



HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch

BC Ministry of Housing and Municipal Affairs

PURPOSE

Municipalities will use this form to complete the requirements for progress reporting under the [Housing Supply Act](#) (Act). The information provided will be evaluated to determine whether targets have been met or satisfactory progress has been made toward meeting targets.

REPORT REQUIREMENTS

The report must contain information about progress and actions taken by a municipality to meet housing targets as identified in the Housing Target Order (HTO).

The progress report must be received in a meeting that is open to the public and by Council resolution within 45 days after the end of the reporting period.

Municipalities must submit this report to the minister and post it to their municipal website as soon as practicable after it is approved by Council resolution.

ASSESSMENT

The Housing Targets Branch evaluates information provided in the progress report based on Schedule B - Performance Indicators in the HTO. If targets have not been met and satisfactory progress has not been made, the Minister may initiate compliance action as set out in the Act.

REPORT SUBMISSION

Please complete the attached housing target progress report form and submit to the Minister of Housing at Housing.Targets@gov.bc.ca as soon as practicable after Council resolution.

Do not submit the form directly to the Minister's Office.



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Section 1: MUNICIPAL INFORMATION	
Municipality	City of Richmond
Housing Target Order Date	August 18, 2025
Reporting Period	September 1, 2025 – February 28, 2026
Date Received by Council Resolution	March 23, 2026
Date Submitted to Ministry	April 10, 2026
Municipal Website of Published Report	Bulletins, Schedules & Reports - City of Richmond, BC
Report Prepared By	<input checked="" type="checkbox"/> Municipal Staff <input type="checkbox"/> Contractor/External
Municipal Contact Info	Kathryn McCreary, Manager Plan Review, kmccreary@richmond.ca, 604-204-8515
Contractor Contact Info	<input type="checkbox"/> N/A (<i>name, position/title, email, phone</i>)

Section 2: NUMBER OF NET NEW UNITS				
Record the number of net new housing units delivered during the reporting period, and cumulatively since the effective date of the HTO. Net new units are calculated as completions (occupancy permits issued) minus demolitions. <u>Legalizing existing unpermitted secondary suites or other housing types does not count toward completions.</u>				
Section 8 must be completed if a housing target has not been met for the reporting period.				
	Completions (Reporting Period)	Demolitions (Reporting Period)	Net New Units (Reporting Period)	Net New Units (Since HTO Effective Date)
Total	2088	34	2054	2054

Section 3: NUMBER OF HOUSING UNITS BY CATEGORY AND TYPE (Unit Breakdown Guidelines)				
Record the number of housing units in each category below for the reporting period and cumulatively since the effective date of the HTO. Definitions are provided in the endnote.				
	Completions (Reporting Period)	Demolitions (Reporting Period)	Net New Units (Reporting Period)	Net New Units (Since Effective HTO Date)
Units by Size				
Studio	34	0	34	34
One Bedroom	912	0	912	912
Two Bedroom	846	0	846	846
Three Bedroom	190	34	156	156
Four or More Bedroom ¹	106	0	106	106

Units by Tenure				
Rental Units ² – Total	176	0	176	176
Rental – Purpose Built	116	0	116	116
Rental – Secondary Suite	60	0	60	60
Rental – Accessory Dwelling	0	0	0	0
Rental – Co-op	0	0	0	0
Owned Units	1912	34	1878	1878
Units by Rental Affordability				
Market	60	0	60	60
Below Market ³ - Total	116	0	116	116
Below Market - Rental Units with On-Site Supports ⁴	0	0	0	0

Note: The City of Richmond has not historically collected bedroom data and the following assumptions have been made when compiling housing unit data: Single Family demolished are all 3-Bedroom units, Secondary Suites are 1-Bedroom units and Single Family constructed units are all 4-Bedroom or more units.

Section 4: MUNICIPAL ACTIONS AND PARTNERSHIPS TO ENABLE MORE HOUSING SUPPLY

A) Describe **applicable actions** taken in the **last 12 months** to achieve housing targets, in line with the Performance Indicators in the HTO. Each entry should include a description of how the action aligns with achieving the housing target, the date of completion, and links to any publicly available information. For example:

- Streamlined development approvals policies, processes or systems.
- Updated land use planning documents (e.g., Official Community Plan, zoning bylaws).
- Updated Housing Needs Report.
- Innovative approaches and/or pilot projects.
- Partnerships (e.g., BC Housing, CMHC, or non-profit housing organizations except First Nations – see Section 4 B).
- Other housing supply related actions.

Targeted OCP Update: In February 2026, Council adopted Phase 1 of the City’s targeted OCP update which included a new 2050 land use map, new housing policies and an update to the Environmentally Sensitive Area (ESA) maps and guidelines. The OCP provides additional capacity for approximately 100,000 new dwelling units and includes incentives for rental and below-market housing.

Official Community Plan Report: [Public Hearing 1-19-2026.pdf](#) (Item 2)

Bill 44 - Small-Scale Multi-Unit Housing (SSMUH): In June 2024, Council amended the zoning

of almost 27,000 single-family and duplex lots throughout the City to permit SSMUH. These changes permit up to three, four and six ground-oriented units per lot subject to criteria. As part of the City's ongoing monitoring of SSMUH implementation, Council has adopted subsequent amendments to the City's SSMUH zoning in March 2025 and in February 2026 to support project viability and design flexibility.

SSMUH Report Addressing Setbacks: [Open Council 11-24-2025.pdf](#) (Item 13)

SSMUH Report Addressing Vehicle Parking, Access, and Maneuvering: [Revised Open Council 2-23-2026.pdf](#) (Item 12A)

Housing Priorities Grant Program: The City launched a three-year grant program in 2025 to help address financial barriers that limit the delivery of affordable rental housing. Funded by the HAF, the program has allocated \$9,355,000 to support the delivery of 347 affordable rental units over five projects, exceeding the Grant Program's target of 220 units. The 347 units represent a portion of housing within larger market rental housing developments. In total, the proposed projects will deliver approximately 956 new units, including affordable and market rental. Each successful applicant has until November 2027 to receive a BP to receive the grant funding.

Housing Priorities Grant Program Allocation [Open Council 7-28-2025.pdf](#) (Item 10)

Fast-Track Program for 100 per cent Rental Housing: The City has established a fast-track program to expedite the review of development applications for 100 per cent residential rental housing projects, and those including a portion of below-market housing. The City has created a team dedicated to processing rental projects. In the past 12 months, Council has granted third reading for 533 rental units, of which 85 are below market.

Pre-Zoning Strategic Sites for Affordable Housing: Council adopted new OCP policies to support potential opportunities to pre-zone strategic sites in Richmond. This may include pre-zoning for rental housing and/or pre-zoning based on ownership/operation to facilitate the construction of below-market and/or non-market housing.

Affordable Housing Non-Profit Partnership Program: In 2025, a Richmond-focused network of NPOs was established to build partnerships and advance the delivery of affordable housing. There are currently over 20 local NPOs engaged in the program who meet with staff periodically. Meetings enable the City to provide updates on housing initiatives, seek input on affordable housing policy and share collective lessons learned and market updates.

A City-initiated Rezoning Application for Rental Development on City-owned Land

Through an open RFP process, Council approved selection of a NPO partner, and authorized a Rezoning submission on City-owned land for a six-storey rental development application on Sexsmith Road in the Aberdeen area, which is due to be submitted prior to the end of Q1 2026. If approved, the project would deliver approximately 220 units geared to low and moderate-income individuals or families.

Automated Plan Review: Council has approved the funding for advancing an Automated Plan Review system, which is under development, using software that evaluates design documents, presented as Building Information Modelling files, to determine conformance to the BC Building Code and critical elements of the Zoning Bylaw.

Provision of Automated Building Code and Zone Review Software Report: [Open Council 7-28-2025.pdf](#) (Item 11)

Permit Optimization Program (POP): The City launched the online MyPermit portal to reduce approval times by optimizing and digitizing the permitting process, which Council approved funding to advance. The advantage of the online MyPermit portal is it leverages new technology to improve the customer experience and support end-to-end modernization, including digital submissions, review/approval, and permit issuance. MyPermit currently accommodates plumbing, gas, sprinkler, demolition and tree removal permits, Servicing Agreements (SA) and rezoning applications and in spring 2026 will be expanded to include BPs, DP permits and subdivision applications. Staff have hosted industry engagement sessions to inform MyPermit enhancements, with a strong turnout. To date, over 1,600 applications have been submitted via MyPermit.

Development Permit (DP) Exemption Criteria: In December 2025, Council approved updates to the City's DP exemption criteria. Changes included an inflationary increase to the construction value for exterior renovations from \$75,000 to \$150,000.

DP Exemption Criteria Report: [Open Council 11-24-2025.pdf](#) (Item 10)

Surety Bond Pilot Program

On July 14, 2025, Council approved a Pilot Program to permit the use of Surety Bonds as an alternative form of security for DCC installment payments, DP landscape securities, and SA works. On November 10, 2025, Council approved the expansion of the Pilot Program to permit the use of Surety Bonds for tree survival securities.

Surety Bond Pilot Program Report: [Open Council 7-14-2025.pdf](#) (Item 15)

The City is in active engagement and collaboration in the following initiatives:

Getting Ready for Pre-Fabricated Housing: The study will focus on recent Richmond pre-fab projects, including the Harbour House, a 25-unit transitional housing development for women and their children funded in part by the CMHC's Rapid Housing Initiative, to document lessons learned in plan checking and permitting. The City will then develop a simplified approval process for such future buildings with the goal to support accelerated approvals.

Preapproval for Standardized Apartment Design: The City has been working with Metro Vancouver on an initiative to bring about preapproval of a six-storey wood frame apartment design that may be introduced into sites with appropriate size and dimensions.

B) Please provide any information about First Nation partnerships and/or agreements including planning, servicing and infrastructure that support delivery of housing on First Nation land including delivered and/or projected housing units.

Council has approved potential funding pending the outcome of the proposed Rezoning / Development Permit for the redevelopment of Bill Ribgy Manor into a 104-unit building for seniors and families. Bill Ribgy Manor is currently owned by BC Indigenous Housing Society.

Section 5: APPROVED HOUSING DEVELOPMENT APPLICATIONS

Report the number of approved applications issued by type since the effective date of the HTO. Each project should only be recorded once for the most current application type. Provide the estimated number of new housing units to be delivered for each application category.

NOTE: units issued occupancy permits should be recorded in Section 2.

	Rezoning	Development Permit	Building Permit	Total
Applications	0	4	101	105
New Units	0	15	232	247
Unit Breakdown				
Units by Size				
Studio	0	0	0	0
One Bedroom	0	0	60	60
Two Bedroom	0	3	13	16
Three Bedroom	0	2	84	86
Four or More Bedroom ¹	0	10	75	85
Units by Tenure				
Rental Units ² – Total ²	0	0	0	0
Rental – Purpose Built	0	0	0	0
Rental – Secondary Suite	0	0	59	59
Rental – Accessory Dwelling	0	0	0	0
Rental – Co-op	0	0	0	0
Owned Units	0	15	173	188
Units by Rental Affordability				
Market	0	0	59	59
Below Market ³ - Total	0	0	0	0
Below Market - Rental Units with On-Site Supports ⁴	0	0	0	0

Note: The City of Richmond has not historically collected bedroom data and the following assumptions have been made when compiling housing unit data: Single Family demolished are all 3-Bedroom units, Secondary Suites are 1-Bedroom units and Single Family constructed units are all 4-Bedroom or more units.

Section 6: WITHDRAWN OR NOT APPROVED HOUSING DEVELOPMENT APPLICATIONS

A) Indicate the number of applications and the estimated number of proposed units withdrawn by applicants, and /or not approved by staff or Council during this reporting period. Please include rezoning applications, development permits, and building permits.

	Applications Withdrawn	Applications Not Approved
Applications	5 (RZ+DP) ,1 (BP)	0
Proposed Units	15 (RZ+DP), 134 (BP)	0

B) Provide a description of each application (e.g., rezoning, development permit, building permit) and brief summary of why each project was withdrawn or not approved.

Address	Rational for Project Being Withdrawn or Not Approved	Project Description	Total Units
140 Wellington Cres	Due to new SSMUH policies implemented, rezoning application is not required	Applicant had applied to the City of Richmond for permission to rezone 140 Wellington Cres. from Single Detached (RS1/E) to Coach House (ZS20) - Burkeville to permit a coach house above a detached garage, with vehicle access to a rear lane, with One Unit proposed.	1
10511 Lassam Road	Cancelled due to inactivity	Applicant had applied to the City of Richmond to rezone 10511 Lassam Road from Single Detached RS1/E to Single Detached RS2/B to subdivide to two equal lots, with Two Units proposed.	2
6660 Francis Rd	Cancelled due to inactivity	Applicant had applied to the City of Richmond to rezone 6660 Francis Road from Single Detached (RS1/E) to Arterial Road Two-Unit Dwelling (RDA).	2
10840 Bonavista Gate	Applicant withdrawn	Applicant had applied to the City of Richmond to rezone 10840-10860 Bonavista Gate from the RD-1 (Two-Unit Dwellings) zone to the RS2/C (Single Detached) zone to subdivide the existing duplex lot into Two single family lots.	2
6560 and 6580 Williams Road	Applicant withdrawn due to change in development plans	Applicant had applied to the City of Richmond to develop two 3-storey townhouses at 6560 and 6580 Williams Road with Five units building fronting Williams Road and Three units building at the rear.	8



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8131 Westminster Highway	Applicant recently canceled Building Permit and the City is not sure of what the rationale was at this time	Applicant had applied to the City of Richmond for permission to develop 8131 Westminster Hwy to construct a 14 storey Mixed-Use building, with 122 Residential Units and 13 LEMR Units.	134

Section 7: OTHER INFORMATION

Provide any other information not presented above that may be relevant to the municipality's effort and progress toward achieving the housing target.

The City has implemented new data collection processes and systems at intake, including demolition and housing declaration forms.

Section 8: SUMMARY OF PLANNED ACTIONS TO MEET TARGETS

If the housing target has not been met for the reporting period, please provide a summary of planned and future actions in line with the Performance Indicators that the municipality intends to take to meet housing targets during the two-year period following this report. For each action, provide:

- a description of how the action aligns with achieving the housing target;
- dates of completion or other major project milestones;
- links to any publicly available information; and
- the number of units anticipated by completing the action.

NOTE: THIS SECTION IS NOT APPLICABLE FOR INITIAL SIX-MONTH REPORTING.

Name of Action:	
Description of Action:	
Completion/Milestone Date:	
Link:	Number of Units:
Name of Action:	
Description of Action:	
Completion/Milestone Date:	
Link:	Number of Units:
Name of Action:	
Description of Action:	
Completion/Milestone Date:	
Link:	Number of Units:

**Copy/Paste above description tables as needed*

¹ If needed due to data gaps, it is acceptable to report "Three Bedroom" and "Four or More Bedroom" as one figure in the "Three Bedroom" row.

² **Rental Units** include purpose built rental, certain secondary rentals (secondary suites, accessory dwellings) and co-op.

³ **Below Market Units** are units rented at or below 30% of the local Housing Income Limits (HIL) per unit size.

⁴ **Below Market Rental Units with On-Site Supports** are units rented at the Income Assistance Shelter rate providing permanent housing and on-site supports for people to transition out of homelessness.