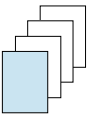


F. Social Equity & Continuity



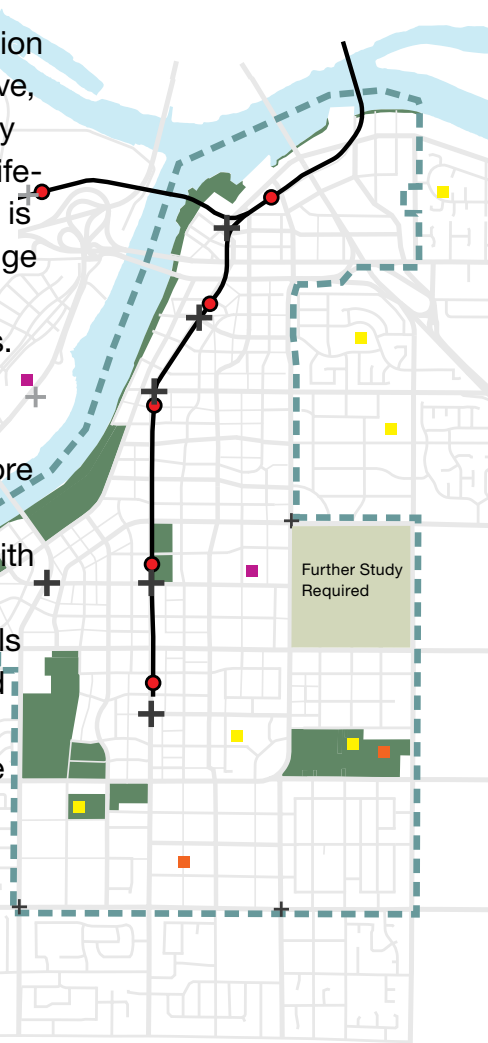
Objective: Provide a framework for an “inclusive community” that supports the diverse needs of its citizens and their equitable access to community resources today and throughout their lives.

An effective framework for an inclusive community involves a wide range of stakeholders and interests. Following are four areas that will be explored under this heading. Future work will explore topics such as public safety, emergency services, and childcare.

Education

Access to high-quality education options is critical to an inclusive, livable, and healthy community where its members aspire to life-long learning. The City Centre is already served by a broad range of education facilities, both within and near its boundaries. Nevertheless, anticipated population growth will create the need to accommodate more students in new or expanded facilities. The City will work with the School District and other stakeholders to identify models for responding to this demand and ensuring that the needs of downtown residents can be satisfied in ways that are both timely and cost effective.

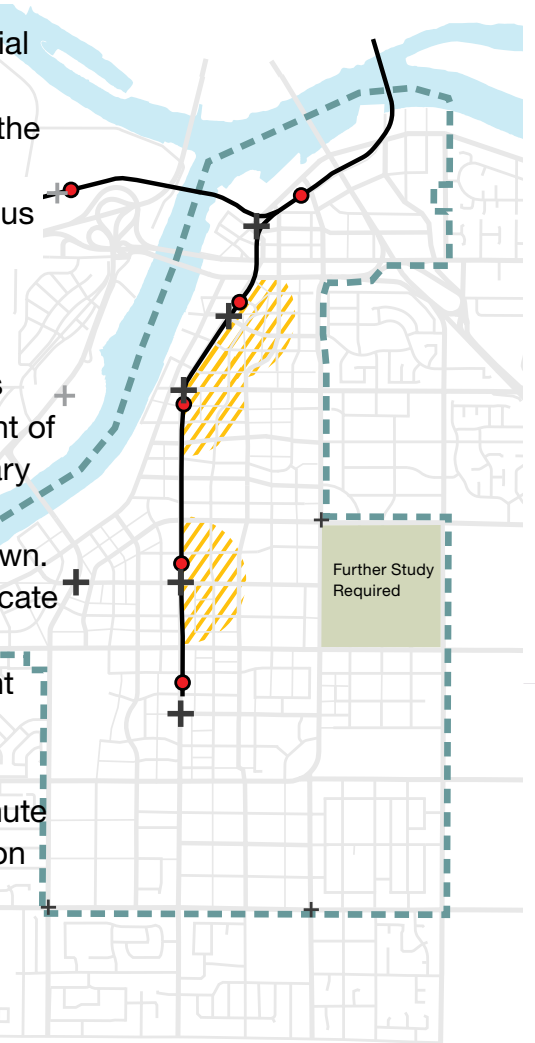
- ⊕ Proposed Major Village Centre
- ⊕ Proposed Minor Village Centre
- ⊕ Potential Village Centre
- Public Elementary Schools (Existing)
- Public Secondary Schools (Existing)
- Post-Secondary (Existing)
- Major Open Space
- Garden City Lands



Health

Primary Health Care is crucial to the renewal of health services and will transform the way the health care system works – taking away the focus on hospitals and putting it on building community capacity for health and wellness. In Richmond, this will involve the establishment of Neighbourhood Level Primary Healthcare Organizations, including one in the downtown. More study is required to locate this facility, but preliminary review suggests that it might be best sited east of No. 3 Road, north of Westminster Highway, and within a 5 minute walk of a Canada Line station (with intersecting local bus service).

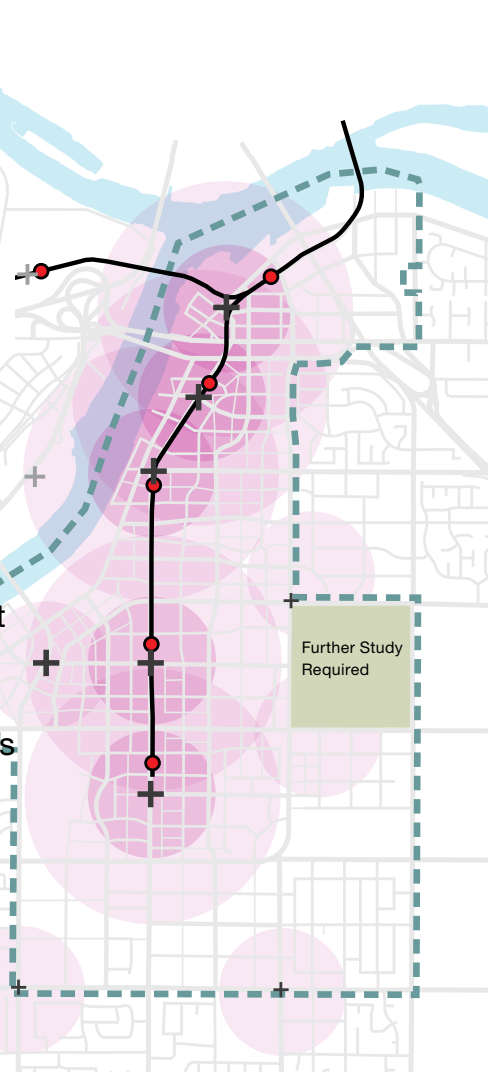
- Potential Healthcare Facility Development (5 minute walking distance)
- Garden City Lands



Affordable Housing

Housing affordability is both about “affordable units” and “affordable locations”. Richmond’s draft Affordable Housing Strategy (under review) aims at increasing Richmond’s inventory of non-market (subsidized and rental) housing. The CCAP promotes the retention and creation of affordable housing throughout the downtown, but places priority on locations that encourage the most affordable lifestyles (e.g., areas best served by transit and amenities).

- High Priority— Within a 5 min. walk of a Canada Line station
- Medium Priority— Within a 10 min. walk of a Canada line station or a 5 min. walk of a bus-link village transit node
- Low Priority— Other residential areas
- Garden City Lands



Access for All

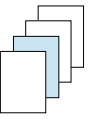
An inclusive community strives to maximize accessibility for people of all ability levels. Richmond is preparing guidelines for universal residential accessibility – but accessibility affects more than just housing. Most importantly, sidewalks are not merely thoroughfares for pedestrians, but social spaces. They must be comfortable, appealing, and treat people with dignity. To achieve this, Richmond’s current program of pedestrian street enhancements (e.g., audible signals, tactile markings, ramps, etc.) will need to be expanded to ensure that the downtown’s “culture of walking” applies to everyone.

- Enhanced Greenways
- Enhanced Streets
- Garden City Lands



All information is preliminary and conceptual in nature, and is not meant to indicate intended zoning.

F. Social Equity & Continuity



The provision of education, health, housing, and accessible places and spaces will require that the City work closely with stakeholders to create affordable, innovative solutions to the challenges of urban development.

Education

Innovative ways to meet the needs of schools in downtown locations will be explored.



Health

A Neighbourhood Level Primary Healthcare Organization facility could be a health and community hub with linkages to family physicians, urgent care, diagnostic, and pharmacy services.



Affordable Housing

Affordable housing can take a variety of forms, making it possible to integrate it seamlessly with its setting while meeting the needs of a broad range of residents.

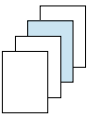


Access for All

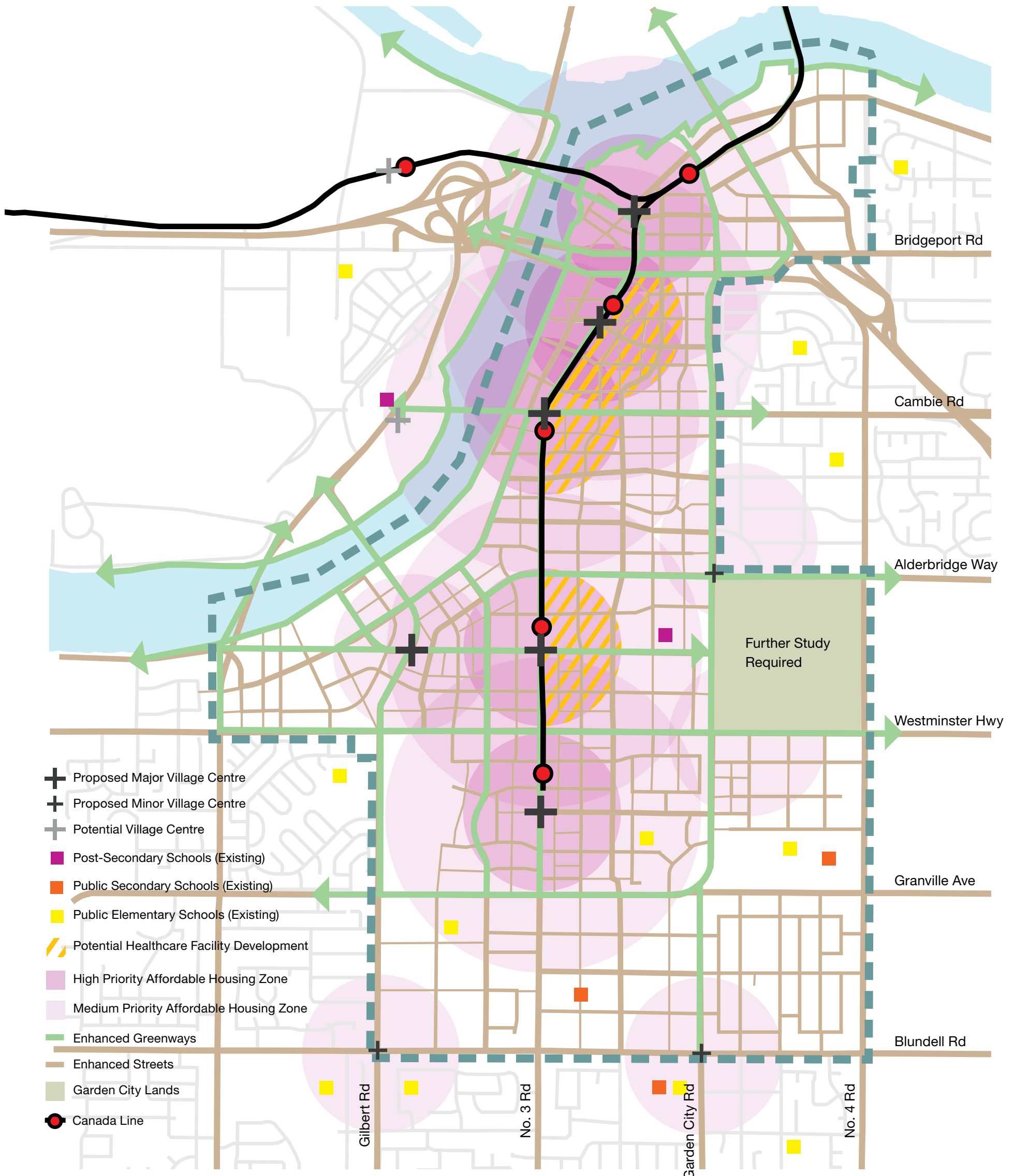
Accessible design will help to ensure that residents can enjoy the downtown today and throughout their lives.



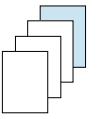
F. Social Equity & Continuity



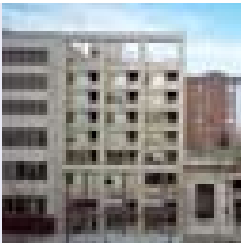
The City Centre's proposal of villages and walkable, well-connected streets suggests that uses benefiting from city-wide and regional access should be concentrated near No. 3 Road, while other uses, such as public schools, may be dispersed across the downtown's residential neighbourhoods.



F. Social Equity & Continuity



1. What is Affordable Housing?



Broadly speaking, housing affordability is measured as a ratio of housing costs to income with the general principle being that, for housing to be considered “affordable”, a household should not have to spend more than 30% of its gross income on shelter.

Affordable housing can include:

- » Subsidized Housing – For households with an annual income of \$20,000 or less
- » Low-End Market Rental – For households with an annual income of \$20,000 - \$37,700
- » Entry Level Ownership – For households with an annual income of \$60,000 or less

2. Why do we need Affordable Housing?



There has been very little purpose-built rental housing constructed in recent years, and what does exist is being threatened by price escalation, redevelopment, or conversion that could put it out of the reach of lower income households. In addition, as housing prices increase so does the qualifying income needed to purchase a home, resulting in fewer households being able to move into home ownership.

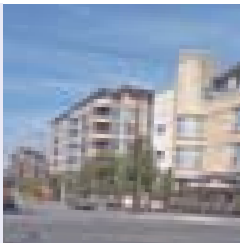
This lack of rental housing and home ownership options will mean increased competition for available units, and the increasing dislocation of lower income households. As well, affordable housing is needed for a viable labour force and enables people to live and work in Richmond, thus minimizing the transportation impacts and pollution.

3. Does Richmond have an Affordable Housing Strategy?



Yes. In 2006, Richmond Council directed that the City’s “Affordable Housing Strategy” be updated in light of the shortage of affordable housing options. This work will be complete in the spring of 2007.

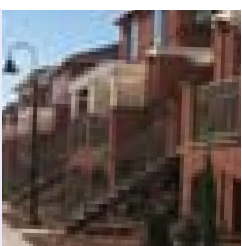
4. What does the draft Strategy recommend?



The City’s proposed priorities for Affordable Housing include:

- » For Subsidized Housing - Emergency housing, detox beds, housing for people with mental illness, housing for seniors and people with disabilities, and housing for low income families
- » For Low-End Market Rental - Secondary suites, retention of existing apartments, purpose-built rental, and investor condominiums
- » For Entry Level Ownership - Smaller condominium units

5. Who will provide Subsidized Housing?



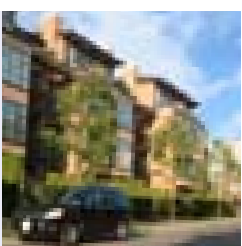
The City cannot provide “subsidized housing” on its own. Partnerships with non-profit organizations and other levels of governments are required. The draft Strategy proposes that the City assist in this process by, among other things, requiring cash contributions from developers where they do not provide affordable units and using the City’s Affordable Housing Reserve Fund to acquire land and take an equity position in “subsidized housing” projects.

6. How will Low-End Market Rental units be provided?



The Strategy includes a number of measures aimed at increasing the supply of “low-end market rental” units such as legalizing secondary suites in single family homes and requiring larger apartment developments to include affordable units.

7. Who will provide Entry Level Ownership units?



The City is prepared to provide opportunities for “entry level ownership” by encouraging:

- » The construction of smaller units
- » Innovative housing forms
- » New financing schemes