

Affordable Housing in the City of Richmond

Welcome to Our Open House!

Welcome

The City is exploring opportunities for new affordable rental housing at four City-owned sites, subject to funding availability. This open house is the first step in a multi-phase engagement process with Richmond residents.

Who We Are

We are the City of Richmond staff who help plan and deliver affordable housing across the community. Through planning policies, partnerships, and funding programs, we work with non profits, government agencies, and developers to support a range of affordable housing options.

Why We're Here

This is Phase 1 of a multi-phase engagement process.

For this phase, we want to:

- Share what the City is exploring and why
- Hear your perspective on affordable housing development on the four City-owned sites
- Learn what you value and what the City should consider
- Introduce how you can stay involved

Four Open House Stations to Explore



Welcome



Project Background



Activities



Next Steps

Who Are We Hearing From?

Community Profile

Who are we connecting with today?

We aim to hear from a balanced range of voices and interests. Help us understand who we're engaging so we can better identify those who we haven't heard from yet.

Place dots on the criteria that best represent you!

How old are you?

0–19 years
20–34 years
35–49 years
50–64 years
65+ years

Do you own or rent?

Own
Rent
Other

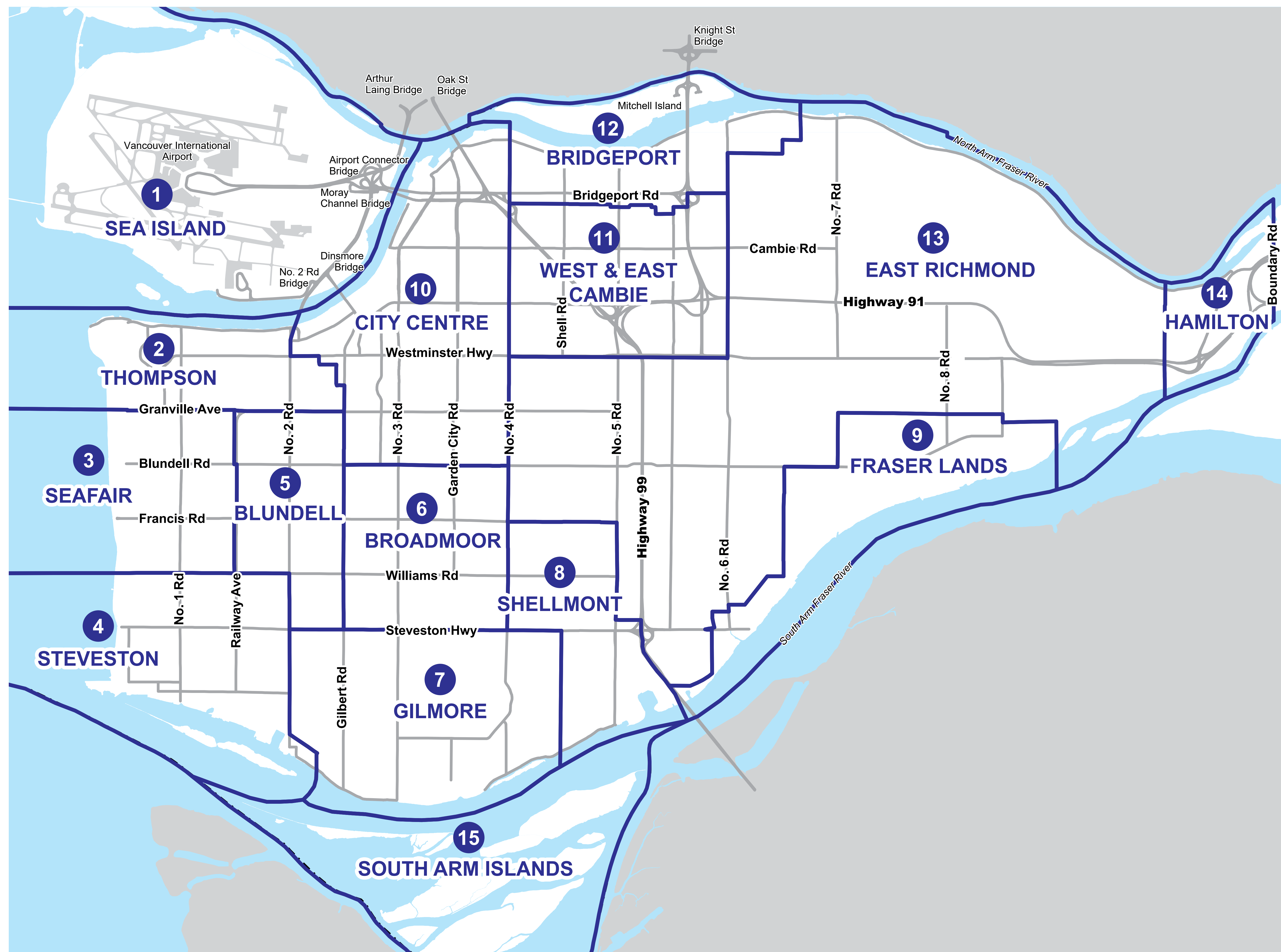
What brings you here today?

I live near one of the four sites	I represent a community group or organization
I live elsewhere in Richmond	I work in housing, real estate, or development
I work or run a business in the area	I'm here for other reason (please specify)

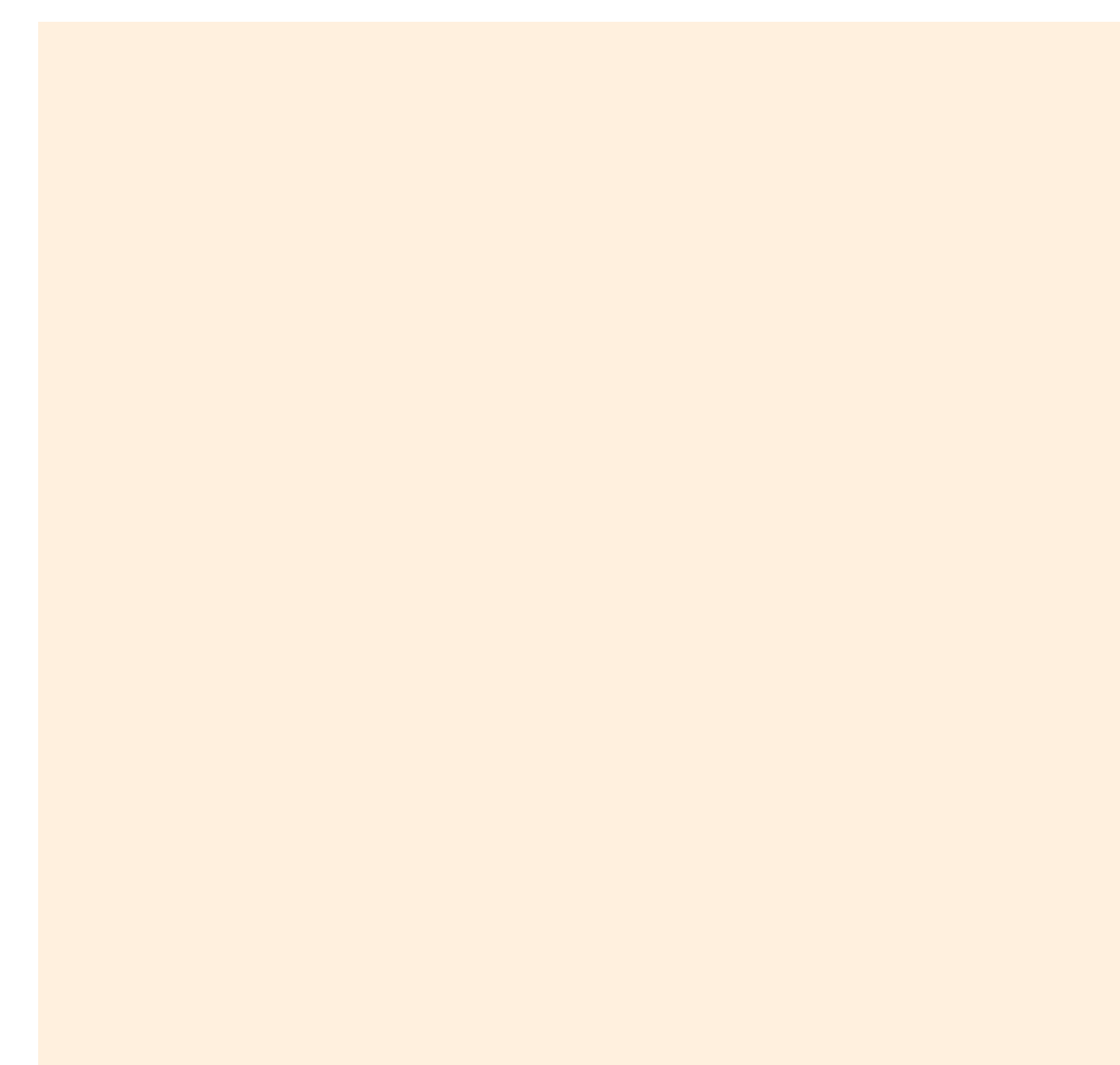
Where in Richmond do you live?

Community Profile

Place a dot on the map where you live



Place a dot below if you live outside of Richmond



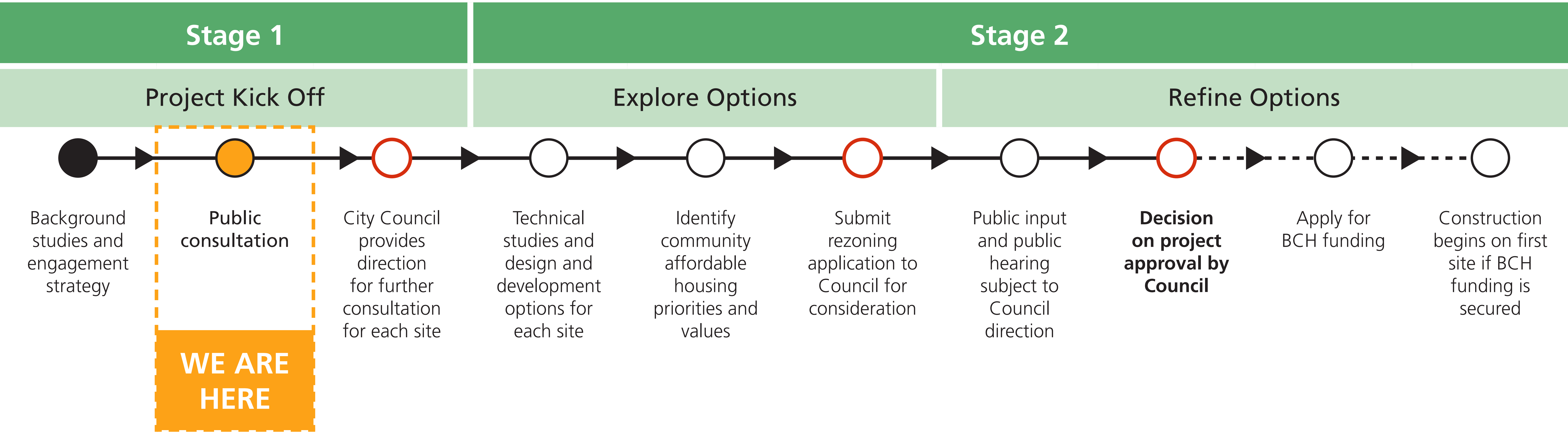
Project and Context

Background

The City is working to create more affordable housing in Richmond. Council has directed staff to engage local communities regarding four City owned sites so new rental homes can be built.

If approval and funding are received, the project could deliver 260 affordable rental homes in Richmond. The City plans to use innovative, modern building methods (i.e., factory-built housing) that allow homes to be built faster and with less waste.

Project Timeline



Partnership with Build Canada Homes

Background

The City is a leader in affordable housing, we have delivered 2,076 affordable homes for Richmond residents since 2007. This has been made possible through partnerships with senior government, non-profits and developers.

Current Challenges Today

- Changes to funding opportunities and market conditions are making it more challenging to deliver affordable housing.
- Decrease in Provincial funding for affordable housing.
- Shifting to federal funding is now a focus for the City.

The opportunity with Build Canada Homes

- Funding through BC Housing is currently unavailable following the Province's recent budget decisions.
- The City will be seeking federal support through programs like Build Canada Homes.
- The City needs projects to be construction-ready and designed using modern building methods.

Who are these Homes for?

It is expected that the four sites will serve low-income families with children, single-parent families, multi-generational households, low and moderate income earners, seniors, persons with disabilities and households with fixed incomes.

What is Build Canada Homes

Build Canada Homes is a new federal agency that works with cities to help build affordable housing by providing financing, supporting builders, and promoting new construction methods.

How the City aims to align with Build Canada Homes (BCH) funding:



Scale: BCH funds larger-scale projects. The support this goal, our portfolio of 4 sites has the potential to deliver 200+ units.



Readiness: BCH requires projects to be “shovel ready,” meaning at least one site in the portfolio can begin construction within 12 months. The successful rezoning of the Aberdeen Rental Residences would satisfy this requirement.



Housing Diversity: BCH invests in projects that expand diverse and long-term affordable housing. The portfolio has the potential to support housing with a that range in affordability.



Modern Methods of Construction: BCH aims to advance modern construction methods, including factory built housing. This portfolio prioritizes using these approaches.

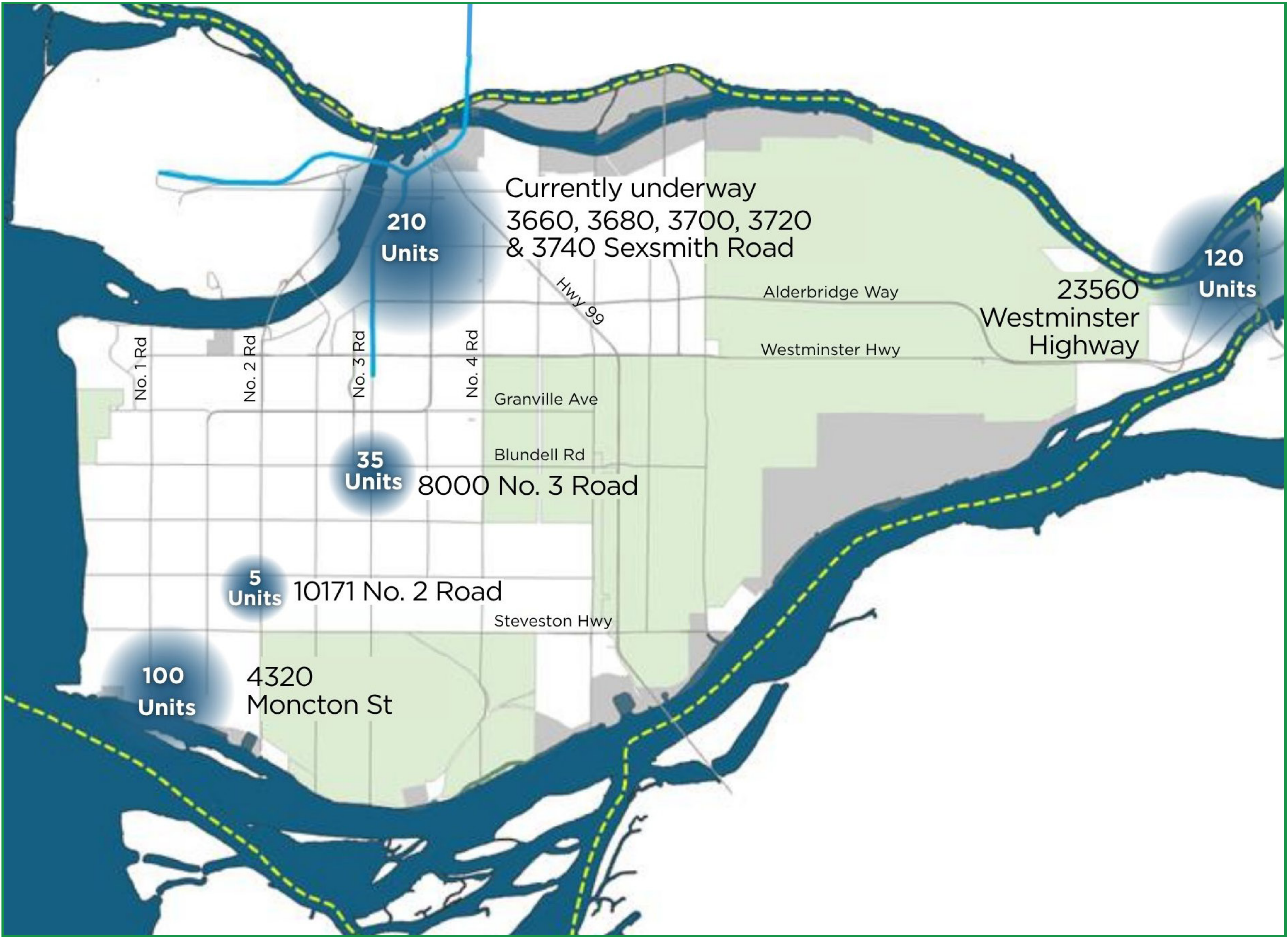
Potential Sites for Future Housing

The Four Project Sites

We have identified four City-owned sites near amenities, transit, and open spaces that could deliver up to 260 affordable housing units.

Development Summary

Location	Site Size (sf)	Project Unit Count	Per Official Community Plan
23560 Westminster Hwy	71, 827	120	Up to 4 storeys
10171 No. 2 Rd	12,367	4–8, using 5 as an average	Up to 4 storeys
8000 No. 3 Rd	16,835	35	Up to 5 storeys
4320 Moncton St	48,782	100	Up to 6 storeys



4320 Moncton St

Steveston



Site snapshot

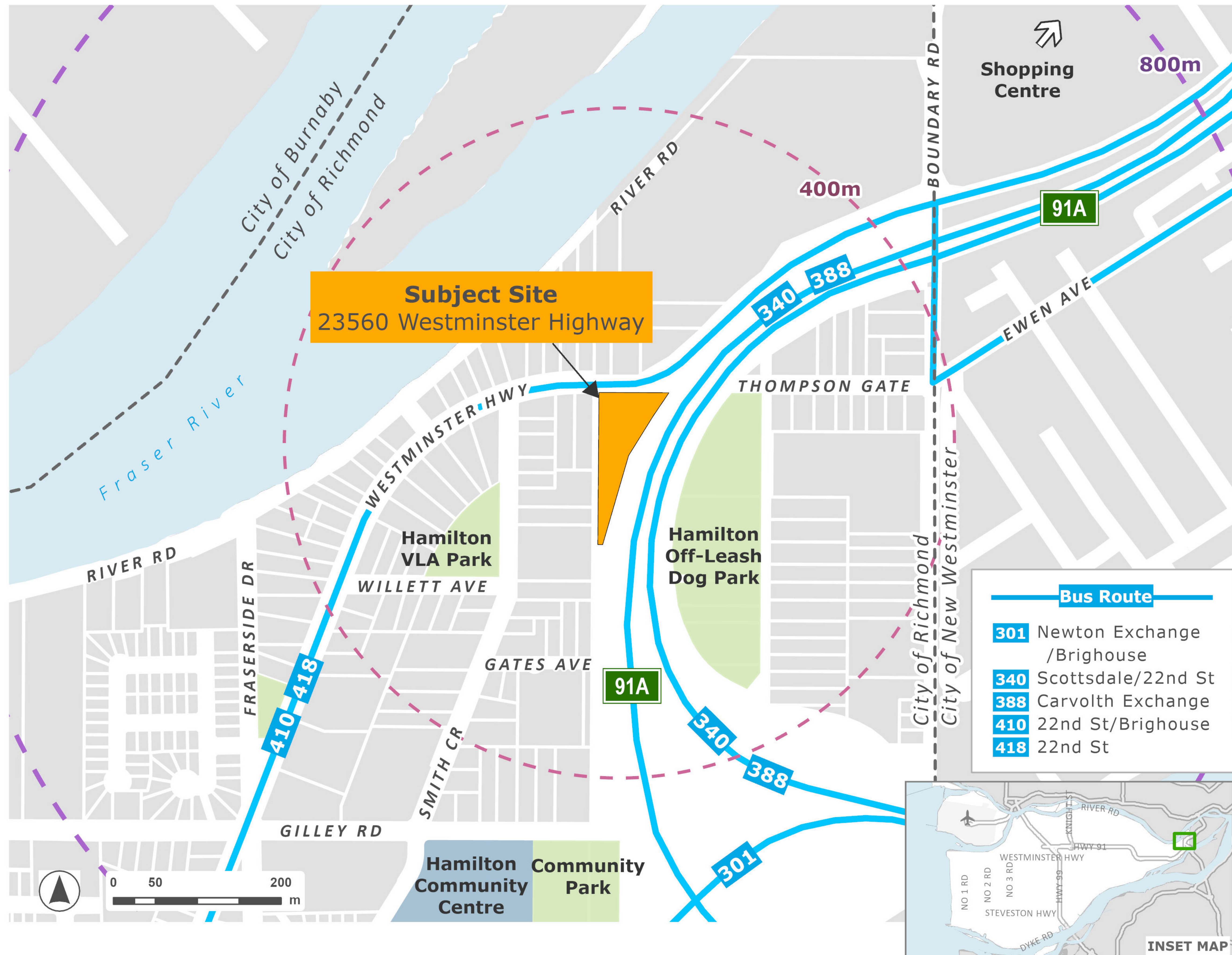
Neighbourhood	Steveston
Site Size	48,782 sf
Potential Units	100
Max Height	Up to 6 storeys

Site context

- Eastern gateway to Steveston Village, two blocks from shops and restaurants
- Steps from the new Steveston Community Centre and Library (opening 2026)
- Across the street from the Outdoor Pool, Community Library, and Japanese Canadian Cultural Centre
- Bordered by townhomes to the east and south

23560 Westminster Hwy

Hamilton



Site snapshot

Neighbourhood	Hamilton
Site Size	71,827
Potential Units	120
Max Height	Up to 4 storeys

Site context

- Large, vacant parcel located within walking distance to the Hamilton Community Centre and Hamilton Elementary School
- Adjacent to Highway 91A, with single-family homes to the west
- Bus routes along Westminster Highway connect to the broader transit network

8000 No. 3 Road

Broadmoor



Site snapshot

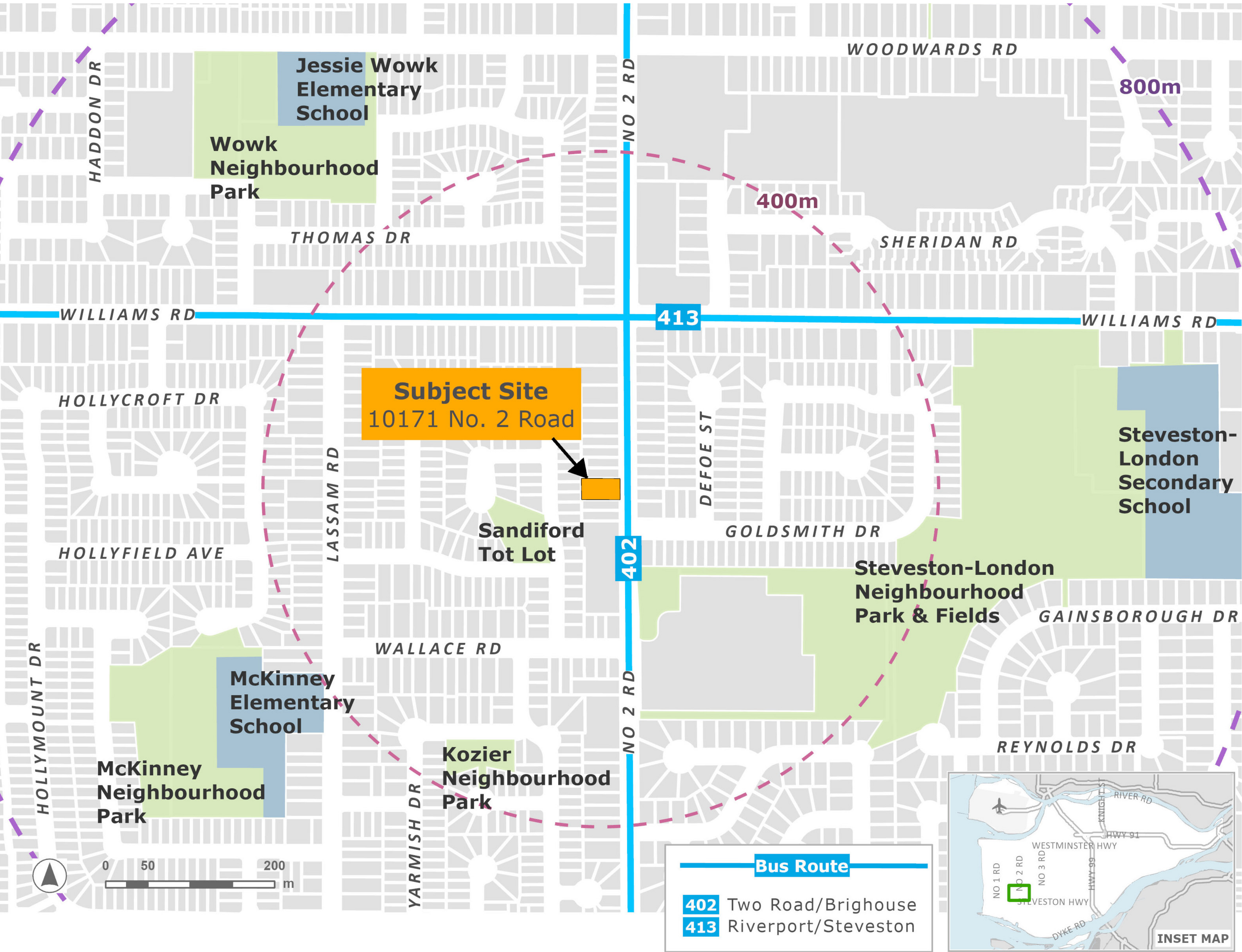
Neighbourhood	Broadmoor
Site Size	16,835 sf
Potential Units	34
Max Height	Up to 5 storeys

Site context

- Located on the prominent SW corner of No. 3 Road and Blundell Road
- Within walking distance to Ferris Elementary, Currie Elementary, and Palmer Secondary
- Mix of housing types in proximity, including low-rise apartments, townhomes, and single-family homes

10171 No. 2 Road

Steveston



Site snapshot

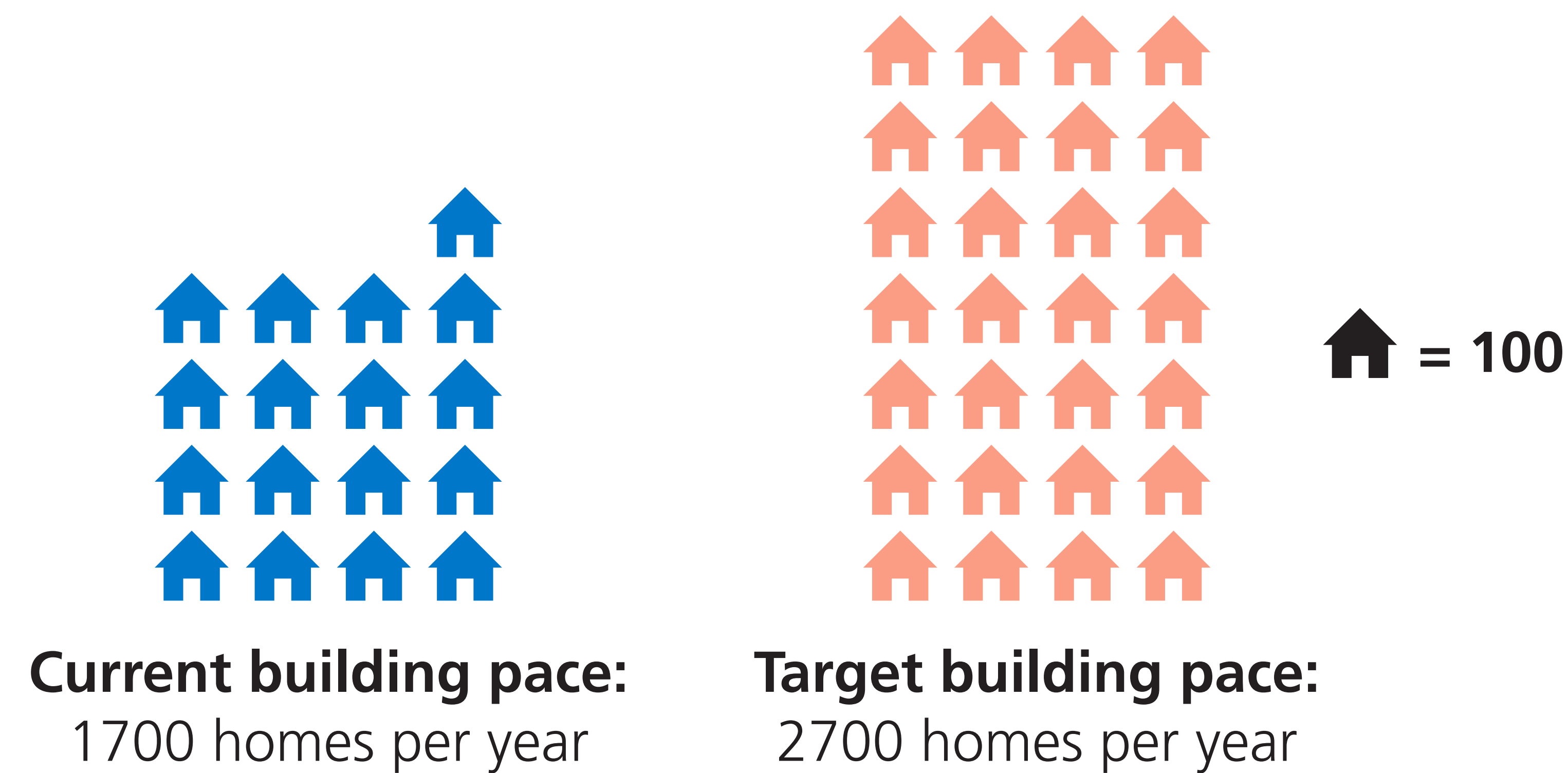
Neighbourhood	Steveston
Site Size	12,367 sf
Potential Units	4–8 units
Max Height	Up to 4 storeys

Site context

- Located on No. 2 Road in south Richmond, surrounded by duplexes, townhomes, and single-family homes
- Within walking distance to McKinney Elementary, Wowk Elementary, and Steveston-London
- Bus service on No. 2 Road

More Housing is Needed in Richmond

Richmond needs significantly more housing each year to meet current and future demand. When fewer homes are built than needed, the gap between housing supply and demand grows. Approximately 52,000 new homes will be needed by 2041.*



Approximately 1,000 fewer homes are being built each year than needed.

Affordable housing on City-owned land helps close this gap.

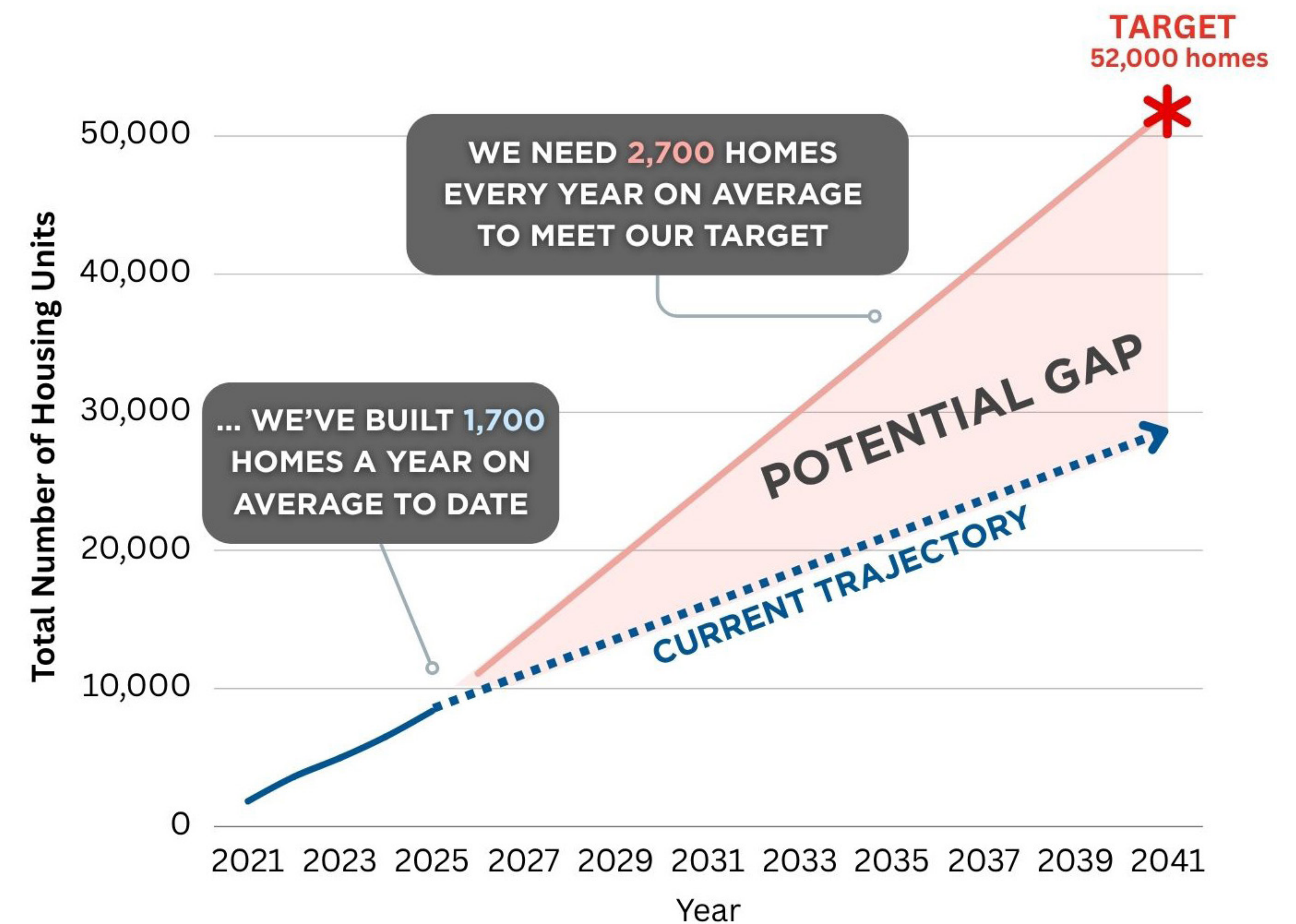
This project can:

1. Increase the overall number of homes built in Richmond
2. Complement private market development
3. Provide homes for a mix of household types and income levels

Building a mix of housing options is essential to support a complete and inclusive community.

*Interim Housing Needs Report (IHNR)

Understanding Richmond's Housing Gap (2021–2041)



Sources: City of Richmond Interim Housing Needs Report, Canada Mortgage and Housing Corporation

— Housing Units Built Since 2021 — Yearly Housing Target

Engagement Activity

What Supports Affordable Living?

Tell us about Steveston

This activity focuses on everyday affordability—what helps reduce the cost of daily living and makes it easier for people to meet their needs close to home.

Instructions

On the map, please help us identify:

1. Places and services that support affordable living

Where do people have easy, lower-cost access to key needs and services?

2. What's missing

What is missing in this neighbourhood that could help making living more affordable?

Consider proximity to

- Transit
- Schools
- Groceries
- Health services
- Day cares
- community centres
- libraries
- Jobs
- Parks / open space

Engagement Activity

What Supports Affordable Living?

Tell us about Hamilton

This activity focuses on everyday affordability—what helps reduce the cost of daily living and makes it easier for people to meet their needs close to home.

Instructions

On the map, please help us identify:

1. Places and services that support affordable living

Where do people have easy, lower-cost access to key needs and services?

2. What's missing

What is missing in this neighbourhood that could help making living more affordable?

Consider proximity to

- Transit
- Schools
- Groceries
- Health services
- Day cares
- community centres
- libraries
- Jobs
- Parks / open space

Engagement Activity

What Supports Affordable Living?

Tell us about Broadmoor

This activity focuses on everyday affordability—what helps reduce the cost of daily living and makes it easier for people to meet their needs close to home.

Instructions

On the map, please help us identify:

1. Places and services that support affordable living

Where do people have easy, lower-cost access to key needs and services?

2. What's missing

What is missing in this neighbourhood that could help making living more affordable?

Consider proximity to

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Exploring Trade-offs

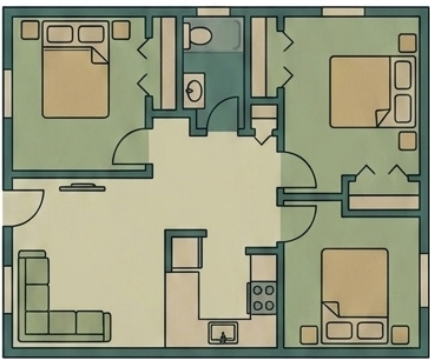
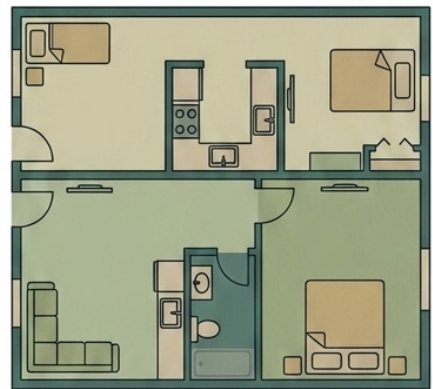
Exploring the relationship between homes, size, and affordability

Building height, number of homes, and unit sizes are all connected—you can’t change one without affecting the others.

More homes usually mean a taller building with smaller units, supporting affordability but less suited for families. Shorter buildings usually mean fewer homes with larger units.

Add a dot and let us know what you prioritize.

Imagine a single site with multiple possibilities for affordable housing. Review the 3 options below and vote on which housing characteristics are important to you.

No. of Homes		
		
Fewer Homes		More Homes
Building Height		
		
Shorter Buildings		Taller Buildings
Unit mix		
		
Greater bedroom unit mix (Studios, 1-bedroom and 2-bedroom+ units)		Limited unit mix (Studios and 1-bedrooms)

Write a Note to Your Future Self

Imagine it's the year 2060. What would make this project a success?

Write a Letter to Your Future Self

This project will take several years to become reality. Envision the property 30 years from now. What would make it a success?

Pin your letter here



Some things to consider:

Consider things like housing affordability, design, and accessibility.

Some questions to ask yourself could be:

- Who lives here, and what difference does the project make for them
- How does the building fit into the neighbourhood
- What impacts did the building have on the community?

Housing Needs & Opportunities

Responding to Affordable Housing Needs in Richmond

Who would likely be eligible in these buildings?

Affordable housing projects aim to serve low-to-moderate and fixed-income households. This includes seniors, families with children, people with physical or cognitive disabilities, low-income workers, or other groups who struggle to cover market-rate housing costs.

Based on current funding availability there is an expectation that affordable housing projects will be self-sustaining and will not rely on senior-level government subsidies.

Instructions

Use the wooden chips to help us identify where you see housing needs and who you think could be served through the creation of affordable housing on City-owned lands.

Are there other households that we’re missing?

Write a comment and let us know.



Independent Living Seniors	Single parent households	Women & children needing stable housing	Low-Income Workers	Newcomers to Canada	People with physical, cognitive, or other accessibility needs	Recent Graduates and Young Professionals
Housing that helps seniors remain independent, maintain their autonomy, and stay connected to their communities as they age. Example: Grace is an older adult who wants to continue to live independently. She regularly goes to church, plays Mahjong with friends, visits the aquatic centre to exercise, and takes transit to her medical appointments.	Housing for families that are led by one parent or guardian, raising one or more children. Example: Max is a 38-year-old single father raising two children, ages 10 and 12. He works in Richmond and is looking for an affordable three-bedroom home with enough space for his family, ideally within walking distance of schools, grocery stores, sports fields, and public transportation.	Housing that provides women and their children with a safe and stable place to live after leaving precarious circumstances. Example: Carley is a mother in her late 20s with an eight-year-old child. She is seeking housing that can provide a secure and stable foundation for her and her child. She wants a place where she can feel a sense of safety and calm at home.	Housing for people who work in Richmond, but do not earn enough to afford average housing costs in the community. Example: Sarb works full-time in the customer service sector in Richmond earning minimum wage. They want to live in the community, but the rents are more than they can easily afford. Workforce housing could help them live closer to where they work without needing to commute long distances daily.	Housing that supports the needs of recent immigrants, refugees, or other newly arrived residents. Example: Ming is new to Canada and recently arrived in Richmond. She has found work at a locally owned restaurant as a server and is looking for stable and affordable housing where she can settle into daily life and begin to build connections and relationships in the community.	Universally accessible housing that is designed to make everyday life easier and safer for people with physical or cognitive disabilities, mobility challenges, or other types of support needs. Example: Jimmy is a wheelchair user who wants a home that he can move through with ease. To accommodate his wheelchair, it's important that his building has wider doorways, accessible bathroom features, an elevator, and a step-free entrance.	Housing that is affordable for younger individuals who may be recent graduates or are in the early stages of their careers, earning minimum and entry-level wages. Example: Cade is a 26-year-old early-career professional working as an administrative assistant at a local non-profit. High costs make it impossible to afford an apartment on their own. Purpose-built rentals with below-market rents could help them begin saving and paying off their student loans.

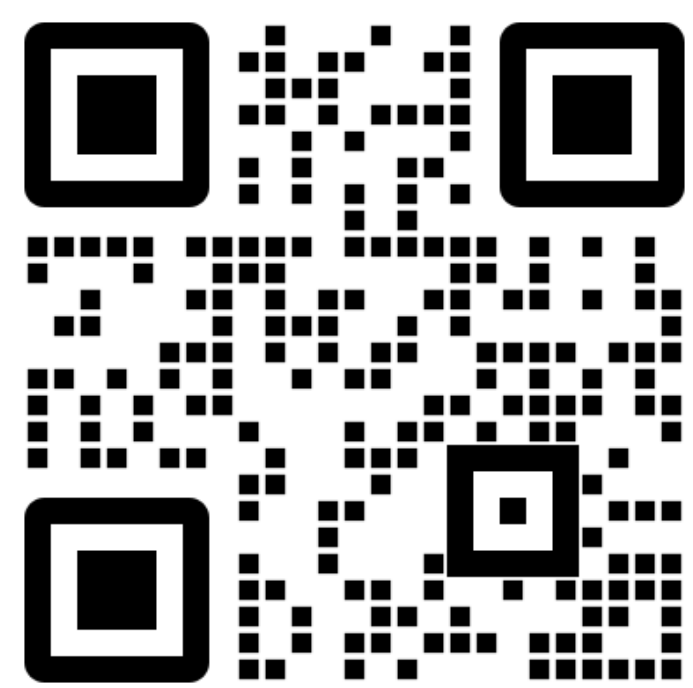
Affordable Housing in the City of Richmond

Next Steps

Staff will continue to engage Richmond residents throughout the summer months during July and August.

Subject to Council direction, staff will host public information meetings in Fall 2026.

Stay in touch



LetsTalkRichmond.ca/AffordableHousing

Connect with Richmond staff by email at housing@richmond.ca



Affordable Housing in the City of Richmond

Welcome

What is the City Proposing

The City of Richmond is exploring developing affordable rental housing on four City-owned sites, pending funding. This open house is the first step in a multi-phase engagement with the community.

Background

The City is working to create more affordable housing in Richmond per the Affordable Housing Strategy.

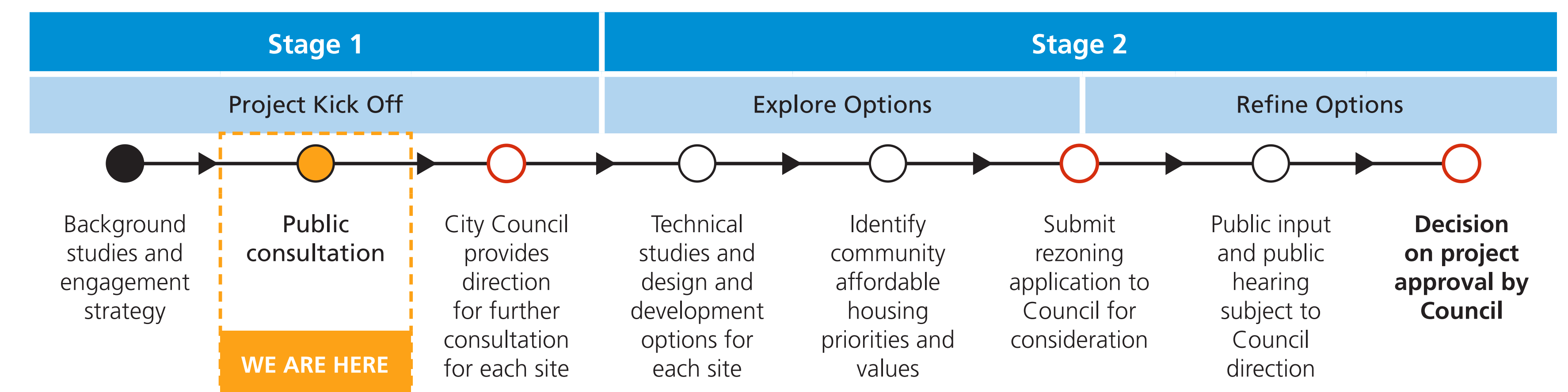
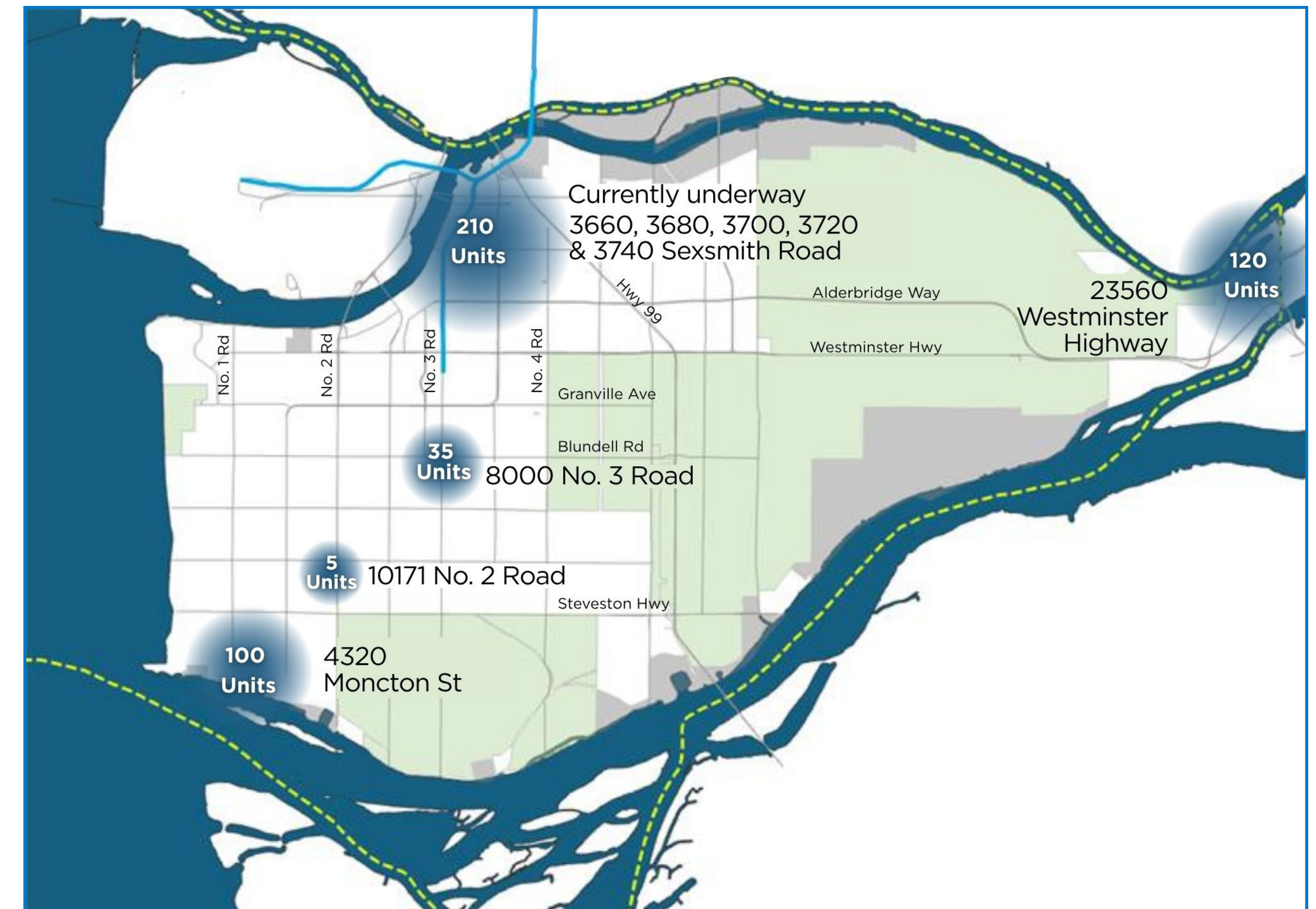
If approval and funding are received, the project could deliver up to 260 affordable rental homes in Richmond on the four sites. The City plans to use innovative, modern building methods such as factory built homes that allow homes to be built faster and with less waste.

Tell us what you think

Please visit the project page:

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Affordable Housing in the City of Richmond

Build Canada Homes

Background

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Current Challenges Today

Changes to funding opportunities and market conditions are making it more challenging to deliver affordable housing. Access to senior government funding has shifted with less Provincial funding for affordable housing. As a result the City is now placing a greater emphasis on pursuing federal funding opportunities such as Build Canada Homes.

The Opportunity with Build Canada Homes

Because funding and market conditions have changed, the City aims to seek federal support through programs like Build Canada Homes. This means the City needs housing projects to be construction-ready and designed using modern building methods.

What is Build Canada Homes

Build Canada Homes is a new federal agency that works with cities to help build affordable housing by providing financing, supporting builders, and promoting new construction methods.

How this project will align with Build Canada Homes



Scale: BCH funds larger-scale projects. To support this goal, our portfolio of 4 sites has the potential to deliver 260+ units.



Readiness: BCH requires projects to be “shovel ready,” meaning at least one site in the portfolio can begin construction within 12 months. The successful rezoning of the [Aberdeen Rental Residences](#) would satisfy this requirement.



Housing Diversity: BCH invests in projects that expand diverse and long-term affordable housing. The portfolio has the potential to support a range of housing affordability levels and building formats.



Modern Methods of Construction: BCH aims to advance modern construction methods, including factory built housing. This portfolio prioritizes using these approaches.

Who are these Homes for?

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