



**General Purposes Committee
Electronic Meeting**

**Anderson Room, City Hall
6911 No. 3 Road**

**Tuesday, September 2, 2025
3:00 p.m.**

RECESS FOR CLOSED GENERAL PURPOSES COMMITTEE

RECONVENE FOLLOWING CLOSED GENERAL PURPOSES
COMMITTEE

Pg. # ITEM

MINUTES

GP-5 *Motion to adopt the **minutes** of the meeting of the General Purposes Committee held on July 21, 2025 and the Special General Purposes Committee held on May 23, 2025.*



LAW AND COMMUNITY SAFETY DIVISION

1. **APPLICATION TO AMEND LIQUOR PRIMARY LIQUOR LICENCE 009134 – HOST INTERNATIONAL OF CANADA LTD., DOING BUSINESS AS: HANGAR 49 TAP & TAVERN – 3211 GRANT MCCONACHIE WAY**
(File Ref. No. 12-8275-30-001) (REDMS No. 8114835)

GP-16

See Page GP-16 for full report

Designated Speaker: Mark Corrado

STAFF RECOMMENDATIONS

- (1) *That the application from Host International of Canada Ltd., doing business as, Hangar 49 Tap & Tavern, seeking an amendment to Liquor Primary Liquor Licence #009134 for a structural change with the following capacity and hours of liquor service terms be supported:*
 - (a) *New structural change area with total person capacity of 210 total person capacity; and*
 - (b) *Hours of liquor service from Monday to Sunday, 5:00 AM to Midnight, which will not change; and*
- (2) *That a letter be sent to the Liquor and Cannabis Regulation Branch, which includes the information as set out in Attachment 1 to this report, advising that Council recommends the approval of the amendment to the Liquor Primary Liquor Licence as described in Recommendation 1 of this report.*



PARKS, RECREATION & CULTURE DIVISION

2. **COUNCIL DISPLAY IN CITY HALL**
(File Ref. No. 11-7000-01) (REDMS No. 8106719)

GP-26

See Page GP-26 for full report

Designated Speaker: Marie Fenwick

STAFF RECOMMENDATIONS

- (1) *That the proposed Guiding Principles for the Council Display in City Hall as presented in the staff report titled “Council Display in City Hall”, dated August 11, 2025, from the Director, Arts, Culture and Heritage Services, be approved; and*

- (2) *That Council direct staff as to its preferred option(s) for the Council Display in City Hall and approve the appropriate one-time funding from the Council Contingency Account.*



PLANNING AND DEVELOPMENT DIVISION

3. **DRAFT SOCIAL DEVELOPMENT STRATEGY (2025–2035)**
(File Ref. No. 08-4055-01) (REDMS No. 8060842)

GP-36

See Page GP-36 for full report

Designated Speaker: Melanie Burner & Dorothy Jo

STAFF RECOMMENDATIONS

- (1) *That the draft Social Development Strategy (2025–2035), as outlined in the staff report titled “Draft Social Development Strategy (2025–2035)”, dated August 11, 2025 from the Director, Community Social Development, be endorsed for consultation with residents and interested parties; and*
- (2) *That staff report back with the final Social Development Strategy, including a summary of the feedback received.*



4. **OFFICIAL COMMUNITY PLAN TARGETED UPDATE – PHASE TWO PUBLIC ENGAGEMENT SUMMARY AND NEXT STEPS (PHASE THREE)**
(File Ref. No. 08-4045-30-08) (REDMS No. 8106436)

GP-133

See Page GP-133 for full report

Designated Speaker: John Hopkins & Emily Huang

STAFF RECOMMENDATION

That staff proceed with the preparation of proposed updates and amendments to the Official Community Plan, as outlined in the Next Steps (Phase Three) section of the report entitled “Official Community Plan Targeted Update – Phase Two Public Engagement Summary and Next Steps (Phase Three)” dated August 11, 2025, from the Director, Policy Planning.



COUNCILLOR KASH HEED

5. STEVESTON COMMUNITY CENTRE AND LIBRARY CAPITAL PROJECT

(File Ref. No.) (REDMS No.)

GP-187

See Page GP-187 for background materials

MOTION

That the Steveston Community Centre and Library Capital Project be referred to the Major Projects Oversight Committee.

☐

DEPUTY CAO'S OFFICE

ADDED 6. RESPONSE TO BUILD CANADA HOMES MARKET SOUNDING

(File Ref. No. 08-4057-05-2025) (REDMS No.)

GP-188

See Page GP-188 for full report

MOTION

That Council endorse the submission in Attachment 1 to Housing, Infrastructure and Communities Canada on the federal Build Canada Homes initiative, dated August 29, 2025, and that the submission be shared with Richmond Members of Parliament and Members of the Legislative Assembly.

☐

ADJOURNMENT

☐



General Purposes Committee

Date: Monday, July 21, 2025

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Carol Day
Councillor Laura Gillanders
Councillor Kash Heed
Councillor Andy Hobbs
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Michael Wolfe

Call to Order: The Chair called the meeting to order at 3:00 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on July 7, 2025, be adopted as circulated.

CARRIED

DELEGATION

1. Yannick Simovich, Board Chair, Tourism Richmond, and Nancy Small, CEO, Tourism Richmond, with the aid of a PowerPoint presentation (copy on file, City Clerk's Office), provided an update on Tourism Richmond's work.

General Purposes Committee
Monday, July 21, 2025

FINANCE AND CORPORATE SERVICES DIVISION

2. RICHMOND FOOD HUB: PUBLIC ENGAGEMENT FEEDBACK

(File Ref. No. 08-4150-20-001) (REDMS No. 8063716)

Staff noted a further report will be provided in the fall.

It was moved and seconded

That the staff report titled “Richmond Food Hub: Public Engagement Feedback”, dated June 30, 2025, from the Director, Business Services, be received for information.

The question on the motion was not called as in reply to queries from Committee, staff advised that (i) the formal public consultation period has concluded, though they are happy to receive additional feedback, (ii) the report before you outlines the feedback received during the public consultation phase, and (iii) a presentation of options, informed by both the consultation and further research, will be brought forward in the fall.

The question on the motion was then called and it was **CARRIED**.

3. RICHMOND TOURISM MASTER PLAN: PUBLIC ENGAGEMENT FEEDBACK

(File Ref. No. 08-4150-03-01) (REDMS No. 8083734)

It was moved and seconded

That the staff report titled “Richmond Tourism Master Plan: Public Engagement Feedback”, dated June 30, 2025, from the Director, Business Services, be received for information.

The question on the motion was not called, as in reply to queries from Committee, staff advised that (i) during the consultation, there was strong interest in multi-use and larger spaces than those currently available, (ii) the feedback received highlighted interest in Richmond’s unique role within the region, (iii) the report before Committee summarizes the public input received, with the next report to present a draft plan, (iv) while a 10-year Net Promoter Score (NPS) is not available specifically for the City of Richmond, data from Tourism Richmond provides related insights, and (v) significant feedback was received regarding transit access and connectivity, which will be addressed as the Master Plan continues to be developed.

The question on the motion was then called and it was **CARRIED**.

General Purposes Committee
Monday, July 21, 2025

LAW AND COMMUNITY SAFETY DIVISION

4. **AMENDMENTS TO CONSOLIDATED FEES BYLAW NO. 8636 – SCHEDULE PARKING (OFF-STREET) REGULATION BYLAW NO. 7403**

(File Ref. No. 12-8375-00) (REDMS No. 8085646)

In response to queries from Committee, staff advised that (i) the legislation requires this amendment and similar taxes have been implemented in other municipalities and regions within the South Coast British Columbia Transportation Authority, (ii) parking taxes collected are used to fund road and transit operations across the region, (iii) the introduction of variable rates during peak and non-peak hours is currently under consideration, (iv) shuttles operating under Metro Vancouver fall under the same taxation framework and are included as part of the overall system improvements, (v) more prominent signage can be installed to clearly communicate these changes, and (vi) all revenue collected through the tax is remitted directly to TransLink.

It was moved and seconded

That Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10694, be introduced and given first, second and third reading.

CARRIED

Opposed: Cllrs. Day
Gillanders
Heed
Wolfe

PARKS, RECREATION & CULTURE DIVISION

5. **MINORU PARK VISION PLAN UPDATE: RENEWED SCOPE OF WORK, PROCESS AND NEXT STEPS**

(File Ref. No. 06-2345-20-MINO1) (REDMS No. 7839503)

The Committee noted (i) the importance of maintaining Minoru Park as a balance between an active and community passive park, and (ii) with the current need for additional parking, the implementation of a parkade should be considered as early as possible.

In response to queries from Committee, staff advised (i) no decisions have been made with respect to relocating the cricket pitch to another park site, and (ii) staff have communicated with the Richmond Cricket Club and learned of the recent growth in the sport with strong demand for a youth league that cannot be accommodated with the single cricket pitch at Minoru Park; staff will further analyse through the sport courts and field strategy, and outcomes will be coordinated with the renewed Minoru Park vision plan process.

General Purposes Committee
Monday, July 21, 2025

It was moved and seconded

That a renewed Minoru Park Vision Plan process and scope of work, as outlined in the staff report “Minoru Park Vision Plan Update: Renewed Scope of Work, Process and Next Steps”, dated June 30, 2025, from the Director, Parks Services, be approved.

CARRIED

ENGINEERING AND PUBLIC WORKS DIVISION

6. MORAY BRIDGE REPLACEMENT PLANNING STUDY UPDATE
(File Ref. No. 10-6500-04) (REDMS No. 8091039)

Staff provided an overview of the staff report and, with the aid of a PowerPoint presentation (copy on file, City Clerk’s Office), reviewed the Moray Bridge replacement and road network options the Ministry of Transportation and Transit (MoTT) has developed and is seeking feedback.

Staff advised that (i) based on staff’s review of the three Moray Bridge replacement options proposed, Option 2 – north of existing bridge, appears to have the minimum impacts on property and the City’s existing road network, (ii) since the June 16, 2025 General Purposes Committee meeting, MoTT has confirmed it is no longer considering closure of the Highway 99 exit ramp to No. 4 Road, therefore none of the road network options contemplate that exit being closed as part of their road network changes, (iii) staff’s review of the three road network options proposed reduce connectivity within the City’s network and do not align with the City’s transportation, urban design or liveability goals in the downtown core, (iv) MoTT has advised that their options do represent a point in time and they will work to refine these options as part of their planning study and in consideration of City feedback, and (v) MoTT anticipate completing their planning study in November 2025.

In response to queries from Committee, staff noted MoTT is currently exploring high level concepts and ideas, the technical assessment would be part of the future phases of the planning study, and a rigorous traffic assessment would be part of future stages of the planning study.

The Committee expressed concerns regarding future plans to address the anticipated increase in traffic volume and consideration for how to ensure the flow of traffic is continuous.

It was moved and seconded

That the comments as described in the staff report titled “Moray Bridge Replacement Planning Study Update”, dated July 10, 2025, from the Director, Transportation, be endorsed and forwarded to the Ministry of Transportation and Transit.

CARRIED

4.

General Purposes Committee

Monday, July 21, 2025

DEPUTY CAO'S OFFICE

7. **REFERRAL RESPONSE: ESTABLISHMENT OF THE LOW-END MARKET RENTAL PARKING, TENANT ASSET AND INCOME EXCEEDANCE POLICY**

(File Ref. No. 08-4057-05) (REDMS No. 8058328)

It was moved and seconded

- (1) *That the Low-End Market Rental Parking, Tenant Asset and Income Exceedance Council Policy, as outlined in the report titled "Referral Response: Establishment of the Low-End Market Rental Parking, Tenant Asset and Income Exceedance Policy", dated June 25, 2025, from the Director, Housing, be approved; and*
- (2) *That the terms used to enable the owner of Low-End Market Rental units to charge tenants for parking and to set an asset test limit for tenants be used in housing agreements for any conditionally approved rezoning applications, being those for which a zoning amendment bylaw has been given third reading and an associated housing agreement has yet to be executed as of July 28, 2025, notwithstanding the terms of any executed rezoning considerations letter.*

The question on the motion was not called as discussion ensued with respect to parking stall charges and asset test limits.

In response to queries from Committee, staff noted (i) the policy for consideration would not allow the LEMR unit owner to charge for the use of an accessible parking stall, (ii) to allow for any parking stall charges, an amendment to the existing housing agreement would be needed upon the turnover of a LEMR tenancy (iii) the manager at Kiwanis Towers confirmed a \$350,000 asset limit for its tenants, noting that there are senior tenants that have very little income (if any) but holding on to a certain amount of assets they rely on to support their living; similarly, operators of other seniors housing have expressed the need for a higher asset test limit for seniors upwards of \$300,000-\$350,000, to accommodate those tenants without an income and only their savings, (iv) the \$100,000 LEMR asset and income limit per household is in alignment with both the BC Housing and the Metro Vancouver Housing asset test limit, (v) staff rely on the owner/operator to gather and declare the required information, which could also be further verified by staff requesting receipt of the documents to ensure the integrity of the LEMR program, and (vi) TFSAs are not specifically identified but would likely be treated as a liquid asset and therefore would be included in the asset limit.

The question on motion was then called and it was **CARRIED**.

General Purposes Committee
Monday, July 21, 2025

8. HOUSING PRIORITIES GRANT PROGRAM ALLOCATION

(File Ref. No. 08-4057-05) (REDMS No. 8063991)

In response to queries from Committee, staff noted (i) at this point the City is not committed to providing the funding, the intention is to set aside the money so there is an awareness and some certainty of the applicant they have access to the funding, subject to addressing certain requirements, and (ii) with all of the proposed grant allocations there are several additional opportunities for Council to make a decision.

It was moved and seconded

- (1) *That the proposed grant allocations for the Housing Priorities Grant Program, as outlined in the report titled "Housing Priorities Grant Program Allocation", dated June 25, 2025, from the Director, Housing, be approved, and that the following amounts be awarded:*
 - (a) *Sun Valley Rental Ltd.– \$1,764,000*
 - (b) *1166225 B.C. Ltd. – \$1,003,000*
 - (c) *Aashyn No. 3 Road Development Ltd.– \$108,000*
 - (d) *Richmond Kiwanis Senior Citizens Housing Society – \$2,320,000*
 - (e) *BC Indigenous Housing Society – \$4,160,000*
- (2) *That the Chief Administrative Officer and Deputy Chief Administrative Officer be authorized to negotiate and execute two Non-Profit Organization Stream 1A Grant Funding contribution agreements as set out in the grant allocation for the Housing Priorities Grant Program, and to negotiate and execute any amendments thereto and ancillary agreements;*
- (3) *That Development Cost Charges Waiver for Affordable Housing (6071 Azure Road) Bylaw No. 10695 be introduced and given first, second, and third readings;*
- (4) *That Development Cost Charges Waiver for Affordable Housing (8880 Cook Road) Bylaw No. 10696 be introduced and given first, second, and third readings; and*
- (5) *That Development Cost Charges Waiver for Affordable Housing (9000 No 3 Road) Bylaw No. 10697 be introduced and given first, second, and third readings.*

CARRIED

General Purposes Committee
Monday, July 21, 2025

9. ESTABLISHING A HOUSING AUTHORITY – REFERRAL RESPONSE #2

(File Ref. No. 08-4057-05) (REDMS No. 8074070)

Discussion ensued with respect to the role of the City's housing office. It was suggested that research from other municipalities, particularly information on how the City can be more involved in building more affordable housing, was suggested.

In response to a query from Committee, staff noted the analysis focusses on a housing authority because the City would have more control over the entity and the outcome.

It was moved and seconded

That options and opportunities to establish a housing authority or other housing structure be brought forward for Council consideration on a case-by-case basis considering the details presented in the report titled "Establishing a Housing Authority - Referral Response #2", from the Director, Housing, dated June 25, 2025.

CARRIED

Opposed: Cllr. Loo

10. WORKS YARD REPLACEMENT PROJECT – PROGRAM, FORM, PHASING AND BUDGET

(File Ref. No. 06-2000-01) (REDMS No. 8015242)

In response to queries from Committee, staff advised that (i) they have optimized and reorganized storage to reduce wasted space, implemented efficient material storage methods, and centralized storage, (ii) City-owned properties on Lynas Lane total 30.2 acres; the Works Yard will occupy 22 acres, while the Recycling Depot, Parks House and Skate Board Park occupy 3.7 acres and are not within the scope of this project, (iii) staff recommend initiating the formal planning process for the approximately 4.5 acres of the remaining unallocated land, (iv) the Oversight Committee supported the three phase approach to the project and offered feedback, staff reviewed the input and incorporated those suggestions that improved project efficiency, (v) the Oversight Committee meeting minutes are attached to the report, should Council prefer, minutes of the meeting can be included in the monthly Works Yard report, (vi) to reduce time and risk, the scope from Phase 2 of the project has been moved to Phase 1, eliminating the need for four phases, (vii) staff will include the additional email correspondence received from the Oversight Committee in the next Oversight Committee meeting minutes for Council, and (viii) once Phase 1 is approved, staff will begin working on detailed designs, and during that time will expedite the ground densification and soil works and will initiate designing Phase 2 while Phase 1 is being constructed.

General Purposes Committee
Monday, July 21, 2025

It was moved and seconded

- (1) *That the program totalling approximately 400,000 sq. ft. and building form be approved, as outlined in the report titled “Works Yard Replacement Project – Program, Form, Phasing and Budget”, dated July 7, 2025, from the Director, Facilities and Project Development;*
- (2) *That in order to reduce the overall project schedule, and manage cost escalation risks, the workshop program and other elements be added to the scope of work for Phase 1 and a capital submission for the Works Yard Replacement - Enabling Works and Phase 1 capital projects’ scope change and budget increase of \$74.0 million (2025 dollars), be endorsed for Council’s consideration as part of the 2026 budget process; and*
- (3) *That staff begin the planning process for the balance of the unallocated land, as outlined in the report titled “Works Yard Replacement Project – Program, Form, Phasing and Budget”, dated July 7, 2025, from the Director, Facilities and Project Development.*

CARRIED

Opposed: Cllr. Loo

COUNCILLOR KASH HEED

11. DELOITTE RECOMMENDATION TO CAP THE MAXIMUM REMUNERATION FOR TOTAL INCOME FROM ALL LOCAL GOVERNMENT RELATED APPOINTMENTS

(File Ref. No.) (REDMS No.)

Councillor Heed provided a background to his recommendation.

Mayor Brodie referred to his correspondence and supporting attachments, provided to the Committee (attached to and forming part of these minutes as Schedule 1).

The following motion was then introduced:

It was moved and seconded

That the motion:

- (1) *That the Mayor, as our representative on the Board of Directors for Metro Vancouver, introduce a motion amending their “Remuneration Bylaw” (Greater Vancouver Regional District Regional Board and Committee Remuneration Bylaw Number 1057, 2007) to allow Directors the flexibility to voluntarily refuse compensation for serving on the Board or Committees; and*

General Purposes Committee
Monday, July 21, 2025

- (2) *That the Mayor voluntarily accept the cap or maximum remuneration threshold for total income from all local government related appointments as detailed in recommendation #49 of the Deloitte Metro Vancouver Governance Review,*
be tabled.

The question on the motion was not called as discussion took place on the merits and rationale of the motion.

The question on the motion was then called and it was **CARRIED** with Cllrs. Day, Heed and Wolfe opposed.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:37 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Monday, July 21, 2025.

Mayor Malcolm D. Brodie
Chair

Lorraine Anderson
Legislative Services Associate



Special General Purposes Committee

Date: Friday, May 23, 2025

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au (via teleconference)
Councillor Carol Day (via teleconference)
Councillor Laura Gillanders
Councillor Kash Heed
Councillor Andy Hobbs
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Michael Wolfe (via teleconference)

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

PLANNING AND DEVELOPMENT DIVISION

1. **OFFICIAL COMMUNITY PLAN TARGETED UPDATE – PROPOSED STRATEGIC POLICY DIRECTIONS**

(File Ref. No. 08-4045-30-08) (REDMS No. 8017551)

With the aid of a PowerPoint presentation (Copy on File, City Clerk's Office) staff provided an overview of the Official Community Plan Targeted Update.

Discussion took place on (i) building height for all rental developments, (ii) housing affordability, (iii) amenity spaces, (iv) secondary suites, (v) meeting the goal of 2600 units per year, and (vi) incentivizing small builders.

General Purposes Committee

Friday, May 23, 2025

In reply to queries from Committee, staff advised that (i) buildings exceeding six storeys typically require concrete construction, which significantly increases costs, (ii) the planning focus is on ensuring a diversity of housing types along the arterial road, (iii) the target of 52,000 new dwellings in Richmond by 2041 is based on a provincially derived formula, (iv) the strategy prioritizes residential development first to establish a population base before introducing commercial uses, thereby supporting local businesses; (v) maps can be enlarged to highlight specific neighbourhoods as needed; (vi) this update is targeted specifically at housing-related matters and does not encompass all planning aspects; and (vii) additional information regarding public consultation will be provided following the endorsement of this report.

It was moved and seconded

- (1) *That the Proposed Strategic Policy Directions outlined in the staff report titled "Official Community Plan Targeted Update - Proposed Strategic Policy Directions" dated May 5, 2025, from the Director, Policy Planning, be endorsed for consultation with residents and interested parties as part of the Official Community Plan Targeted Update; and*
- (2) *That staff report back on the consultation results on the Proposed Strategic Policy Directions for the Official Community Plan Targeted Update.*

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:54 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Friday, May 23, 2025.

Mayor Malcolm D. Brodie
Chair

Sarah Goddard
Legislative Services Associate



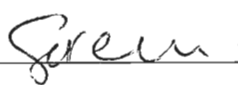
To: General Purposes Committee **Date:** August 15, 2025
From: Mark Corrado **File:** 12-8275-30-001/2025-
Director, Community Bylaws and Licencing Vol 01
Re: **Application To Amend Liquor Primary Liquor Licence 009134 – Host
International of Canada Ltd., doing business as: Hangar 49 Tap & Tavern –
3211 Grant McConachie Way**

Staff Recommendations

1. That the application from Host International of Canada Ltd., doing business as, Hangar 49 Tap & Tavern, seeking an amendment to Liquor Primary Liquor Licence #009134 for a structural change with the following capacity and hours of liquor service terms be supported:
 - a) New structural change area with total person capacity of 210 total person capacity; and
 - b) Hours of liquor service from Monday to Sunday, 5:00 AM to Midnight, which will not change; and
2. That a letter be sent to the Liquor and Cannabis Regulation Branch, which includes the information as set out in Attachment 1 to this report, advising that Council recommends the approval of the amendment to the Liquor Primary Liquor Licence as described in Recommendation 1 of this report.

Mark Corrado
Director, Community Bylaws and Licencing
(604-204-8673)

Att. 3

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER	
 Acting General Manager	
SENIOR STAFF REPORT REVIEW	INITIALS: 
APPROVED BY CAO	
	

Staff Report

Origin

The Provincial Liquor and Cannabis Regulation Branch (LCRB) issues licences in accordance with the *Liquor Control and Licensing Act* (the Act) and the Regulations made pursuant to the Act.

This report deals with an amendment application to an existing Liquor Primary Liquor Licence 009134, to the LCRB and the City of Richmond by Host International of Canada Ltd., doing business as Hangar 49 Tap & Tavern, (hereinafter referred to as “Hangar 49 Tap & Tavern”) for a structural change with a capacity change from 70 occupants to 210 occupants. The hours of liquor service will not change.

The City is given the opportunity to provide written comments by way of a resolution to the LCLB with respect to the proposed amendment to the Liquor Primary Liquor Licence application. Regulatory criteria a local government must consider are:

- the location of the establishment;
- the proximity of the establishment to other social or recreational facilities and public buildings;
- the person capacity and hours of liquor service of the establishment;
- the impact of noise on the community in the immediate vicinity of the establishment;
- and
- the impact on the community if the application is approved.

This report supports Council’s Strategic Plan 2022-2026 Strategy #2 Strategic and Sustainable Community Growth:

Work collaboratively and proactively to attract and retain businesses to support a diversified economic base.

Analysis

Location of the Establishment

Hangar 49 Tap & Tavern is situated at Vancouver International Airport (YVR) post-security. The location map is appended as Attachment 2. Situated at room 3612.04, near Gate B13 in Domestic Terminal Building, Level 3. Only travelers who have gone through security can attend this location.

The applicant has received approval from YVR for structural change and increase of occupancy to 210 persons. This approval is solely the responsibility of YVR and independent of the City of Richmond. Compliance with building and zoning bylaws are not considered or assured.

Proximity of the Establishment to Other Social, Recreational and Public Building

There are no schools, parks or other public buildings near Hangar 49 Tap & Tavern. Richmond residents are not effected by this business as it is situated in Domestic Terminal at Vancouver

International Airport and only travelers that have gone through security can access this establishment.

Person capacity and Hours of Liquor Service of the Establishment

The applicant is proposing to amend person capacity to 210 persons from the current approved 70 person capacity of Hangar 49 Tap & Tavern's Liquor Primary Liquor Licence. The applicant's operating hours of liquor service will remain unchanged at, Monday to Sunday, 5:00 AM to Midnight. which is consistent with the City's Policy 9400.

The Impact of noise on the Community in the Immediate Vicinity of the Establishment

The establishment is located on Level 3 of the Domestic Terminal Building of the Vancouver International Airport, in an area already impacted by aircraft noise. This business has been in operation since September of 2006 and no noted issues have been raised. It is staff's belief that no noticeable increase in noise would be present if the person capacity increase is supported. Being that the business is situated post security at YVR, Richmond residents will not be permitted to attend this establishment unless they are travelling.

The Impact on the Community if the Application is Approved

The community consultation process for reviewing applications for liquor related licences is prescribed by the Development Application Fees Bylaw 8951 which under Section 1.8.1 calls for:

1.8.1 Every **applicant** seeking approval from the **City** in connection with:

- (a) a licence to serve liquor under the *Liquor Control and Licensing Act and Regulations*;

must proceed in accordance with subsection 1.8.2.

1.8.2 Pursuant to an application under subsection 1.8.1, every **applicant** must:

- (b) post and maintain on the subject property a clearly visible sign which indicates:
 - (i) type of licence or amendment application;
 - (ii) proposed person capacity;
 - (iii) type of entertainment (if application is for patron participation entertainment); and
 - (iv) proposed hours of liquor service; and
- (c) publish a notice in at least three consecutive editions of a newspaper that is distributed at least weekly in the area affected by the application, providing the same information required in subsection 1.8.2(b) above.

The required signage was posted on June 20, 2025, and three advertisements were published in the Vancouver Province newspaper on June 20, 2025, June 22, 2025 and June 24, 2025.

In addition to the advertised signage and public notice requirements, staff sent a letter to John Hadley, Manager, Commercial Services, of Vancouver International Authority, for distribution to businesses located at Vancouver International Airport. The letter provided information on the proposed liquor licence application and contained instructions on commenting on the application. The period for commenting for all public notifications ended July 20, 2025.

From the community consultative process described, the City has not received any responses opposed to this application.

Other Agency Comments

As part of the review process, staff generally request comments from other agencies and departments such as Vancouver Coastal Health, Richmond RCMP, Richmond Fire-Rescue and Building Approvals. These agencies and departments generally provide comments on the compliance history of the applicant's operations and premises.

Richmond Fire Rescue and Building Approvals have no jurisdiction at YVR and no comment was provided. Vancouver Coastal Health Indicated that this location is still under construction and final inspection has not been conducted yet. Health Inspector states that Host International of Canada Ltd. has several other operations at YVR and they are generally well run and has no concerns with this business. Richmond RCMP deferred this to YVR RCMP, and no concerns were brought forward.

Financial Impact

None.

Conclusion

The results of the community consultation process of Hangar 49 Tap & Tavern proposed amendment application to its Liquor Primary Liquor Licence was reviewed based on the LCRB criteria. The analysis concluded there should be no noticeable potential impact from noise, no significant impact to the community and no comments received from the public. There were no concerns raised by City departments or other agencies. Staff, therefore, recommend approval of the application from Hangar 49 Tap & Tavern to operate a Liquor Primary Licence with increase in person capacity to 210 persons with no change to the hours of liquor service currently in place.



Victor M. Duarte
Program Manager, Business Licences
(604-276-4389)

- Att. 1: Particulars of Application and City Comments
2: Location Map
3: Letter of Intent

**Re: Application For Structural Change with capacity increase – Hangar 49 Tap & Tavern
– 3211 Grant McConachie Way. Room B3612.04, Richmond, BC**

1. That the application from Hangar 49 Tap & Tavern, to operate at, 3211 Grant McConachie Way. Room 3612.04, proposing an amendment to Liquor Licence # 009134 for a structural change with capacity increase as follows be supported:
 - a) A total person capacity of 210 occupants;
 - b) Proposed Hours of Liquor service will remain the same, from Monday to Sunday, from 5:00 AM to Midnight;
2. That a letter be sent to Liquor and Cannabis Regulation Branch advising that:
 - a) Council supports the applicants proposed amendment application for structural change with capacity increase, and the hours of liquor service as listed above;
 - b) The total person capacity set at 210 persons is acknowledged;
3. Council's comments on the prescribed criteria (Section 71 of the Liquor Control and Licencing Regulations) are as follows:
 - a) The impact of additional noise and traffic in the area of the establishment was considered;
 - b) The potential impact on the community was assessed through a community consultation process;
 - c) There is no history of non-compliance with this establishment;
 - d) As the operation of a licenced establishment may affect nearby residents, businesses and property owners, the City gathered the views of the community through a community consultation process as follows:
 - i) A letter was forwarded to Vancouver International Authority, Manager, Community Services, John Hadley, for distribution to businesses at Vancouver International Airport. The letter provided information on the application with instructions on how to submit comments or concerns; and
 - ii) Signage was posted at the subject property, and three public notices were published in a local newspaper. The signage and public notice provided information on the application with instructions on how to submit comments and concerns.

- e) Council's comments on the general impact of the views of residents, businesses and property owners are as follows:
 - i) The community consultation process was completed within 90 days of the application process; and
 - ii) The community consultation process did not generate any comments and views of residents, businesses and property owners.
- f) Council recommends the approval of the application for the reasons that this application has not been objected to by the majority of the residents, businesses and property owners in the area and community.

1. PROJECT LOCATION:
VANCOUVER INTERNATIONAL AIRPORT - 3211 GRANT MCCONACHIE WAY, RICHMOND BC V7B 0A4
DOMESTIC TERMINAL BUILDING LEVEL 3

2. LOCATION MAP
SCALE: 1:1000

3. KEY PLAN
SCALE: 1:1000

4. OCCUPANCY PLAN
SCALE: 1:1000

5. PROJECT LOCATION:
VANCOUVER INTERNATIONAL AIRPORT - 3211 GRANT MCCONACHIE WAY, RICHMOND BC V7B 0A4
DOMESTIC TERMINAL BUILDING LEVEL 3

6. LOCATION MAP
SCALE: 1:1000

7. KEY PLAN
SCALE: 1:1000

8. OCCUPANCY PLAN
SCALE: 1:1000

9. PROJECT LOCATION:
VANCOUVER INTERNATIONAL AIRPORT - 3211 GRANT MCCONACHIE WAY, RICHMOND BC V7B 0A4
DOMESTIC TERMINAL BUILDING LEVEL 3

10. LOCATION MAP
SCALE: 1:1000

11. KEY PLAN
SCALE: 1:1000

12. OCCUPANCY PLAN
SCALE: 1:1000

ISSUED FOR OCCUPANCY

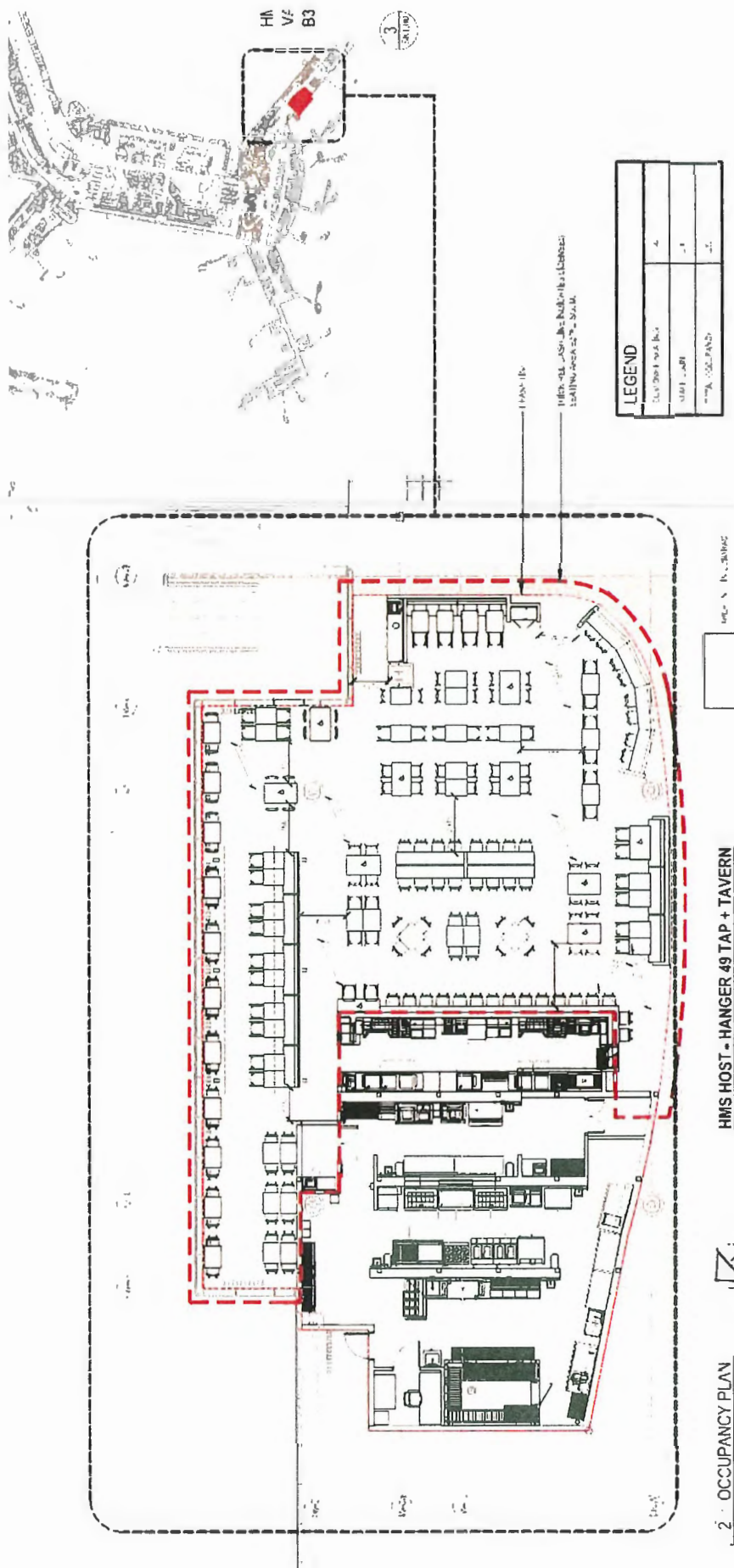
WALTERFEDY
705 - 11 Ave SW #2103 AB T2R 8E3
Tel: (403) 242-1811 Fax: (403) 242-1812 www.walterfeddy.com

Avolta
HMSHost | Hudson | Dufry

HANGAR 49 TAP + TAVERN
DTB - LEVEL 3

DTB LEVEL 3 - OCCUPANCY
LOAD, KEY PLAN & SITE
PLAN

SK1.00



Liquor and Cannabis Regulation Branch

Host International of Canada, LTD.
P.O. Box 32375
RPO YVR Terminal
Richmond, BC V7B1W2

**Re: Application Liquor Primary Relocation application, Hanger 49 Tap & Tavern
(009134) 116606 – Letter of Intent**

a) Purpose:

Following a realignment of the Vancouver International Airport (YVR) Concession Program, our Hanger 49 Tap & Tavern (License # 009134) was temporary located at Gate B17, Pier A, Domestic Terminal while the construction of its original space at B13, of the same terminal was taking place. We want to return License # 009134 to its original space.

We submitted a liquor license structural change application, job# 131198. Our occupancy load has increased significantly.

The primary focus is liquor. Entertainment is offered through television sports broadcasts and recorded music.

b) Food:

We offer a full menu containing 28 hot and cold items, including sandwiches, breakfast options, appetizers, and salads. We also provide non-alcoholic offerings, including bottled pop, juice, coffee, and tea. I have enclosed a sample of our menu.

c) Composition of the neighborhood:

This location falls outside the traditional neighborhood. YVR is a multi-dimensional community, with each concourse serving a different target market (International, Transborder, Domestic, Regional, and Arrival). Each target market is a distinct community in itself.

d) Impact of noise on the community:

We do not expect any negative impact on the airport community. We will continue to operate according to the same standards and guidelines we have followed.

e) other impacts on the surrounding community:

We do not envision any other issues negatively affecting the community. It must be noted that YVR also governs us in terms of orderly standards.

Should you require any additional information, please contact Grant Riel, Sr. Director of Operations at 604-968-2025 or by email at grant.riel@hmshost.com.



City of Richmond

Report to Committee

To: General Purposes Committee
From: Marie Fenwick
Director, Arts, Culture and Heritage Services
Re: Council Display in City Hall

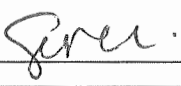
Date: August 11, 2025
File: 11-7000-01/2025-Vol
01

Staff Recommendations

1. That the proposed Guiding Principles for the Council Display in City Hall as presented in the staff report titled "Council Display in City Hall" dated August 11, 2025 from the Director, Arts, Culture and Heritage Services be approved; and
2. That Council direct staff as to its preferred option(s) for the Council Display in City Hall and approve the appropriate one-time funding from the Council Contingency Account.

Marie Fenwick
Director, Arts, Culture and Heritage Services
(604-276-4288)

Att. 2

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Communications	☒	
Corporate Programs	☒	
Business Services	☒	
Facility Services & Project Development	☒	
City Clerk	☒	
Finance	☒	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO 

Staff Report

Origin

As part of a review of exhibits in City facilities, staff have identified an opportunity to update the Council Display in City Hall which was installed two decades ago.

The purpose of this report is to provide options for Council's consideration.

Analysis

Current Display

At the regular Council meeting on March 10, 2003, Council approved the installation of:

- a photographic exhibition of former Reeves/Mayors and City Councils to be mounted on the glass wall outside Council Chambers;
- a photograph of the current Mayor and Council on a concrete pillar outside of Council Chambers; and
- Councillors by Decade black aluminum plaques on the concrete pillar outside of Council Chambers.

Council also approved the allocation of the necessary funding for the above from the Council Contingency Fund.

The glass wall display also includes some information about past City Halls and the City of Richmond Crest.

Concrete pillars in the area display the Arrival of the *S.V. Titania* painting by John Horton and a weaving by Debra Sparrow.

Photographs of the current display are found in Attachment 1.

Opportunity for Refreshed Display

An internal working group established the following proposed set of guiding principles to guide this refresh and any future refresh:

1. Content should promote interest in and engagement with local government, with a focus on Richmond City Council and/or Richmond City Hall;
2. Content should appeal to current City Hall visitors including Richmond residents and others conducting business at City Hall;
3. Content should be politically neutral and not highlight the achievements of any individual Councillors or Councils;
4. The display experience should be brief, inviting, accessible and inclusive; and
5. The display design should complement City Hall's existing interior design in quality and aesthetic.

Further to these guiding principles, the group recommends the display should:

1. Be reliable, functional and made with durable materials;
2. Maintain the amount of seating currently in the area; and
3. Be updated in alignment with any changes to the composition of Council.

Table 1 below outlines four options to update, and potentially enhance, the existing display for Council's consideration. Staff are seeking Council direction to proceed with some or all of the proposed changes.

A diagram illustration of the location of each option can be found in Attachment 2.

Table 1 – Options for Council Display in City Hall

Option	Description	Cost
1.	Status Quo – No refresh	\$ 0
2.	Refresh and update existing Council Display by: • Removing photographs of past Mayors to create space for more visually engaging, updated exhibit; • Retain and update photographs of past Councils; • Replace photo mats and labels for consistency and refreshed look; and • Rearrange Councillors by Decade plaques on concrete column to bring up to date and provide space for future Councils. Under this option, the current display with its chronological, black and white photographs would be replaced with a more engaging exhibit that would provide a broader range of information about the history of Richmond Councils and City Hall. The exhibit would include more visually interesting images and accessible, engaging text.	\$ 9,500
3.	The display could be further enhanced with the addition of a permanent museum-style exhibit case displaying council-related artefacts such as: • A newel post from the first city hall, which was out for repair when the hall was destroyed by fire in 1913; • City crest and badge; and • Clerk's gavel. This would require relocating the John Horton Painting to another location in City Hall as the light exposure to artefacts would be too high on the pillar currently displaying the Councillors by Decade plaques.	\$10,500
4.	In combination with option 2, or with option 2 and 3, the display could be further enhanced by replacing the existing Councillors by Decade plaques with a TV screen displaying a slide show. The slide show could include archival images and information highlighting Richmond's history, including information about past Mayors/Reeves and City Councils.	\$22,500
	Total to implement Options 2, 3 and 4	\$42,500

Financial Impact

With Council direction to proceed with one or more of the options outlined, a one-time funding of up to \$42,500 from the Council Contingency Account could be utilized. Any operating impacts can be absorbed within existing operating budgets.

Conclusion

The current Council Display located outside of Council Chambers in City Hall is now more than twenty years old. There is an opportunity to refresh the display to make it more appealing to visitors to City Hall.



Marie Fenwick
Director, Arts, Culture and Heritage Services
(604-276-4288)

- Att. 1: Photo and floorplan of the current display
2: Diagram illustration the location of each option

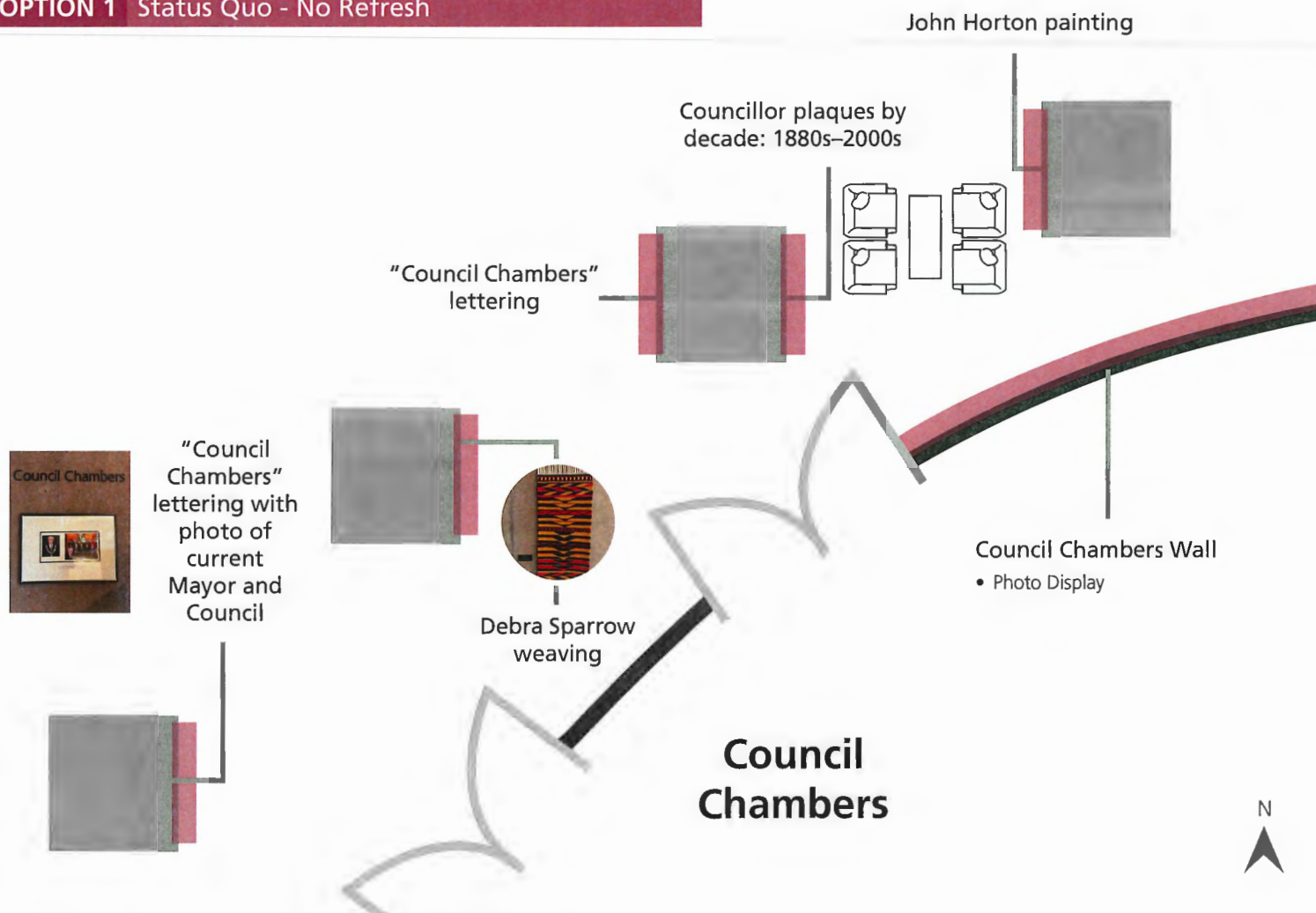




CITY HALL COUNCIL CHAMBERS INTERPRETATION

ATTACHMENT 2

OPTION 1 Status Quo - No Refresh

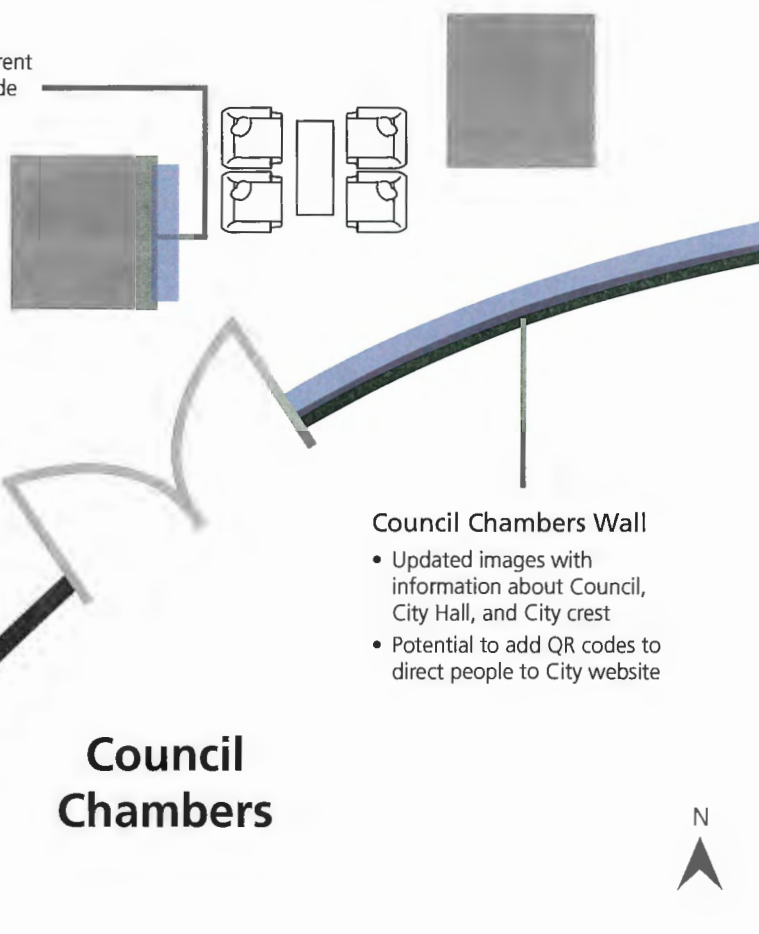


CITY HALL COUNCIL CHAMBERS INTERPRETATION

OPTION 2 Refresh

Councillor Plaques

- Plaques to be updated to current date and rearranged to provide space for future Councils



Council Chambers Wall

- Updated images with information about Council, City Hall, and City crest
- Potential to add QR codes to direct people to City website

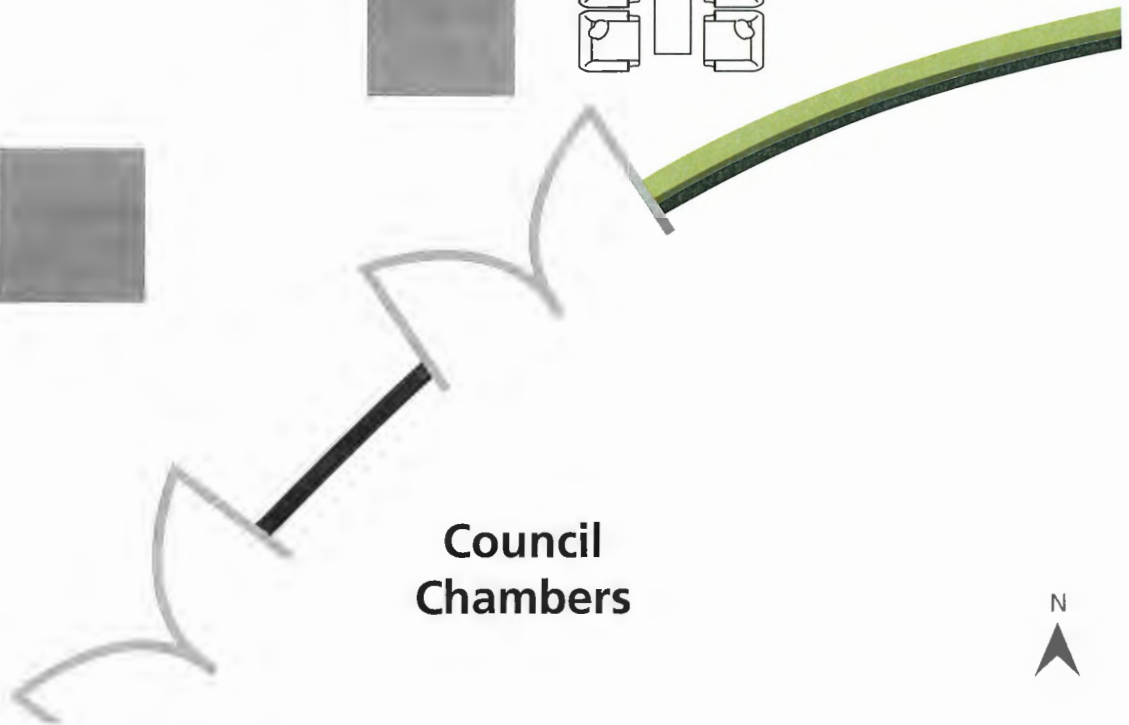
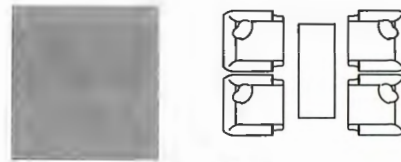
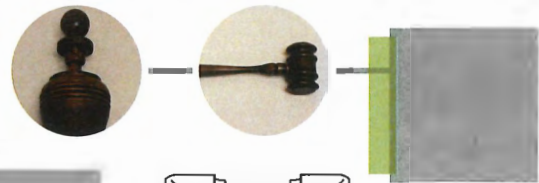
**Council
Chambers**

CITY HALL COUNCIL CHAMBERS INTERPRETATION

OPTION 3 Addition of Exhibit Case

Exhibit Case with artefacts such as:

- Newel post from first city hall destroyed by fire in 1913
- City Coat of Arms plaque or badge
- City Crest
- City Clerk's gavel



**Council
Chambers**

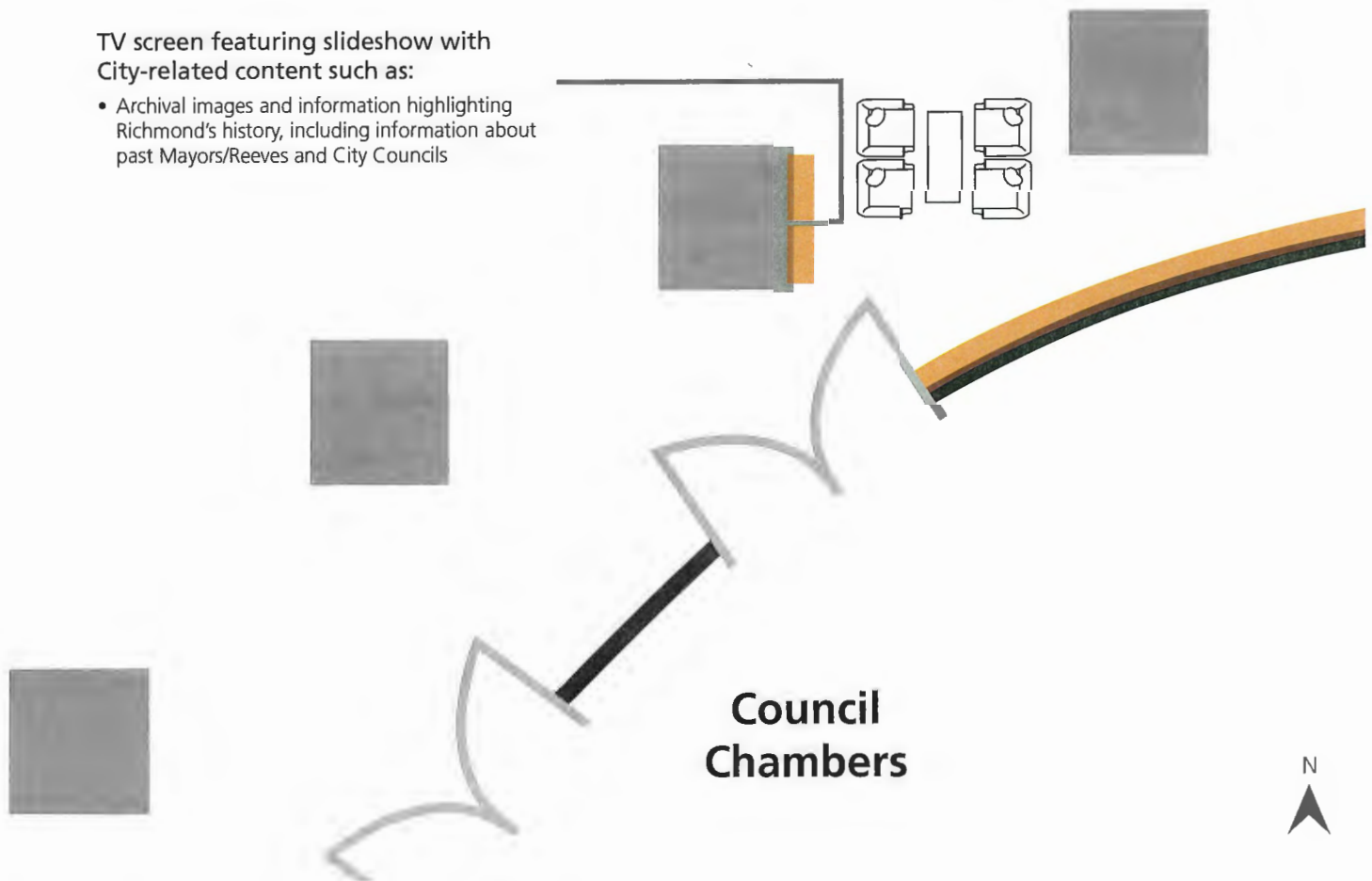


CITY HALL COUNCIL CHAMBERS INTERPRETATION

OPTION 4 Addition of Display Screen

TV screen featuring slideshow with City-related content such as:

- Archival images and information highlighting Richmond's history, including information about past Mayors/Reeves and City Councils





City of Richmond

Report to Committee

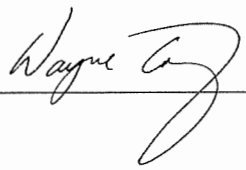
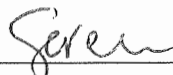
To:	General Purposes Committee	Date:	August 11, 2025
From:	Kim Somerville Director, Community Social Development	File:	08-4055-01/2025-Vol 01
Re:	Draft Social Development Strategy (2025–2035)		

Staff Recommendations

1. That the draft Social Development Strategy (2025–2035), as outlined in the staff report titled “Draft Social Development Strategy (2025–2035)”, dated August 11, 2025 from the Director, Community Social Development, be endorsed for consultation with residents and interested parties; and
2. That staff report back with the final Social Development Strategy, including a summary of the 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	☒	
Building Approvals	☒	
Business Services	☒	
Clerks	☒	
Climate & Environment	☒	
Communications	☒	
Community Bylaws	☒	
Development Applications	☒	
Facilities and Project Development	☒	
Finance	☒	
Fire & Emergency Services	☒	
Housing Office	☒	
Human Resources	☒	
Intergovernmental Relations	☒	
Parks Services	☒	
Policy Planning	☒	
PRC, Planning & Strategic Initiatives	☒	
RCMP	☒	
Real Estate Services	☒	
Recreation & Sport Services	☒	
Richmond Public Library	☒	
Transportation	☒	
SENIOR STAFF REPORT REVIEW	INITIALS:	APPROVED BY CAO
		

Staff Report

Origin

The City's first social development strategy, Building Our Social Future: A Social Development Strategy for Richmond 2013–2022, was adopted by City Council in 2013 to create the foundation for a more coordinated and sustainable approach to social development in Richmond. In response to the strategy nearing the end of its life cycle, Council approved the development of a new social development strategy.

The draft Social Development Strategy (2025–2035) (Social Development Strategy) leverages the progress made from the previous strategy and reflects the City's ongoing commitment to improving the well-being of Richmond residents and fostering a more inclusive and thriving community.

The development of the new Social Development Strategy has been divided into four phases:

1. Phase One: Establish a Social Development Strategy Advisory Committee, conduct background research and develop guiding principles (complete);
2. Phase Two: Conduct initial community engagement and develop draft strategic actions (complete);
3. Phase Three: Develop a draft Social Development Strategy and seek public feedback (in progress); and
4. Phase Four: Finalize the Social Development Strategy (to be initiated).

The purpose of this report is to present the draft Social Development Strategy (Attachment 1) to Council for consideration and to propose that public feedback be sought on the draft Strategy, including the strategic directions and priority actions outlined in the draft document.

This report supports Council's Strategic Plan 2022–2026 Focus Area #1 Proactive in Stakeholder and Civic Engagement:

Proactive stakeholder and civic engagement to foster understanding and involvement and advance Richmond's interests.

1.2 Advocate for the needs of Richmond in collaboration with partners and stakeholders.

This report also supports Council's Strategic Plan 2022–2026 Focus Area #6 A Vibrant, Resilient and Active Community:

Vibrant, resilient and active communities supported by a wide variety of opportunities to get involved, build relationships and access resources.

6.1 Advance a variety of programs, services and community amenities to support diverse needs and interests and activate the community.

6.3 Foster intercultural harmony, community belonging and social connections.

6.4 Support vulnerable populations through collaborative and sustainable programs and services.

Analysis

Since Building Our Social Future: A Social Development Strategy for Richmond (2013–2022) was adopted, there have been a number of significant issues that have impacted the social well-being of communities across Canada, including Richmond. From the COVID-19 pandemic to the rising cost of living and growing income inequality, social issues within the community have become more complex, requiring greater time, resources and cross-sector coordination to respond effectively. Over the last decade, Richmond's population has also evolved and become increasingly diverse, representing a broad spectrum of ages, cultural backgrounds, languages, genders and incomes.

The draft Social Development Strategy reflects the City's long-standing commitment to planning for and responding to the current and future social needs of the community. It was developed using a multi-stage process that included a scan of best practices, analysis of Canadian Census and local data, and extensive community consultation—including with equity-deserving groups—to shape a shared vision for a more inclusive and thriving Richmond. A Social Development Strategy Advisory Committee, with representatives from key City departments and community organizations that deliver a range of social services in Richmond, provided insightful advice in the development of the draft strategy, including its guiding principles, which were adopted by Council on April 11, 2023. The new Social Development Strategy is intended to complement other City Council-adopted plans and strategies that address specific areas of social development and ensure a comprehensive and collective approach to advancing social development in Richmond.

Guiding Principles

The following six guiding principles, adopted by City Council in April 2023, were used to shape community consultation and the development of the draft Social Development Strategy:

1. **People-Centered:** Ensure the people who live, work, learn and play in Richmond are at the center of the Strategy's development and implementation. This includes utilizing an evidence-based and data-informed approach, considering both quantitative and qualitative information that values people's knowledge and lived experiences.
2. **Collective Impact:** Develop a shared vision with aligned strategic actions that promote collaboration across the community to draw on strengths from various levels of government, community agencies, non-profit organizations, the private sector and individual residents to achieve the best possible social outcomes for the Richmond community.
3. **Overarching Framework:** Provide an overarching framework to guide the City's approach in addressing city-wide issues related to social development and align with existing City strategies, plans and policies that address and affect social development.
4. **Inclusive and Accessible:** Commit to and facilitate public engagement processes that are inclusive and accessible that allow for a wide range of experiences and perspectives to be heard and considered in the design, implementation and evaluation of the Strategy.
5. **Accountable:** Consider the roles and mandates of those involved in implementing the Strategy to ensure actions and mechanisms for demonstrating progress and social impact are reliable, realistic and transparent.
6. **Responsive:** Ensure the Strategy is based on current need, while being future-focused and proactive, and developed in a manner that allows for agile, innovative and responsive action.

Community Consultation

Extensive consultation with a broad cross-section of Richmond community members and City partners was conducted to better understand the community's social needs and aspirations. To support the consultation process and engage underrepresented voices in Richmond, four Community Ambassadors—individuals with lived and living experience and connections to equity-deserving groups—were trained to facilitate peer-to-peer discussions. These Ambassadors built trust with participants and brought knowledge and language skills to the consultation process that reduced barriers to participation. The consultation consisted of:

- Online surveys in English, Simplified Chinese and Traditional Chinese on the City's Let's Talk Richmond platform and printed surveys at several City facilities across Richmond (185 survey responses received);
- Four public pop-up events to engage individuals and families at parks and public spaces across the city (engaged 121 participants);
- Six focus groups and two pop-up events with individuals from equity-deserving groups, including newcomers and refugees, people with disabilities, seniors, youth, young families and those with experiences of mental health challenges and substance use (engaged 85 participants); and
- Focus groups and meetings with 56 community organizations and key partners, including Community Associations and Societies, the Richmond School District, Vancouver Coastal Health and provincial ministries (140 responses received).

Based on community feedback, demographic analysis and research conducted on national and local trends, several key themes emerged such as the rising cost of living; an aging population; promoting diversity and inclusion; the importance of accessibility; fostering social connection and civic participation; and strengthening community safety and resilience. These key themes informed the development of the strategic directions and actions of the draft Social Development Strategy, which are outlined in the section below.

Strategic Directions and Actions

The City recognizes that improving quality of life means ensuring all community members can fully participate in every aspect of community life. To achieve this, the new Social Development Strategy outlines five strategic directions and 66 actions that serve as an overarching framework to promote a coordinated, cross-sectoral approach to social development over the coming decade. The strategic directions are intended to guide and inform the City and its partners in meeting the current and future social needs of Richmond's diverse population over the next decade.

The five strategic directions are:

1. Improve Access to Basic Needs
2. Enhance Inclusion and Belonging
3. Foster a Safe, Resilient and Accessible Community
4. Strengthen Community Voice and Engagement

5. Build Community Capacity

The 66 actions will build upon ongoing initiatives and work that has been accomplished to date and have been developed in response to identified community needs, best practices and shifting demographics. Each of the actions includes an anticipated timeline for completion and is categorized as short-term (1-2 years), medium-term (3-6 years), long-term (7-10 years) or ongoing.

Successful implementation of the draft Social Development Strategy's strategic directions and actions will require an ongoing commitment between the City and a range of partners to enhance the social well-being of all community members, so that everyone can fully participate in the social, economic and cultural life of Richmond.

Public Feedback Opportunities

Various public feedback opportunities are proposed to gather input from Richmond community members and City partners on the new Social Development Strategy to ensure that it is reflective of the ongoing needs, priorities and aspirations of the community. To remove barriers to participation, a range of tools will be used, including facilitated survey support, language interpretation and translation, and accessibly formatted feedback materials. Table 1 outlines the various opportunities that will be available to the public.

Table 1: Public Feedback Opportunities (September 29–October 19, 2025)

Activity	Format	Location
Online survey	Individual online survey available on the Let's Talk Richmond platform, available in English, and Simplified and Traditional Chinese.	Online at www.LetsTalkRichmond.ca
Community Pop Ups	Open house format with poster boards and comment cards. Events will be held in-person and scheduled at various times.	Various locations throughout the community
Focus group with members of equity-deserving groups	Focus group format with interactive activities and comment cards.	Brighthouse Library
Accessible survey support	One-on-one survey support will be available to reduce barriers to participation.	Facilitated virtually or by phone and scheduled as needed for those with accessibility barriers

Staff will also engage with City Council Advisory Committees, such as the Richmond Social Development Advisory Committee and Seniors Advisory Committee, and the Community Associations and Societies. The public feedback opportunities will be promoted using the City website and social media channels, printed media such as posters and rack cards, the Let's Talk Richmond platform and community organizations' networks. A memo advising Council of the dates, locations and times of the public feedback opportunities will be sent in advance of launching consultation with the community.

Should Council support the proposed public feedback opportunities, staff will initiate the public feedback process in September 2025 and will revise the draft Social Development Strategy as necessary to incorporate community input. Staff will report back to City Council with a summary of public feedback findings and the proposed final Social Development Strategy by the end of 2025.

Financial Impact

None.

Conclusion

The draft Social Development Strategy builds on the progress made from the previous Building Our Social Future: A Social Development Strategy for Richmond (2013–2022) and the City’s efforts in advancing social development over the last decade. Subject to Council’s approval, staff will seek community input on the draft Social Development Strategy and revise the draft Social Development Strategy as necessary to incorporate feedback. Staff will report back to Council with the final Social Development Strategy and a summary of public feedback findings for Council’s consideration.

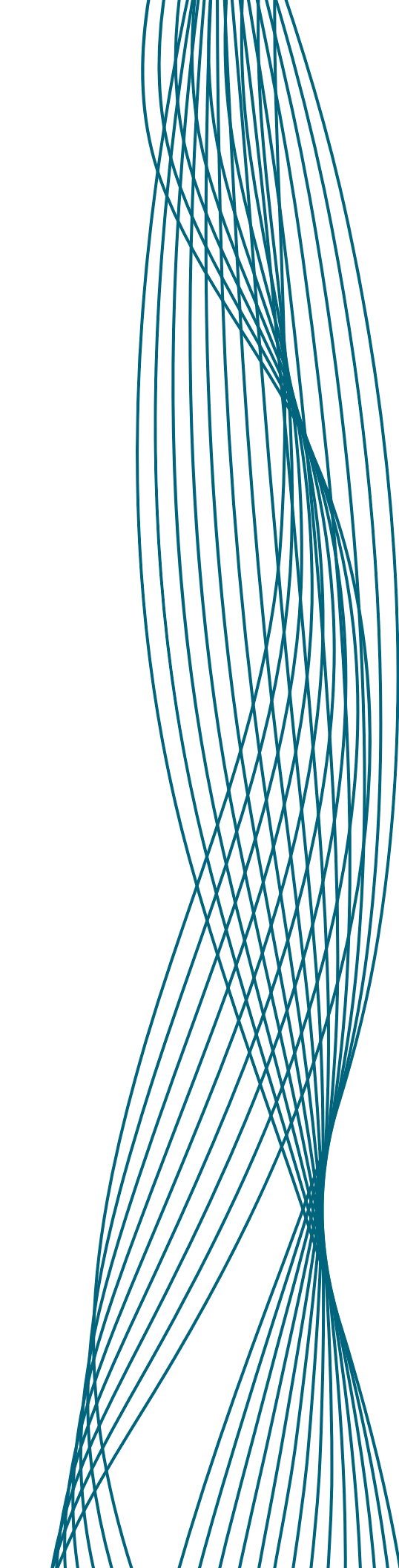
A handwritten signature in black ink, appearing to read 'MB', followed by a horizontal line extending to the right.

Melanie Burner
Program Manager, Social Development
(604-276-4390)

Att. 1: Draft Social Development Strategy (2025–2035)

DRAFT SOCIAL DEVELOPMENT STRATEGY

2025–2035



Acknowledgement

The draft *Social Development Strategy (2025–2035)* reflects the collective contributions of many individual Richmond community members, government agencies, social service organizations and City departments. The City of Richmond would like to thank everyone who shared their time, expertise and experiences.

Table of Contents

Executive Summary	3
Introduction.....	4
Understanding Social Development	5
The Importance of Equity.....	5
Honouring the Past.....	6
Background	7
Highlighted Achievements from 2013–2022	7
Alignment with other City Strategies	10
Understanding the Present	12
An Evolving Social Landscape	13
Roles in Advancing Social Development.....	14
Developing the new Strategy.....	21
The Social Development Strategy Advisory Committee	21
Guiding Principles	22
Jurisdictional Scan and Research	22
Profile of Community Members in Richmond.....	25
Consulting the Community	44
Key Themes	47
Rising Cost of Living	47
Accessibility	48
Diversity and Inclusion.....	49
Social Connection	50
Civic Participation	50
Community Safety and Resilience.....	51
Access to Health Care	52
Capacity of Community Organizations	52
Planning For the Future.....	54
Strategic Directions and Priority Actions.....	55
Strategic Direction 1: Improve Access to Basic Needs.....	56
Strategic Direction 2: Enhance Inclusion and Belonging	58
Strategic Direction 3: Foster a Safe, Resilient and Accessible Community	60
Strategic Direction 4: Strengthen Community Voice and Engagement	62
Strategic Direction 5: Build Community Capacity	64
Implementation Plan	66
Monitoring and Evaluation	66
Conclusion	67
Appendix A: Glossary	69
Appendix B: Timeline of City of Richmond Social Development Policies, Strategies and Plans	76
Appendix C: Alignment with other City Strategies and Plans	78
Notes.....	83



Executive Summary

The City of Richmond (the City) has a well-established history of investing in the social needs and priorities of the community. The *Social Development Strategy (2025–2035)* reaffirms the City's commitment to planning for Richmond's future, while continuing to be responsive to current community social needs. Its aim is to enhance the social well-being of all community members, so that everyone can fully participate in the social, economic, political and cultural life of the community.

The *Strategy* leverages the progress made from the previous *Building Our Social Future – A Social Development Strategy for Richmond (2013–2022)* and the City's efforts in advancing social development over the last decade. It was developed using a multi-stage process that included a jurisdictional scan of best practices and in-depth analysis of Canadian Census and community-level data. A comprehensive consultation process with community members, including equity-deserving groups, community organizations and public partners, was also conducted to understand the community's vision for a more inclusive and thriving Richmond.

The *Strategy* outlines five strategic directions and 66 priority actions that will guide and inform the City's planning and response to Richmond's diverse social needs over the next 10 years. It is intended to serve as an overarching framework that aligns with and reinforces other City Council-adopted plans and strategies that address specific areas of social development, ensuring a comprehensive and collective approach.

The *Strategy* is organized into five strategic directions:

1. Improve Access to Basic Needs:

Ensuring residents can meet their basic needs, such as food and shelter, is essential for building an inclusive, thriving community. The priority actions under this strategic direction outline how the City can support Richmond residents in meeting these needs and increase access to services and resources that promote well-being and help individuals build more stable futures.

2. Enhance Inclusion and Belonging:

Fostering inclusion and connections among community members, cultural communities and age groups is vital to social well-being. The priority actions outlined in this strategic direction focus on celebrating diversity, building cross-cultural understanding and intergenerational connections, and encouraging mutual respect among Richmond's diverse population.

3. Foster a Safe, Resilient and Accessible Community:

Building a safe and accessible community means designing welcoming parks and open spaces, connected and secure neighbourhoods, and inclusive gathering places for all community members to enjoy. The priority actions in this strategic direction focus on creating inclusive public spaces and transport options, while strengthening community networks and collaboration to foster resiliency in responding to emergencies and climate change.

What is your vision for a more inclusive and thriving Richmond?

“There is an inclusive, welcoming, and supportive multi-cultural community that supports one another to thrive ... housing, health, and community services have the capacity to keep up with the needs of low- to moderate-income households...there are [] middle [income] housing and secured affordable housing options to keep our workforce, families, and individuals through all life stages in Richmond.”

- Community member

4. Strengthen Community Voice and Engagement:

Cultivating a more connected city involves removing participation barriers, increasing access to information and offering diverse engagement opportunities so all community members can participate in and contribute to the community in a meaningful way. The priority actions outlined in this strategic direction focus on creating more opportunities for everyone to become engaged in the community and take part in local decision-making processes.

5. Build Community Capacity:

Promoting collaboration across all sectors and all levels of government and with community members is essential to developing effective solutions that respond to the complexity of today's social issues. The priority actions outlined in this strategic direction focus on fostering collective action, strengthening community capacity and advocating to senior levels of government for sustainable funding to address the community's social needs, now and in the future.

Understanding that local decisions greatly influence quality of life, the City is dedicated to addressing inequities to ensure better social outcomes for all community members. The *Strategy* focuses on strengthening the City's and community's capacity to respond to social issues, while fostering strategic partnerships that promote shared responsibility in shaping a future where equity, opportunity and social well-being are accessible to all.

Introduction

The *Social Development Strategy (2025–2035) (Strategy)* reflects the City's ongoing commitment to improving the well-being of Richmond residents and fostering a more inclusive and thriving community. The *Strategy* is intended to guide the City's approach, in collaboration with community partners, to advancing social development in Richmond over the next 10 years. The aim is to ensure that everyone who lives, works, plays and learns in Richmond can thrive and participate fully in the community.

Richmond has a strong track record in prioritizing and investing in the social well-being of the community. The City's first social development strategy, *Building Our Social Future – A Social Development Strategy for Richmond (2013–2022) (2013–2022 Social Development Strategy)*, was adopted in 2013 and provided strategic direction in advancing social development in the community. The new *Strategy* builds on this work and presents further insights into Richmond's current and future social needs and progress that can be advanced within the municipal context. When combined with other City Council-adopted strategies and plans that address specific areas of social development, such as accessibility, homelessness and cultural harmony, the *Strategy* provides a comprehensive approach to addressing the evolving needs of Richmond's diverse population.

To advance the strategic directions and priority actions set out in the new *Strategy*, collaboration is essential. The *Strategy* works to strengthen the capacity of the City and its partners to develop and implement new approaches to social

development. By strengthening engagement with senior levels of government, partners across different sectors and members of the community to respond to priority social issues, the City continues to provide leadership and support in building a community where everyone can thrive. This in turn, contributes to advancing the City's vision of being "the most appealing, livable and well-managed community in Canada."

Understanding Social Development

Social development can be defined as the process of improving the quality of life for all members of society and involves the sharing of community resources, commitments and responsibilities, with the aim of achieving a better state of society for all. Social development aims to improve a broad range of personal, social, economic and environmental factors that affect individual and community well-being. Individual well-being is impacted by the quality of community members' daily lives. This includes their ability to meet basic needs, maintain physical and mental health, connect with each other and access opportunities that build stronger futures, such as education and employment. Community well-being is affected by overall livability, community participation and connections, sense of belonging, safety and community resiliency.

These factors that influence individual and community well-being are interconnected and overlap. They are also influenced by an individual's unique identity, background and experiences. Today, there is growing recognition that for some individuals and groups, systemic and historical barriers have limited their full participation in all aspects of community life. The City recognizes the importance of removing these barriers and is committed to working with its partners and the community to build a more equitable Richmond.

The Importance of Equity

Equity can be defined as a condition where "everyone [is] treated according to their diverse needs in a way that enables all people to participate, perform, and engage to the same extent."¹ Equity considers people's unique identities and experiences, and the ways oppression and discrimination affect each person's access to power, opportunities and resources. In Richmond and across Canada, inequities disproportionately affect Indigenous Peoples, racialized groups, 2SLGBTQI+ communities, newcomers and refugees, people living in poverty, people with disabilities, women, children, youth and seniors, who are often referred to as equity-deserving groups.

As the level of government most directly connected to residents, decisions made at the local government level can have a profound impact on people's standard of living and quality of life. The City acknowledges its responsibility in addressing social inequities through its planning and service delivery as well as across its physical and social infrastructure. This involves reducing and removing systemic barriers and fostering inclusion for all community members. It also involves working with partners and community members to collectively develop and implement responses to social issues that consider the gaps and barriers experienced by equity-deserving groups in the community.

"By embedding intersectionality and equity lenses in institutional policies, practices and processes, equity efforts ensure that those who are not getting a fair share of access, influence and resources are not excluded from services and opportunities, but rather are systematically prioritized."

- Government partner

HONOURING THE PAST

“You can’t really know
where you are going
until you know where
you have been.”

– Maya Angelou

Background

The City has a strong history of planning for and responding to the social needs of the community. Since the early 1980s, Richmond has successfully introduced and implemented a number of City Council-adopted policies and strategies to advance social development in the community. These include the City's *Multiculturalism Policy* (1991), the *Affordable Housing Policy* (1989) and the *Senior Services Policy* (1982). Over the past three decades, as Richmond's population has grown, the social needs of the community have become more complex and diverse. In response to the evolving social landscape, the City began developing specialized strategies to respond to specific social issues, including the introduction of the City's first *Youth Strategy* in 1995 and the *Affordable Housing Strategy* in 2007. See Appendix B for a timeline of the development of City's social development policies and plans.

In an effort to provide an overarching strategy to respond to the social needs of the community, in 2013, City Council adopted Richmond's first social development strategy, *Building our Social Future – A Social Development Strategy for Richmond (2013–2022)*. This strategy aimed to advance Richmond as “an inclusive, engaged and caring community – one that considers the needs of its present and future generations, values and builds on its diversity, nurtures its social capital and treats its citizens with fairness and respect.”² Through the implementation of its nine strategic directions and 53 corresponding actions, the *2013–2022 Social Development Strategy* created the foundation for a more coordinated and sustainable approach to social development in Richmond.

Highlighted Achievements from 2013–2022

Between 2013 and 2022, the City made significant strides in improving the social well-being of Richmond residents through the implementation of the *2013–2022 Social Development Strategy*. By the end of this 10-year period, the City advanced or completed all 53 term-related or ongoing actions. Central to this success was the City's partnerships and collaborations with community organizations and residents.

Achievements spanned the range of social development areas and addressed the diverse and complex needs of various population groups, demographics and communities. These include, but are not limited to, the highlighted achievements presented in Figure 1.

Figure 1: Highlighted Achievements from the 2013–2022 Social Development Strategy

Eight new City-owned child care facilities were opened (from 2013–2022), providing a combined **483 new licensed child care spaces** in the community:



- West Cambie Children’s Centre (2013)
- Cranberry Children’s Centre (2014)
- Willow Early Care and Learning Centre (2017)
- Gardens Children’s Centre (2018)
- Seasong Child Care Centre (2018)
- River Run Early Care and Learning Centre (2020)
- Sprouts Early Childhood Development Hub (2022)
- Seedlings Early Childhood Development Hub (2022)

Four **affordable housing developments** and an **emergency shelter** were opened (from 2013–2022), in partnership with BC Housing and a number of non-profit community organizations:



- Kiwanis Towers (2015)
- Storeys (2017)
- Alderbridge Supportive Housing (2019)
- Richmond House Emergency Shelter (2019)
- Aster Place Supportive Housing (2022)

835 affordable housing units were secured and approximately **\$15 million in cash-in-lieu contributions**



were made to the Affordable Housing Reserve Fund under the City’s Low-End Market Rental (LEMR) program (from 2013–2022), to support future affordable housing developments in Richmond



The first **annual Diversity Symposium** was hosted (2015); a free event that aims to equip professionals, volunteers and community members with the knowledge, skills and tools to build diverse, equitable and inclusive communities

A **permanent rainbow crosswalk** was installed



on Minoru Boulevard across from the Richmond Cultural Centre (2019) to recognize Pride Week and the City’s ongoing support and acceptance of the 2SLGBTQI+ communities

The City was designated as an **Age-Friendly BC Community** (2015) by the Province of BC for its commitment to developing initiatives that increase access to services, programs and opportunities for people as they age and promote inclusion and participation of seniors in all aspects of community life



City Council adopted the **Richmond Food Charter** (2016) as a key step towards supporting urban agriculture, strengthening the local food system and increasing access to affordable and healthy food in Richmond

An updated and more inclusive **Recreation Fee Subsidy Program** was implemented (2018) with expanded eligibility from children and youth to include Richmond residents of all ages who are experiencing financial hardship



City Council adopted the **City’s Enhanced Accessibility Design Guidelines and Technical Specifications** (2018) to assist City staff and the development community in incorporating accessibility features in City-owned or City-leased infrastructure



The **Youth Civic Engagement Program** was launched (2019) to create opportunities for youth to learn about and discover the inner workings of the City and City Council's decision-making process that helps to shape the Richmond community



The City launched its first **Age-Friendly Neighbourhood Group** in Seafair (2019), funded partly by an Age-Friendly Communities Grant, to engage seniors and plan for aging population needs at the neighbourhood level—an initiative that has since been expanded to other Richmond neighbourhoods

The **Emergency Response Centre** (ERC) was opened (2020), in partnership with BC Housing and Turning Point Recovery Society, to provide **40 temporary shelter spaces** and basic supports, including daily meals, showers and access to community services, for people experiencing homelessness during the COVID-19 pandemic



City Council adopted the **Non-Profit Organization Replacement and Accommodation Policy** (2020) to ensure replacement space is provided to non-profit organizations leasing space in buildings that are subject to demolition to make way for new development



A mandatory online **staff training program** was initiated (2021) about the history and culture of **Indigenous Peoples and communities in Canada**, including the history and legacy of residential schools, in response to the Truth and Reconciliation Commission of Canada's 94 Calls to Action

\$3.35 million in provincial funding was secured through the Strengthening Communities' Services grant (2021), implementing a number of projects to **support individuals experiencing homelessness** in Richmond, including:

- A Drop-in Centre and Shower Program
- Winter Warming Centres
- A Food Outreach Program
- City staff training programs
- Clinical support programs
- Community dialogues and awareness training



\$8.93 million was allocated to **non-profit community organizations** in Richmond through the City Grants Program (from 2013–2022), to support initiatives that promote improved quality of life for residents and/or build community and organizational capacity to deliver programs and services

The **Menstrual Equity Initiative** was launched (2021), installing a total of 30 dispensers providing free menstrual products in public washrooms at City community facilities and Richmond libraries, with more dispensers added at City Hall, City Hall Annex and Public Works Yard washrooms (2022), to remove barriers to participation related to period poverty and menstrual stigma



Alignment with other City Strategies

The new *Strategy* builds upon the achievements of the 2013–2022 *Social Development Strategy* and serves as an overarching framework to guide the City’s approach in responding to city-wide social issues. It aligns with current City Council-adopted strategies and plans that address specific areas of social development, as illustrated in Figure 2.

Figure 2: Linkages between City of Richmond Social Development Strategies and Plans



It is also supported by a number of City Council-adopted plans and strategies that have one or more strategic actions or outcomes focused on inclusion, well-being or community development and planning. Together, these documents create a comprehensive and collective approach to advancing social development and fostering an environment in which all community members can thrive. Current City strategies and plans that align with the *Strategy* are summarized in Appendix C.



UNDERSTANDING THE PRESENT

“There is no power for
change greater than a
community discovering
what it cares about.”

– Margaret J. Wheatley

An Evolving Social Landscape

Since the *2013–2022 Social Development Strategy* was adopted by City Council in September 2013, communities across Canada, including Richmond, have faced a broad range of compounding economic, environmental, health and social challenges. These challenges have led to diminished social outcomes and affected the quality of life for many community members. They include the COVID-19 pandemic, housing shortages and increasing experiences of homelessness, rising living costs and growing income disparity, the toxic drug crisis, impacts of climate change and extreme weather events, declining mental health outcomes and increasing social isolation. When combined with growing inequality and demographic shifts, such as an aging population, these pressures have resulted in more complex social issues. At the same time, public expectations and polarization around how best to address these challenges has grown.

Meanwhile, advancing reconciliation with First Nations and fostering social inclusion have emerged as priorities for communities. In recent years, there has been a growing awareness of historical and systemic inequities, along with a renewed urgency for both individuals and governments to take action. This has led to an increased focus on advancing reconciliation, diversity, equity and inclusion across Canadian society and within the Richmond community.

As a result of these intersecting challenges, responding to social issues requires more time, resources and coordination across multiple sectors. Consequently, municipalities are increasingly assuming responsibilities that fall outside of their usual scope to better meet the needs of their communities. Enhanced collaboration and cooperation with community partners, residents, other sectors and senior levels of government will be increasingly important to respond to these challenges over the coming decade.

“The affordability crisis is making it difficult for people with low and moderate incomes to meet basic needs, such as housing and food. This, in turn, is likely affecting stress levels and people’s ability to make time for other important, health-promoting activities, such as socialization and physical activity.”

- Community member

Roles in Advancing Social Development

The City recognizes the importance of fostering strong, collaborative relationships with key partners to implement collective solutions in response to social issues in Richmond. All three levels of government, non-profit organizations, community agencies, local businesses and community members have essential roles to play. These roles and responsibilities are outlined below.

Senior Levels of Government

All three levels of government (federal, provincial and municipal) are responsible for a range of policies, programs and services that impact social development. The following information provides an overview of each level of government's responsibility.

The Government of Canada

The Government of Canada is responsible for laws that govern the rights of all Canadians and the broader macro-economic policies and social programs that affect the social well-being of Canadians. This includes areas such as federal taxation, immigration and Indigenous rights. It provides funding to provincial governments in specific policy areas related to social development. These include health care, social assistance and social services, post-secondary education, early childhood development and child care. The Government of Canada also provides funding for projects and social programs which align with federal priorities, including funding that is accessible to municipalities, community agencies and other groups. Various federal agencies, such as the Canadian Mortgage and Housing Corporation, work closely with municipalities on areas of mutual concern like affordable housing.

The Province of BC

The Province of BC has jurisdiction over many areas related to social development including health, education and income assistance. In addition, it establishes the legislative structure within which municipalities operate and is typically responsible for municipal borrowing and revenue transfers. The Province pursues its social development mandate in a number of ways: direct service provision (e.g. through Ministry of Children and Family Development programs), service provision through Health Authorities or crown agencies (e.g. BC Housing) and contractual arrangements or grant funding with non-profit service providers. For example, with respect to income assistance, the Province is responsible for legislation, policy, regulation and distribution of funds.

The City of Richmond

As the level of government that is closely connected to the communities they serve, municipal governments are uniquely positioned to understand and respond to the growing number and complexity of social issues. Generally, municipalities

are responsible for services that directly affect community members' daily lives. These responsibilities include management of policing and firefighting services, roads and transportation, municipal zoning and land use, and economic development. Additionally, municipalities provide a variety of community facilities, amenities and parks that offer recreational, sporting, cultural and social opportunities for community members. However, in order to advance social development, the City remains committed to proactively planning for and addressing the social needs of the community through the following tools:

- **Develop and Implement:** The City develops and implements plans, policies and strategies to guide its approach to social development, including actions that respond to the social needs of Richmond's diverse population.
- **Research and Analyze:** The City tracks and analyzes a wide range of data and engages with Richmond residents to identify trends, needs and gaps in social programs and services in the community.
- **Partner:** The City partners with senior levels of government and public partners, including the Richmond School District, Richmond Public Library, Vancouver Coastal Health and provincial ministries, to address social issues of mutual concern.
- **Deliver:** The City delivers a variety of programs and services within its municipal mandate that improve the well-being of community members.
- **Collaborate:** The City also collaborates with Community Associations and Societies and community organizations to support the provision of a wide array of programs and services that promote positive social outcomes in the community.
- **Advocate:** The City advocates to senior levels of government for funding and supports to meet community social needs.
- **Design, Build and Maintain:** The City designs, builds and maintains a broad range of built and natural environments.
- **Secure:** The City secures affordable housing, child care facilities and other community amenities through a range of tools which may include community planning, zoning, density bonus and amenity cost charges (ACCs).
- **Promote:** The City promotes community capacity building by allocating resources and funding to social development priorities in the community and coordinates joint planning tables and initiatives that support the development of collective responses to social issues.

Table 1 outlines the key roles and responsibilities of all three levels of government related to a number of social policy areas. While these social policy areas fall primarily within the jurisdiction of senior levels of government, municipalities play an essential role. Through community planning, design and service delivery, municipalities can significantly impact individual and community well-being. This table illustrates how municipal efforts to advance social development are interconnected with, and reliant on, collaborative actions from both the Government of Canada and the Province of BC.

Table 1: Government Roles and Responsibilities for Social Development

Policy Area	Government of Canada	Province of BC	City of Richmond
General	Responsible for laws that govern the rights of all Canadians and broader policies and social programs that affect the social well-being of the whole of Canada.	Responsible for provincial laws and a wide range of policies and social programs that impact residents living in BC.	Responsible for community-level planning, bylaws and essential local services.
Accessibility	• Sets national accessibility standards and regulates federal institutions through the <i>Accessible Canada Act</i> • Provides grant funding for local projects that improve accessibility • Offers disability tax benefits and credits (e.g. Disability tax credit)	• Sets provincial accessibility standards through the <i>Accessible BC Act</i> • Administers the BC Disability Assistance program • Provides grant funding for local projects that improve accessibility	• Develops local accessibility plans • Identifies, removes and prevents accessibility barriers in the City's public realm, programs and services • Facilitates initiatives to advance accessibility in areas outside of municipal jurisdiction (e.g. private and non-profit sectors)
Child care	• Sets national standards and policy frameworks for child care • Provides funding to Provinces through early learning and child care agreements • Offers child care tax benefits and credits (e.g. Canada Child Benefit)	• Regulates child care licensing, program standards and educator qualifications • Provides operating and capital funding to support new and existing child care spaces • Provides fee reduction programs and child care subsidies for lower income families	• Develops policies, strategies and design guidelines to meet local child care needs • Facilitates and supports the development of child care sites • Provides grant funding for capital expenses and professional and program development opportunities
Food insecurity	• Sets national policy frameworks and strategies like <i>A Food Policy for Canada</i> • Provides grant funding for local food programs and food insecurity research	• Delivers social programs that support households in accessing food (e.g. income assistance) • Coordinates emergency food response in times of crisis • Provides grant funding for local food security initiatives (e.g. school meal programs, local food networks)	• Develops local food policies and poverty reduction plans • Offers space, land and logistical support for local food production, distribution and education programs • Provides grant funding for local food security-related initiatives
Health care	• Sets national health care standards • Provides funding to the Provinces through the <i>Canada Health Transfer</i> • Regulates pharmaceuticals and health products	• Delivers health care services, including hospitals, clinics and mental health services • Regulates doctors, nurses and other health care workers • Provides grant funding for local health promotion initiatives	• Supports local health planning and collaborates with service providers to promote positive health outcomes for residents • Provides grant funding for local initiatives that support the well-being of community members
Homelessness	• Sets national strategies aimed at reducing homelessness and improving affordable housing • Provides funding through programs like the <i>Reaching Home</i> initiative • Coordinates efforts between the Provinces, municipalities and First Nations	• Delivers affordable housing and shelter projects and programs • Coordinates services, including mental health, addiction support and social assistance programs • Provides operating and capital funding for emergency shelters and transitional housing	• Develops homelessness strategies and action plans • Delivers and collaborates with non-profits to provide homelessness outreach services • Coordinates joint planning and action tables to advance community initiatives • Provides space for the delivery of shelters, winter services and drop-in programs • Provides grant funding for local homelessness outreach initiatives

Policy Area	Government of Canada	Province of BC	City of Richmond
Housing	• Sets national housing standards and strategies • Provides funding, loans and financing initiatives for affordable housing • Co-funds the Canada Housing Benefit with the Provinces for individuals and families with lower incomes	• Delivers affordable housing projects and programs • Oversees tenancy laws and building codes • Provides operating and capital funding for supportive housing, non-market housing and low-end market rental housing	• Develops land use policies to encourage diverse housing types • Provides permits, incentives and land for affordable housing projects • Collaborates with developers, non-profits, and federal and provincial agencies to build and maintain affordable housing
Immigrants & refugees	• Sets national policies for immigration, refugee protection and citizenship • Provides funding to support initial settlement needs (e.g. basic supports, language and skills training) • Coordinates refugee resettlement (e.g. arrival, sponsorship programs and temporary housing)	• Delivers settlement services (e.g. language and skills training) • Provides access to housing, health care, education and community programs • Coordinates employment programs to support job placement and recognition of foreign credentials • Provides grant funding for local settlement and integration services	• Develops local policies and strategies that foster diversity and inclusion • Delivers cultural programs, events and newcomer welcome initiatives • Provides grant funding for local initiatives that support the well-being of immigrants, newcomers and refugees in Richmond
Poverty reduction	• Sets the national poverty line and poverty reduction strategies • Administers income supports (e.g. Employment Insurance) • Offers tax benefits and credits for targeted poverty relief (e.g. GST/HST credit)	• Sets provincial poverty reduction plans like <i>TogetherBC</i> • Administers the BC Income Assistance program • Provides grant funding for local poverty reduction initiatives	• Develops local poverty reduction plans • Coordinates joint planning and action tables to advance community initiatives • Provides grant funding to support local poverty reduction efforts
Seniors	• Administers income supports (e.g. Old Age Security, Guaranteed Income Supplement) • Offers senior tax benefits and credits (e.g. Age Amount tax credit) • Provides grant funding for age-friendly communities, elder abuse prevention and seniors programs	• Delivers health care services for seniors • Delivers seniors housing projects and programs • Subsidizes public transportation for seniors (e.g. HandyDART, BC Bus Pass Program)	• Develops local seniors strategies • Delivers and collaborates with non-profits to provide local seniors services and programs • Develops accessible and age-friendly public spaces • Provides grant funding for local initiatives that support the well-being of Richmond seniors
Youth	• Sets priorities for youth through the <i>Youth Policy of Canada</i> • Provides funding for youth employment and skills development programs • Offers financial aid (e.g. student loans, grants and scholarships)	• Delivers K-12 education • Provides child welfare services and supports • Delivers youth employment and training programs • Offers financial aid (e.g. student loans, grants and scholarships)	• Develops local youth strategies • Delivers and collaborates with non-profits to provide local youth services and programs • Supports youth engagement and inclusion at the local level • Provides grant funding for local initiatives that support the well-being of Richmond youth

Public Partners and Government Agencies

The City of Richmond has strong working relationships with public partners and government agencies that include the Richmond School District (SD38), Richmond Public Library, Vancouver Coastal Health (VCH), BC Housing, Ministry of Social Development and Poverty Reduction (MSDPR) and Richmond RCMP. These agencies deliver a variety of services and supports that directly benefit the social well-being of Richmond residents. The City is committed to ongoing collaboration and partnerships with these public partners and government agencies to advance social development in Richmond.

Community Organizations and Faith Communities

Richmond has an extensive network of community organizations and faith communities that provide a wide range of social services and supports to address the needs of the individuals and families they serve. These organizations are well positioned to identify community needs and barriers and participate in joint planning on social issues affecting community members in Richmond. They deliver a wide range of social services, including:

- Homelessness outreach
- Management of affordable housing units
- Crisis counselling
- Family services and supports
- Information and referral supports
- Job skills training and career mentoring
- Legal services
- Support services for new immigrants
- Opportunities for social and community connection
- Peer counselling
- Provision of emergency food supports, including community meals and food hampers
- Referrals to government programs, health care and mental health services
- Translation and interpretation

As well as providing these important services and supports, these organizations continue to advocate on behalf of community members for additional resources to address social needs.

Community Associations and Societies

In addition to the direct provision of programs and services for community members, the City works with Community Associations and Societies to provide recreation, sport, arts, culture and heritage opportunities to the community. The City provides the facilities and core staffing, and most of the Community Associations and Societies are responsible for the delivery of programs and events. Through opportunities provided by these non-profit organizations, community members can participate and volunteer in a variety of social events, physical activities, health and wellness programs, and cultural experiences that meet the diverse needs and interests of community members.

The Private Sector

The private sector has an important role in social development. Members of the private sector are both employers and, in some cases, Richmond residents. Their decisions and actions have a direct impact on employment levels, labour and income, and overall quality of life in the community. The private sector provides goods and services, builds housing and infrastructure, develops technology and communication systems, creates employment opportunities and influences many other important aspects of community life. It can also offer mentoring opportunities and assist in sponsoring programs and events that foster economic and social inclusion of Richmond residents.

Richmond Community Members

Well-informed, active and engaged community members play an integral role in Richmond's social development. Either as individuals or as part of a group, community members raise public awareness on important social issues and shape the community through civic engagement opportunities, such as participating on community tables and voting. For many years, volunteerism in Richmond has played a significant role in strengthening the community's social system, as many of the social services and supports offered rely heavily on volunteers to help deliver these vital services. Community members also contribute their ideas, backgrounds and experiences to enhance the cultural vibrancy of the community.

By working with these key partners, the City continues to make meaningful progress in responding to the complex and systemic social issues in Richmond. Strengthening and expanding these effective partnerships will be essential to advancing social development over the next 10 years. The City remains committed to working with its partners to implement solutions that reflect shared responsibilities, priorities and commitments.

What is your vision for a more inclusive and thriving Richmond?

"I imagine a city where someone, regardless of their abilities, [is] able to move independently and access services without barriers. Whether that is accessible [sidewalks] [and] intersections, equipped with accessible pedestrian signals and tactile walking surface indicators, or city [staff that are] trained and ready to serve and support anyone with any disabilities..."

- Community member



Developing the new Strategy

The new *Strategy* was developed through a multi-stage process that included a comprehensive needs analysis to identify current and emerging social issues in the community. Information was collected from a range of sources. This included an analysis of community and government data (e.g. 2021 Census of Population) to examine changing community demographics and trends as well as a jurisdictional scan of other municipal approaches to social development. Feedback was also gathered from community members and partners through an extensive community consultation process to understand the current and future needs and priorities of community members.

The Social Development Strategy Advisory Committee

A Social Development Strategy Advisory Committee was created to guide the development of the *Strategy*. The Advisory Committee was composed of representatives from key City departments and community organizations that provide a broad range of social services and supports. Membership included representatives from the following organizations:

- City of Richmond, various departments
- City Centre Community Association
- Richmond Addiction Services Society
- Richmond Centre for Disability
- Richmond Family Place Society
- Richmond Multicultural Community Services
- Richmond Public Library
- Richmond School District
- Turning Point Recovery Society
- Vancouver Coastal Health

Members of the Advisory Committee offered valuable insights and shared their knowledge about the social needs of Richmond residents. They played an important role in ensuring that the *Strategy* was developed according to a set of guiding principles that took into account the needs and experiences of the community. These principles are outlined in the following section.

Guiding Principles

The following Guiding Principles, endorsed by the Social Development Strategy Advisory Committee and adopted by City Council in April 2023, helped shape the development of the *Strategy*:

- **People-Centered:** Ensure the people who live, work, learn and play in Richmond are at the center of the *Strategy*'s development and implementation. This includes utilizing an evidence-based and data-informed approach, considering both quantitative and qualitative information that values people's knowledge and lived experiences.
- **Collective Impact:** Develop a shared vision with aligned strategic actions that promote collaboration across the community to draw on strengths from various levels of government, community agencies, non-profit organizations, the private sector and individual residents to achieve the best possible social outcomes for the Richmond community.
- **Overarching Framework:** Provide an overarching framework to guide the City's approach in addressing city-wide issues related to social development and align with existing City strategies, plans and policies that address and affect social development.
- **Inclusive and Accessible:** Commit to and facilitate public engagement processes that are inclusive and accessible that allow for a wide range of experiences and perspectives to be heard and considered in the design, implementation and evaluation of the *Strategy*.
- **Accountable:** Consider the roles and mandates of those involved in implementing the *Strategy* to ensure actions and mechanisms for demonstrating progress and social impact are reliable, realistic and transparent.
- **Responsive:** Ensure the *Strategy* is based on current need, while being future-focused and proactive, and developed in a manner that allows for agile, innovative and responsive action.

What is your vision for a more inclusive and thriving Richmond?

"People, regardless of diverse circumstances, genders, cultures etc., have a safe place to live, enough food, and a supportive community of friends and families. There are no barriers to health and wellness, and discrimination is not tolerated."

- Community member

These guiding principles informed the City and Advisory Committee during the planning of consultation activities and development of the strategic directions and priority actions outlined in the *Strategy*.

Jurisdictional Scan and Research

Recognizing the significant impact local government policies, programs and spaces have on the standard of living and quality of life of community members, a jurisdictional scan of 17 Canadian and international local governments was completed. Through this scan, different approaches and practices for creating a more inclusive and thriving community were identified. Additionally, existing City Council-adopted plans and strategies were reviewed to assess their alignment with the *Strategy* and to determine the current level of progress Richmond has made in advancing social development in Richmond.

Furthermore, a systematic review of Canadian and international social well-being frameworks was conducted to provide a comprehensive understanding of the conditions and factors that support an individual's ability to thrive. These frameworks included:

- *The Canadian Index of Well-being*: The Canadian Index of Well-being tracks changes in the well-being of Canadians over time in eight quality of life categories or domains. The domains are community vitality, democratic engagement, education, environment, healthy populations, leisure and culture, living standards and time use.
- *Canada's Quality of Life Framework*: Introduced by the Government of Canada in 2021, Canada's Quality of Life Framework consists of a set of 84 indicators, organized into a series of domains that include prosperity, health, society, environment and good governance. The Framework also integrates two cross-cutting lenses which are applied across all of its domains: the Fairness and Inclusion Lens and the Sustainability and Resilience Lens.
- *The Shared Ingredients for a Well-being Economy*: This joint discussion paper prepared by the Centre for Thriving Places and supported by Carnegie UK, explores eight different frameworks that are widely used internationally to evaluate and monitor well-being and presents common themes or 'ingredients' found in these frameworks. The eight frameworks are: The Thriving Places Index (United Kingdom), the Social, Economic, Environmental and Democratic (SEED) Well-being Model (United Kingdom), the Doughnut Economics Model (United Kingdom), the Well-being of Future Generations Act (Wales), the National Performance Framework (Scotland), the Office for National Statistics Well-being Dashboard (United Kingdom), the United Nations Sustainable Development Goals (International), and the Organization for Economic Cooperation and Development Better Life Index (International).

All of the frameworks reviewed discuss the necessary conditions for a thriving life and have assisted the City in identifying key areas within its mandate that contribute to both individual and community well-being. They highlight the relationship between a range of social, economic, environmental and political factors, and community health and well-being, while also demonstrating a strong linkage between community design and the promotion of health, social well-being and a sense of inclusion among community members.

From this research, learnings and opportunities for Richmond were identified and used to inform the strategic directions and priority actions in the new *Strategy*.



Profile of Community Members in Richmond

Today, people of all ages, backgrounds and abilities are establishing roots and connections in Richmond. The following provides a profile of community members in Richmond using data from the 2021 Census of Population (2021 Census) as well as other local, regional and national sources. By drawing on data from multiple sources, this profile provides a more complete picture of Richmond’s most recent demographics and emerging trends. Other data sources mentioned include:

- BC Housing, Applicant Registry (2021–2024)
- Metro Vancouver, Point-in-Time Homeless Count (2020, 2023)
- Metro Vancouver, Regional Growth Strategy Projections (2024)
- Ministry of Social Development and Poverty Reduction, BC Employment and Assistance Program (2021–2024)
- NewToBC, Richmond Immigrant Demographic Profile (2023)
- Richmond Centre for Disability, Accessible Parking Permit Program (2023–2024)
- Richmond Food Bank Society, Impact Reports (2021–2024)
- Statistics Canada, Canadian Survey on Disability (2022)

This information has informed the development of the strategic directions and priority actions outlined in the *Strategy*. As this data is both current and future-focused, it will continue to be tracked to support the City in planning and responding to Richmond’s evolving social needs over the next 10 years.

Unless otherwise noted, data is from the 2021 Census, which is based on 2021 population data, with the exception of income data, which is sourced from Canada Revenue Agency’s 2020 tax and benefits records. To ensure confidentiality, the values in the Census data are randomly rounded to multiples of five or 10. As a result, totals may not match the individual values since totals and subtotals are independently rounded. Similarly, percentages, which are calculated on rounded data, may not necessarily add up to 100%.

Population Size

Richmond’s population is growing and is estimated to be 241,375 in 2025.³ From the 2016 to 2021 Census, Richmond’s population increased by 11,628 individuals, representing a growth rate of approximately 6%. This rate was even greater when looking at changes over the last two decades. According to Census data from 2001 to 2021, Richmond saw an increase of more than 45,000 residents (28%) from 164,345 individuals in 2001 to 209,937 individuals in 2021.

From 2025 to 2050, Richmond’s population is projected to increase by another 29% or 69,861 individuals, from the estimated 241,375 residents in 2025 to a

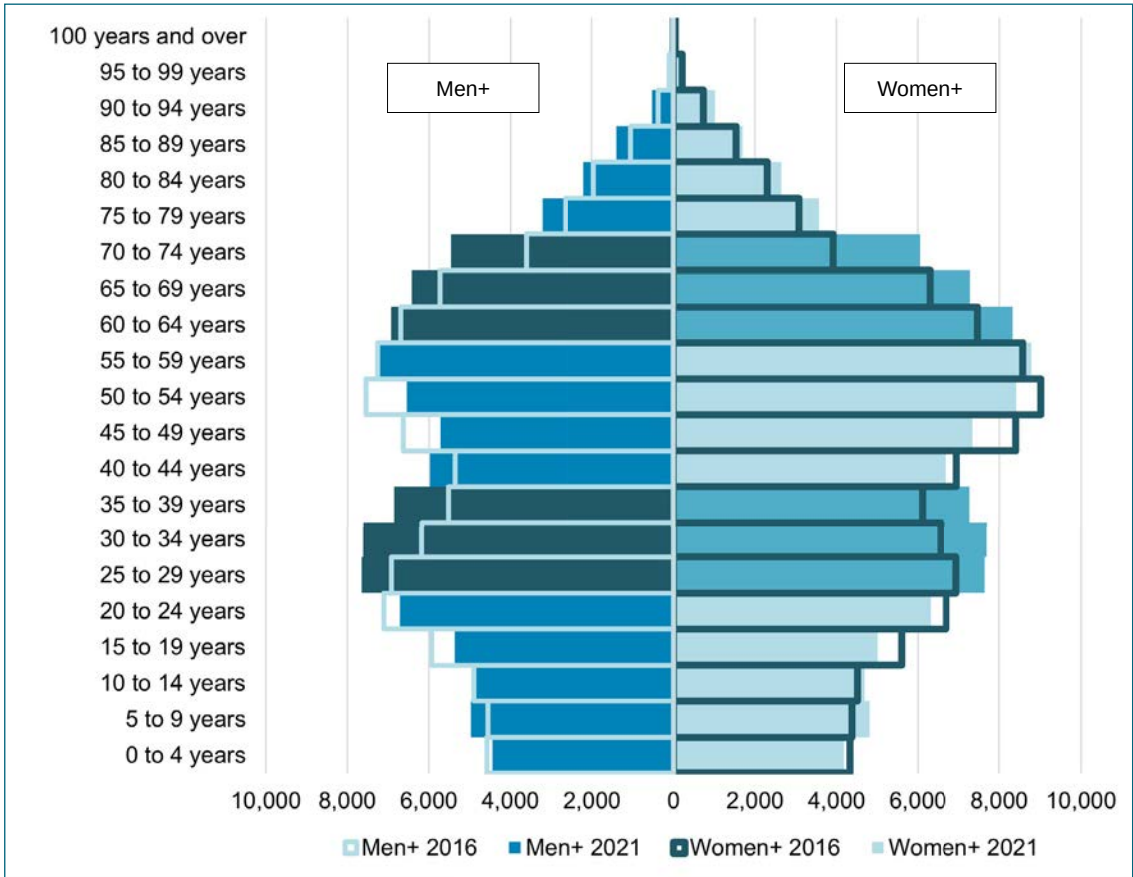
projected 311,236 residents in 2050. This is the same as a population increase of just over 1% each year. It is important to note that the population projections are based on forecasts developed by the City of Richmond in collaboration with Metro Vancouver. They represent an approximate figure for the given year and reflect the 2024 Metro Vancouver Regional Growth Strategy population projections based on a medium population growth scenario. These projections do not reflect legislative changes since 2024, such as the provincial Transit Oriented Areas and Small-Scale Multi-Unit initiatives and the federal 2025–2027 Immigration Levels Plan.

Age Groups in Richmond

Population Pyramid

Richmond’s population encompasses a range of ages, from babies to centenarians. This is highlighted in the following population pyramid (Figure 3), which shows proportional differences by generation. Each bar in the graph illustrates the number of individuals in each five-year age group in Richmond by gender based on the 2016 and 2021 Census. The ‘bumps’ indicate a larger number of individuals in certain age ranges, while the overall graph shows significant growth in some age segments over the past five years (2016–2021). The terms woman or man throughout this document refer to self-identified gender and may include those who identify as non-binary.⁴

Figure 3: Richmond Population Pyramid, 2016 and 2021



Source: Statistics Canada, 2016 and 2021 Census of Population

The two largest generations represented in the population pyramid are the baby boomer generation (first ‘bump’ in the upper half of the pyramid) and the millennial generation (second ‘bump’ in the lower half of the pyramid). Baby boomers represent individuals born between 1946 and 1964 while millennials represent individuals born between 1981 and 1996. As of the 2021 Census, individuals in the baby boomer generation were between the ages of 57 and 75 years and totalled 52,060 individuals or approximately 25% of Richmond’s population. The most significant population shift between 2016 and 2021 occurred in the 70 to 74 years cohort, which increased to 11,515 individuals in 2021 from 7,535 individuals in 2016. Millennials were between the ages of 25 and 40 years at the time of the 2021 Census and made up a total of 47,220 individuals, representing almost another quarter (22%) of Richmond’s population.

In Canada, millennials are the fastest growing generation due to higher rates of immigration. Nationally, more than half of the immigrants who settled in Canada from 2016/2017 to 2020/2021 were millennials, and by 2029, it is projected that millennials will become the largest generation in the country.⁵

Past and Projected Population by Age Groups

Based on the City’s broader age categories which include children (birth to 12 years), youth (13 to 24 years), adults (25 to 54 years) and seniors (55+ years), the overall age distribution of Richmond’s population remained relatively stable between the 2016 and 2021 Census (Table 2).

Table 2: Past and Projected Population by Age Groups in Richmond

Age Group	2016	2021	2035 MVRGS ⁶ Population Projection	2050 MVRGS Population Projection
Children (birth to 12 years)	23,275	23,955	25,073	26,290
Youth (13 to 24 years)	29,240	27,375	31,212	32,125
Adults (25 to 54 years)	82,120	85,355	122,123	133,399
Seniors (55+ years)	63,625	73,240	95,908	119,421
Total	198,309	209,937	274,316	311,236

Source: Statistics Canada, 2016 and 2021 Census of Population, and 2024 Metro Vancouver Regional Growth Strategy population projections based on a medium population growth scenario

Of all the age categories, adults (25 to 54 years) continued to represent the largest proportion of Richmond’s total population in both 2016 and 2021, accounting for approximately 41% (82,120 individuals in 2016 and 85,355 in 2021). The most notable change was in the proportion of seniors (55+ years), which increased from 32% (63,625 individuals) in 2016 to approximately 35% (73,240 individuals) in 2021. This growth was consistent with national trends related to Canada’s aging population and changes observed in municipalities across the country. While the number of children (birth to 12 years) increased slightly by 680 individuals, their proportion of the population remained relatively

What is your vision for a more inclusive and thriving Richmond?

“Make Richmond more accessible for our aging population, [including] people with mobility issues.”

- Community member

stable at just over 11% between 2016 and 2021. Conversely, the youth population (13 to 24 years) declined by 1,865 individuals, resulting in nearly a 2% decrease in their overall segment of the population. However, together, children and youth collectively accounted for 24% of Richmond's population in 2021.

The trend of adults (25 to 54 years) and seniors (55+ years) comprising the majority of Richmond's population is expected to continue through 2050, according to population projections for both 2035 and 2050. By 2035, the number of adults is expected to increase by 36,768 individuals or 43% while the number of seniors is estimated to increase by another 22,668 individuals or 31%. When looking ahead to 2050, both age groups are projected to more than double in comparison to the 2021 Census, with seniors driving much of the growth. The seniors population is forecasted to increase by 63%, reaching 119,421 individuals, and will represent approximately 38% of Richmond's total population in 2050. The adult population is projected to grow by 56%, increasing to 133,399 individuals, and will make up approximately 43% of Richmond's total population in 2050.

Household Composition

According to the 2021 Census, Richmond's population included a total of 81,080 private households. The most common household type was couples with children, making up 28% or 22,720 households of the total number of households (Table 3). The second and third most common types were households that contained only one-person, otherwise known as one-person households, representing 25% or 20,345 households, and couples without children, representing 22% or 18,095 households.

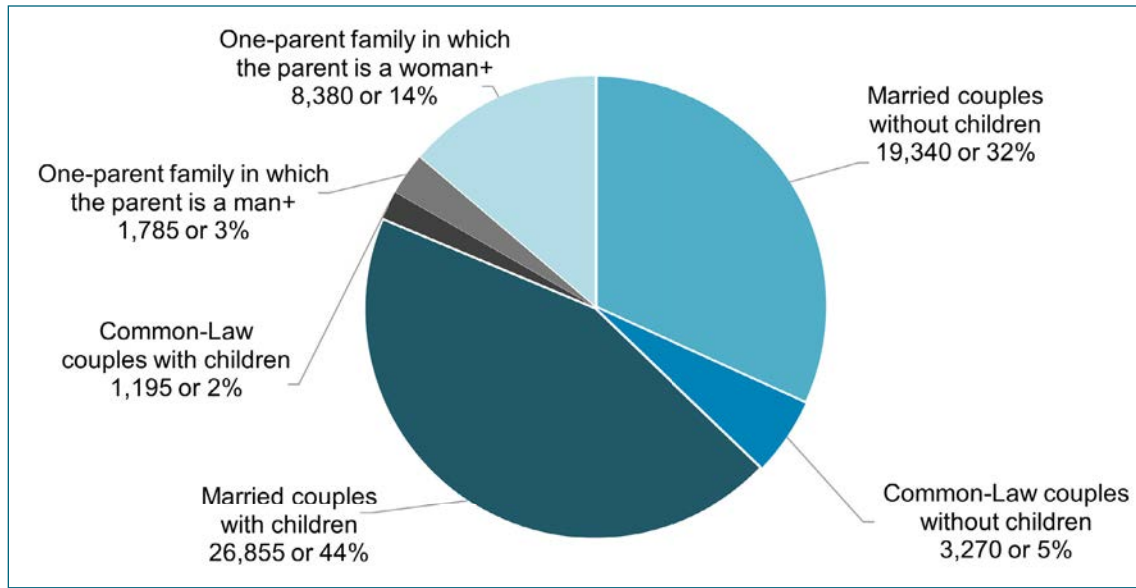
Table 3: Household Types in Richmond, 2021

Household Type	Households	
	Number	%
Couple-family households with children	22,720	28.0%
Couple-family households without children	18,095	22.3%
One-parent-family households	7,660	9.4%
Multigenerational households	4,490	5.5%
Multiple-census-family households	1,030	1.3%
One-census-family households with additional persons	3,075	3.8%
Two-or-more-person non-census-family households	3,665	4.5%
One-person households	20,345	25.1%
Total	81,080	100.0%

Source: Statistics Canada, 2021 Census of Population

Figure 4 provides a more detailed breakdown of the composition of census families in Richmond, which includes the number of married, common-law and one-parent family households, both with and without children, based on the 2021 Census.

Figure 4: Composition of Census Families in Richmond, 2021



Source: Statistics Canada, 2021 Census of Population

In 2021, there were 22,610 families without children and 38,215 families with children in Richmond. Of the families with children, the majority (70%) were married couples with children, totalling 26,855 families. Additionally, there were 10,165 one-parent families, representing approximately 27% of all families with children in Richmond. Among the one-parent families, 8,380 were families where the parent was a woman and 1,785 were families where the parent was a man.

Family Size

As of the 2021 Census, the average size of census families in Richmond was estimated to be 2.8 persons. The proportion of two person families continued to increase from approximately 46% in 2016 to just over 48% in 2021, while the proportion of three-person, four-person and five-or-more-person families continued to decrease across the same period (Table 4).

Table 4: Family Sizes in Richmond, 2016 and 2021

Family Size	2016	2021
Two person	45.5%	48.4%
Three person	27.5%	26.2%
Four person	20.9%	19.8%
Five or more persons	6.1%	5.5%

Source: Statistics Canada, 2021 and 2016 Census of Population

Ethnicity

In 2021, there were over 180 different ethnic origins (with at least 25 residents) and 100 languages spoken in Richmond. Statistics Canada defines ethnic origin as the ethnic or cultural origins of the person’s ancestors, who are usually more distant than grandparents. A person can also have more than one ethnic origin.⁷ The most commonly reported ethnic origin was Chinese (99,780 individuals), followed by Filipino (15,905 individuals) and English (12,185 individuals).⁸ The 10 most common ethnic origins are shown below in Table 5.

Table 5: Most Common Ethnic Origins of Richmond Residents, 2021

Ethnic Origin	Number
Chinese	99,780
Filipino	15,905
English	12,185
Hong Konger	9,760
Scottish	9,750
Indian	9,330
Canadian	8,280
Irish	7,720
Taiwanese	6,715
German	6,305

Source: NewToBC (2023). Richmond Immigrant Demographic Profile. <https://newtobc.ca/wp-content/uploads/2023/11/2023-NewToBC-Richmond-DemoProfile-WEB-Final.pdf>

In 2021, 80% or 167,395 individuals of Richmond’s population identified as racialized, which gives Richmond the distinction of having the highest proportion of racialized groups of any municipality in British Columbia, and the second highest percentage in Canada, after Markham, Ontario (Table 6). The concept of “racialized group” is based on the visible minority variable in the Canadian Census. The Employment Equity Act defines visible minorities as persons, other than Aboriginal Peoples, who are non-Caucasian in race or non-white in colour. The racialized population in Canada consists mainly of the following groups: South Asian, Chinese, Black, Filipino, Arab, Latin American, Southeast Asian, West Asian, Korean and Japanese.⁹ The predominant racialized group in Richmond in 2021 was Chinese (68% or 113,060 individuals) followed by South Asian (9% or 15,370 individuals) and Filipino (9% or 15,130 individuals).

Table 6: Most Common Racialized Groups in Richmond, 2021

Racialized Group	Number	%
Chinese	113,060	68%
South Asian	15,370	9%
Filipino	15,130	9%
Multiple racialized groups	6,090	4%
Japanese	3,885	2%
Southeast Asian	3,305	2%
Arab	2,205	1%
Latin American	2,155	1%
Korean	2,035	1%
Black	1,775	1%
West Asian	1,670	1%
Racialized groups n.i.e ¹⁰ .	710	0.4%
Total racialized population	167,395	100%

Source: Statistics Canada, 2021 Census of Population

Indigenous Population

According to the 2021 Census, a total of 1,540 individuals, including 270 children between birth and 14 years, reported Indigenous identity in Richmond, which accounted for 0.7% of the total population. Indigenous identity refers to a person that identifies with the Indigenous Peoples of Canada, which is defined by Statistics Canada as those who identify as First Nations, Métis and/or Inuk (Inuit), and/or those who report being Registered or Treaty Indians (that is, registered under the Indian Act of Canada), and/or those who have membership in a First Nation or Indian band.¹¹ Of the total who identified as Indigenous in Richmond, 58% identified as First Nations, 36% as Métis and less than 1% as Inuit.

It is important to recognize how historical and systemic barriers including racism, discrimination and the ongoing effects of colonization have contributed to a higher incidence of poverty among Indigenous individuals and families in Canada. Indigenous Peoples continue to be disproportionately impacted in the Lower Mainland and within the Richmond community. Indigenous individuals were over-represented in the 2023 Metro Vancouver Point-in-Time Homeless Count. During the Count in Richmond, 15% of people who responded to the question relating to Indigenous identity identified as Indigenous, despite making up less than 1% of Richmond's total population.

Immigration to Richmond

In the last two decades, Richmond experienced a significant growth in its population mainly due to immigration. Between 2001 and 2021, Richmond’s immigrant population rose by 37,300, accounting for 85% of the total increase. The term immigrant refers to a person who is, or who has ever been, a landed immigrant or permanent resident. Such a person has been granted the right to live in Canada permanently by immigration authorities. In the 2021 Census, this includes immigrants who were admitted to Canada on or before May 11, 2021.¹²

Richmond has consistently maintained a larger share of immigrants compared to Greater Vancouver and almost all other Canadian municipalities.¹³ In 2021, immigrants represented just over 60% of Richmond’s total population in comparison to approximately 42% of Greater Vancouver’s total population. Table 7 highlights the overall population and immigration trends in Richmond and Greater Vancouver from 2016 to 2021.

Table 7: Population and Immigration Trends for Richmond and Greater Vancouver, 2016 and 2021

Year	Richmond			Greater Vancouver		
	Total Population	Immigrant Population	% of Total Immigrant Population	Total Population	Immigrant Population	% of Total Immigrant Population
2021	208,400	125,600	60.3%	2,607,010	1,089,185	41.8%
2016	198,309	118,305	60.2%	2,463,431	989,540	40.8%

Source: NewToBC (2023). Richmond Immigrant Demographic Profile. <https://newtobc.ca/wp-content/uploads/2023/11/2023-NewToBC-Richmond-DemoProfile-WEB-Final.pdf>

In 2021, Richmond was also the fourth largest recipient of recent immigrants to British Columbia after Vancouver, Surrey and Burnaby. Statistics Canada defines a recent immigrant as a person who obtained landed immigrant or permanent resident status in the five years preceding a given census. In the 2021 Census, this refers to the period from January 1, 2016 to May 11, 2021.¹⁴ The three leading countries of birth for recent immigrants in Richmond were China (52%), the Philippines (12%) and India (7%) (Table 8).

Table 8: Most Common Places of Birth for Total and Recent Immigrants in Richmond, 2021

Total Immigrants	Number	%	Recent Immigrants	Number	%
China	46,490	37%	China	7,090	52%
Hong Kong	24,335	19%	Philippines	1,580	12%
Philippines	13,570	11%	India	955	7%
Taiwan	7,745	6%	Hong Kong	820	6%
India	5,380	4%	Taiwan	365	3%
United Kingdom	2,210	2%	United States	275	2%
United States	1,605	1%	South Korea	215	2%
Vietnam	1,510	1%	Brazil	195	1%
South Korea	1,230	1%	Syria	125	1%
Pakistan	995	1%	Iran	120	1%
Other Places	20,530	16%	Other Places	1,965	14%

Source: NewToBC (2023). Richmond Immigrant Demographic Profile. <https://newtobc.ca/wp-content/uploads/2023/11/2023-NewToBC-Richmond-DemoProfile-WEB-Final.pdf>

Between 2016 and 2021, 540 individuals in Richmond immigrated to Canada as refugees. The term refugee refers to individuals granted permanent resident status in Canada based on a well-founded fear of returning to their country of origin for reasons including race, religion and nationality.¹⁵ From the pre-1980s through to the 2021 Census, there were a total of 4,120 individuals who had immigrated to Canada as refugees living in Richmond.¹⁶

Language

According to the 2021 Census, English was the most commonly spoken language at home for 96,275 Richmond residents, representing 46% of the total population. Following English, Mandarin (approximately 18% or 37,000 speakers) and Cantonese (almost 18% or 36,515 speakers) were the second and third most common home languages (Table 9).

Table 9: Most Common Languages Spoken at Home in Richmond, 2021

Home Language	Number	%
English	96,275	46.1%
Mandarin	37,000	17.7%
Yue (Cantonese)	36,515	17.5%
Tagalog	4,575	2.2%
Punjabi	3,250	1.6%
Min Nan (Chaochow, Teochow, Fukien, Taiwanese)	1,360	0.7%
Russian	1,330	0.6%
Spanish	1,155	0.6%
Japanese	1,110	0.5%
Korean	1,000	0.5%
Arabic	905	0.4%
Other Languages	7,825	3.7%
Multiple responses – English and other language(s)	15,895	7.6%
Multiple other language(s) not including English	845	0.4%

Source: Statistics Canada, 2021 Census of Population

In 2021, 69% of recent immigrants to Richmond spoke languages other than English or French at home. This was a decrease from 74% in 2016, suggesting that Richmond has welcomed more recent immigrants with official language (English and French) skills. The most common non-official home languages spoken by immigrants in Richmond are shown in Table 10.

Table 10: Most Common Non-Official Home Languages Spoken by Total and Recent Immigrants in Richmond, 2021

Total Immigrants	Number	%	Recent Immigrants	Number	%
Cantonese	32,000	25%	Mandarin	5,510	40%
Mandarin	29,405	23%	Cantonese	1,245	9%
Tagalog	4,270	3%	Tagalog	710	5%
Punjabi	2,365	2%	Arabic	200	1%
Russian	1,265	1%	Punjabi	175	1%
Min Nan	1,200	1%	Portuguese	170	1%
Japanese	820	1%	Spanish	150	1%
Spanish	780	1%	Korean	130	1%
Korean	725	1%	Hindi	115	1%
Arabic	660	1%	Russian	100	1%
Other Non-Official Languages	6,075	5%	Other Non-Official Languages	935	7%

Source: NewToBC (2023). Richmond Immigrant Demographic Profile. <https://newtobc.ca/wp-content/uploads/2023/11/2023-NewToBC-Richmond-DemoProfile-WEB-Final.pdf>

Additionally, the proportion of Richmond residents without English fluency decreased to 21,795 individuals in 2021 from 22,045 in 2016. This shift may also indicate that more residents are immigrating with English language skills and/or learning English following immigration to Canada. In 2021, the top three mother tongues of those who were unable to hold a conversation in English were Mandarin (9,710 speakers), Cantonese (9,020 speakers) and Punjabi (625 speakers).

Gender Identity

According to the 2021 Census, 285 individuals living in Richmond self-identified as transgender and 100 individuals self-identified as non-binary. The term transgender refers to a person whose gender identity does not correspond with the sex they were assigned at birth.¹⁷ The term non-binary refers to a person whose gender is not exclusively male or female, and includes people whose reported gender is, for example, agender, genderqueer, gender-nonconforming or Two-Spirit, a term specific to some Indigenous Peoples of North America.¹⁸ For the first time in 2021, Statistics Canada collected population data on gender diversity, making Canada the first country in the world to do so on a national census.

People with Disabilities

According to the 2022 Canadian Survey on Disability (CSD), which is the official source of data on persons with disabilities (15+ years) in Canada, approximately one in five (19%) or 33,380 Richmond residents who were 15+ years had one or more disabilities that limited their daily activities. Between the 2017 and 2022 CSD, the number of people reporting a disability in Richmond increased by 5,330 individuals, from 28,050 (17%) individuals in 2017 to 33,380 (19%) individuals in 2022. This increase can be partially attributed to both the aging population and the large increase in mental health-related disabilities among youth and working-age adults.¹⁹

The CSD was designed to report on disability data for Canada, the provinces, and the territories. As a result, much of the CSD data is suppressed at smaller levels of geography. Despite this, the CSD data has continued to provide insight into the possible rate of disability and potential needs of people with disabilities in Richmond.

Trends in community data similarly suggest that the number of residents with disabilities continues to grow in the community and that individuals are connecting to disability-related supports more often. When possible, data from 2021 has been provided for comparison as a baseline indicator.

- Between 2021 and 2024, the average number of Richmond households supported by BC Disability Assistance steadily grew, from 2,170 households in 2021 to 2,404 households in 2024, increasing by approximately 11%. These increases were seen particularly among singles and families with children.
- A total of 2,731 accessible parking permits for people with disabilities were issued by Richmond Centre for Disability between December 2023 and November 2024.

Religious Diversity

A little over half (53%) of Richmond's population reported no religious affiliation based on the 2021 Census (Table 11). Of those who did report a religious affiliation, the most common were Christian (approximately 31% or 64,405 individuals), followed by Buddhist (approximately 6% or 11,590 individuals), and Muslim (almost 4% or 7,630 individuals).

Table 11: Religious Affiliation of Richmond Residents, 2021

Religious Affiliation	Number	%
No religion and secular perspectives	111,140	53.3%
Christian	64,405	30.9%
Buddhist	11,590	5.6%
Muslim	7,630	3.7%
Sikh	6,985	3.4%
Hindu	2,605	1.3%
Jewish	2,515	1.2%
Other religions and spiritual traditions	1,490	0.7%

Source: Statistics Canada, 2021 Census of Population

Income Data

As identified in the 2021 Census and based on 2020 income data, the median after-tax annual household income in Richmond was \$71,000. This marked an increase of almost 14% from \$62,400 reported in 2016. While income-based data has limitations, it is also one of the most consistent measures available for Richmond and is used nationally and internationally as an indicator of poverty.

Low Income

While poverty is influenced by a number of factors, at the most fundamental level, households experiencing poverty lack the income and resources needed to meet a basic standard of living. The prevalence of low income refers to the percentage of a population that falls below an identified income threshold. The City has referenced the Low-Income Measure After Tax (LIM-AT), a relative measure of low-income status that uses 50% of the median after-tax income of households.²⁰

Based on the 2021 Census, the prevalence of low income in Richmond decreased to 16% (LIM-AT) in 2021 from 22% in 2016 as indicated in Table 12. However, this decrease was largely attributed to pandemic income replacement benefits, such as the Canadian Emergency Response Benefit (CERB) that provided a temporary boost to income levels for some lower socioeconomic households. As the benefit has not continued, the resulting effect was likely temporary.²¹

Table 12: Comparison of Richmond Residents Living in LIM-AT, 2016 and 2021

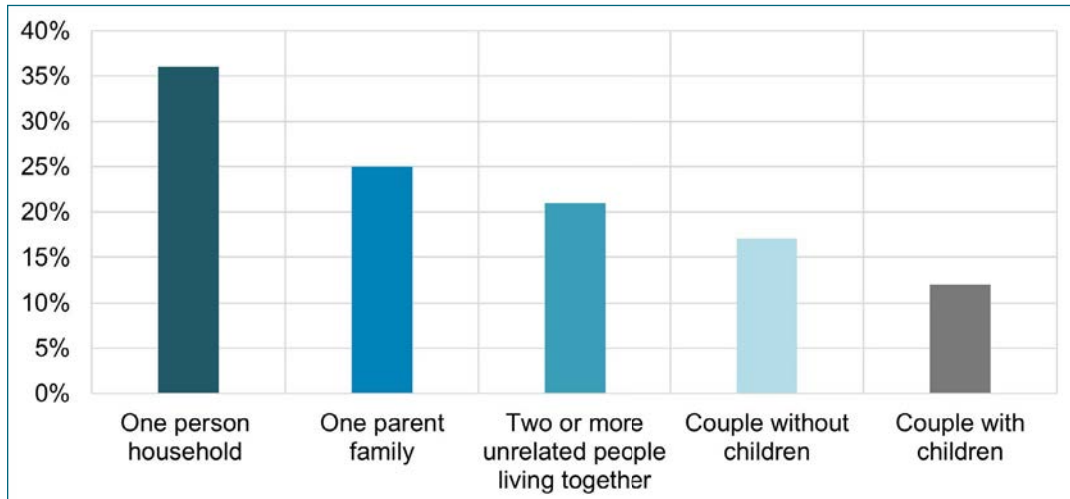
Richmond Residents	2016	2021
Total number of residents	198,309	208,395
Below LIM-AT	44,040	33,225
% Below LIM-AT	22.2%	15.9%

Source: Statistics Canada, 2016 and 2021 Census of Population

Low Income by Household Composition

According to the 2021 Census, 33,225 individuals in Richmond reported annual incomes below the LIM-AT thresholds, which corresponded to 16,655 households. The prevalence of low-income varied by household composition, with a greater proportion of one-parent families (25%) and individuals living alone (36%) falling below the LIM-AT threshold compared to other household types (Figure 5). Couples, both with and without children, reported lower rates of low-income status, likely due to the presence of two-income earners in these households.

Figure 5: Percentage of Richmond Households Living in LIM-AT by Household type, 2021

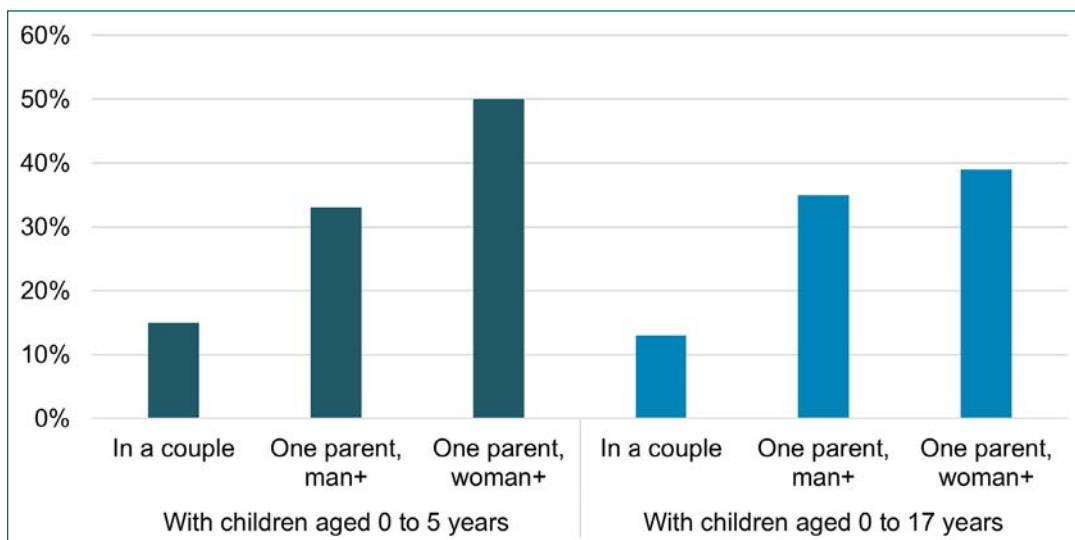


Source: Statistics Canada, 2021 Census of Population

Low Income by Family Type

A closer look at low-income trends among families in the 2021 Census identified that the estimated prevalence of low income was higher among those with young children. Factors such as family structure, parental level of education and a child's age influence how likely a family is to be living with low income. For families with young children, factors such as high child care costs create barriers to full-time employment. This disproportionately affects one-parent families. Among families with children, one-parent families in which the parent was a woman with children under five were more likely to be living with low income than any other type of family (Figure 6). In total, half (50%) of single parents (in which the parent is a woman) with children under five years of age and one third (33%) of single parents (in which the parent is a man) with children under five were considered low income in Richmond, compared to 15% of couples with children in this same age range.

Figure 6: Prevalence of Low-Income by Family Type in Richmond, 2021



Source: Statistics Canada, 2021 Census of Population

While data based on reported income provides one measure of poverty levels in the community, it does not provide a complete picture. Instead, it has been used as an initial reference point and supplemented with community-based data to provide a better understanding of the local context.

Trends in community data suggest that the positive effects of pandemic-related financial assistance were temporary. Data from local and regional sources indicate there is a growing number of Richmond residents accessing supports to meet basic needs. When possible, data from 2021 has been provided for comparison as a baseline indicator.

- The average number of Richmond households supported by BC Income Assistance grew by more than 70%, to 1,278 households in 2024, up from 743 households in 2021. This included increases among all household types (singles, couples and families with children).
- The total number of households supported by the Richmond Food Bank more than doubled, growing to 4,770 households in 2023, up from 2,173 households in 2021.
- In 2024, the Richmond Food Bank continued to experience substantial demand, supporting 4,501 households in Richmond. While this marked a slight decrease in unique households served, the number of household visits increased to 62,672 in 2024 from 59,061 in 2023. This suggests increased vulnerability of households that use Food Bank services as these households relied on them more frequently to meet their basic needs in 2024.

Housing

In 2021, Richmond's population was made up of a total of 81,080 private households. Of this total, 71% were owners (57,800 households) and the remaining 29% were renters (23,280 households). The percentage of renter households in Richmond has steadily increased since 2011 when renters represented 23% of households. This has remained consistent with national trends and is partially due to rising housing costs which make home ownership increasingly unaffordable for many individuals and families. From 2016 to 2021, the median value of homes in Richmond increased by 32%, rising from \$752,395 in 2016 to \$990,000 in 2021. Similarly, Greater Vancouver Realtors reported that over the past five years, from 2019 to 2024, there was a 36% increase in the benchmark price of housing in Richmond.

The increased rental demand and low rates of vacancy have contributed to an overall rise in rental costs. For example, the Canadian Mortgage and Housing Corporation (CMHC) 2024 Rental Market Survey reported that the average market rent for all purpose-built market rental units in Richmond increased by 39% over the past five years (2018–2023). Even as Richmond households have shifted to renting, based on the 2021 Census, about 35% of all households, including owners and renters, in Richmond were living in unaffordable housing or spending more than 30% of their gross household income on shelter costs alone. There has also been a growing number of households in Extreme Core Housing Need (ECHN), with renter households experiencing the greatest increase over the years.

Trends in community data reveal that more residents are seeking community supports related to securing affordable housing and experiences of homelessness have increased in the community. When possible, data from 2021 has been provided for comparison as a baseline indicator.

- The average number of households in Richmond on the BC Housing Applicant Registry rose by almost 700 households, to 1,760 households in 2024, up from 1,074 households in 2021.
- The average number of individuals in Richmond with no fixed address receiving BC Income and Disability Assistance increased by over 100 cases, to 209 cases in 2024, up from 106 cases in 2021. It is important to note that there is a distinction between having “no fixed address” for social assistance purposes and experiencing homelessness. Individuals with “no fixed address” could still be sheltered and living indoors or precariously housed, and conversely not all people with an address on file for social assistance purposes necessarily have homes.
- The number of Richmond residents who identified themselves as experiencing homelessness counted in the Metro Vancouver Point-in-Time Homeless Count almost doubled, growing to 162 individuals in 2023, up from 85 individuals in 2020.
- The reasons people experience homelessness are complex and individuals interviewed as part of the 2023 Metro Vancouver Point-in-Time Homeless Count lost their housing for multifaceted reasons including: not enough income for housing (54%), landlord/tenant conflict (22%), substance use (17%), building sold or renovated (13%), physical health issues (13%) and unfit or unsafe housing (11%).

Education

According to the 2021 Census, approximately 68% of non-immigrants in Richmond had some form of post-secondary education, such as a certificate, diploma or degree, with just over one third (37%) holding a bachelor’s degree or higher. This number was slightly higher when looking at Richmond’s immigrant population with 71% of total immigrants having some form of post-secondary education, with approximately 48% of immigrants holding a bachelor’s degree or higher. The proportion among immigrants with a bachelor’s degree was 11% higher than the proportion among non-immigrants (Table 13). Since 2016, Richmond saw a significant increase in its proportion of college and university-educated immigrants. In 2016, 43% of Richmond’s immigrant population held a bachelor’s degree or higher, compared to 36% for its non-immigrant population.

Table 13: Highest Level of Education for the Population between 25 and 64 Years in Richmond, 2021

Level of Education	Non-Immigrants		Immigrants	
	Number	%	Number	%
No certificate, diploma or degree	1,405	5.0%	5,530	6.7%
High (secondary) school diploma or equivalency certificate	7,620	27.3%	18,495	22.3%
Apprenticeship or trades certificate or diploma	1,745	6.3%	2,725	3.3%
College, CEGEP or other non-university certificate or diploma	5,765	20.7%	11,550	13.9%
University certificate or diploma below bachelor level	1,065	3.8%	5,010	6.0%
Bachelor's degree or higher	10,305	36.9%	39,745	47.9%
Total	27,905	100%	83,055	100%

Source: Statistics Canada, 2021 Census of Population

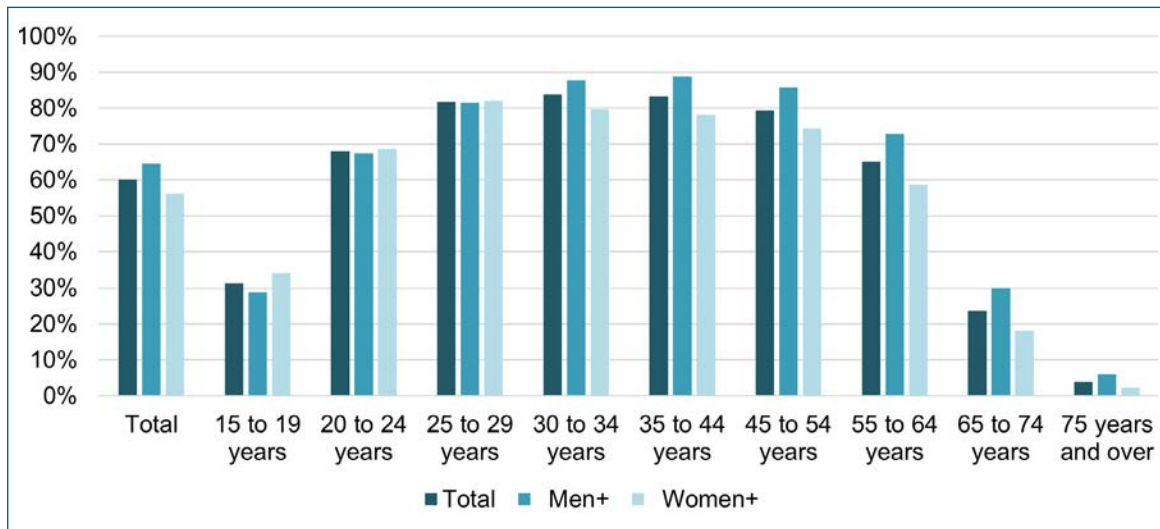
Additionally, there was a strong connection between the highest level of education and median employment income. Based on the 2021 Census, individuals with no high school diploma in Richmond had a median employment income of \$12,100, while those with a Bachelor's degree or higher had a median employment income of \$45,600. However, immigrants had lower employment income than non-immigrants, even when they had the same level of education. For example, immigrants with a Bachelor's degree earned \$10,000 less compared to non-immigrants with the same level of education. This difference has been attributed to several factors including the lack of recognition of foreign education credentials, level of English fluency and lack of connections within the Canadian job market.

Labour Force Participation

The labour force comprises individuals 15+ years who are working or looking for work.²² This does not include students, homemakers, retired workers, seasonal workers during the "off" season, and those who cannot work because of long-term illness or disability. According to the 2021 Census, Richmond's employed labour force totalled 96,785 individuals, representing just over half (54%) of the population (15+ years). The unemployed labour force was estimated at 11,685 (6%), while residents not in the labour force were estimated at 72,005 (40%).

While men and women between the ages of 20 and 29 showed similar rates of labour force participation, the difference between the two genders became more pronounced from the age of 30 onwards. For example, for men between 30 and 34 years, the labour force participation rate was approximately 88%, whereas for women it was approximately 80% (Figure 7). One of the factors contributing to lower labour force participation rates for women between the ages of 30 and 44 is child care responsibilities.

Figure 7: Labour Force Participation Rates by Age and Gender in Richmond, 2021



Source: Statistics Canada, 2021 Census of Population

Since the 2021 Census, short and long-term impacts of the COVID-19 pandemic on labour force participation have become better understood. Studies conducted on the impact of the pandemic found that low-wage workers were disproportionately affected by the pandemic, facing increased job losses, reduced income and slower employment recovery, in comparison to higher-paid workers.²³ This especially impacted workers who were employed in frontline occupations in the accommodation, care and retail sectors, many of whom were racialized individuals.^{24, 25, 26} Workers who had less than a bachelor's degree also experienced a slower employment recovery rate.²⁷ Based on qualitative data from non-profit social service organizations, the employment and income losses experienced by low-wage workers during and after the pandemic have continued to have lasting consequences on individuals and families in Richmond. These challenges have been further exacerbated by the current rising costs of living, especially for Richmond's most vulnerable community members.

What is your vision for a more inclusive and thriving Richmond?

"[A more inclusive and thriving Richmond has] education and skills development, equitable access to quality education and lifelong learning opportunities."

- Community member

Figure 8: The Community at a Glance

(Data is from the 2021 Census, unless otherwise noted.)



241,375 residents are estimated to be living in Richmond in 2025

(2024 Metro Vancouver Regional Growth Strategy, Medium-Growth Population Projections)



311,236 residents are projected to live in Richmond by 2050

(2024 Metro Vancouver Regional Growth Strategy, Medium-Growth Population Projections)



The **2** largest generations represented in the population are baby boomers and millennials



24% of the population (51,330 individuals) are children and youth (birth to 24 years)

56, 285 children and youth are projected to live in Richmond by 2035

(2024 Metro Vancouver Regional Growth Strategy, Medium-Growth Population Projections)



35% of the population (73,240 individuals) are seniors (55+ years)

95,908 seniors are projected to live in Richmond by 2035

(2024 Metro Vancouver Regional Growth Strategy, Medium-Growth Population Projections)



180+ different ethnic origins

1,540 individuals identify as Indigenous in Richmond



60% of the population (125,600 individuals) identify as immigrants

80% of the population (167,395 individuals) identify as being part of a racialized group



100+ languages spoken



285 individuals self-identify as transgender and **100** individuals self-identify as non-binary



19% of the population (33,380 individuals) who are 15+ years have one or more disabilities that limit their daily activities

(2022 Canadian Survey on Disability)



53% of the population report no religious affiliation (111,140 individuals). The most common religious affiliations are Christian (**31%**), Buddhist (**6%**) and Muslim (**4%**)



\$71,000 is the median after-tax annual household income



16% of the population (33,225 individuals or 16,655 households) are reported to be living in low income based on the LIM-AT measure



71% of Richmond households are homeowners and **29%** are renters



35% of all households in Richmond are living in unaffordable housing (spending more than 30% of income on shelter costs)



48% of immigrants in Richmond hold a bachelor's degree or higher compared to **37%** of non-immigrants



Immigrants with a bachelor's degree earn **\$10,000 less** compared to non-immigrants with the same level of education



54% of the population (96,785 individuals) 15+ years are employed in the labour force



Consulting the Community

“Ensuring that all community members have access to, and get sufficient doses of ‘protective factors’, such as social connectedness and belonging, physical activity, nutrition, safety, and security—constitutes an ‘upstream’ approach that promotes wellness and reduces the increasing demand for downstream services.”

- Government partner

Extensive consultation was conducted with a broad cross-section of Richmond community members, including individuals from equity-deserving groups and community partners, to better understand the community’s social needs and aspirations for Richmond. The opportunity to participate was widely promoted through City communication channels and key partners, as well as City committees. These included City Council Advisory Committees, Community Associations and Societies, Richmond-based non-profit social service organizations and public partners such as the Richmond Public Library, Richmond School District, Vancouver Coastal Health and the Ministry of Social Development and Poverty Reduction.

The following themes were used to guide survey questions and discussions held during the consultation process:

- Vision for a more inclusive and thriving Richmond
- Social development needs and priorities
- Current community strengths and areas for improvement

To increase engagement and reduce barriers to participation, individuals and organizations were offered a variety of ways to share feedback. Additionally, four Community Ambassadors were hired and trained to support the consultation process. These Ambassadors were Richmond residents with diverse lived and living experiences. They helped connect the project team to equity-deserving groups and contributed local knowledge and language skills that reduced participation barriers.

The Ambassadors built trust with respondents, particularly those with similar lived and living experiences, that fostered deeper engagement and richer information sharing. This contributed to a robust consultation process that gathered a diverse range of perspectives and ideas, including from equity-deserving groups who are traditionally underrepresented in consultation processes.

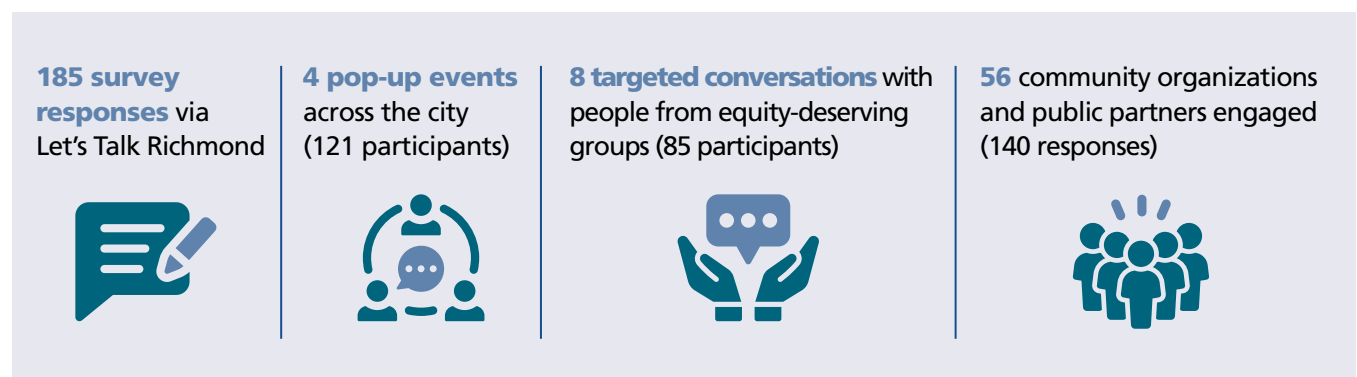
Community consultation included the following activities:

- An online survey hosted on the City’s public engagement platform, Let’s Talk Richmond. The survey was available in English as well as Simplified and Traditional Chinese.
- Printed versions of the survey were available at five City facilities across Richmond: Cambie Community Centre, City Centre Community Centre, Seniors Centre at Minoru Centre for Active Living, Richmond Cultural Centre and Steveston Community Centre.
- Four public pop-up events were hosted in high-traffic areas around the city: Minoru Park, King George Park, Steveston Community Park and the Richmond Cultural Centre Plaza. The pop-up events provided an opportunity for community members to learn about the *Strategy* and provide their input into the *Strategy*’s vision and social development priorities.

- Six focus groups and two pop-up events were held with equity-deserving groups in Richmond to reach those who might have otherwise been underrepresented during the consultation process. Participants included seniors, youth, newcomers, refugees, people with disabilities, families with young children, unhoused individuals, low-income households and people with lived experiences of mental health challenges and substance use. The sessions were hosted during regularly scheduled community programming to remove barriers to participation.
- In-person and virtual focus groups and meetings were held with community organizations and key partners, including Community Associations and Societies, the Richmond School District, Vancouver Coastal Health and provincial ministries, to gather input on the current and future social needs and priorities of the community. Written feedback was received from some public partners and individual interviews were conducted with those unable to attend the focus groups and meetings.
- An in-person, cross-departmental focus group was held with City staff to better understand community needs based on their perspectives and experiences from different departments within the organization.

The wide range of consultation activities provided ensured that feedback reflected a wide range of diverse perspectives, ideas and expertise. The information collected helped to inform the development of the strategic directions and priority actions outlined in the *Strategy*. A summary of the consultation results is outlined below in Figure 9.

Figure 9: Consultation at a Glance





Key Themes

A number of key themes emerged from the community consultation as well as research on national and local trends. The following section outlines these themes and their anticipated impact on the Richmond community over the next decade.

Rising Cost of Living

During consultation, community members emphasized that the rising cost of living is a significant challenge. Many individuals expressed the need for basic goods and services, such as healthy, nutritious and culturally-appropriate food, clothing, energy and transportation, to be more affordable. Recommendations included improving and expanding access to essential services and supports, such as community meals and food programs. Participants also highlighted the need for better access to programs and resources that help individuals access government assistance, and employment and skills training. People shared that as rental rates and housing costs increase, there is a growing need for more affordable and diverse housing options across the housing continuum. This concern was raised by various groups, including newcomers, individuals with lower incomes, those at risk of or experiencing homelessness and the broader community. Many participants emphasized the need for more social housing, affordable rentals and affordable homeownership. These community-level experiences reflect the impact of the rising cost of living across Canada and are consistent with both Canada-wide and regional-level trends.

While the annual average Consumer Price Index (CPI) in 2024 was the lowest since 2020, the rapid inflation experienced since the pandemic has resulted in sustained, elevated prices for essentials, such as housing and food costs, according to the Consumer Price Index: Annual review, 2024 from Statistics Canada. In Richmond, this has coincided with an approximate 64% increase in the number of Richmond households on the BC Housing Applicant Registry since 2021, from 1,074 households in 2021 up to 1,760 households in 2024. Of the households on the Registry in 2024, almost half (49%) were seniors, approximately one third (31%) were families with children and the remaining households (20%) consisted of single individuals, people with disabilities and households in need of wheelchair-accessible units. The number of people experiencing homelessness also increased in Richmond, with rates almost doubling from 85 people in 2020 to 162 people in 2023 based on the 2023 Metro Vancouver Point-in-Time Homeless Count. Additionally, the number of Richmond households receiving social assistance through the BC Employment and Assistance Program has continued to rise from 2,913 households in 2021 to 3,682 households in 2024. Based on overall feedback, community members agree that increasing access to affordable food, housing, child care, employment, education, transportation and other resources to meet basic needs is crucial. This was identified as important to support individuals' and families' abilities to make ends meet and to ensure everyone can fully participate in the community.

An Aging Population

The necessity to address the needs of an aging population was a recurring topic during consultation. Many seniors (55+ years) shared their experiences of remaining active in the community with decreasing mobility, as well as the challenges of staying socially connected as they age. Some also described barriers, which ranged from the rapid pace of technological advancement and the digital divide to stigma

What is your vision for a more inclusive and thriving Richmond?

"My vision is for housing in all forms to be abundant—different sized units and a variety of densities, not just high-rise and single family. Rents are affordable."

- Community member

“A key factor in accessibility is not only having more services, but being able to access these services physically, virtually, and at varying times of day.”

- Community member

and discrimination related to aging. To achieve a more age-friendly community, community members spoke about the need to continue to improve community accessibility for seniors, such as increasing accessible parking at community facilities to facilitate participation in seniors’ programs. Some also mentioned enhancing access to affordable, senior-friendly housing, including assisted living facilities in the community. The importance of addressing existing stereotypes and ageism was also emphasized. Many individuals recommended improving and expanding access to information by sharing information in many forms, including non-digital methods, and providing easier ways for seniors to be informed about all aspects of community life, including events, volunteer opportunities and intergenerational programs.

Like many communities across the country, Richmond has an aging population. Projections indicate that seniors will continue to make up about one-third of Richmond’s total population over the next decade. In particular, the proportion of seniors in their 70s and 80s will continue to rise and by 2035, this segment of the seniors population is anticipated to make up nearly 17% of the total population. According to the 2022 Canadian Survey on Disability, as individuals age, they are more likely to experience a higher number of co-occurring disabilities.²⁸ This is common with a healthy, aging population and means that more individuals are likely to face more than one health challenge at the same time. BC is expected to see the rate of people experiencing dementia increase by 218% between 2020 and 2050.²⁹ Seniors are also more vulnerable to social isolation. According to the 2022 Ageing in Canada Survey, as many as 41% of Canadians aged 50+ years are at risk of social isolation and up to 58% have experienced loneliness.³⁰ The survey also identified protective factors for seniors that include the presence of family ties, higher levels of educational attainment and income security, higher self-reported health status as well as independent living. These findings are consistent with the consultation results and emphasize the ongoing need to improve supports and services to foster healthy aging in Richmond.

What is your vision for a more inclusive and thriving Richmond?

“I envision Richmond to be a place where nature thrives along with people, who can navigate the whole city with ease because of all methods of travel—from taking the bus to simply walking—being accessible and safe to use.”

- Community member

Accessibility

During consultation, one of the most frequently mentioned visions for Richmond was for it to be accessible for everyone. Community members discussed the progress made by the City and its ongoing efforts to continue to enhance accessibility throughout the city. Many community members spoke about the importance of expanding safe and accessible walking, cycling and rolling pathways, so that people with disabilities and the community as a whole, can safely and easily navigate the community. This included pathways that provide easy access to places of importance to people, such as workplaces, community centres, parks and gathering spaces. The need for more accessible parking and transit were also mentioned. Additionally, community members stressed the importance of continuing to promote the inclusion of people with disabilities in the community, across all age groups. This included creating more accessible child care and play spaces, City services, public communications, events and employment opportunities.

The findings from Richmond align with national trends. According to the 2022 Canadian Survey on Disability (CSD), over a quarter of Canadians (27% or 8 million people) 15+ years reported having one or more disabilities that limited their daily activities. In Richmond, the rate was approximately one in five (19%

or 33,380 Richmond residents). Based on today's understanding, disabilities are caused by barriers within society that prevent participation and are not the result of a person's individual circumstance. These barriers may include physical, attitudinal, sensory, systemic, information, communication and technological barriers. As of the 2022 CSD, about 6 in 10 Canadians with disabilities (56%) faced barriers accessing indoor and outdoor public spaces. Examples of other barriers included those related to communication as well as social assumptions and misconceptions. Established in 2021, the *Accessible British Columbia Act* (the Act) became law in British Columbia. The Act aims to make governments and organizations, including the City, more accessible. It focuses on removing barriers and promoting inclusion of people with disabilities so that they are able to fully and equally participate in society. Overall consultation findings show that addressing accessibility barriers is important for Richmond community members. By working together, the City and community partners continue to improve access to places, programs, events and services for the benefit of everyone.

Diversity and Inclusion

Throughout the consultation process, many people shared that one of the best qualities of Richmond is its cultural diversity. Many newcomers reported feeling welcomed and included in the community, often attributing this sense of belonging to access to places of worship, cultural events and other community celebrations. However, others expressed challenges in Richmond, including difficulty finding a job, language barriers, issues navigating new systems and experiences of discrimination. Most community members emphasized the importance for Richmond to be welcoming and safe for everyone, regardless of culture, age, race, gender, sexual orientation, ability, religion and socioeconomic status. Supporting and promoting diversity was a core value expressed by many community members. This finding is also reflected at the national level as 92% of Canadians agree that ethnic and cultural diversity is a Canadian value, based on the 2020 General Social Survey.³¹

One of the ways people discussed advancing inclusion in Richmond was to help newcomers participate more fully in the community. This involved improving access to supports for newcomers, such as resource navigation, language programs and employment services. Other strategies included advancing reconciliation with local First Nations, addressing systemic oppression as well as strengthening anti-racism initiatives across the city and in collaboration with government agencies and public partners. It is crucial to recognize that for equity-deserving groups, such as Indigenous Peoples, 2SLGBTQI+ individuals and members of racialized communities, experiences of discrimination and racism are social determinants of health. This means that these experiences negatively impact people's health and well-being as well as their sense of safety and belonging in the community. To address this, recommendations included increasing knowledge and awareness through public education initiatives and providing information in multiple languages. Additionally, some community members recommended enhancing opportunities for social connection and inclusion, such as expanding cultural programs and community celebrations to nurture respect, understanding and a sense of shared community in Richmond.

What is your vision for a more inclusive and thriving Richmond?

"On a philosophical level, a priority needs to be [to foster] collective respect for one another, reduce othering, address the perceived divides, [and] build community connections through celebrations and shared activities..."

- Community member

What is your vision for a more inclusive and thriving Richmond?

“[The] creation of a child-friendly community. Give children a voice and say in their community (parks, playgrounds, trails, accessible walkways, play streets).”

- Community member

“There are challenges newcomers face in accessing services. It is important to consider immigrants and newcomers in policy [development], [and] how... newcomers (and people in general) [can] participate in government, decision making, processes in the City..., and [have] representation on Council”

- Community member

Social Connection

Fostering community belonging and social connectedness was a cross-cutting theme that emerged during community consultation. Community members expressed appreciation for Richmond’s public facilities and spaces, including community centres, libraries, pools, parks and community gardens. They also acknowledged the City’s and Richmond Public Library’s ongoing efforts to expand and improve their programs and services. They suggested building on these efforts by increasing recreational program types and offerings, such as low-cost activities and programs in high demand. According to the 2021 Canadian Social Survey, more than one in 10 people in Canada said they always or often felt lonely and of those respondents, almost half reported fair or poor mental health. During consultation, many participants discussed the different ways Richmond public spaces provide meaningful opportunities for recreation and social connection, and support physical and mental health. In addition, some individuals recommended increasing connections to Richmond as a whole and to people’s immediate neighbourhoods. Suggestions included creating more neighbourhood hubs with services and resources, especially for those areas outside of the city center.

Civic Participation

During consultation, a number of community members talked about the important role that civic participation, such as voting, plays in building a sense of community. Many specified that it is important to provide a chance for community members to learn more about the decision-making process of local government and to be involved in various City engagement opportunities. While civic participation includes political participation, such as voting or running for City Council, it is also related to community participation. This includes joining community groups and local volunteering. In Canada, approximately 60% of the population belong to at least one group, organization or association and approximately 70% engage in political activities, including signing a petition or volunteering for a political party.³²

Community members shared suggestions to address barriers to help more people in Richmond access these types of opportunities. They also suggested continuing to find meaningful ways to engage individuals in City initiatives and processes like voting and community decision-making. An ongoing priority for the community was to ensure that people from underrepresented, equity-deserving groups have a voice in matters that are important to them in Richmond. In the development of the *Strategy*, particular focus was given to engaging with newcomers, immigrants, children, youth, seniors, people with lower incomes, people with disabilities and people experiencing homelessness. These ideas were reinforced through the jurisdictional scan, which showed a shift towards cities creating solutions to social issues through collaborative processes with community members or co-creation. Another trend identified was embedding equity in City decision-making processes to foster equity, and social and economic inclusion in communities.

Community Safety and Resilience

During consultation, people emphasized the need to build a safe and resilient community for everyone. This topic arose from discussion about current global issues, such as the ongoing opioid crisis, lasting consequences of the COVID-19 pandemic and the social impacts of climate change. Many participants highlighted the relevance of these issues within the local context, including the day-to-day effects on community members' health, well-being and sense of inclusion. Concerns around crime and personal safety in Richmond were also raised. This was related to perceived increases in petty crime as well as feeling unsafe at night, particularly in poorly lit areas in the community. In response, community members recommended increasing emergency and outreach programs to better support vulnerable populations in times of crisis. Individuals also suggested providing additional supports to those transitioning out of the criminal justice system, with an emphasis on restorative justice, which is an approach that focuses on addressing the harm caused by crime, meaningful accountability and meeting the needs of those involved.³³

Other emerging needs were discussed, including planning for the ongoing effects of climate change. Some of the effects mentioned included wildfire smoke, flooding and extreme heat. As temperatures continue to rise, some expressed concerns about the growing densification in the city core. These concerns were not related to the increased population, but rather to urban heat islands, areas of the city that experience higher temperatures due to the concentration of buildings and paved surfaces that trap heat. A few community members proposed environmental solutions, such as preserving and expanding green spaces within the community.

Community members also discussed emergency planning for natural disasters, such as earthquakes. Some participants suggested increasing awareness and education about emergency preparedness initiatives in Richmond. There were also discussions about continuing to improve the City's emergency response system and to expand infrastructure, such as cooling and warming centres. Like many cities across the region, Richmond continues to face higher summer temperatures and extreme weather events throughout the year. While climate change and natural disasters affect everyone, research shows that vulnerable populations are more likely to be impacted. This includes groups such as people with lower incomes, people with disabilities and seniors. For example, the 2021 heat dome in BC disproportionately affected seniors 70+ years and those living alone, resulting in significantly worse health outcomes for these groups.³⁴

Based on the consultation findings, community members agreed that keeping people safe, ensuring people have a perceived sense of safety and providing the necessary tools for people to remain resilient in the face of emergencies are all essential for a thriving and inclusive community. This is of particular importance for Richmond's most vulnerable community members.

"[There is a need to adapt] to climate change, provide social services, programs and community amenities across the city to effectively operate during extreme weather events (e.g. extreme heat, wildfire smoke, sea level rise, storms, and flooding) and contribute to protecting all community members from extreme weather."

- Community member

Access to Health Care

During consultation, Richmond community members emphasized the importance of improving and expanding access to health care services for all. This included access to emergency and primary care, particularly for seniors, families and newcomers, as well as low-barrier counselling and treatment, such as more integrated supports in schools for children and youth. The consultation findings are supported by both regional and national trends. Based on the Health of Canadians 2024 report, nearly 3 million Canadians (9.2% of the population 15+ years) reported having unmet needs for health care in 2022.³⁵ While this varied across provinces, more people in British Columbia as well as the Atlantic provinces reported unmet needs compared to Canada overall. Fewer Canadians also reported having a regular health care provider compared to previous years (82.8% in 2023 compared to approximately 85% from 2017 to 2022).

In Richmond, the delivery of accessible and responsive health care is the responsibility of the Province of BC and more specifically, Vancouver Coastal Health (VCH), which is one of the five regional health authorities. VCH leads, governs, plans and coordinates local health care services through a network of hospitals, primary care clinics, community health centres and residential care facilities. While health care falls outside of the City's direct mandate, City policies and planning can significantly impact individual and community health outcomes. Social and economic factors like income, housing, education, employment and social inclusion are all shaped by public policy and have direct links to people's health and well-being. Additionally, the City also delivers or works with non-profit community organizations to deliver parks, recreation and cultural programs that promote increased physical and mental well-being that in turn supports positive public health outcomes. The City maintains ongoing, collaborative relationships with VCH, the Division of Family Practice and the Primary Care Network to align efforts and improve community connections and health outcomes for people in Richmond.

Capacity of Community Organizations

Many of the issues affecting community members have also impacted the community organizations that support them. In recent years, rising costs have created challenges for these organizations. During consultation, staff from community organizations spoke about the growing demand in the community for services and supports, and how rising costs of operating expenses posed a challenge to continuing to meet these needs. While many organizations receive funding from senior levels of government to support service delivery, this funding is often short-term, frequently project-based and not guaranteed. As many community organizations rely heavily on volunteers to help deliver their programs, the shifting volunteer base in the community is also a challenge to maintain service levels.

Opportunities identified during consultation included developing shared use of non-profit spaces or adopting a hub model, which would allow residents to access multiple services in one place. Additionally, the need for advocacy to senior levels of government to increase funding to address social needs in the community was raised.

The City recognizes that improving quality of life means ensuring all community members can fully participate in every aspect of community life. To achieve this, a more coordinated approach to social development is needed—one that promotes collaboration and shared responsibility across sectors and levels of government and delivers regional solutions that address systemic barriers by working closely with community members, especially equity-deserving groups, to create meaningful outcomes.



PLANNING FOR THE FUTURE

“It is most important for us to work as a united force to innovate, cooperate, and collaborate if we are to achieve the breakthroughs needed...to improve the quality of life for all.”

– Paul Born

Strategic Directions and Priority Actions

The *Social Development Strategy (2025–2035)* consists of five strategic directions and 66 recommended actions to be completed over a 10-year time period.

The recommended actions build on ongoing initiatives and work that has been accomplished to date. They were developed in response to identified community needs, best practices and shifting demographics. The strategic directions and priority actions provide the foundation to guide the City and its partners towards meeting the current and future social needs of Richmond's diverse population.

The *Strategy* is intended to serve as an overarching framework that reinforces and aligns with related actions within other City Council–approved plans (see Appendix C). Together, these documents provide a comprehensive and collective approach to addressing the diverse social needs of the Richmond community.

The five strategic directions are:

1. Improve Access to Basic Needs
2. Enhance Inclusion and Belonging
3. Foster a Safe, Resilient and Accessible Community
4. Strengthen Community Voice and Engagement
5. Build Community Capacity

Successful implementation of the recommended actions requires a shared commitment between the City and a broad range of partners to advance social development in Richmond. Each strategic direction includes potential partners and the City's various roles in advancing the corresponding actions. Each action includes an anticipated timeline for completion and is categorized as short-term (1-2 years), medium-term (3-6 years), long-term (7-10 years) or ongoing.

Since the community will continue to evolve over the next decade, many of these actions are ongoing in nature. This will allow the City and its partners to continue to adapt and respond to emerging community needs.

Strategic Direction 1: Improve Access to Basic Needs

Why This Is Important

Residents' ability to meet their basic needs is foundational to achieving a more inclusive and thriving community in Richmond. Basic needs, such as food and shelter, are what people require to survive. They are essential to an individual's overall health and well-being and must be met before an individual can consider how to meet other needs, such as inclusion and belonging. In recent years, the costs associated with meeting these basic needs have risen while incomes have not kept pace. As a result, more households are struggling to pay rent and purchase food and other essential household expenses.

The priority actions under Strategic Direction 1 outline how the City can support Richmond residents to meet their basic needs. They include actions to address food insecurity, homelessness, and actions to increase access to services and resources that help individuals improve their well-being and build more stable futures.

Key Outcomes

- Residents have opportunities to participate in a diverse range of programs and services that increase food security.
- An expanded range of services and supports are available to prevent and reduce homelessness.
- Residents, particularly low-income households, are able to find housing that is appropriate and meets their needs.
- Poverty reduction initiatives that promote well-being, and economic and social inclusion support community members at risk of or living in poverty.

Priority Actions

Reduce food insecurity

1. Develop and implement an action plan to address food insecurity and foster a coordinated approach to meeting current and future community food access needs. (short-term)
2. Foster connections among local producers, processors and emergency food service providers to increase access to recovered food, bulk food purchasing options and culturally-appropriate food items. (short-term)
3. Explore the creation of a community hub that would deliver emergency food access, food skills programs and co-locate resources that promote well-being and social inclusion. (medium-term)
4. Support community-based initiatives that provide food literacy education and increase access to healthy, nutritious and culturally-appropriate food options. (ongoing)

Prevent and reduce homelessness

5. Engage with individuals with lived experience, community service providers and government agencies to implement a Housing First approach in the delivery of collaborative homelessness-related services in Richmond. (short-term)

6. Develop a community-based homelessness prevention strategy aimed at enhancing housing stability and providing support services for individuals at risk of homelessness. (medium-term)
7. Collaborate with senior levels of government and community organizations to address the gaps in sheltering and to ensure there are sufficient emergency shelter beds, transitional housing units and supportive housing units in the community. (ongoing)
8. Create evidence-informed strategies to prevent and respond to homelessness in the region by fostering coordination and collaboration across sectors and jurisdictions. (ongoing)

Increase housing supply

9. Increase the supply of housing units along the housing continuum through the development of new policies, strategic land acquisitions, and private and public partnerships. (ongoing)
10. Explore opportunities with senior levels of government and non-profit housing providers to increase the development of affordable housing options for individuals experiencing homelessness or in core housing need. (short-term)
11. Strengthen connections between non-profit housing providers, funding agencies and developers to increase the provision of affordable housing for vulnerable populations. (short-term)
12. Pursue a variety of housing forms that are accessible and adaptable through planning policies, such as the Official Community Plan and Zoning Bylaws, to support people with disabilities and an aging population. (ongoing)

Increase health and well-being

13. Introduce and participate in initiatives aimed at increasing public awareness of and access to social services that support community members to meet basic needs and build more stable futures. (short-term)
14. Support health initiatives that facilitate increased physical, mental and emotional well-being of community members, including access to mental health and addiction services, complex care and crisis support services, counselling and health services. (ongoing)
15. Develop neighbourhood hubs that provide safe, welcoming and accessible spaces for community members to access a range of social services and programs that promote individual well-being and reduce social isolation. (long-term)

Potential Partners

Government of Canada • Province of BC • Social Service and Community Organizations
 • Public Partners and Government Agencies • Richmond Public Library • Private Sector
 • Faith Communities • Community Members • Equity-Deserving Groups

City's Role

- Facilitate cross-sectoral collaboration and response
- Undertake planning, research and policy development
- Provide resources, such as land and space
- Establish and build partnerships
- Engage the community
- Advocate to senior levels of government

Strategic Direction 2: Enhance Inclusion and Belonging

Why This Is Important

Richmond's diversity is one of its greatest strengths. It extends beyond race and ethnicity to include language, gender, religious affiliation, sexual orientation, ability, age and economic status. Fostering inclusion and connections among community members, neighbours, cultural communities and age groups is vital to social well-being. As Richmond's population grows and changes, addressing the challenges of social isolation and exclusion becomes increasingly important. The City is committed to fostering a community that promotes inclusion and belonging among Richmond residents—a community that respects, accepts and values differences, and promotes a sense of shared understanding.

The priority actions in Strategic Direction 2 focus on celebrating diversity, building cross-cultural understanding and intergenerational connections, and encouraging mutual respect among Richmond's diverse population. These actions also focus on planning for and delivering services to meet the needs of specific population groups, so that residents can remain engaged in their communities throughout their lives. This will support Richmond in continuing to be a place where everyone feels safe, welcome and experiences a sense of belonging.

Key Outcomes

- Residents, particularly members of equity-deserving groups, feel safe and have a sense of belonging in the community.
- Residents have opportunities to connect with other residents of diverse backgrounds and identities.
- Residents are able to engage in community life throughout their lifespan and are supported as they transition through different life stages.
- Opportunities are available to learn about Richmond's diverse communities and participate in educational programs that address stigma and discrimination.

Priority Actions

Enhance a sense of belonging among diverse communities

1. Advance initiatives that promote dialogue, foster understanding and support harmonious living in collaboration with community members, including equity-deserving groups and community partners. (ongoing)
2. Provide greater cross-cultural and intergenerational opportunities for community members to contribute to the cultural vibrancy of Richmond through partnerships and grant initiatives. (ongoing)
3. Support increased awareness and understanding of mental health and addictions in an effort to reduce stigma and discrimination, while fostering greater inclusion and well-being in the community. (short-term)

4. Work with local First Nations and urban Indigenous communities in Richmond to identify and incorporate Indigenous culture and history throughout spaces, arts and programming across the city. (ongoing)
5. Facilitate community-based homelessness education workshops to foster understanding and inclusion within the community and increase awareness of available homelessness-related support services. (short-term)
6. Pursue measures to prevent and respond to hate incidents and address stigma, bullying and/or discrimination in Richmond through public awareness and education campaigns and other joint initiatives. (ongoing)
7. Participate in initiatives that reduce social isolation and loneliness among community members, including initiatives that promote connections among residents living in high-density, multi-unit buildings. (ongoing)
8. Encourage and support community-led efforts to strengthen neighbourhood connections through pilot initiatives and grant programs. (ongoing)

Plan for all ages and stages

9. Continue to review and update the delivery of programs and services to reflect societal trends and remain responsive to the evolving needs and interests of the community's diverse age groups. (ongoing)
10. Support the expansion of universal, quality and affordable child care through collaboration with the private and public sectors, non-profit organizations and senior levels of government. (ongoing)
11. Engage individuals from specific age groups in the planning and development of places and spaces intended for their use, including leadership roles in age-specific projects. (ongoing)
12. Promote an age-friendly community through the development of policy, land use planning, and programs and services that recognize the interests and needs of seniors and support their involvement in the community. (ongoing)
13. Plan for the existing and future needs of Richmond's population and support a coordinated and collaborative community approach to program and service delivery to assist individuals in navigating life's different stages. (medium-term)
14. Develop and implement strategies that increase access, opportunities and support for populations that traditionally face barriers or are underrepresented in community activities (e.g. young adults aged 19–24 years and working families). (long-term)

Potential Partners

Government of Canada • Province of BC • Local First Nations and Urban Indigenous Peoples • Social Service and Community Organizations • Public Partners and Government Agencies • Community Associations and Societies • Richmond Public Library • Faith Communities • Community Members • Equity-Deserving Groups

City's Role

- Deliver programs and services within the City's mandate
- Collaborate with non-profit, public and private sectors
- Establish and build partnerships
- Engage community

Strategic Direction 3: Foster a Safe, Resilient and Accessible Community

Why This Is Important

A safe and accessible community offers welcoming parks and open spaces, connected and secure neighbourhoods, and inclusive gathering spaces for community members of all ages, abilities, genders, sexual orientations, incomes and ethnicities. Through its design, a safe and accessible community creates opportunities for all community members to come together, helping to strengthen social connectedness. As more Richmond residents live in high density, multi-unit buildings, creating additional opportunities for social interaction is increasingly important. Strong social connections help to build a more resilient community that is better equipped to manage challenges and protect those disproportionately impacted by social, economic and environmental impacts.

The priority actions under Strategic Direction 3 focus on fostering accessible city parks, playgrounds, facilities, amenities, gathering spaces and transportation networks. Complementary actions relate to strengthening community networks, building individual and collective capacity, and implementing collaborative initiatives to cultivate a more resilient community.

Key Outcomes

- Residents of all ages, identities and abilities feel welcome and have access to public spaces and amenities across the city.
- Residents report feeling safe in their neighbourhoods.
- Residents across the city have access to a broad range of transportation options, including public transportation and dedicated cycling and pedestrian paths.
- Residents report feeling prepared for extreme weather events.
- The community is more resilient and better able to respond to social, economic and environmental impacts.

Priority Actions

Increase the accessibility of public spaces

1. Explore new technologies and design innovations to promote accessible and inclusive wayfinding that supports people of all ages, language groups and abilities in navigating the community. (medium-term)
2. Plan for and update public spaces and amenities to promote barrier-free access for all community members, including opportunities to increase quiet zones, sensory-friendly spaces and respite spaces in City facilities and parks. (ongoing)
3. Apply universal design principles when planning and enhancing public spaces to ensure they are accessible, inclusive and safe for all community members to use and enjoy. (ongoing)
4. Expand access to Richmond's natural areas, such as parks, trails and natural areas, so all community members can benefit from the physical and mental well-being advantages of these environments. (ongoing)

Enhance transport choices for people of all ages and abilities

5. Improve transportation options throughout the community to enhance independence and access to services, employment, education and social opportunities for people of all ages, incomes, and abilities. (ongoing)
6. Enhance walking and cycling infrastructure in Richmond to support active transportation for all residents and abilities, particularly to destinations that foster community connection and promote overall well-being. (ongoing)

Develop connected neighbourhoods

7. Encourage the design of environments that celebrate each neighbourhood's unique character and provide opportunities for connection among neighbours, particularly in high-density planning areas. (ongoing)
8. Explore and implement strategies to increase access to a wider range of amenities and services in local neighbourhoods through updates of the Official Community Plan, Zoning Bylaws and planning policies. (ongoing)

Foster a safe and resilient community

9. Implement a range of collaborative approaches to improve public safety and the perception of safety through joint operations with external agencies and implementing prevention-based and community education programs. (ongoing)
10. Increase awareness and understanding of the needs and safety concerns of the 2SLGBTQI+, Indigenous, religious and racialized communities, and individuals experiencing homelessness in Richmond. (short-term)
11. Support initiatives that promote emergency preparedness, strengthen community networks, and increase individual and community capacity to respond to local emergencies. (ongoing)
12. Reduce climate change impacts on equity-deserving groups by implementing initiatives that enhance their resiliency and ability to adapt, particularly residents that may be vulnerable to extreme weather and air quality events. (medium-term)

Potential Partners

Social Service and Community Organizations • Public Partners and Government Agencies • Community Associations and Societies • Richmond Public Library • Private Sector • Community Members • Equity-Deserving Groups

City's Role

- Undertake planning, research and policy development
- Collaborate with non-profit and private sectors
- Establish and build partnerships
- Engage community

Strategic Direction 4: Strengthen Community Voice and Engagement

Why This Is Important

Creating a more connected city requires offering diverse opportunities for people to engage, learn and shape their community. By removing barriers to participating in community activities, increasing access to City information and diversifying engagement methods, community members are able to participate in and contribute to the community in meaningful ways. In a city where people often lead busy lives, communication channels that are flexible, accessible and available during different times of the day and in multiple formats allow community members to engage in the manner that is most convenient for them. While technology offers new opportunities to engage with community members, especially youth, it can also create barriers for other segments of the population. Using innovative and creative methods to engage traditionally underrepresented populations in City planning and decision-making, while fostering safe and inclusive public participation, ensures decisions reflect the needs of the entire community. Promoting economic inclusion of equity-deserving groups will increase their ability to access and participate in all aspects of community life, helping to strengthen their connections and engagement in the community.

The priority actions outlined in Strategic Direction 4 focus on creating more opportunities for everyone to participate in the community and contribute to local decision-making processes. These actions aim to remove barriers to civic participation, strengthen community voice and engage Richmond residents and community organizations in the design and implementation of initiatives that respond to social issues. Other actions aim to increase access to the types of opportunities that help individuals learn new skills, make connections and secure stronger futures.

Key Outcomes

- Residents from diverse communities, especially underrepresented groups, engage in civic activities and have a say in decisions that affect them.
- All ages, identities, socio-economic backgrounds and abilities are able to participate in a wide variety of City programs, events and public spaces.
- Residents have equitable access to City information in a broad range of formats and methods.
- Increased civic and community engagement by all residents.

Priority Actions

Increase civic participation among diverse sectors

1. Encourage greater community participation in municipal decision-making by implementing inclusive education and outreach initiatives, and utilizing diverse communication methods. (ongoing)
2. Identify, remove and prevent barriers to civic participation among diverse sectors of the community, including traditionally underrepresented groups. (medium-term)
3. Encourage and support people with different and relevant experiences, skills and backgrounds to participate in City advisory committees and collaborative tables. (short-term)

Foster engagement in community life

4. Further expand free or low-cost community opportunities for individuals of all ages, backgrounds, identities and abilities to reduce social isolation, help households with financial pressures and foster stronger community connections. (ongoing)
5. Implement safe, equitable and effective communication methods and tools that enhance community access to City information and facilitate meaningful participation in municipal decision-making processes. (ongoing)
6. Identify and advance strategies to assist social-serving community organizations in responding to a changing volunteer base that plays a vital role in supporting program and service delivery to the community. (medium-term)
7. Develop and support community solutions to social issues by engaging in co-creation processes with community members and organizations, including equity-deserving groups. (ongoing)
8. Support the development of targeted initiatives that remove and prevent barriers experienced by equity-deserving groups, including subsidy programs, digital access and literacy initiatives, and financial literacy training. (ongoing)
9. Support initiatives led by community organizations that improve the social well-being and engagement of Richmond community members, including pilot projects, grant initiatives and collaborative networks. (ongoing)

Promote economic inclusion

10. Strengthen the local social enterprise sector through supporting cross-sector collaboration and opportunities for shared learning, innovation and sustainable growth. (medium-term)
11. Encourage and support community-based pre-employment, supported employment, job training and mentorship initiatives that provide opportunities for equity-deserving groups. (ongoing)

Potential Partners

Social Service and Community Organizations • Community Associations and Societies • Richmond Public Library • Public Partners and Government Agencies • Community Members • Equity-Deserving Groups

City's Role

- Deliver programs and services within the City's mandate
- Establish and build partnerships
- Undertake planning, research and policy development
- Collaborate with non-profit, private and social enterprise sectors
- Foster community voice and engagement

Strategic Direction 5: Build Community Capacity

Why This Is Important

Collaboration across all sectors and levels of government as well as with community members, is essential to responding to the complexity of social issues that exist today. The City is committed to strengthening its relationship with senior levels of government, other municipalities, public partners and community organizations to support these collaborative efforts. The City is also committed to building meaningful relationships with local First Nations and urban Indigenous communities and advancing work related to Truth and Reconciliation. Through strengthened partnerships, the foundation for developing comprehensive local strategies will be created, leading to more effective and impactful outcomes and shared responsibilities among partners.

The priority actions outlined in Strategic Direction 5 focus on fostering collective action, strengthening community capacity and advocating to senior levels of government for sustainable funding to respond to the community's social needs. There are also actions aimed at enhancing the City's ability to advance this work, track changing community trends and implement practices that promote community benefit to ensure everyone has the opportunity to thrive and reach their fullest potential.

Key Outcomes

- Responses to identified community needs and priorities are developed and implemented collaboratively with community members, partners and across sectors.
- Strengthened relationships with senior levels of government, local First Nations, other municipalities and community organizations.
- Social initiatives are delivered in partnership with senior levels of government and local community organizations.
- The capacity to respond to local social issues of the City and the community is strengthened.
- Data-informed and evidence-based approaches are used to inform local responses to social needs in the community.

Priority Actions

Build and strengthen community capacity

1. Advance regional responses to priority social issues by participating in interagency forums, community tables, partnership initiatives and collaborative pilot projects. (ongoing)
2. Strengthen relationships with senior levels of government through regular engagement to further advance initiatives that respond to priority social issues in Richmond. (ongoing)
3. Advocate to the Government of Canada and the Province of BC for sustainable funding to respond to identified community needs and priorities that require their leadership and involvement. (ongoing)

4. Conduct regular reviews of the City Grant program to ensure that it aligns with City priorities, is flexible to current and emerging community needs, and is an effective use of City resources. (ongoing)
5. Explore strategies to assist social service agencies in securing appropriate administrative and programming space to expand services that respond to priority community social needs. (medium-term)
6. Identify, research and apply best practices for the acquisition of strategic land holdings that align with the City's long-term planning and social development goals. (medium-term)

Build relationships with local First Nations and urban Indigenous communities

7. Develop and nurture relationships with local First Nations and urban Indigenous communities in Richmond and establish a City-wide approach to reconciliation. (ongoing)
8. Engage urban Indigenous communities in Richmond to gain a better understanding of the needs and aspirations of the communities in which they live. (short-term)

Increase the City's capacity to respond

9. Apply a social equity approach to developing and updating City planning, policies and practices to identify ways to address inequities and maximize community benefit. (ongoing)
10. Provide professional development opportunities for City staff to advance reconciliation and diversity, equity and inclusion practices in the community. (ongoing)
11. Dedicate appropriate staff resources to adequately plan for and respond to the evolving and complex social needs of Richmond's diverse population. (ongoing)

Respond to evolving community needs

12. Monitor and analyze quantitative and qualitative data to better understand the changing social needs of Richmond's diverse population and to support community planning and initiatives that respond to current and future priorities. (ongoing)
13. Monitor senior levels of governments' programs and developing legislation that affect priority social issues to understand their impact and potential opportunities to advance social development work in Richmond. (ongoing)
14. Report out every three years on the progress and achievements of the *Social Development Strategy* to City Council, community partners and the public. (ongoing)

Potential Partners

Government of Canada • Province of BC • Other Municipalities • Local First Nations and Urban Indigenous Peoples • Social Service and Community Organizations • Public Partners and Government Agencies • Community Associations and Societies • Richmond Public Library • Faith Communities • Community Members • Equity-Deserving Groups

City's Role

- Facilitate cross-sectoral collaboration and response
- Undertake planning, research and policy development
- Provide land and space in-kind
- Establish and build partnerships
- Engage the community
- Advocate to senior levels of government

Implementation Plan

The *Strategy's* priority actions will be used to guide City planning and ongoing collaboration with key partners, with specific activities and initiatives outlined in annual work plans. The Richmond Social Development Advisory Committee, a City Council Advisory Committee consisting of residents and representatives of social-serving community organizations, will play a key role in the *Strategy's* implementation. The Committee will provide guidance on the City's response to current and emerging social trends and needs in the community as well as advise on the overall direction of the *Strategy's* implementation.

Initial work will focus on advancing actions that increase access to basic needs and supports for community members, especially those at risk of or experiencing homelessness. It will also prioritize strengthening relationships with senior levels of government, other local municipalities and public partners to support the development of regional approaches to addressing priority social issues. To enhance collaboration among City departments with key roles in advancing social development, an internal staff working group will be formed to support the ongoing implementation, monitoring and evaluation of the *Strategy*.

To increase awareness of the social needs of Richmond residents and to advance opportunities for collaboration, the *Strategy* will be shared with senior levels of government and community partners involved in the provision of social programs and services in the community.

Monitoring and Evaluation

The City, in collaboration with the Richmond Social Development Advisory Committee, will oversee the ongoing evaluation of the *Strategy*. A formal progress report will be presented to City Council and shared with the community every three years. In addition, community-based and government data will be monitored and analyzed at regular intervals throughout the *Strategy's* 10-year time frame to track demographic shifts, emerging social trends and changes in community well-being.

Evaluation of initiatives will include both quantitative and qualitative data and participating community members and partners will be engaged in the evaluation process. Where possible, data will be disaggregated to better understand the impacts on different populations. This will ensure that the *Strategy* remains responsive to evolving community needs, while promoting transparency and accountability through regular reporting and evidence-based responses.

Conclusion

The *Social Development Strategy (2025–2035)* demonstrates the City of Richmond’s leadership in addressing the diverse social needs of Richmond’s growing population. The *Strategy* will guide the City and its partners in responding to both current and future social issues in the community over the next 10 years, with the goal of ensuring that everyone who lives, works, plays and learns in Richmond can thrive and fully participate in community life.

By considering equity throughout the *Strategy*’s development and implementation, the City remains committed to identifying, removing and preventing systemic barriers and implementing solutions that address the needs of the community as a whole. This approach aims to ensure that all residents can fully participate in Richmond’s social, economic, political and cultural life—resulting in a more inclusive, vibrant and thriving city for all.



Appendix A: Glossary

2SLGBTQI+: An acronym that stands for Two-Spirit, Lesbian, Gay, Bisexual, Transgender, Queer, Intersex (which considers sex characteristics beyond sexual orientation, gender identity and gender expression) and + (which is inclusive of people who identify as part of sexual and gender diverse communities, who use additional terminologies).^{36, 37}

Accessibility: A barrier-free experience that ensures everyone can equitably participate in their community. Barriers in the social and physical environment, although often unintended, are considered to be anything that hinders the full and equal participation of a person with a disability.³⁸ See below for definitions of *Barrier* and *Disability* to learn more.

Affordable housing: A relative term where households pay no more than 30% of their gross income towards housing costs, including rent or mortgage, utilities, maintenance fees, property taxes and insurance.

Age-friendly: Describes environments that promote access to services, programs and opportunities for people as they age, and promote the inclusion and participation of seniors in all aspects of life.³⁹

At risk of homelessness: Refers to people who are not homeless, but whose economic or housing situation is precarious or does not meet public health and safety standards.⁴⁰

Barrier: Anything that hinders the full and equal participation in society of a person with a disability.⁴¹ Barriers can be caused by environments, assumptions, practices, policies, communication methods or technologies, and affected by intersecting forms of discrimination. The six main types of barriers include: physical, attitudinal, sensory, systemic, information and communication and technological barriers.⁴²

Basic needs: Includes clothing and footwear, transportation, nutritious food, shelter, and other goods and services, such as personal care items and basic telephone service. It is based on the cost of a basket of goods and services, as reflected in Canada's Market Basket Measure (MBM), that individuals and families need to achieve a modest standard of living in communities across Canada.⁴³

BC Disability Assistance: A provincial program that provides financial or health support to individuals designated as a Person with Disabilities (PWD). This assistance is available to low-income individuals who have severe physical and/or mental impairments and who require assistance with their activities of daily living.⁴⁴

BC Employment and Assistance Program: Composed of two types of assistance provided by the provincial government through the Ministry of Social Development and Poverty Reduction (MSDPR). These include BC Income Assistance and BC Disability Assistance.

BC Income Assistance: A provincial program that provides financial support to individuals who are out of work or not earning enough to meet basic needs or are in need of urgent food and medical attention and who may be eligible for temporary income assistance while they make the transition to employment.⁴⁵

Built environment: The constructed aspects of individuals' physical surroundings. For the purposes of the *Strategy*, the built environment applies to all public spaces, including buildings, sidewalks, road systems, parks, playgrounds and other public infrastructure encountered by people in their everyday life.⁴⁶

Census family: A married couple (with or without children), a common-law couple (with or without children), or a one-parent family of any marital status who live in the same dwelling. Children may be biological or adopted children regardless of their age or marital status, as long as they live in the dwelling and do not have their own married spouse, common-law partner or child living in the dwelling. Grandchildren living with their grandparent(s) but with no parents present also constitute a census family.⁴⁷

Census of population: Refers to the survey conducted by Statistics Canada every five years which provides a statistical portrait of Canada and its people. The 2021 Census of Population has been used for the purpose of the *Strategy*. The data is based on 2021 population data, with the exception of income data, which is sourced from Canada Revenue Agency's 2020 tax and benefits records.

Child care: Has the meaning of a licensed child care program complying with the *BC Community Care & Assisted Living Act* and the *BC Child Care Licensing Regulation*. Programs meet specific requirements for health and safety, staff qualifications, quality, space and equipment, staff-to-child ratio and program standards.

Civic engagement: Participation in the political process, such as through voting, attending demonstrations or signing a petition, and participation in organizations, groups or networks built around a common interest, such as through formal or informal volunteering.⁴⁸

Climate change: A long-term shift in the average weather conditions of a region, such as its typical temperature, rainfall and windiness. Climate change means that the range of conditions expected in many regions will change over the coming decades. This means that there will also be changes in extreme conditions.⁴⁹

Community engagement: The process of working collaboratively with groups of people who are affiliated by geographic proximity, special interest or similar situations, to address issues affecting their well-being.

Consumer Price Index (CPI): An indicator of changes in consumer prices experienced by Canadians. It is obtained by comparing, over time, the cost of a fixed basket of goods and services purchased by consumers.⁵⁰

Disability: When the features of a person's body and/or mind meet a barrier created by the design of the society in which they live preventing their full and equal participation. Individual features can be permanent, temporary or episodic; visible or invisible; range in severity; and include physical, sensory, mental health-related, developmental, cognitive and/or have multiple features.⁵¹

Discrimination: The unequal or prejudiced treatment of individuals or groups that limits their access to opportunities available to other members of the community. This can be intentional or unintentional and can occur based on various factors, such as race, ethnic origin, age, sex, gender, religion and disability.^{52, 53}

Diversity: The variety of unique dimensions, qualities and characteristics that each person possesses and the mix that occurs in any group of people. Race, ethnicity, age, gender, sexual orientation, religious beliefs, economic status, abilities, life experiences and other perspectives can make up individual diversity.⁵⁴

Emergency shelter: Refers to temporary but immediate places to stay for anyone who is at risk of and/or experiencing homelessness.⁵⁵

Equitable: To consider people's unique experiences and differing situations and ensure they have access to the resources and opportunities that are necessary for them to attain just outcomes.⁵⁶

Equity: Where everyone is treated according to their diverse needs in a way that enables all people to participate, perform and engage to the same extent.⁵⁷

Equity-deserving groups: Groups of people who have been historically disadvantaged, underrepresented and denied equal access to employment, education and other opportunities. These groups include but are not limited to Indigenous Peoples, racialized groups, women, people with disabilities, immigrants and 2SLGBTQI+ individuals with diverse gender identities and sexual orientations.⁵⁸

Ethnic or cultural origin: Refers to the ethnic or cultural origins of the person's ancestors, who are usually more distant than grandparents. Ancestors may have Indigenous origins, origins that refer to different countries or other origins that may not refer to different countries. Ancestry should not be confused with citizenship, nationality or language.⁵⁹

Extreme Core Housing Need (ECHN): When one of three indicator thresholds, being housing suitability, adequacy and affordability, are unmet, and where the household would need to spend more than 50% of its gross income to pay the median rent of alternative housing in the market.

Family: Members of a family which, for the purposes of the *Strategy*, include those people related by blood, marriage or adoption; those in a supportive or caregiving role; and those who are bound together over time by mutual consent.

Food insecurity: Households that do not have enough money to purchase or access a sufficient amount and variety of food to live a healthy lifestyle.⁶⁰

Homelessness: Describes the situation of an individual, family or community without stable, safe, permanent, appropriate housing or the immediate prospect, means and ability of acquiring it. It is the result of a system of societal barriers, a lack of affordable and appropriate housing, the individual/household's financial, mental, cognitive, behavioural or physical challenges, and/or racism and discrimination. Most people do not choose to be homeless, and the experience is generally negative, unpleasant, unhealthy, unsafe, stressful and distressing.⁶¹

Household type: A term used by Statistics Canada to differentiate households on the basis of whether they are census-family households or non-census-family households.⁶²

Housing continuum: A concept used to describe the broad range of shelter and housing options available to help a range of households in different tenures to access affordable and appropriate housing. It moves away from a one-size-fits-all strategy, towards "the range of housing options available to different households on a continuum."⁶³ It includes homelessness, shelters and transitional housing, community housing, affordable rental, market rental and homeownership.

Immigrant: A person who is, or who has ever been, a landed immigrant or permanent resident. Such a person has been granted the right to live in Canada permanently by immigration authorities. In the 2021 Census of Population, this includes immigrants who were admitted to Canada on or before May 11, 2021.⁶⁴

Inclusive: To create a culture that embraces, respects, accepts and values diversity, where everyone feels respected, experiences a sense of belonging and is able to achieve their fullest potential.⁶⁵

Indigenous Peoples: A collective name for the original peoples of North America and their descendants.⁶⁶

Low income: When households do not have enough income to meet basic needs (i.e. food, shelter, clothing, energy and transportation costs).

Low-End Market Rental (LEMR) Units: Rental housing units affordable to low to moderate income households secured through the City's inclusionary housing policy. Maximum rents are set at 10% below the Canada Mortgage and Housing Corporation's (CMHC) Average Market Rent for the City of Richmond.

Low-Income Measure After Tax (LIM-AT): Rental housing units affordable to low to moderate income households secured through the City's inclusionary housing policy. Maximum rents are set at 10% below the Canada Mortgage and Housing Corporation's (CMHC) Average Market Rent for the City of Richmond.⁶⁷

Men+: The term is used in the 2021 Census to refer to men (and/or boys), as well as some non-binary persons.⁶⁸

Mental health: The state of an individual’s psychological and emotional well-being. It is a necessary resource for living a healthy life and a main factor in overall health.⁶⁹

Multigenerational household: A Census term used to refer to households with three or more generations. These households contain at least one person who is both the grandparent of a person in the household and the parent of another person in the same household.⁷⁰

Non-binary person: Refers to a person whose gender is not exclusively male or female. The Census uses the term non-binary to include people whose reported gender is agender, genderqueer, gender-nonconforming or Two-Spirit, a term specific to some Indigenous Peoples of North America.⁷¹

One-parent family: A Census term used to refer to families with only one parent and their child(ren). The term “lone parent family” was previously used in the Census prior to 2021.⁷²

Poverty: The condition of a person who is deprived of the resources, means, choices and power necessary to acquire and maintain a basic living standard needed to promote and facilitate integration and participation in society.⁷³

Racialized groups or individuals: A term that encompasses all people that are non-Caucasian in race or non-white in colour and is considered preferable to the term “visible minorities.”⁷⁴

Recent immigrant (also sometimes known as newcomer): Refers to a person who obtained landed immigrant or permanent resident status in the five years preceding a given census. In the 2021 Census, this refers to the period from January 1, 2016 to May 11, 2021.⁷⁵

Refugee: Refers to individuals granted permanent resident status in Canada based on a well-founded fear of returning to their country of origin for reasons including race, religion and nationality.⁷⁶

Restorative justice: An approach to justice that focuses on addressing the harm caused by crime and meeting the needs of those involved. It provides opportunities for safe and voluntary dialogue between victims, offenders and communities.⁷⁷

Senior: Individuals aged 55+ years.

Sense of belonging: The psychological feeling of belonging or connectedness to a social, spatial, cultural, professional or other type of group or a community.⁷⁸

Social development: The process of improving the quality of life for all members of society. It involves the sharing of community resources, commitments and responsibilities, with the aim of achieving a better state of society for all.

Stereotype: An assumption about a certain group and the notion that the assumption applies to all members of the group. Stereotypes can be positive but are generally negative and ignore the diversity that exists within a group.⁷⁹

Stigma: The negative social attitude attached to a characteristic of an individual. Stigma implies social disapproval and can lead unfairly to discrimination against and exclusion of the individual.⁸⁰

Time use: Time use considers how people experience and spend their time. It refers to how the use of time affects physical and mental well-being, individual and family well-being and present and future well-being. It examines the length of workweeks, work arrangements, levels of time pressure, and time spent with friends and in other free-time activities.⁸¹

Two-or-more-person non-census-family household: A Census term used to refer to households containing two or more persons, none of whom belong to a Census family.⁸²

Vulnerable residents, community members or populations: People whose permanent or temporary personal circumstances and/or characteristics mean that they are less able to protect or represent their interests, and as a result, may have decreased access to the necessities of daily living, as well as other opportunities and experiences.⁸³

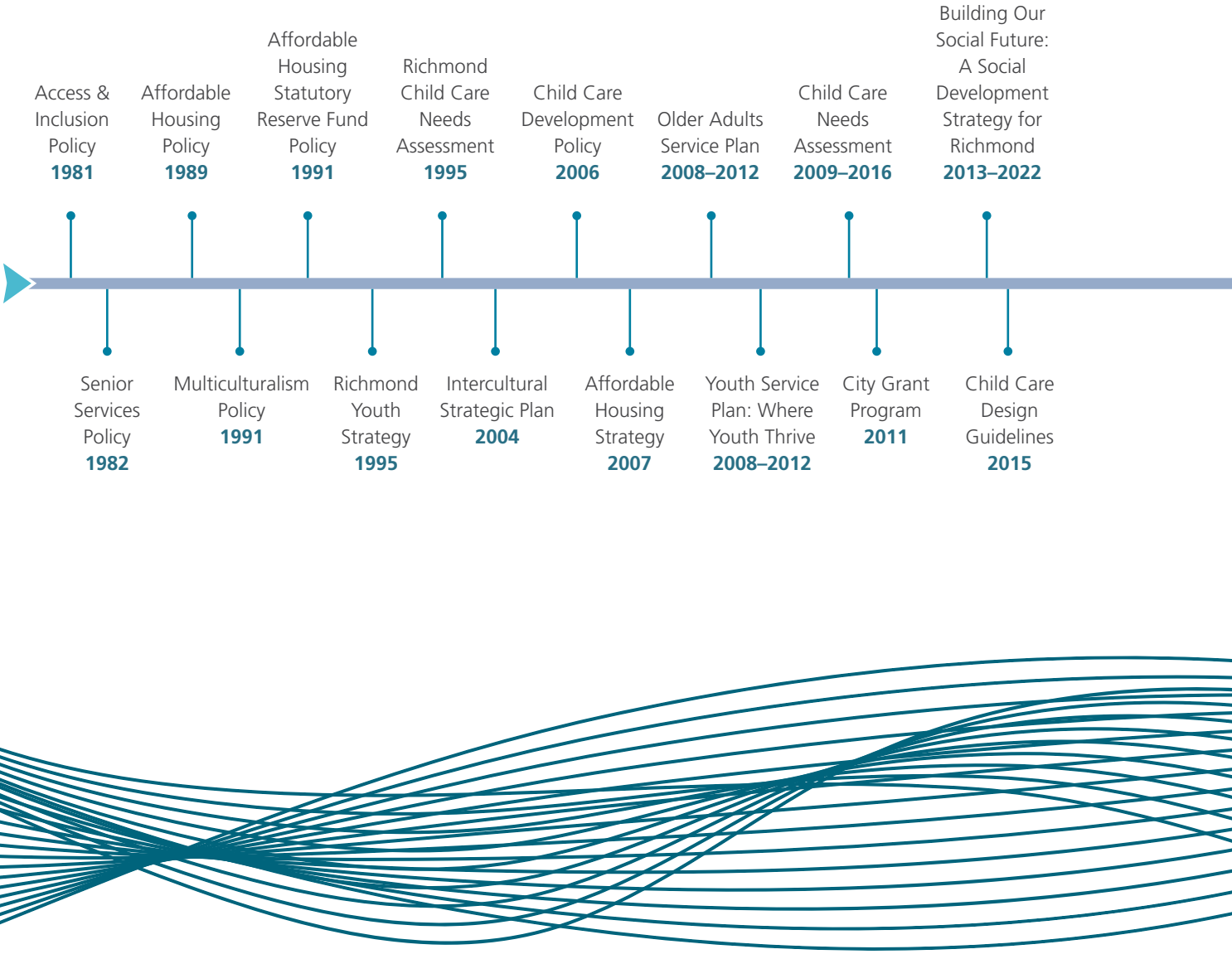
Well-being: The presence of the highest possible quality of life in its full breadth of expression, with a focus on good living standards, robust health, a sustainable environment, vital communities, an educated population, balanced time use, high levels of democratic participation and access to and participation in leisure and culture.⁸⁴

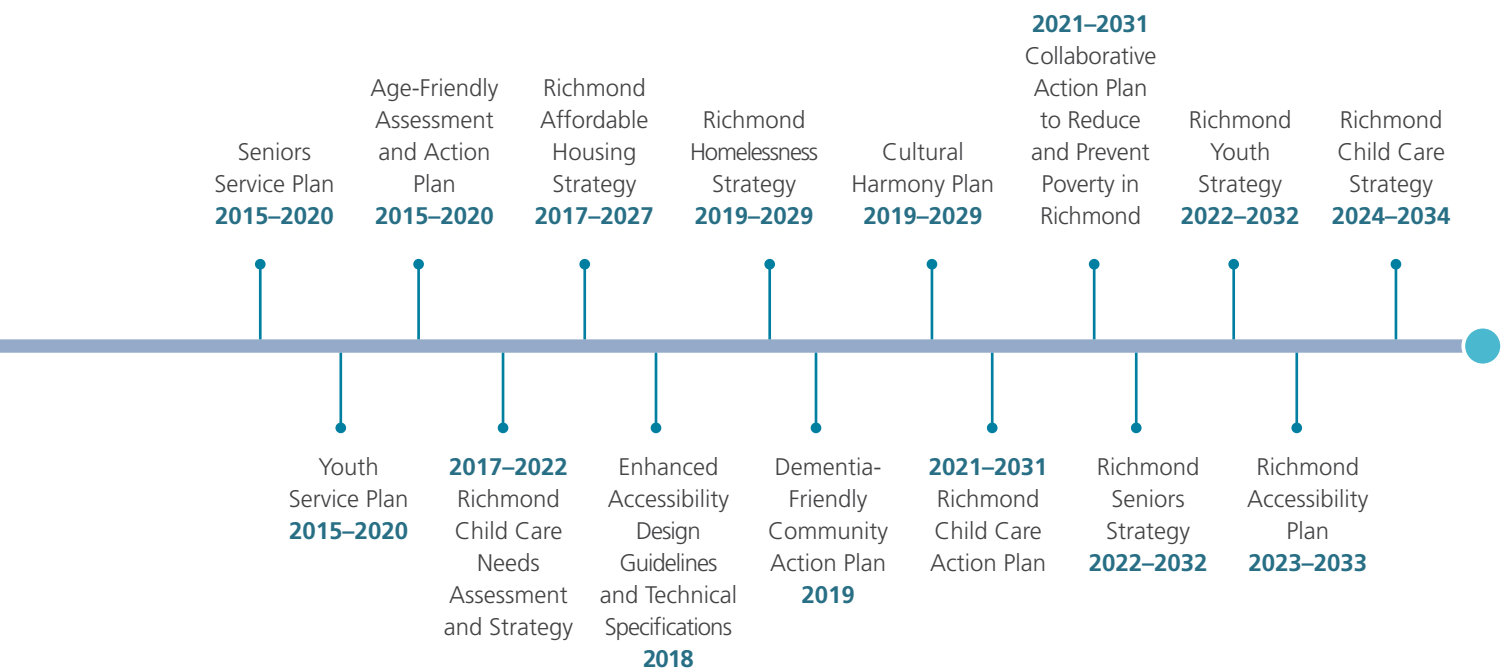
Women+: The term is used in the 2021 Census to refer to women (and/or girls), as well as some non-binary persons.⁸⁵

Youth: Individuals aged 13 to 24 years.



Appendix B: Timeline of City of Richmond Social Development Policies, Strategies and Plans





Appendix C: Alignment with other City Strategies and Plans

The City has numerous Council-adopted strategies and plans that support social development in Richmond. The *Social Development Strategy (2025–2035)* is intended to serve as an overarching framework that reinforces related actions within these City strategies, creating a comprehensive approach to social development.

Richmond 2041 Official Community Plan

The Official Community Plan (OCP) is a comprehensive plan which reflects the overall values of the community by establishing a City vision, goals and objectives for future sustainability, development and servicing, and policies and urban design guidelines to achieve the vision. The OCP provides a long-term vision to address land use, housing, transportation, economic growth and environmental conservation. It also provides a response to Richmond community members' evolving needs and guidance to create a complete, livable and sustainable community. The OCP is updated regularly to ensure it remains relevant to the current community context.

The following City Council-adopted strategies and plans address specific areas of social development.

2021–2031 Richmond Child Care Action Plan

The Child Care Action Plan provides a snapshot of the current state of child care in Richmond and assesses the opportunities and challenges to better meet the child care needs of families. Outcomes from these actions support increased quality child care options for families and contribute to a stronger and more sustainable system of early learning and care.

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

The Collaborative Action Plan to Reduce and Prevent Poverty in Richmond guides the City's work, in collaboration with community partners, to reduce and prevent poverty in Richmond. This plan seeks to gain a deeper and shared understanding of the experiences and circumstances of individuals and families at risk of and/or living in poverty in Richmond in an effort to identify actions to better meet their needs.

City of Richmond Affordable Housing Strategy 2017–2027

The Affordable Housing Strategy guides the City's response in creating and maintaining safe, suitable and affordable housing options for 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.

City of Richmond Cultural Harmony Plan 2019–2029

The Cultural Harmony Plan informs the City’s approach to fostering and strengthening intercultural connections among Richmond residents through policy development, program and service delivery, community engagement and inter-government relations. This plan seeks to provide City programs and services that address the needs of Richmond’s diverse population and remove barriers to participation for Richmond residents so that everyone is able to participate in all aspects of community life.

City of Richmond Dementia-Friendly Community Action Plan 2019

The Dementia-Friendly Community Action Plan guides the City and its partners in building a community that is inclusive and supportive of people living with dementia and their caregivers and families. The plan aligns with the City’s commitment to become more age friendly and ensure all Richmond residents living with dementia and their families and caregivers are included, supported and valued, and continue to be active and engaged with their community.

City of Richmond Homelessness Strategy 2019–2029

The Homelessness Strategy envisions that homelessness in Richmond becomes rare, brief and non-recurring. This strategy focuses on supporting vulnerable residents at risk of and/or experiencing homelessness by preventing pathways into homelessness, supporting residents who are experiencing homelessness and providing pathways out of homelessness.

City of Richmond Seniors Strategy 2022–2032

The Seniors Strategy represents the City’s ongoing commitment to addressing the needs of the seniors population in Richmond. The strategy is an action-oriented framework intended to guide the City and community partners in supporting seniors in Richmond over the next decade. The vision for the strategy is “that seniors living in Richmond are safe, respected, healthy and engaged in their communities.”

City of Richmond Youth Strategy 2022–2032

The Youth Strategy guides the City and those working with youth in addressing the priority needs of youth and young adults in Richmond. The strategy is framed by a vision that “all youth in Richmond are safe, valued, respected and have the supports, opportunities and resources to live rich and fulfilling lives.” It demonstrates the City’s strong commitment to youth and recognition that the well-being of youth is best supported through community collaboration.

Richmond Accessibility Plan 2023–2033

In accordance with the *Accessible British Columbia Act*, the Accessibility Plan provides a comprehensive framework to guide the City’s approach in advancing accessibility in Richmond, in collaboration with the community. This plan focuses on identifying, removing and preventing barriers experienced by people with disabilities when interacting with the City and Richmond Public Library, to ensure people of all ages and abilities are able to fully participate and contribute to all aspects of community life.

Richmond Child Care Strategy 2024–2034

The Child Care Strategy promotes the planning and delivery of affordable, accessible and quality child care services in Richmond. This strategy provides a resource for the City, child care operators and community partners to address current and future child care needs.

The following City Council-adopted strategies and plans have one or more strategic actions or outcomes focused on inclusion, well-being or community development and planning.

ArtWorks: Richmond Arts Strategy 2019–2024

The Arts Strategy serves as a guide for residents, the City and its partners to foster stronger connections in order to advance policies, programs and services needed for the arts to thrive in Richmond. This strategy provides a blueprint to enable the broadest possible access to the City's diverse arts opportunities, provide strategies to integrate the arts into the broader community and reflect the input of the broader community, to champion the provision of arts activities, facilities and opportunities.

City of Richmond 2022 Parks and Open Space Strategy

The Parks and Open Space Strategy guides the delivery of services in the parks and open space system in Richmond, which encompasses the City's network 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 directs where priorities and resources must be focused in order to continue to provide a high quality parks and open space system into the future.

City of Richmond Community Wellness Strategy 2018–2023

The Community Wellness Strategy provides a framework to support the City and its key partners to identify innovative and collaborative approaches to most effectively impact wellness outcomes for Richmond residents, promote the benefits of active community engagement, and enhance healthy lifestyles for Richmond residents. This Strategy was developed in partnership with Vancouver Coastal Health and the Richmond School District and has been extended to 2025.

City of Richmond Recreation and Sport Strategy 2019–2024

The Recreation and Sport Strategy guides the City's planning and delivery of recreation and sport opportunities in Richmond by building on its strong and successful foundation. The strategy focuses on encouraging residents of all ages to enjoy the benefits of an active and involved lifestyle. This includes planning for a variety of opportunities, from connecting with Richmond's natural environment to regular participation in formal and informal sports and recreation.

City of Richmond Signature and Community Events Plan 2025–2029

The Signature and Community Events Plan guides the development and implementation of City-led and City-supported events. The plan outlines ways the City will continue to support a mix of events of varied scope and scale, with a focus on enhanced resources and programs that will activate and connect communities and neighbourhoods within Richmond.

City of Richmond Volunteer Management Strategy 2018–2021 (Update in Progress)

The Volunteer Management Strategy focuses on supporting volunteers in their development and achievement of their personal goals, as well as further supporting City, partner and affiliate staff who work closely with volunteers. It seeks to advance the vision that “Richmond engages, supports, and connects people through volunteer opportunities, which contribute to Richmond being a livable, appealing, and vibrant city.”

Community Energy and Emissions Plan 2050

The purpose of the Community Energy and Emissions Plan is to help Richmond achieve 50% reduction in community greenhouse gas emissions (GHG) by 2030 and reach net zero emissions by 2050. This plan provides a roadmap for achieving the deeper GHG emissions reduction targets set by City Council and improves Richmond’s resiliency to the effects of climate change, supporting the City’s equity, affordability and sustainability goals.

Our Community, Your RCMP: Richmond Detachment Strategic Plan 2021–2025

The Richmond Detachment Strategic Plan provides a decision-making framework that ensures policing services, policies and programs are carefully developed to support the goal of making Richmond the safest city in Canada. This strategic plan defines long-term priorities and how to achieve them, engages key partners and the greater community in creating collaborative responses to public safety concerns, and identifies program needs to ensure resources are efficiently allocated.

Richmond Circular City Strategy

The Circular City Strategy seeks to advance Richmond’s vision of a circular city “that maximizes the value of resources, by design, through responsible consumption, minimizing waste and reimagining how resources flow in a sustainable, equitable, low-carbon economy.” This strategy outlines the City’s transition to a circular economy, which includes integrating new and existing policies, building capacities, collaborating and engaging community partners, and stimulating innovation and participation across the food system, business, mobility, built environment and materials management sectors.

Your Library, Our Future: Richmond Public Library 2024–2028 Strategic Plan

The Richmond Public Library (RPL) Strategic Plan affirms its mission to create opportunities to learn, connect and belong, as well as its vision to inspire curiosity, transform lives and empower everyone. It includes updated values, goals and priorities to inform resourcing, operations and activities at RPL throughout the planning term. This includes reducing and removing barriers to improve accessibility, championing intellectual freedom and freedom of expression, and providing excellent customer experiences, among others.



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City of Richmond

Report to Committee

To: General Purposes Committee

Date: August 11, 2025

From: John Hopkins
Director, Policy Planning

File: 08-4045-30-08/Vol 01

Re: Official Community Plan Targeted Update – Phase Two Public Engagement
Summary and Next Steps (Phase Three)

Staff Recommendation

That staff proceed with the preparation of proposed updates and amendments to the Official Community Plan, as outlined in the Next Steps (Phase Three) section of the report entitled “Official Community Plan Targeted Update – Phase Two Public Engagement Summary and Next Steps (Phase Three)” dated August 11, 2025, from the Director, Policy Planning.

John Hopkins
Director, Policy Planning
(604-276-4279)

Att. 2

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Intergovernmental Relations	☒	
Housing Office	☒	
Community Social Development	☒	
Climate & Environment	☒	
Development Applications	☒	
Transportation	☒	
Parks Services	☒	
SENIOR STAFF REPORT REVIEW	INITIALS:	APPROVED BY CAO

Staff Report

Origin

On May 26, 2025, Council endorsed the proposed ‘strategic policy directions’ for the Official Community Plan (OCP) targeted update as outlined in the staff report dated May 5, 2025, titled “Official Community Plan Targeted Update - Proposed Strategic Policy Directions” from the Director, Policy Planning as part of the Phase Two community engagement plan. Further, Council directed staff to report back with Phase Two public engagement results.

This report presents the community engagement results for Phase Two of the OCP targeted update on the city’s proposed strategic policy directions, and outlines next steps which would form Part Three of the community engagement process.

This report supports Council’s Strategic Plan 2022–2026 Strategy #1 Proactive in Stakeholder and Civic Engagement.

Proactive stakeholder and civic engagement to foster understanding and involvement and advance Richmond’s interests.

This report supports Council’s Strategic Plan 2022-2026 Strategy #2 Strategic and Sustainable Community Growth:

Strategic and sustainable growth that supports long-term community needs and a well-planned and prosperous City.

2.1 Ensure that Richmond’s targeted OCP update shapes the direction and character of the City.

Findings of Fact

Background

A municipality’s OCP delineates a future-oriented, long-term land use plan for the community and is the primary tool that guides growth and change.

The OCP targeted update will help chart a renewed course for the future of the City of Richmond and will influence the way the community grows and changes by guiding decisions on long-term land use planning and urban design with the purpose of strengthening the city’s structure, form and function. The targeted updates aim to address topical issues such as balancing environmental protection and equity related policies with new growth, and adapting to climate change and mitigating its effects. Further, the OCP update aims to incorporate recent provincial legislation on housing requirements.

OCP Targeted Update Scope of Work

To support and facilitate the aspiration of becoming a more complete community, the OCP targeted update focuses on a strategic and measured approach to preparing the community for the challenges and opportunities facing Richmond today and into the future. The newly revised OCP will be grounded in Council's Strategic Plan and will respond to the new provincial legislation on housing policy. In 2022, Council approved a plan to update the OCP with themes of "resiliency, equity, adaptation and completeness" and six targeted areas including:

1. Housing Affordability;
2. Equitable Communities;
3. Environmental Protection and Enhancement;
4. Climate Mitigation and Adaptation;
5. Long-Term Planning for Emerging Trends and Transformational Technologies; and
6. Administrative Updates.

At the time, Council endorsed the scope for a targeted review of the existing OCP to strengthen its policies in areas such as affordable housing, equitable communities from a land-use perspective and environmental resilience. However, the process was interrupted by new provincial legislation (Bills 16, 44, 46 and 47) that altered the planning framework in British Columbia, requiring an extended pause to integrate these changes into local planning practices.

Following Council's endorsement, Phase One of public engagement began in the fall of 2024, with staff presenting the outcomes of this engagement to Council in early 2025. This led to the preparation of a draft revised OCP Land Use Map and strategic policy directions, which were endorsed by Council on May 26, 2025, for Phase Two of public engagement.

Details of the Phase Two engagement summary can be found in Attachment 1 (What We Heard: Official Community Plan Targeted Update Phase Two Engagement Summary). Community input helps to shape an updated OCP that considers residents' values and prepares Richmond for future growth and change. By providing opportunities for community engagement, the City is fostering a more inclusive and well-rounded plan that aligns with long-term community aspirations.

Analysis

What We Heard

Various public and community interest engagement opportunities (e.g., open houses), and meetings took place to discuss and receive feedback on the City's proposed draft OCP Land Use Map and strategic policy directions. These opportunities took place from June 11 to July 20, 2025, during which time the OCP LetsTalkRichmond project page garnered 1,473 online visitors, with 167 participants engaging in the online survey and providing comments, while the Youth Art Contest LetsTalkRichmond page garnered 1,374 online visitors. In total, there were over 2,200 engagement touchpoints with members of the public, community interest groups and external agencies. Table 1 provides further details on the Phase Two community engagement activities.

Table 1: Phase Two Community Engagement Activities Summary

In-person	Two Pop-up booths (with one targeting equity-deserving groups)	Approximately 70 interactions
	Seven in-person open houses	Approximately 1,463 attendees
	One Accessibility Advisory Committee presentation	10 members
Online	Let's Talk Richmond – Ask a Question	25 questions submitted
	Let's Talk Richmond – Survey	167 surveys submitted
	Let's Talk Richmond – Youth Art Contest	20 artworks submitted, 423 online and in-person public votes
	Three online information sessions with members of Council advisory committees, and non-profit organizations	55 attendees
	Emails (members of the public, external agencies, community organizations and neighbouring municipalities)	
	Six meetings with external agencies (BC Hydro, Richmond School District, Urban Development Institute, Vancouver Coastal Health, Vancouver Port Authority, YVR)	
First Nations Engagement	Initial in-person engagement with Musqueam First Nation. Correspondence was also initiated with Tsawwassen First Nation. Engagement with local First Nations is intended to be a part of a longer process focusing on relationship building and understanding, in addition to feedback on the proposed policies in the OCP.	

Attachment 1 (What We Heard: Official Community Plan Targeted Update Phase Two Engagement Summary) provides a comprehensive overview of the engagement timeline, details of the engagement events and activities, and what feedback was received. Key themes are provided, along with graphics from the LetsTalkRichmond online survey. Overall on LetsTalkRichmond, 81% agreed or somewhat agreed with supporting a network of walkable, transit-oriented urban villages throughout the city.

Based on the public engagement activities, the following are the most frequently reoccurring comments under each of the four key target areas:

Housing affordability: Public feedback shows strong support for increasing housing affordability and density across the city, especially in transit-accessible areas, while ensuring improved pedestrian connectivity and sufficient services and amenities to accommodate the growing population. Participants emphasized the need for diverse housing options that are truly

affordable for people of all ages, incomes, abilities, and backgrounds. There are calls for thoughtful human-scale urban design, protections against tenant displacement and to enhance support for local businesses through housing density. Concerns are also raised about traffic, infrastructure capacity, the pace of development and preservation of single-family neighbourhoods and heritage character in the midst of proposed higher densities.

On LetsTalkRichmond, 78% of participants agreed or somewhat agreed to supporting more housing, including rental and affordable housing.

Equitable communities: Public feedback is mixed for equity, related to land use planning. While some feel existing diversity policies are sufficient, others expressed concerns about the lack of clarity, sincerity, and concrete examples in the OCP equity approach. There is emphasis on the importance of meaningful engagement with equity-deserving groups and non-developer voices, improving access to services in underserved areas like Hamilton and Ironwood neighbourhoods, and greater investment in low barrier public spaces such as libraries. Suggestions include translating engagement materials to reach residents who may not speak English. There is some skepticism about equity as a planning principle, with a preference for focusing on equality. There are also concerns that lengthy engagement processes could delay urgent housing development.

On LetsTalkRichmond, 71% of participants agreed or somewhat agreed to supporting more equitable planning, development and decision-making processes.

Climate mitigation and adaptation: Public feedback reflects support for reducing car dependency and having additional transportation options like increased public transit and pedestrian and cycling infrastructure. Some members of the public, especially seniors and families indicated they rely on their cars for their mobility needs, urging for broader climate strategies in addition to having sustainable transportation choices. While active transportation and climate goals were welcomed, concerns included limited transit access in areas like Hamilton, safety and convenience of public transit, and the need to maintain parking for vulnerable groups. Further suggestions include expanding Richmond's cycling network, adding more park-and-ride options, covered walkways, and improving sidewalk and bus-related amenities. There is also general support for broader proposals on climate adaptation and mitigation measures to ensure a thriving community, with concerns for the lack of urgency on this matter.

On LetsTalkRichmond, 80% of participants agreed or somewhat agreed to supporting climate mitigation and more adaptable, climate-resilient communities.

Environmental protection and enhancement: Public feedback highlights strong support for protecting Richmond's natural assets, including plants, animals, green space and mature trees, while enhancing access through walking and biking paths. Concerns were raised about the irreversible loss of these assets and the limited accessibility of people-friendly natural spaces, especially along the industrial waterfront. While Richmond is seen as making progress in urban forestry, opinions vary on expanding tree coverage in the city, with some prioritizing walkability, views, and housing needs. Suggestions include using native plants in new developments,

focusing biodiversity efforts on new housing developments that rely on green space access, and ensuring the dyke system is climate-resilient. There was also criticism of inconsistent Environmentally Sensitive Area (ESA) designations on private land and calls for more strategic, data-driven approaches to environmental planning.

On LetsTalkRichmond, 83% of participants agreed or somewhat agreed to supporting greater environmental protection and enhancement.

Next Steps (Phase Three)

The final phase (Phase Three) of the OCP targeted update will focus on the preparation of updated objectives, policies, and consequential “housekeeping” amendments, as well as implementation actions, for Housing Affordability, Equitable Communities, Environmental Protection and Enhancement, and Climate Mitigation and Adaptation targeted areas. Preparation of an updated OCP document will balance and incorporate Council direction, consideration of existing and relevant policy frameworks (e.g., other Richmond strategies, plans, regulations, etc.), past and further technical analysis and policy review, and public feedback received to date. Facilitation of this preparation effort will be executed in two parts – Part A and Part B.

Part A will focus on completing the mandatory updates as prescribed by the Province to be completed by December 31, 2025. This includes revisions and refinements to the OCP that includes updates to land use designations and policy to ensure a 20-year supply of housing as identified in the Interim Housing Needs Report, which was endorsed by Council in December 2024, based on methodology set out by the Province. Further, these revisions are to incorporate policies and land use designations that are consistent with Bill 44 (Small Scale Multi-Unit Housing) and Bill 47 (Transit-Oriented Areas). Draft population and housing projections, in addition to population and housing capacity, have been prepared (Attachment 2) and will act as a foundation to the revised OCP.

The Part A amendments to the OCP would also include the following items that are not related to the provincial deadline:

- revisions to the Environmentally Sensitive Areas (ESA) map and an update to the development permit area objectives and guidelines for ESAs, as well as relevant application processing procedures;
- revisions to the environmental related policies as an outcome of the Environmental Protection and Enhancement target area;
- updates to the Regional Context Statement as required by Metro Vancouver;
- analysis outcomes related to the Long-Term Planning for Emerging Trends and Transformational Technologies target area; and
- related administrative updates.

The intention is to bring these Part A outcomes, including a revised OCP document and amendment bylaws, for Council’s consideration in fall 2025, which will incorporate a public hearing prior to bylaw adoption (a minimum requirement for Phase Three public consultation plan). This will be in keeping with the December 31, 2025 deadline imposed by the Province and Metro Vancouver.

Part B will include further amendments to the OCP in the first half of 2026 which will concentrate on preparing revisions and updates to the OCP that include amendments to the density benefits and inclusionary zoning objectives, policies, and regulations as required by the Province (Bill 16 and 46). As well, further policy and regulatory outcomes related to “Local Villages” (e.g., Seafair, Broadmoor) and objectives and policy amendments for the Climate Mitigation and Adaptation and Equitable Communities target areas would be included. The intention is to bring these Part B outcomes, including a further revised OCP document and relevant zoning bylaw amendments, for Council’s consideration prior to June 30, 2026. This would incorporate a public hearing prior to bylaw adoption (a minimum requirement for the Phase Three public consultation plan).

Financial Impact

None.

Conclusion

This report summarizes the results of Phase Two of the OCP targeted update public engagement, highlighting key themes related to the proposed OCP Land Use Map and strategic policy directions. Engagement activities held from June 11 to July 20, 2025 drew over 2,847 total visitors to both the OCP and Youth Art Contest LetsTalkRichmond pages, with over 2,200 engagement touchpoints with members of the public, community interest groups and external agencies. Public input, along with other consideration, will help shape updated OCP policies that reflect community priorities and prepare Richmond for future growth. The final OCP will also align with provincial requirements, including policies for Small-Scale Multi-Unit Housing (SSMUH), Transit-Oriented Areas (TOAs), and a 20-year housing supply. A revised OCP and bylaw will be presented to Council in fall 2025, with a public hearing and completion required by December 31, 2025. Further amendments to the OCP and zoning bylaw will be brought forward for Council’s consideration in the spring of 2026.



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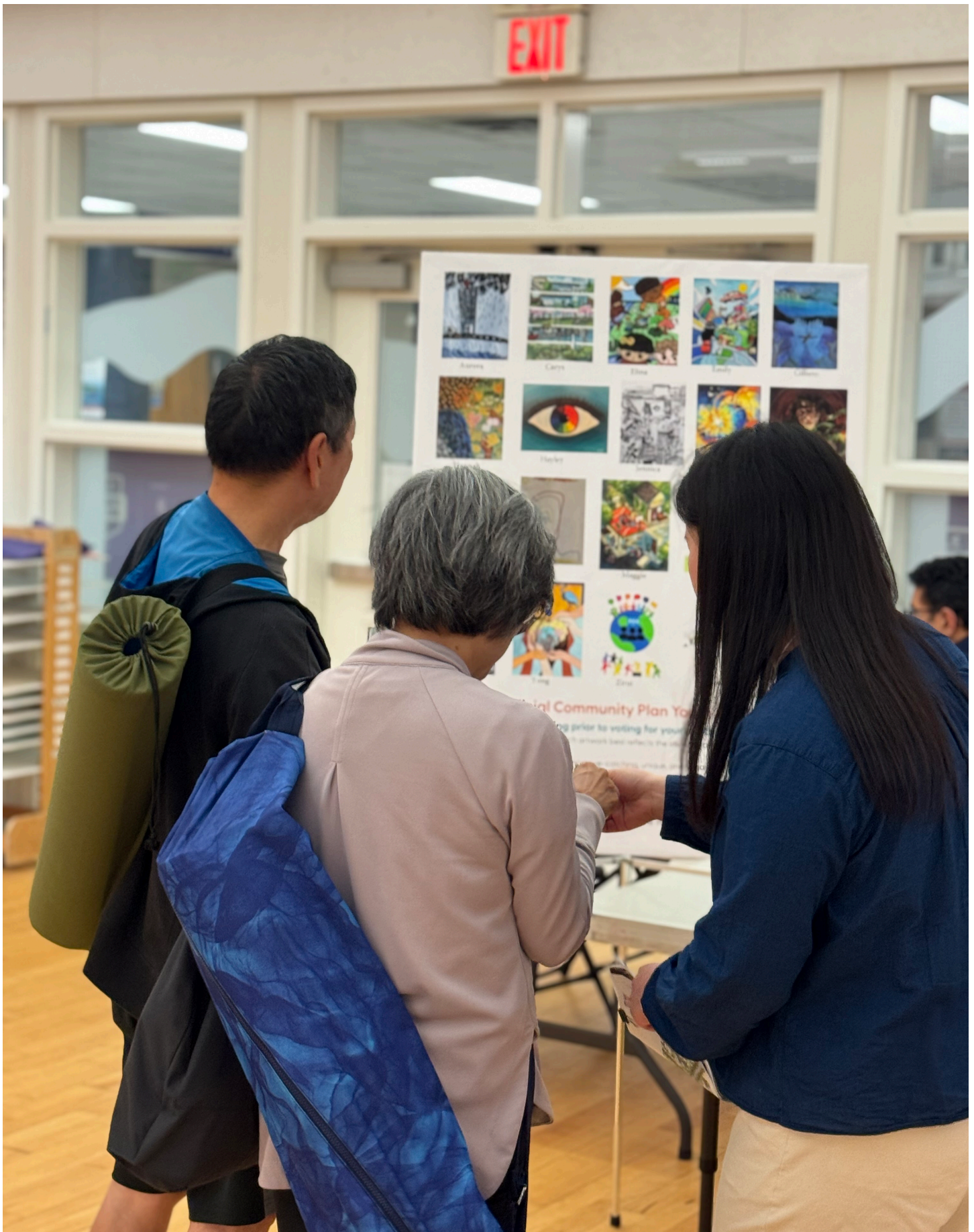
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Att. 1: What We Heard: Official Community Plan Targeted Update Phase Two Engagement Summary

2: OCP Update: Projections & Capacity

What We Heard: Official Community Plan Targeted Update Phase Two Engagement Summary July 2025





OCP open house at Steveston Community Centre.

Table of Contents

Introduction.....	1
Phase Two Community Engagement Details	3
Engagement Events & Activities.....	9
What We Heard: Summary of Input & Themes.....	13
Email Feedback.....	30
Next Steps	33
Appendix A: Survey Questions	34





Public members gather at City Hall to learn about the OCP update during an open house.

Introduction

Richmond is undertaking a targeted update of its Official Community Plan (OCP) in 2024/2025 to address key priorities such as housing affordability, equity from a land-use perspective, and environmental resilience, while meeting new provincial requirements.

Since the adoption of the current OCP in 2012, Richmond's population and economy have grown, and transformations in the above noted areas – particularly on vulnerable populations – have intensified. While the OCP has been amended over the years to remain relevant, we are undertaking a targeted update to ensure the OCP aligns with current social, economic and environmental priorities, and community values, as well as new legislative mandates.

The Phase One engagement summary, which was completed in late 2024, can be found here on the [LetsTalkRichmond](#) website. Phase Two engagement was completed in July 2025 which is the subject of August 2025 staff report. This Phase Two engagement summary presents results of the OCP update community engagement process for the city's proposed strategic policy directions and related updates to the OCP Land Use Map.

Online and in-person engagement opportunities took place from June 11 to July 20, 2025. This report represents the results and findings from the Phase Two community engagements which will help inform the updated OCP policies which will be reviewed as part of Phase Three.

OCP Update Themes and Target Areas

This Targeted OCP update is guided by the overarching themes of **Resiliency**, **Equity**, **Adaptation**, and **Completeness** with six target areas. The first four target areas are the priority for this update:



1. Housing Affordability



4. Climate Mitigation & Adaptation



2. Equity



5. Long-Term Planning for Emerging Trends & Transformational Technologies



3. Environmental Protection & Enhancement



6. Administrative Updates

Engagement timeline

The OCP Targeted Update timeline is divided into three phases and encompasses the following steps:

1. Prepare engagement framework (Summer 2024)
2. Phase One engagement (September to November 2024)
3. Preparation of strategic policy directions (January to May 2025)
4. Phase Two engagement (June to July 2025)
5. Preparation of revised OCP (August to October 2025)
6. Phase Three engagement: seek Council consideration of the OCP bylaw with Public Hearing (November to December 2025)

The project is divided into three phases:



Phase Two Community Engagement Details

Phase Two focused on:

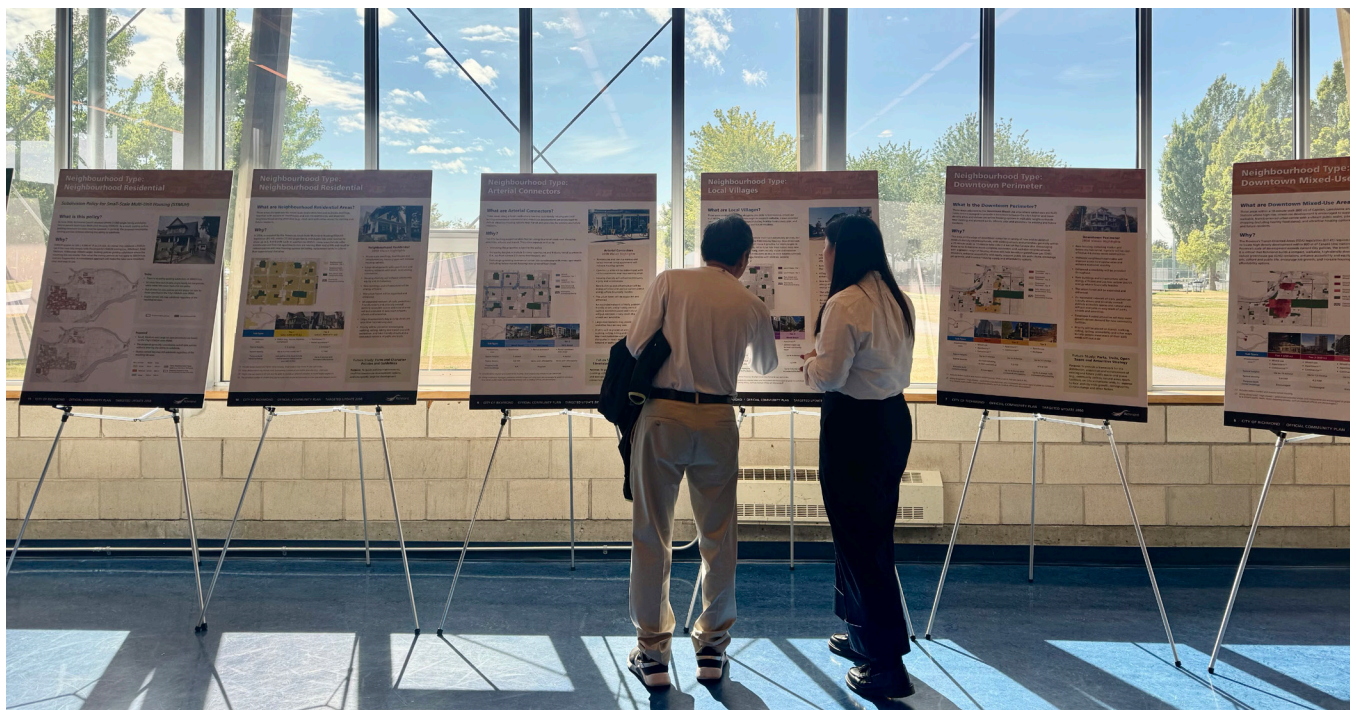
- the city's proposed strategic policy directions; and
- revisions to the OCP Land use Map

Over 2,200 engagement touchpoints with people, from online project page visits to participating in online and in-person engagements and meetings. This input will inform the development of the updated OCP policies, reflecting community priorities and prepares Richmond for future growth.

By incorporating public feedback and addressing provincial requirements, the OCP update aims to create a sustainable, equitable, and resilient plan that aligns with Richmond's long-term vision.

Engagement Opportunities

Various public and community interest group engagement opportunities took place to discuss and receive feedback on the city's proposed strategic policy directions and revised Land Use Map. Engagement opportunities took place from June 11 to July 20, 2025.



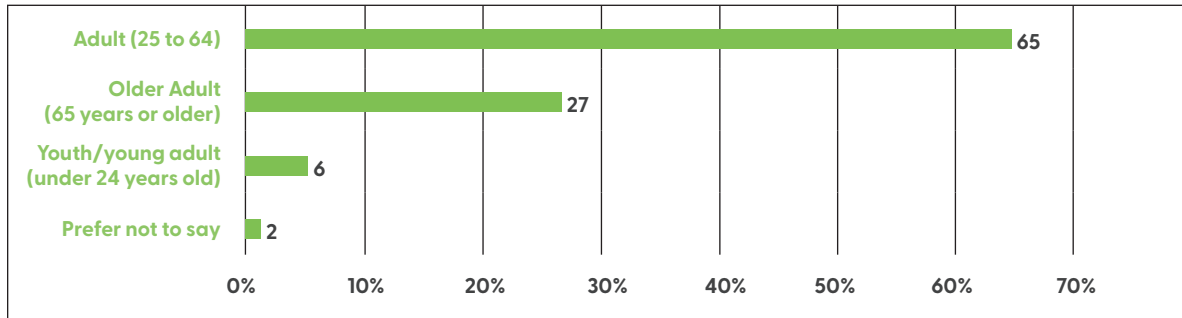
OCP open house at Thompson Community Centre.

In-person	Two Pop-up booths (with one targeting equity-deserving groups)	Approximately 70 interactions
	Seven in-person open houses	Approximately 1,463 attendees
	One Accessibility Advisory Committee presentation	10 members
Online	Let's Talk Richmond – Ask a Question	25 questions submitted
	Let's Talk Richmond – Survey	167 surveys submitted
	Let's Talk Richmond – Youth Art Contest	20 artworks submitted, 423 online and in-person public votes
	Three online information sessions with members of Council advisory committees, and non-profit organizations	55 attendees
	Emails (members of the public, external agencies, community organizations and neighbouring municipalities)	
	Six meetings with external agencies (BC Hydro, Richmond School District, Urban Development Institute, Vancouver Coastal Health, Vancouver Port Authority, YVR)	
First Nations Engagement	Initial in-person engagement with Musqueam First Nation. Correspondence was also initiated with Tsawwassen First Nation. Engagement with local First Nations is intended to be a part of a longer process focusing on relationship building and understanding, in addition to feedback on the proposed policies in the OCP.	

Who We Heard From

Age Group

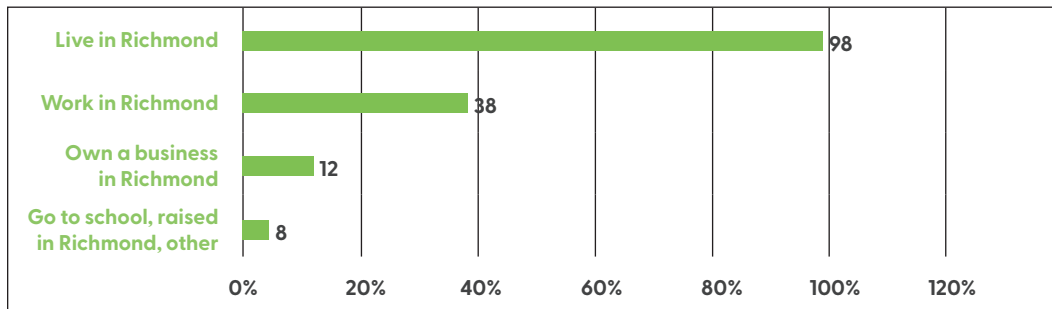
Respondents were mostly adults ages 25–64 (65%), older adults that are 65 years or older (27%) and youth/young adult that are under the age of 24 years old (6%).



Note: Respondents could select more than one option, which is why the combined percentages exceed 100%. This reflects the multiple ways individuals are associated with Richmond and were made aware of the survey opportunity.

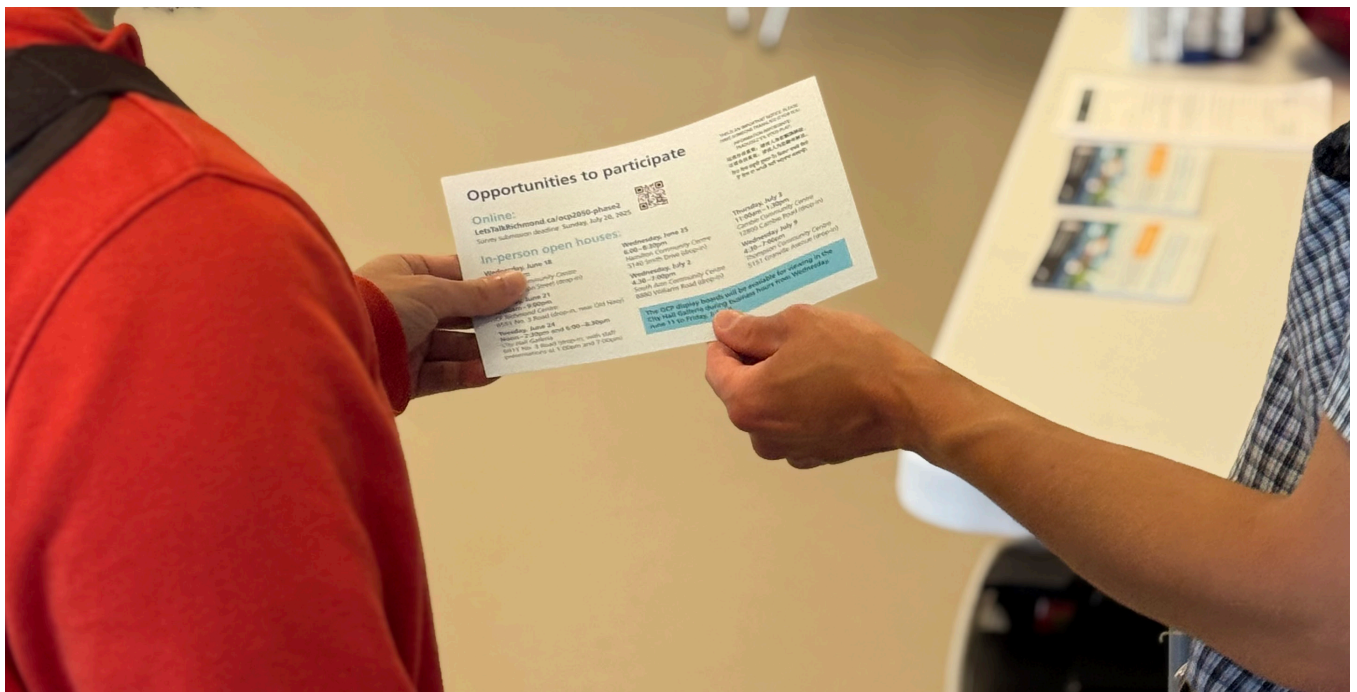
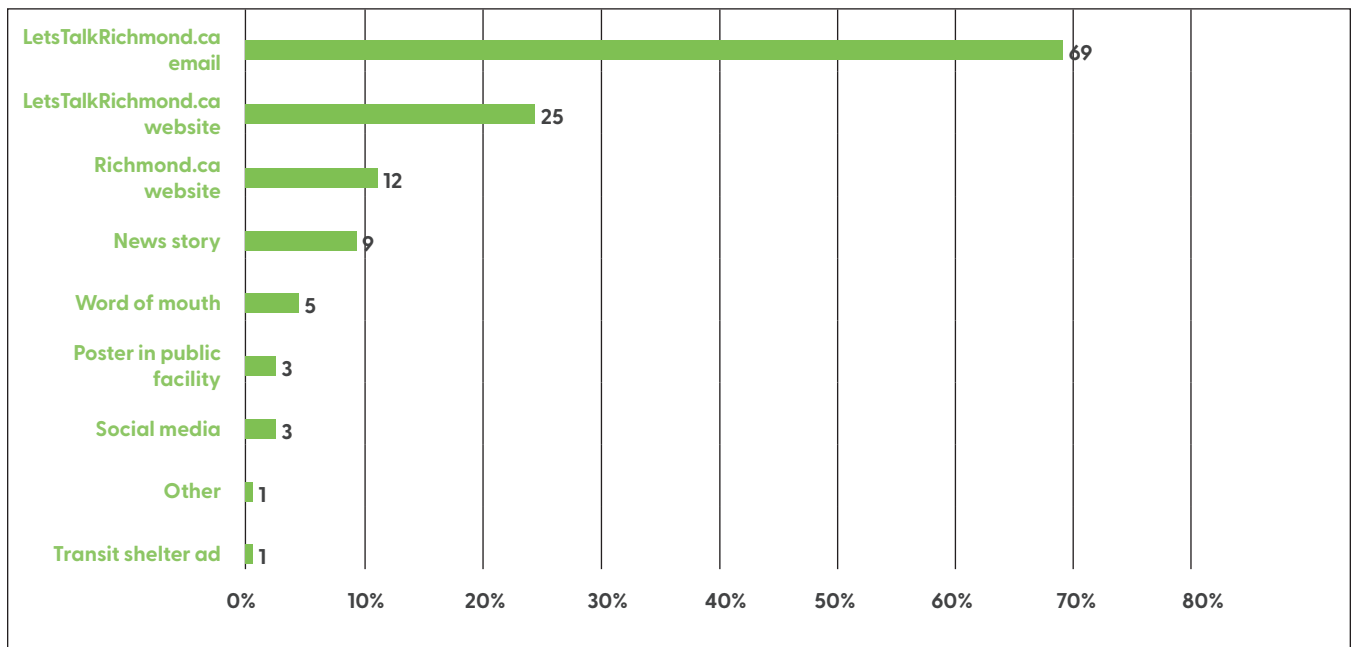
Association to Richmond

Most respondents live (98%), work (38%) or own a business in Richmond (12%), with others going to school in Richmond or who do not live in Richmond but were raised here (8%).



How They Heard About the Survey

In total there were 167 responses to the survey. Respondents heard about the survey opportunity through Let's Talk Richmond email (69%), the Let's Talk Richmond website (25%), the Richmond.ca website (12%), news story (9%), with others heard through word of mouth, social media, poster in a civic facility, and transit shelter ad.



OCP open house at South Arm Community Centre.

What We Heard – An Overall Summary

Based on all engagement activities, the following are the most frequently reoccurring comments under each of the four primary target areas. Detailed feedback summaries from the survey are provided in the section titled “What We Heard: Summary of Input & Themes”.

Housing Affordability:

- Support for increasing housing affordability and density across the city, especially in transit-accessible areas, while ensuring improved pedestrian connectivity and sufficient services and amenities to accommodate the growing population.
- Need for diverse housing options that are truly affordable for people of all ages, incomes, abilities, and backgrounds.
- Calls for thoughtful human-scale urban design, protections against tenant displacement and to enhance support for local businesses through housing density.
- Concerns about traffic, infrastructure capacity, the pace of development and preservation of single-family neighbourhoods and heritage character in the midst of proposed density.

Equitable Community (related to land use planning)

- Some feel existing equity policies are sufficient, others expressed concerns about the lack of clarity, sincerity, and concrete examples in the OCP equity approach.
- Importance of meaningful engagement with equity-deserving groups and resident voices
- Improve access to services in underserved areas like Hamilton and Ironwood, and greater investment in low barrier public spaces such as libraries.
- Suggestions include translating engagement materials to reach residents who may not speak English.
- Skepticism about equity as a planning principle, with a preference for equality.
- Concerns that lengthy engagement processes could delay urgent housing development.



Public members learning about environmental protection during the OCP open house at Richmond Centre.

Environmental Protection & Enhancement

- Support for protecting Richmond's natural assets, including plants, animals, green space and mature trees, while enhancing access through walking and biking paths.
- Concerns about the irreversible loss of these assets and the limited accessibility of people-friendly natural spaces, especially along the industrial waterfront.
- While Richmond is seen as making progress in urban forestry, opinions vary on expanding tree coverage in the city, with some prioritizing walkability, views, and housing needs.
- Suggestions include using native plants in new developments, focusing biodiversity efforts on new housing developments that rely on green space access, and ensuring the dyke system is climate resilient.
- Criticism of inconsistent Environmentally Sensitive Area designations on private land and calls for more strategic approaches to environmental planning.

Climate Mitigation & Adaptation

- Support for reducing vehicle dependency while promoting public transportation and suggesting improved public transit and pedestrian infrastructure.
- Seniors and families rely on their cars for their mobility needs, urging for broader climate strategies in addition to having sustainable transportation choices.
- Active transportation and climate goals are welcomed but concerns include limited transit access in areas like Hamilton, safety and convenience of public transit, and the need to maintain parking for vulnerable groups.
- Broad support for climate adaptation and mitigation measures to ensure a thriving community, with concerns for the lack of urgency on this matter.
- Expand Richmond's cycling network, adding more park-and-ride options, covered walkways, and improving sidewalk and bus-related amenities.

Engagement Events & Activities

The following provides detailed information on each Phase Two engagement opportunities that took place between June 11 to July 20, 2025.

Let's Talk Richmond

- **Details:**
 - The project was created on LetsTalkRichmond.ca to inform the public about the OCP update. There is an option to submit questions and receive a response from staff.
 - Date(s): June 11 to July 20, 2025
 - Location: Online
 - Engaged: 1,473 webpage visits; 25 submitted questions

Pop-up Booths

- **Details:**
 - Two pop-up booths were set up with the purpose to raise awareness about Phase Two of the project and provide opportunities for the public to learn and get involved. The purpose of these booths was to connect with passersby by "meeting people where they are," reaching those who might not have the chance to provide input online or attend scheduled engagement events. The June 11 pop-up was specific in connecting with individuals who may not be able to attend other engagement events, including those facing food insecurity or social isolation who participate in community meal programs.
 - Dates and locations:
 - June 11, 2025: Church on Five community meal
 - June 22, 2025: Burkeville Dayz
 - Engaged: approximately 70 total interactions



Public members at the OCP pop-up at Burkeville Daze community event.

Public Open Houses

- **Details:**
 - Seven in-person public open houses were held to share about the city's proposed strategic policy directions and revisions to the OCP Land Use Map for the target areas and provide additional opportunities for feedback. Attendees had the chance to ask City staff questions.
 - Date(s):
 - June 18, 21, 24, 25, 2025
 - July 2, 3, 9, 2025
 - Locations: Steveston Community Centre, Richmond Centre, City Hall Galleria, Hamilton Community Centre, South Arm Community Centre, Cambie Community Centre, Thompson Community Centre
 - Engaged: 1,463 attendees

Let's Talk Richmond Survey

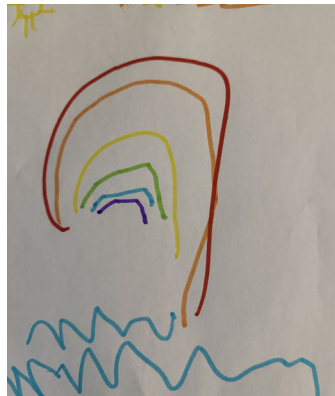
- **Details:**
 - An online survey was hosted on LetsTalkRichmond.ca, allowing participants to provide input. The survey focused on the four prioritized target areas (Housing Affordability, Community Equity, Environmental Protection & Enhancement, and Climate Mitigation & Adaptation). Participants were encouraged to review the display boards before taking the survey.
 - Date(s): June 11 to July 20, 2025
 - Location: Online
 - Engaged: 167 submissions

Online Information Sessions

- **Details:**
 - Two online information sessions were held independently with **local community organizations, community associations** and **townhouse builders**. The information sessions consisted of a staff presentation that provided an overview of the OCP Phase Two update with a question and answer period. Staff ended the sessions by promoting ways to get involved with the OCP update.
 - Date(s): June 26 and July 7, 2025
 - Location: Online
 - Engaged: Approximately 41 attendees

Advisory Committees

- **Details:**
 - Staff reached out to the following Advisory Committees with opportunities to engage.
 - Accessibility Advisory Committee
 - Child Care Development Advisory Committee
 - Community Services Advisory Committee
 - Economic Development Advisory Committee
 - Environment Advisory Committee
 - Food Security and Agricultural Advisory Committee
 - Heritage Commission
 - Intercultural Advisory Committee
 - Seniors Advisory Committee
 - Youth Advisory Committee
 - Twenty-one individuals from various Advisory Committees attended the virtual staff presentation, together with representatives of the Richmond Aquatic Advisory Board and the Richmond Public Library Board. The purpose of the presentation was to provide a high-level overview of the OCP update, promote opportunities to get involved and answer questions.
 - Date(s): June 19, 2025
 - Location: In-person
 - Engaged: 21 attendees
 - In addition, an in-person meeting was held with the Accessibility Advisory Committee at their request.
 - Date(s): June 11, 2025
 - Location: In-person
 - Engaged: 10 members



Youth Art Contest Participants (L-R): Maggie Pi, Leif Ferguson, Carys Braverman

Emails

- **Details:**
 - Emails were sent to individual community members, external agencies, neighbouring municipalities and community interest groups notifying them of the Phase Two OCP update and welcoming feedback through a meeting, phone call or via email.
 - Date(s): June 11 to July 20, 2025
 - Engaged: 7 email feedback

Youth Art Contest

- **Details:**
 - This initiative was hosted on LetsTalkRichmond.ca. Local youth had the opportunity to submit original artwork that represented the OCP and values of Richmond. The public was invited to vote on their top three favourite submissions online or at in-person open houses. Winners' artwork will be featured in the OCP document.
 - Date(s): March to July 2025
 - Location: Online
 - Engaged: 20 artwork participants; 423 voters

Outreach and Promotion

Advertising and promotion of the community engagement opportunities took place via various channels, including:

- Information bulletin
- City of Richmond project webpage
- Let's Talk Richmond project page
- City e-newsletters
- The Richmond Sentinel online newspaper ads
- Social media posts (Facebook, X, Instagram)
- Posters
- Bus shelter ads
- Emails to Let's Talk Richmond subscribers, Advisory Committees, external agencies, neighbouring municipalities, small builders, local community groups and associations, community centres and facilities, libraries and public schools.

OCP display boards at the City Hall gallery.

What We Heard: Summary of Input & Themes

The following is a breakdown of details and feedback themes received, of each engagement method.

Let's Talk Richmond Survey

An online survey was hosted on LetsTalkRichmond.ca from June 11 to July 20, 2025. It focused on the proposed strategic policy directions and revisions to the OCP Land Use Map. The survey had five sections, each with multiple choice responses and an opportunity to share additional comments. The themes below are organized based on the sections and frequency.

Notes:

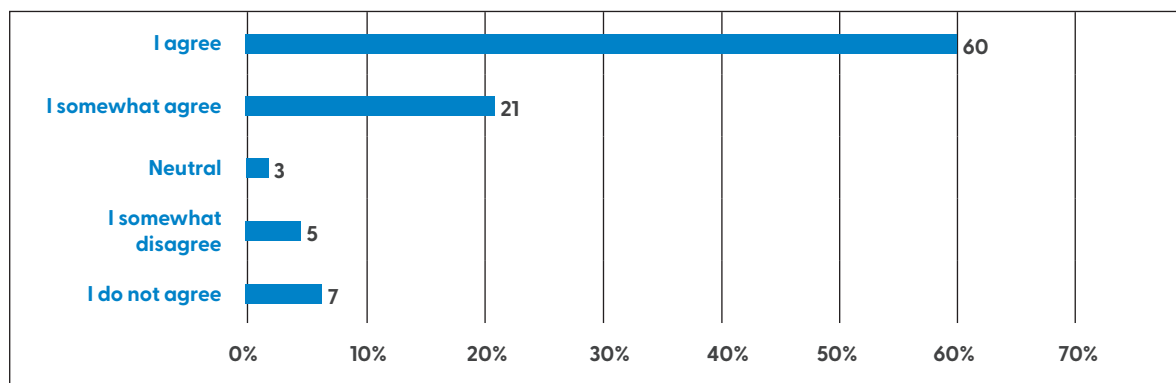
- The number of comments by theme may exceed the total number of submitted comments, as some responses address multiple themes.
- Additional comments are kept in their original section for simple categorization, even if not directly related to the topic.

Key Themes

Section 1. Directing growth where it can benefit the community most

I like these proposed OCP updates supporting a network of walkable, transit-oriented urban villages.

Respondents supporting a network of walkable, transit-oriented urban villages. (167 responses)



Additional comments themed (66 submitted comments)

Public & Active Transportation (25)

- Emphasized the importance of improving pedestrian and bicycle connectivity and noted walkable communities and Local Village centers are important to Richmond's livability. Ensure walking and cycling are safe options by enforcing safety requirements for drivers. (14)
- Support enhanced transit service and frequency, with extended Canada Line service to Steveston. Noted that Canada Line is generally more convenient than buses. (6)
- Adding more housing and population growth without good public transit would lead to more traffic. (4)
- Support public transit improvements but emphasized private vehicle use should not be reduced. (1)

Building Density & Height (16)

- Support increased density across the city, such as Steveston, to support local businesses and growth in Local Villages. (9)
- Preference for limiting building heights, suggesting a maximum of 3–5 storeys or restricting high-rises to specific corridors like Granville Avenue. (3)
- While 3–6 storey height is supported, there is concern that taller rental buildings would change the city's residential character. Comment noted commercial densification along arterial roads would negatively impact single family neighbourhood character. (2)
- Concern that higher density alone may not be enough to overcome those who resist change in established low density neighbourhoods. (1)
- Support for more high rises to accommodate the expected population growth. (1)

Housing Affordability (13)

- General support for affordable housing that is truly affordable to the average person, along with support for increasing density with 3–6 storey buildings to help improve housing affordability. (7)
- More housing diversity is needed, with support for missing middle and infill housing over single family houses. Mixed-use developments need adequate services and amenities, and rezoning should not be required. (3)
- Would like to see more rental housing in the city in Steveston and for seniors. Concern that affordable housing units would not be truly affordable. (2)
- There is a need for more diverse housing options, such as fee simple row houses and low-rise apartments for seniors and families. (1)

Commercial Space & Services (10)

- General support for increased housing and need for expanded quality services and amenities, such as hospitals, venues, and community programming, for a growing population. (5)
- Would like to see more commercial units built above existing ones to keep retail units affordable. Suggestions for more convenience or corner stores within walking distance. (4)
- Interest in updating community centres, noting that developer fees alone may not be sufficient. (1)

Local Villages & Transit Oriented Development (9)

- Overall support for transit-oriented development across the city to enable car-free access to work, school, and daily needs. (4)
- General support for Local Villages, with interest in expanding Tier 1 areas like Garden City further south and integrating village growth into surrounding residential neighbourhoods for more density. (3)
- Proposed Local Villages may interest specific demographics such as seniors, rather than the younger population. (1)
- Assess the current design of existing Local Villages to better inform planning for future ones. (1)

Vehicle Use & Accessibility (7)

- Reducing vehicle dependence helps lower emissions and combat climate change, seniors, caretakers and those with special needs still depend on vehicles for services and amenities. Accessible parking spaces should be available in housing developments. (4)
- Without safe and reliable alternatives, people will continue to rely on vehicles. Suggestions include bold actions such as road reallocation, traffic calming measures, and safer cycling and pedestrian infrastructure. (2)
- Support for expanding EV infrastructure, bridges, and roads to maintain driving freedom while also reducing vehicle emissions. (1)

Built Form & Urban Design (7)

- Concern about adding more apartment buildings in Richmond due to sea level rise. (2)
- Suggestion that low- to high-rise buildings could be compatible city-wide if designed with human-scale elements and street-level setbacks to enhance the pedestrian experience. (2)
- Townhouse developments should be located anywhere with low density, not just along arterials. (1)
- Repetitive cookie-cutter housing forms such as condos, townhouses, and small apartments are not ideal. (1)
- Preference for maintaining current height for rental housing. (1)

Land Use (6)

- There is interest in allowing greater flexibility in agricultural lands to accommodate evolving land use needs. Suggestion to densify East Richmond. (4)
- Need for additional industrial lands to support employment opportunities. Highlighted the importance of avoiding urban sprawl with interest for greater flexibility in agricultural land use to accommodate evolving needs. (2)

OCP Update Information (6)

- General agreement with the proposed plan. While proposed policies are sound, would like to see concrete actions on achieving goals in a timely manner. Suggestion to leverage existing networks and maintain transparency through frequent updates to foster stronger support. (3)
- The OCP update lacks clear policies for land acquisition and does not prioritize multiplexes over single-family homes. Uncertainty about whether the update will meaningfully improve Richmond. (2)
- Unclear how community equity is determined and how it will be implemented. Would like to see more details in the plan. (1)

Road Infrastructure & Traffic (6)

- Adding more housing and population growth without good public transit would lead to more traffic. (4)
- Would like more bridges and better traffic management in and out of Richmond. (1)
- Repairing roads and fixing potholes should be prioritized over creating more bike lanes. (1)

Building Methods (4)

- Wood-frame construction may pose challenges related to durability, fire safety, and pests, with suggestions to explore alternative building materials. (2)
- Prefabrication housing could decrease construction time and cost, with support for wood construction in mid-rise developments. (2)

Parks & Open Space (4)

- Provide protected greenspace for people to enjoy. Some concern that parks are disappearing from the city. (3)
- Would like to see enclosed dog parks. (1)

Development Incentives & Strategy (4)

- Reduce development fees for builders, streamline the process and permit more density. (3)
- The City should acquire more lands for housing, with funding from senior levels of government. (1)

Pathway Connectivity & Walkability (3)

- Prioritize walkability alongside increased density, calling for concrete plans and identification of future pedestrian pathways. Enhanced walkability within Local Villages could strengthen community connections. (2)
- While walkability is important, a more connected cycling network would better support car-free mobility across Richmond. (1)

Safety & Sense of Community (2)

- Opportunities to foster community through thoughtful design, such as shared parking and increased density. (1)
- Concerns about crime and safety. There needs to be further research and planning to address these issues. (1)

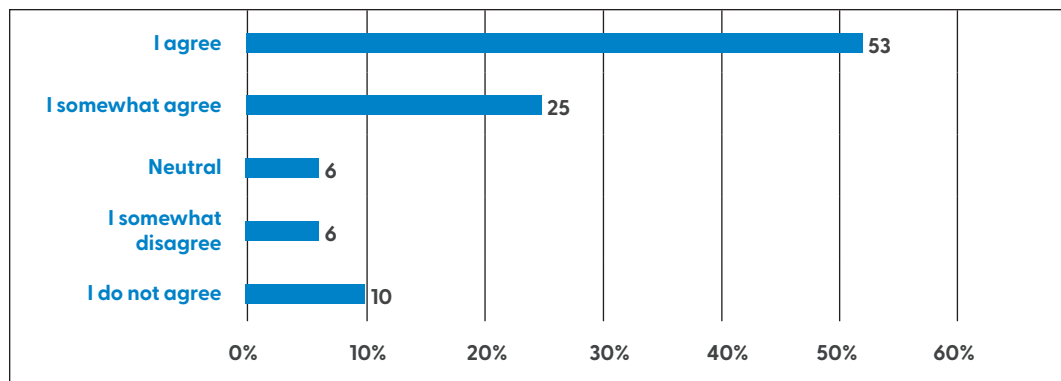


A public member engages with staff during the OCP open house at Richmond Centre.

Section 2. Deliver more housing affordability, supply and choices

I like these proposed OCP updates supporting more housing, including rental and affordable housing.

Respondents supporting more housing, including rental and affordable-housing (167 responses)



Additional comments themed (84 submitted comments)

Housing Affordability (19)

- Housing affordability is important across all ages, incomes, abilities, and backgrounds. Emphasis on enabling young people to remain in the communities they grew up in and aging in place with appropriate care home facilities. Some concerns raised about public perceptions related to low-income housing. (19)
- Support expressed for increasing housing supply, through public or non-profit rental options and affordable ownership like townhomes and apartments. While older rentals and co-ops are more family-friendly, private rental housing is still considered better than no affordable options. (5)
- Support for more rental housing. Appreciate the inclusion of rent-to-own and other innovative strategies. The implementation plan of proposed housing units is important. (3)
- Salaries need to align with cost of housing. (1)
- General concern that staff is not doing enough to address housing affordability. (1)

Built Form & Urban Design (14)

- Preference for mid-rise buildings (3–6 storeys), with some support for limiting taller buildings (6+ storeys) to North Richmond. Concerns about potential seismic risks associated with increased building heights. (4)
- Single family housing should be protected from increased density and traffic to preserve the neighbourhood character. (3)
- Urban design and built form are important for a livable community, including immigrants. Preserve Steveston's historical character and limit building height when possible, such as in Steveston. (3)
- Appreciate townhouse developments proposed along Steveston Highway. (1)
- Concern about residents being evicted for redevelopment projects that replace affordable housing. (1)
- Should limit commercial building height as Richmond is growing too fast. (1)
- More Tier 2 Neighbourhood Residential could be proposed near Local Villages. (1)

Building Density (12)

- Too much density is proposed too soon. Concern for negative impacts to single family housing character and increased traffic. Multi-storey developments in Steveston are not supported. (6)
- Support for increased density across the city, including mid-rise buildings (3–6 storeys) and diverse housing types beyond arterial roads. Higher density could help grow local businesses and would support further density in the City Centre due to its success. (4)
- Support affordable housing but preference to focus on transit-oriented development while preserving single family neighbourhoods. (1)
- Richmond should avoid urban sprawl. (1)

Development Incentives & Strategy (9)

- Support for incentivizing developers to build multiplex housing over single-family homes, with concerns about high development fees as barriers to rental housing. Suggestions included reducing fees and increasing density to improve affordability. (5)
- Municipal rent control would help keep housing affordable. Lowering housing development cost, without government subsidies, could lead to lower rents. (2)
- Proposed policies could go further by ending single family housing development and making the city more affordable. (1)
- Pre-zoning, tenant protection and supporting affordable housing projects should be prioritized. (1)



A public member learning about the proposed draft land use map during an OCP open house.

Services & Amenities (8)

- Support for increased housing, with expanded services and amenities, such as child care, schools, grocery stores and open space to support growing communities. (4)
- Concern about permitting increased density without timely delivery of developer promised community amenities. Concern that services and infrastructure are inadequate to support future growth. (3)
- Developments proposed along arterial roads should be mixed-use developments so the public could enjoy its community amenities. (1)

Traffic & Road Infrastructure (6)

- Increased density especially along arterial roads could result in congested traffic. (4)
- Concern that traffic congestion and limited bridge infrastructure make it difficult to travel in and out of Richmond. Densification could deepen these challenges. (1)
- Placing too many residential driveways on busy roads would be dangerous. Large developments on arterials should locate driveways on side streets instead. (1)

Population Growth (5)

- The need for growth and densification is questioned. The City should prioritize the needs of current residents over future residents. (2)
- The 52,000 additional residential units by 2041 seem unrealistic. Concern for traffic to worsen with increased population. (2)
- More housing would be required to accommodate immigration of skilled workers due Canada's aging population. (1)

Sense of Community (4)

- Different housing forms could promote a sense of community, such as townhouses without garages. Concern that density could lead to loss of community. (2)
- Affordable housing in Richmond should not be used as investment properties, but rather for residents. (2)

Housing Diversity (3)

- Distribute diverse housing types throughout the city, not just along arterial roads, to support growth and provide better options for seniors downsizing and families needing more space. (3)

Transport & Walkability (3)

- Richmond's public transportation is not adequate, so people would still rely on private vehicles. (1)
- Steveston is a good example of walkability and proximity to amenities despite the lack of public transit. (1)
- Would like to see extension of multi-use bike pathways. (1)

Building Methods (3)

- Incorporate more sustainable construction methods, such as passive house designs. (3)

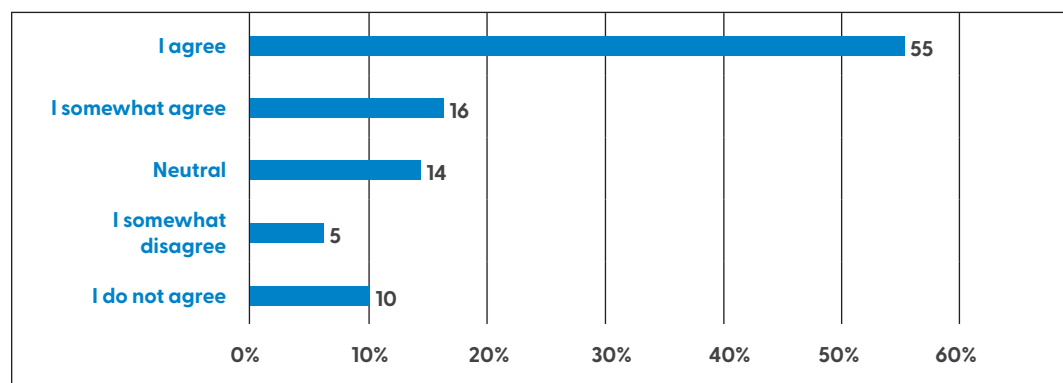
OCP update information (1)

- General support for the proposed plan. (1)

Section 3. Support a more equitable community

I like these proposed OCP updates supporting more equitable planning, development and decision-making processes.

Respondents supporting more equitable planning, development and decision making processes (167 responses)



Additional comments themed (49 submitted comments)

Equity & Community Engagement (9)

- Need for inclusive, meaningful engagement that centers current residents, equity-deserving groups, and those displaced by housing inaccessibility. Caution against using engagement to justify opposition to necessary housing development. (5)
- Skepticism about equity as a planning principle, preferring a focus on equality of opportunity. Question the framing of equity in public materials, suggesting that community members who wish to be heard should take initiative, rather than relying on equitable engagement efforts. (2)
- Suggest translating engagement materials into multiple languages to reach those who do not speak English. (1)
- Concern about abstract language in engagement materials and increased community input may give more power to those opposed to housing development. (1)

OCP Update Information (7)

- Equity information is too general, need more specific examples. (3)
- Existing diversity policies are already in place, suggesting no additional measures needed. OCP update does not seem sincere, transparent and equitable. (2)
- This initiative is a positive step toward making Richmond a more livable, attractive place to live and work. (1)
- OCP materials do not have a clear definition of equity. (1)

Shops & Amenities (5)

- Equity concerns in Hamilton due to the disproportionate provision of services and amenities such as public transportation, schools, and grocery stores to the rest of the city. (2)
- Would like to see a community centre in Ironwood. (1)
- Provide more funding for services such as libraries as it is low barrier and accessible community space for everyone. (1)
- Services should be accessible to all residents. Business signage should include at least English or French, as signs only in Chinese can make some residents feel excluded. (1)

Built Form & Urban Design (1)

- Ensure buildings are developed so that seniors can access elevators with ease. (1)

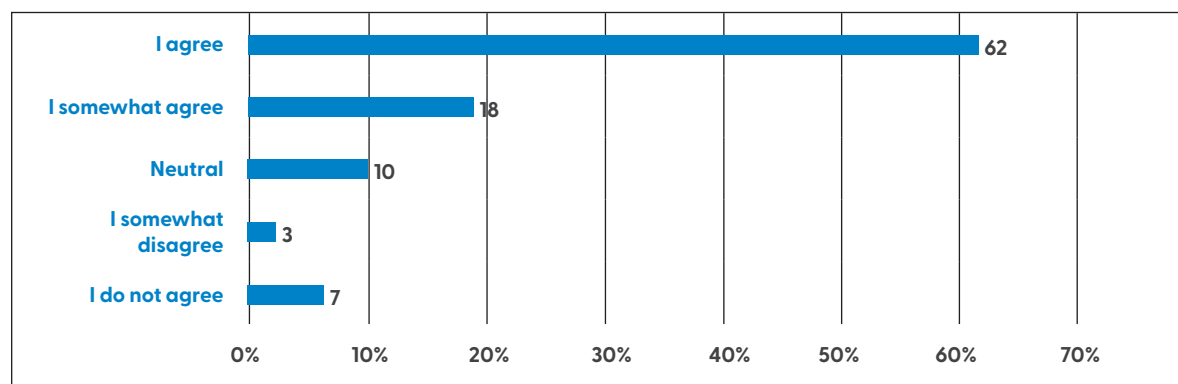
Population growth (1)

- Concerns about the potential social and economic impacts of low-income housing and immigration in Richmond. (1)

Section 4. Strengthen the land use response to climate change

I like these proposed OCP updates supporting climate mitigation and more adaptable, climate resilient communities.

Respondents supporting climate mitigation and more adaptable, climate-resilient communities. (167 responses)



Additional comments themed (52 submitted comments)

Transport & Connectivity (17)

- Support for the proposal with need to reduce car dependency by limiting road infrastructure, enhancing transit services and promoting sustainable travel. Suggestions include park-and-ride facilities, clearer 'high street' definitions, pedestrian-friendly design, and transforming Railway Avenue into a mixed-use, transit-oriented corridor. (10)
- Need to expand Richmond's bike network, noting the city's flat terrain makes cycling practical. Better separation of bike routes from vehicle traffic to ensure safety for all ages and abilities should be considered. (3)
- Skepticism that expanding public transit will have a major impact, as it is still difficult to use for daily errands across the city. (2)
- While less private vehicle dependence is good, this is challenging for Hamilton as residents heavily rely on vehicle use due to the lack of transit. (1)
- Would like to see covered walkways to account for the rainy season. (1)

Vehicle Use & Road Infrastructure (12)

- Support reducing vehicle use. Emphasized the value of providing parking at transit and business hubs, especially for families that rely on cars. Reducing vehicles would also improve environmental efficiency as significant space is dedicated to private vehicles and roads. (3)
- Support walkability but emphasized the need to maintain parking in new developments, especially for older adults and those with mobility challenges. Broader focus is needed on climate solutions beyond reducing car use, to avoid excluding vulnerable populations. (2)
- General disagreement with less private vehicle use, but is supportive of active transportation. (2)
- Unrealistic to assume people would not drive, as most new residents have at least one vehicle, contributing to already congested roads, especially during peak travel times in and out of Richmond. (2)
- Public transit safety and health make private vehicle use more appealing. Suggestions include improving cycling infrastructure, sidewalk connectivity and bus frequency to support safer, more convenient alternatives. (1)
- Support for EV adoption, but lack of charging infrastructure in rental buildings remains a barrier. Requiring EV chargers in existing apartment parkades could help reduce reliance on gas vehicles. (1)
- Need to have better roads and prioritize fixing them. (1)

OCP Update Information (8)

- Support the OCP update on climate adaptation and mitigation for a thriving community. Would like to see community level commitment to addressing these proposed strategic directions. (4)
- Concern about the OCP update's sincerity, transparency, and equity, with feedback that it is too general. Skepticism about its relevance to climate action, with some suggesting dyke maintenance is the only valid concern. (3)
- While supportive of the proposed climate adaptation and mitigation efforts, there are concerns that they lack urgency. (1)

Climate Change Policies (8)

- Richmond's climate change proposal is unlikely to have significant impacts. Implementing tariffs on high-emission goods could make more impacts. There is also concern that increased development may lead to higher overall emissions. (3)
- Climate change mitigation policies are crucial to ensure a more sustainable future. Expressed support for City funding or subsidizing heat pumps and air conditioners to protect all residents, including renters and those unable to access public centres from extreme heat and cold at home. (2)

- Historical climate records suggest a natural climate cycle that may cool over time, with skepticism about the impact of the sea level rise in Richmond. (2)
- Consider incorporating solar panel exteriors and air conditioning requirements in future building developments. (1)

Urban Forest & Open Space (6)

- Support for more shaded, rain-protected outdoor spaces and water access, with better access to green infrastructure based on where it is most effective and appropriate. (3)
- Concerns that increased density may lead to the loss of specimen trees and negatively impact urban canopy cover. Emphasized the need for more trees to help cool the city and noted that shaded areas are often closed off to the public. (2)
- Protect Richmond's natural areas. (1)

Affordability & Local Villages (5)

- Need to strike the right balance between welcoming population growth and maintaining housing affordability. Climate policies should be thoughtfully designed to avoid unintentionally increasing housing costs. (3)
- Need for housing options for newcomers within single-family neighbourhoods, supported by adequate infrastructure to accommodate growth. (1)
- Climate-resilient local villages may primarily serve higher-income residents, raising questions about how equity will be addressed in these developments. (1)

Agricultural Lands (3)

- Ensure protection of agricultural lands for food security. Concern that large homes are developed on agricultural lands and not used for farming practices. (2)
- More agricultural lands should be permitted for other non-farming uses. (1)

Shops & Amenities (3)

- Commercial spaces are unaffordable, resulting in businesses leaving neighbourhoods. Suggestions to increase permitted density in commercial areas, especially Steveston. (2)
- Services and amenities should be provided city-wide for people to connect, rather than focusing on one area, such as City Centre. (1)

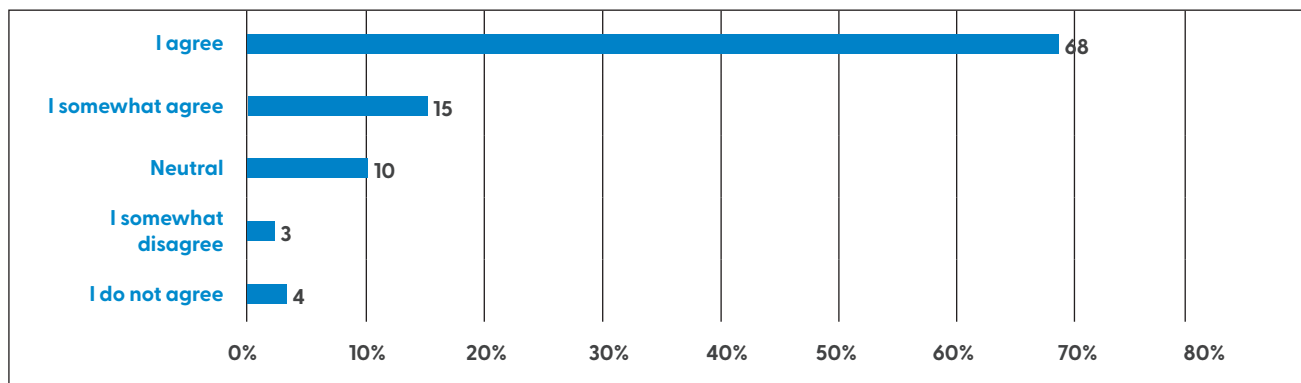
Education & Programming (2)

- Provide more opportunities for educational nature programs around the city. (1)
- Richmond should take a stronger stance on water conservation, including exploring household water metering to increase accountability and awareness, and enhancing public education efforts. (1)

Section 5. Enhance Richmond's environment and natural assets

I like these proposed OCP updates supporting greater environmental protection and enhancement.

Respondents supporting greater environmental protection and enhancement (167 responses)



Additional comments themed (41 submitted comments)

Urban Forest & Parks (10)

- The parks should be protected and enhanced, with suggestions to create an urban forest at Garden City lands. Would like to see more green spaces in areas such as Terra Nova, and more dog parks. (3)
- Opposed to an urban forest in Richmond with concerns that further expansion would negatively impact views for residents. (2)
- Richmond made strong progress in urban forestry, but future growth and land constraints should prioritize walkability over trees. Strict private tree retention could hinder densification. (2)
- Support the idea of an Urban Forest Action Plan and suggests using agricultural land to build roads lined with trees, creating affordable, low-density communities for families. (1)
- Higher-density housing can accommodate more people but lacks green space. Urban planning must ensure these developments include greenery. (1)
- Tree canopy expansion and changes to flora and fauna should be limited to new or redeveloping areas to reduce disruption and community resistance. (1)

Environmental protection (10)

- Richmond should do more to protect plants, animals, and older trees, while enhancing natural beauty with more walking and biking paths. There is concern that once these natural assets are lost, they cannot be restored. (5)
- Agricultural lands need to be protected for farm use in the midst of climate change. (2)

- Overall Richmond does well in enhancing the city's natural assets, with commitment to streamline this work. (2)
- Environmental Sensitive Area Development Permit area on private residential land is inconsistent, negatively affects property value, and should be reconsidered or removed. (1)

Balancing Growth (7)

- New housing should not compromise the environment, especially when underutilized land is available. Densification should be balanced with the preservation of natural spaces, trees, and waterways that are well adapted to the local ecosystem. (6)
- Conservation land in East Richmond should be used for housing development instead. (1)

Policy & Process (3)

- Artificial turf should be restricted rather than focusing on the restriction of specific plants and trees. (1)
- Concern that discussions and meetings are slowing down efforts to address climate issues and environmental protection. (1)
- Richmond should use existing data to guide biodiversity efforts to avoid costly new studies. (1)

Landscape & Water (2)

- Richmond's waterfront is mostly industrial, not recreational. Calling it a natural asset is unrealistic. The city lacks accessible, people-friendly natural spaces. (1)
- Richmond's dyke system needs to withstand worst-case climate change scenarios. (1)

Education & Programming (2)

- Residents would benefit from nature educational opportunities. (2)



I have the following final comments (43 submitted comments)

Services & Amenities (7)

- Concerns for school capacity, access to services, and public safety as Richmond grows. Appreciation for existing amenities like parks, grocery stores, and community centres, which support community belonging. (5)
- Suggestions included adding more pickleball courts to meet recreational needs. (1)
- Would like to see more parks and greenery by River Parkway and Gilbert Road area. (1)

Transport & Access (7)

- Richmond can take inspiration from cities like Amsterdam and Copenhagen by prioritizing people-centric and walkable urban design over car dependency. (2)
- Transit networks should connect to local villages, expand beyond Brighthouse Station and integrate mid- to high-rise affordable housing with nearby amenities, services, and greenspace. (2)
- Richmond should improve basic infrastructure maintenance such as bridges, potholes and sidewalks to improve overall livability. (2)
- Cycling safety could be improved in Richmond. (1)

OCP Update Information (7)

- Overall support for the OCP's vision and its direction towards equity and resilience, while encouraging a more adaptive development framework and clearer language to reflect the City's level of commitment. A well thought out framework. (4)
- Would like the city to follow through on their stated commitments. Concern that public feedback would not be genuinely taken into consideration. (3)

Development Incentives & Projects (5)

- Support for fast-tracking plans for a denser, mixed-use community to enhance quality of life. Encouragement for Richmond to be more progressive by removing barriers to business and development. (2)
- Suggest increasing property tax while decreasing Development Cost Charges to encourage more housing development. (1)
- Keep Richmond unique instead of turning the city into Vancouver. (1)
- Many properties with outdated development signs and deteriorating conditions are underutilized, highlighting the need for the City to take a more proactive approach to address stalled projects. (1)

Building Density (5)

- Concerns raised about potential traffic, congestion, and the need for adequate services and amenities to maintain quality of life. (4)
- General support for increased density in the City Centre, with recognition that it can help protect agricultural land and support young farmers. (1)

Housing & Development (5)

- Concern over the demolition of livable homes for large new builds, citing environmental waste and negative impacts on neighborhood character. Overall concern about rapid change and construction happening in Richmond over the past ten years. (2)
- More public housing is critical to meet the city's affordable housing targets. (1)
- It is unclear why there is a need to develop lands in Richmond when development can happen outside of the city. (1)
- Suggest promoting young family-friendly housing near under-enrolled schools to support school viability, reduce traffic, and foster vibrant community spaces. (1)

Land use & Environmental protection (4)

- Improving dikes and dredging should be prioritized to strengthen flood and disaster recovery. (2)
- Would like to see agricultural lands used instead for urban development and a growing population. (1)
- Ensure agricultural lands are protected from non-farming uses. (1)

Equity & Community Engagement (2)

- Ensure everyone, especially equity deserving groups, have opportunities to be engaged. Propose setting up pop-up booths at high-traffic locations like grocery stores. (1)
- Lack of OCP public engagement with First Nations compared with other municipalities. Greater effort is needed in support of Truth and Reconciliation. (1)

Safety & Accessibility (2)

- The OCP update should address livability concerns, including littering, lack of trash infrastructure, light pollution, and safety issues. Richmond is not accessible and does not support those with diverse needs. (2)



OCP phase two community engagement postcard.

Email Feedback

This section summarizes input received via email from individual community members, external agencies, neighbouring municipalities and community interest groups. While not part of the formal survey, these responses offer complementary perspectives and highlight specific concerns or suggestions relevant to the OCP update.

Community Member Submissions

There are two responses received via email from individual community members. Summary of comments include:

- Need for more rental housing in Steveston due to working professionals, young families and seniors being turned away.
- Agricultural lands should be reconsidered for housing development due to the urgent need in the city.

External Agencies, Neighbouring Municipalities and Community Organizations Submissions

Five emails with general feedback were received from external agencies, neighbouring municipalities and community organizations as part of the OCP engagement process. They expressed interest in staying informed and indicated a willingness to provide further input as the draft OCP progresses. Feedback is summarized under the four OCP target area topics.

Housing Affordability

- Support to expand rental housing supply through the designation of Tier 1 Arterial Connector lands in the Hamilton neighbourhood area.
- Importance of aligning the OCP with existing legislation and regional planning priorities, particularly in relation residential density.

- Support for new ideas to make housing more affordable, such as creating a local housing organization and using extra building space for affordable homes. Steveston needs more rental housing.
- Set up a central housing registry, policies to ensure more rental housing are near transit and services, and making sure new homes are accessible for people with disabilities.
- Create a non-profit group to help manage housing for seniors and low-income residents and develop a plan to address homelessness.

Community Equity

- Encourages Richmond to be a safer, more inclusive, and more connected city for everyone.
- Suggestions include involving people with lived experience in decision-making, improving walkability and access to services, and making it easier to get around by walking, biking, or taking transit.
- Recommends better access to health and wellness services, including support for people dealing with addiction, and adopting a living wage policy for the City.

Environmental Protection & Enhancement

- Highlights the importance of growing more local food and protecting farmland.
- Support farmers, creating a shared kitchen space as a community benefit, and building a central hub to manage emergency food programs.
- Recommend improving parks and green spaces, planting more trees, and making sure nature and people can share space in the city.
- Question why some agricultural lands can not be used for housing development, considering there is a housing affordability crises.
- Keen to learn more about Richmond's park acquisition strategy.

Climate Adaptation & Mitigation

- Regional considerations such as transportation infrastructure, climate resilience, and impacts on the Fraser River were also reviewed, with no additional comments.
- Supports the City's efforts to reduce pollution and move toward a more sustainable, circular economy.
- Concern for extreme weather impacts on low-income residents, especially during heat waves and cold winters.
- Suggest updating rental housing policies to include a maximum indoor temperature, improving emergency shelter access, and studying how energy costs affect residents' ability to heat and cool their homes.



Two youths reading the OCP display boards at the City Hall gallery.

Next Steps

The final phase will incorporate feedback received through the Phase Two public engagement, along with other considerations including Council direction, Richmond's policy framework and additional policy and technical analysis, into a new OCP document. Further, the revised OCP will need to include updates to the land use designations and policies of the OCP to permit the 20-year supply and types of housing identified in the Interim Housing Needs Report (endorsed by Council in December 2024).

Ongoing information is available at richmond.ca/ocp-update.

Contact:

City of Richmond
Planning and Development Division
CommunityPlanning@richmond.ca





The City is currently working on updates to its Official Community Plan (OCP), which guides long-term land use and development decision-making to achieve Richmond's vision for the future.

The **OCP Update 2050** is a targeted review focusing on:

- housing affordability;
- equitable communities;
- climate mitigation and adaptation;
- environmental protection and enhancement.

Your responses to the following questions will let us know if the proposed updates to the OCP are on track to support Richmond becoming a more complete, inclusive and resilient community.

For your convenience, the survey, information boards and list of open houses are available online at LetsTalkRichmond.ca/OCP2025-Phase2. Accessibility tools are available on this site.

The deadline to complete the survey is **Sunday, July 20, 2025**.

1. Directing growth where it can benefit the community most

It is expected that **Richmond's population will grow by 40%** to 311,000 people by 2050. This could present challenges, key among them being **pressure to build quickly** to meet the needs of existing and future residents and **continued car-dependence**, particularly in suburban areas.

In response, the **OCP Update** proposes:

- Walkable, transit-oriented villages with a mix of shops, apartments and complementary uses, located on and around existing shopping centres outside downtown—including future public engagement to plan for how residents envision the future of their local communities;
- New townhouse development along arterial roads;
- Increased opportunities for 3–6 storey buildings using wood construction to reduce costs and encourage a scale of development that is compatible with existing neighbourhoods.

1. I like these proposed OCP updates supporting a network of walkable, transit-oriented urban villages.

- | | |
|---|--|
| ☐ I agree | ☐ I somewhat disagree |
| ☐ I somewhat agree | ☐ I do not agree |
| ☐ Neutral | |

Please provide any additional comments:

2. Deliver more housing affordability, supply and choices

It is projected that **52,000 new dwellings** must be built between 2021 to 2041 (20 years) to meet the needs of existing and future residents. This rate of construction is **31% faster** than what occurred in the previous 10 years and must include **more purpose-built rental housing** and **affordable housing** if it is going to meet the pressing needs of Richmond residents.

In response, the **OCP Update** proposes:

- Increased opportunities for 3–6 storey, multi-family housing along arterial roads and in transit-oriented village locations;
- New incentives for rental housing construction (e.g., increased height);
- New incentives for senior government investment in affordable housing (e.g., pre-zoning non-profit and government-owned properties).

2. I like these proposed OCP updates supporting more housing, including rental and affordable housing.

- | | |
|---|--|
| ☐ I agree | ☐ I somewhat disagree |
| ☐ I somewhat agree | ☐ I do not agree |
| ☐ Neutral | |

Please provide any additional comments:

3. Support a more equitable community

Equity means everyone has fair access to housing, transportation, jobs, education, recreation, amenities, parks and green spaces, and a healthy, climate-resilient environment. Unfortunately, equity-deserving groups can find it **hard to make their voices heard**, **systemic barriers** can stand in the way of fully participating, and car-dependent communities and redevelopment can make it **hard to access services** where they are needed.

In response, the **OCP Update** encourages the City's establishment of:

- New ways to meaningfully engage equity-deserving groups in civic decision-making;
- Greater emphasis on equity in City planning and development processes;
- A framework for coordinating and optimizing the City's execution of accessibility guidelines and its advancement of the Richmond Accessibility Plan 2023–2033.

3. I like these proposed OCP updates supporting more equitable planning, development and decision-making processes.

- | | |
|---|--|
| ☐ I agree | ☐ I somewhat disagree |
| ☐ I somewhat agree | ☐ I do not agree |
| ☐ Neutral | |

Please provide any additional comments:

4. Strengthen the land use response to climate change

Richmond is a leader in climate mitigation and adaptation action, but it **takes time and concerted effort to improve climate resiliency**. Shifting people away from private vehicles to more sustainable modes of transportation is hard, particularly outside downtown. Meanwhile, **weather events and their impacts are increasing** in frequency and severity.

In response, the **OCP Update** supports:

- Prioritizing continual improvement in high-performance development practices to reduce energy use and Green House Gas (GHG) emissions;
- Building climate-resilient urban villages to help reduce car use, support transit, and encourage the transition of suburban areas into more connected, mixed-use, walkable communities;
- Future-proofing public and private spaces and places by building and retrofitting outdoor spaces, homes and businesses to adapt to climate change (e.g., cooling).

4. I like these proposed OCP updates supporting climate mitigation and more adaptable, climate-resilient communities.

- | | |
|---|--|
| ☐ I agree | ☐ I somewhat disagree |
| ☐ I somewhat agree | ☐ I do not agree |
| ☐ Neutral | |

Please provide any additional comments:

5. Enhance Richmond’s environment and natural assets

As Richmond grows, natural areas are increasingly vulnerable to the impacts of urban development, which can result in **reduced biodiversity, fragmentation of natural areas** and **increased climate impacts** (e.g., flooding, heat and sea-level rise). Municipalities are at the forefront of environmental protection, but senior governments have most of the legislative authority and financial resources.

In response, the **OCP Update** encourages the City’s establishment of:

- A Green-Blue Ecological Network Plan to protect, expand, connect and enhance Richmond’s land- and water-based natural assets;
- A Biodiversity Assessment and Urban Design Action Plan to increase understanding, foster stewardship and support ecological health and integration with urban development;
- An Urban Forest Action Plan to expand Richmond’s existing urban forest strategies, prioritize innovation and support the equitable distribution of trees and green infrastructure across the city.

5. I like these proposed OCP updates supporting greater environmental protection and enhancement.

- | | |
|---|--|
| ☐ I agree | ☐ I somewhat disagree |
| ☐ I somewhat agree | ☐ I do not agree |
| ☐ Neutral | |

Please provide any additional comments:

6. I have the following final comments:

7. I plan to attend one of the seven open houses (See page 5 for list of open houses):

- ☐ Yes
- ☐ I may attend
- ☐ No, because:
- ☐ All the information I want is on LetsTalkRichmond.ca.
 - ☐ The times are not convenient.
 - ☐ The locations are not convenient.
 - ☐ Other: _____

Tell Us About Yourself

8. My association to Richmond is (Select all that apply):

- | | |
|---|--|
| ☐ Live in Richmond | ☐ Go to school in Richmond |
| ☐ Work in Richmond | ☐ Don't live in Richmond but was raised there |
| ☐ Own a business in Richmond | ☐ Other: _____ |

9. My age falls into this range:

- | | |
|---|--|
| ☐ Youth/young adult (under 24 years) | ☐ Older adult (65 years or older) |
| ☐ Adult (25 to 64 years) | ☐ Prefer not to say |

10. I heard about this engagement opportunity via (Select all that apply):

- | | |
|---|--|
| ☐ Richmond.ca website | ☐ Social media |
| ☐ LetsTalkRichmond.ca website | ☐ Transit shelter ad |
| ☐ Email sent to me from LetsTalkRichmond.ca | ☐ Poster in public facility |
| ☐ News story (Richmond News, Richmond Sentinel) | ☐ Word of mouth (friend or family member) |
| | ☐ Other: _____ |

Thank you for taking the time to complete this survey.

Ways to submit by Sunday, July 20, 2025

- Mail or drop-off at City Hall (west entrance): Attn: Planning Dept, 6911 No. 3 Road, Richmond, BC, V6Y 2C1
 - Scan and email to communityplanning@richmond.ca
-

In-person open houses

The OCP display boards will be available for viewing in the City Hall Galleria during business hours from Wednesday, June 11 to Friday, July 18.

- Wednesday, June 18 from 6:00 to 8:30pm at Steveston Community Centre, 4111 Moncton Street (drop-in).
- Saturday, June 21 from 10:00am to 9:00pm at CF Richmond Centre, 6551 No. 3 Road (drop-in, near Old Navy).
- Tuesday, June 24 from noon to 2:30pm and 6:00 to 8:30pm at City Hall Galleria, 6911 No. 3 Road (drop-in, with staff presentations at 1:00pm and 7:00pm).
- Wednesday, June 25 from 6:00 to 8:30pm at Hamilton Community Centre, 5140 Smith Drive (drop-in).
- Wednesday, July 2 from 4:30 to 7:00pm at South Arm Community Centre, 8880 Williams Road (drop-in).
- Thursday, July 3 from 11:00am to 1:30pm at Cambie Community Centre, 12800 Cambie Road (drop-in).
- Wednesday, July 9 from 4:30 to 7:00pm at Thompson Community Centre, 5151 Granville Avenue (drop-in).



City of Richmond

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

GP - 183

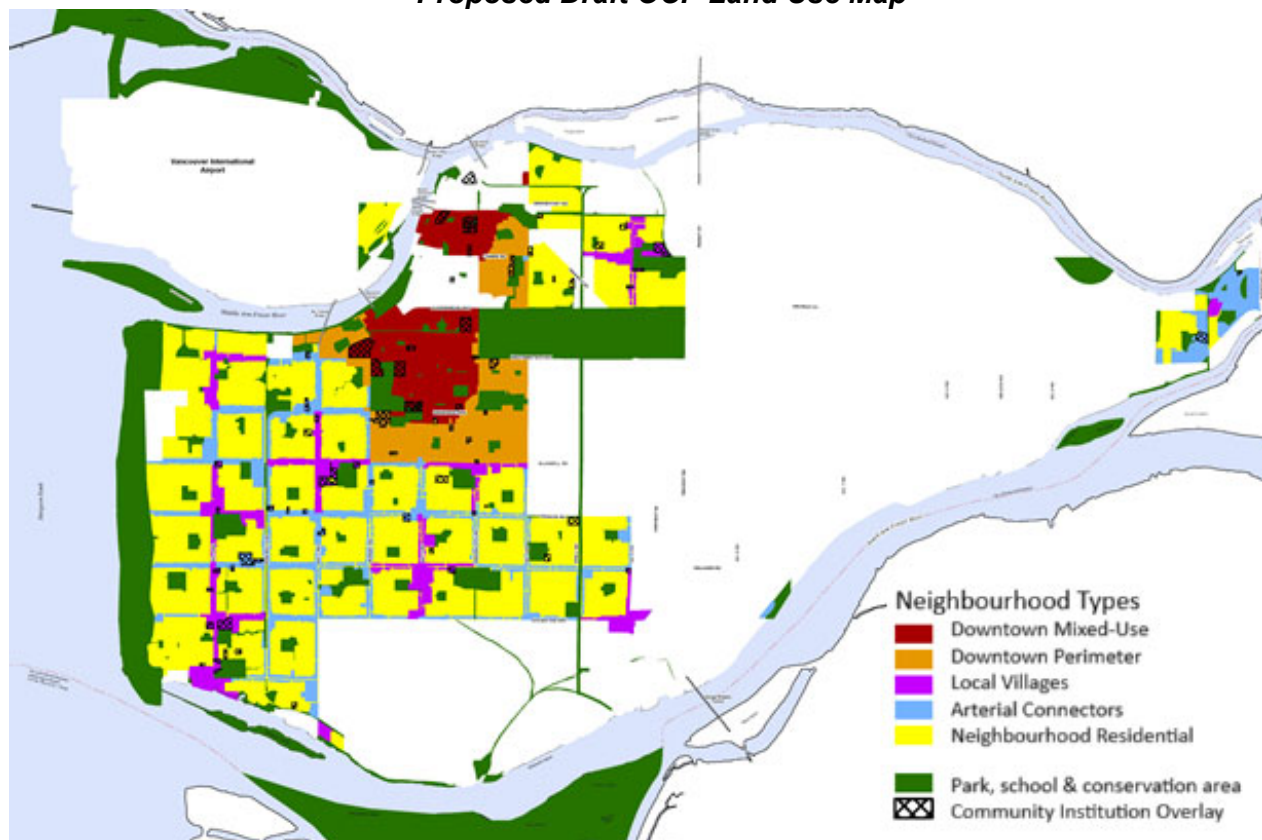
OCP Targeted Update Projections & Capacity

Since Richmond's Official Community Plan (OCP) was last updated in 2012, the city has grown, with almost 70% of new dwellings going into the City Centre, and complex challenges have emerged, including housing affordability, equity, climate change and environmental impacts. In addition, the Province has enacted new legislation that alters how municipalities must plan for the future of their communities, including Transit-Oriented Areas (TOA) (Bill 47), Small-Scale Multi-Unit Housing (SSMUH) (Bill 44), and Interim Housing Needs Report (IHNR) requirements.

Metro Vancouver estimates that over the next 25 years Richmond may grow by more than 90,000 new residents and 43,000 new dwelling units. This means that, by 2050, Richmond may have approximately 311,000 residents and 129,000 dwellings.

To address these challenges and anticipated growth, the draft OCP update proposes a transit-oriented, urban village approach and five associated "Neighbourhood Types" to accommodate TOA and SSMUH, meet IHNR requirements, create new mixed-use villages and low-rise, multi-family housing options along arterial roads outside the City Centre, and incentivize purpose-built rental housing.

Proposed Draft OCP Land Use Map



OCP Targeted Update Projections & Capacity

Projections and capacity are two different, but related, measures of urban growth.

- **Projections** are estimates of the number of new residents or dwellings that may be expected over a specified period (e.g., between now and 2050) based on recognized trends and assumptions (e.g., immigration and fertility rates).
- **Capacity** is an estimate of the maximum number of dwelling units that could be constructed based on applicable land use policies, without consideration of the likelihood or timeframe of construction.

Projected growth cannot occur if the capacity (e.g., housing supply) is inadequate. On the other hand, while land use policies may allow for increased capacity (e.g., increased housing supply), construction is unlikely if supply will exceed population growth and the demand for new housing.

1.0 Projections

The tables below are Metro Vancouver's most recent population and dwelling unit projections for Richmond. However, these projections are not up to date, as they do not consider the potential affects of TOA or SSMUH, or recent changes in Federal immigration policy. Updated projections are scheduled to be released in fall 2025. Metro Vancouver staff have indicated that adjusting for the change in immigration policy is likely to result in lower projected growth.

1.1. Population

	2021 (Existing)	2050 (Projected)	Growth
Inside City Centre	66,231	122,785	+56,554 (63% of growth)
Outside City Centre	154,942	188,451	+33,509 (37% of growth)
Total	221,173	311,236	+90,063

1.2. Dwelling Units

	2021 (Existing)	2050 (Projected)	Growth
Inside City Centre	30,537	58,768	+28,231 (65% of growth)
Outside City Centre	54,839	69,886	+15,047 (35% of growth)
Total	85,376	128,654	+43,278

OCP Targeted Update
Projections & Capacity

2.0 Capacity

The tables below indicate the estimated increase in capacity (i.e., addition number of dwelling units over and above the estimated current OCP capacity) that can be attributed to the Provincial Housing Bills and draft proposed OCP update. For clarity, for this summary capacity is the maximum number of dwelling units that could be constructed if every lot was developed to the maximum permitted under the draft OCP update (without consideration of when or if such construction might occur).

2.1 Transit-Oriented Areas (TOA)

In June 2024, Council adopted a TOA Bylaw identifying minimum heights and densities around identified Canada Line stations as required by the Province (Bill 47). The additional capacity identified below is in addition to the City Centre Area Plan (CCAP), adopted in 2009, which projected 56,900 dwelling units upon build-out.

Dwelling Units	
Increase in capacity attributable to TOA (Bill 47)	+29,956

2.2 Small-Scale Multi-Unit Housing (SSMUH)

In June 2024, Council rezoned almost 27,000 single-family and duplex lots to permit three, four or six units, depending on lot size and proximity to frequent transit, as required by the Province (Bill 44). While rezoning to permit SSMUH greatly increased the City’s zoned capacity, it is expected that construction will occur gradually over many years.

Dwelling Units	
Increase in capacity attributable to SSMUH (Bill 44)	+64,392

2.3 Other Proposed OCP Land Use Updates

To rebalance growth between inside and outside City Centre, support the development of walkable, transit-oriented villages, and increase lower-cost strata and rental housing options (e.g., wood construction), the draft proposed OCP update increases the capacity for townhouses and four- to six-storey apartments, including:

- approximately 12,000 additional dwelling units (in addition to current OCP capacity) along arterial roads in designated “Local Villages” and “Arterial Connectors”; and
- additional capacity for rental and non-profit housing throughout the city.

2.4 Interim Housing Needs Report (HNR)

In December 2024, Council approved Richmond’s IHNR, which estimates that 52,000 new dwellings must be built between 2021 and 2041 to meet community need (i.e., roughly 2,600 per year). The Province requires that the OCP and Zoning Bylaw accommodate this growth. Richmond has enough pre-zoned land to satisfy this requirement, largely due to pre-zoning for SSMUH.

Subject: Steveston Community Centre and Library Capital Project

Member of Council: Kash Heed

Meeting: General Purposes Committee (Public)

Notice Provided on: August 4, 2025

For Consideration on: September 2, 2025 in accordance with Procedure By-law No 7560

Motion

That the Steveston Community Centre and Library Capital Project be referred to the Major Projects Oversight Committee.



City of Richmond

Report to Council

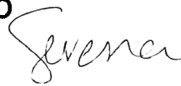
To: General Purposes Committee
From: Peter Russell
Director, Housing
Date: August 28, 2025
File: 08-4057-05-2025-Vol 01
Re: Response to Build Canada Homes Market Sounding

Staff Recommendation

That Council endorse the submission in Attachment 1 to Housing, Infrastructure and Communities Canada on the federal Build Canada Homes initiative, dated August 29, 2025, and that the submission be shared with Richmond Members of Parliament and Members of the Legislative Assembly.

Peter Russell
Director, Housing
(604-276-4130)

Att. 2

REPORT CONCURRENCE		
ROUTED TO: Building Approvals Development Applications Intergovernmental Relations Policy Planning	CONCURRENCE ☒ ☒ ☒ ☒	CONCURRENCE OF DEPUTY CAO 
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO 

Staff Report

Origin

This report updates Council on feedback that has been provided to a federal market sounding on the design of the new *Build Canada Homes* entity. The submission deadline was August 29, 2025, and while the City was not directly notified of the opportunity, staff became aware of it shortly after its release in mid-August. The initiative is moving quickly, and staff expect it will be reflected in the 2025 Fall Federal Budget announcement. Staff submitted a response to Housing, Infrastructure and Communities Canada per their deadline of August 29, 2025. The submission included an acknowledgement that Council endorsement could not be achieved within their submission deadline and formal endorsement and further comments from Council may follow the submission. This report seeks Council's endorsement of the submission and direction to share it with local Members of Parliament (MPs) and Members of the Legislative Assembly (MLAs).

This report supports Council's Strategic Plan 2022–2026 Focus Area #1 Proactive in Stakeholder and Civic Engagement:

Proactive stakeholder and civic engagement to foster understanding and involvement and advance Richmond's interests.

1.1 Continue fostering effective and strategic relationships with other levels of government and Indigenous communities.

This report supports Council's Strategic Plan 2022–2026 Focus Area #2 Strategic and Sustainable Community Growth:

Strategic and sustainable growth that supports long-term community needs and a well-planned and prosperous city.

2.2 Develop and implement innovative and proactive solutions that encourage a range of housing options and prioritize affordability.

This report supports Strategy Directions 3 and 5 of the Affordable Housing Strategy (2017–2027):

- 3. Build Capacity with Non-Profit Housing and Service Providers*
- 5. Increasing Advocacy, Awareness and Education Roles*

Analysis

The federal government market sounding process sought input from municipalities, non-profits, Indigenous partners, and the private sector on the role Build Canada Homes can play in:

- Scaling up modern methods of construction to drive productivity and get homes built faster;
- The development of affordable housing, including supportive and transitional housing; and
- Integrating with municipal and provincial tools to accelerate planning, permitting and servicing of Build Canada Homes projects.

The submission, included in Attachment 1, recognizes the objectives of the City's Affordable Housing Strategy and Council priorities, and emphasizes the following points:

- **Demand for non-market rental housing is acute** and cannot be met by municipal measures alone;
- **Long-term, predictable capital and operating funding** is essential to sustain affordability;
- **Land acquisition remains a critical barrier**; access to Crown and Crown corporation lands, combined with dedicated acquisition funds for municipalities, non-profits, and Indigenous governments, is necessary;
- **The proposed centralized buyer/developer model could improve efficiency** in procurement and acceleration of modern methods of construction, such as offsite manufacturing, but should be regionally focused and paired with capacity-building supports for the non-profit sector and construction sector;
- **Richmond is well-suited as a hub for housing-related infrastructure** due to its proximity to major transport hubs, warehousing and reasonable concentration of federal lands; and
- **Richmond is actively advancing housing solutions**, including leveraging City lands, streamlining approvals for 100% rental housing, and piloting modern construction methods.

With Council's endorsement, staff will send a follow-up letter to Housing, Infrastructure and Communities Canada confirming Council's support and incorporating any additional comments Council may wish to provide. The City's submission, dated August 29, 2025, will also be shared with Richmond Members of Parliament and Members of the Legislative Assembly to ensure they are aware of the City's priorities.

Financial Impact

None.

Conclusion

The Build Canada Homes initiative is moving forward quickly and is expected to be included in the 2025 Federal Budget. Richmond's submission highlights the City's priorities, including the need for sustained funding, access to land, and support for innovative construction methods. Endorsing and sharing the submission with local MLAs and MPs will help ensure Richmond's perspectives are considered in the federal policy and funding decisions to come.



Cade Bedford
Planner 2 (Affordable Housing)
(604-247-4916)

Att.1: Feedback from the City of Richmond - Build Canada Homes Market Sounding
2: Build Canada Homes Market Sounding

Feedback from the City of Richmond - Build Canada Homes Market Sounding

Context on the City of Richmond

The City of Richmond is one of the fastest growing urban centres in Metro Vancouver, with a projected population of over 300,000 by 2041. Like many Canadian cities, Richmond faces increasing housing demand driven by population growth, combined with smaller household sizes. Using the Province of British Columbia's standardized Interim Housing Needs Report (IHNR) methodology, Richmond requires approximately 52,000 new housing units by 2041, or 2,600 units annually. This represents a significant increase from the 1,980 units historically delivered each year, leaving a projected annual shortfall of more than 600 units without new measures.

The demand is most acute among lower- and moderate-income households who are consistently underserved by the private market. Today, 35% of Richmond households live in unaffordable housing, spending more than 30% of their income on shelter. Rental demand is strong, with a vacancy rate of 0.2%, far below the healthy range of 3 to 5%, and average rents rising nearly 40% in the past five years. In addition to population-driven demand, Richmond must deliver 5,981 units to address extreme core housing need and 911 units for residents experiencing homelessness over the next 20 years.

Richmond's Response to Date

In response to these challenges, guided by the City's Affordable Housing Strategy, Richmond has taken a proactive role in delivering affordable housing. The City:

- Established a dedicated Housing Office to strengthen capacity and coordination of affordable housing delivery.
- Established the Affordable Housing Non-Profit Partnership Program, providing a forum for collaboration amongst 26 non-profit housing operators to support housing development across the continuum.
- Implemented land use and regulatory tools to secure 2,000 market rental units and 1,659 low-end market rental units through development.
- Invested directly in non-market housing through the provision of City-owned lands and contributions from its Affordable Housing Reserve, enabling 611 non-market units.
- Is actively innovating permitting and approvals processes to accelerate rental housing, including fast-tracked reviews for rental projects, financial incentives using grants and DCC waivers, and online automated permit processing.
- Launched an updated draft official community plan that prioritizes the delivery of both market-driven and non-market rental housing for low- and moderate-income households.

The City's housing initiatives focus on meeting the community's affordable housing needs, particularly for priority groups including low- and moderate-income earners, families, Indigenous Peoples, seniors, persons with disabilities and vulnerable populations, including persons experiencing homelessness, women and children fleeing violence and individuals with mental health/addiction issues.

Unlocking the Next Generation of Affordable Housing

The City relies on provincial and federal funding support to deliver affordable rental housing and has limited readily developable land holdings remaining. Unlocking the next generation of affordable housing will require new forms of partnership — particularly federal support for land acquisition, predictable funding streams to sustain the growth of the non-profit housing sector and municipal housing organizations, and mechanisms to bring federal and Crown corporation lands into housing development.

Richmond is well positioned to act as a convenor and delivery partner, able to identify opportunities, secure development and operating partners, and ensure projects move efficiently through planning and approvals. With the right level of federal and provincial support, Richmond will play a leading role in advancing Build Canada Homes' objectives and piloting innovative approaches such as large-scale prefabricated housing delivery.

Responses to Build Canada Homes Vision

1. Build Canada Homes Objectives

Richmond supports and is currently implementing the proposed objective for Build Canada Homes of significantly expanding affordable rental housing supply and accelerating the adoption of modern construction tools such as offsite manufacturing.

When considering new affordable housing supply, we recommend that affordability is clearly defined and include consideration of affordability over time. Homes that are future-proofed through energy efficiency and resilient design help ensure low operating costs and sustained affordability over time.

The proposed objectives focus on supply of housing, but we encourage consideration of how existing affordable rental housing can be maintained and enhanced. Investments that extend the lifespan of current housing stock can be a cost-effective way to preserve affordability, reduce greenhouse gas emissions, and prevent tenant displacement. The Canada Rental Protection Fund should be continued, and further initiatives should be considered.

Current CMHC financing programs are working well — both private developers and non-profit housing providers are leveraging them, resulting in new rental housing in the city. The momentum created by these tools should be maintained and expanded.

To maximize impact, federal programs should be designed to complement provincial programs and leverage municipalities, Indigenous partners, non-profits and co-ops in the delivery of affordable housing, creating an aligned framework across all levels of government.

2. Build Canada Homes -Financing and Building

Scaling capacity through portfolios rather than megaprojects

In Richmond, and across Metro Vancouver, very few non-profit housing providers currently have the operational capacity to deliver or manage projects at the 300+ unit scale proposed. This is especially true further down the housing continuum (e.g., supportive or transitional housing), where specialized service models are needed. A more effective approach may be to support a collection of smaller projects grouped within a broader portfolio. For context, the City has successfully delivered a CMHC Rapid Housing Initiative project in 19 months, delivering 25 units in partnership with BC Housing. The City provided long term access to land, leased at a nominal fee, and covered development fees. BC Housing topped up CMHC capital funding, adding seven more units, and long-term operating funding. The opportunity to repeat this approach, at this scale, is more readily available in Richmond and cities in Metro Vancouver.

Build Canada Homes could provide the development capacity and centralized purchasing power to achieve scale in construction and procurement, while partnering with multiple non-profits to deliver tailored services. This model would enable efficiency at the building and financing level, while also allowing a wider range of non-profits to grow their equity, operational capacity, and long-term role in the housing system.

Flexible financing structures to support non-profit growth

Flexible financing, particularly when it enables non-profits to grow and leverage their assets, is a supportable approach. While the uptake of CMHC financing has been high among non-profits, some non-profits have signaled challenges in accessing financing when a project doesn't align with strict criteria. For example, non-profits have had opportunities to acquire low-end market rental (LEMR) units enabled through Richmond's rezoning process, but could not secure CMHC financing because the units were stratified or did not meet "new build" definitions. Federal programs that enable acquisitions and help non-profits build equity would strengthen their long-term influence on the rental market.

Support for innovation in building practices

The City and its non-profit partners are actively exploring modern methods of construction (e.g. modular or prefabricated), but uptake can be constrained by funding requirements. Early adoption of innovative building technologies often carries higher upfront costs, as well as additional administrative burden associated with piloting approaches for the first time. These challenges require leadership and flexibility from funders to ensure projects can proceed and lessons can be applied to future developments.

The City of Richmond has successfully leveraged modern construction methods in partnership with CMHC. Using funding from the Rapid Housing Initiative, the City developed 25

prefabricated housing units on City-owned land in collaboration with a local non-profit organization. This project, which was the third of its kind in the City, was fast tracked with the full process—from permitting to units on site—taking just 19 months. This example highlights the City’s capacity to identify development opportunities, coordinate with partners, and deliver affordable housing quickly and effectively.

The City supports the direction of advancing modern methods of construction as a tool to expand affordable housing supply, but acknowledges that moving from smaller pilots to large-scale adoption will require time, significant investment in capacity-building across sectors, and regional infrastructure to support production and delivery.

Richmond as a hub for modern construction

A federal role in bulk procurement could reduce costs and create predictable demand for prefabrication. This is essential to unlocking private investment in infrastructure necessary to scale up modern methods of construction.

To achieve meaningful efficiency gains from modern methods of construction, regional solutions and supporting infrastructure are required. Locating facilities near high-demand areas reduces transportation costs—which can be significant for offsite manufacturing—and allows production to be aligned with local performance standards, climate conditions, and housing volume needs. Establishing regional hubs also creates opportunities to build workforce capacity and strengthen supply chains.

Richmond’s proximity to major transport hubs, large scale warehousing and concentrated federal lands makes it well-suited as a regional manufacturing and distribution hub for building components.

Accessing Build Ready Land

If Build Canada Homes takes an active role in development, a key constraint will be access to land. The City of Richmond has been active in developing its portfolio, but has limited readily developable land holdings remaining. Land values in the region are among the highest in Canada, making it difficult for non-profits and municipalities to compete with market buyers, particularly as it relates to the ability to cover the costs to deliver non-market and below-market housing.

Federal action to provide land directly through its own holdings or Crown corporations, or to fund strategic land acquisitions by non-profits, Indigenous partners and local governments, would unlock many otherwise infeasible projects.

In many municipalities, community opposition to non-market housing is a recurring challenge, particularly in or adjacent to established single-detached neighbourhoods. Federal leadership in helping municipalities secure appropriate sites for affordable housing could strengthen local delivery. This could include support for land use studies, pre-zoning on federal or other publicly

owned lands, public education campaigns, and funding for municipal engagement processes, which could help reduce stigma and opposition.

3. Financial and Non-Financial Instruments

Long-Term Funding and Affordability

Predictable, long-term funding—both capital and operating—is essential for non-profits and municipal housing authorities. One-time capital grants alone are insufficient to support deeply affordable housing. There is an opportunity to link federal capital funding with provincial operating programs to ensure housing remains affordable over the long term.

Innovation in Construction

Innovative approaches such as bulk procurement and prefabricated construction can reduce costs and accelerate delivery. To realize these benefits, industry training is required. Funding programs to support workforce training should run in parallel with procurement activities to ensure quality and efficiency.

Access to Land

In Richmond, the lack of dedicated funding for land acquisition remains a critical barrier. If federal or provincial construction funding increases, viable projects may not emerge unless local governments and non-profits can secure suitable land.

4. Investment Approach

Fair risk and return sharing

Federal financing or land contributions should include clear and equitable risk-sharing mechanisms. If the federal government seeks to share financial returns from profitable projects, other levels of government that contribute land or regulatory incentives should also benefit.

Balancing capital investment with operational capacity

If funding for construction outpaces the ability of non-profits or partners to operate housing effectively, there is a risk of poorly managed buildings that could undermine tenant outcomes and erode public support for non-market housing. Investment approaches should align delivery targets with sustainable operational capacity.

Federal investment in sectoral capacity building, such as leadership development, financial management, and supportive housing operations, would help ensure that new units are effectively operated over the long term. Predictable, long-term funding streams are essential. Local non-profits and housing authorities are cautious about expanding portfolios without certainty around future operating subsidies, which creates a delivery bottleneck.

5. Partnerships and Engagement

Richmond's experience with CMHC's Rapid Housing Initiative and the provincial Community Housing Fund demonstrates that municipalities can complement federal and provincial housing programs. However, stronger integration across orders of government is needed to maximize impact and streamline project delivery.

Community Engagement and Consultation

Early and ongoing consultation with local governments ensures programs are responsive to on-the-ground realities. Housing delivery also requires engagement with communities to address concerns and build public support. Federal leadership and messaging can play an important role in normalizing the importance of affordable housing and fostering acceptance of new projects.

6. Additional Considerations

- Climate and resilience: Federal programs should integrate funding for energy efficiency and climate adaptation. Richmond, being on the Fraser River delta and vulnerable to flooding, would benefit from affordable housing programs that incentivize resilient, low-carbon building design.
- Equity and reconciliation: Partnerships with Indigenous Governments and housing providers should be prioritized. Program design should also consider how equity deserving groups will benefit from this initiative, including people with disabilities, low-income seniors and women with children.
- We encourage Build Canada Homes to consider additional funding for municipal infrastructure (e.g., utilities, transit, and community amenities) to support housing development more broadly.
- We also encourage Build Canada Homes to recognize the need for investment in regional infrastructure, including transportation, energy systems, healthcare and education, all of which underpins livability and supports higher-density housing across Metro Vancouver
- Regulation to ensure that existing housing stock is fully utilized is also important. Short-term rentals and vacant homes reduce availability of long-term rental housing. Federal alignment with municipal regulatory tools (e.g., taxation, data-sharing on ownership) could strengthen enforcement.



2025

Build Canada Homes

Market Sounding Guide

Aussi disponible en français sous le titre : Maisons Canada : Guide de sondage du marché.

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1. Introduction

Build Canada Homes will be Canada's new federal entity responsible for building affordable homes, providing financing to affordable home builders, and catalyzing a more productive homebuilding industry. It will bring together key partners from across the housing ecosystem to get homes built by addressing barriers, reducing risk and helping to navigate the process of building non-market housing.

This market sounding guide sets out an initial vision for Build Canada Homes, including its objectives, functions, instruments, investment approach, and implementation.

The intent is to solicit feedback on the proposed approach outlined here to inform Build Canada Homes' final design. All content, including proposed design elements, is subject to change based on ongoing input and evolving discussions.

2. Objectives

Build affordable housing at scale. For a large segment of the working population, students, seniors living on fixed income, the private market alone cannot provide affordable housing options. We need to dramatically scale up affordable housing to create a mix of homes that respond to needs of a diverse range of households, including low-income, while building strong, resilient communities, following the clear example of those countries that have been successful. Build Canada Homes will partner with builders and housing providers that are focused on long-term affordability - including cooperatives, community housing developments or builders that promote attainable homeownership solutions. It will also accelerate timelines to bring federal lands to market, reducing projects costs and supporting the delivery of affordable housing.

Build faster, better and smarter. Canada can scale up its housing supply to meet the needs of the population by modernizing the way we build. We need to build housing using advanced materials with manufacturing and construction methods that improve productivity and scalability to reduce the cost, time, and environmental impacts of building. Build Canada Homes will support and accelerate the housing sector's adoption to modern methods of construction (e.g., standard designs, building information modelling (BIM), low carbon materials, offsite manufacturing, kit-of-parts approach, rapid assembly) by procuring from leading Canadian suppliers for its developments on public lands and filling market gaps in financial product offerings.

3. Build Canada Homes

Build Canada Homes could act as a single window for proponents at every phase of the development process, working in close partnership with developers, investors, manufacturers, other orders of government and Indigenous partners to get housing financed and built.

Build Canada Homes is envisioned as growing the stock of affordable housing, including supportive and transitional housing with wraparound services to assist individuals and families experiencing homelessness, through a small number of large deals, rather than a large number of small deals. Large deals may encompass either substantial individual projects (e.g., 300+ units) or a collection of smaller projects grouped within a broader portfolio.

- **Financing** – Build Canada Homes could use a flexible approach to structuring deals, adapting terms to the specifics of projects and investment objectives.
 - Predictable long-term financial support to affordable housing providers to grow their portfolios. A focus on larger deals will allow Build Canada Homes to actively tailor financial tools and partnerships to best leverage each opportunity.



-
- An investment strategy that supports the scaling of modern methods of construction which drive productivity and get homes built faster. This will likely require developing fit-for-purpose financial instruments to fill gaps currently not well-served by the private sector and incentivizing the use of modern methods of construction.
 - **Building** – Build Canada Homes could act as a developer in varying capacities, working with contractors, operators, investors and other developers to build housing, develop land, procure materials, share risks and provide expertise.
 - A range of development approaches could be available to Build Canada Homes, from directly contracting builders to construct housing and leasing it to affordable housing providers, to acting as a facilitator by bringing together land, financing, project proponents, and other orders of government to move projects forward.
 - Build Canada Homes could use its buying power to drive demand and establish a consistent pipeline for modern building technologies and techniques (e.g., modular/prefabricated, low-carbon, climate resilient and net-zero construction) on land it owns and for projects it helps facilitate.

4. Financial and non-financial instruments

The Government of Canada is exploring an approach to equip Build Canada Homes with a range of tools and the flexibility to deploy them strategically in support of affordable housing projects and innovative approaches to homebuilding.

- **Loans** – repayable financing offered at below market rates and/or with more flexible terms (e.g., greater risk-share or longer amortizations).
- **Equity investments** – Capital investment in exchange for ownership interests in housing development projects and/or with innovative home builders.
- **Real property and housing investments** – Acquisition, leasing, and development of land and buildings, including federal lands.
- **Loan guarantees and other risk mitigation instruments** – Financial tools (e.g., guarantees, contingent liabilities, contracts for differences, offtake agreements) that reduce investment risk and provide federal assurance in order to catalyze investment.
- **Contributions** – non-repayable or conditionally repayable funding, generally to be provided in combination with other financial tools.

5. Investment approach

5.1 Principles

Build Canada Homes' investments may depend on the needs, risk profile, and potential to achieve Build Canada Homes' policy objectives.

Key principles underpinning how these investments will be structured are expected to include:

- **Investment funding reflects housing outcomes:** The level of contributions (through concessionality, risk-share and investment amount) should reflect the degree of housing outcomes the project delivers (e.g., number of units, level of affordability) while allowing for the diversity of investment across Build Canada Homes objectives.



- **Sharing risk-taking to drive sector change:** Build Canada Homes could take and share targeted risks which unlock productivity and grow sector potential. Similarly, Build Canada Homes could expect private sector partners to share in financial risks.
- **Sharing rewards in successful projects:** Build Canada Homes may seek to share in the financial returns of profitable projects it supports, to ensure private investors do not disproportionately benefit from public investments.
- **Leveraging Sector Expertise and Convening Partners:** Build Canada Homes may work with a broad set of industry participants to facilitate crowding in of capital from investors, developers, nonprofit organizations, and other orders of government.

5.2 Leveraging the right instruments

Build Canada Homes' investment approach will bring together objectives, functions and instruments to drive action.

The following table reflects our initial vision for Build Canada Homes' investments across objectives and functions, and is intended for illustrative purposes only:

	Financing	Development
Affordability	• Mix of flexible low-interest loans and contributions for pre-development and construction of affordable housing projects. • Long-term, multi-project commitments and financial partnerships that allow the affordable housing sector to plan and scale with confidence. • Supporting sector-led financing solutions (e.g., Canada Rental Protection Fund).	• Partner with contractors and other developers to build housing and lease to affordable housing providers. • Provide land and/or technical support for projects owned/led by affordable housing providers. • Development partnerships where Build Canada Homes leverages equity investments to share various risks and benefits.
Productivity	• Unlock supply for more innovative building methods where financing restrictions exist (e.g., guarantees, bridge-loans). • Support technology acquisition and capacity. • Incentivize use of modern methods of construction and Canadian products throughout suite of programs	• Showcase commercial potential by employing modern methods of construction for projects it develops. • Leverage market intelligence to drive efficiencies, for example bulk procuring for its own projects and potentially projects in its financing pipeline simultaneously.

5.3 Investment selection criteria

Build Canada Homes is positioned to seek opportunities which demonstrate the following attributes:

A. Scale

- Projects that deliver a significant number of affordable housing units.
- Initiatives that unlock a portfolio or multiple housing projects.

B. Affordability/Community Sector Growth

- Expands supply of affordable housing to low- and moderate-income households.
- Expands supply of housing run by mission driven organizations, such as co-ops, non-profits, governments or Indigenous housing providers.

C. Innovation in Homebuilding

- Reduces build time, cost per unit, or amount of resources (material/workers) required.
- Build Canadian by prioritizing Canadian-made materials (e.g., sustainably harvested value-added wood, low carbon and concrete products) and regional production hubs, to support Canadian jobs.
- Use of modern methods of construction such as:
 - Modular, prefabricated, or 3D-printed construction.
 - Deployment of low-carbon, climate resilient and/or net-zero approaches/technologies, including incorporating low-carbon materials and efficient design to reduce the carbon footprint of projects.

D. Efficient Use of Public Dollars

- Proposals allow public dollars to go further than they otherwise would.
 - Minimizing cost to Canada by prioritizing concessional financing while retaining flexibility to consider appropriate cost-sharing arrangements.
 - Leverage private or philanthropic capital, cross-subsidization or other means to reduce reliance on public support.
 - Appropriate risk management strategies are in place to understand and address investment risks (e.g., financial risks, climate impacts).

6. Partnerships and engagement

Build Canada Homes will not be able to drive results alone. The housing sector must be ready to respond to the opportunities Build Canada Homes presents. Strong partnerships with provinces, territories, municipalities and Indigenous partners are necessary to coordinate action to deliver key outcomes in the investment strategy.

Publishing this market sounding guide and undertaking broad engagement help inform the Build Canada Homes initiative and gain insights from:



-
- Project proponents to understand opportunities for investment in large-scale projects and where Build Canada Homes can partner alongside experienced housing providers to unlock success.
 - Community housing developers to better understand potential partnership models and how Build Canada Homes can support proponents through the project lifecycle, address barriers to development and leverage public land. Community housing developers will be engaged to ensure Build Canada Homes is designed to accelerate the development of non-market housing, while also advancing affordability and other social outcomes.
 - Developers leveraging modern methods of construction and manufacturers to better understand how to expand the sector's capacity and de-risk industry innovation.
 - Provincial and territorial governments to ensure the design of Build Canada Homes (including eligibility criteria, partnerships, and delivery models) is aligned with existing PT housing programs and jurisdictional realities, and that Build Canada Homes' activities that support modern methods of construction are backed by a scale enabling regulatory environment.
 - Local governments to identify pathways to accelerate planning, permitting and servicing of Build Canada Homes projects, to facilitate and incentivize the use of modern methods of construction, and to build more affordable, resilient communities in urban, rural and remote areas.
 - Indigenous governments and partners to provide insights on how Build Canada Homes can advance the housing priorities of Indigenous communities. The government is committed to meaningful engagement with Indigenous peoples.
 - Financial institutions to better understand how Build Canada Homes can deploy flexible financial tools that complement private financing and reduce project or financing risks to catalyze more investment.

Engagement will also go beyond these partners to seek input from a wide range of stakeholders, including academics, research groups, institutional investors and other potential sources of private capital. This inclusive approach is intended to ensure a comprehensive understanding of investment opportunities and challenges across the housing system.

Those interested in sharing their expertise and feedback on the design of Build Canada Homes, can submit written feedback to bchengagement-mobilisationmc@infcc.gc.ca by August 29, 2025.

