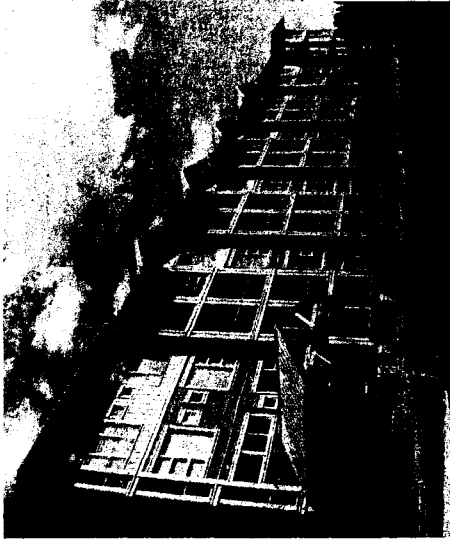
- 17% of Richmond households have incomes of less than \$20,000
  - Affordable housing for a household with a \$20,000 income is \$667 per month
  - 35% of Richmond households have incomes of less than \$40,000
  - Affordable housing for a household with a \$40,000 income is \$1,333 per month
  - 59% of Richmond households have incomes of less than \$60,000
  - Affordable housing for a household with a \$60,000 income is \$2,000 per month
  - 74% of Richmond households have incomes of less than \$80,000
  - Affordable housing for a household with an \$80,000 income is \$2,667 per month
- The remaining 26% can afford housing costs of over \$2,000/month.



# AFFORDABLE HOUSING DEFINITION

Creating the Richmond we want...

To achieve mixed communities that reflect Richmond there is the need to consider the cost of housing and the groups which may need assistance in obtaining adequate and suitable shelter.



## What we heard

Through our recent meetings with stakeholders we heard the following...

- Many children in the state system in Richmond
- People would be able to invest where they work
- Rents should be affordable to the average worker
- Perhaps should also include and security of tenure
- Housing is needed for low income families and seniors as well as those with special needs



## Questions to consider

- In working toward the development of an updated Affordable Housing Strategy for the City of Richmond, there are several questions to consider:
  - According to the City's Affordable Housing Strategy, affordable housing refers to housing that costs no more than 30% of the gross household income in the lower two income quartiles (lowest 40% of households) in Richmond. Is this definition of "affordable housing" still relevant?
  - What are the best aspects of the current definition which should be retained about the current definition?
  - Should specific groups be included in the definition of affordable housing? If so, which groups do you feel should be included?



# AFFORDABILITY OF HOME OWNERSHIP

Creating the Richmond we want...

Households have traditionally placed a high degree of importance on home ownership with most households continuing to express a strong preference toward this tenure option. For many, home ownership is a vehicle for allowing households to generate savings or wealth through the equity that they gain through their home. Home ownership also provides security of tenure and stability.



## Current status

Increasing prices across Greater Vancouver has raised concerns about the potential for households to gain access to the ownership market. This includes younger households who are just starting their housing careers, renters hoping to move into home ownership and increasing numbers of middle income households.



## Key measure and indicators

- Monthly statistics published on *Realtylink* reported the following benchmark prices for dwelling units sold as recorded in April 2006:
  - \$614,631 for single detached homes
  - \$379,892 for townhouse units
  - \$259,163 for apartment-style condo units
- Based on these prices, a 3.5% interest rate and a down payment of 5%, a household would require an annual income of \$69,865 to carry the cost of a median priced condo.

# AFFORDABILITY OF HOME OWNERSHIP

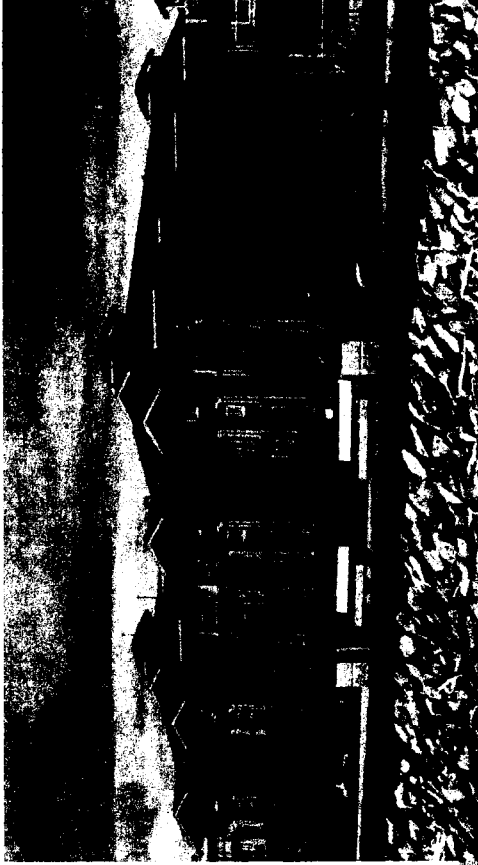
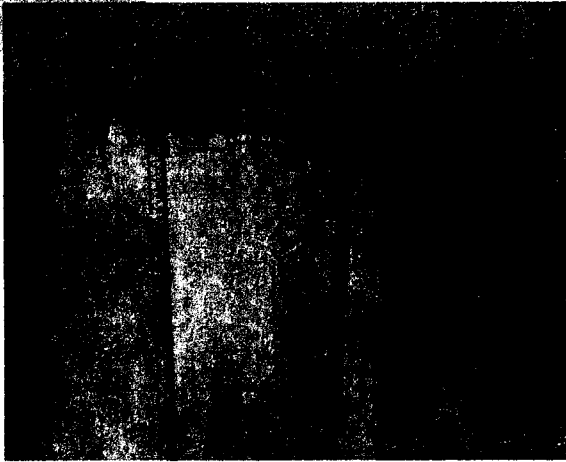
Creating the Richmond we want...

Households have traditionally placed a high degree of importance on home ownership with most households continuing to express a strong preference toward this tenure option. For many, home ownership is a vehicle for allowing households to generate savings or wealth through the equity that they gain through their home. Home ownership also provides security of tenure and stability.

## What we heard

Through our initial meetings with stakeholders we heard...

- Affordable home ownership is a growing issue in Richmond
- There is the need for people to be able to access property/units for moving into home ownership
- There is the need to ensure that people can afford to live where they work



## Questions to consider

In working toward the development of an Updated Affordable Housing Strategy for the City of Richmond, the following are some questions to consider:

- Do you feel that additional home ownership opportunities exist in Richmond?
- Richmond has been active in providing a broad range of housing types. How well is this strategy working for households with different income levels?
- Do you think that smaller apartment units could help in providing affordable housing?
- Should the City legalize secondary suites to increase the pool of affordable rental units and/or to allow more households to achieve home ownership?

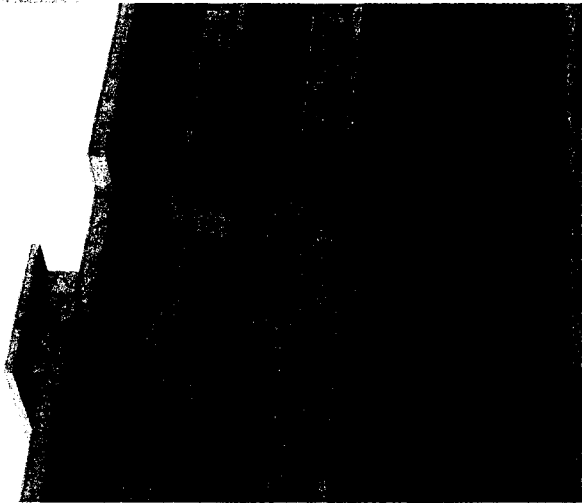
# RENTAL "AT RISK"

Creating the Richmond we want...

The existing supply of rental housing plays an important role in responding to local housing needs. Older rental housing stock provides housing for many households with low to moderate incomes who would otherwise have limited options within the current housing market.

## Current state

Pressures for the conversion, densification and redevelopment of the older rental housing stock pose important challenges concerning the potential loss of stock. This can create pressures within the existing rental housing supply and the risk of displacement of tenants who have limited alternatives available.



## Key measures and indicators

- The average rent (based on recent CIBC data) was \$931 for a 2-bedroom unit in Richmond, between Vancouver, West Vancouver and North Vancouver these are the highest rents in Greater Vancouver.
- Based on the median reported income across higher households in Richmond (\$36,516), an affordable rent would be \$973/month.
- 17% of all Richmond households reported annual incomes of \$20,000 or less, across the province these households are the lowest income quintiles would have a maximum annual income of approximately \$24,250.
- High rent costs have contributed to affordability challenges in Richmond with households facing housing challenges (i.e. in "core housing need") reporting average rents of \$863 per month. This is 23% higher than the average rents reported across the GVRD.
- The average vacancy in the City of Richmond is 2.7%. This is up from 3.3% in the previous year.
- The average rent in the City of Richmond increased by 1% last year and 2% over the past 3 years (below the general rate of inflation of 1.8%).

# RENTAL "AT RISK"

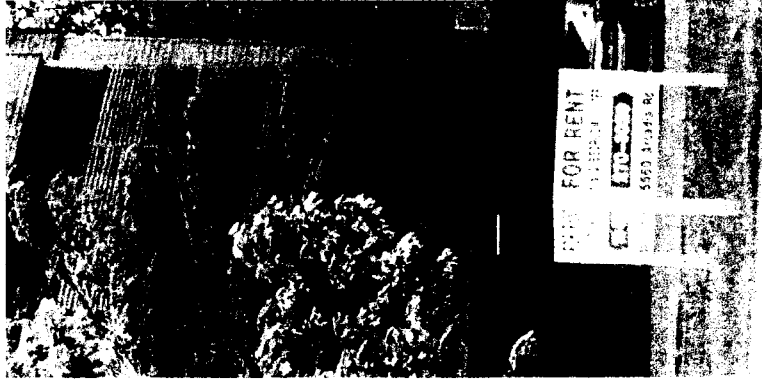
Creating the Richmond we want...

The existing supply of rental housing plays an important role in responding to local housing needs. Older rental housing stock provides housing for many households with low to moderate incomes who would otherwise have limited options within the current housing market.

## What we heard

Through our initial meetings with stakeholders we heard the following...

- As rents rise, there is the potential for more households to face affordability challenges.
- The older rental housing stock plays an important role in providing low end of market rental housing for low to moderate income households.
- The loss of this rental housing can put pressure on the existing supply and leave low income households with limited/satisfactory options.
- Renters should have choice and security of tenure. There is a need for this stock to be protected and maintained.



## Questions to consider

In working toward the development of an Updated Affordable Housing Strategy for the City of Richmond, the following are some questions to consider:

- Do you think that the pressure on the existing rental housing stock through demolition, conversion or upgrading is a significant problem in Richmond?
- Which groups do you think are most affected by this problem? Are there specific neighborhoods that are more affected by this problem?
- While the City is not in a position to control market rents, there are things the City could do to try to address the pressures on the existing rental housing stock. What should the City do to address this problem?

# NON-MARKET OR ASSISTED HOUSING

Creating the Richmond we want...

Given the current cost of housing in Richmond, not all households are able to meet their shelter needs through their own resources. These are households which are in need of access to social housing and/or housing assistance.



## Current status

Access to social housing plays an important role in the social safety net by providing access to housing and support for those who need access to safe, appropriate and affordable housing.



## Key measures and indicators

- Based on data from the 2001 Census, there are approximately 9,438 households in the City of Richmond that face challenges in the ability (enough income) to meet their shelter needs. Of these, 30% (paying more than 30% of income) of their housing costs with one or more of these challenges are said to be in "core housing need". This represents 28% of all households.
- Of the households in core housing need, approximately half are in need of spending at least half of their income on shelter (INAH).
- Renter households in core housing need have average annual incomes of \$21,767. If affordability is defined as paying no more than 30% of income on shelter, these households face an annual "rent-gap" of \$2,828 (\$319/month) based on their shelter costs. (The "rent-gap" indicates an inability to pay \$544/month based on an income of \$21,767, while average shelter costs are \$2,828/month, leading to a "gap" between income and housing costs of \$319/month for these households.)
- While only 33 individuals in Richmond were found to be without shelter in the most recent GVRD homeless count, occupancy rate data at the emergency men's shelter indicates that it operates close to full capacity and that individuals are often turned away due to lack of space.

# NON-MARKET OR ASSISTED HOUSING

Creating the Richmond we want...

Given the current cost of housing in Richmond, not all households are able to meet their shelter needs through their own resources. These are households which are in need of access to social housing and/or housing assistance.



## What we heard

Through six initial meetings with stakeholders we heard the following...

- The existing portfolio of assisted and social housing plays an important role in responding to the needs of low-income families, seniors, and individuals with special needs.
- Housing for people with mental and physical disabilities is needed as well as housing and supports for people with mental illness and addictions.
- Homelessness is a problem in the City of Richmond with increasing pressure being placed on the limited existing resources and shelters.
- In addition to housing, there is the need for a range of supportive services to assist individuals and households in dealing with the challenges that they face, and in helping them to advance along the housing continuum.



## Questions to consider

In working toward the development of an *Updated Affordable Housing Strategy for the City of Richmond*, the following are some questions to consider:

- Affordability issues affect many groups but not all are the same. Which groups in your community do you feel are significantly affected by affordability issues?
- What should be the role of the City in addressing some of these issues?

# THE ROLE OF THE CITY

Creating the Richmond we want...

The City of Richmond will not be able to solve the affordability pressures on their own but the City can contribute to a solution.

## Current status

Current strategies within the City of Richmond include:

- Zoning that allows secondary suites and convertible housing
- Variances or relaxations for smaller dwelling units in multiple-family developments
- Density bonuses/provisos for affordable units in major rezoning applications
- The Affordable Housing Reserve Fund
- Policies favourable to creating a range of housing/ownership opportunities

## Key measures and indicators

- Housing affordability is influenced by new housing supply. Over the last five years (2007-2015), Richmond has had over 6,800 new housing starts including 1,680 in the last 3 years. This represents roughly 18% of all of the new housing units in Greater Vancouver.

By housing type from 2001-2005 the number of housing starts included:

- 2,235 single family and semi-detached units
- 1,534 row condo (townhouse) units
- 1,726 low rise condo units
- 1,325 high rise condo units

Based on CMHC data (December 2005), the average price of a new single detached unit was \$745,395. Assuming a 5% down payment and an interest rate of 5.5%, a household would require a gross income of \$179,063.

The average price of a new row condo (townhouse) unit was \$223,161. Assuming a 5% down payment and an interest rate of 5.5%, a household would require an annual income of \$109,672. According to the Census, 16% of Richmond households have incomes in excess of \$100,000.



# THE ROLE OF THE CITY

Creating the Richmond we want...

The City of Richmond will not be able to solve the affordability pressures on their own but the City can contribute to a solution.



## What we heard

- Through our initial meetings with stakeholders we heard the following...
- Relationships are important – there is the need for both the Federal and provincial governments to be at the table
  - The social housing system is being driven by a crisis in health care as senior governments struggle to deal with what they fund
  - Richmond has a history of innovation and rising to challenges



## Questions to consider

- In working toward the development of an Updated Affordable Housing Strategy for the City of Richmond, the following are some questions to consider:
- In what areas do you feel the City's current housing strategies have had the greatest success? The least success?
  - Are there particular areas or neighborhoods which have specific issues that need to be addressed?
  - What types of policies or strategies should the City adopt to address affordable housing issues?