



Aberdeen Rental Residences 租賃住宅



Aberdeen Rental Residences Rezoning Application



Welcome!

The City of Richmond is advancing plans for more than 200 new affordable rental homes through a partnership with The New Vista Society. The development is contingent on funding approval from BC Housing’s Community Housing Fund (CHF) or other senior government funding. The proposed development on Sexsmith Road will help address growing community demand for housing that serves seniors, families, people with disabilities, and working households who are struggling to find affordable options locally. The people who live in the Aberdeen Rental Residences will not require the services offered in a supportive housing building.

Roles and Responsibilities

- **City of Richmond:** Providing the land for the proposed affordable rental development.
- **The New Vista Society:** Non-profit partner that is leading the application for funding and the development proposal. New Vista will support development of the project and operate the building if funding is received from BC Housing or other sources.
- **Atcorr Development Consulting:** Assisting with guiding the team through municipal approvals and the construction process.
- **NSDA Architects:** Developing detailed architectural drawings of Aberdeen Rental Residences.
- **TL Housing Solutions:** Developers and general contractors.

Why we’re here

- This public information meeting is an opportunity to explore and provide feedback on the Aberdeen Rental Residences proposal. We invite you to share your thoughts and ask staff any questions about the proposed concepts.
- Your feedback will help us refine the proposed concept before the application is submitted to Council for consideration.

Meet New Vista's Partners

The New Vista Society

The New Vista Society (New Vista) is a non-profit charitable organization established in 1943 and has decades of experience with developing and operating non-market housing. New Vista has been providing affordable housing and health care service to low-income households, families, singles, and seniors for more than 80 years. New Vista has successfully completed 3 projects in the past 6 years. Currently, New Vista is constructing two affordable housing which will be completed in 2026 and 2027 respectively.



New Vista Long Term Care Community, Burnaby

Atcorr Development Consulting

Atcorr Development Consulting is a Surrey based firm specializing in non-market residential housing. Since 2012, they have supported non-profit housing societies with project planning, financial modeling, funding applications, municipal approvals and construction oversight. As a small, experienced team, Atcorr offers direct principal level involvement, strong relationships with BC Housing and municipalities, and a Society led approach focused on delivering safe, secure and affordable homes across British Columbia.



*Oak Park 2: Subsidized and Affordable Market Housing, Langford
Atcorr Development Consulting*

NSDA Architects

Established in 1976 NSDA Architects is a full-service architectural firm located in Vancouver, BC. NSDA has extensive experience in supporting designs of mixed-use and affordable housing projects. NSDA brings a wealth of residential housing experience, accumulated over several decades. Their experience in projects has ranged from high-rise and multi-family residential developments, mixed-use and commercial, civic and community buildings, special-needs residential, and seniors retirement residences.



*Dania Gardens, Independent Senior Affordable Housing,
Burnaby NSDA Architects*

TL Housing Solutions

TL Housing Solutions is a local developer and builder that has fifteen years of focused delivery in affordable and non market housing. They've completed over 2,500 non-market homes across Metro Vancouver and Greater Victoria through a multidisciplinary in house team and established consultant network.

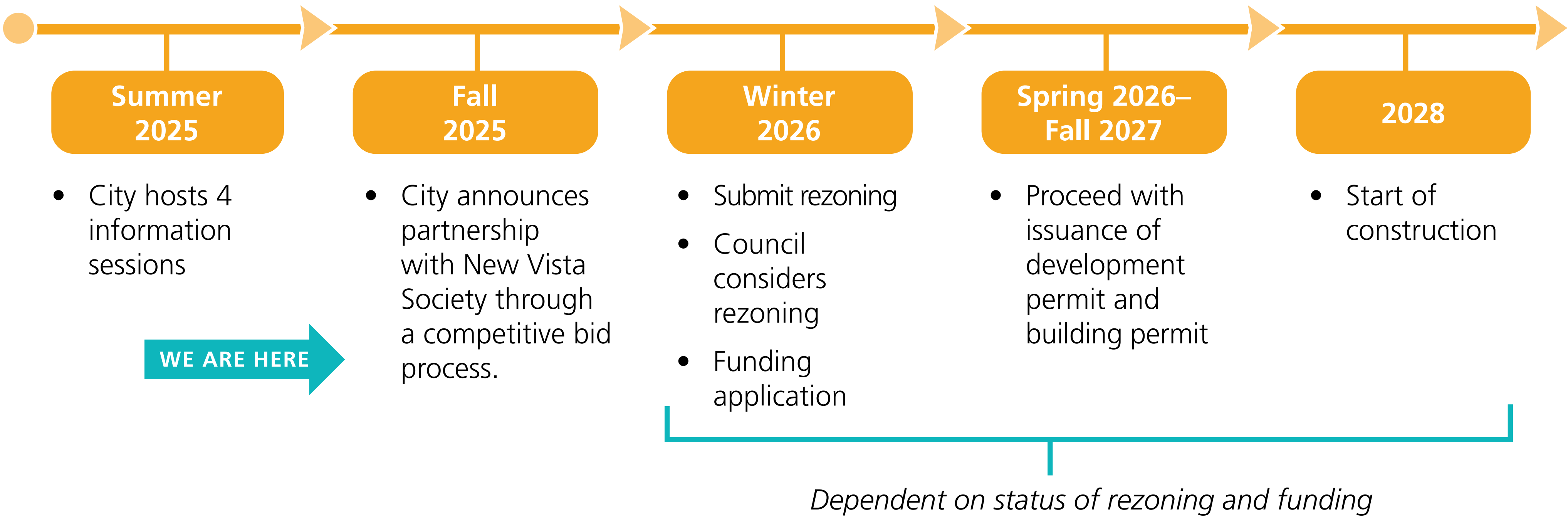


*Wisteria Place Independent Seniors' living community, Richmond
TL Housing Solutions*

Timeline



Project Timeline



Engagement to date

To date we’ve had over **1,000** touchpoints with participants, residents and other stakeholders.

Ways we engaged

Direct invitation mailed to residents

- over 1,600 letters sent to neighboring residents and businesses within 200 metres of the property
- invitation to open houses and to visit the Let’s Talk Richmond online page

Open houses

- 2 sessions held on Aug 21, 2025 and 2 sessions held on Sep 4, 2025
- 104 attendees

Let’s Talk Richmond (online)

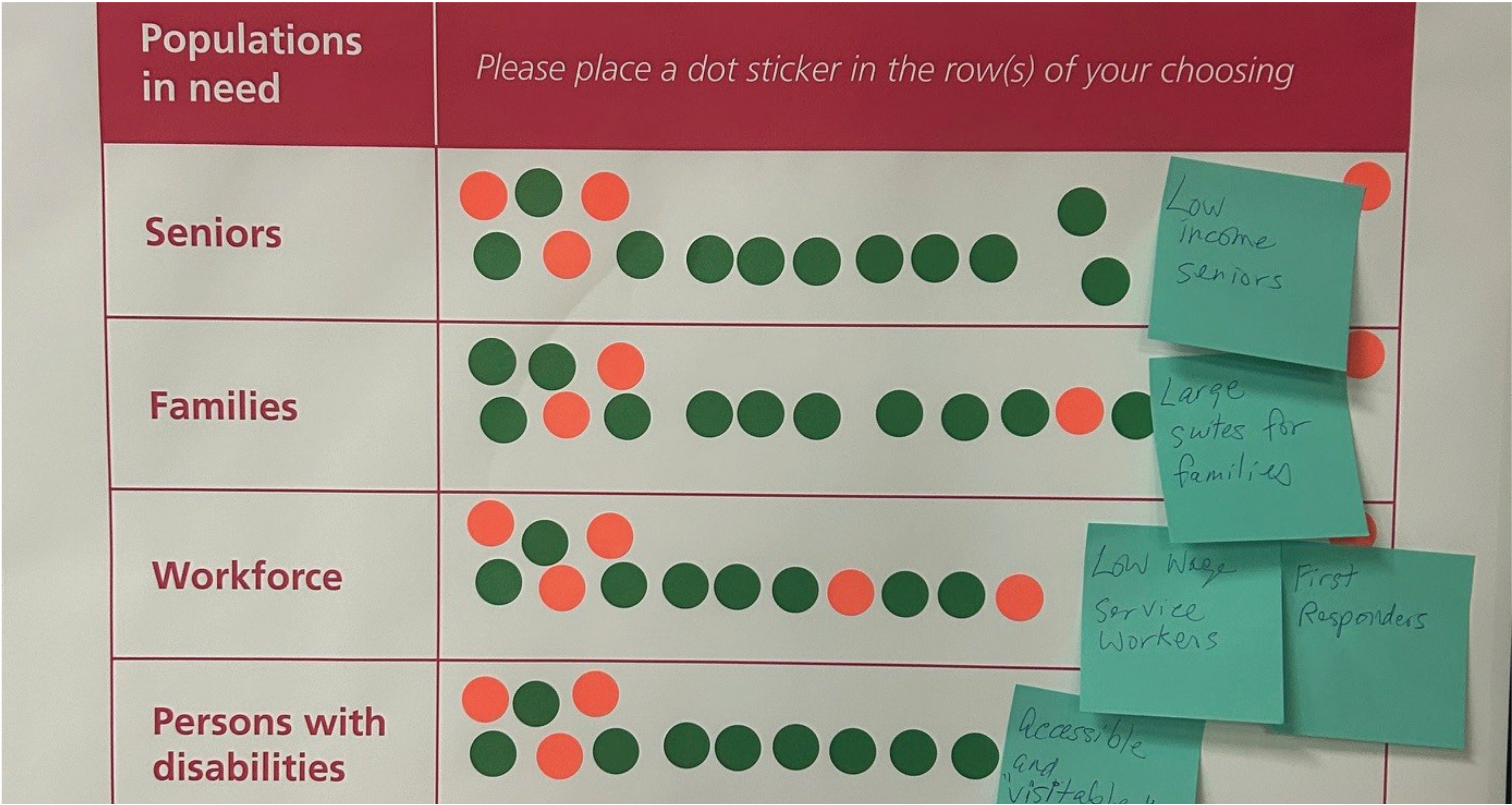
- launched August 1, 2025
- 952 unique visitors to-date
- 9 questions asked to-date

Meetings with representatives from 2 neighboring strata councils and Richmond United Church

- areas of concerns were received and in-depth discussions took place
- clarification of misunderstandings were explored

To learn more, please visit: LetsTalkRichmond.ca/AberdeenResidences

What We've Heard to Date



Over 100 people attended the August and September 2025 open houses. Thank you for helping us better understand neighbourhood priorities, concerns and opportunities.

Key themes we heard in your feedback

Ongoing Relationship Building with the Surrounding Community

- While many noted that trust was initially lacking within the community, several attendees were pleased that the City was actively engaging the public through the open houses and online engagement platforms and that this is helping to address trust issues.

Need for Affordable Housing

- There was overall recognition that there is need for affordable housing in the community.
- Staff noted the City's ongoing work in the creation of a registry of upcoming low end market rental (LEMR) homes in addition to a list of those seeking access to LEMR housing.

Clarity on the intended use of the site

- Some attendees voiced concern about claims that supportive housing would be located on the site. Staff clarified that the proposal is for affordable rental housing, some attendees expressed support.
- There were some concerns regarding the inclusion of "deeply subsidized" housing in the proposal. Staff communicated to attendees that the housing is intended to serve those such as senior living on a fixed income, persons receiving disability supports, and others who cannot afford market or below-market rents but can live independently.

Desire for greater accountability regarding the tenancing and operating of the project

- There is a need to bring the utmost level of transparency and accountability for future Non-Profit Housing Operators regarding tenancing the building and upholding community interests.

Site Context

Neighbourhood Context



Background

Aberdeen Rental Residences Proposal

The development of Aberdeen Rental Residences is contingent on funding approval from BC Housing’s Community Housing Fund (CHF) or another funding source (BC Builds, ALCP, etc.). If successful, the project would provide approximately 200 to 220 rental homes in a mix of studio, one, two and three-bedroom units. These homes would provide much-needed housing for seniors, people with disabilities, families and members of the local workforce.

Examples of Senior Government Funded Projects

Eunice Oh, Burnaby

Led by New Vista in partnership with BC Housing and the City of Burnaby, Eunice Oh Residence is a three storey apartment that provides 25 units of affordable rental housing and features a mix of studios, one-bedroom, two-bedroom, and three-bedroom units.



Maple Ridge Royal Crescent, Burnaby

Currently under construction, Maple Ridge Royal Crescent will provide 98 affordable rental housing units for seniors.

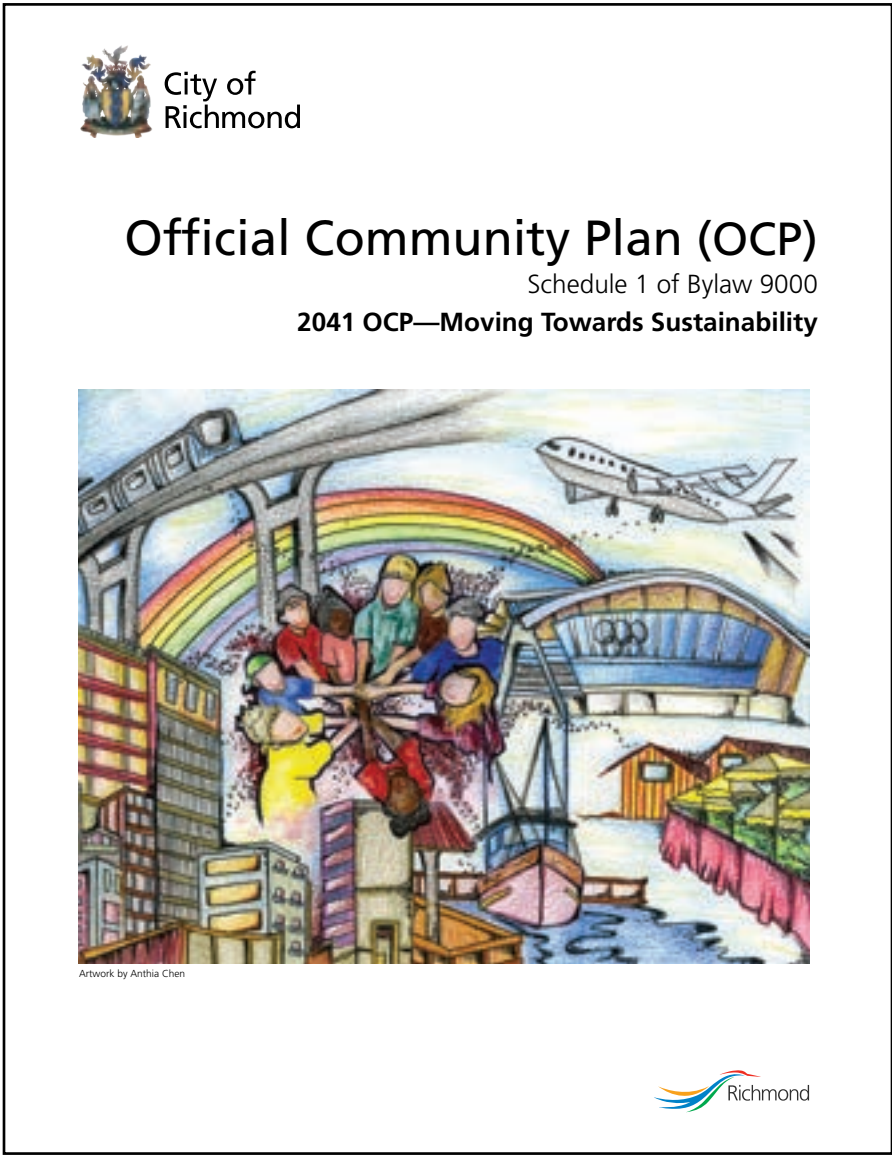
In partnership with BC Housing, the New Vista Society is leading the development and will own and operate the housing once it is completed, which is estimated for 2027.



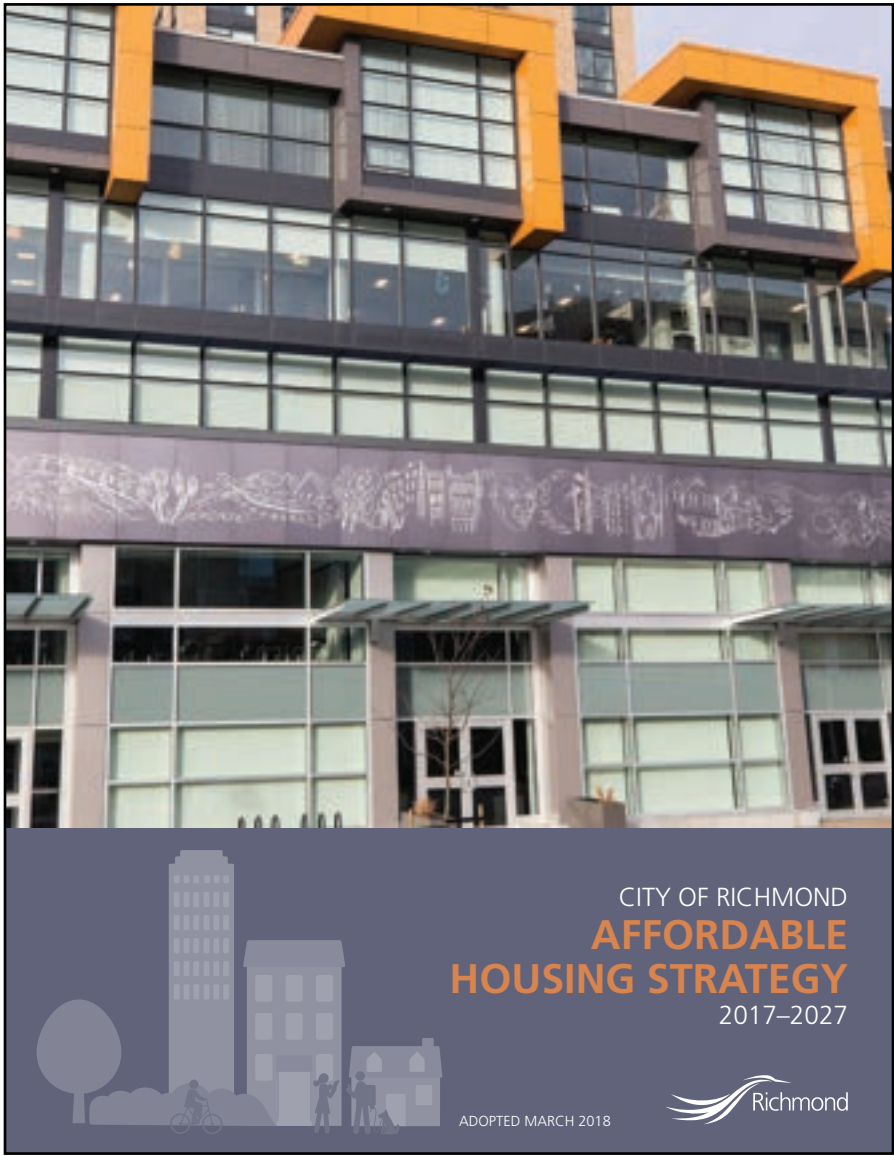
Policy Context

Policy Framework

The planning of neighbourhoods and for affordable housing in Richmond is guided by an existing policy framework. The citywide **Official Community Plan** (OCP) establishes the long-term vision for the City’s future and a framework for growth and development. The **Affordable Housing Strategy** provides strategic directions to create and maintain affordable housing options for Richmond residents. The **City Centre Area Plan** establishes the intended future land use for the neighbourhood and defines local infrastructure and need. The **Zoning Bylaw** regulates property development and its allowable use.



Official Community Plan
The project site is designated **Mixed Use** under the OCP and is intended for residential, commercial, industrial, office and institutional uses.

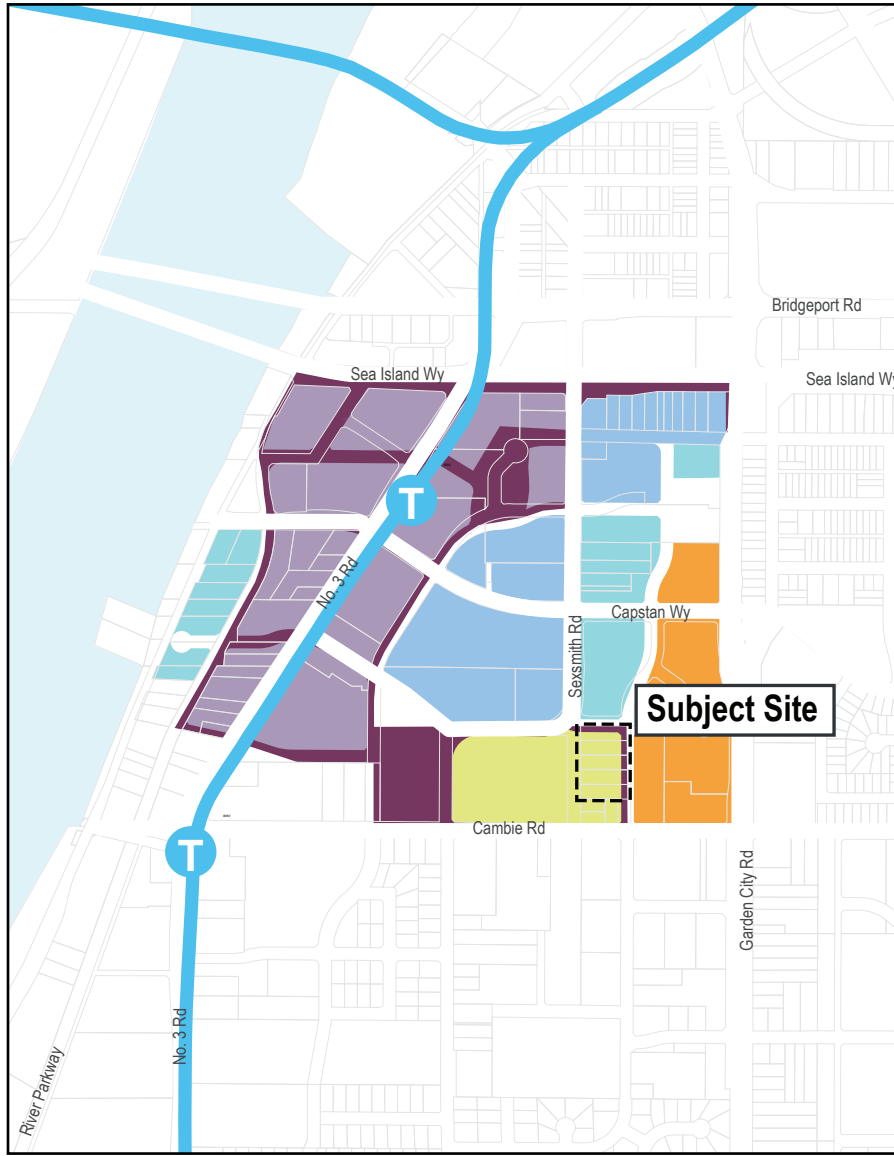


Affordable Housing Strategy
The proposal aligns with a number of key Strategic Directions including:

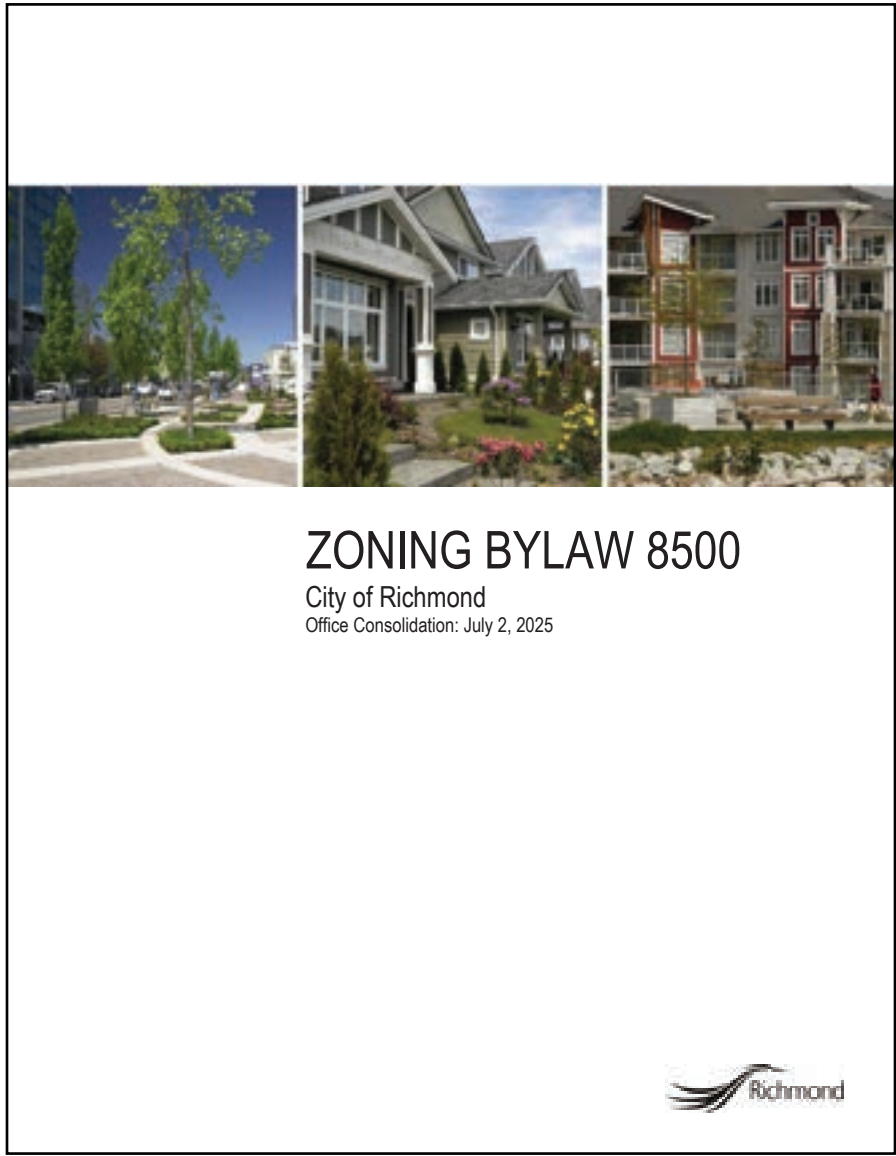
Strategic Direction 1
Use regulatory tools to encourage family-friendly housing

Strategic Direction 2
Maximize use of City resources and financial tools

Strategic Direction 3
Build capacity with non-profit housing and service provider



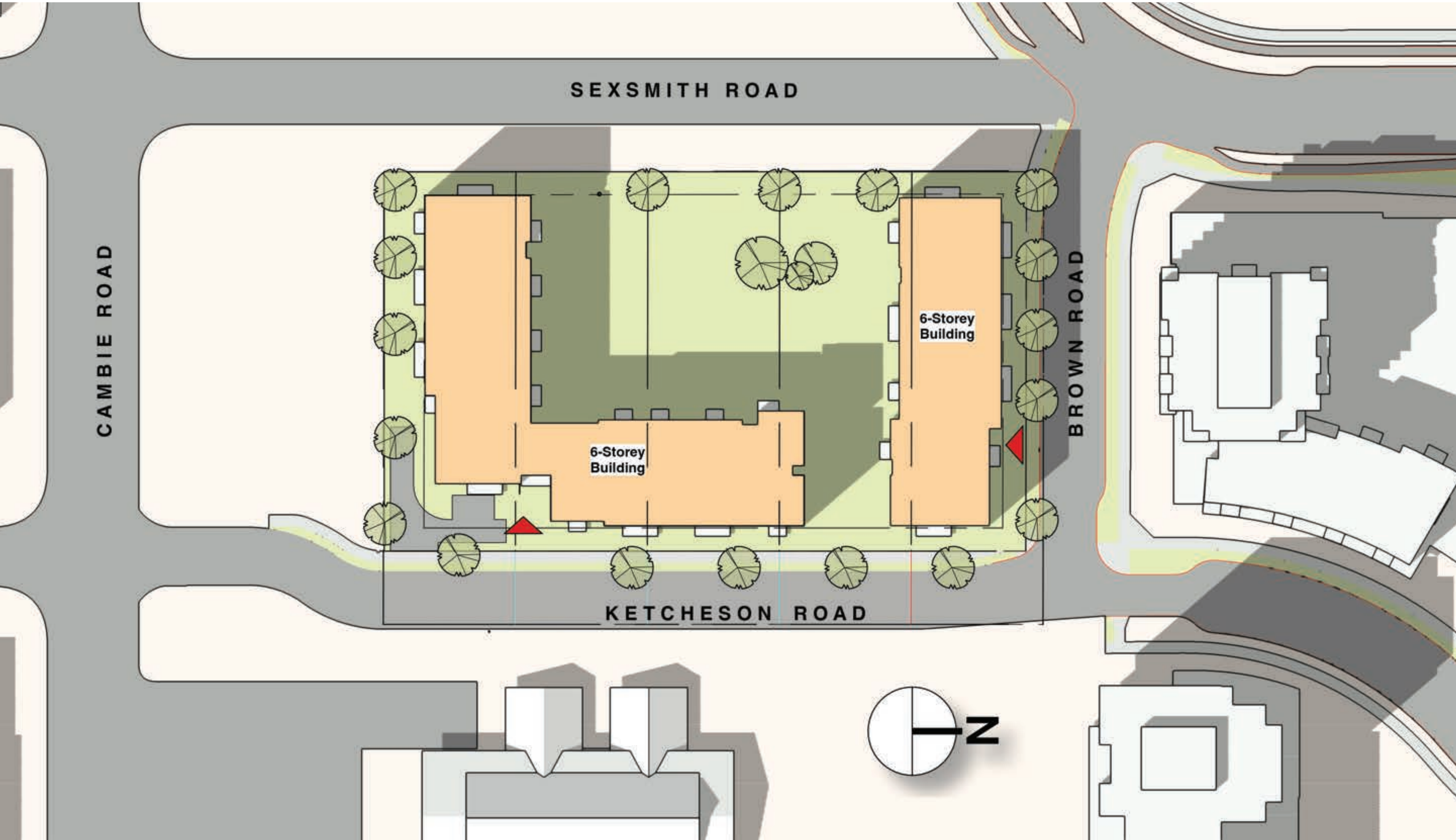
City Centre Area Plan
The subject site is designated as **General Urban** under the City Centre Area Plan. The General Urban designation is intended for mixed multiple-family and commercial uses.



Zoning Bylaw
The subject site is currently zoned as **RS1/F Single Detached Residential**. As such, a rezoning application and Council approval is required to support the proposal.

Proposed Concepts

CONCEPT A | 216 Units



Site plan



Southeast perspective

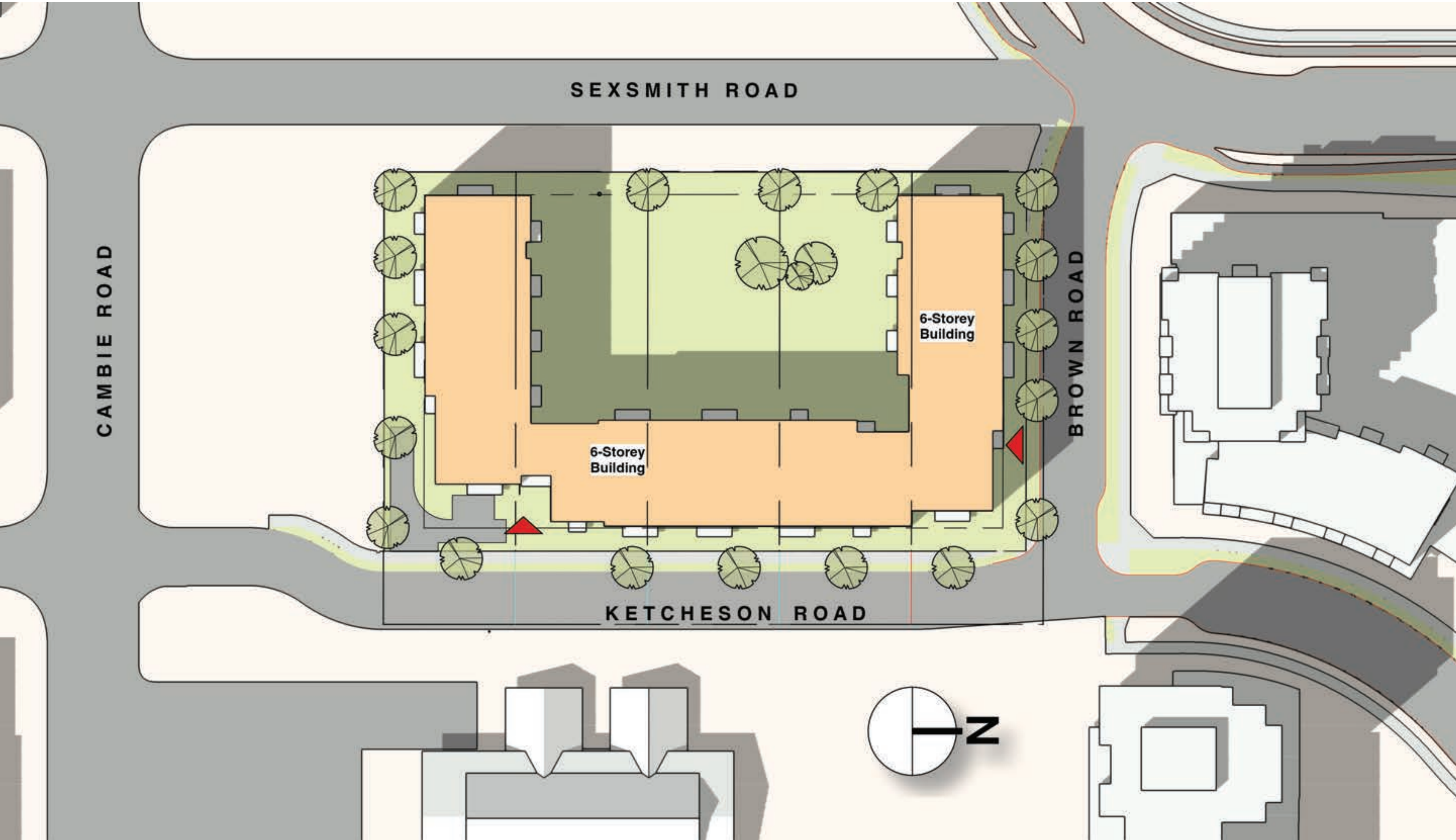


Southwest perspective

Note: These are schematic designs only and are subject to revision

Proposed Concepts

CONCEPT B | 235 Units



Site plan



Southeast perspective

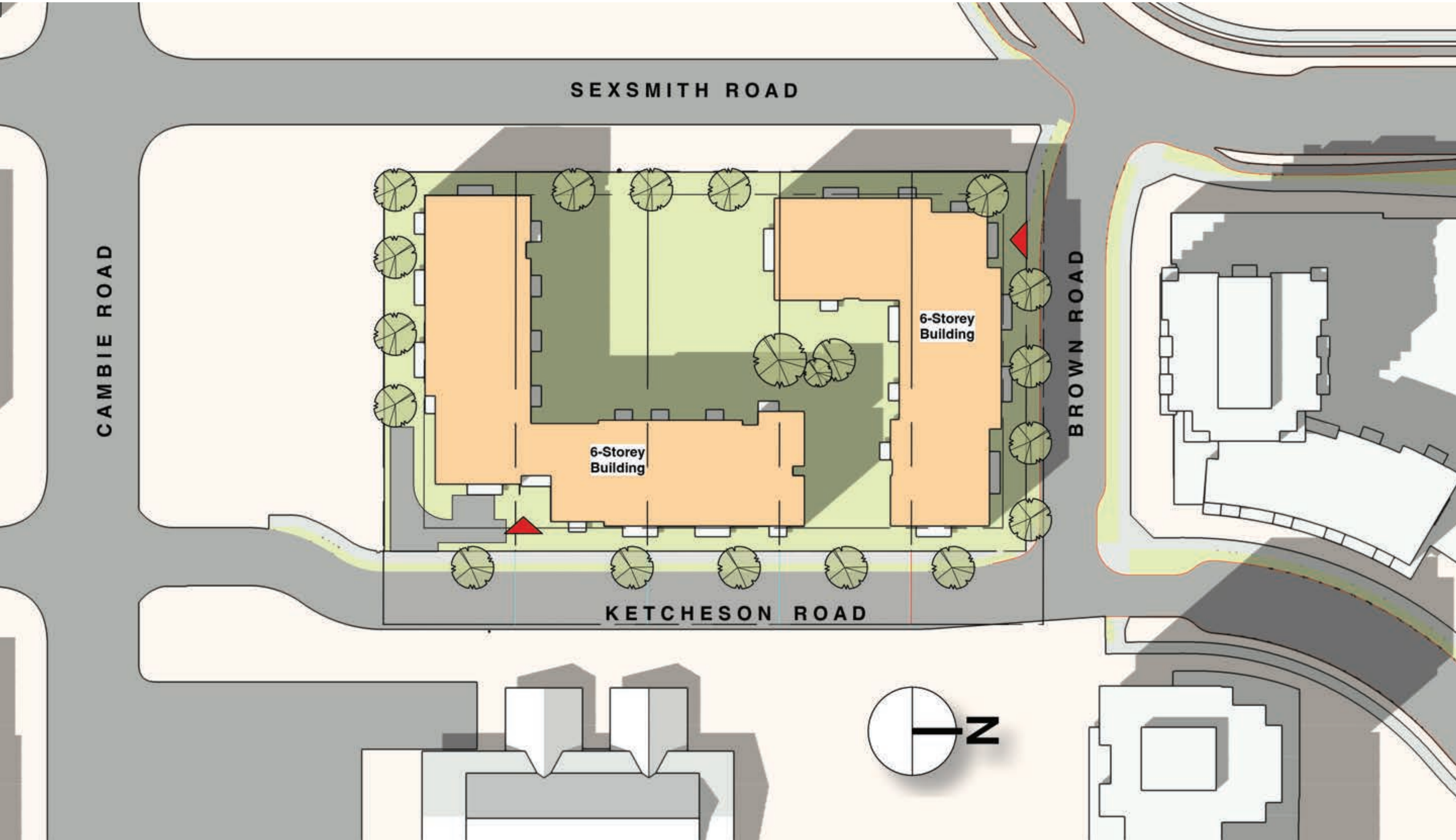


Southwest perspective

Note: These are schematic designs only and are subject to revision

Proposed Concepts

CONCEPT C | 242 Units



Site plan



Southeast perspective



Southwest perspective

Note: These are schematic designs only and are subject to revision

Proposed Concepts

EXTERIOR COLOUR OPTIONS

Colour Option 1



Colour Option 2



Colour Option 3



Note: These are schematic designs only and are subject to revision

Share Your Thoughts

Now that you’ve reviewed the proposal, it’s time to share your feedback and ask any questions you may have. What are your initial thoughts on the proposal?

Some things for you to consider:

- How the proposed concept will impact the surrounding neighbourhood
- Key suggestions or things that could be improved upon

Next Steps



What's Next?

Following this Public Information Meeting, an updated rezoning proposal will be presented to Council in early 2026. If approved by Council, staff will submit an application for funding and approval under Provincial and Federal affordable housing programs.

Stay in Touch

Learn more about the project at:

LetsTalkRichmond.ca/AberdeenResidences

Connect with Richmond staff by email at

housing@richmond.ca