

Schedule 2 to the Minutes of the Planning Committee meeting of Richmond City Council held on Tuesday, November 8, 2016.

TO: MAYOR & EACH COUNCILLOR
FROM: CITY CLERK'S OFFICE



City of Richmond

Memorandum
Planning and Development Division
Development Applications

PHOTOCOPIED

To: Mayor and Councillors

Date: November 7, 2016

From: Wayne Craig
Director, Development

File: 10-6350-00/Vol 01

NOV - 8 2016

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Re: Arterial Road Policy Update and Affordable Housing Strategy Review

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This memorandum provides Mayor and Councillors with information on two major policy reviews which are currently underway and the relevance of these initiatives to the provision of affordable housing through the redevelopment process.

Arterial Road Policy Update

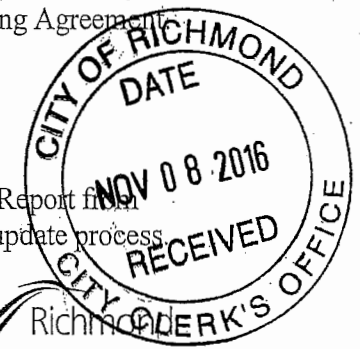
The Arterial Road policies in Richmond Official Community Plan (OCP) Bylaw 9000 provide the land use vision for the City's arterial roads. A staff report regarding the Arterial Road Policy review is scheduled for consideration at the November 8, 2016 Planning Committee meeting. The Policy identifies a range of land uses potentially available for modest densification on the major and minor arterial roads in Central Richmond and the Steveston areas.

The Arterial Road Policies support a number of goals identified in the OCP for orderly growth and transit-friendly development, while also providing opportunities for increasing the supply and diversity of housing stock in the City. The land use options contained in the Arterial Road Policies will produce more dwelling units with varying unit sizes and ownership arrangements. In general terms, these additional housing typologies will increase housing affordability within the City. The Arterial Road Policies also support the City's Affordable Housing Strategy by ensuring that secondary suites and cash-in-lieu contributions towards the Affordable Housing Reserve are secured through the rezoning process. The provision of these affordable housing contributions increases the supply of rental housing units in the City while also providing financial contributions that enable the City to leverage these funds to create additional affordable housing units in the City.

The proposed revisions to the Arterial Road Policy also include a new policy aimed at increasing the potential supply of built Low End Market Rental (LEMR) units in arterial road townhouse projects. The proposed policy would enable Council to consider an additional density bonus as part of townhouse projects, provided that the density bonus is used for the provision of approximately 15% of the overall density on the site as constructed LEMR units secured by a Housing Agreement.

Affordable Housing Strategy Review Update

The City's Affordable Housing Strategy is currently under review. Item No.2 on the November 8, 2016 Planning Committee agenda is the Housing Affordability Profile Report for Community Services; which concludes Phase 1 of the Affordable Housing Strategy update process.



November 7, 2016

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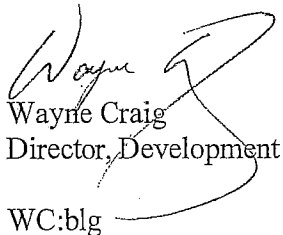
The Report outlines the results of various stakeholder consultation sessions, combined with housing affordability statistics (previously presented to Council in March, 2016).

Staff anticipate bringing forward a report with final policy recommendations to Planning Committee and Council in the second quarter of 2017. The strategy review will include a comprehensive assessment of the three priorities within the Affordable Housing Strategy. These priorities, listed in order, are Affordable Subsidized Rental, Affordable Low End Market Rental and Affordable Entry Level Ownership. The review of the affordable entry level ownership portion of the strategy will include best practices research, including the assessment of existing models such as the Whislter, BC affordable home ownership program, in order to ensure that a Richmond specific strategy is developed.

Any revisions to the Arterial Road Policies required as a result of the Affordable Housing Strategy review outcomes will be addressed in the future after Council's consideration of the Affordable Housing Strategy review.

Related to the Affordable Housing Strategy, staff has also initiated a review of purpose-built multi-family market rental housing policies. A Staff Report on this topic is anticipated to be brought forward to Planning Committee and Council in 2017. This Report will focus on potential measures to protect the existing stock of purpose-built multi-family market rental housing, as well as identifying potential incentives to encourage new market rental housing.

If you have any further questions, please contact me at 604-247-4625.



Wayne Craig
Director, Development

WC:blg

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