City of Richmond

Report to Committee

To:	Planning Committee	**Date:**	September 22, 2026
From:	Wayne Craig General Manager, Planning and Development	**File:**	12-8360-01/2025-Vol 01
Re:	**Housing Target Order**		

Staff Recommendations

1. That the completed Housing Target Progress Report be forwarded to the BC Ministry of Housing and Municipal Affairs; and

2. That the Housing Target Progress Report be published on the City of Richmond website.

Executive Summary

The Province issued the City of Richmond a Housing Target Order on August 18, 2025, under the Housing Supply Act, requiring a minimum of 6,753 net new completed housing units over five years. In the first reporting year, from September 1, 2025 to August 31, 2026, the City is required to achieve 1,013 net new completed residential units. Richmond recorded 2,582 net new completed units during this period, exceeding the first-year target by 1,569 units. This total includes 528 additional net new units completed since the initial, interim six-month report ending February 28, 2026. It's anticipated that completion totals over any short period will fluctuate due to the cyclical nature of development activity.

The accompanying Housing Target Progress Report Form fulfills the City's annual reporting requirement and includes information on housing types, development applications and municipal actions to facilitate additional residential development. The City has established new data collection processes to support the expanded provincial reporting requirements. Progress toward increasing the supply of below-market and supportive rental housing remains dependent on partnerships and investment from senior levels of government. Recent completions include the 80-unit Rio Vista affordable rental project.

Staff Report

Origin

The provincial government has set housing targets through the Housing Supply Act for 40 municipalities throughout the province. The City of Richmond received its Housing Target Order (HTO) on August 18, 2025 (Attachment 1).

As part of the requirements, municipalities are required to report annual progress. A one-time interim six-month report was brought forward to Council on March 23, 2026, for the reporting period ending on February 28, 2026. The current report builds cumulatively on that data to fulfill the one-year housing target data requirement. This report accompanies the housing target data, as per the Housing Target Progress Report Form (Attachment 2), to be provided to the Province.

Background

On August 18, 2025, the Province issued an HTO to the City of Richmond under the Housing Supply Act that gives the Province authority to set housing targets for municipalities.

The HTO requires the City to report on progress toward achieving the minimum number of net new completed housing units (new units at the occupancy stage minus those lost to demolition), set out annually over a five-year period. The Province has determined that the five-year housing target issued uniquely for the City of Richmond is 6,753 units.

The five-year housing target is further broken down into yearly totals that are cumulative from the year before, as shown in Schedule A of the HTO. The minimum number of net new completed housing units required for the first year is 1,013 units as reported herein for the first-year period between September 1, 2025, and August 31, 2026.

Although the Province has the authority to set housing targets, the City does not generally build housing, and investment from housing providers or the Provincial and/or Federal governments is needed to advance housing projects. In addition, there are housing types, such as below-market and supportive rental, included in the HTO guidelines (Attachment 3) and HTO reporting requirements that are not generally provided by the development industry and require support and funding from other levels of government to deliver.

All municipalities must use the Housing Target Progress Report Form to complete the requirements for progress reporting under the Housing Supply Act. The information provided will be evaluated by the Ministry of Housing and Municipal Affairs to determine whether targets have been met or satisfactory progress has been made towards meeting the targets. If a city fails to meet the HTO requirements, specifically failure to meet targets or demonstrate satisfactory progress in reporting, the Province may intervene by appointing an advisor to review progress and make recommendations, issuing directives to force bylaw changes, or using Orders in Council to bypass local government approval processes for housing projects.

Typically, Council must receive the report through Council resolution within 45 days of the end of the reporting period, as per Schedule C of the HTO. However, due to the consideration for the

municipal elections, the date was extended to after the elections taking place on October 17, 2026. The report must be sent to the Province on or before December 15, 2026, for the reporting period ending on August 31, 2026. Also, the report must be published on the City of Richmond website.

Analysis

The first-year housing target for net new housing units granted occupancy as set by the Province is 1,013 units. This was more than doubled during the first six-month reporting period ending February 28, 2026, where there were 2,054 net new housing units. For the first-year reporting period of September 1, 2025 to August 31, 2026, that number has increased to 2,582 net new housing units, as documented in the Housing Target Progress Form, exceeding the number required for the first-year target by 1,569 units. The Province's second-year housing target is 2,093 net new housing units granted occupancy, and this target has been exceeded by 489 units.

There have been 528 net new recorded units in the last six months. It is important to note that this housing data reflects the cyclical nature of the development industry. Over shorter periods, the number of completed housing units may vary and should not be interpreted as a trend.

The Housing Target Progress Report Form requires additional reporting details describing housing units by size, tenure and affordability in accordance with the following:

- Section 3: Number of housing units by category and type
- Section 4: Municipal actions and partnerships to enable more housing supply
- Section 5: Approved housing development applications
- Section 6: Withdrawn or not approved housing development applications
- Section 7: Any other information on the City's efforts to achieve the housing targets
- Section 8: Summary of planned actions to meet targets (not applicable for initial six-month reporting)

Sections 3 and 5 of the Housing Target Progress Report Form include a detailed breakdown of net new units by size, denoted by the number of bedrooms. In order to respond, City staff have implemented new data collection processes and systems for housing target reporting.

The Province has given guidelines to each municipality for unit breakdown by size, tenure, rental affordability and also rental units with on-site supports specific to each municipality to guide the delivery of diverse housing needs. These unit guidelines are not included as part of a Housing Target Order, but the City is expected to report on progress toward achieving a mix of housing types.

One key aspect is that the rental affordability guideline indicates the Province is seeking more than 50 per cent of units to be below market, which requires federal and provincial investment. It is seeking 334 supportive rental units with on-site supports in Richmond, requiring third-party partnerships and investment to become feasible. Development of these unit types is beyond the control and direction of the City.

Since the six-month interim report, an 80-unit affordable rental building called the Rio Vista at 5491 No. 2 Road was completed on July 13, 2026. This project was delivered in partnership between the Province, through BC Housing, the City of Richmond, and the Pathways Clubhouse Society. The Rio Vista is purpose-built to support a mix of residents, including families, seniors and people living with disabilities. The building includes a range of one-bedroom to three-bedroom homes, with several accessible units.

Another important highlight, since the six-month interim report, is the completion of 120 market rental units and 156 low-end market rental units at a development called Avira by Polygon, located at 3468 & 3488 Ketcheson Court.

Financial Impact

None.

Conclusion

Complying with provincial legislation, staff have developed a reporting structure to satisfy the requirements of the HTO. The City has exceeded the housing target set by the Province for the first year.

Respectfully submitted,

James Cooper, Director, Building Approvals

Report Contributors

This report was prepared by Kathryn McCreary, Manager, Plan Review and reviewed by Development Applications, Policy Planning and Housing Office.

Endorsed by Serena Lusk, CAO

Att. 1: Housing Target Order
2: Housing Target Progress Report Form
3: Housing Unit Guidelines

PROVINCE OF BRITISH COLUMBIA

ORDER OF THE MINISTER OF HOUSING AND MUNICIPAL AFFAIRS

Housing Supply Act

Ministerial Order No. M262

WHEREAS

A. The minister has, prior to making this Housing Target Order, considered the information set out in section 3 (1) *Housing Supply Act*, SBC 2022, c.38, in relation to the City of Richmond.

B. In accordance with section 3(2) and (3) *Housing Supply Act*, SBC 2022, c. 38, the minister has consulted with the City of Richmond regarding this housing target order.

C. The minister has:

   i. provided a description of the proposed Housing Target Order to the City of Richmond.

   ii. in accordance with section 4(1), Housing Supply Regulation, B.C. Reg. 133/2023, provided the City of Richmond an opportunity to provide written comments to the minister.

D. An extension to the consultation period, if any, granted by the minister to the City of Richmond, pursuant to section 4(2), Housing Supply Regulation, Reg. 133/2023, has elapsed.

NOW THEREFORE Pursuant to section 2, *Housing Supply Act*, SBC 2022, c. 38, the Minister of Housing and Municipal Affairs orders as follows:

1. A housing target order is made for the City of Richmond, effective September 1, 2025 (the "**Effective Date**").
2. The housing targets for the City of Richmond under this housing target order are set out in the attached **Schedule A** (*Housing Targets*).
3. The performance indicators by which progress by the City of Richmond toward meeting each housing target is to be assessed are described in the attached **Schedule B** (*Performance Indicators*).
4. This Housing Target Order begins on the Effective Date and ends on August 31, 2030 (the "**End Date**").

August 18, 2025
Date

Minister of Housing and Municipal Affairs

(This part is for administrative purposes only and is not part of the Order.)

Authority under which Order is made:

Act and section: *Housing Supply Act,* S.B.C. 2022, c. 38, s 2

Other: Housing Supply Regulation, B.C. Reg. 133/2023

5. The City of Richmond must prepare and submit a housing target progress report at the intervals set out in the attached **Schedule C** (*Housing Targets Progress Reporting*).

SCHEDULE A
Housing Targets

1. The five-year housing target for the City of Richmond is **6,753 Units**, which is the total minimum number of net new completed housing units required to comply with this Provincial Housing Target Order.
2. The above housing targets reflect 75% of total Provincial Housing Needs Estimate for the City of Richmond.
3. For each Progress Reporting Period as set out in Schedule C, the annual cumulative number of net new housing units will be measured as follows:
    a. Year 1: 1,013
    b. Year 2: 2,093
    c. Year 3: 3,343
    d. Year 4: 4,862
    e. Year 5: 6,753

SCHEDULE B
Performance Indicators

1. The performance indicators to measure annual progress toward achieving the housing target are set out in Table 1 and are based on:

a. Progress toward achieving the annual cumulative housing target; and
b. Actions taken by the municipality toward meeting the annual housing target.

Table 1 - Performance Indicators

Category	Performance Indicator	Data to Measure
Annual cumulative housing target	Satisfactory progress to meet annual cumulative housing target, measured by completed net new housing units.	Total number of net new housing units (completions minus demolitions) during the reporting period.
Actions taken by the municipality toward meeting the annual cumulative housing target	Satisfactory progress demonstrated by: 1. Update of land use planning documents to align with housing targets; 2. Adoption of policies and initiatives to meet housing targets; and 3. Residential approvals complete and/or in progress that met or will meet housing targets.	1. Relevant information about updates to land use planning documents such as the Official Community Plan, Zoning Bylaw, Housing Needs Report, Housing Action Plan/Strategy (other documents, e.g., Strategic Plan) including date of last update and related policies that align with achieving annual housing targets. 2. Description of new/amended bylaws and policies, innovative approaches, and pilot projects undertaken to achieve housing targets. 3. The number of applications received and permits issued in relation to residential development such as development, building and rezonings.

SCHEDULE C
Housing Targets Progress Reporting

The City of Richmond must receive the progress report by resolution within 45 days of the end of the reporting period:

Reporting Period 1.1: September 1, 2025 – February 28, 2026
Reporting Period 1.2: September 1, 2025 – August 31, 2026
Reporting Period 2: September 1, 2026 – August 31, 2027
Reporting Period 3: September 1, 2027 – August 31, 2028
Reporting Period 4: September 1, 2028 – August 31, 2029
Reporting Period 5: September 1, 2029 – August 31, 2030

Progress Report Forms must be posted to the municipal website and submitted to the Minister as soon as practicable after being received.

HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch
BC Ministry of Housing and Municipal Affairs

PURPOSE

Municipalities will use this form to complete the requirements for progress reporting under the *Housing Supply Act* (Act). The information provided will be evaluated to determine whether targets have been met or satisfactory progress has been made toward meeting targets.

REPORT REQUIREMENTS

The report must contain information about progress and actions taken by a municipality to meet housing targets as identified in the Housing Target Order (HTO).

The progress report must be received in a meeting that is open to the public and by Council resolution within 45 days after the end of the reporting period.

Municipalities must submit this report to the minister and post it to their municipal website as soon as practicable after it is approved by Council resolution.

ASSESSMENT

The Housing Targets Branch evaluates information provided in the progress report based on Schedule B - Performance Indicators in the HTO. If targets have not been met and satisfactory progress has not been made, the Minister may initiate compliance action as set out in the Act.

REPORT SUBMISSION

Please complete the attached housing target progress report form and submit to the Minister of Housing at **Housing.Targets@gov.bc.ca** as soon as practicable after Council resolution.

Do not submit the form directly to the Minister's Office.

Section 1: MUNICIPAL INFORMATION	
Municipality	City of Richmond
Housing Target Order Date	August 18, 2025
Reporting Period	September 1, 2025 – August 31, 2026
Date Received by Council Resolution	TBD
Date Submitted to Ministry	TBD
Municipal Website of Published Report	Bulletins, Schedules & Reports - City of Richmond, BC
Report Prepared By	☒ Municipal Staff ☐ Contractor/External
Municipal Contact Info	Kathryn McCreary, Manager Plan Review, kmccreary@richmond.ca, 604-204-8515
Contractor Contact Info	☐ N/A *(name, position/title, email, phone)*

Section 2:

Record the number of net new housing units delivered during the reporting period, and cumulatively since the effective date of the HTO. Net new units are calculated as completions (occupancy permits issued) minus demolitions. Legalizing existing unpermitted secondary suites or other housing types does not count toward completions.

Section 8 must be completed if a housing target has not been met for the reporting period.

	Completions (Reporting Period)	**Demolitions** (Reporting Period)	**Net New Units** (Reporting Period)	**Net New Units** (Since HTO Effective Date)
Total	2668	86	2582	2582

Section 3: NUMBER OF HOUSING UNITS BY CATEGORY AND TYPE (Unit Breakdown Guidelines)

Record the number of housing units in each category below for the reporting period and cumulatively since the effective date of the HTO. Definitions are provided in the endnote.

	Completions (Reporting Period)	**Demolitions** (Reporting Period)	**Net New Units** (Reporting Period)	**Net New Units** (Since Effective HTO Date)
Units by Size				
Studio	82	0	82	82
One Bedroom	1090	0	1090	1090
Two Bedroom	974	0	974	974
Three Bedroom	359	86	273	273
Four or More Bedroom[1]	163	0	163	163

Units by Tenure				
Rental Units[2] – Total	571	0	571	571
Rental – Purpose Built	475	0	475	475
Rental – Secondary Suite	95	0	95	95
Rental – Accessory Dwelling	1	0	1	1
Rental – Co-op	0	0	0	0
Owned Units	2097	86	2011	2011
Units by Rental Affordability				
Market	296	0	296	296
Below Market[3] - Total	275	0	275	275
Below Market - Rental Units with On-Site Supports[4]	0	0	0	0

Note: The City of Richmond has not historically collected bedroom data and the following assumptions have been made when compiling housing unit data: Single Family demolished are all 3-Bedroom units, Secondary Suites are 1-Bedroom units and Single Family constructed units are all 4-Bedroom or more units.

Section 4: MUNICIPAL ACTIONS AND PARTNERSHIPS TO ENABLE MORE HOUSING SUPPLY

A) Describe applicable actions taken in the last 12 months to achieve housing targets, in line with the Performance Indicators in the HTO. Each entry should include a description of how the action aligns with achieving the housing target, the date of completion, and links to any publicly available information. For example:

- Streamlined development approvals policies, processes or systems.
- Updated land use planning documents (e.g., Official Community Plan, zoning bylaws).
- Updated Housing Needs Report.
- Innovative approaches and/or pilot projects.
- Partnerships (e.g., BC Housing, CMHC, or non-profit housing organizations except First Nations – see Section 4 B).
- Other housing supply related actions.

Targeted OCP Update: In February 2026, Council adopted Phase 1 of the City's targeted OCP Update, which included a new 2050 land use map, new housing policies and an update to the Environmentally Sensitive Area (ESA) maps and guidelines. The OCP provides additional capacity for approximately 100,000 new dwelling units and includes incentives for rental and below-market housing.
Official Community Plan Report: Public_Hearing_1-19-2026.pdf (Item 2)

Bill 44 - Small-Scale Multi-Unit Housing (SSMUH): In June 2024, Council amended the zoning of almost 27,000 single-family and duplex lots throughout the City to permit SSMUH. These changes permit up to three, four and six ground-oriented units per lot subject to criteria. As part of the City's ongoing monitoring of SSMUH implementation, Council has adopted subsequent amendments to the City's SSMUH zoning in March 2025 and in February 2026 to support project viability and design flexibility.
SSMUH Report Addressing Setbacks: Open_Council_11-24-2025.pdf (Item 13)
SSMUH Report Addressing Vehicle Parking, Access, and Maneuvering: Revised_Open_Council_2-23-2026.pdf (Item 12A)

Housing Priorities Grant Program: The City launched a grant program in 2024/2025 to help address financial barriers that limit the delivery of affordable rental housing. Funded by the HAF, the program allocated $10 million to support the delivery of 347 affordable rental units over five projects, exceeding the Grant Program's target of 220 units. The developments supported by the Grant Program when completed will also deliver 609 market rental units, for a total of approximately 956 new purpose-built rental units, including affordable and market rental units. Each successful applicant has until November 2027 to receive a Building Permit to receive the grant funding. On July 28, 2028, Council adopted a DCC Waiver Bylaw for 9000 No. 3 Road, a 100% rental housing development. There were 64 rental units secured, of which seven units were voluntary affordable rental units, resulting in a DCC offset (waiver) of $108,000.
Housing Priorities Grant Program Allocation Report: Open_Council_7-28-2025.pdf (Item 10)

Fast-Track Program for 100 per cent Rental Housing: The City has established a fast-track program to expedite the review of development applications for 100 per cent residential rental housing projects, and those including a portion of below-market housing. The City has created a team dedicated to processing rental projects.

Pre-Zoning Strategic Sites for Affordable Housing: Council adopted new OCP policies to support potential opportunities to pre-zone strategic sites in Richmond. This may include pre-zoning for rental housing and/or pre-zoning based on ownership/operation to facilitate the construction of below-market and/or non-market housing.

Affordable Housing Non-Profit Partnership Program: In 2025, a Richmond-focused network of NPOs was established to build partnerships and advance the delivery of affordable housing. There are currently over 20 local NPOs engaged in the program who meet with staff quarterly. Meetings enable the City to provide updates on housing initiatives, seek input on affordable housing policy and share collective lessons learned and market updates.

Automated Plan Review: Council has approved the funding for advancing an Automated Plan Review system, which is under development, using software that evaluates design documents, presented as Building Information Modelling files, to determine conformance to the BC Building Code and critical elements of the Zoning Bylaw.
Provision of Automated Building Code and Zone Review Software Report: Open_Council_7-28-2025.pdf (Item 11)

Permit Optimization Program (POP): The City launched the online MyPermit portal to reduce approval times by optimizing and digitizing the permitting process, for which Council approved funding to advance. The advantage of the online MyPermit portal is that it leverages new technology to improve the customer experience and support end-to-end modernization, including digital submissions, review/ approval, and permit issuance. In 2023, MyPermit portal began accepting Plumbing and Gas permits, followed by an expansion in 2024/2025 of Sprinkler, Demolition and development-related Tree removal permits. In 2026, Servicing Agreements, Rezoning applications, and Building Permits (BP) for Single-Family Dwellings, SSMUH, and BP alteration/addition applications were recently added as additional types of applications that the MyPermit portal will accommodate. Another release is planned for November 2026 that will introduce online Development Permit and Subdivision applications, as well as additional BP application types for new commercial, industrial and multifamily construction projects. Staff have hosted industry engagement sessions to inform MyPermit enhancements, with a strong turnout. To date, over 1,600 applications have been submitted via MyPermit.

Development Permit (DP) Exemption Criteria: In December 2025, Council approved updates to the City's DP exemption criteria. Changes included an inflationary increase to the construction value for exterior renovations from $75,000 to $150,000.
DP Exemption Criteria Report: Open_Council_11-24-2025.pdf (Item 10)

Surety Bond Pilot Program: On July 14, 2025, Council approved a pilot program to permit the use of Surety Bonds as an alternative form of security for DCC installment payments, DP landscape securities, and SA works. On November 10, 2025, Council approved the expansion of the pilot program to permit the use of Surety Bonds for tree survival securities.
Surety Bond Pilot Program Report: Open_Council_7-14-2025.pdf (Item 15)

Harmonization of the Basic Universal Housing Features with the BC Building Code "Adaptable Dwelling Unit" Regulations: On March 9, 2026, Council amended the zoning regulations to harmonize the existing provisions of the Basic Universal Housing Features (Section 4.16) with those described in Section 3.8.5, Adaptable Dwelling Unit, of the current British Columbia Building Code.
Harmonization of the Basic Universal Housing Features with the BC Building Code "Adaptable Dwelling Unit" Regulations Report: Open_Council_3-9-2026.pdf (Item 12)

Development Cost Charges (DCC) Rate Freezing:
On March 9, 2026, Council meeting, Council directed staff to hold DCC rates at 2024 levels until March 2027.
DCC and ACC Public Consultation Update and Referral Response Report: Open_Council_3-9-2026.pdf (Item 15)

2026 UBCM Grant Application (Local Government Development Approvals Program): On March 23, 2026, Council endorsed Staff's application to the Union of British Columbia Municipalities (UBCM) Local Government Development Approvals Program, including the funding stream. The City was successful in receiving the UBCM grant and the work is underway.
Local Government Development Approvals Program - 2026 UBCM Grant Application Report: Open_Council_3-23-2026.pdf (Item 12)

Review of Low-End Market Rental (LEMR) Housing Contribution Rates: On May 25, 2026, Council directed staff to review the Low-End Market Rental (LEMR) contribution rates applied in the review of

rezoning applications associated with larger-scaled developments (i.e., having 60 or more dwelling units). Also, considering current market conditions, the City is reviewing its LEMR contribution rates to ensure such do not hinder the overall financial viability of residential development.
Review of Low-End Market Rental (LEMR) Housing Contribution Rates Report: Open_Council_5-25-2026.pdf (Item 8)

Housing Office Consultation on City Owned Sites: On May 25, 2026, Council directed staff to initiate City-wide public engagement, commencing in summer 2026 to capture community input on the City's proposal to build a portfolio of approximately 260 new affordable rental homes on four City-owned sites. The four City-owned sites that have been identified for potential affordable housing development are 23560 Westminster Hwy, 10171 No. 2 Rd, 8000 No. 3 Rd, and 4320 Moncton St.
Development of Four City-Owned Sites for Affordable Housing: Initial Community Engagement Program Report: Open_Council_5-25-2026.pdf (Item 9)

Response to Provincial Housing Bills: Density Bonus and Inclusionary Zoning Requirements and Associated Zoning Bylaw Amendments: On May 25, 2026, Council approved the bylaws to allow that the City's existing standard residential and mixed-use zones could be brought into compliance with the Local Government Act as amended by Bill 16, prior to the Provincial deadline of June 30, 2026. The purpose of the zoning bylaw changes was to amend the density bonus provisions in existing standard Small-Scale Multi-Unit Housing zones and remove the density bonus provisions in other existing standard residential and mixed-use zones; and also to create a new reserve fund for cash-in-lieu of affordable housing received through a density bonus bylaw.
Response to Provincial Housing Bills: Density Bonus and Inclusionary Zoning Requirements and Associated Zoning Bylaw Amendments Report: Open_Council_5-25-2026.pdf (Item 10)

Establishment of DCC rates for the new SSMUH development category
On June 8, 2026, Council approved bylaw amendments that would establish a DCC framework for SSMUH developments, while maintaining (freezing) current DCC rates for other development categories.
Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw No. 10732 Report: Open_Council_6-8-2026.pdf (Item 17)

B) Please provide any information about First Nation partnerships and/or agreements including planning, servicing and infrastructure that support delivery of housing on First Nation land including delivered and/or projected housing units.

Council has approved potential funding pending the outcome of the proposed Rezoning / Development Permit for the redevelopment of Bill Rigby Manor, located at 4100 Chatham Street, into a 104-unit building for seniors and families. Bill Rigby Manor is currently owned by BC Indigenous Housing Society. On February 27, 2026, the City received an application for rezoning (RZ # 26-006626) to permit a mixed-use development with approximately 350 m^2 of non-residential floor area and 104 affordable rental residential units, contained in one building of up to six storeys. The application is still in circulation at the City.

Section 5: APPROVED HOUSING DEVELOPMENT APPLICATIONS

Report the number of approved applications issued by type since the effective date of the HTO. Each project should only be recorded once for the **most current** application type. Provide the estimated number of new housing units to be delivered for each application category.

NOTE: units issued occupancy permits should be recorded in Section 2.

	Rezoning	Development Permit	Building Permit	Total
Applications	0	6	164	170
New Units	0	32	430	462
Unit Breakdown				
Units by Size				
Studio	0	0	12	12
One Bedroom	0	0	117	117
Two Bedroom	0	6	29	35
Three Bedroom	0	15	169	184
Four or More Bedroom[1]	0	11	103	114
Units by Tenure				
Rental Units[2] – Total[2]	0	0	157	157
Rental – Purpose Built	0	0	64	64
Rental – Secondary Suite	0	0	93	93
Rental – Accessory Dwelling	0	0	0	0
Rental – Co-op	0	0	0	0
Owned Units	0	32	273	273
Units by Rental Affordability				
Market	0	0	150	150
Below Market[3] - Total	0	0	7	7
Below Market - Rental Units with On-Site Supports[4]	0	0	0	0

Note: The City of Richmond has not historically collected bedroom data and the following assumptions have been made when compiling housing unit data: Single Family demolished are all 3-Bedroom units, Secondary Suites are 1-Bedroom units and Single Family constructed units are all 4-Bedroom or more units.

Section 6: WITHDRAWN OR NOT APPROVED HOUSING DEVELOPMENT APPLICATIONS

A) Indicate the number of applications and the estimated number of proposed units withdrawn by applicants, and /or not approved by staff or Council during this reporting period. Please include rezoning applications, development permits, and building permits.

	Applications Withdrawn	Applications Not Approved
Applications	5 (RZ+DP) ,1 (BP)	0
Proposed Units	15 (RZ+DP), 134 (BP)	0

B) Provide a description of each application (e.g., rezoning, development permit, building permit) and brief summary of why each project was withdrawn or not approved.

Address	Rational for Project Being Withdrawn or Not Approved	Project Description	Total Units
140 Wellington Cres	Due to new SSMUH policies implemented, rezoning application is not required	Applicant had applied to the City of Richmond for permission to rezone 140 Wellington Cres. from Single Detached (RS1/E) to Coach House (ZS20) - Burkeville to permit a coach house above a detached garage, with vehicle access to a rear lane, with one unit proposed.	1
10511 Lassam Road	Cancelled due to inactivity	Applicant had applied to the City of Richmond to rezone 10511 Lassam Road from Single Detached RS1/E to Single Detached RS2/B to subdivide to two equal lots, with two units proposed.	2
6660 Francis Rd	Cancelled due to inactivity	Applicant had applied to the City of Richmond to rezone 6660 Francis Road from Single Detached (RS1/E) to Arterial Road Two-Unit Dwelling (RDA).	2
10840 Bonavista Gate	Applicant withdrawn	Applicant had applied to the City of Richmond to rezone 10840-10860 Bonavista Gate from the RD-1 (Two-Unit Dwellings) zone to the RS2/C (Single Detached) zone to subdivide the existing duplex lot into two single family lots.	2
6560 and 6580 Williams Road	Applicant withdrawn due to change in development plans	Applicant had applied to the City of Richmond to develop two 3-storey townhouses at 6560 and 6580 Williams Road with five units building fronting Williams Road and three units building at the rear.	8

8131 Westminster Highway	Applicant recently canceled the Building Permit and Associated Development Permit as they no longer intend on proceeding with the development at this time.	Applicant had applied to the City of Richmond for permission to develop 8131 Westminster Hwy to construct a 14-storey mixed-use building, with 122 residential units and 13 LEMR units.	134

Section 7: OTHER INFORMATION

Provide any other information not presented above that may be relevant to the municipality's effort and progress toward achieving the housing target.

The City has implemented new data collection processes and systems at intake, including demolition and housing declaration forms.

Section 8: SUMMARY OF PLANNED ACTIONS TO MEET TARGETS

If the housing target has not been met for the reporting period, please provide a summary of planned and future actions in line with the Performance Indicators that the municipality intends to take to meet housing targets during the two-year period following this report. For each action, provide:

- a description of how the action aligns with achieving the housing target;
- dates of completion or other major project milestones;
- links to any publicly available information; and
- the number of units anticipated by completing the action.

NOTE: THIS SECTION IS NOT APPLICABLE FOR INITIAL SIX-MONTH REPORTING.

Name of Action:	
Description of Action:	
Completion/Milestone Date:	
Link:	**Number of Units:**

Name of Action:	
Description of Action:	
Completion/Milestone Date:	
Link:	**Number of Units:**

Name of Action:	
Description of Action:	
Completion/Milestone Date:	
Link:	**Number of Units:**

**Copy/Paste above description tables as needed*

[1] If needed due to data gaps, it is acceptable to report "Three Bedroom" and "Four or More Bedroom" as one figure in the "Three Bedroom" row.
[2] **Rental Units** include purpose built rental, certain secondary rentals (secondary suites, accessory dwellings) and co-op.
[3] **Below Market Units** are units rented at or below 30% of the local Housing Income Limits (HIL) per unit size.
[4] **Below Market Rental Units with On-Site Supports** are units rented at the Income Assistance Shelter rate providing permanent housing and on-site supports for people to transition out of homelessness.

BRITISH COLUMBIA

Appendix B – Housing Unit Breakdown as Guidance for the City of Richmond

The following guidelines are based on 75% of the Province's estimated housing need by unit size, tenure, rental affordability, and rental units with on-site support. Needs are estimated over a five-year timeframe between 2025 and 2030.

UNITS BY SIZE	GUIDELINE
Studio/One bedroom	4,475 (1-bedroom minimum: 1,430)
Two Bedroom	1,141
Three or More Bedroom	1,137

UNITS BY TENURE	GUIDELINE
Rental Units	5,166
Owned Units	1,587

Rental units: *Number of new rental units built in prescribed municipality, including purpose built rental and secondary rental (e.g. secondary suites, accessory dwellings, etc.).*

RENTAL AFFORDABILITY	GUIDELINE
Below Market	2,728
Market	2,438

Below Market: *Number of rental units which are at or below 30% of the local Housing Income Limits (HIL) per unit size.*

SUPPORTIVE RENTAL UNITS	TOTAL
With On-site Supports	334

Supportive rental units with On-Site Supports: *Number of below-market rental units with on-site supports to provide permanent housing for people to transition out of homelessness.*