



**Planning Committee
Electronic Meeting**

**Council Chambers, City Hall
6911 No. 3 Road
Tuesday, October 4, 2022
4:00 p.m.**

Pg. # ITEM

MINUTES

PLN-4 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on September 20, 2022.*



NEXT COMMITTEE MEETING DATE

October 18, 2022, (tentative date) at 4:00 p.m. in Council Chambers.

PLANNING AND DEVELOPMENT DIVISION

- 1. APPLICATION BY IQBAL SINGH BHULLAR FOR REZONING AT 10331/10333 BIRD ROAD FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “SINGLE DETACHED (RS2/B)” ZONE**
(File Ref. No. RZ 22-011049) (REDMS No. 6968863)

PLN-9

See Page PLN-9 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10415, for the rezoning of 10331/10333 Bird Road from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone, be introduced and given first reading.



2. **DRAFT YOUTH STRATEGY 2022-2032**

(File Ref. No. 07-3425-02) (REDMS No. 6953998)

PLN-30

See Page PLN-30 for full report

Designated Speaker: Chris Duggan

STAFF RECOMMENDATION

- (1) *That the draft Youth Strategy 2022–2032, as outlined in the staff report titled “Draft Youth Strategy 2022–2032,” dated August 23, 2022 from the Director, Community Social Development, be approved;*
- (2) *That staff be authorized to seek public feedback on the draft Youth Strategy for the purposes of finalizing the strategy; and*
- (3) *That staff report back to City Council with the final Youth Strategy, including a summary of the public feedback received.*



3. **HOUSING AGREEMENT BYLAW NO. 10135 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS AT 5491 NO. 2 ROAD**

(File Ref. No. 08-4057-20-023) (REDMS No. 6556140)

PLN-121

See Page PLN-121 for full report

Designated Speaker: Kim Somerville

STAFF RECOMMENDATION

That Housing Agreement (5491 No. 2 Road) Bylaw No. 10135 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of section 483 of the Local Government Act, to secure the Affordable Housing Units required by Development Permit DP 19-866690.



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ITEM

4. MANAGER'S REPORT

ADJOURNMENT





Planning Committee

Date: Wednesday, September 7, 2022

Place: Council Chambers
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo, Vice-Chair (by teleconference)
Councillor Chak Au
Councillor Carol Day
Councillor Andy Hobbs
Councillor Harold Steves (by teleconference)

Also Present: Councillor Linda McPhail (by teleconference)
Councillor Michael Wolfe (by teleconference)

Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on July 19, 2022, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

1. APPLICATION BY GBL ARCHITECTS FOR REZONING AT 8880 COOK ROAD/8751 CITATION DRIVE FROM THE “LOW RISE APARTMENT AND TOWN HOUSING (ZLR32) – BRIGHOUSE VILLAGE (CITY CENTRE)” ZONE TO THE “LOW RISE RENTAL APARTMENT (ZLR44) – BRIGHOUSE VILLAGE (CITY CENTRE)” ZONE

(File Ref. No. RZ 21-932698) (REDMS No. 6916478)

In reply to a query from the Committee, staff advised (i) the minimum size of the moderate-income housing units will be equivalent to those required in the Low-End Market Rental (LEMR) housing program, (ii) the rental rates for the moderate-income housing units will be higher than those in the LEMR housing program, (iii) the City’s market rental housing policies do not require the additional density granted for 100% rental projects be for LEMR units, (iv) there are 13 units that would need to be removed from the project in order to retain the trees along Cook Road. Extensive investigation was done to see if these units could be relocated but it was not possible without compromising the building form, (v) confirmation that the single-storey units meet all basic universal accessibility requirements, (vi) staff could work with the developer through the development permit process to have some of the rental units designed to be fully wheelchair accessible, (vii) the rezoning application was submitted to the City in May 2021, (viii) the building form being presented balances a number of the City’s objectives, maximizes the density and ensures the livability for future tenants of the development, (ix) the proposed 6-storey wood frame building form is the most cost effective and balances the economic viability of the rental project with costlier forms of construction, (x) Council has approved similar six-storey wood frame rental developments, (xi) the project exceeds the City’s policy requirements for rental housing, (xii) the development may be used as a template for future rental developments in the Official Community Plan (OCP) review, (xiii) the B.C. Housing, Housing Income Limits for Vancouver rental rates and tenant income will be the criteria for moderate-income housing eligibility, (xiv) there is no way to guarantee that the trees along Cook Road would survive the construction despite the tree protection measures that would be required by the City, (xv) a low carbon energy plant will be constructed and ownership will be transferred to the City as part of the development, (xvi) the relaxation of parking requirements is supported by the transportation demand management measures associated with the project, and (xvii) the rezoning application was processed under the City’s policy for rental housing.

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As a result of the discussion, the following **referral** motion was introduced.

It was moved and seconded

That staff be requested to negotiate lower rental rates and an increase in the number of units with the applicant.

DEFEATED

Opposed: Clr. Au

Clr. Hobbs

Clr. Loo

Clr. McNulty

It was moved and seconded

- (1) *That Official Community Plan Bylaw 7100, Amendment Bylaw 10395, to amend Schedule 2.10 of Official Community Plan Bylaw No. 7100 (City Centre Area Plan), to permit alternate housing forms (i.e. other than high-density townhouses), on a site-specific basis for rezoning applications that provide additional affordable housing and/or market rental housing to address community need, be introduced and given first reading;*
- (2) *That Bylaw 10395, 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 found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;*
- (3) *That Bylaw 10395, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10396 to:*
 - (a) *Discharge "Land Use Contract (LUC 025)", entered into pursuant to "Imperial Ventures Ltd. Land Use Contract Bylaw No. 3108 (RD19308)", from the Title of 8880 Cook Road/8751 Citation Drive;*
 - (b) *Amend the "Low Rise Apartment and Town Housing (ZLR32) – Brighthouse Village (City Centre)" zone to remove all references to 8880 Cook Road/8751 Citation Drive;*
 - (c) *Create the "Low Rise Rental Apartment (ZLR44) – Brighthouse Village (City Centre)" zone, and rezone 8880 Cook Road/8751 Citation Drive from the "Low Rise Apartment and Town Housing (ZLR32) – Brighthouse Village (City Centre)" zone to "Low Rise Rental Apartment (ZLR44) – Brighthouse Village (City Centre)" zone;*

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be introduced and given first reading.

CARRIED

Opposed: Clr. Day

Clr. Steves

2. **APPLICATION BY RANDY SCHUETTE AND UPDESH JOHAL FOR REZONING AT 7600 & 7620 ASH STREET FROM THE “SINGLE DETACHED (RS1/F)” ZONE TO THE “SINGLE DETACHED (RS2/E)” ZONE AND “SINGLE DETACHED (ZS14) – SOUTH MCLENNAN (CITY CENTRE)” ZONE**

(File Ref. No. RZ 19-853820) (REDMS No. 6383850)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10126, for the rezoning of 7600 & 7620 Ash Street from the “Single Detached (RS1/F)” zone to the “Single Detached (RS2/E)” zone and the “Single Detached (ZS14) – South McLennan (City Centre)” zone, be introduced and given first reading.

CARRIED

3. **APPLICATION BY GROOTENDORST'S FLOWERLAND NURSERY LTD. FOR AN AGRICULTURAL LAND RESERVE NON-ADHERING RESIDENTIAL USE AT 15140 WESTMINSTER HIGHWAY**

(File Ref. No. AG 22-007162) (REDMS No. 6940472)

In reply to a query from the Committee, staff advised (i) the application must be approved by the Agricultural Land Commission (ALC) in addition to Council approval, (ii) the property must be rezoned to allow for the secondary dwelling to be renovated and expanded, and (iii) staff would be able to receive the rezoning application but it cannot be brought forward to Council for consideration until a decision is rendered by the ALC.

Discussion ensued regarding (i) the application meets the City's current zoning requirements and the requirements intended for the Agricultural Land Reserve (ALR).

It was moved and seconded

That the application by Grootendorst's Flowerland Nursery Ltd., for an Agricultural Land Reserve Non-Adhering Residential Use to allow an addition to an existing single-family dwelling at 15140 Westminster Highway for the purpose of accommodating accessibility features, be forwarded to the Agricultural Land Commission.

CARRIED

4.

Planning Committee
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4. MANAGER'S REPORT

(i) Personnel Changes

The new Planner 1 in the Development Application team was introduced.

(ii) Rental Housing Project on the Brighthouse United Church Site

The Brighthouse United Church has informed the City that it must divest itself of the property. The existing development application will be held open until a purchaser decides whether to proceed with the rental housing project.

(iii) Metro Vancouver Regional Growth Strategy

Staff reported on the process to accept Metro 2050.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:56 p.m.).

CARRIED

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 Wednesday, September 7, 2022.

Councillor Bill McNulty
Chair

Carol Lee
Recording Secretary



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: September 15, 2022
File: RZ 22-011049

Re: Application by Iqbal Singh Bhullar for Rezoning at 10331/10333 Bird Road from the "Single Detached (RS1/E)" Zone to the "Single Detached (RS2/B)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10415, for the rezoning of 10331/10333 Bird Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.

Wayne Craig
Director, Development
(604-247-4625)

WC:na
Att. 8

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	

Staff Report

Origin

Iqbal Singh Bhullar has applied to the City of Richmond, on behalf of the owners Pardeep Bhullar, Navjinder Bhullar and Gurveer Bhullar, for permission to rezone 10331/10333 Bird Road from the “Single Detached (RS2/E)” zone to the “Single Detached (RS2/B)” zone in order to permit the property to be subdivided into two lots. A location map and aerial photo are provided in Attachment 1. A survey showing the proposed subdivision plan is provided in Attachment 2.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 3.

Subject Site Existing Housing Profile

There is an existing non-conforming duplex (two-unit dwelling) on the subject site. The existing duplex is not strata titled. Both units are currently owner occupied and one unit contains a secondary suite that is untenanted. The owners intend on moving into the proposed new homes.

Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: A BC hydro line corridor on a provincially-owned parcel zoned “School & Institutional Use (SI)”.

To the South: Across Bird Road, single family homes on lots zoned “Single Detached (RS1/B)” and a property zoned “Single Detached (RS1/B)”.

To the East: A two-unit dwelling on a lot zoned “Single Detached (RS1/E)” fronting Bird Road.

To the West: A two-unit dwelling on a lot zoned “Single Detached (RS1/E)” fronting Bird Road.

Related Policies & Studies

Official Community Plan/East Cambie Area Plan

The subject property is located in the East Cambie Planning Area. The OCP’s Land Use Map designation for this property is “Neighbourhood Residential”. The East Cambie Area Plan’s Land Use Map designation for this property is “Residential (Single-Family Only)” (Attachment 4). This redevelopment proposal is consistent with these designations.

Single-Family Lot Size Policy 5424/Zoning Bylaw 8500

The subject property is located within the area covered by Lot Size Policy 5424, adopted by City Council in 1989 (Attachment 5). The Policy permits properties along Bird Road to be rezoned and subdivided in accordance with the provisions of the “Single Detached (RS1/B)” zone. The proposed rezoning complies with the Lot Size Policy.

The subject site is currently occupied by a duplex. Amendment procedures contained in Section 2.3 of Richmond Zoning Bylaw 8500 indicate Lot Size Policies are not applicable for rezoning applications on sites that contain a duplex and which are intended to be subdivided into no more than two (2) single-family lots. Each lot at the subject site will be approximately 12 m (40 ft.) wide and approximately 691 m² (7,437.8 ft²) in area. The proposed subdivision would comply with these requirements.

Aircraft Noise Sensitive Development (ANSD) Policy

The ANSD Policy applies to the subject site, which is located within the “Aircraft Noise Notification Area (Area 4)”. In accordance with this Policy, all aircraft noise sensitive land uses may be considered. Prior to rezoning adoption, the applicants are required to register an aircraft noise sensitive use covenant on Title to address public awareness and to ensure aircraft noise mitigation is incorporated into dwelling design and construction.

Ministry of Transportation & Infrastructure Approval

As the subject site is located within 800 m of an intersection of a Provincial Limited Access Highway and a City road, this redevelopment proposal was referred to the Ministry of Transportation and Infrastructure (MOTI) for review and comment. Preliminary confirmation has been received from MOTI indicating that they have no objections to the proposed redevelopment and that preliminary approval has been granted for a period of one year. Final approval from MOTI is required prior to final adoption of the rezoning bylaw.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

This redevelopment proposes to rezone and subdivide the subject site into two new single-family lots with vehicle access from Bird Road.

Existing Legal Encumbrances

There is an existing restrictive covenant registered on Title that does not involve the City, restricting the use of the subject property to not more than one dwelling and for it to be a certain form and character (Document No. 167067C). The applicant's lawyer has indicated that discharging the covenant is not necessary as subdividing and building dwellings (including secondary suites) on the property would be permitted under the covenant.

There is an existing 6 m wide utility right-of-way (ROW) for sanitary service services that runs east-west through the rear portion of the subject site. The applicant has been advised that no encroachment into the ROW is permitted.

Transportation and Site Access

Vehicle access to the proposed lots is from Bird Road via separate driveway crossings and driveways. The conceptual plan (Attachment 6) demonstrates that the existing location of the driveways will be maintained and the Lot 2 driveway is to conform to the Tree Protection Zone.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses nine bylaw-sized trees (Tag# 948, 949, 950, 951, 952, 953, 954, 955 and 956) on the subject property, zero trees on neighbouring properties, and zero street trees on City property.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the Arborist's findings, with the following comments:

- One tree, tag# 949 located in the front yard of the proposed lot 2 (45 cm caliper multi-stem Magnolia), is in good condition and is to be retained with some modification to the front driveway and minimum building setback (i.e. from 6.0 m to 7.52 m) from the front property line. A Tree Survival Security of \$10,000.00 is required.
- One tree, tag# 955 located along the rear property line of proposed lot 2 (33 cm caliper Oak) is in good condition and is to be retained and protected. A Tree Survival Security of \$10,000.00 is required.
- Three trees, tag# 950, 951 and 952 located on proposed lot 2 are in good condition but are in direct conflict with the proposed development. The building envelope is already constrained due to tree retention in the front yard (tag#949) and due to the location of the utility SRW in the rear therefore the three trees are recommended to be removed.
- Four trees, tag# 948, 953, 954 and 956 located on proposed lot 2 are all in poor condition; Sparse 50%-60% dead canopy or exhibiting heaving of the critical root zone – therefore, are not good candidates for retention and should be replaced.
- Replacement trees to be provided at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove seven on-site trees (Tag # 948, 950, 951, 952, 953, 954, and 956). The 2:1 replacement ratio would require a total of 14 replacement trees. The applicant has agreed to plant five new trees on proposed Lot 1 and three new trees on proposed Lot 2; for a total of eight trees. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
8	8 cm	4 m

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$4,500.00 to the City's Tree Compensation Fund in lieu of the remaining 6 trees that cannot be accommodated on the subject property after redevelopment.

Tree Protection

Two trees (Tag# 949 and 955) on the property are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 7). Staff worked with the applicant team to ensure that the proposed Lot 2 allowable building envelope has been purposely modified to facilitate the retention of a Magnolia tree (tag # 949) located in the front yard.

To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- A legal agreement will be registered on Title as a condition of rezoning to ensure that upon Building Permit issuance the Tree Protection Zones and additional minimum front yard setback requirement for the proposed Lot 2 building envelope from 6.0 m to 7.52 m is maintained.
- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission to the City of a tree survival security in the amount of \$20,000.00 for the two trees located on-site (Tag# 949 and 955).
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Affordable Housing Strategy

The City's Affordable Housing Strategy for single-family rezoning applications requires a secondary suite or coach house on 100% of new lots created through single-family rezoning and subdivision applications; a secondary suite or coach house on 50% of new lots created and a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of the total buildable area of the remaining lots; or a cash-in-lieu contribution of the total buildable area of all lots where a secondary suite cannot be accommodated in the development.

Consistent with the Affordable Housing Strategy, the applicant has proposed to provide a one-bedroom secondary suite of minimum 35.6 m² (383 ft²) in each of the dwellings to be constructed on the new lots, for a total of two suites. Prior to the adoption of the rezoning bylaw, the applicant must register a legal agreement on Title to ensure that no Building Permit inspection is granted until a minimum one-bedroom secondary suite of approximately 35.6 m² (383 ft²) is constructed on each of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Site Servicing and Frontage Improvements

At the subsequent subdivision stage, the applicant must enter into a Servicing Agreement for the design and construction of the required site servicing works and improvements outlined in Attachment 8, including the installation of a new sidewalk along the Bird Road frontage and the installation of a new sanitary connection to service both lots.

In addition, at the subdivision stage the applicant is required to pay the current year's taxes, Development Cost Charges (City, Metro Vancouver and TransLink), School Site Acquisition Charges, and Address Assignment Fees.

Financial Impact

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

Conclusion

The purpose of this rezoning application is to rezone the property at 10331/10333 Bird Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two lots.

The rezoning application complies with the land use designation and applicable policies contained within the OCP, East Cambie Area Plan and Lot Size Policy 5424 for the subject site.

The list of rezoning considerations is included in Attachment 8; which has been agreed to by the applicant (signed concurrence on file).

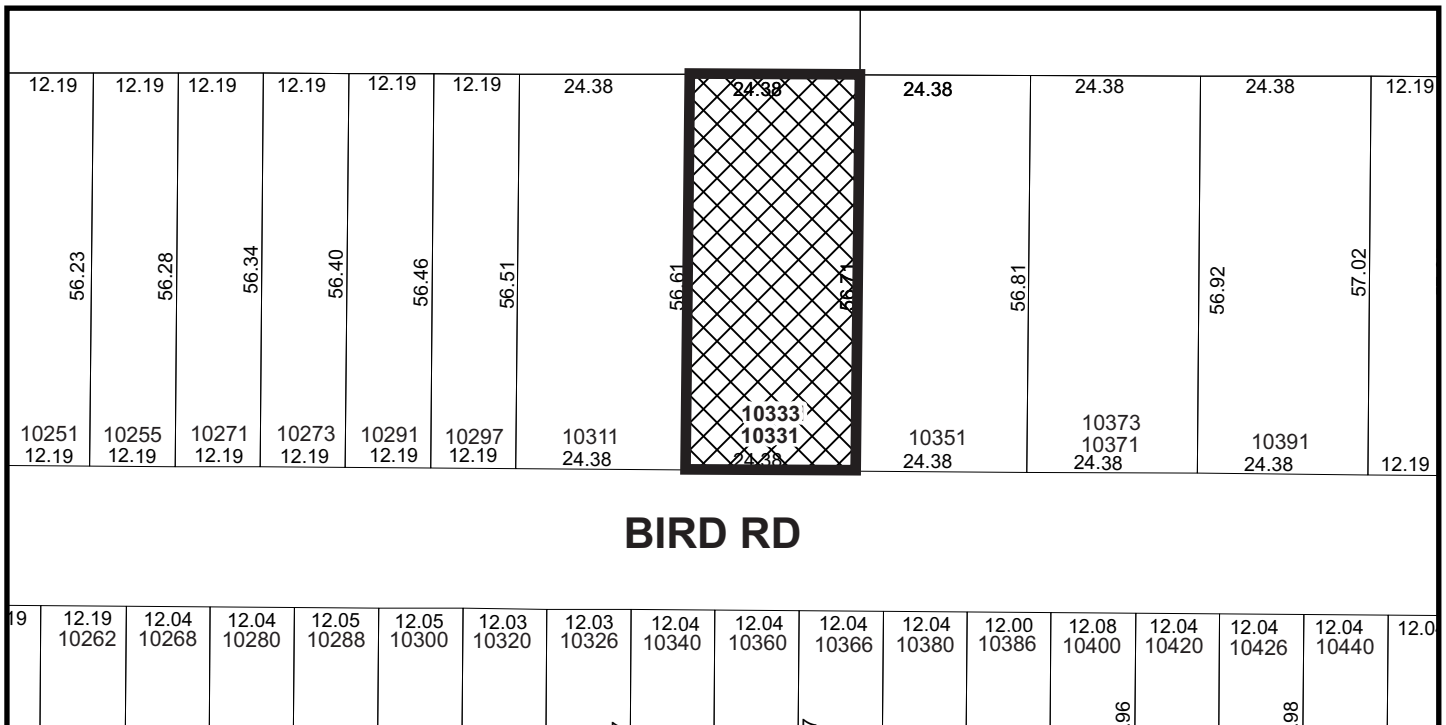
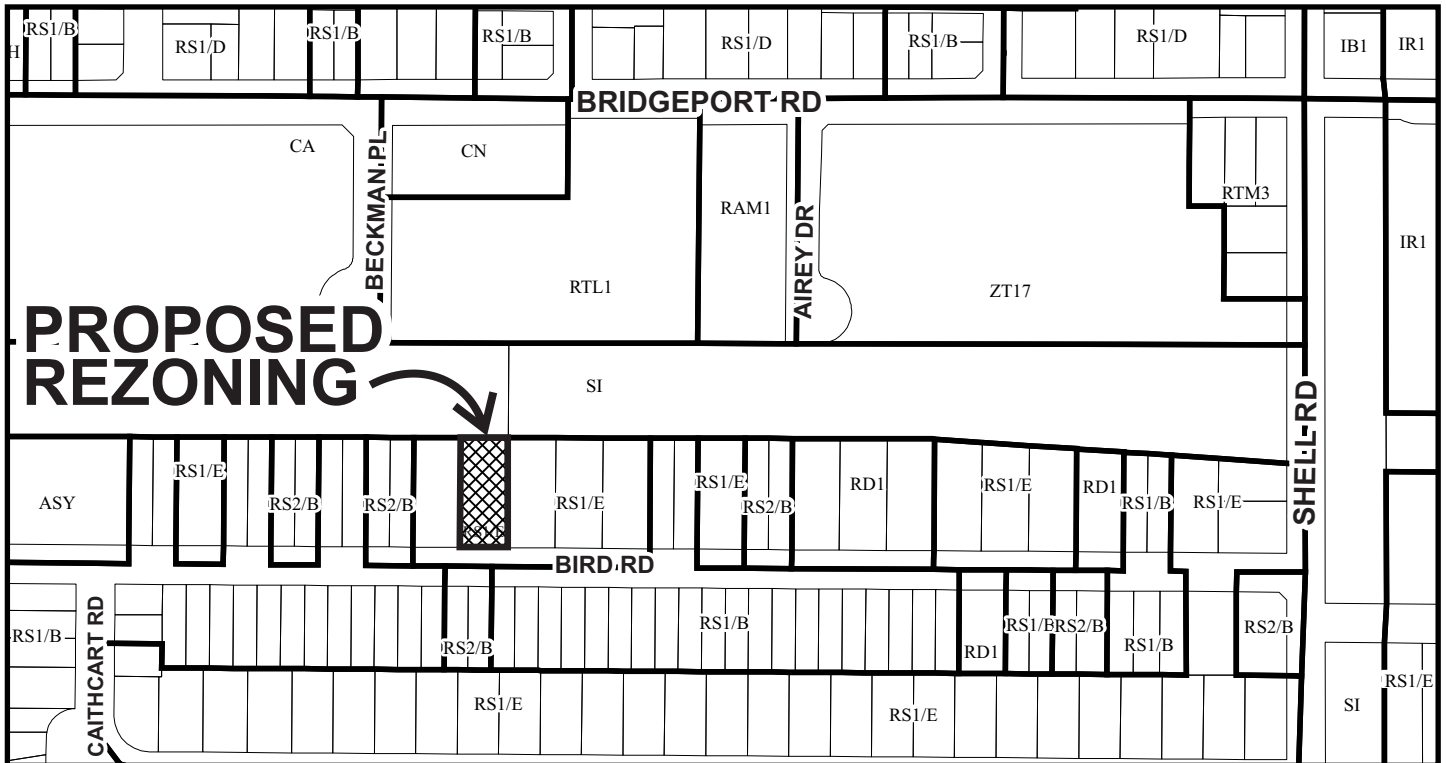
On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10415 be introduced and given first reading.



Nathan Andrews
Planning Technician
(604-247-4911)

NA:js

- Att. 1: Location Map/Aerial Photo
2: Site Survey and Proposed Subdivision Plan
3: Development Application Data Sheet
4: East Cambie Area Plan
5: Single-Family Lot Size Policy 5424
6: Conceptual Development Plan
7: Tree Retention Plan
8: Rezoning Considerations



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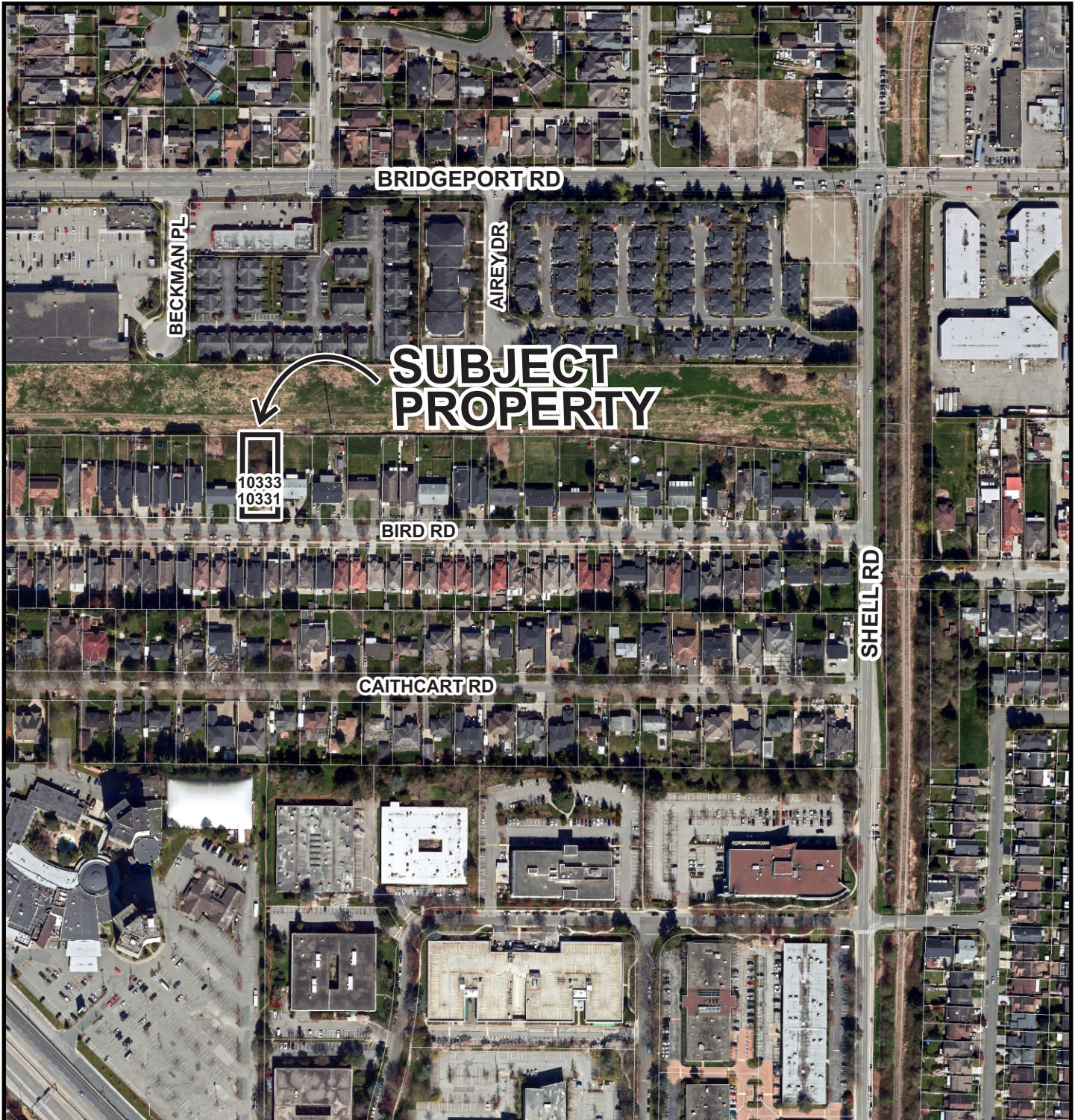
Original Date: 05/09/22

Revision Date:

Note: Dimensions are in METRES



City of Richmond



RZ 22-011049

PLN - 17

Original Date: 05/09/22

Revision Date:

Note: Dimensions are in METRES

TOPOGRAPHIC SITE PLAN OF LOT 40 BLOCK B SECTION 26 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 14105

CIVIC ADDRESS:

10331 Bird Road, Richmond, BC
PLN 007-462-370

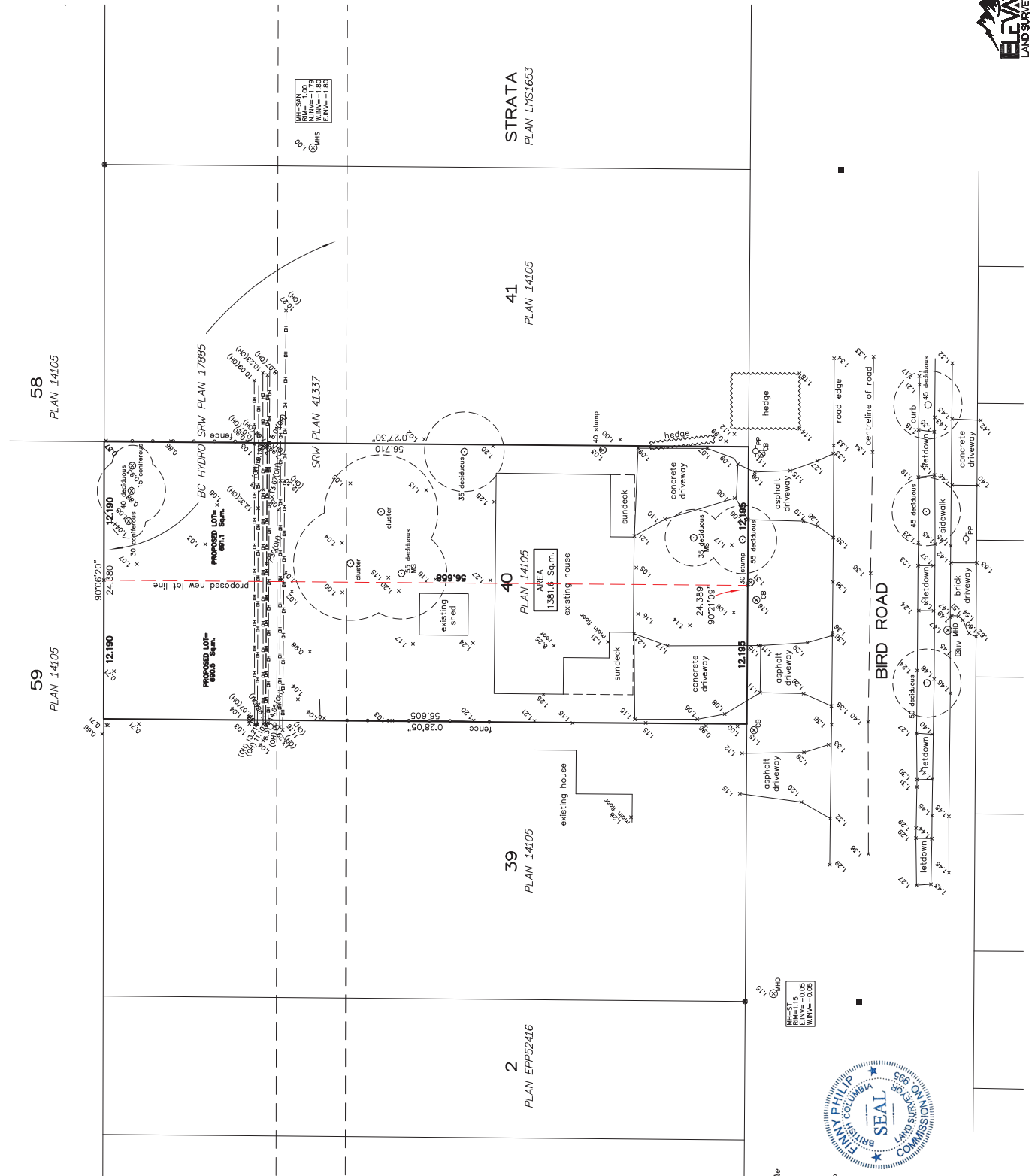
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ALL DISTANCES ARE IN METRES

- LEGEND**
- DENOTES LEAD PLUG FOUND
 - DENOTES STANDARD IRON POST FOUND
 - Sqm. DENOTES SQUARE METRES
 - CB DENOTES CATCH BASIN - ROUND
 - UP DENOTES UTILITY POLE
 - WHS DENOTES SANITARY MANHOLE
 - WHS DENOTES STORM MANHOLE
 - ⊗ DENOTES TREE AND CANOPY EXTENT
 - ⊗ DENOTES GROUND ELEVATION
 - (OH) DENOTES OVERHEAD POWERLINE ELEVATION
 - OH — DENOTES OVERHEAD HYDRO LINES



PLN - 18

2
PLAN EPP5241639
PLAN 1410540
PLAN 1410541
PLAN 14105STRATA
PLAN LMS1653

Lot dimensions are derived from FIELD SURVEY

Elevations are Geodetic (CVD28 GVRD-2018 - IN METERS) from Control Monument 789471 located in the middle of the road between Lot 40 and Lot 41. Elevation = 1.035m and checked to HFW194 = 1.337m

Invert elevations and offsets of services from property lines are derived from municipal records and field survey. Contractors to verify all service locations and inverts prior to construction.

Spot elevations along curb are taken in gutter

Tree diameters are taken at 1.4m above grade and are shown in cm.

This Plan was prepared for architectural design and permit purposes, and is for the exclusive use of our client. The client acknowledges that the plan is not a final document and that any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.

CERTIFIED CORRECT
DATED THIS 23rd DAY OF MARCH, 2022

Finny Philip

BCL

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finny@elevatelandsurveying.com

604-385-5571



RZ 22-011049

Attachment 3

Address: 10331/10333 Bird Road

Applicant: Iqbal Singh Bhullar

Planning Area(s): East Cambie

	Existing	Proposed
Owner:	Pardeep Bhullar, Navjinder Bhullar, and Gurveer Bhullar	To be determined
Site Size (m²):	1,381.6 m ²	Lot 1: 690.5 m ² Lot 2: 691.1 m ²
Land Uses:	One (1) two-family dwelling	Two (2) single-family dwellings
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Residential (Single-Family Only)	No change
Lot Size Policy Designation:	Single Detached (RS1/B)	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)
Number of Units:	2	2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	none permitted
Buildable Floor Area (m ²):*	Lot 1: Max. 323.3 m ² (3,480 ft ²) Lot 2: Max. 323.5 m ² (3,482 ft ²)	Lot 1: Max. 323.3 m ² (3,480 ft ²) Lot 2: Max. 323.5 m ² (3,482 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 25%	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 25%	none
Lot Size:	Min. 360 m ²	Lot 1: 690.5 m ² Lot 2: 691.1 m ²	none
Lot Dimensions (m):	Min. Width: 12.0 m Min. Depth: 24.0 m	Width: 12.2 m Depth: 56.6 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 10.7 m Side: Min. 1.2 m	Front: 7.52 m Rear: 21.54 m Side: Min. 1.2 m	none
Height (m):	Max. 2 ½ storeys	Max. 2 ½ storeys	none

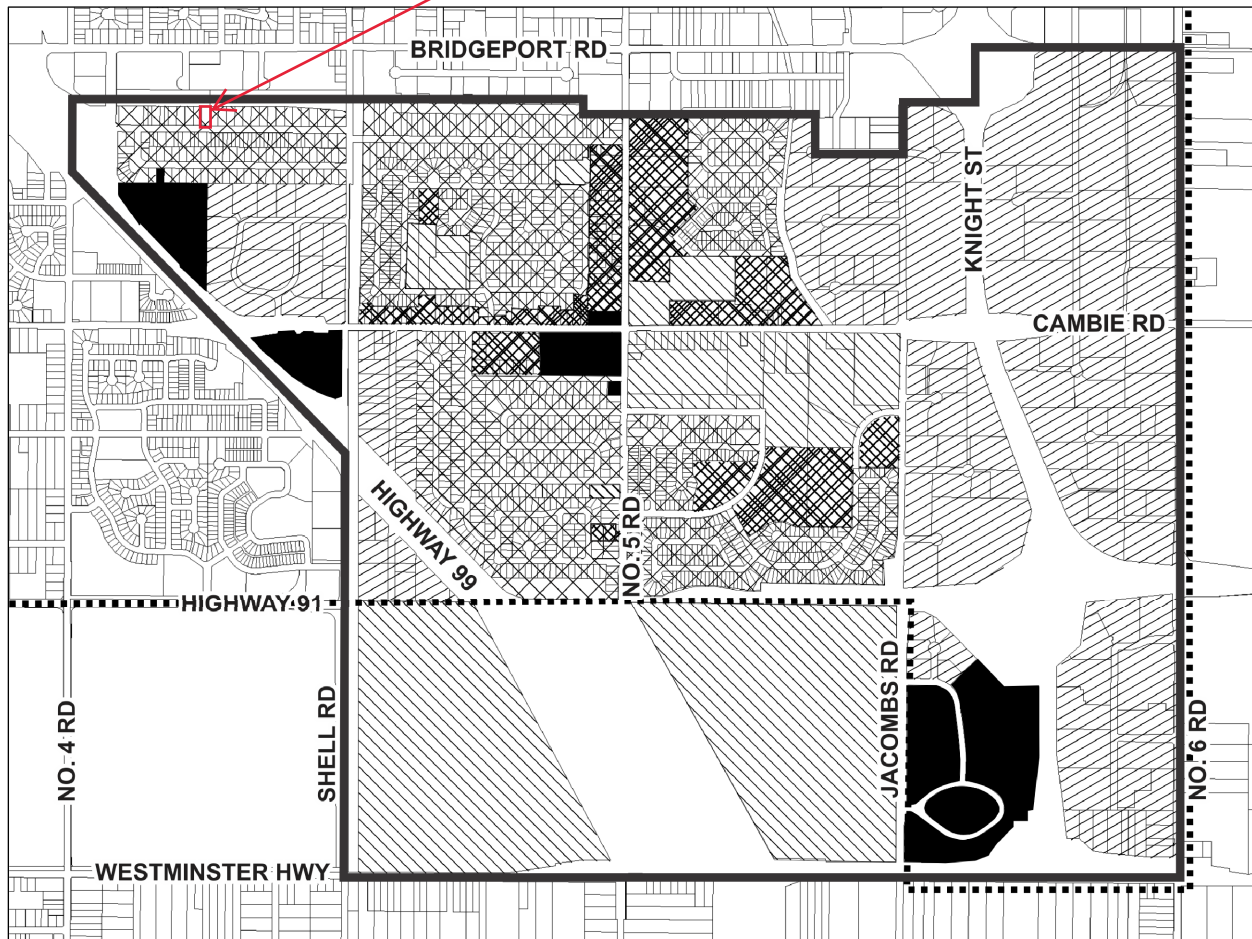
Other: _____

* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

Land Use Map

Bylaw 8948
2016/10/24

SUBJECT PROPERTY





Page 1 of 1

Adopted by Council: November 20, 1989

Policy 5424

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 26-5-6

Policy 5424:

The following policy establishes lot sizes in Section 26-5-6, located on **Bird Road and Caithcart Avenue:**

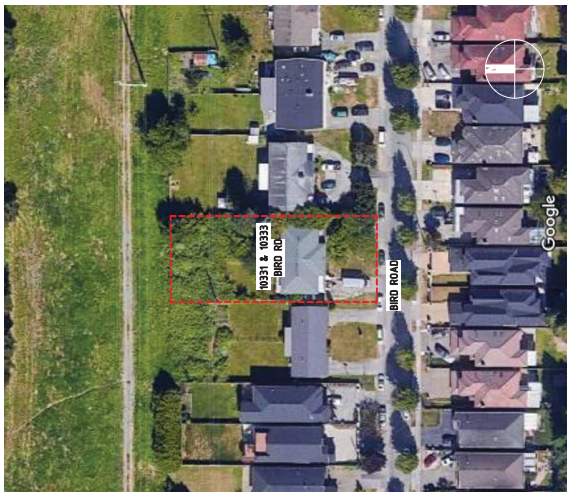
That properties located in a portion of Section 26-5-6, be permitted to subdivide on Bird Road and at the westerly end of Caithcart Road in accordance with the provisions of Single-Family Housing District (R1/B) and be permitted to subdivide on the remainder of Caithcart Road in accordance with the provisions of Single-Family Housing District (R1/E) in Zoning and Development Bylaw 5300, and that this policy, as shown on the accompanying plan, be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.

Email: Tabvinderj19@gmail.com

GENERAL NOTE: THE DOCUMENTS AND DESIGN ARE AT ALL TIMES THE EXCLUSIVE PROPERTY OF AMANA GROUP AND MAY NOT BE REPRODUCED WITHOUT PRIOR WRITTEN CONSENT. THE GENERAL CONTRACTOR AND SUB-TRADEES SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK ON SITE. ANY ERRORS, DISCREPANCIES, OMISSIONS SHALL BE IMMEDIATELY REPORTED TO AMANA GROUP BEFORE COMMENCEMENT OF WORK ON SITE. AMANA GROUP DOES NOT WARRANT THAT THE DRAWINGS ARE TO SCALE. THE DRAWINGS SHALL NOT BE SCALED. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS NOTED OTHERWISE.

GENERAL NOTES:

- 1) CONFORM TO THE STANDARDS OF BRITISH COLUMBIA BUILDING CODE 2018
- 2) IN CASE OF A DISCREPANCY BETWEEN SPECIFICATIONS OF THESE DRAWINGS AND OF APPLICABLE REGULATIONS, THE MORE STRINGENT SHALL APPLY.
- 3) ALL EXTERIOR AND OVERALL DIMENSIONS ARE TO THE OUTSIDE FACE OF THE SHEATHING.
- 4) JOISTS TO BE RESTRAINED FROM TWISTING AT TWO SUPPORTS AND AT INTERVALS OF MAXIMUM 7' 6" CROSS MEMBERS, SOLD IN CONCRETE WITH CONTINUOUS STRAPPING, ETC.
- 5) ALL WOOD MEMBERS IN CONTACT WITH CONCRETE TO BE TREATED WITH A C.A.S. APPROVED
- 6) ALL UNFINER FLOOR ROOFING AND BALINGS OF EXTERIOR BALCONIES, SUNDRIES AND PATIOS TO BE FINISHED WITH A C.A.S. APPROVED WOOD PRESERVATIVE.

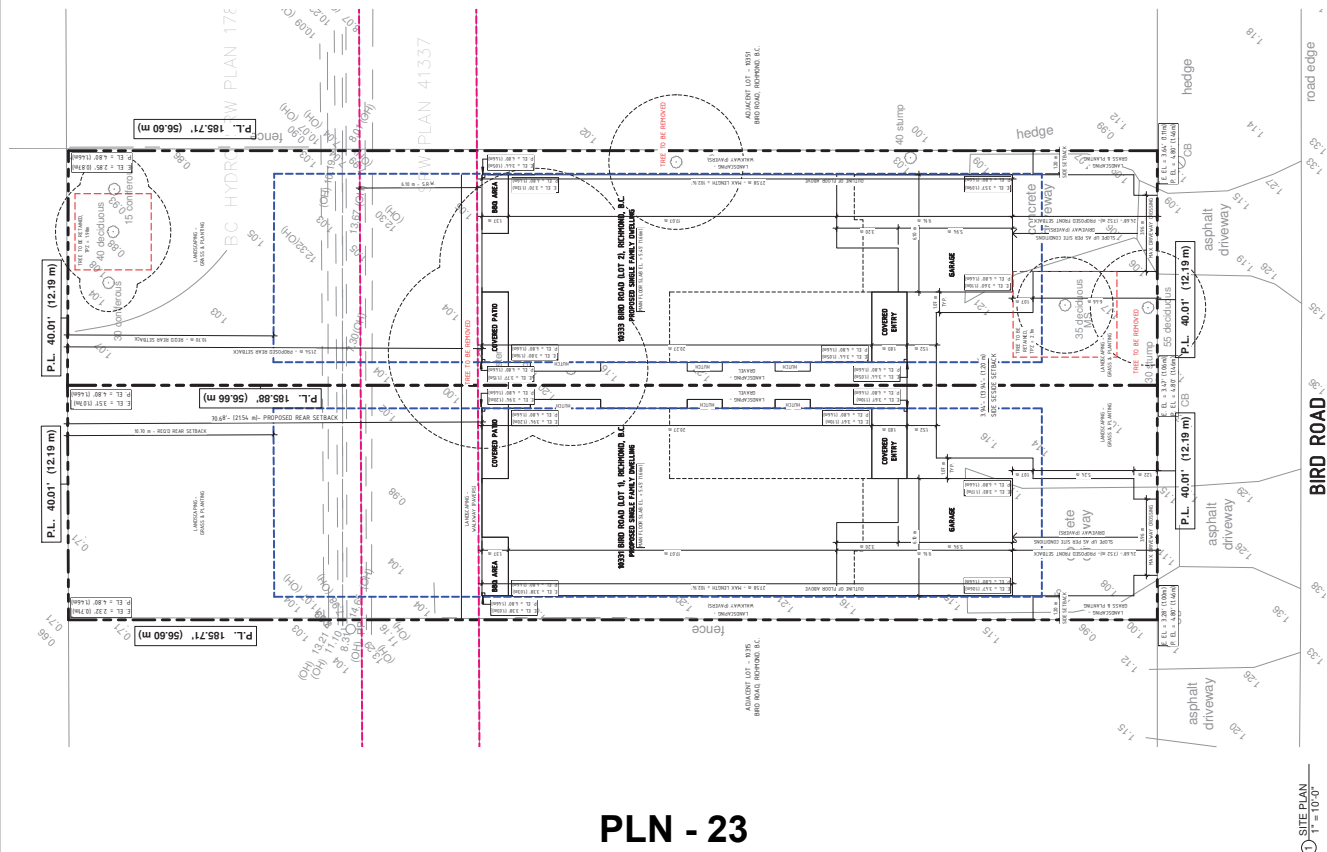
[illegible]

CONTEXT PLAN

PROJECT SUMMARY - LOT 1

[illegible]

PROJECT SUMMARY - LOT 2

[illegible][illegible]

PLN - 23

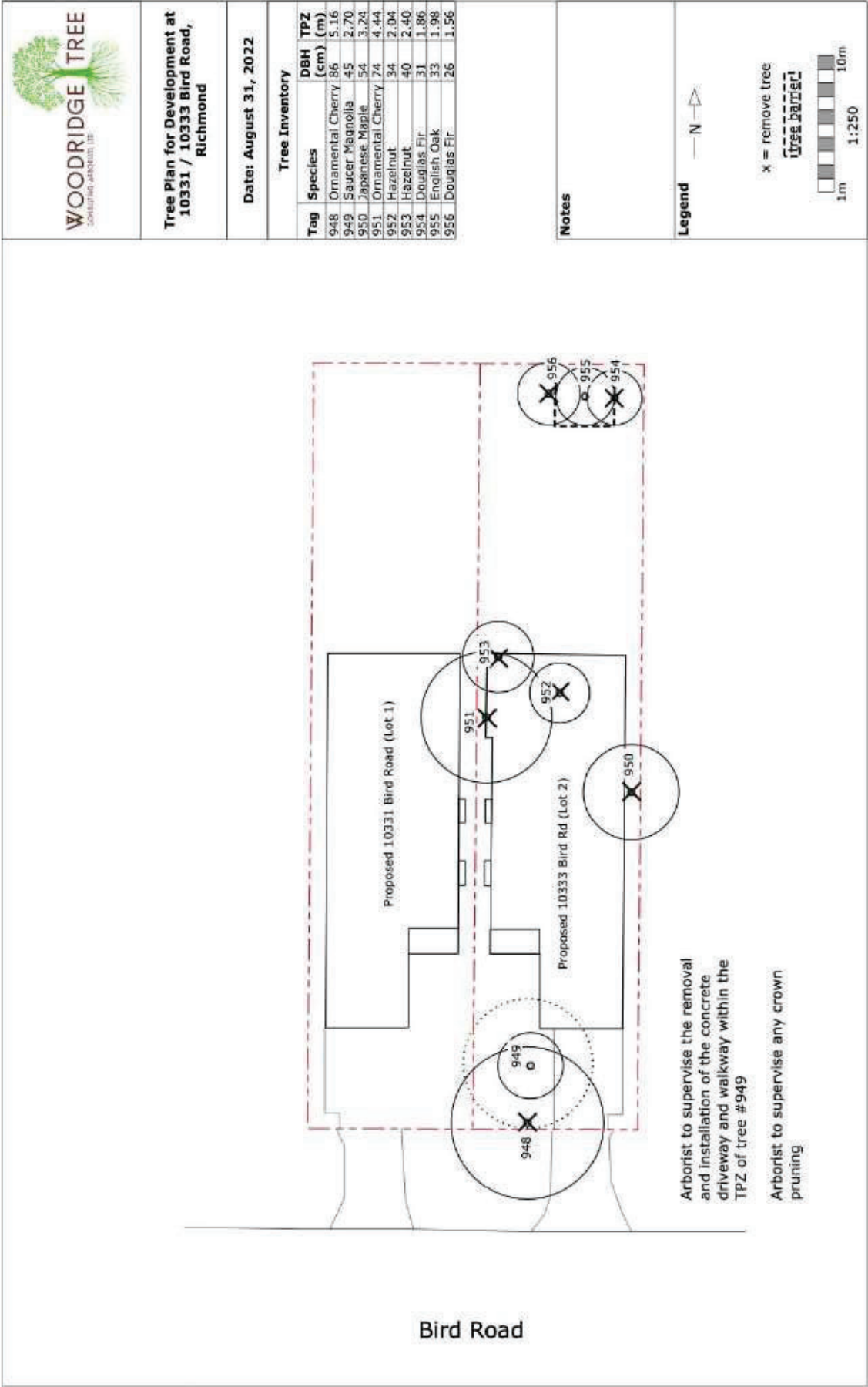
① SITE PLAN
1" = 10'-0"

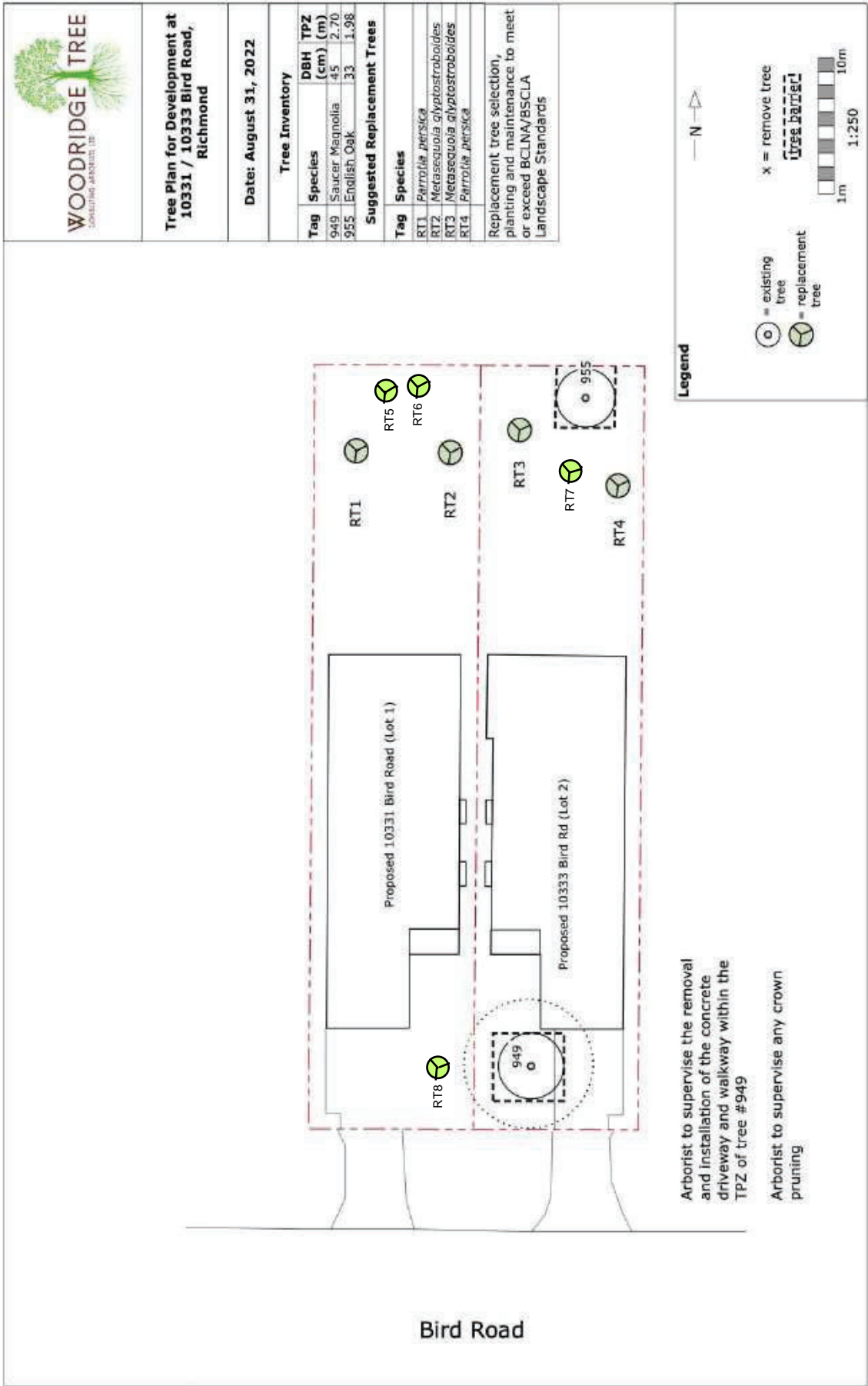
PROJECT
BHULLAR RESIDENCE
10331/10333 BIRD RD. RICHMOND, B.C.

COVER SHEET

ATTACHMENT 6

A0.00







Address: 10331/10333 Bird Road

File No.: RZ 22-011049

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10415, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Submission of a Landscape Security in the amount of \$6,000.00 (\$750/tree) to ensure that five replacement trees are planted and maintained on proposed Lot 1 and three replacement trees are planted and maintained on proposed Lot 2 (for a total of eight trees); minimum 8 cm deciduous caliper or 4 m high conifers). **NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees.**
3. City acceptance of the developer's offer to voluntarily contribute \$4,500.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
4. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. Submission of a Tree Survival Security to the City in the amount of \$20,000.00 for the two on-site trees to be retained (Tag# 949 and 955).
6. Registration of an aircraft noise sensitive use covenant on Title.
7. Registration of a flood indemnity covenant on Title (2.9m GSC – Area A).
8. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a 1-bedroom secondary suite of minimum 35.6 m² (383 ft²) is constructed on both future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
9. Prior to final adoption of the rezoning bylaw, upon subdivision, a legal agreement is required to be registered on Title to ensure that the future building permit application for the dwelling on proposed Lot 2 contains a modified front yard building setback from minimum 6.0 m to minimum 7.52 m to ensure retention of the Magnolia tree (tag# 949) identified on the Conceptual Development Plan (Attachment 6) and Tree Retention Plan (Attachment 7).

At Demolition* stage, the applicant must complete the following requirements:

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development in accordance with the City's Tree Protection Information Bulletin TREE-03, prior to any construction activities, including building demolition, occurring on-site, and must remain in place until construction and landscaping on-site is completed.

At Subdivision* stage, the developer must complete the following requirements:

1. Modification of the building setbacks covenant (Rezoning Consideration #9) such that the covenant is registered against Lot 2 only.
2. Payment of the current year's taxes, Development Cost Charges (City, Metro Vancouver and TransLink), School Site Acquisition Charges, and Address Assignment Fees.
3. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

Water Works:

- a) Using the OCP Model, there is 197.0 L/s of water available at a 20 psi residual at the Bird Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b) At Developer's cost, the Developer is required to:
 - i) Install a new water service connection complete with water meter and water meter box to service the east lot, as per standard City specifications.
 - ii) Confirm the condition and capacity of the existing water service connection and reuse if in good condition to service the west lot, as per standard city specifications.
 - iii) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - iv) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process (or via the servicing agreement process, if one is required).
- c) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

- d) At Developer's cost, the Developer is required to:
 - i) Confirm the condition and capacity of the existing storm service connection located near the proposed middle PL. Existing storm service connection to service the west lot of the site.
 - ii) Confirm the condition and capacity of the existing storm service connection located at the south east corner of the site. Existing storm service connection to service the east lot of the site.
 - iii) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - iv) Cut and cap the existing storm service connection located at the south west corner of the site.
- e) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- f) At Developer's cost, the Developer is required to:
 - i) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
 - ii) Confirm the condition / capacity of the existing sanitary sewer service connection located in the north east side of the lot. Reuse if in good condition for the east lot as per standard City specifications.
 - iii) Install a new sanitary sewer service connection complete with inspection chamber to service the west lot.
- g) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

General Items:

- h) At Developer's cost, the Developer is required to:
 - i) Complete other frontage improvements as per Transportation requirements:
 - (1) Applicant to confirm compliance with Bylaw 8751 and 7222
 - (2) Frontage works to be in accordance with local road standards and;
 - Across the subject site's entire Bird Rd frontage, construct a new 1.5 m wide concrete sidewalk at the property line and a landscaped boulevard over the remaining width between the new sidewalk and the new north curb of Bird Rd. The road works are to include pavement widening between the new curb and existing edge of pavement. The cross-section of the frontage improvements (north to south) is to include:
 - 1.5m wide concrete sidewalk
 - 1.5m wide landscaped boulevard
 - 0.15m wide curb

- Road widening between the new north curb along the subject site's Bird Rd frontage and existing edge of pavement.
 - Provide functional design to confirm the frontage improvement listed above.
- ii) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed _____

Date _____



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10415 (RZ 22-011049)
10331/10333 Bird Road**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“SINGLE DETACHED (RS2/B)”**.

P.I.D. 007-482-370

Lot 40 Block B Section 26 Block 5 North Range 6 West New Westminster District Plan 14105

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10415”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED

MAYOR

CORPORATE OFFICER





City of Richmond

Report to Committee

To: Planning Committee

Date: August 23, 2022

From: Kim Somerville
Director, Community Social Development

File: 07-3425-02/2022-Vol 01

Re: Draft Youth Strategy 2022–2032

Staff Recommendations

1. That the draft Youth Strategy 2022–2032, as outlined in the staff report titled “Draft Youth Strategy 2022–2032,” dated August 23, 2022 from the Director, Community Social Development, be approved;
2. That staff be authorized to seek public feedback on the draft Youth Strategy for the purposes of finalizing the strategy; and
3. That staff report back to City Council with the final Youth Strategy, including a summary of the public feedback received.

Kim Somerville
Director, Community Social Development
(604-247-4671)

Att. 1

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Arts, Culture & Heritage	<input checked="" type="checkbox"/>	
Corporate Communications and Marketing	<input checked="" type="checkbox"/>	
Finance	<input checked="" type="checkbox"/>	
Parks Services	<input checked="" type="checkbox"/>	
Recreation & Sport Services	<input checked="" type="checkbox"/>	
Richmond Public Library	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

On December 9, 2019, City Council approved the funding for an update to the Youth Service Plan as part of the 2020 One-Time Expenditures Report to Council and included in the Consolidated 5 Year Financial Plan (2020–2024). The 2015–2020 Youth Service Plan was integral in guiding the City’s work and building a solid foundation for youth to learn, be healthy and connected to, and engaged in, the community.

The new draft City of Richmond Youth Strategy 2022–2032 (Attachment 1) builds upon and advances the learnings and achievements of the previous Youth Service Plan. The draft Youth Strategy applies a broader focus than previous plans and covers an expanded age range to guide City and community stakeholder planning, policy development, and program and service provision using a collaborative, systems-based approach to best support youth in Richmond over the next ten years.

The development of the draft Youth Strategy is divided into three phases:

1. Phase One: Stakeholder Advisory Committee formation, background research and development of Guiding Principles (complete);
2. Phase Two: Key stakeholder engagement and development of the draft Youth Strategy (complete); and
3. Phase Three: Public engagement and finalization of the Youth Strategy.

The purpose of this report is to present the draft Youth Strategy to City Council and to propose a public engagement process to seek community input on the strategic priorities and actions outlined in the draft strategy.

This report supports Council’s Strategic Plan 2018–2022 Strategy #3 One Community Together:

3.1 Foster community resiliency, neighbourhood identity, sense of belonging, and intercultural harmony.

This report supports Council’s Strategic Plan 2018–2022 Strategy #4 An Active and Thriving Richmond:

4.1 Robust, affordable, and accessible sport, recreation, wellness and social programs for people of all ages and abilities.

4.2 Ensure infrastructure meets changing community needs, current trends and best practices.

This report supports Council's Strategic Plan 2018–2022 Strategy #6 Strategic and Well-Planned Growth:

6.6 Growth includes supports and/or services for Richmond's vulnerable populations, including youth, seniors, individuals with health concerns, and residents experiencing homelessness.

This report also supports the Social Development Strategy 2013–2022 Strategic Direction #4 Help Richmond's Children, Youth and Families Thrive:

Action 13 — Monitor and update the Youth Service Plan, striving to create an environment that generates opportunities for Richmond's youth to have a safe and healthy journey into adulthood, placing priority attention on:

13.3 Engaging youth in City and community-based planning processes.

13.5 Supporting community-based initiatives to provide children and youth from diverse backgrounds with opportunities to receive common leadership training and volunteer to serve others in the community.

Analysis

Youth in Richmond represent a culturally, linguistically, socially and developmentally diverse group of individuals. Of the approximately 29,000 youth in Richmond, there is an almost equal representation of males and females with a small portion of youth who identify as non-binary and a slightly higher number who describe their sexual orientation as other than straight. The majority of youth in Richmond identify as a racialized or visible ethnicity with a small proportion (approximately 1-2%) of youth identifying as being of Indigenous, First Nations or Metis heritage. Over one third of Richmond youth were born outside Canada and one half of this group have been in Canada less than five years. Seventy-eight percent speak a language other than English at home at least part of the time.

In general, Richmond youth completing the BC Adolescent Health Survey identify a sense of positive well-being. They report their health as good or excellent, identify with having a good life (78%) and feel that their life is going well (71%). In the Youth Strategy Engagement Survey, 72% of youth reported feeling connected to their community, school and neighbourhood. For the most part youth in Richmond are doing well however there are youth in the community who struggle to meet their basic needs, express concern about their physical and mental health and do not always feel safe in the community.

While there are identifiable assets, attitudes and beliefs that foster healthy youth development, there are also internal and external factors that pose a risk to healthy development. These include low income and poverty, discrimination, criminal activity and substance use. To varying degrees these factors impact youth in Richmond. In addition, data collected through the most recent BC Adolescent Health Survey indicates there is a marked increase in mental health diagnosis or symptoms such as anxiety and depression amongst youth in Richmond which can adversely impact youth well-being.

The COVID-19 pandemic has dramatically impacted the lives of youth, their families and communities. Youth have faced changes to or loss of employment, closures of schools and significant reductions in interpersonal interactions and in-person activities. These have resulted in isolation and reports of decreased mental health. The pandemic and resulting public health guidelines and restrictions have impacted youth at a critical time in their development, their education and during their transition to adulthood.

These demographic and societal factors highlight the need to ensure proper planning and supports are in place to meet the evolving needs of an increasingly complex and diverse population of youth now and into the future.

The draft Youth Strategy identifies strategic priorities and actions to be taken by the City in collaboration with community stakeholders that address aspects of youths' lives that impact their health, well-being and development. The draft strategy is based on learnings from previous achievements, current community context, research and best practices and community engagement findings. It is the result of many stakeholders' ongoing collaboration and commitment to addressing the needs of youth in Richmond.

Stakeholder Advisory Committee

A Youth Strategy Stakeholder Advisory Committee was established in December 2020 to advise and guide the draft Youth Strategy development. The Committee provided input and advice on each phase of the draft strategy's development. Committee members also supported the facilitation of the engagement activities to date and provided translation services where necessary. The Committee included staff representatives from the following organizations:

- City of Richmond;
- East Richmond Community Centre;
- Foundry Richmond;
- Ministry of Child and Family Development;
- Richmond Public Library;
- Richmond School District;
- S.U.C.C.E.S.S.;
- Vancouver Coastal Health;
- Youth (13-18 years); and
- Young Adults (19-24 years).

The Committee supported the development of the draft strategy's vision and a set of guiding principles. The guiding principles provided a focus for decision-making and informed overall strategy development.

Guiding Principles

On March 8, 2021, the following six guiding principles were adopted by City Council to guide the development of and inform the strategic priorities and actions for a Youth Strategy for Richmond:

1. Maximize meaningful participation and engagement of a diverse community of youth.
2. Identify and prioritize engagement activities that encourage genuine participation that are free from stigma and discrimination.
3. Collaborate with Community Associations and Societies and organizations serving youth to promote innovation, improve accessibility and avoid duplication of community efforts.
4. Ensure that planning is intentional, considers the impacts of notable and emerging trends and addresses gaps in the continuum of services and supports for youth.
5. Adopt an approach that integrates and complements relevant policies, strategies and resources to support youth in Richmond.
6. Manage resources effectively and maximize the full potential of individuals and organizations to achieve measurable outcomes.

The guiding principles were also used to guide the public engagement activities and will continue to be used to finalize the Youth Strategy.

Key Stakeholder Engagement

Extensive engagement was conducted with the Stakeholder Advisory Committee, key stakeholder groups, including youth driven tables, and individual youth in the community to develop the draft Youth Strategy. Several stakeholder groups participated in City-led discussions and hosted small group discussions with youth stakeholders. Engagement consisted of:

- Telephone and virtual interviews with individuals representing community, education and health service organizations;
- Online surveys with youth, their families and community service providers; and
- Focus groups with service providers and youth advisory and leadership groups.

Stakeholder engagement focused on the strengths and potential gaps related to youth programs and services, the impacts of the COVID-19 pandemic on youth, potential strategic priorities and outcomes to include in the draft strategy. It also looked at resources and partnerships necessary for implementation, sustainability and evaluation of the final Youth Strategy.

Themes

Several themes emerged from the key findings in the youth demographic profile, literature and best practice review and engagement process. These themes informed the development of the strategic priorities and actions outlined in the draft Youth Strategy to focus the City's and community stakeholder work related to youth over the next ten years. Findings indicated that the City of Richmond is considered a leader in supporting and delivering services for youth and that the community has a strong network of engaged service providers who collaborate effectively to meet the needs of youth in Richmond. These themes included:

- The inclusion of 'youth voice,' a term used to describe the integration of ideas, perspectives, experiences and feedback of youth, is critical to ensure meaningful youth engagement and participation;
- The promotion of Positive Youth Development is beneficial, especially for youth who are experiencing vulnerabilities;
- The importance of meeting youths' basic needs as a critical and foundational step to promoting youth success and well-being;
- Diversity, inclusion and the desire to ensure everyone feels safe and welcome in the community is important;
- Supporting youth development and life transitions is valuable and beneficial; and
- Richmond is a highly collaborative community with a strong network of youth service providers who work well together but there is a need for enhanced access to information and increased effectiveness of resources and opportunities available to youth in the community.

Each of the themes that emerged from the needs analysis is discussed in the draft Youth Strategy in relation to currently identified demographics, strengths, gaps and opportunities. The draft Youth Strategy outlines how, through continued advancement of a Positive Youth Development approach, the City will continue to focus on promoting the best possible outcomes for youth development, transitions and life satisfaction among Richmond youth.

Draft Youth Strategy

The draft Youth Strategy consists of five strategic priorities and 34 recommended actions to be completed over a 10-year timeframe. These are guided by the strategy's vision: *"All youth in Richmond are safe, valued, respected and have the supports, opportunities, and resources to live rich and fulfilling lives."* The strategic priorities and accompanying actions were created in response to the themes identified during the analysis of community needs, best practices and various stakeholder engagement activities. The strategic priorities clarify areas of focus and include actions that build on previous and ongoing work to achieve the described outcomes for youth. Specific targeted activities and initiatives will be identified in annual work plans to support the advancement of actions outlined in the strategy.

The five strategic priorities are:

1. *Foundation* - Youth have access to services and resources in the community that provide a foundation for wellness.
2. *Voice* - Youth are heard, valued and engaged as members of the community and their opinions and perspectives inform plans, programs and services that are important to them and impact their lives.
3. *Collaboration* - Youth are supported by an integrated and collaborative network of youth-serving agencies, non-profit organizations, public partners and local government that work together to promote positive youth development.
4. *Opportunity* - Youth have equitable access to a wide-range of programs, services and initiatives that address their needs and support them to learn, develop and successfully navigate the various stages and transitions from early adolescence to young adulthood.
5. *Awareness* - Youth, their families and the broader community have access to information and resources and are aware of the services and supports available to youth in Richmond.

The strategic priorities include actions that build on previous and ongoing work. Specific targeted initiatives will be created in collaboration with key stakeholders to best achieve the actions and to reflect the strategy's vision and guiding principles. By furthering the actions in the new strategy, it is anticipated that there will be a number of positive outcomes that will benefit youth. Highlights of these desired outcomes include ensuring that youth have access to necessities, youth are able to participate in meaningful activities that provide a range of opportunities to develop skills, engage with others, contribute to their community and successfully navigate the various stages and transitions from early adolescence to young adulthood.

Achieving the desired outcomes of the strategy will require ongoing leadership and collaboration with the community. The next step in the project process is to gather feedback on the strategic priorities and actions in order to finalize the Youth Strategy.

Public Engagement Process

Public engagement will provide valuable input to ensure the draft Youth Strategy captures the community's priorities for youth over the next ten years. Feedback received will be taken into account as the Youth Strategy is finalized. A summary of the public input will be presented to City Council along with the final Youth Strategy for Council's consideration.

Staff propose various public engagement activities designed to gather feedback from youth, their families and community and stakeholder organizations and individuals that support youth in Richmond. Engagement activities will include an online survey facilitated through the City's Let's Talk Richmond platform. Various supports and tools will be used to ensure accessibility of the engagement activities. These include one-on-one supports with community service providers virtually and by phone to assist with surveys, language interpretation and translation. Activities will be adjusted as needed based on current health guidelines to ensure the safety of all participants.

The proposed engagement activities are outlined in Table 1 and anticipate to be initiated in November 2022 following Council's approval of the draft strategy. Promotion of this engagement opportunity will take place via LetsTalkRichmond.ca; the City, Community Associations and Societies' facility promotions, websites and social media channels; youth-serving organizations in Richmond; the Youth Strategy Stakeholder Advisory Committee; and other communication channels as appropriate.

Table 1: Proposed Public Engagement Activities

Activity	Format	Location
Online Survey	Individual online survey completion available through the City's Let's Talk Richmond platform.	Online at https://www.LetsTalkRichmond.ca/ .
Facilitated Survey Sessions	One-on-one or small group survey sessions with trained facilitators. Sessions will be held in-person or virtually during regularly scheduled meetings, programs and services.	City facilities and locations hosted by key stakeholders from the non-profit and private sectors.
Accessible Survey Support	One-on-one or small group survey sessions with trained facilitators. Sessions will take place virtually or by phone and scheduled as needed for those with accessibility barriers (developmental, language and technology use/access).	Facilitated virtually or by phone by key stakeholders from the non-profit and private sectors.

Following Council's approval, staff will seek feedback on the draft Youth Strategy through the above public engagement activities, revise the draft Youth Strategy as necessary to incorporate public engagement findings and report back to City Council with the proposed final Youth Strategy. The Stakeholder Advisory Committee will continue to support the development of the Youth Strategy by promoting, facilitating and participating in public engagement activities on the draft Youth Strategy and supporting the communication and implementation of the final Youth Strategy once adopted by City Council.

Financial Impact

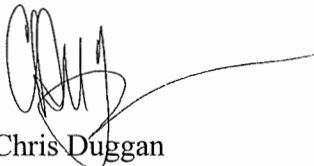
Council previously approved funding for the development of the Youth Strategy (2020 One-Time Expenditures) which will be utilized to fund the proposed public engagement activities and to complete the necessary steps to finalize the Strategy.

Implementation of the 2022–2032 Youth Strategy will utilize funds available through existing operating budgets. Should any additional funds be required for implementation of specific actions, these would be requested through the City’s annual budget process.

Conclusion

The draft Youth Strategy outlines the City of Richmond’s strong leadership and dedication to address the needs of youth and their families in Richmond. The Strategy aims to achieve a vision that *“all youth in Richmond are safe, valued, respected and have the supports, opportunities, and resources to live rich and fulfilling lives.”* The draft Youth Strategy has been informed by a demographic analysis, best practice review, and engagement with key stakeholders including youth, their families and youth-serving organizations. It builds upon learnings, achievements and the ongoing collaboration of many stakeholders that have formed a solid foundation of programs and supports for youth in Richmond.

The draft Youth Strategy outlines the City’s strategic priorities and actions related to youth over the next ten years, and will guide City and community work in supporting youth to develop skills, engage with others, contribute to their community and successfully navigate the various stages and transitions from early adolescence to young adulthood. Seeking public feedback on the draft Youth Strategy will help ensure the Youth Strategy reflects community needs and priorities now and in the coming years. The Youth Strategy is a collaborative and action-oriented framework to ensure that youth living in Richmond are safe, valued, respected and healthy and have the supports, opportunities and resources to live rich and fulfilling lives.



Chris Duggan
Program Manager, Child Care and Youth
(604-204-8621)

Att. 1: Draft City of Richmond Youth Strategy 2022–2032

City of Richmond

Youth Strategy 2022–2032





Acknowledgements

The *Richmond Youth Strategy 2022-2032* is a result of the valuable information and contributions made by youth, families, staff, youth-serving organizations, and members of the public. We would like to thank all of the stakeholders who participated in the consultation process through their engagement in focus groups, interviews, and completion of on-line surveys.

Richmond Youth Strategy Stakeholder Advisory Committee

Gregg Loo, Foundry Richmond and Vancouver Coastal Health

Kate Adams, Richmond Public Library

Kris Lucero, Youth Member

Ling Chu, S.U.C.C.E.S.S.

Nicole Maharaj, Ministry of Children and Family Development

Omar Rajan, East Richmond Community Centre

Rav Johal, Richmond School District

Sammi Zheng, Youth Member

Steve Mahon, City of Richmond

City of Richmond Project Leads

Claire Adamson, Manager Community Social Development

Camyar Chaichian, Program Manager, Community Cultural Development

Chris Duggan, Program Manager, Child Care and Youth

Nicole Kurtz, Program Lead, Youth

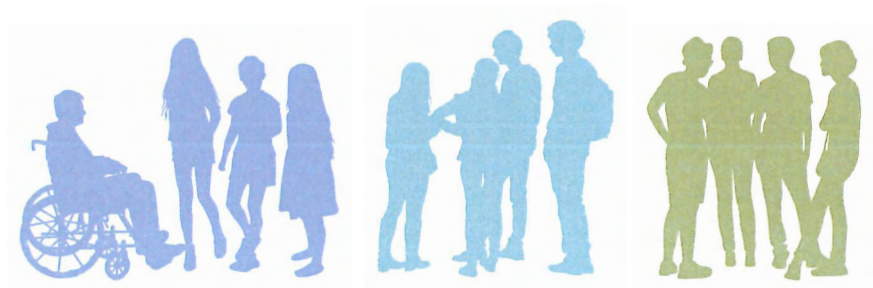




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Executive Summary

The City of Richmond has a long history of responding to the needs and aspirations of youth in Richmond. The actions outlined in the *2022–2032 Richmond Youth Strategy (Youth Strategy)* demonstrate the City's strong commitment to youth and recognition that the well-being of youth is best supported through community collaboration.

The *Youth Strategy* outlines strategic directions and key actions to guide and inform the City's initiatives related to youth, including those provided by Community Associations and Societies from City facilities and other youth-serving organizations in Richmond. The *Youth Strategy* is the result of a multi-phased process that included best practice research, engagement with youth, their families and key stakeholders, and the development of a demographic profile of youth in Richmond.



Building on the progress made on the previous plans for youth in Richmond, including the *2015–2020 Youth Service Plan*, the new Strategy will help to guide the City and those who work with youth while also furthering the City's aspiration for *“Richmond to be the best place in North America to raise children and youth.”*

Framing the new *Youth Strategy*, the vision that *“all youth in Richmond are safe, valued, respected and have the supports, opportunities, and resources to live rich and fulfilling lives”* will inform the work over the next ten years.

The Strategy is organized into five strategic directions:

- **Strategic Direction 1: Foundation**
Youth have access to services and resources in the community that provide a foundation for wellness.
- **Strategic Direction 2: Voice**
Youth are heard, valued and engaged as members of the community and their opinions and perspectives inform plans, programs and services that are important to them and impact their lives.
- **Strategic Direction 3: Collaboration**
Youth are supported by an integrated and collaborative network of youth-serving agencies, non-profit organizations, public partners and local government that work together to promote positive youth development.
- **Strategic Direction 4: Opportunity**
Youth have equitable access to a wide-range of programs, services and initiatives that address their needs and support them to learn, develop and successfully navigate the various stages and transitions from early adolescence to young adulthood.
- **Strategic Direction 5: Awareness**
Youth, their families and the broader community have access to information and resources and are aware of the services and supports available to youth in Richmond.

The City is committed to playing a leadership role to achieve its vision for youth and the community. The *Youth Strategy* proposes 34 actions to address these directions. The actions focus on the City's role in each of these areas and are divided into short, medium, long-term and ongoing timelines. The strategy also identifies the importance of inter-agency collaboration as a component for successful implementation and key partners are identified with each action.



Introduction

The *2022–2032 Richmond Youth Strategy (Youth Strategy)* outlines the City's priority actions related to youth over the next ten years and advances the progress made through the previous Council adopted plans for youth in Richmond, including the *2015–2020 Youth Service Plan*. The intent of the new strategy is to guide the City and those working with youth and further the vision that all youth in Richmond are safe, valued, respected and have the supports, opportunities, and resources to live rich and fulfilling lives. Given this context, the development of the strategy was comprised of:

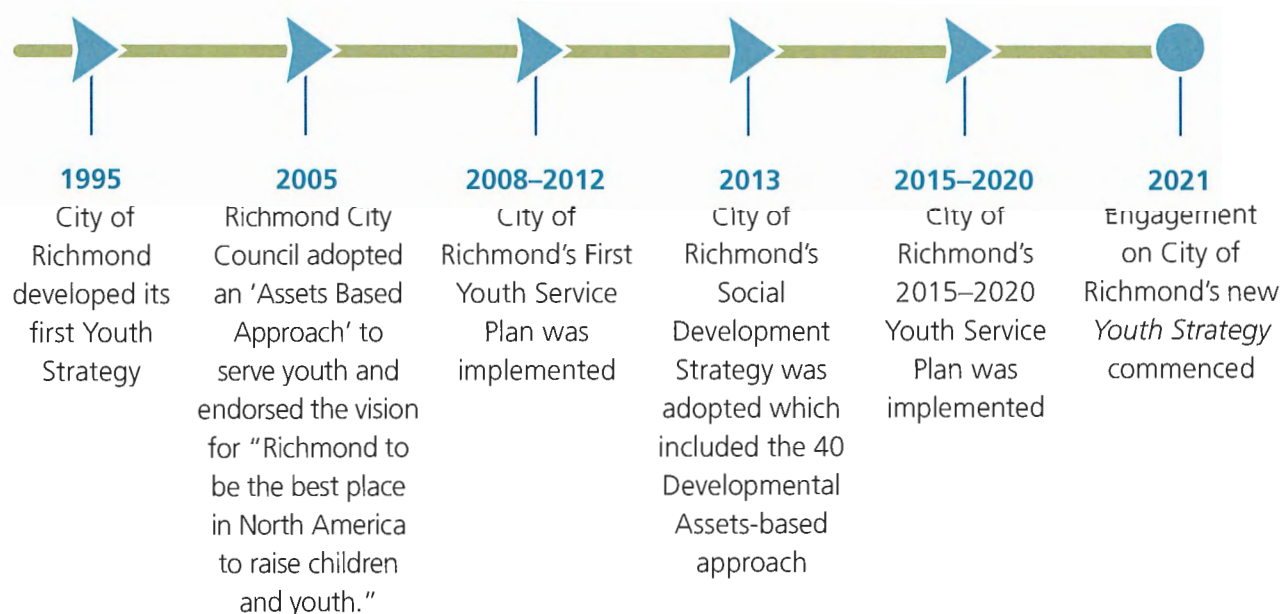
- Analysis of demographic data and trends related to youth in Richmond;
- Research regarding best practices and innovative approaches to meet the needs of youth;
- Input and advice from a *Youth Strategy* Stakeholder Advisory Committee; and
- A variety of public engagement activities, including an online survey through the City's Let's Talk Richmond platform, focus groups and interviews held with a range of stakeholders including youth themselves.

When considered alongside other City strategies and plans, the *Youth Strategy* informs the City's actions to ensure the needs of youth in Richmond are met. The strategy also outlines the importance of collaboration with community partners to achieve the City's vision to be the most appealing, livable and well-managed community in Canada.

Background

The City of Richmond has a long history of responding to the needs and aspirations of youth. In 1995, the City developed its first *Youth Service Plan*. This plan proved to be an important framework to meet the emerging needs of diverse Richmond youth. In 2005, Richmond City Council adopted an asset-based approach to the delivery of youth services, which continues to be used today as the philosophical foundation for the implementation of programs and services. The City's most recent *2015–2020 Youth Service Plan* built on the successes of the *2008–2012 Youth Service Plan* and has acted as an important guide for the City and those who work with youth in Richmond. The new *Youth Strategy* takes into consideration and expands upon previous plans that support youth and provides a broader, collaborative and community-integrated strategy to guide the next ten years of planning and program and service delivery for youth in Richmond. This new strategy also expands the age range for youth from 13 to 18 years to 13 to 24 years, to further support youth in developing as young adults.

Figure 1: History of Strategic Planning for Youth in Richmond



In addition to the specific documents mentioned here, there are a number of aligned strategies that pertain to youth in Richmond. Please see Appendix B for additional details on these.

Stakeholder Roles and Responsibilities

In addition to developing strong connections with youth, the City recognizes the importance of building strong partnerships with key stakeholders, including senior levels of government, community organizations and public partners, to effectively respond to the needs of youth in Richmond. There is a wealth of expertise and strong collaboration within Richmond which serves as a foundation on which the *Youth Strategy* is developed. There are also a number of essential stakeholder groups whose input and collaboration help contribute to the development of youth in Richmond. These essential stakeholder groups are summarized below.

The Government of Canada and the Province of BC

All levels of government (federal, provincial and municipal or local) are responsible for a range of programs or services that youth may use. The federal government is responsible for youth justice services and the rights of all Canadian residents, including children and youth. The provincial government is responsible for health, social services and income assistance for all citizens, including youth.

Positive Youth Development and the 40 Developmental Assets

The City of Richmond and Community Associations and Societies employ a Positive Youth Development (PYD) approach to working with youth, through the lens of the 40 Developmental Assets. Asset development is accomplished by building relationships with youth that are grounded in mentoring, role modelling, engagement and creating meaningful experiences for youth and supportive adults. The 40 Developmental Asset Framework provides a shared vision and language to guide the practice and approach for youth-serving organizations to support all youth in Richmond.

Research shows that the 40 Developmental Assets, developed by the Search Institute of Minnesota, act as essential building blocks for youth to make wise decisions, choose positive paths and grow into competent, caring and responsible adults. These assets are internal and external to the individual and include positive experiences, skills, relationships and personal attributes. Internal Assets are assets that youth can work on independently. External Assets focus on positive experiences that young people receive from the people and institutions in their lives. Additional information on this philosophical approach is outlined in Appendix A.



The City of Richmond

Municipal governments provide community facilities and recreational, cultural and social programs for youth. In some municipalities including the City of Richmond, the City works with Community Associations and Societies to deliver many of these services.

In its role as a local government, the City of Richmond undertakes the following:

- Develops policy related to youth (including within the City's Official Community Plan);
- Creates actions within a range of strategies and plans to address the needs of youth;
- Works with public partners including the Richmond School District, Richmond Public Library, Vancouver Coastal Health and the Ministry for Children and Family Development;
- Directly provides programs and services to support youth development, well-being and success;
- Partners and collaborates with Community Associations and Societies that provide youth-focused opportunities from City facilities such as community centres, arenas, parks and heritage sites; and
- Partners and collaborates with local community-based organizations to provide programs and services to support youth development, well-being and success.

The *Youth Strategy* outlines key roles the City can play in furthering the strategic directions. These include leading, supporting, advocating and collaborating roles. All are key to the successful delivery of youth services in Richmond. The City is committed to remaining a local leader that works with community stakeholders to ensure that youth in Richmond are supported and thriving.

Youth

The City values Richmond youth as contributing members of the community and recognizes the importance of youth being involved in decisions that affect them. The meaningful participation and authentic engagement of youth is important to ensure that policy, programs and practices directed at or intended for youth are reflective of their needs, desires and experiences. Providing youth with the opportunity and responsibility to influence issues that affect them ensures programs and services are reflective of and responsive to youth needs. Involving youth supports the priorities and actions identified, enhances youth development and participation, and fosters connection and a sense of belonging within the community.



Community Associations and Societies

In addition to the direct provision of programs and services for youth, the City of Richmond works with Community Associations and Societies that deliver a wide variety of programs and services from City facilities such as community centres, arenas, parks, museums and cultural sites. Through these non-profit organizations, youth have opportunities to participate and volunteer in a variety of social events, health and wellness programs, leadership opportunities and cultural activities. Youth Development Coordinators, specifically trained and employed by the various Community Associations and Societies, as well as other public-facing facility staff, also work with youth in neighbourhoods in Richmond to promote youth engagement, establish positive relationships, and connect youth to their community. These Associations and Societies include:

- Britannia Shipyards National Historic Site Society;
- City Centre Community Association;
- East Richmond Community Association;
- Hamilton Community Association;
- London Heritage Farm Society;
- Minoru Seniors Society;
- Richmond Arenas Community Association;

- Richmond Art Gallery Association;
- Richmond Fitness and Wellness Association;
- Richmond Museum Society;
- Richmond Nature Park Society;
- Sea Island Community Association;
- South Arm Community Association;
- Steveston Community Society;
- Steveston Historical Society;
- Thompson Community Association; and
- West Richmond Community Association.

Youth-Serving Community Organizations

Richmond has a strong network of youth-serving community organizations who demonstrate expertise and are well-positioned to identify existing strengths and successes, gaps in service, barriers impacting youth participation and to plan and collaborate with others in the community. These organizations deliver a wide range of services to support Richmond youth. These currently include agencies such as:

- Aspire Richmond (formerly Richmond Society for Community Living);
- Chimo Community Services;
- Connections Community Services Society;
- Foundry Richmond;
- Pathways Clubhouse;
- Richmond Addiction Services Society;
- Richmond Centre for Disability;
- S.U.C.C.E.S.S.;
- Touchstone Family Association;
- Community sport, arts and cultural organizations; and
- Faith-based organizations.

Public Partners and Government Agencies

The City has strong working relationships with public partners, including the Richmond School District (SD38), Richmond Public Library, Vancouver Coastal Health (VCH), Ministry of Children and Family Development (MCFD), and the Richmond RCMP. These government agencies work to develop assets in youth, support youth safety and well-being, and improve and enrich the lives of youth in Richmond through a variety of services and supports. The City is committed to ongoing collaboration and partnerships with these government agencies to ensure positive youth development in Richmond.

Alignment with Other City Policies & Strategies

The *Youth Strategy* aligns with and is supported by a range of City Council adopted plans and strategies that have one or more strategic action or outcome that is focused on supporting the needs of youth in Richmond. The *Youth Strategy* builds upon these and is not intended to duplicate the direction of other City strategies.

Key examples of supporting strategies and plans include:

- Richmond 2041 Official Community Plan (OCP);
- Parks and Open Space Strategy (2012–2022);
- Richmond Social Development Strategy: Building our Social Future (2013–2022);
- Sustainability Framework (2015–2020);
- 2017–2022 Richmond Child Care Needs Assessment and Strategy;
- City of Richmond Affordable Housing Strategy (2017–2027);
- Volunteer Management Strategy (2018–2021);
- City of Richmond Community Wellness Strategy (2018–2023);
- Recreation and Sports Strategy (2019–2024);
- Richmond Arts Strategy (2019–2024);
- City of Richmond Homelessness Strategy (2019–2029);
- City of Richmond Cultural Harmony Plan (2019–2029);
- Richmond Detachment Strategic Plan (2021–2025) (RCMP);
- Collaborative Action Plan to Reduce and Prevent Poverty in Richmond (2021–2031);
- City of Richmond Seniors Strategy (2022–2032).

Additional information on these City strategies and plans can be found in Appendix B.



Developing the Strategy

The development of the *Youth Strategy* involved gathering information from a range of sources including reviewing the annual updates on progress towards the implementation of the 2015–2020 *Richmond Youth Service Plan*, an environmental scan of other municipal and regional youth-related strategies and a literature review. To gain insight into the perspectives, opinions and priorities of youth and young adults in Richmond, a number of methods were used including surveys, focus groups and interviews. Public feedback was sought from youth, their families, service providers and staff who work with youth in Richmond. All of the information collected provided meaningful insight to inform the development of the strategy.

Vision

The vision for the *Youth Strategy* establishes a foundation for the Strategy itself. It will be used to guide and inspire the implementation of the priorities and actions within. The vision for the *Youth Strategy* is that:

All youth in Richmond are safe, valued, respected and have the supports, opportunities, and resources to live rich and fulfilling lives.

Youth Strategy Stakeholder Advisory Committee

A Stakeholder Advisory Committee was formed to guide and support the development of the *Youth Strategy*. This included facilitating the engagement process, gathering experiences and perspectives of youth, their families and community organizations, and providing guidance to the project. Committee members included staff representatives from the following eight youth-serving organizations as well as one youth (aged 13 to 18 years) and one young adult (aged 19 to 24 years):

- City of Richmond;
- East Richmond Community Centre;
- Foundry Richmond;
- Ministry of Children and Family Development (MCFD);
- Richmond Public Library;
- Richmond School District;
- S.U.C.C.E.S.S.;
- Vancouver Coastal Health (VCH); and
- Youth (two members).

In addition to the two youth members, representatives were selected based on their relationships with youth and the Richmond community, as well as their specific expertise related to youth. This diverse group ensured the needs of youth and youth-serving organizations were reflected in the development of the new strategy.

Guiding Principles

The Stakeholder Advisory Committee identified a set of Guiding Principles to direct the development of the strategy. Adopted by City Council on January 21, 2021, the Guiding Principles for the *Youth Strategy* include:

- Maximize meaningful participation and engagement of a diverse community of youth;
- Identify and prioritize engagement activities that encourage genuine participation that are free of stigma and discrimination;
- Collaborate with Community Associations and Societies and organizations serving youth to promote innovation, improve accessibility and avoid duplication of community efforts;
- Ensure that planning is intentional, considers the impacts of notable and emerging trends and addresses gaps in the continuum of services and supports for youth;
- Adopt an approach that integrates and complements relevant policies, strategies and resources to support youth in Richmond; and
- Manage resources effectively and maximize the full potential of individuals and organizations to achieve measurable outcomes.

These principles guided the City and Stakeholder Advisory Committee when making decisions, planning engagement activities and developing the actions outlined in the strategy.

Needs Analysis

Development of a Youth Profile

A Richmond Youth Profile was developed using a range of local, provincial and national data sources representing data collected between 2016 and 2021. Some of these data sources are only available for specific age categories and, as such, may represent only a portion of youth between the ages of 13 and 24 years. These specific age ranges covered are noted where relevant. Key data sources used to inform the youth profile included:

- Annual Report, BC Vital Statistics Agency;
- BC Adolescent Health Survey, McCreary Centre Society;
- Census of Population, Statistics Canada;
- Incident-Based Crime Statistics, Government of Canada;
- Middle Years Development Instrument Grade 8 report, Human Early Learning Partnership, UBC;
- Richmond *Youth Strategy* Engagement Survey; and
- Student Statistics, BC Ministry of Education.

Literature and Best Practice Review

The literature and best practice review included a systematic analysis of current literature in the area of youth development and well-being. An environmental scan was also completed and involved detailed analysis of 22 municipal and regional youth-oriented strategies and plans and six national and international strategies. Learnings and observations from these have informed the structure, framework and priorities in the *Youth Strategy*.

Key Stakeholder Consultation

An online *Youth Strategy* Engagement Survey was delivered using the City of Richmond’s public engagement platform, Let’s Talk Richmond, between April 19 and May 16, 2021. The survey was advertised to the public through the Community Services E-newsletter, the City’s social media channels, a Media Release and sent directly to all registered users of the Let’s Talk Richmond platform. The survey link was widely circulated to youth-serving organizations in Richmond including the Richmond School District, Richmond Public Library, community centres, faith-based organizations, sports groups, arts programs, private schools and multi-service organizations. These organizations were also asked to circulate the survey link and information to youth in their programs, families of youth, and to program staff. Due to the ongoing health restrictions related to the COVID-19 pandemic, widespread, in-person community engagement was not possible. The data collected, however, represents a broad range of diverse perspectives and experiences, which was critical in identifying themes and areas of focus for the *Youth Strategy*.

Questions focused on:

- Overall well-being for youth in Richmond;
- How youth currently spend their time;
- Awareness, usage and perceptions of programs and services for youth;
- Impacts of the COVID-19 pandemic on various aspects of life for youth in Richmond; and
- Potential strategic directions and actions to include in the *Youth Strategy*.

A total of 279 surveys were completed with 164 youth and 73 family members participating. Of the youth who completed the survey, 123 were between the ages of 13 and 18 years and 41 were between the ages of 19 and 24 years. Support was also offered in Cantonese and Mandarin to complete the survey. The survey asked for input, opinions and feedback on current factors impacting youth. Focus groups also took place involving 79 youth participants from community-based leadership and advisory tables.

Key community stakeholders and service providers were included in the engagement process. The online survey was completed by 33 service provider representatives. Individual interviews and focus groups took place with nine Stakeholder Advisory Committee members as well as a series of focus groups involving 37 individuals representing youth-service organizations. The focus groups included Youth Development Coordinators at community centres, community service providers, members of the Richmond RCMP and school counsellors working in Richmond public schools. This input provided a rich variety of perspectives and expertise to inform the strategic directions and actions within the *Youth Strategy*.



Youth Profile

Youth in Richmond represent a diverse and unique demographic influenced in part by the wide range of developmental, social and life changes that encompass the period of adolescence and young adulthood and in part due to the prominent ethnic, cultural and linguistic variations across the community. These demographic details, combined with an analysis of the factors that contribute to healthy development and the risk factors that can negatively impact development have informed the priorities and actions outlined in the *Youth Strategy*. The Richmond Youth Profile provides an overview of the demographics and experiences of Richmond youth between the ages of 13 and 24 years. The profile has been compiled using data collected through a variety of sources including the *Youth Strategy* Engagement Survey, specific to the development of the *Youth Strategy*.

The purpose of the Youth Profile is to:

- Provide information about Richmond youth (aged 13 to 24 years) based on available demographic, socio-economic, health, youth development and community characteristics;
- Build awareness of the strengths and needs of Richmond youth;
- Support evidence-based decision making to identify priorities for the *Youth Strategy*; and
- Inform the further development, implementation and investment in the continuum of services available to Richmond youth.

The Youth Profile is divided into the following sections:

- Richmond Youth Demographics and Data;
- Indicators of Healthy Development; and
- Risk Factors Impacting Development.

While the *Youth Strategy* addresses the needs of youth aged 13 to 24 years, it is important to note that different data sets define the ages of youth differently. All data reported in the Youth Profile falls within the range of youth 13 to 24 years except where otherwise noted. The BC Adolescent Health Survey, one of the primary data sources for the youth profile, collects information from individuals 13 to 19 years. The Middle Years Development Instrument collects data from individuals 12 to 13 years. The Middle Years Developmental Instrument was completed by 82% of all Grade 8 students in Richmond and is representative of youth at the earlier end of the relevant age span.¹ The BC Adolescent Health Survey and Middle Years Developmental Instrument together provide an overview of health and wellness indicators across Richmond youth, 13 to 19 years. There is not a comparable data source for information related to youth 20 to 24 years at this time.

¹ Human Early Learning Partnership. *Middle Years Development Instrument (MDI) Grade 8 Report. School District & Community Results, 2020-2021*. Richmond (SD38). Vancouver, BC: University of British Columbia, School of Population and Public Health; May 2021.

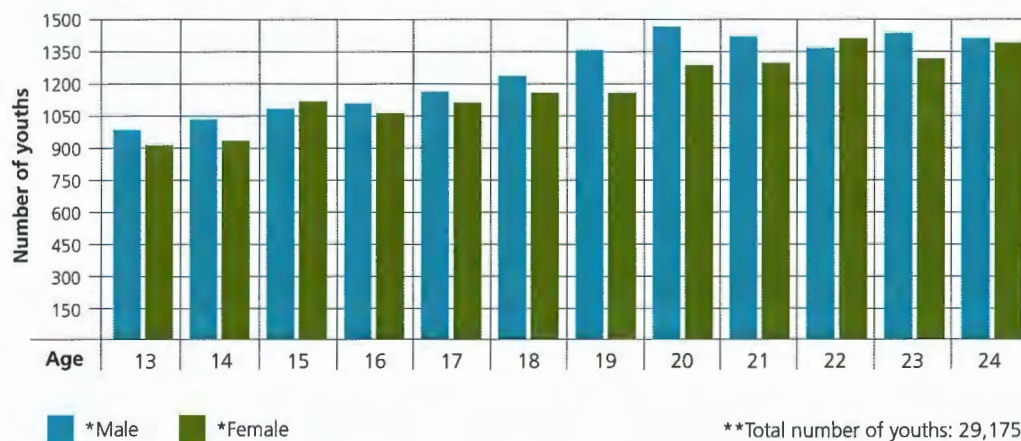
Demographics and Youth Experiences

A strong understanding of the strengths, needs and concerns of youth is critical to the development and implementation of the *Youth Strategy*. The following section summarizes information related to current demographics and indicators of health and well-being for youth in Richmond. Demographic data is used to describe the youth in Richmond and inform priorities and actions in the *Youth Strategy*. In addition, it summarizes data related to how youth spend their time and their perceptions of various indicators of positive development. These factors influence and guide the development of the strategic directions and actions outlined in the *Youth Strategy*. The full data and demographic information used to inform the profile can be found in Appendix C.

Demographics of Youth in Richmond

- There are approximately 29,000 youth aged 13 to 24 years in Richmond and they are almost equally represented amongst males (51%) and females (49%).

Figure 2: Total Richmond Youth by Age and Gender²

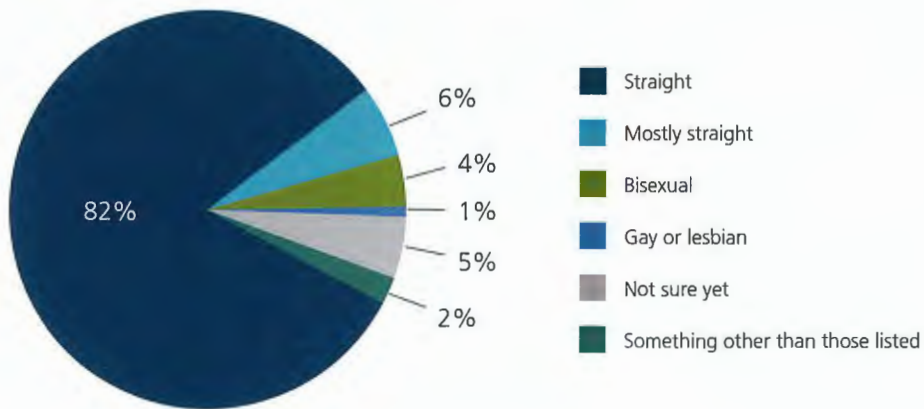


*Non-binary was not an option

² Statistics Canada. *Census Profile, 2016 Census* [cited 2021 Oct 29]. Available from: <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/index.cfm?Lang=E>

- A small portion of youth identify as non-binary and a slightly higher number describe their sexual orientation as other than straight.

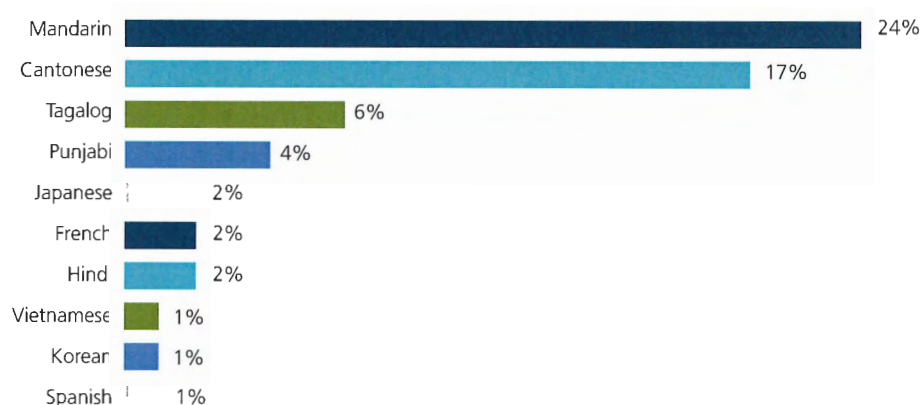
Figure 3: Sexual Orientation of Richmond Youth³



³ McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

- The majority of youth in Richmond identify as a racialized or visible ethnicity with a small proportion (approximately 1-2%) of youth identifying as being of Indigenous, First Nations or Metis heritage.
- Over 1/3 of Richmond youth were born outside Canada and 1/2 of this group have been in Canada less than 5 years.
- 78% speak a language other than English at home at least part of the time.

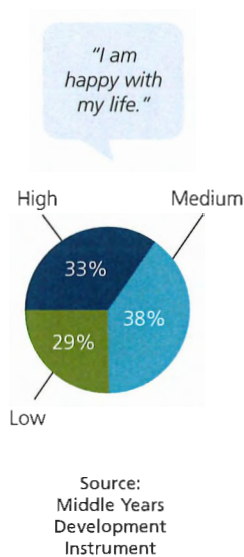
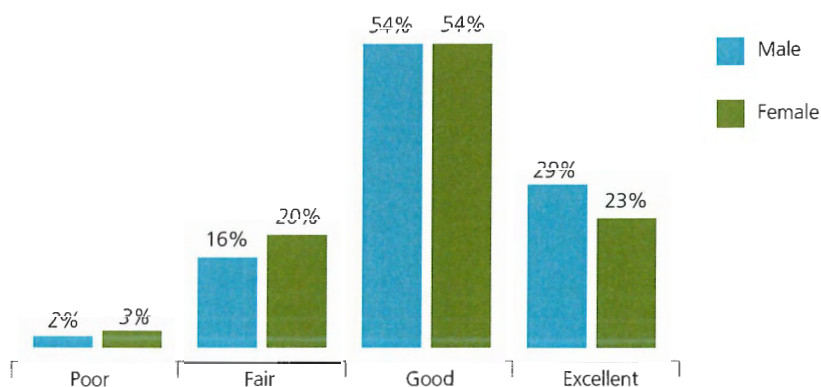
Figure 4: Top 10 Languages Spoken by Youth Other Than English⁴



Youth Health and Well-being

- Youth in Richmond describe a high degree of access to basic necessities; however, a small portion of youth are not getting their basic needs met and require support with housing and food security, dealing with a crisis and having sufficient income or employment.
- 80% of Richmond youth describe their health as good or excellent.

Figure 5: Health Ratings of Richmond Youth⁵



⁴ McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

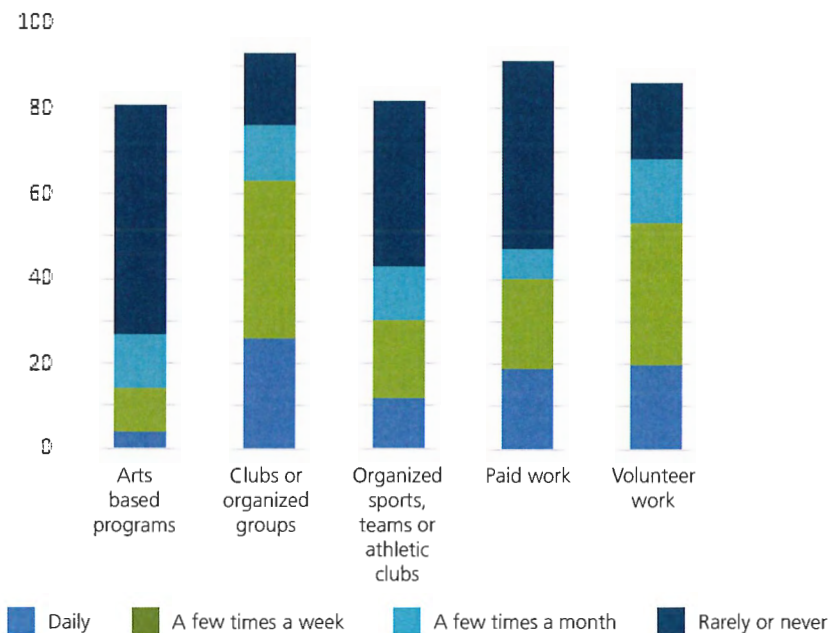
⁵ McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

- Richmond youth aged 13 to 18 years who completed the BC Adolescent Health Survey were less likely (14%) than those across the province (18%) to meet Canadian physical activity guidelines.
- Among individuals aged 18 years or older, 43% reported meeting physical activity guidelines for their age category.
- There are marked increases in mental health diagnosis or symptoms such as anxiety and depression; 19% of youth 13 to 19 years had not accessed needed mental health services.
- 19% indicated they previously had or were currently receiving support for mental health issues and 32% indicated that they had or were using counselling services.

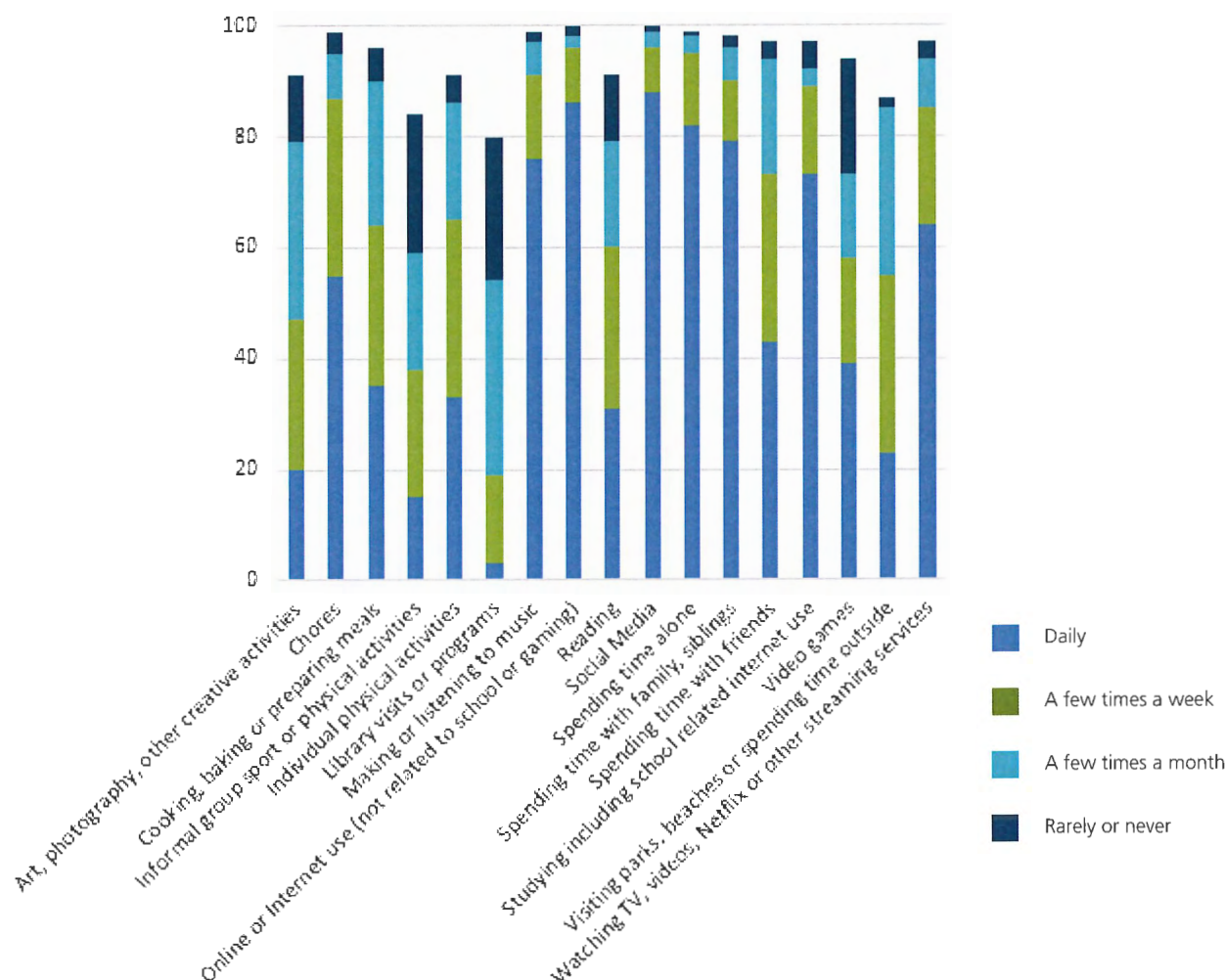
Youth Engagement, Activities and Behaviours

- Youth are engaged in a wide variety of structured and unstructured activities.

Figure 6: How Youth Spend Their Time - Structured Activities⁶



⁶ Let's Talk Richmond Youth Strategy Engagement Survey

Figure 7: How Youth Spend Their Time - Unstructured Activities⁷


Youth in Richmond represent a culturally, linguistically, socially and developmentally diverse group of individuals. For the most part youth tend to be doing well but there are youth in the community who struggle to meet their basic needs, express concern about their physical and mental health, and do not always feel safe in the community. Priorities and actions within the *Youth Strategy* are identified to respond to the needs of youth across this continuum.

⁷ Let's Talk Richmond Youth Strategy Engagement Survey

Indicators of Healthy Youth Development and Well-being

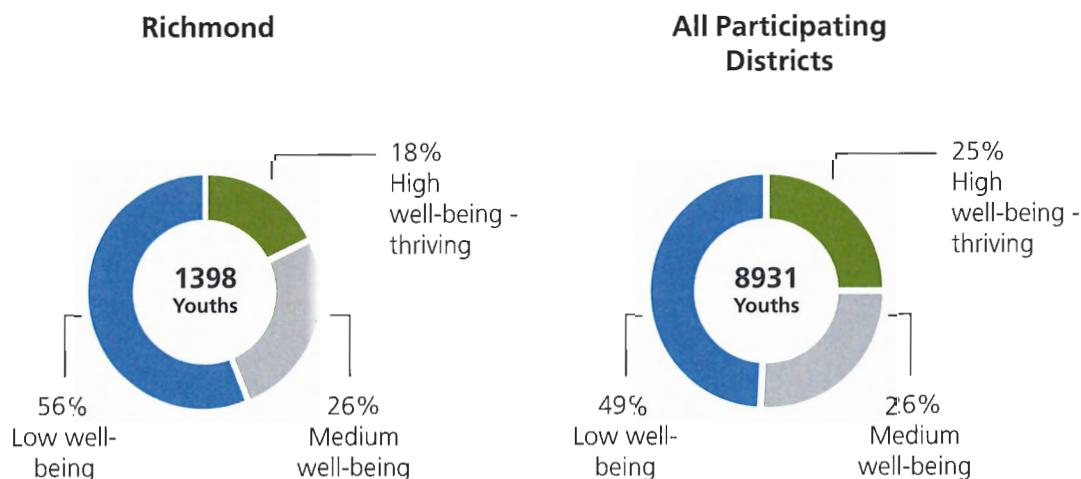
Indicators that support healthy youth development include internal assets such as individual attitudes and beliefs; participation in activities and access to services related to physical, mental and emotional health and well-being; and connectedness to family, school, community and nature. All of these indicators can be intentionally developed in order to increasingly support healthy youth development in Richmond. The following section of the Youth Profile summarizes data collected through the BC Adolescent Health Survey, the Middle Years Developmental Instrument (MDI) and the *Youth Strategy* Engagement Survey that relate to healthy youth development.

Data collected through the MDI is used to create a well-being index for Richmond. Currently 18% of Richmond students in Grade 8 are considered to be thriving, in contrast to 25% across the province.⁸ Grade 8 students are at the youngest end of the youth age continuum and as a result, this information forms a critical data set for the age range of the *Youth Strategy*.

The Well-Being Index combines MDI measures relating to youth physical health and social and emotional development that are of critical importance during the middle years. These are: Optimism, Happiness, Self-Esteem, Absence of Sadness and General Health.

Scores from these five measures are combined and reported by three categories of well-being, providing a holistic summary of youth's mental and physical health.

Figure 8: Well-being in Grade 8 Students⁹



⁸ Human Early Learning Partnership. *Middle Years Development Instrument (MDI) Grade 8 Report. School District & Community Results, 2020-2021*. Richmond (SD38). Vancouver, BC: University of British Columbia, School of Population and Public Health; May 2021.

⁹ Human Early Learning Partnership. *Middle Years Development Instrument (MDI) Grade 8 Report. School District & Community Results, 2020-2021*. Richmond (SD38). Vancouver, BC: University of British Columbia, School of Population and Public Health; May 2021.

Happiness, Optimism and Perseverance

The following section provides an overview of some of the characteristics, perspectives and protective factors that promote positive youth development, impact resilience and can buffer against adverse experiences.

In general, Richmond youth completing the BC Adolescent Health Survey report having a good life (78%) and feel that their life is going well (71%).¹⁰ Seventy-five percent of Richmond youth could identify something they were really good at and 58% reported feeling good about themselves.¹¹ Sixty-seven percent of youth indicated that they had the right amount of time to do what they wanted to do on their own.¹² Feeling hopeful and having the right amount of time to spend on one's own were linked to more positive reports of mental health and well-being. Middle Years Development Instrument data indicates varying levels of happiness in Grade 8 students and a high level of optimism for the future.



Percentage of youth who agree that:

"When I grow up, I have goals and plans for the future"

74%

"I feel I have important things to do in the future"

74%

Source:
Middle Years
Development
Instrument

Among youth who reported experiencing obstacles to reaching their goals, 45% reported pushing through these obstacles, whereas 4% indicated that they did not.¹³ Twenty-eight percent of youth in Grade 8 reported a high level of perseverance and 35% reported a medium level of persistent effort to achieve goals, even in the face of setbacks.¹⁴ Youth who reported pushing through challenging circumstances were more likely to report experiencing good or excellent mental health (83%), as well as plans to pursue academics beyond high school (92%).¹⁵

Connectedness

A sense of belonging and feelings of connectedness - with adults and peers in one's home, at school and in the community - can promote positive mental health and act as a protective factor against potential risks. In the *Youth Strategy* Engagement Survey, 72% of youth reported feeling connected to their community, school and neighbourhood while 13% felt neutral about this and 13% disagreed with this statement. Eighty-two percent of youth agreed that they had people they could rely on to give them advice and help if needed.

¹⁰ McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

¹¹ McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

¹² McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

¹³ McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

¹⁴ Human Early Learning Partnership. *Middle Years Development Instrument [MDI] Grade 8 Report. School District & Community Results, 2020-2021*. Richmond (SD38). Vancouver, BC: University of British Columbia, School of Population and Public Health; May 2021.

¹⁵ McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

Family

Overall, results from the BC Adolescent Health Survey suggest strong family connectedness across Richmond youth. Over 70% reported feeling respected by their family, that their family paid attention to them and that their family had fun together; and 60% reported feeling understood by their family. Twenty-one percent of Richmond youth did not feel as though they spent enough time with their family.¹⁶ Consistent with results from 2013, 95% of Richmond youth in 2018 reported feeling safe at home, while 1% reported rarely or never feeling safe at home.¹⁷

In addition, over two thirds of Richmond youth (68%) indicated that they had an adult at home that they could confide in.¹⁸ When needed, 75% of youth reported seeking help from a family member, an increase of 6% percent from 2013. Of those that did seek help from a family member, 92% reported this interaction to be helpful.¹⁹ These results align with Middle Years Development Instrument data for students in Grade 8 with 66% of students indicating high levels of agreement that they have a parent or adult who listens to them when they have something to say.²⁰



79% of youth spend time with their family daily

45% of youth spend 2 or more hours with their family per day

34% spend less than 2 hours per day with family

Source: Let's Talk Richmond Youth Strategy Engagement Survey

Peers

Feeling a sense of belonging to a social group is largely informed by connection to peers and having close friends. These factors also help assess the quality of relationships that youth have with their peers. A high or medium sense of belonging in a group of same age peers was reported by 83% of Grade 8 youth in Richmond who completed the Middle Years Development Instrument, and 87% reported that they have a friend they confide in and can tell everything to.²¹ Ninety-six percent of Richmond youth reported having at least one close friend and 81% reported having three or more close friends. Males (84%) were more likely to report having three or more close friends, compared to female youth (78%).²² Richmond youth were more likely than their BC peers to approach a close friend for help (80% vs. 76%), and many Richmond youth also reported having friends who promote prosocial behaviour²³, which includes actions such as helping, sharing, comforting and cooperating.

16 McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

17 McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

18 McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

19 McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

20 Human Early Learning Partnership. *Middle Years Development Instrument [MDI] Grade 8 Report. School District & Community Results, 2020-2021*. Richmond (SD38). Vancouver, BC: University of British Columbia, School of Population and Public Health; May 2021.

21 Human Early Learning Partnership. *Middle Years Development Instrument [MDI] Grade 8 Report. School District & Community Results, 2020-2021*. Richmond (SD38). Vancouver, BC: University of British Columbia, School of Population and Public Health; May 2021.

22 McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

23 McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.



Number of
important
adults at school
according
to youth in
2020/2021



Two or more
26%



One
8%



None
66%

Source:
Middle Years
Development
Instrument

School

Most youth (63%) in Richmond completing the Middle Years Development Instrument reported feeling happy to be at school. In general, youth reported having teachers at school who cared about them (68%), who treated them fairly (71%) and expected them to do well (80%). Data from the Middle Years Development Instrument collected in 2018/2019 indicated that 44% of students indicated they had two or more important adults at school. In 2020/2021, during the COVID-19 pandemic this number dropped to 26%, which is lower than the provincial average of 34%.²⁴

Seventy-eight percent of Richmond youth reported feeling safe at school. Males were most likely to report feeling safe at school (81%) compared to their female (75%), and gender non-binary (47%) counterparts. Reports of safety at school among Richmond youth were consistent with those across the province.²⁵ The Middle Years Development Instrument asked youth how often they had been bullied by other students during the current school year. Eighty-five percent of youth indicated they had not been physically bullied and 68% indicated they had not been verbally bullied. Conversely, 2% indicated they were either socially or verbally bullied many times per week and 1% indicated they were subject to cyber bullying or physical bullying many times per week.²⁶

²⁴ Human Early Learning Partnership. *Middle Years Development Instrument [MDI] Grade 8 Report. School District & Community Results, 2020-2021*. Richmond (SD38). Vancouver, BC: University of British Columbia, School of Population and Public Health; May 2021.

²⁵ McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

²⁶ Human Early Learning Partnership. *Middle Years Development Instrument [MDI] Grade 8 Report. School District & Community Results, 2020-2021*. Richmond (SD38). Vancouver, BC: University of British Columbia, School of Population and Public Health; May 2021.

Community

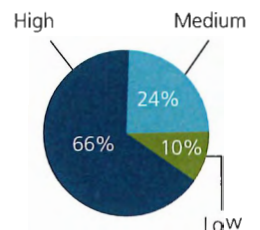
The percentage of Richmond youth who reported on the BC Adolescent Health Survey having a caring adult in their community, outside family and school, increased from 51% in 2013 to 59% in 2018, slightly lower than the provincial average at 65%.²⁷ At the same time though, Richmond youth completing the survey reported a steady decline in having access to an adult outside their family who they could turn to for support from 52% in 2008 to 25% in 2018.²⁸ Female youth were more likely to report having access to an adult outside the home than their male peers. Under half (45%) of youth in Richmond and across the province, completing the BC Adolescent Health Survey, reported high rates of community connectedness.²⁹

In terms of community safety, 93% percent of Richmond youth completing the BC Adolescent Health Survey reported feeling safe in their neighbourhood during the day, and 63% reported feeling safe at night. While there were no gender differences in ratings of safety during the day, male youth were more likely to report feeling safe in their community at nighttime (71%) compared to their female peers (56%). Among youth taking public transit, 21% reported always feeling safe, whereas 3% reported never feeling safe.³⁰ In 2021, 79% of Richmond youth in Grade 8 indicated that there were safe places in the community to spend time with their friends, a decrease from 84% in 2019.³¹

Nature

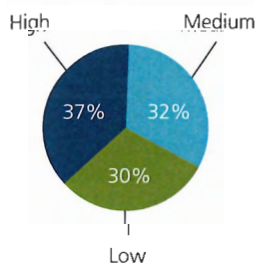
About half of Richmond youth (51%) completing the BC Adolescent Health Survey reported having the right amount of time to enjoy activities in nature. Those who reported having the right amount of time to spend in nature were also more likely to report feeling connected to land (44%), compared to those who did not (35%).³²

"In my home there is a parent or other adult who listens to me when I have something to say."



Source:
Middle Years
Development
Instrument

"In my neighbourhood/ community there is an adult who really cares about me."



Source:
Middle Years
Development
Instrument

27 McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

28 McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

29 McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

30 McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

31 Human Early Learning Partnership. *Middle Years Development Instrument [MDI] Grade 8 Report. School District & Community Results, 2020-2021*. Richmond (SD38). Vancouver, BC: University of British Columbia, School of Population and Public Health; May 2021.

32 McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

Risk Factors Impacting Development

While there are identifiable assets, attitudes and beliefs that foster healthy youth development, there are also internal and external factors that pose a risk to healthy development. In some cases, adverse experiences may act as a barrier to participation in positive activities or they may influence or limit an individual's choices, putting them at increased risk of negative health and development outcomes. The following section provides an overview of risk factors and barriers to healthy development; these include low income and poverty, discrimination, criminal activity and substance use.

Poverty and Low Income

Youth living in poverty are at increased risk of the intergenerational effects of poverty, with adverse childhood experiences frequently contributing to ongoing vulnerability. Findings from the BC Adolescent Health Survey identified a correlation between youth who went to bed hungry and reported higher levels of deprivation which, in turn, was correlated with poorer reported mental health and well-being scores.³³

In order to capture the experiences and impacts of poverty among youth, the BC Adolescent Health Survey included an 'Index of Deprivation' that listed items youth wished they had but did not (Table 1). Among Richmond youth, 22% reported feeling deprived of at least one item on the list, 2% lacked three items and 1% lacked four or more items.³⁴ Eight percent of Richmond youth who felt deprived of two or more items, compared to 10% of youth provincially.

Table 1: BC Adolescent Health Survey Deprivation Index³⁵

Richmond youth who did not have but wished they had...	
Space of their own to hang out in	7%
Money to spend on themselves	7%
Smartphone	5%
Money for school supplies, school trips	3%
Lunch for school/money to buy lunch	3%
Equipment/clothes for extracurricular activities	3%
Access to transportation	3%
A quiet place to sleep	2%
Clothes to fit in	2%

33 McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

34 McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

35 McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.



Discrimination

Experiences of discrimination, racism and bias negatively impact individuals' feelings of belonging and connection to others and their community, and contribute to the risks to youth development. Similar to others across BC, 37% of youth in Richmond experienced at least one form of discrimination in the prior year. Youth in Richmond were more likely to report experiences of racial discrimination (17%) compared to their peers across the province (14%). In the *Youth Strategy Engagement Survey*, the majority of youth responding agreed that individual racial, cultural and ethnic diversity is respected in Richmond (77%) while 9% disagreed with this statement.

Stakeholder engagement findings from the development of the City of Richmond's *2021–2031 Collaborative Action Plan to Reduce and Prevent Poverty in Richmond*, noted that some LGBTQ2S+ youth experienced housing insecurity, or being kicked out of their homes, as a result of lack of acceptance from their family.

Transitions to Adulthood

Youth and organizations that support youth in Richmond reported that youth face challenges navigating the transition to adult support services once they age out of programs specifically designed and targeted to their age range.³⁶ Specific barriers included rigid eligibility requirements, lack of knowledge around available resources, hours of service and being unable to access documents needed to apply for services. Job readiness skills such as resume writing and interview skills, and opportunities for meaningful volunteer experiences were identified as barriers to finding employment. Additionally, the lack of employment opportunities at above minimum wage were reported to be a challenge for youth who are starting to build their financial futures.³⁷

³⁶ City of Richmond, *2021–2031 Collaborative Action Plan to Reduce and Prevent Poverty in Richmond*, 2021.

³⁷ City of Richmond, *2021–2031 Collaborative Action Plan to Reduce and Prevent Poverty in Richmond*, 2021.

Substance Use

The use of illicit or illegal substances can lead to poor health outcomes and negatively impact youth development. Richmond youth who completed the BC Adolescent Health Survey, compared to their peers across the province, were less likely to have engaged in substance use. Among those who did use substances, Richmond youth tended to wait longer before first trying tobacco or marijuana and were less likely to engage in binge drinking compared to their peers. In particular, Richmond youth were half as likely to have ever smoked (9%), compared to youth across BC (18%). Fewer Richmond youth reported ever drinking alcohol (29%) compared to the provincial average (44%).³⁸ Forty-five percent of youth in Richmond reported waiting until they were 15 years or older before having their first drink, compared to their peers across BC (37%). In terms of binge drinking, 24% of Richmond youth reported consuming five or more drinks within the span of a couple of hours at least once in the past month (compared to 30% in 2013) and 3% reported engaging in heavy drinking on six or more days in the past month.³⁹

Criminal Activity

The consequences of youth involvement in criminal activity include negative and long-term implications for current and future individual well-being and success. According to Statistics Canada Incident Based Crime Statistics, the number of youth (aged 12 to 17 years) charged with a criminal offence in Richmond increased from 37 in 2015 to 56 in 2019. The number of youth involved in a criminal offence that did not result in a charge or conviction dropped from 271 in 2015 to 158 in 2019.⁴⁰

Impacts of the COVID-19 Pandemic

The COVID-19 pandemic has dramatically impacted the lives of Canadian youth, their families and communities. Many individuals, including youth have faced changes to or loss of employment. Closures of schools and significant reductions in interpersonal interactions and in-person activities have resulted in isolation and reports of decreased mental health. The pandemic and resulting public health guidelines and restrictions have impacted youth at a critical time in their development, their education and during their transition to adulthood.

38 McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

39 McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

40 Statistics Canada (2019). *Incident-based Crime Statistics* (2021 October 29). Available from: <https://open.canada.ca/data/en/dataset/a26fbd28-6fe1-4e00-b1d1-6f547dd93744>

Table 2: Impacts of the COVID-19 Pandemic on Richmond Youth⁴¹

Area	Percentage reporting negative impact
Physical Health and Well-being	54%
Mental Health and Well-being	74%
Social Relationships	68%
Employment	67%
Education	60%
Housing Stability	29%
Food Security	21%
Sense of Safety in Community	46%

The mental health impacts of COVID-19 on young people were a significant concern and of relevance during the development of the *Youth Strategy*. These impacts relate to the trauma of the pandemic itself, as well as the diminished access to several protective factors, such as structured extra-curricular activities, the social support of key family members and friends, access to school-based activities and resources and loss of valued adult mentors and role models.

While the COVID-19 pandemic has negatively impacted most of the world, it has also provided an opportunity to learn how such global events affect youth and what measures can build resilience for facing the possibility of future challenges of this kind. As the COVID-19 pandemic is still unresolved, ongoing monitoring of the short and long-term impacts on youth in Richmond will be required.



⁴¹ Let's Talk Richmond Youth Strategy Engagement Survey



Best Practices and Key Findings

The City is committed to evidenced-based decision making through statistical analysis and through an awareness and understanding of current best practices and innovative solutions. The input of youth and key stakeholders creates opportunities for engagement and ensures there is a strong understanding of the current strengths, needs and trends of youth in the community. In addition to this commitment, the City of Richmond has adopted a philosophical approach referred to as Positive Youth Development, which was identified by the Search Institute in 1990. This approach focuses on an identified range of specific experiences and qualities that influence the maturation, development and engagement of young people and is based on the asset-based framework called the 40 Developmental Assets. Additional detail on this approach is described later in this section and in Appendix A.

As previously outlined, an analysis of literature and reference materials related to youth development, support, programming and intervention was conducted to validate current approaches and to identify innovative new solutions for consideration in the development of the *Youth Strategy*. The purpose of the analysis was to identify the principles and practices that promote the best possible outcomes for development, transitions and life satisfaction among Richmond youth. The literature and best practice review included an environmental scan and detailed analysis of 22 municipal and regional youth-oriented strategies and plans and six national and international strategies. These included materials from the following cities, regions and countries:

- Abbotsford, Burnaby, Maple Ridge, New Westminster, North Vancouver, Saanich, Squamish, Surrey and Vancouver, British Columbia
- Airdrie, Alberta
- Guelph, Ottawa and Toronto, Ontario
- Halifax, Nova Scotia
- Auckland, New Zealand
- Province of Ontario
- Province of Quebec
- Canada
- New Zealand
- Australia

Significant input from youth, their families and youth-serving organizations in Richmond has influenced and informed the development of the *Youth Strategy's* five strategic directions. Engagement during the development of the strategy highlighted an overarching need to include youth in planning and evaluating services and providing resources for youth. It is also important to note that as key stakeholders and partners in the implementation of the *Youth Strategy*, youth need to be given opportunities to take ownership and responsibility for engaging in matters that impact them. This input was consistent with practices and approaches outlined from the best practice and literature review.

The following section highlights some of the research and philosophical approaches to youth development and stakeholder input that have influenced the *Youth Strategy*. This includes the importance of a 'youth voice' in all aspects of program and service delivery, Positive Youth Development as an approach, meeting the basic needs of youth, supporting life transitions, building on Richmond's strong network of youth serving organizations and promoting increased awareness of services and resources available to youth.

The Importance of Youth Voices

The inclusion of 'youth voice,' a term used to describe the integration of ideas, perspectives, experiences and feedback of youth, is critical to ensure meaningful youth engagement and participation. This approach is situated in the belief that youth have a deep understanding of their own needs, experiences and challenges, and hold critical knowledge and insight into the solutions and types of community supports that best meet those needs. The decision-making, design and implementation of interventions and opportunities for youth will best respond to their needs and interests if done *with* youth, not *for* youth.

There are many reasons to engage youth and include youth voices in the development and implementation of strategies, plans, programs and services that impact youth, beyond finding better solutions. The inclusion of youth voices provides positive personal growth and development, builds capacity and skills, increases civic engagement and creates a feeling of community connection.⁴² Youth involvement also benefits and enhances experiences for adult allies while overcoming stereotypes or negatives myths about youth. This understanding helps create services that are more responsive to youth needs, have improved efficiency, and an enhanced focus on diversity and innovation.⁴³ Youth engagement and the inclusion of youth voices can be a critical strategy for increasing the success and sustainability of programs and initiatives for youth.⁴⁴

⁴² A Way Home. National Youth Collaboration Toolkit: A Practical Resource for Organizations and Community Groups; n.d.

⁴³ A Way Home. National Youth Collaboration Toolkit: A Practical Resource for Organizations and Community Groups; n.d.

⁴⁴ Shakesprere J, Brien MO, Harrison E. Youth Engagement in Collective Impact Initiatives: Lessons from Promise Neighborhoods. Metropolitan Housing and Communities Policy Center. December 2020.

Positive Youth Development

Positive Youth Development encompasses an intentional, prosocial and strengths-based approach that engages youth within their communities, schools, organizations, peer groups and families. Positive Youth Development is a strategy, developed by the Search Institute, to enhance internal and external developmental assets and support a healthy transition to adulthood. Programs based on a philosophy of Positive Youth Development are designed to promote positive expectations, enduring and positive relationships with caring adults, and diverse, active engagement opportunities across a range of settings.⁴⁵

The City of Richmond adopted the Search Institute's 40 Development Assets Framework (Appendix A), a Positive Youth Development approach, as its key guiding philosophy for youth services in 2013. This approach looks beyond singular challenges or issues, and involves the entire community's capacity to build, bridge and nurture positive relationships with young people. Asset-building focuses on youth's strengths or assets, rather than deficiencies. Youth assets can be internal or external and include personal values, skills and competencies as well as the network of relationships and supports that youth have in their lives. Research conducted by the Search Institute continues to support the belief that youth are more successful when they have a strong foundation of these assets or attributes in their lives.

Engaging youth in structured and meaningful cooperative, adult-led activities are effective for promoting Positive Youth Development, developing assets and is associated with positive outcomes, including improved academic achievement, self-concept and life satisfaction across youth of diverse backgrounds.^{46; 47} Youth that have more assets are seen as more likely to embody positive, resilient characteristics while youth with fewer assets are at greater risk of being vulnerable to negative outcomes. The promotion of Positive Youth Development for youth who have fewer assets and are at risk of, or experiencing vulnerability is of particular importance.

45 Bonell C, Hinds K, Dickson K, Thomas J, Fletcher A, Murphy S, et al. *What is positive youth development and how might it reduce substance use and violence? A systematic review and synthesis of theoretical literature Health behavior, health promotion and society. BMC Public Health.* 2016;16(1). Available from: <http://dx.doi.org/10.1186/s12889-016-2817-3>

46 Fredricks, Jennifer A.; Eccles, Jacquelynne S.; (2005). "Developmental Benefits of Extracurricular Involvement: Do Peer Characteristics Mediate the Link Between Activities and Youth Outcomes?" *Journal of Youth and Adolescence* 34(6): 507-520. <http://hdl.handle.net/2027.42/45300>

47 Eccles, Jacquelynne & Barber, Bonnie & Stone, Margaret & Hunt, James. (2003). *Extracurricular Activities and Adolescent Development.* *Journal of Social Issues.* 59. 865 - 889. 10.1046/j.0022-4537.2003.00095.x.

Meeting Youth's Basic Needs

The importance of meeting youth's basic needs as a critical and foundational step to promoting youth success and well-being was outlined in the engagement process by youth and youth-serving organizations. The Youth Profile within the *Youth Strategy* also highlights the importance of access to necessities including: basic income, food security, housing stability, supports to respond to mental health needs and substance use, employment and child care.

Mental wellness is a key component of meeting basic needs and was of such significance in the feedback from youth and youth service providers that additional attention in this area is warranted. Youth cited positive mental health as a key requirement for them to thrive. Many youth in Richmond recognize the importance of developing skills and strategies to learn to cope with mental health concerns in a positive way and want opportunities to develop those skills. They also acknowledged the connection with opportunities for extracurricular activities, sports and social connects as a way to promote positive mental health. It is important to note that although the COVID-19 pandemic has created increased focus on youth mental health, mental health was a key issue for youth even prior to the pandemic. Existing mental health resources in Richmond were identified as a strength by youth when asked what is working well.

Service providers highlighted the issue of waitlists for long-term mental health support and the need for expanded substance use and addictions counselling as necessary considerations for the community. Youth-serving organizations identified the importance of integrated mental health services that recognize the impacts of mental health on other areas of daily life for youth. Another common theme amongst youth-serving organizations was the need to consider the role of families in service delivery planning. Services such as intergenerational dialogue amongst youth and their parents, adult education sessions and parent-peer support groups to support families whose youth are experiencing mental health concerns were identified as beneficial and necessary. Cultural understandings related to mental health and wellness were also noted as contributing to stigma and reduced engagement with mental health services.

In order to support the mental health and well-being of youth, it is important to enhance mental health literacy, understand the early signs of mental health concerns, address the stigma that can prevent help-seeking, and to facilitate access to effective interventions and resources. There is a role in this for primary care settings, youth-serving programs as well as schools.



Feeling Safe and Welcomed

The youth that were engaged in the development of the *Youth Strategy* highlighted the importance of diversity and inclusion, and the desire to ensure everyone feels safe and welcome in the community. Youth are interested in promoting inclusion broadly and noted specific aspects of inclusion that are important to focus on:

- A society that makes everyone feel included and welcomed;
- Safe spaces for specific user groups including youth who identify as LGBTQ2S+, Black or Indigenous, youth with disabilities, and those groups of youth who have been historically under represented;
- Improved access to services for youth with lower incomes; and
- Increased awareness related to respect, understanding differing perspectives and Indigenous histories.

Youth identified additional opportunities for the community to develop campaigns and programs to help end racism and to ensure efforts are made to create a more connected and inclusive community.



Supporting
youth transitions
to adulthood is
important



68%
stated it was an
essential or high
priority

Source: Let's Talk
Richmond
Youth Strategy
Engagement Survey

Supporting Youth Development and Life Transitions

Youth engagement and the best practices analysis highlighted the importance of ongoing opportunities for Positive Youth Development and support for successful life transitions. Examples of skills youth noted as important included:

- Budgeting and finances;
- Taxes;
- Leases and mortgages;
- Career preparation and seeking employment; and
- Post-secondary education, information and access.

Youth also identified a desire for additional opportunities to volunteer in the community and to participate in leadership or mentorship activities to develop their skills. Youth view volunteering, leadership programs, arts, sports, and recreation as ways to promote positive development, enhance their communication and social skills, learn about their interests, and to support them in their life transitions.

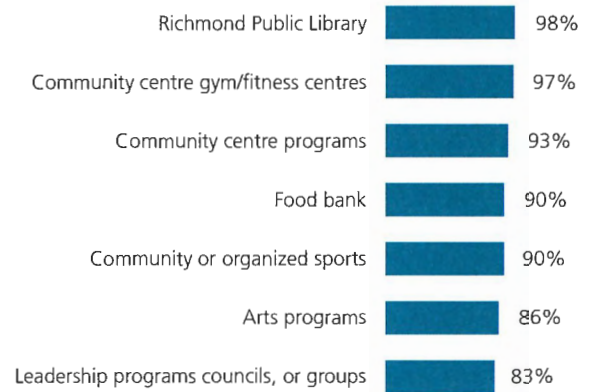
Engaging a Strong Network of Stakeholders

Stakeholder engagement with youth-serving organizations highlighted collaboration and cooperation amongst agencies as a significant strength within the youth sector in Richmond. Richmond is described as a highly collaborative community with a strong network of youth service providers who work well together. Examples of strengths included the network of Youth Development Coordinators at community centres and dedicated City of Richmond Youth Service staff, the broader youth service network including the Richmond School District and the evolution of Foundry Richmond. The continued investment in a strong youth-service network was also noted as critical to supporting youth in Richmond.

Promoting Awareness

An opportunity that was identified through the engagement process was the need for enhanced access to information and increased effectiveness of resources and opportunities available to youth in the community. Youth frequently expressed that they were not aware of opportunities available to them and that they do not always know where to look for information. Youth suggested that having one central place for resources and opportunities would be helpful, while simultaneously expressing a desire for programs and services to be promoted through multiple platforms, with a preference for social media or other technological platforms.

Programs and organizations with a high level of youth awareness included the following:



From Themes to Actions

The themes that emerged from the key findings in the Youth Profile, literature and best practice review and engagement process informed the development of five strategic directions to focus the City's and community stakeholders work related to youth over the next ten years. The following section outlines how, through continued advancement of a Positive Youth Development approach, the City will continue to focus on promoting the best possible outcomes for youth development, transitions and life satisfaction among Richmond youth.



Strategic Priorities and Actions

The 2022–2032 *Richmond Youth Strategy* consists of five strategic directions and 34 recommended actions to be completed over a ten-year timeframe. The strategic directions and accompanying actions were created in response to the themes identified during the analysis of community needs, best practices and various stakeholder engagement activities. The strategic directions clarify areas of focus and include actions that build on previous and ongoing work to achieve the described outcomes for youth. Specific targeted activities and initiatives will be identified in annual work plans to support the advancement of actions outlined in the strategy.

The Strategy is organized into five strategic directions:

- **Strategic Direction 1: Foundation**
Youth have access to services and resources in the community that provide a foundation for wellness.
- **Strategic Direction 2: Voice**
Youth are heard, valued and engaged as members of the community and their opinions and perspectives inform plans, programs and services that are important to them and impact their lives.
- **Strategic Direction 3: Collaboration**
Youth are supported by an integrated and collaborative network of youth-serving agencies, non-profit organizations, public partners and local government that work together to promote positive youth development.
- **Strategic Direction 4: Opportunity**
Youth have equitable access to a wide-range of programs, services and initiatives that address their needs and support them to learn, develop and successfully navigate the various stages and transitions from early adolescence to young adulthood.
- **Strategic Direction 5: Awareness**
Youth, their families and the broader community have access to information and resources and are aware of the services and supports available to youth in Richmond.

The *Youth Strategy* is intended to be delivered in collaboration and partnership with youth, youth-serving organizations and public partners in Richmond who share the common vision that *“all youth in Richmond are safe, valued, respected and have the supports, opportunities, and resources to live rich and fulfilling lives.”* Each action in the strategy includes:

- **Who’s involved:** Those that have an interest and/or the expertise necessary to achieve the action including the City, Community Associations and Societies, youth-serving community organizations and public partners are identified. In addition, youth play a critical role in engagement, participation and in taking responsibility for matters that impact their lives.
- **City Roles:** *The 2022–2032 Richmond Youth Strategy* outlines key roles the City should play in implementing these actions. Specifically, these roles include:
 - **Lead:** The City acts as the primary organization to lead the action at hand.
 - **Support:** The City works with public partners, community organizations by facilitating collaboration, enabling capacity building, and providing support where appropriate.
 - **Collaborate:** The City collaborates with others to provide youth in Richmond with a range of services.
 - **Advocate:** The City advocates to senior levels of government to ensure the needs of Richmond youth are met.
- **Timeline:** The anticipated timeline for each action is categorized as short-term (1-2 years), medium-term (3-6 years), long-term (6-10 years) or ongoing.



Strategic Priority 1: Foundation

The importance of meeting youth's basic needs is a critical and foundational step to promoting youth success and well-being. Access to necessities including basic income, food security, housing stability, supports to respond to mental health needs and substance use, employment and child care are crucial. It is a priority that youth have access to services and resources in the community that provide a foundation for wellness.

Themes and Actions	City Role	Partners	Timeline
1.1 Align youth mental and physical health promotional tools and use common language to increase youth engagement, understanding and well-being.	Support	City, Community Associations and Societies, Richmond Public Library (RPL), Richmond School District (SD38), Vancouver Coastal Health (VCH), Youth Service Providers	Short-term
1.2 Continue to foster positive and meaningful connections between youth and safe, supportive adults in the community.	Support	City, Community Associations and Societies, RPL, SD38, VCH, Youth Service Providers, Post-secondary Institutions	Ongoing
1.3 Increase opportunities for youth to connect with peers and develop supportive positive relationships and a sense of belonging including youth from underrepresented groups.	Collaborate	City, Community Associations and Societies, RPL, SD38, VCH, Youth Service Providers	Short-term
1.4 Promote community safety initiatives to increase youth feelings of safety at home, at school, online and in their neighbourhood.	Collaborate	City, Community Associations and Societies, RPL, SD38, RCMP	Short-term
1.5 Ensure the provision of safe, welcoming and inclusive programming and services for youth in the community.	Collaborate	City, Community Associations and Societies, RPL, SD38, VCH, Youth Service Providers	Short-term
1.6 Increase clarity of and access to resources for all youth and their caregivers to meet their basic needs (e.g. food, housing, medical care, education).	Support	City, SD38, VCH, Ministry of Children and Family Development (MCFD), Youth Service Providers	Short-term
1.7 Raise awareness of the existing emergency and crisis services for youth in the community and how to access them.	Lead	City, Community Associations and Societies, RPL, SD38, VCH, MCFD, RCMP, Youth Service Providers	Short-term
1.8 Share information and resources to support youth who are navigating housing insecurity and require a shelter, safe house or transitional housing.	Support	City, Community Associations and Societies, RPL, SD38, VCH, MCFD, RCMP, Youth Service Providers	Short-term



Strategic Priority 2: Voice

Youth have a deep understanding of their own needs, experiences and challenges, and hold critical knowledge and insight into the solutions and types of community supports that best meet those needs. Including youth perspectives in the decision-making, design and implementation of interventions and opportunities for youth is essential. It is a priority that youth are heard, valued and engaged as members of the community and that their opinions and perspectives inform plans, programs and services that are important to them and impact their lives.

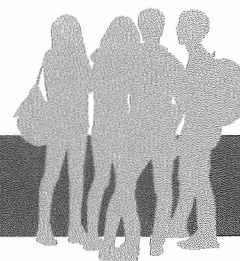
Themes and Actions	City Role	Partners	Timeline
2.1 Increase opportunities for youth to provide meaningful input into City-related matters that impact them including youth from underrepresented groups.	Lead	City, Community Associations and Societies, RPL	Short-term
2.2 Promote and seek youth engagement in program, service and facility development and on topics in the community that impact youth.	Collaborate	City, Community Associations and Societies, RPL, SD38, VCH, MCFD, Youth Service Providers	Medium-term
2.3 Increase public awareness and education of the positive contributions youth make in the community.	Collaborate	City, Community Associations and Societies, RPL, SD38, VCH, MCFD, RCMP, Youth Service Providers	Medium-term
2.4 Continue to provide and enhance formal opportunities for recognition and celebration of youth in Richmond (e.g. through events and communication campaigns) including specific youth identified from underrepresented groups.	Lead	City, Community Associations and Societies, RPL, SD38, Youth Service Providers	Medium-term



Strategic Priority 3: Collaboration

Collaboration and cooperation amongst agencies is a significant strength within the youth sector in Richmond. Richmond is described as a highly collaborative community with a strong network of youth service providers who work well together. It continues to be a priority that youth in the community are supported by an integrated and collaborative network of agencies, non-profit organizations, public partners and local government that work together to promote positive youth development.

Themes and Actions	City Role	Partners	Timeline
3.1 Facilitate increased cross-agency information sharing regarding youth programs, supports and resources.	Collaborate	City, Community Associations and Societies, RPL, SD38, VCH, MCFD, RCMP, Youth Service Providers, Post-secondary Institutions	Ongoing
3.2 Develop tools and practices to support robust information sharing with front line youth service providers.	Collaborate	City, Community Associations and Societies, RPL, SD38, VCH, MCFD, RCMP, Youth Service Providers	Medium-term
3.3 Identify opportunities to collaborate with Post-secondary Institutions regarding the delivery of programs and services for young adults.	Lead	City, SD38, Youth Service Providers, Post-secondary institutions	Long-term
3.4 Utilize a systems-based approach to address the needs of vulnerable groups and individuals including: a) Reducing barriers to participation; and b) Avoiding duplication of youth services.	Collaborate	City, Community Associations and Societies, RPL, SD38, VCH, MCFD, Youth Service Providers	Medium-term
3.5 Identify and implement strategies to eliminate gaps and address the needs of youth across the developmental continuum.	Collaborate	City, Community Associations and Societies, RPL	Medium-term
3.6 Dedicate appropriate staff resources to adequately plan for and meet the current and evolving needs of an increasingly complex population of youth in Richmond.	Lead	City, Community Associations and Societies, RPL	Ongoing
3.7 Advocate to senior levels of government to enhance funding for community-based services and supports for youth in Richmond.	Advocate	City, SD38, MCFD, VCH	Ongoing



Strategic Priority 4: Opportunity

Enabling youth to participate in meaningful activities that provide a range of opportunities to develop skills, engage with others and contribute to their community are effective for promoting Positive Youth Development, developing assets and are associated with positive outcomes. Acknowledging the importance of diversity, equity and inclusion and the desire to ensure everyone feels safe and welcome in the community are also key factors providing opportunities for youth. It is a priority that youth have access to a wide-range of accessible, inclusive and culturally-relevant programs, services and initiatives that address their needs and support them to learn, develop and successfully navigate the various stages and transitions from early adolescence to young adulthood. This includes programs that address the opportunity gaps faced by equity-deserving groups and ensures that opportunity encompasses not only giving every individual access to the same resources and opportunities but also takes into account specific disadvantages and obstacles that certain groups or individuals may experience.

Themes and Actions	City Role	Partners	Timeline
4.1 Ensure a range of programs and services that prioritize learning and skill development are available for youth.	Collaborate	City, Community Associations and Societies, RPL, SD38, VCH, MCFD, Youth Service Providers	Ongoing
4.2 Align and promote community-wide youth services through a common framework (e.g. the 40 Developmental Assets Framework).	Collaborate	City, Community Associations and Societies, RPL, SD38, VCH, RCMP, Youth Service Providers	Short-term
4.3 Expand provision of relevant programs, services and resources to include individuals aged 19-24 years in collaboration with young adults.	Collaborate	City, Community Associations and Societies, RPL, Youth Service Providers	Medium-term
4.4 Develop additional volunteer and paid opportunities for personal growth and development and for youth to gain job readiness skills, training and employment.	Collaborate	City, Community Associations and Societies, RPL, SD38, VCH, MCFD, Youth Service Providers	Medium-term
4.5 Continue to provide a range of programs and services that prioritize accessible and inclusive recreation and social connection for youth.	Collaborate	City, Community Associations and Societies, RPL, SD38, VCH, MCFD, Youth Service Providers, Post-secondary Institutions	Ongoing
4.6 Continue to provide youth with safe, welcoming and accessible places to gather, socialize and engage within new and existing indoor and outdoor spaces in the community.	Collaborate	City, Community Associations and Societies, RPL, SD38, Youth Service Providers	Short-term

Themes and Actions	City Role	Partners	Timeline
4.7 Investigate funding opportunities to help facilitate the development of new or expanded youth spaces within the community.	Lead	City, SD38, VCH	Long-term
4.8 Expand initiatives that provide leadership and mentorship for youth including refugees, new immigrants and youth who are at risk of or experiencing vulnerability.	Collaborate	City, Community Associations and Societies, RPL, SD38, VCH, MCFD, Youth Service Providers, Social Service Agencies	Medium-term
4.9 Expand opportunities for youth to learn about and engage with local government.	Lead	City	Short-term
4.10 Involve youth in advancing City initiatives such as sustainability and climate-action projects.	Lead	City, Community Associations and Societies, SD38	Medium-term

Strategic Priority 5: Awareness



Access to information enables youth and their families to utilize programs, services and opportunities within the community. Ensuring that information regarding programs and services is available in a range of formats and through multiple platforms is necessary. It is a priority for youth, their families and the broader community to have access to information and resources, and to be aware of the variety of services and supports available to youth in Richmond.

Themes and Actions	City Role	Partners	Timeline
5.1 Create youth-related content for City communication platforms that is culturally relevant, digitally equitable and meets the needs of youth, their families and the community.	Lead	City, RPL	Ongoing
5.2 Explore and implement safe, equitable and effective communication tools to increase knowledge of local youth resources.	Collaborate	City, Community Associations and Societies, RPL, SD38, VCH, MCFD, Youth Service Providers	Short-term
5.3 Monitor and evaluate the implementation of the <i>Youth Strategy</i> and report out on progress on a biennial basis.	Lead	City, Community Associations and Societies, RPL, SD38, VCH, MCFD, RCMP, Youth Service Providers	Ongoing
5.4 Monitor the impacts of the COVID-19 pandemic and other emerging global or local exceptional events on Richmond youth.	Collaborate	City, Community Associations and Societies, RPL, SD38, VCH, MCFD, RCMP, Youth Service Providers	Ongoing
5.5 Research and analyze trends and innovative practices to understand and respond to the changing needs of youth and share findings with the community.	Lead	City	Ongoing

Next Steps

One of the greatest strengths of Richmond, is the strong network of youth-serving community organizations that work closely with the City, Community Associations and Societies, and other key agencies to provide programs, services and resources that support positive and healthy youth development. The *Youth Strategy* aims to continue to strengthen this network and relies on the collaboration and shared interest of this network in achieving the strategic directions and actions outlined in the *Youth Strategy*. The identified actions, role of the City, potential partners and anticipated timelines will guide the development of work plans and ongoing collaboration within the network of youth-serving organizations and help to align resources and/or expertise in order to achieve the best possible outcomes for youth.

Youth also play a critical role in the implementation of the Strategy. As a fundamental approach, it is essential that youth are engaged as stakeholders and members of the community and that their opinions and perspectives inform plans, programs and services that are important to them and impact their lives. Through increased engagement with youth and shared responsibility for youth-related initiatives between the City, community partners and youth themselves, youth in Richmond will have the foundational supports and opportunities available to live healthy and fulfilling lives.

Conclusion

The 2022–2032 *Youth Strategy* outlines the City of Richmond's strong leadership and dedication to address the needs of youth and their families in Richmond. The Strategy aims to achieve a vision that *"all youth in Richmond are safe, valued, respected and have the supports, opportunities, and resources to live rich and fulfilling lives."* The City of Richmond is committed to working with youth, Community Associations and Societies, youth-serving community organizations and public partners including the Richmond Public Library, Richmond School District, the Richmond RCMP, Vancouver Coastal Health and the Ministry for Child and Family Development to promote positive development and well-being of youth in Richmond.

The *Youth Strategy* has been informed by a demographic analysis, best practice review, and engagement with key stakeholders including youth, their families and youth-serving organizations. The Strategy will be monitored and evaluated on an ongoing basis to ensure the current needs of Richmond youth continue to be addressed over the ten-year period. A formal progress report will be prepared for Council and members of the public every two years.

With involvement from multiple stakeholders, including youth themselves, all youth in Richmond can receive the supports and opportunities required to contribute and participate in their community and to live rich and fulfilling lives.



APPENDIX A: The 40 Developmental Assets of Positive Youth Development

The Search Institute (2006) has identified 40 Developmental Assets that promote healthy development. Youth with a higher number of assets are more likely to do well in school, value diversity, participate in civic engagement opportunities and are less likely to engage in risky behaviours, including substance use, violence, and sexual activity.⁴⁸ Building on Bronfenbrenner's ecological systems theory⁴⁹, healthy youth development, including the accrual of internal and external assets, occurs within the school, home, and community environment in which youth are situated.⁵⁰

Internal assets are defined as personal values, skills, and competencies that guide youth in making healthy decisions, taking accountability for themselves, and being independent and fulfilled.⁵¹ In order to continue to develop their internal assets, youth need enduring and consistent learning opportunities, to believe in their own abilities to succeed, have positive guiding values that support healthy decision making, have effective interpersonal skills and social competencies that support healthy relationships, and a positive self-identity including a belief in one's own self-worth and efficacy.

External assets refer to the network of relationships and supports that youth require in all aspects of their lives.⁵² For healthy development, youth need to experience support and have people in their lives who love and care for them, and to feel empowered as a result of being respected and valued by those in their networks. Youth also need to experience clear boundaries and expectations, along with encouragement to do their best. Youth need constructive opportunities, such as organized extracurricular activities, to develop skills and interests alongside their peers and caring adults outside the home.

48 Search Institute. *The Developmental Assets Framework* [Internet]. The 40 Developmental Assets. 2019 [cited 2021 Oct 29].

Available from: <https://www.search-institute.org/our-research/development-assets/developmental-assets-framework/>

49 Bronfenbrenner, U., & Morris, P. A. (2006). *The bioecological model of human development*. In W. Damon & R. M. Lerner (Eds.), *Handbook of child psychology: Vol. I. Theoretical models of human development* (6th ed., pp. 793–828). John Wiley & Sons.

50 Ettekal AV, Agans JP. *Positive youth development through leisure: Confronting the COVID-19 pandemic*. *J Youth Dev*. 2020;15(2):1–20.

51 Search Institute. *The Developmental Assets Framework* [Internet]. The 40 Developmental Assets. 2019 [cited 2021 Oct 29].

Available from: <https://www.search-institute.org/our-research/development-assets/developmental-assets-framework/>

52 Search Institute. *The Developmental Assets Framework* [Internet]. The 40 Developmental Assets. 2019 [cited 2021 Oct 29]. Available from: <https://www.search-institute.org/our-research/development-assets/developmental-assets-framework/>

Figure 9: Search Institute’s 40 Developmental Assets

Asset Category	Asset Category	Description
Support	Family support	Family life provides high levels of love and support.
	Positive family communication	Young person and her or his parent(s) communicate positively, and young person is willing to seek advice and counsel from parent(s).
	Other adult relationships	Young person receives support from three or more non-parent adults.
	Caring neighbourhood	Young person experiences caring neighbours.
	Caring school climate	School provides a caring, encouraging environment.
	Parent involvement in schooling	Parent(s) are actively involved in helping young person succeed in school.
Empowerment	Community values youth	Young person perceives that adults in the community value youth.
	Youth as resources	Youth are given useful roles in the community.
	Service to others	Young person serves in the community one hour or more per week.
	Safety	Young person feels safe at home, at school and in the neighbourhood.
Boundaries and Expectations	Family boundaries	Family has clear rules and consequences, and monitors the young person’s whereabouts.
	School boundaries	School provides clear rules and consequences.
	Neighbourhood boundaries	Neighbours take responsibility for monitoring youth’s behaviour.
	Adult role models	Parent(s) and other adults model positive, responsible behaviour.
	Positive peer influence	Young person’s best friends model responsible behaviour.
	High expectations	Both parent(s) and teachers encourage the young person to do well.
Constructive Use of Time	Creative activities	Young person spends three or more hours per week in lessons or practice in music, theater or other arts.
	Youth programs	Young person spends three or more hours per week in sports, clubs, or organizations at school and/or in community organizations.
	Religious community	Young person spends one hour or more per week in activities in a religious institution.
	Time at home	Young person is out with friends “with nothing special to do” two or fewer nights per week.

Asset Category	Asset Category	Description
Commitment to Learning	Achievement motivation	Young person is motivated to do well in school.
	School engagement	Young person is actively engaged in learning.
	Homework	Young person reports doing at least one hour of homework every school day.
	Bonding to school	Young person cares about her or his school.
	Reading for pleasure	Young person reads for pleasure three or more hours per week.
Positive Values	Caring	Young person places high value on helping other people.
	Equality and social justice	Young person places high value on promoting equality and reducing hunger and poverty.
	Integrity	Young person acts on convictions and stands up for her or his beliefs.
	Honesty	Young person "tells the truth even when it is not easy."
	Responsibility	Young person accepts and takes personal responsibility.
	Restraint	Young person believes it is important not to be sexually active or to use alcohol or other drugs.
Social Competencies	Planning and decision making	Young person knows how to plan ahead and make choices.
	Interpersonal competence	Young person has empathy, sensitivity and friendship skills.
	Cultural competence	Young person has knowledge of and comfort with people of different cultural, racial and ethnic backgrounds.
	Resistance skills	Young person can resist negative peer pressure and dangerous situations.
	Peaceful conflict resolution	Young person seeks to resolve conflict nonviolently.
Positive Identity	Personal power	Young person feels he or she has control over "things that happen to me."
	Self-esteem	Young person reports having a high self-esteem.
	Sense of purpose	Young person reports that "my life has a purpose."
	Positive view of personal future	Young person is optimistic about her or his future.

Note: The 40 Assets provide a framework for action; to engage sectors that can affect positive youth development and is the expressed intent from the Search Institute. The list of assets should not be considered prescriptive in nature. The list represents a synthesis of exhaustive research as some, not all of, the determinants for youth health. It does not purport to prescribe one religion over another or one activity over another. The research indicates correlative reasoning, while having extreme limitations in causative determinants.



APPENDIX B: Alignment with other City Policies and Strategies

City Council has endorsed a range of strategies and plans that support the youth population in Richmond. The strategic directions and associated actions in these strategies and plans, were considered in the development of the 2022–2032 *Richmond Youth Strategy*, in an effort to ensure alignment and leverage opportunities where possible. The following City strategies and plans have strategic actions or focus areas that address youth.

Richmond 2041 Official Community Plan

Richmond's 2041 Official Community Plan (OCP) includes the youth population in the list of key issues to address when planning for the future. The following actions most relate to the 2022–2032 *Youth Strategy*:

Connected Neighbourhoods with Special Places

- Continue to identify the unique needs and preferences of seniors, youth, families and workers so that they can use and enjoy outdoor spaces, buildings, and transportation infrastructure.

Vibrant Cities

- Continue to develop and position Richmond as a cultural destination both for residents and visitors through festivals, heritage sites, exhibitions and performances, arts education programming for children and youth and master art classes and workshops for adult artists.
- Continue to reach-out to 'hard to reach' populations (e.g. new immigrants, socially isolated individuals), people with disabilities, older adults and youth (especially low-asset youth).
- Ensure that children and youth have an opportunity to build healthy habits through physical activity—both through unstructured play and organized activities and programs.

Mobility and Access

- Continue to implement the Child- and Youth-Friendly Land Use and Transport Planning Guidelines for British Columbia.

Social Equity and Inclusion

- Continue to implement and update the Intercultural Strategic Plan, Youth Services Plan, and Older Adults Service Plan to ensure that they remain relevant and effective over time.

- Recognize children and youth as valuable, contributing members of the community, providing them with opportunities to participate, as appropriate, in plans, policies, and programs affecting them and the community.
- Continue to employ the developmental asset framework for the planning and delivery of youth services.

Parks and Open Space Strategy 2012–2022

The City of Richmond 2022 Parks and Open Space Strategy traces the evolution of the system from the first playground to the current interconnected system of parks, trails and greenways, natural areas, waterfronts and the urban realm. It outlines the trends and challenges affecting the delivery of parks and open space services and it defines the desired outcomes and the priorities for sustaining and expanding the system over the next decade.

- The rise of urban agriculture has resulted in several new partnerships and new program areas including the development of community gardens, the Sharing Farm at Terra Nova and the facilitation of Kwantlen Polytechnic University's Farm School initiative to help young farmers learn the art and science of farming.
- Increase the accommodation of youth through the development of targeted spaces and amenities (e.g. Thompson Youth Park).
- Plan for children and youth as pedestrians and cyclists by addressing their safety, increasing their mobility and encouraging physical fitness.

Social Development Strategy 2013–2022

The Social Development Strategy envisions the City of Richmond as an inclusive, engaged and caring community that considers the needs of the present and future generations, values and builds on its diversity, nurtures its social capital, and treats its citizens with fairness and respect. The actions that align with the *Youth Strategy* are noted below:

Enhance Social Equity and Inclusion

- Implement, monitor, and enhance the Richmond Affordable Housing Strategy, placing priority attention on developing a Housing Action Plan that incorporates ongoing monitoring, revisions and housing targets for people living on limited income (e.g. older adults, people on social assistance and youth-at-risk).
- Monitor and update the Youth Service Plan, striving to create an environment that generates opportunities for Richmond's youth to have a safe and healthy journey into adulthood, placing priority attention on:
 - Expanding services for youth in the City Centre.
 - Enhancing dedicated, safe, youth-friendly spaces in various facilities throughout Richmond.

- Engaging youth in City and community-based planning processes.
- Promoting and applying the 40 Developmental Assets based approaches to programming for youth.
- Supporting community-based initiatives to provide children and youth from diverse backgrounds with opportunities to receive common leadership training and volunteer to serve others in the community.
- Work with Police Services, the School District, youth serving agencies and youth groups on initiatives to:
 - Increase awareness and education in efforts to reduce the prevalence of bullying.
 - Improve information and referral amongst youth serving agencies in the City.
 - Reduce the lure for young people to join gangs.

Engage our Citizens

- Youth Now, one of four Richmond Volunteer programs, is designed to enhance leadership opportunities for young adults, who are high school graduates and under the age of 26, and trains them to serve as board members for local non-profit organizations.

Building on Social Assets and Community Capacity

- Strengthen the City's already strong collaborative relationship with Vancouver Coastal Health, consulting on emerging health care issues facing the community, advocating for needed services, partnering on priority community and social development initiatives, and soliciting input on the health implications of key City planning matters.
- The Richmond Public Agency Partners Group consisting of representatives of the five major public agencies in Richmond champions the wellness of children and youth in the community through leadership, partnership, advocacy and policy development. The membership consists of Vancouver Coastal Health, the City of Richmond, Richmond School District, Ministry of Children and Family Development and the RCMP.
- Strengthen the City's already strong collaborative relationship with the Richmond School District, consulting with the district on emerging child, youth and education issues facing the community, advocating for needed programs, and partnering on priority community and social development initiatives.
- Collaborate with Police Services and community partners to promote Richmond as a safe and livable community.

Sustainability Framework 2015–2020

This framework helps Richmond leave a legacy of a sustainable and resilient city, one that will support the needs of its diverse community for years to come. Richmond delivered a broad range of initiatives related to social and cultural dimensions of a sustainable community in addition to promoting environmental, economic growth and well-being. The City is committed to doing its part to continuing to make Richmond a more equitable, inclusive, accessible and safe community while reducing our environmental impact.

2017–2022 Richmond Child Care Needs Assessment and Strategy

A key focus of the Child Care Needs Assessment and Strategy is Collaboration and Partnership. Staff consult with representatives from senior levels of government, other municipalities, Vancouver Coastal Health, Richmond Children First, United Way of the Lower Mainland, the UBC Human Early Learning Partnership and the First Call – BC Child and Youth Advocacy Coalition to ensure that the City is well informed about latest trends, research and advocacy efforts concerning youth matters. The City also participates in forums and focus groups to increase collaboration between the City and other levels of government and community agencies and organizations.

Affordable Housing Strategy 2017–2027

The City of Richmond Affordable Housing Strategy guides the City's involvement in addressing the affordable housing needs of Richmond residents. The strategy focuses on supporting vulnerable populations through the development of increased transitional and supportive housing, non-market rental housing, and low-end market rental units. The Strategy cites families and vulnerable populations (i.e. children experiencing family violence) as priority groups most in need of affordable housing. The following policies outlined are most related to the *Youth Strategy* include:

- Use regulatory tools to encourage a diverse mix of housing types and tenures including family-friendly housing.
- Build capacity with non-profit housing and service providers.
- Facilitate and strengthen partnership opportunities through co-location of non-profit and community facilities.
- Incorporate Basic Universal Housing (accessible and affordable units for persons with mobility challenges).
- Encourage Accessible Housing.

Volunteer Management Strategy 2018–2021

The *Volunteer Management Strategy 2018–2021: Engaging and Supporting Volunteers for a Vibrant, Connected City (VMS 2018–2021)* is an update to the *2007–2012 Volunteer Management Strategy: Building the Volunteer Spirit!* and focuses on engaging volunteers and enabling them to reach their goals. The Strategy also focuses on providing the supports for City, partner, and affiliate staff who work closely with volunteers. Actions relating specifically to youth include:

- Offer volunteer development opportunities for a wide range of ages, skill levels and interest areas.
- Create inclusive volunteer opportunities especially for students, families with children, corporations and groups, and people with special needs.

Community Wellness Strategy 2018–2023

The vision of the Wellness Strategy is for Richmond to be an active, caring, connected, healthy and thriving community. The Strategy provides a framework to support the City and stakeholders in an effort to identify innovative and collaborative approaches to most effectively impact wellness outcomes for Richmond residents, increase the awareness of the benefits of active community engagement and healthy lifestyles for residents in all Richmond neighbourhoods. The focus areas in Richmond's Community Wellness strategy align with the *Youth Strategy* which strive to:

- Foster healthy, active and involved lifestyles for all Richmond residents with an emphasis on physical activity, healthy eating and mental wellness.
- Enhance physical and social connectedness within and among neighbourhoods and communities.
- Enhance equitable access to amenities, services and programs within and among neighbourhoods.
- Facilitate supportive, safe and healthy natural and build environments; and
- Promote wellness literacy for residents across all ages and stages of their lives.

Recreation and Sport Strategy 2019–2024

The aim of the Recreation and Sport Strategy is to build on the strong and successful foundation already present in the City to address the new and diverse interests of stakeholders and to encourage all citizens of every age to enjoy the benefits of an active and involved lifestyle. The following Strategy actions related to the *Youth Strategy* are as follows:

- Develop a recognition program for athletic achievement for children and youth.
- Investigate opportunities to host multi-sport games that increase community pride, economic development and provide legacy benefits for the

community, and contribute to the vibrancy of the City (e.g., Youth Olympic Games).

- Increase opportunities for young athletes with Richmond's local sports clubs to lead and teach sports programs at community centres.
- Collaborate with community partners to ensure children and youth have the opportunity to participate in school sport teams, community sport organizations and recreational leagues.
- Expand the City-wide intergenerational "mentoring program" where seniors and youth exchange skills and experiences, and support each other in participating in recreation and sport opportunities.
- Develop a recognition program for athletic achievement for children and youth.
- Increase opportunities for Richmond children, youth and adults to participate in all stages of the long-term athlete development model.
- Develop and implement bike education initiatives or programs for children and youth in each neighbourhood.
- Investigate opportunities to host multi-sport games that increase community pride, economic development and provide legacy benefits for the community and contribute to the vibrancy of the City (e.g., Youth Olympic Games).

Richmond Arts Strategy 2019–2024

The Richmond Arts Strategy acts as a guide for residents, the City and its stakeholders to develop stronger connections in order to advance the policies, programs and services needed for the arts to thrive in Richmond.

- Continue to work across Community Services and Associations to connect youth to creative opportunities and resources.
- Continue to work with the School District 38 to link arts education resources to teachers.
- Continue to offer free access to media arts training, professional mentorship opportunities and equipment through the Richmond Youth Media Program.
- Encourage collaborations among under-represented community groups, such as youth, Chinese-speaking, Indigenous and LGBTQ2S people.
- Engage the imaginations of all generations through creative education and outreach.
- Provide a range of participatory programming for all age groups and inter-age groups at the community or neighbourhood scale.
- Include non-traditional creative activities and industries (e.g. video game design) in the development of events, creative programming and educational offerings.
- Establish and/or strengthen connections with School District 38 and community organizations to increase arts opportunities and experiences.

City of Richmond Homelessness Strategy (2019–2029)

The Homelessness Strategy aims to make homelessness in Richmond rare, brief and non-recurring. There is a housing gap for emergency housing options for youth. One action is to create shelter and transitional beds for youth experiencing homelessness in the community. The City is working with the Richmond School District and other key stakeholders, to develop an action plan on how to create youth shelter and transitional options. These services will help youth transition into stable longer-term housing options, while staying connected to their community.

Cultural Harmony Plan 2019–2029

The Cultural Harmony Plan guides the City's approach in enhancing cultural harmony among Richmond's diverse population and works to support increased inclusion in the community and increased opportunities for Indigenous peoples, newcomers and long-time residents to engage with each other in all areas of community life. A major direction is enhancing intercultural connections by providing opportunities for Richmond residents of diverse backgrounds to interact with and learn from each other through community-based dialogues, storytelling, and sharing of art, food and music and celebrating Richmond's diverse cultures through intercultural celebrations and events.

2021–2031 Collaborative Action Plan to Reduce and Prevent Poverty in Richmond

The 2021–2031 Collaborative Action Plan to Reduce and Prevent Poverty in Richmond (the Collaborative Action Plan) is intended to guide the City of Richmond's work, in collaboration with stakeholder organizations, to reduce and prevent poverty in Richmond over the next ten years. The purpose of the Collaborative Action Plan is to gain a deeper and shared understanding of the experiences and circumstances of individuals and families at risk of or living in poverty in Richmond in an effort to identify actions to better meet their needs. This includes improved access to services and supports as well as the development and implementation of initiatives designed to promote a greater sense of belonging and inclusion in the community.

Richmond Detachment Strategic Plan 2021–2025 (RCMP)

This Strategic plan provides a framework for achieving the overall goal of making Richmond the safest city in Canada. One major priority is to promote public safety (education, partnership and prevention) and one important action is fostering relationships with youth through mentorship, while modelling healthy choices.

Seniors Strategy 2022-2032

The City of Richmond Seniors Strategy 2022–2032 (Seniors Strategy) is an action-oriented framework intended to guide the City and stakeholders in supporting seniors in Richmond over the next decade. The vision for this collaborative strategy is that, “seniors living in Richmond are safe, respected, healthy and engaged in their communities.” Supporting seniors to age well requires the collaboration and commitment of the City and many organizations and groups, including Community Associations and Societies, community service organizations, health agencies and the private sector.

Actions within the Seniors Strategy that align with the *Youth Strategy* include:

- Promote meaningful volunteer and paid opportunities for seniors to share their experiential wisdom and skills through community-based programs and services that facilitate personal growth and development (e.g. intergenerational opportunities, instructor-led groups, tour guides, project facilitators, etc.).
- Explore a variety of opportunities to develop and maintain meaningful connections and increase knowledge exchange between seniors and younger populations (e.g. City Centre’s Intergen Youth Leadership Team, Youth/Seniors Week collaborations).



APPENDIX C:

Youth Demographics

Youth Population

In 2016, there were 198,309 individuals residing in Richmond and 29,170 of these were youth aged 13 to 24 years (Table 3).⁵³ The distribution of youth who identified as either male or female at each age is outlined below. It is noted that only two gender options were available in the 2016 Census and, as such, this data does not capture demographics regarding youth who identify outside these binary options. Additional information related to youth self-identification of gender identity is outlined in the section on Gender Identity and Sexual Orientation.

Table 3: Total Richmond Youth by Age and Gender

Age	Total	*Male	*Female
13	1,890	980	910
14	1,960	1,030	930
15	2,195	1,080	1,115
16	2,165	1,105	1,060
17	2,270	1,160	1,110
18	2,390	1,235	1,155
19	2,510	1,355	1,155
20	2,750	1,465	1,285
21	2,715	1,420	1,295
22	2,775	1,365	1,410
23	2,750	1,435	1,315
24	2,800	1,410	1,390
**Total	29,175	15,040	14,130

*Non-binary was not an option

**Inconsistencies in adding are a result of rounding by Statistics

⁵³ Statistics Canada. *Census Profile, 2016 Census* [cited 2021 Oct 29]. Available from: <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/index.cfm?Lang=E>

Family Structure

In 2016, there were 37,940 families living in Richmond with children or youth at home, including 28,230 dual-parent families, and 9,710 lone-parent families.⁵⁴ Of the 37,940 families, 52.6% had one child, 37.5% had two children, and 10.6% had three or more children.⁵⁵

Youth between the ages of 13 and 19 years were more likely to be living with at least one parent in 2018 (96%) compared to 2013 (94%).⁵⁶ Among Richmond youth who had been in non-parental, government care, 1% had been in a group home, 1% in a formal care arrangement with a relative, 1% in foster care, and 1% in an independent living situation with the support of the Ministry of Children and Family Development. Seven percent of Richmond youth reported running away from home in the previous year and 4% were asked or required to leave their home (compared to 6% of youth across BC).⁵⁷

Ethnic Background

Richmond is a culturally rich and diverse community. As of 2016, 76% of the Richmond population identified as belonging to a racialized group.⁵⁸ The percentages of youth reporting various ethnic backgrounds in the BC Adolescent Health Survey in Richmond and BC is outlined in Table 4.

Table 4: Ethnic Background, youth 13-19 years old⁵⁹

Ethnic Background*	Richmond	BC
East Asian	53%	18%
European	20%	46%
Southeast Asian	16%	8%
South Asian	11%	11%
Latin/South/Central American	3%	5%
West Asian	3%	3%
African	2%	3%
Indigenous	2%	10%
Australian/Pacific Islander	1%	2%
Don't Know	2%	10%
Other	3%	4%

* Youth completing the survey could select multiple responses so totals may exceed 100%

54 Statistics Canada. *Census Profile, 2016 Census* [cited 2021 Oct 29]. Available from: <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/index.cfm?Lang=E>

55 Statistics Canada. *Census Profile, 2016 Census* [cited 2021 Oct 29]. Available from: <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/index.cfm?Lang=E>

56 McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

57 McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

58 Statistics Canada. *Census Profile, 2016 Census* [cited 2021 Oct 29]. Available from: <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/index.cfm?Lang=E>

59 McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

Indigenous Heritage and Identity

Approximately 1% of the total Richmond population identified as having Indigenous or Aboriginal heritage in the 2016 Census⁶⁰, while 2% of Richmond youth self-identified as Indigenous in the BC Adolescent Health Survey in 2018.⁶¹ In the 2020/2021 school year, 125 students enrolled in Grades 8 to 12 in the Richmond School District identified as Indigenous, representing 1.4% of the students in the District.⁶²

Newcomers to Canada

In 2016, Richmond's population of newcomers to Canada totaled 118,305, or about 60% of the total population of Richmond, compared to 41% of the people living in the greater Vancouver area (as defined by Census Canada), and 28% living in BC.⁶³

There was a decline in the number of Richmond youth who reported being born outside of Canada between 2008 (46%) and 2018 (38%); however, this rate is still higher than the reported 21% of youth across BC.⁶⁴ Among Richmond youth who were born outside of Canada, approximately half arrived within the past five years, including 34% who had lived in Canada between two to five years.⁶⁵ The top four countries newcomers immigrating to Richmond came from were: China, including Hong Kong, the Philippines, India and Taiwan⁶⁶ which aligns with the self-reported ethnicity data outlined in the BC Adolescent Health Survey as outlined in Table 4.

Language

Among Richmond youth participating in the BC Adolescent Health Survey, 78% reported speaking a language other than English at home at least some of the time (compared to 53% across BC), with 44% doing so most of the time (vs. 23% across the province).⁶⁷

60 Statistics Canada. *Census Profile, 2016 Census* [cited 2021 Oct 29]. Available from: <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/index.cfm?Lang=E>

61 McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

62 Government of British Columbia. *Richmond School District (38) Contextual Information* [Internet]. [cited 2021 Oct 29]. Available from: <https://studentsuccess.gov.bc.ca/school-district/038/report/contextual-information>

63 Statistics Canada. *Census Profile, 2016 Census* [cited 2021 Oct 29]. Available from: <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/index.cfm?Lang=E>

64 McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

65 McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

66 Statistics Canada. *Census Profile, 2016 Census* [cited 2021 Oct 29]. Available from: <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/index.cfm?Lang=E>

67 McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.



Gender Identity and Sexual Orientation

Fifty-one percent of Richmond youth participating in the BC Adolescent Health Survey reported male on their birth certificates, and 49% female.⁶⁸ Ninety-eight percent reported that their current gender identity corresponds with their sex at birth, and 2% identified as non-binary.⁶⁹ Additionally, 3% of Grade 8 students completing the Middle Years Development Instrument in Richmond describe their gender as other than boy or girl.⁷⁰

In addition to collecting information on gender identity, youth completing the BC Adolescent Health Survey were asked about their sexual orientation. A summary of responses is outlined in Table 5.

Table 5: Sexual Orientation of Richmond Youth⁷¹

Sexual Orientation of Richmond Youth	
Straight	82%
Mostly straight	6%
Bisexual	4%
Gay or lesbian	1%
Not sure yet	5%
Something other than those listed above	2%

68 McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

69 McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

70 Human Early Learning Partnership. *Middle Years Development Instrument (MDI) Grade 8 Report. School District & Community Results, 2020-2021*. Richmond (SD38). Vancouver, BC: University of British Columbia, School of Population and Public Health; May 2021.

71 McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

Family Socio-Economic Status

In Richmond the average family size of two-parent families with children was four, with a total median income of \$95,173, compared to lone-parent economic families who had an average family size of 2.5 and a total median income of \$49,493.⁷² The total median income was lower in Richmond compared to families residing in the greater Vancouver area for both two-parent families (\$112,167) and lone-parent families (\$53,852).⁷³

Access to Basic Necessities

Access to basic necessities is an important determinant of health and well-being. Youth who completed the *Youth Strategy* Engagement Survey reported high levels of access to basic necessities including stable housing, healthy food, medical or dental care and education and/or employment. A summary of the data is outlined in Table 6.

Table 6: Access to Basic Necessities

	Agree	Neutral	Disagree
Access to stable or permanent housing	87%	9%	4%
Daily access to healthy food	95%	4%	1%
Access to medical/dental care as needed	93%	4%	3%
Access to school or education	98%	2%	0%
Access to a job if desired	78%	15%	7%

Within Richmond, it was reported that there are a proportion of youth who currently require support to meet their basic needs or have required it in the past. The percentage of youth accessing a range of social and economic supports include:

- Help to find a job (20%)
- Access to food (14%)
- Income assistance (13%)
- Support in a crisis (10%)
- Finding child care (6%)
- Support with substance use or addiction (2%)
- Support due to unstable housing or homelessness (2%)

⁷² Statistics Canada. *Census Profile, 2016 Census* [cited 2021 Oct 29]. Available from: <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/index.cfm?Lang=E>

⁷³ Statistics Canada. *Census Profile, 2016 Census* [cited 2021 Oct 29]. Available from: <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/index.cfm?Lang=E>

Physical Health and Well-Being

Richmond youth reported a decrease in their overall health ratings, reporting either good or excellent health, between 2013 (86%) and 2018 (80%).⁷⁴ There is a correlation between youth who report eating healthy food, getting regular exercise and having sufficient sleep with those youth who also identified better physical and mental health than their peers.⁷⁵ Male youth reported higher ratings of their overall health, compared to their female counterparts.⁷⁶

Approximately 23% of youth reported having a health condition or disability. Health conditions and disabilities reported by Richmond youth include: mental health or emotional (11%), long-term/chronic medical condition (7%), sensory disability (3%), severe allergy requiring an EpiPen (3%), learning disability (2%), physical disability (1%) and other condition (1%). Among those that reported a health condition or disability, 42% stated that their condition acted as a barrier to engaging in the same activities as their peers.⁷⁷



74 McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

75 McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

76 McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

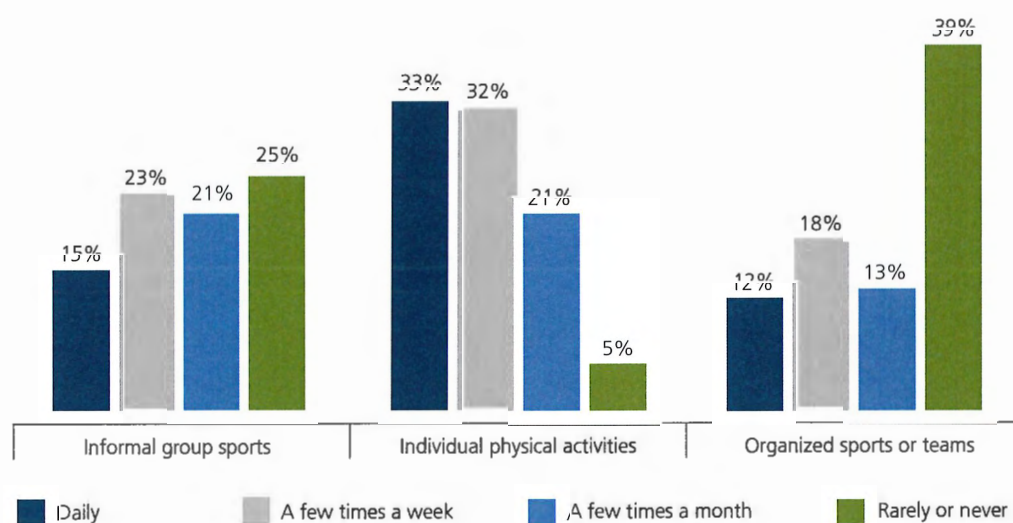
77 McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

Physical Activity

Youth who completed the *Youth Strategy* Engagement Survey reported participating in a range of group and individual physical activities with individual activities being the most common. Richmond youth aged 13 to 18 years who completed the BC Adolescent Health Survey were less likely (14%) than those across the province (18%) to meet Canadian physical activity guidelines, which recommends at least 60 minutes of exercise every day among children and youth between five and 17 years, and 150 minutes each week for individuals aged 18 years or older.⁷⁸

Among youth aged 13 to 17 years, male youth (19%) were more likely than their female peers (10%) to meet the physical activity guidelines.⁷⁹ Among individuals aged 18 years or older, 43% reported meeting physical activity guidelines for their age category. Of this 43%, male youth (50%) were more likely to report meeting these guidelines compared to female youth (34%).⁸⁰

Figure 10: Physical Activity Participation Rates for Youth aged 13-24



78 McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

79 McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

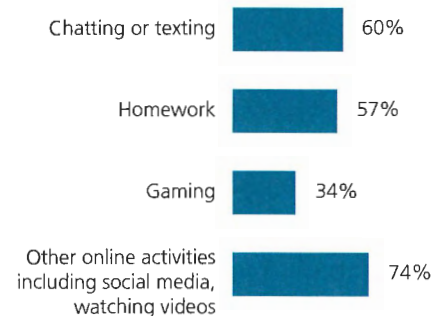
80 McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

Sleep

Less than half of Richmond youth (43%) reported sleeping eight or more hours the night before completing the BC Adolescent Health Survey, a slightly lower rate than youth across the province (48%). Fifteen percent of youth reported sleeping for five hours or less. Female youth, as well as youth over the age of 16 years, were more likely to report getting fewer hours of sleep.⁸¹

Forty-two percent of youth reported turning off their phones before going to bed and these youth were more likely to wake up feeling rested compared to those who did not go offline before bed.⁸²

Youth reported engaging in the following activities, instead of going to sleep:



Source: McCreary Centre Society

Access to Health Care

Access to health care is an important determinant of well-being. Of the youth who noted accessing health care for a specific health concern in the past year, 30% reported receiving the care they needed and 7% reported that they did not receive the care they needed. Similar to youth across the province, about 4% of Richmond youth reported needing access to health care however were not able to receive it. Richmond youth were less likely than youth across BC to access a walk-in clinic (27% vs. 35%), emergency room (12% vs. 16%), counsellor or psychologist (9% vs. 11%), and school wellness centre (1% vs. 2%). With respect to dental care, 84% of Richmond youth reported seeing a dentist in the past year.⁸³

Nutrition

Ninety-four percent of Richmond youth reported eating fruit and vegetables on the day before completing the BC Adolescent Health Survey, an increase from 91% from 2008. In 2018, youth were slightly more likely to report eating fast food (47%) compared to 2013 (43%).⁸⁴

Fifty-seven percent of Richmond youth completing the BC Adolescent Health Survey reported always eating breakfast before starting their day, whereas 13% reported never eating breakfast. Richmond youth (43%) were more likely than youth across BC (37%) to report eating all three meals on school days.⁸⁵

81 McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

82 McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

83 McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

84 McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

85 McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

According to the BC Adolescent Health Survey, not all youth in Richmond receive adequate nutrition or have reliable and consistent access to food. Between 2016 and 2020, children and youth (0–17 years) accounted for 28.6% of Richmond Food Bank clients.⁸⁶

School food programs provide important access to healthy food for youth in Richmond. In the 2019/2020 school year, there were 15 secondary schools with school food programs supported by the Richmond Food Bank and Urban Bounty.⁸⁷ Eight percent of Richmond youth completing the BC Adolescent Health Survey reported going to bed hungry at least some of the time due to lack of money for food, and 1% reported often or always going to bed hungry.⁸⁸ These results are consistent across the province, and have not changed since 2013.⁸⁹

Mental and Emotional Health and Well-being

Mental and emotional well-being are foundational aspects of youth development. Of the youth who participated in the *Youth Strategy* Engagement Survey, collected after the start of the COVID-19 pandemic, 19% indicated they previously had or were currently receiving support for mental health issues and 32% indicated that they had or were using counselling services. In addition, the percentage of Richmond youth participating in the BC Adolescent Health Survey who reported having depression increased from 7% in 2013 to 12% in 2018. Similarly, the percentage of Richmond youth who reported experiencing an anxiety disorder or panic attacks rose from 6% in 2013 to 12% in 2018, and the percentage of youth who reported suicidal ideation increased from 10% in 2013 to 15% in 2018. Richmond youth were less likely to have attempted suicide (3%) compared to the provincial average (5%). However, the percentage of Richmond youth who reported having a friend or family member attempt suicide rose from 23% in 2013 to 29% in 2018. Female youth were twice as likely to report depression (15%), compared to male youth (7%), and youth who identified as non-binary were most likely to report depression (50%) overall.⁹⁰ As the BC Adolescent Health Survey was completed prior to the COVID-19 pandemic, results should be interpreted with caution in relation to the current mental health and well-being of Richmond youth. Additional monitoring and evaluation of data collected more recently that reflects the impacts of the COVID-19 pandemic on youth mental health and well-being will be important in the ongoing planning and implementation of actions contained in the *Youth Strategy*.

⁸⁶ Richmond Food Bank Society (2016–2019), 2020.

⁸⁷ Richmond Food Bank Society, 2020. Urban Bounty, 2020.

⁸⁸ McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

⁸⁹ McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

⁹⁰ McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

The percentage of Richmond youth who did not access needed mental health services increased from 10% in 2013 to 19% in 2018. Reasons for not accessing needed mental health supports include being fearful that their parents would find out and/or hoping that the problem would go away (Table 7).⁹¹

Table 7: Richmond youth’s most commonly reported reasons for not accessing mental health services⁹²

Reason for not accessing mental health services	%
Didn’t want parents to know	68%
Thought or hoped the problem would go away	66%
Didn’t know where to go	47%
Afraid of what I would be told	42%
Too busy to go	40%
Afraid someone I know might see me	39%
Didn’t think I could afford it	21%
Parent / guardian would not take me	13%
Had prior negative experience	12%
Couldn’t go when it was open	7%
Had no transportation	6%

Education and Employment

The Richmond School District is the fifth largest in the province with 48 schools, including 38 elementary schools and ten secondary schools. The School District reported 8,748 students enrolled in Grades 8 to 12 in the 2020/2021 school year.⁹³ In addition, there are eight private secondary schools in Richmond⁹⁴ and a number of organizations that provide post-secondary education, including British Columbia Institute of Technology Aeronautics Campus, Trinity Western University and Kwantlen Polytechnic University.

91 McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

92 McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

93 Government of British Columbia. *Richmond School District (38) Contextual Information* [Internet]. [cited 2021 Oct 29]. Available from: <https://studentsuccess.gov.bc.ca/school-district/038/report/contextual-information>

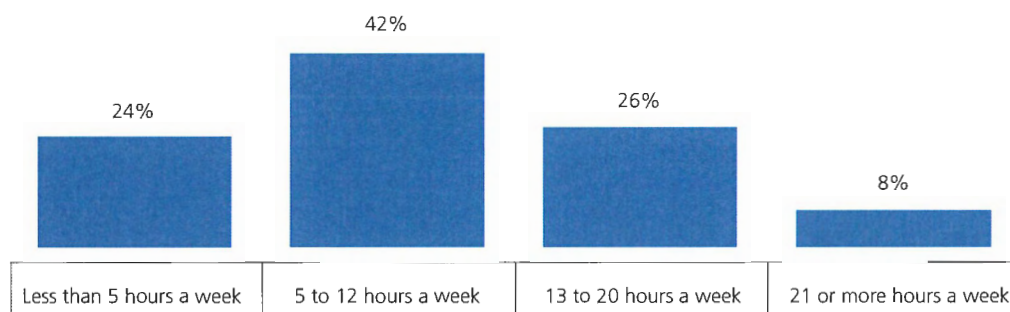
94 City of Richmond. *Richmond Schools: Private Schools* [Internet]. 2017 [cited 2021 Oct 29]. Available from: <https://www.richmond.ca/cityhall/archives/exhibits/schools/private.htm>

In the 2019/2020 school year, 93% of Grade 12 youth in Richmond graduated from secondary school. This number is slightly lower for students who identified as having Indigenous heritage (80%) and for students identified by the School District as having a range of special needs as defined by the Ministry of Education (78%). The five-year range for graduating in Richmond is 88 to 93%, which is higher than the typical range for BC of 77 to 88%.⁹⁵

Richmond youth tend to have greater academic aspirations compared to youth across the province. Ninety percent of Richmond youth planned to finish secondary school (compared to 87% of BC youth) in 2018, and 87% intended to complete post-secondary school (compared to 83% of BC youth).⁹⁶

Hours of employment vary with the majority of youth working five to 12 hours per week reported during completion of the BC Adolescent Health Survey and reflected in Figure 11. Of the youth that completed the *Youth Strategy* Engagement Survey, 19% reported participating in paid work daily, 21% a few times a week and 44% rarely or never. Seventy-eight percent indicated that they had access to a paid job if they desired one.

Figure 11: Hours Richmond Youth Spent Working at a Paid Job (of those who were employed)⁹⁷



⁹⁵ Government of British Columbia. *Richmond School District (38) Completion Rates* [Internet]. [cited 2021 Oct 29]. Available from: <https://studentsuccess.gov.bc.ca/school-district/038/report/completion-rates>

⁹⁶ McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

⁹⁷ McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

Youth Activities and Use of Time

Richmond youth who completed the *Youth Strategy* Engagement Survey reported engaging in a variety of extracurricular activities. The BC Adolescent Health Survey also provides additional demographic detail. Males were reported being more likely than females to participate in organized sports (54% vs. 49%), informal sports (51% vs. 30%), and extreme sports (6% vs. 2%), while female youth were more likely than males to report participating in arts-based classes (34% vs. 24%), volunteering (30% vs. 25%), and dance, yoga or other exercise classes (20% vs. 5%). Barriers to engaging in extracurricular activities, for both females and males, included being too busy (54%), affordability (12%), transportation (13%), and concerns about being bullied (5%).⁹⁸ Additional information on how Richmond youth spend their time was also collected in the *Youth Strategy* Engagement Survey. The survey found that clubs and organized groups, followed by volunteer work were the most common structured activities that youth engaged in. The survey also highlighted how youth in Richmond spend their unstructured time. The use of social media and online/internet had the highest daily use citations, followed by spending time alone and spending time with family.

Among Richmond youth who participated in the BC Adolescent Health Survey, 64% reported engaging in activities that were meaningful to them, and just under half (45%) reported feeling as though their ideas were listened to when participating in those activities. Richmond youth who reported engaging in activities that were meaningful to them also reported higher rates of mental health, and were more likely to report feeling connected to their community. Richmond youth also indicated having at least one adult outside their family and school who cared about them.⁹⁹

⁹⁸ McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.

⁹⁹ McCreary Centre Society. *Balance and Connection in Richmond: The Health and Well-being of our Youth*. Vancouver, BC: McCreary Centre Society; 2019.





City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1
Telephone: 604-276-4000
www.richmond.ca

PLN - 120



City of Richmond

Report to Committee

To: Planning Committee
From: Kim Somerville
Director, Community Social Development
Date: September 12, 2022
File: 08-4057-20-023/Vol 01
Re: Housing Agreement Bylaw No. 10135 to Permit the City of Richmond to Secure Affordable Housing Units at 5491 No. 2 Road

Staff Recommendation

That Housing Agreement (5491 No. 2 Road) Bylaw No. 10135 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of section 483 of the *Local Government Act*, to secure the Affordable Housing Units required by Development Permit DP 19-866690.

Kim Somerville
Director, Community Social Development
(604-247-4671)

Att. 1

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Law	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

The purpose of this report is to recommend that City Council adopt Housing Agreement Bylaw No. 10135 to secure approximately 5,273 m² (56,762 ft²) of total floor area comprised of 80 affordable housing units in the proposed development located at 5491 No. 2 Road (Attachment 1).

This report supports Council's Strategic Plan 2018–2022 Strategy #6 Strategic and Well-Planned Growth:

6.5 Ensure diverse housing options are available and accessible across the housing continuum.

The report also supports several actions described in the City's Affordable Housing Strategy (2017–2027), including:

Action 2.1: Continue to seek opportunities to allocate City-owned land specifically for the use of affordable housing development; and

Action 2.2: Continue to use the Affordable Housing Reserve Fund for capital contributions towards innovative non-market housing projects that involve partnerships.

This report also supports Social Development Strategy Goal #1: Enhance Social Equity and Inclusion:

Strategic Direction #1: Expand Housing Choices

The proposed 80 unit affordable housing project is the result of a partnership between the City of Richmond, BC Housing, and Pathways Clubhouse Society of Richmond (Pathways). Through this project, the City will provide the vacant City-owned land through a long-term ground lease and BC Housing will provide financing and funding for the housing development. The building will be constructed and operated by Pathways, a reputable non-profit housing operator and service provider that has provided services in Richmond since 1984.

Analysis

The proposed Pathways Affordable Housing project consists of 80 affordable housing units in a six storey stand-alone building. These affordable units will be built and operated in accordance with the BC Housing Community Housing Fund requirements and in alignment with the Development Permit conditions.

The project includes three housing affordability levels: deep subsidy, rent-geared-to-income and affordable market rental units. Tenants of the deep subsidy and rent-geared-to-income units will be selected from the BC Housing Registry, and affordable market rental tenants will be selected from either the BC Housing Registry or Pathways' housing waitlist. Priority for tenancy will be given to Richmond residents. The three affordability levels, rental rates and maximum household income limits are set pursuant to the BC Housing Community Housing Fund program, as outlined in Table 1.

Table 1: Maximum Household Income thresholds and Maximum Rental Rates permitted

Affordability Type	Deep Subsidy	Rent-Geared-to-Income	Affordable Market
Number of Units	16	40	24
Maximum Household Income	Based on BC Housing Deep Subsidy Income Limits. These units are intended for households receiving income assistance.	Incomes that are between Deep Subsidy Income Limits and BC Housing's Household Income Limits.	Based on median household income levels in BC. Income limits are set according to the Low and Moderate Income Limits, as determined by BC Housing
Maximum Rental Rates	Based on current Income Assistance Shelter Allowances.	Rent-Geared-to-Income (RGI) rates as determined by BC Housing's Rent Scale.	As approved by BC Housing with annual Residential Tenancy Act (RTA) increases. Must be maintained at no less than Canada Mortgage and Housing Corporation Average Market Rent.

It is anticipated that 20 (or 25%) of the 80 affordable housing units will be family-friendly two and three bedroom units and that the remaining 60 units will be studio and one bedroom units (as outlined in Table 2 below).

Table 2: Anticipated Mix of Unit Types and Sizes

Unit Type	Min. Unit Area	No. of Units
Studio	37 m ² (400 ft ²)	24
1 Bedroom	48 m ² (535 ft ²)*	36
2 Bedrooms	69 m ² (741 ft ²)	15
3 Bedrooms	91m ² (980 ft ²)	5
TOTAL	Varies	80

*One 1-bedroom unit on the ground floor is anticipated to have a unit size of 521 ft² to accommodate an elevator shaft.

The Housing Agreement restricts the monthly rental rates, ensures tenants do not exceed maximum annual household income limits, and ensures that the units will remain available at affordable rental rates in perpetuity so they are accessible to eligible Richmond residents. The maximum annual housing income limits and rental rates for the three affordability levels are determined in accordance with BC Housing Community Housing Fund requirements.

The Housing Agreement specifies that occupants of the affordable housing units shall have unlimited access to dedicated indoor and outdoor amenity space. Affordable housing tenants will not be charged any additional costs over and above their rent (i.e. move in/move out or parking fees). In order to ensure that Pathways manages the affordable housing units according to the terms outlined in the Housing Agreement, the Housing Agreement permits the City to conduct a statutory declaration process no more than once a year. Through the statutory declaration process, City staff work with property managers to request and review current tenants' household incomes and other information.

Pathways has agreed to the terms and conditions of the Housing Agreement and to register notice of the Housing Agreement on title to secure the 80 affordable housing units in perpetuity.

Financial Impact

None.

Conclusion

In accordance with the *Local Government Act* (Section 483), adoption of Bylaw No. 10135 is required to permit the City to enter into a Housing Agreement. Together with a Housing Covenant, the Housing Agreement will act to secure the 80 affordable housing units that are proposed in association with Development Permit Application DP 19-866690 on title in perpetuity.

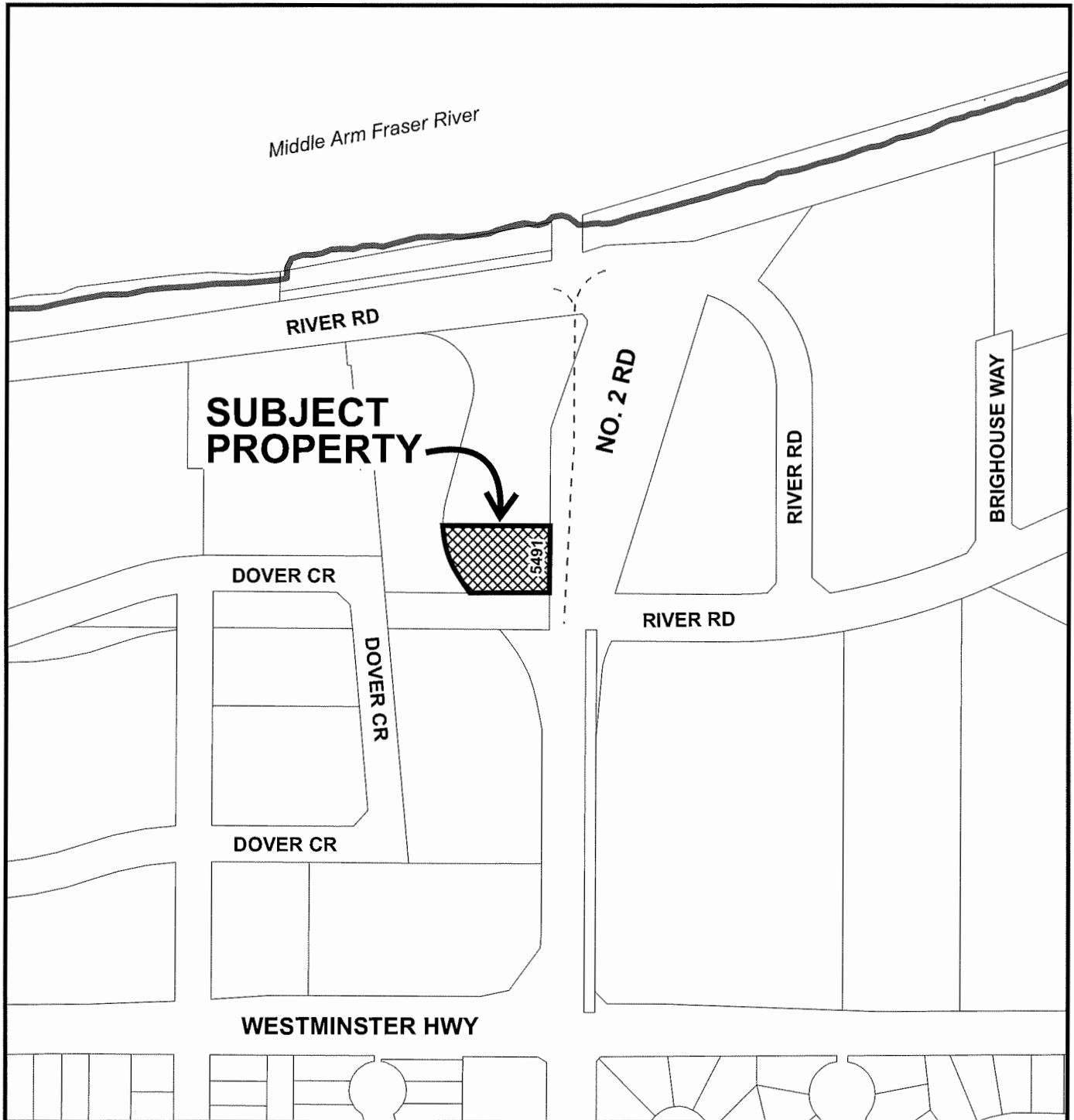


Kim Somerville
Director, Community Social Development
(604-247-4671)

Att. 1: Map of 5491 No. 2 Road



City of
Richmond



5491 No. 2 Road

PLN - 125

Original Date: 06/01/22

Revision Date:

Note: Dimensions are in METRES



Housing Agreement (5491 No. 2 Road) Bylaw No. 10135

The Council of the City of Richmond enacts as follows:

1. The Mayor and City Clerk for the City of Richmond are authorized to execute and deliver a housing agreement, substantially in the form set out as Schedule A to this Bylaw, with the owner of the lands legally described as:

PID: 027-020-983 Lot B, Section 1, Block 4 North, Range 7 West, New Westminster District, Plan BCP29277

2. This Bylaw is cited as **"Housing Agreement (5491 No. 2 Road) Bylaw No. 10135"**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept. <i>bu</i>
APPROVED for legality by Solicitor <i>[Signature]</i>

MAYOR

CORPORATE OFFICER

Schedule A

To Housing Agreement (5491 No. 2 Road) Bylaw No. 10135

HOUSING AGREEMENT BETWEEN PATHWAYS CLUBHOUSE SOCIETY OF
RICHMOND AND CITY OF RICHMOND

HOUSING AGREEMENT
(Section 483 *Local Government Act*)

THIS AGREEMENT is dated for reference the 7th day of July, 2022.

BETWEEN:

PATHWAYS CLUBHOUSE SOCIETY OF RICHMOND, a society incorporated pursuant to the *Societies Act* (Inc. No. S-0026088) having an office at 315-8111 Granville Avenue, Richmond, BC V6Y 1P5

(the "Operator")

AND:

CITY OF RICHMOND, a municipal corporation pursuant to the *Local Government Act* and having its offices at 6911 No. 3 Road, Richmond, British Columbia, V6Y 2C1

(the "City")

WHEREAS:

- A. Section 483 of the *Local Government Act* permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements which may include, without limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units and rent which may be charged for housing units;
- B. The City is the registered owner of the Lands (as hereinafter defined) and the City has leased the Lands (as hereinafter defined) to the Operator pursuant to the Ground Lease (as hereinafter defined); and
- C. The Operator and the City wish to enter into this Agreement (as hereinafter defined) to provide for affordable housing on the terms and conditions set out in this Agreement,

NOW THEREFORE in consideration of \$10.00 now paid by the City to the Operator and other good and valuable consideration (the receipt and sufficiency of which is acknowledged by both parties), and in consideration of the promises exchanged below, the Operator and the City covenant and agree as follows:

ARTICLE 1 DEFINITIONS AND INTERPRETATION

1.1 In this Agreement the following words have the following meanings:

- (a) **“Affordable Housing Strategy”** means the Richmond Affordable Housing Strategy approved by the City on March 12, 2018, and containing a number of recommendations, policies, directions, priorities, definitions and annual targets for affordable housing, as may be amended or replaced from time to time;
- (b) **“Affordable Housing Unit”** means a Dwelling Unit or Dwelling Units designated as such in accordance with a building permit and/or development permit issued by the City and/or, if applicable, in accordance with any rezoning consideration applicable to the development on the Lands and includes, without limiting the generality of the foregoing, the Dwelling Unit charged by this Agreement;
- (c) **“Agreement”** means this agreement together with all schedules, attachments and priority agreements attached hereto;
- (d) **“Building”** means any building constructed, or to be constructed, on the Lands, or a portion thereof;
- (e) **“Building Permit”** means the building permit authorizing construction on the Lands, or any portion(s) thereof;
- (f) **“City”** means the City of Richmond;
- (g) **“City Solicitor”** means the individual appointed from time to time to be the City Solicitor of the Law Division of the City, or his or her designate;
- (h) **“Commission”** means the British Columbia Housing Management Commission or its successors in function;
- (i) **“Common Amenities”** means all indoor and outdoor areas, recreational facilities and amenities that are designated for common use of all residential occupants of the Development, or all Tenants of Affordable Housing Units in the Development, through the Development Permit process, including without limitation visitor parking, the required affordable housing parking and electric vehicle charging stations, loading bays, bicycle storage, fitness facilities, outdoor recreation facilities, and related access routes;
- (j) **“CPI”** means the All-Items Consumer Price Index for Vancouver, B.C. published from time to time by Statistics Canada, or its successor in function;
- (k) **“Daily Amount”** means \$100.00 per day as of January 1, 2009 adjusted annually thereafter by adding thereto an amount calculated by multiplying \$100.00 by the percentage change in the CPI since January 1, 2009, to January 1 of the year that a written notice is delivered to the Operator by the City pursuant to section 5.1 of this

Agreement. In the absence of obvious error or mistake, any calculation by the City of the Daily Amount in any particular year shall be final and conclusive;

- (l) **“Development”** means the residential development to be constructed on the Lands;
- (m) **“Development Permit”** means the development permit authorizing development on the Lands, or any portion(s) thereof;
- (n) **“Director, Community Social Development”** means the individual appointed to be the Director, Community Social Development from time to time of the Community Services Department of the City and his or her designate;
- (o) **“Director of Development”** means the individual appointed to be the chief administrator from time to time of the Development Applications Division of the City and his or her designate;
- (p) **“Dwelling Unit”** means a residential dwelling unit or units located or to be located on the Lands whether those dwelling units are lots, strata lots or parcels, or parts or portions thereof, and includes single family detached dwellings, duplexes, townhouses, auxiliary residential dwelling units, rental apartments and strata lots in a building strata plan and includes, where the context permits, an Affordable Housing Unit;
- (q) **“Eligible Tenant”** means a Family having a cumulative annual income in an amount equal to or less than the amount determined in accordance with Appendix A hereto as may be adjusted from time to time;
- (r) **“Family”** means:
 - (i) a person;
 - (ii) two or more persons related by blood, marriage or adoption; or
 - (iii) a group of not more than 6 persons who are not related by blood, marriage or adoption;
- (s) **“Ground Lease”** means the lease dated July 7, 2022 entered into among the City, the Operator, the Commission and Provincial Rental Housing Corporation pursuant to which the Operator leases the Lands from the City, as may be amended, restated or replaced from time to time;
- (t) **“GST”** means the Goods and Services Tax levied pursuant to the Excise Tax Act, R.S.C., 1985, c. E-15, as may be replaced or amended from time to time;
- (u) **“Housing Covenant”** means the agreements, covenants and charges granted by the Operator to the City (which includes covenants pursuant to section 219 of the Land Title Act) charging the Lands from time to time, in respect to the use and transfer

of the Affordable Housing Units, as may be amended, restated or replaced from time to time;

- (v) **“Interpretation Act”** means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;
- (w) **“Land Title Act”** means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;
- (x) **“Lands”** means certain lands and premises legally described as PID: 027-020-983 Lot B Section 1 Block 4 North, Range 7 West, New Westminster District, Plan BCP27277;
- (y) **“Local Government Act”** means the *Local Government Act*, R.S.B.C. 2015, Chapter 1, together with all amendments thereto and replacements thereof;
- (z) **“LTO”** means the New Westminster Land Title Office or its successor;
- (aa) **“Operating Agreement”** means the Community Housing Fund Operating Agreement, the term of which shall expire a day prior to the final day of the term of the Ground Lease, entered into between the Commission and the Operator, which provides, among other things, for the Commission to provide assistance to the Operator in relation to the Operator’s cost of acquiring, developing or operating the Lands , as may be amended from time to time;
- (bb) **“Operations Management Plan”** means all policies, procedures and manuals adopted and used by the Operator, as appropriate depending on the Affordable Housing Unit, for the operation and management of the Affordable Housing Units, including without limitation, resident eligibility criteria and waiting lists, application procedures and guidelines, tenancy agreements and addenda, tenant regulations and manuals and tenant’s insurance requirements;
- (cc) **“Operator”** means the party described on page 1 of this Agreement as the Operator and any subsequent leasehold tenant of the Lands, and includes any person who is a leasehold tenant of an Affordable Housing Unit from time to time, but excludes an Eligible Tenant;
- (dd) **“Permitted Rent”** means the rent determined in accordance with Appendix B hereto as may be adjusted from time to time;
- (ee) **“Real Estate Development Marketing Act”** means the *Real Estate Development Marketing Act*, S.B.C. 2004, Chapter 41, together with all amendments thereto and replacements thereof;
- (ff) **“Related Agreements”** means the Housing Covenant, the Ground Lease, and the Operations Management Plan, as such agreements may be amended from time to time, together with any other agreements that may be entered into between the City

and the Operator with respect to the Lands or the affordable housing project located thereon;

- (gg) “**Residential Tenancy Act**” means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;
- (hh) “**Strata Property Act**” means the *Strata Property Act* S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;
- (ii) “**Subdivide**” means to divide, apportion, consolidate or subdivide the Lands including any Building thereon, or any portion thereof, or the ownership or right to possession or occupation of the Lands including any Building thereon, or any portion thereof, into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization or development of “cooperative interests” or “shared interest in land” as defined in the *Real Estate Development Marketing Act* and “**Subdivision**” will have a like meaning;
- (jj) “**Tenancy Agreement**” means a tenancy agreement, lease, sublease, license or other agreement granting rights to occupy an Affordable Housing Unit; and
- (kk) “**Tenant**” means an occupant of an Affordable Housing Unit by way of a Tenancy Agreement.

1.2 In this Agreement:

- (a) reference to the singular includes a reference to the plural, and *vice versa*, unless the context requires otherwise;
- (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (e) any reference to any enactment is to the enactment in force on the date the Operator signs this Agreement, and to subsequent amendments to or replacements of the enactment;
- (f) the provisions of section 25 of the *Interpretation Act* with respect to the calculation of time apply;
- (g) time is of the essence;

- (h) all provisions are to be interpreted as always speaking;
 - (i) reference to a "party" is a reference to a party to this Agreement and to that party's respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a "party" also includes an Eligible Tenant, agent, officer and invitee of the party;
 - (j) reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided;
 - (k) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including"; and
 - (l) the terms "shall" and "will" are used interchangeably and both will be interpreted to express an obligation. The term "may" will be interpreted to express a permissible action.
- 1.3 The obligations of the Operator to the City in this Agreement are in addition to and not in substitution of the obligations of the Operator to the City set out in the Related Agreements. In the event that there is a conflict between the terms and conditions of this Agreement and the terms and conditions of any of the Related Agreements, the terms and conditions of this Agreement shall, so far as is necessary to resolve such conflict, prevail.
- 1.4 The following Appendices are attached hereto and form part of this Agreement:
- Appendix A - Eligible Tenants
 - Appendix B - Permitted Rents
 - Appendix C - Statutory Declaration form
 - Appendix D - Tenant selection

Terms used in Appendices A, B and D that are not defined in this Agreement will have the meanings given by the Commission, as such terms may be amended or replaced by the Commission from time to time.

ARTICLE 2

USE AND OCCUPANCY OF AFFORDABLE HOUSING UNITS

- 2.1 The Operator agrees that each Affordable Housing Unit may only be used as a permanent residence occupied by one Eligible Tenant. An Affordable Housing Unit must not be occupied by the Operator, the directors, officers, or employees of the Operator or their family members (unless such persons qualify as Eligible Tenants), or any tenant or guest of the Operator, other than an Eligible Tenant. For the purposes of this Article, "permanent

residence” means that the Affordable Housing Unit is used as the usual, main, regular, habitual, principal residence, abode or home of the Eligible Tenant.

- 2.2 Within 30 days after receiving notice from the City, the Operator must, in respect of each Affordable Housing Unit, provide to the City a statutory declaration, substantially in the form (with, in the City Solicitor’s discretion, such further amendments or additions as deemed necessary) attached as Appendix C, sworn by a director or officer of the Operator, containing all of the information required to complete the statutory declaration, provided that for greater certainty income verification for those Affordable Housing Units constituting Affordable Market Units will only be required at the time of a Tenant’s move in and thereafter no income verification will be required to be completed for that Tenant of an Affordable Market Unit. The City may request such statutory declaration in respect to each Affordable Housing Unit no more than once in any calendar year; provided, however, notwithstanding that the Operator may have already provided such statutory declaration in the particular calendar year, the City may request and the Operator shall provide to the City such further statutory declarations as requested by the City in respect to an Affordable Housing Unit if, in the City’s absolute determination, the City believes that the Operator is in breach of any of its obligations under this Agreement.
- 2.3 The Operator hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Operator is complying with this Agreement.
- 2.4 The Operator agrees that notwithstanding that the Operator may otherwise be entitled, the Operator will not:
 - (a) be issued with a Development Permit unless the Development Permit includes the Affordable Housing Units;
 - (b) be issued with a Building Permit unless the Building Permit includes the Affordable Housing Units; and
 - (c) occupy, nor permit any person to occupy any Dwelling Unit or any portion of any building, in part or in whole, constructed on the Lands and the City will not be obligated to permit occupancy of any Dwelling Unit or building constructed on the Lands until all of the following conditions are satisfied:
 - (i) the Affordable Housing Units and related uses and areas have been constructed to the satisfaction of the City;
 - (ii) the Affordable Housing Units have received final building permit inspection granting occupancy; and
 - (iii) the Operator is not otherwise in breach of any of its obligations under this Agreement or any other agreement between the City and the Operator in connection with the development of the Lands.

**ARTICLE 3
MANAGEMENT, DISPOSITION AND ACQUISITION OF AFFORDABLE
HOUSING UNITS**

- 3.1 The Operator will operate and manage each Affordable Housing Unit in accordance with the Affordable Housing Strategy and Related Agreements, unless otherwise agreed to by the Operator, the Director of Development and the Director, Community Social Development.
- 3.2 The Operator will not permit an Affordable Housing Unit to be subleased (other than the sublease by the Operator to the Eligible Tenant) nor an Affordable Housing Unit Tenancy Agreement to be assigned.
- 3.3 If this Housing Agreement encumbers more than one Affordable Housing Unit, then the Operator may not, without the prior written consent of the City Solicitor, sublease (except under a Tenancy Agreement with an Eligible Tenant), sell or transfer less than all Affordable Housing Units located in the Development in a single or related series of transactions with the result that when such sublease, sale or transfer of the Affordable Housing Units occurs, the subtenant, purchaser or transferee will be the legal and beneficial owner of a leasehold interest of not less than all the Affordable Housing Units located in the Development.
- 3.4 Subject to the requirements of the *Residential Tenancy Act*, the Operator will ensure that each Tenancy Agreement:
- (a) includes the following provision:

“By entering into this Tenancy Agreement, the Tenant hereby consents and agrees to the collection of the below-listed personal information by the Landlord and/or any operator or manager engaged by the Landlord and the disclosure by the Landlord and/or any operator or manager engaged by the Landlord to the City and/or the Landlord, as the case may be, of the following personal information which information will be used by the City to verify and ensure compliance by the Landlord with the City’s strategy, policies and requirements with respect to the provision and administration of affordable housing within the municipality and for no other purpose, each month during the Tenant’s occupation of the Affordable Housing Unit:

 - (i) a statement of gross annual income from all sources (including employment, disability, retirement, investment, and other) of all members of the Tenant’s household who are 18 years of age and over and who reside in the Affordable Housing Unit (for Affordable Market Units as determined by British Columbia Housing Management Commission such information is only required at the time the Tenant takes occupancy);
 - (ii) number of occupants of the Affordable Housing Unit;

- (iii) number of occupants of the Affordable Housing Unit under 18 years of age and under; and
 - (iv) number of occupants of the Affordable Housing Unit over 55 years of age and over;
 - (b) defines the term “Landlord” as the Operator of the Affordable Housing Unit; and
 - (c) includes a provision requiring the Tenant and each permitted occupant of the Affordable Housing Unit to comply with this Agreement.
- 3.5 At all times that this Agreement encumbers the Lands, the Operator shall retain and maintain in place a non-profit organization acceptable to the City to operate and manage all of the Affordable Housing Units in accordance with this Agreement and in accordance with the Housing Covenant. The City acknowledges and agrees that the Operator is a non-profit organization acceptable to the City to operate and manage the Affordable Housing Units. All Affordable Housing Units must be managed and operated by one non-profit organization.
- Without limiting the foregoing, the non-profit organization retained pursuant to this section 3.5 must have as one of its prime objectives the operation of affordable housing within the City of Richmond. At the request of the City, from time to time, the Operator shall deliver to the City a copy the agreement (fully signed and current) with the non-profit organization, to evidence the Operator’s compliance with this Section 3.5.
- 3.6 If the Operator sells or transfers any Affordable Housing Units with the prior written consent of the City in accordance with the Ground Lease, the Operator will notify the City Solicitor of the sale or transfer within three (3) days of the effective date of sale or transfer.
- 3.7 The Operator must not rent, lease, license or otherwise permit occupancy of any Affordable Housing Unit except to an Eligible Tenant and except in accordance with the following additional conditions:
- (a) the Affordable Housing Unit will be used or occupied only pursuant to a Tenancy Agreement;
 - (b) the monthly rent payable for the Affordable Housing Unit will not exceed the Permitted Rent applicable to that class of Affordable Housing Unit;
 - (c) the Operator will allow the Tenant and any permitted occupant and visitor to have full access to and use and enjoy all Common Amenities in the Development;
 - (d) the Operator will not require the Tenant or any permitted occupant to pay any of the following:
 - (i) move-in/move-out fees;
 - (ii) strata fees;

- (iii) strata property contingency reserve fees;
- (iv) extra charges or fees for use of any Common Amenities, common property, limited common property, or other common areas, facilities or amenities, including without limitation parking, bicycle storage, electric vehicle charging stations or related facilities;
- (v) extra charges for the use of sanitary sewer, storm sewer, or water; or
- (vi) property or similar tax;
- (e) the Operator will attach a copy of this Agreement to every Tenancy Agreement;
- (f) the Operator will include in the Tenancy Agreement a clause requiring the Tenant and each permitted occupant of the Affordable Housing Unit to comply with this Agreement;
- (g) the Operator will include in the Tenancy Agreement a clause entitling the Operator to terminate the Tenancy Agreement if:
 - (i) an Affordable Housing Unit is occupied by a person or persons other than an Eligible Tenant;
 - (ii) the annual income of an Eligible Tenant rises above the applicable maximum amount determined in accordance with Appendix A of this Agreement as may be adjusted from time to time;
 - (iii) the Affordable Housing Unit is occupied by more than the number of people the City's building inspector determines can reside in the Affordable Housing Unit given the number and size of bedrooms in the Affordable Housing Unit and in light of any relevant standards set by the City in any bylaws of the City;
 - (iv) the Affordable Housing Unit remains vacant for three (3) consecutive months or longer, notwithstanding the timely payment of rent; and/or
 - (v) the Tenant subleases the Affordable Housing Unit or assigns the Tenancy Agreement in whole or in part,

and in the case of each breach, the Operator hereby agrees with the City to forthwith provide to the Tenant a notice of termination.

The notice of termination shall provide that the termination of the tenancy shall be effective 30 days following the date of the notice of termination, except that in respect to section 3.7(g)(ii) of this Agreement, termination shall be effective on the day that is six (6) months following the date that the Operator provided the notice of termination to the Tenant, subject to such alternative periods of notification as may be determined by the Commission;

- (h) the Tenancy Agreement will identify all occupants of the Affordable Housing Unit and will stipulate that anyone not identified in the Tenancy Agreement will be prohibited from residing at the Affordable Housing Unit for more than 30 consecutive days or more than 45 days total in any calendar year; and
 - (i) the Operator will forthwith deliver a certified true copy of the Tenancy Agreement to the City upon demand.
- 3.8 If the Operator has terminated the Tenancy Agreement, then the Operator shall use best efforts to cause the Tenant and all other persons that may be in occupation of the Affordable Housing Unit to vacate the Affordable Housing Unit on or before the effective date of termination.
- 3.9 The Operator shall not impose any age-based restrictions on Tenants of Affordable Housing Units, unless expressly permitted by the City in writing in advance.
- 3.10 Tenant selection will be made in accordance with Appendix D.

ARTICLE 4 DEMOLITION OF AFFORDABLE HOUSING UNIT

- 4.1 The Operator will not demolish an Affordable Housing Unit other than in accordance with the provisions of the Ground Lease. Following demolition, the Operator will use and occupy any replacement Dwelling Unit in compliance with this Agreement, the Related Agreements and the Operating Agreement, and this Agreement, the Related Agreements and the Operating Agreement will apply to any replacement Dwelling Unit to the same extent and in the same manner as the provisions of this Agreement, the Related Agreements and the Operating Agreement apply to the original Dwelling Unit, and the Dwelling Unit must be approved by the City as an Affordable Housing Unit in accordance with this Agreement and the Related Agreements.

ARTICLE 5 DEFAULT AND REMEDIES

- 5.1 The Operator agrees that, in addition to any other remedies available to the City under this Agreement, the Related Agreements or at law or in equity, if:
 - (a) an Affordable Housing Unit is used or occupied in breach of this Agreement;
 - (b) an Affordable Housing Unit is rented at a rate in excess of the Permitted Rent;
 - (c) an Affordable Housing Unit is operated and maintained by an entity that is not a non-profit organization acceptable to the City (as contemplated in Section 3.5); or
 - (d) the Operator is otherwise in breach of any of its obligations under this Agreement or the Housing Covenant,

and if the Operator fails to rectify such breach within 30 days of notice by the City, or if any such breach because of its nature would reasonably require more than 30 days to rectify, and the Operator fails to commence rectification within the 30 day notice period and thereafter to promptly, effectively, and continuously proceed with the rectification of the breach to completion, then such breach will constitute an Event of Default under the Ground Lease and the City will be entitled to exercise all of its rights and remedies in respect of an Event of Default under the Ground Lease. Notwithstanding the foregoing or any other provision of this Agreement, the Operator shall not be in default hereunder if the Operator's breach does not constitute a default under the Ground Lease pursuant to Section 1.17 of the Ground Lease.

- 5.2 The Operator acknowledges and agrees that a default by the Operator of any of its promises, covenants, representations or warranties set-out in any of the Related Agreements or the Operating Agreement shall also constitute a default under this Agreement.

ARTICLE 6 MISCELLANEOUS

6.1 Housing Agreement

The Operator acknowledges and agrees that:

- (a) this Agreement includes a housing agreement entered into under section 483 of the *Local Government Act*; and
- (b) where an Affordable Housing Unit is a separate legal parcel the City may file notice of this Agreement in the LTO against the title to the Affordable Housing Unit and, in the case of a strata corporation, may note this Agreement on the common property sheet.

6.2 No Compensation

The Operator acknowledges and agrees that no compensation is payable, and the Operator is not entitled to and will not claim any compensation from the City, for any decrease in the market value of the Lands or for any obligations on the part of the Operator and its successors in title which at any time may result directly or indirectly from the operation of this Agreement.

6.3 Modification

Subject to section 6.1 of this Agreement, this Agreement may be modified or amended from time to time, by consent of the Operator and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Operator. This Agreement will not be materially modified or amended so as to conflict with the Operating Agreement without the consent of the Commission, such consent not to be unreasonably withheld.

6.4 Management

The Operator covenants and agrees that it will furnish good and efficient management of the Affordable Housing Units and in accordance with the terms of the Related Agreements and the Operating Agreement and will permit representatives of the City to inspect the Affordable Housing Units at any reasonable time, subject to the notice provisions in the *Residential Tenancy Act*. The Operator further covenants and agrees that it will maintain the Affordable Housing Units in a good state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Lands.

6.5 Indemnity

The Operator will indemnify and save harmless the City and each of its elected officials, officers, directors, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

- (a) any negligent act or omission of the Operator, or its officers, directors, agents, contractors or other persons for whom at law the Operator is responsible relating to this Agreement;
- (b) the City refusing to issue a development permit, building permit or refusing to permit occupancy of any building, or any portion thereof, constructed on the Lands;
- (c) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any Affordable Housing Unit or the enforcement of any Tenancy Agreement; and/or
- (d) without limitation, any legal or equitable wrong on the part of the Operator or any breach of this Agreement by the Operator.

6.6 Release

The Operator hereby releases and forever discharges the City and each of its elected officials, officers, directors, and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the:

- (a) construction, maintenance, repair, ownership, lease, license, operation or management of the Lands or any Affordable Housing Unit under this Agreement;
- (b) the City refusing to issue a development permit, building permit or refusing to permit occupancy of any building, or any portion thereof, constructed on the Lands; and/or
- (c) the exercise by the City of any of its rights under this Agreement or an enactment.

6.7 Survival

The obligations of the Operator set out in this Agreement, including but not limited to Sections 6.5 and 6.6 above, will survive termination or discharge of this Agreement.

6.8 Priority

The Operator will do everything necessary, at the Operator's expense, to ensure that this Agreement, if required by the City Solicitor, will be noted against the Operator's leasehold interest in the Lands in priority to all financial charges and encumbrances which may have been registered or are pending registration against title to the Lands save and except those specifically approved in advance in writing by the City Solicitor or in favour of the City, and that a notice under section 483(5) of the *Local Government Act* will be filed on the title to the Lands.

6.9 City's Powers Unaffected

This Agreement does not:

- (a) affect or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or Subdivision of the Lands;
- (b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;
- (c) affect or limit any enactment relating to the use or Subdivision of the Lands; or
- (d) relieve the Operator from complying with any enactment, including in relation to the use or Subdivision of the Lands.

6.10 Agreement for Benefit of City Only

The Operator and the City agree that:

- (a) this Agreement is entered into only for the benefit of the City;
- (b) this Agreement is not intended to protect the interests of the Operator, any Tenant, or any future owner, lessee, occupier or user of the Lands or the Building or any portion thereof, including any Affordable Housing Unit; and
- (c) the City may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Operator.

6.11 No Public Law Duty

Where the City is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Operator agrees that the City is under no public law duty of fairness or natural justice in that regard

Housing Agreement (Section 483 *Local Government Act*)

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and agrees that the City may do any of those things in the same manner as if it were a private party and not a public body.

6.12 Notice

Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered, to the postal address of the Operator set out in the records at the LTO, and in the case of the City addressed:

To: Clerk, City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

And to: City Solicitor
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

or to the most recent postal address provided in a written notice given by each of the parties to the other. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

6.13 Enuring Effect

This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.

6.14 Severability

If any provision of this Agreement is found to be invalid or unenforceable, such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.

6.15 Waiver

All remedies of the City will be cumulative and may be exercised by the City in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the City exercising any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.

6.16 Sole Agreement

This Agreement, and any documents signed by the Operator contemplated by this Agreement (including, without limitation, the Related Agreements), represent the whole agreement between the City and the Operator respecting the use and occupation of the Affordable Housing Units, and there are no warranties, representations, conditions or

collateral agreements made by the City except as set forth in this Agreement and the Related Agreements.

6.17 Further Assurance

Upon request by the City the Operator will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the City to give effect to this Agreement.

6.18 Covenant Runs with the Lands

This Agreement burdens and runs with the Lands in perpetuity. All of the covenants and agreements contained in this Agreement are made by the Operator for itself, its personal administrators, successors and assigns, and all persons who after the date of this Agreement, acquire an interest in the Lands.

6.19 Equitable Remedies

The Operator acknowledges and agrees that damages would be an inadequate remedy for the City for any breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

6.20 No Joint Venture

Nothing in this Agreement will constitute the Operator as the agent, joint venturer, or partner of the City or give the Operator any authority to bind the City in any way.

6.21 Applicable Law

Unless the context otherwise requires, the laws of British Columbia (including, without limitation, the *Residential Tenancy Act*) will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia.

6.22 Deed and Contract

By executing and delivering this Agreement the Operator intends to create both a contract and a deed executed and delivered under seal.

6.23 Joint and Several

If the Operator is comprised of more than one person, firm or body corporate, then the covenants, agreements and obligations of the Operator shall be joint and several.

6.24 Limitation on Operator's Obligations

The Operator is only liable for breaches of this Agreement that occur while the Operator is the registered tenant under the Ground Lease of the Lands provided however that notwithstanding that the Operator is no longer the registered tenant under the Ground Lease

Housing Agreement (Section 483 *Local Government Act*)

Application No. DP 19-866690

of the Lands, the Operator will remain liable for breaches of this Agreement that occurred while the Operator was the registered tenant under the Ground Lease of the Lands.

[The Remainder of This Page is Intentionally Blank]

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.

**PATHWAYS CLUBHOUSE SOCIETY OF RICHMOND
(INC. NO. S-0026088)**

by its authorized signatory(ies):

Per: [Signature]
Name: Dave MacDonald
Per: [Signature]
Name: Jessica Berglund

CITY OF RICHMOND

by its authorized signatory(ies):

Per: _____
Malcolm D. Brodie, Mayor

Per: _____
Claudia Jesson, Corporate Officer

CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor
DATE OF COUNCIL APPROVAL

Appendix A to Housing Agreement
ELIGIBLE TENANTS

Unit Type	Deep Subsidy Unit	Rent Geared to Income Unit	Below Market
Studio	Based on the Commission's Deep Subsidy Income Limits	Incomes falling between Deep Subsidy Income limits and Housing Income Limits	Based on Low Income and Moderate Income, as determined by the Commission
1BR			
2BR			
3BR			

Appendix B to Housing Agreement
PERMITTED RENTS

Unit Type	Deep Subsidy	Rent Geared to Income	Below Market
Studio	Rent Geared to Income (RGI)	Rent Geared to Income (RGI)	As approved by the Commission with annual increases as permitted under the <i>Residential Tenancy Act</i> . Must be maintained at no less than Canada Mortgage and Housing Corporation Average Market Rent
1BR			
2BR			
3BR			

Appendix C to Housing Agreement

**STATUTORY DECLARATION
(Affordable Housing Units)**

)	IN THE MATTER OF Unit Nos. _____ - _____
CANADA)	(collectively, the " Affordable Housing Units ") located
)	at 5491 No. 2 Road, Richmond, British Columbia (the
PROVINCE)	" Property ", and Housing Agreement dated
OF)	_____, 20____ (the " Housing
BRITISH)	Agreement ") between
COLUMBIA)	Pathways Society Clubhouse of Richmond and the City
TO WIT:)	of Richmond (the " City ")
)	

I, _____ (full name),

of _____ (address) in the Province

of British Columbia, DO SOLEMNLY DECLARE that:

I am a director, officer, or an authorized signatory of the Operator and I have personal knowledge of the matters set out herein;

This declaration is made pursuant to the terms of the Housing Agreement in respect of the Affordable Housing Units for each of the 12 months for the period from January 1, 20____ to December 31, 20____ (the "**Period**");

Continuously throughout the Period:

- a) the Affordable Housing Units, if occupied, were occupied only by Eligible Tenants (as defined in the Housing Agreement); and
- b) the Operator of the Affordable Housing Units complied with the Operator's obligations under the Housing Agreement and any housing covenant(s) registered against title to the Affordable Housing Units;

The information set out in the table attached hereto (the "Information Table") in respect of each of the Affordable Housing Units is current and accurate as of the date of this declaration (except that for greater certainty no income verification is provided for those Affordable Housing Units constituting Affordable Market Units other than those Tenants whose income has not yet been verified since their move in date); and

I obtained the prior written consent from each of the occupants of the Affordable Housing Units named in the Information Table to: (i) collect the information set out in the Information Table, as such information relates to the Affordable Housing Unit occupied by such occupant/resident; and (ii) disclose such information to the City, for purposes of complying with the terms of the Housing Agreement.

Attached hereto is a true copy of the most recent Operations Management Plan.

And I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the *Canada Evidence Act*.

DECLARED BEFORE ME at _____
in the Province of British Columbia,
Canada, this _____ day of _____,
20____.

(Signature of Declarant)

Name:

**A Notary Public and a Commissioner
for taking Affidavits in and for the
Province of British Columbia**

Declarations should be signed, stamped, and dated and witnessed by a lawyer, notary public, or commissioner for taking affidavits.

Example Development Name, Address, Property Manager, Phone #, E-mail																
	Unit #	Unit Type	# of Units	Number of Units	# of Units in 1st year	# of Units in 2nd year	Subsidy per Unit (per month)	Cost of Construction (per unit)	Income Eligibility	Subsidy per Unit (per month)	Length of Tenure (per unit)	Monthly Rent	Percent of Rent Subsidy to the Low Income	Income Eligibility	Income Eligibility	Income Eligibility
1	305	2br	3	N	1	0	\$25,000	NA	Y	\$40,000	2 years, 1 mo.	\$1,218	1.40%	No	No	No
				N			\$15,000	NA	Y							
				N			NA	NA	NA							
2																
3																

Appendix D to Housing Agreement
TENANT SELECTION

Deep Subsidy	Rent Geared to Income	Below Market
Tenants selected from the Commission's Registry	Tenants selected from the Commission's Registry	Tenants selected from the Commission's Registry or Operator's own waitlist

CAN: 35464356.5