



In Budget 2022, the Canada Housing and Mortgage Corporation (CMHC) and Government of Canada announced a new \$4 billion Housing Accelerator Fund (HAF) intended to increase the supply of housing in Canada by providing funding to municipalities to remove systemic barriers to the housing supply and boost supply in the community.

On March 23, 2023, the City of Richmond was informed that it was identified as a “Growth Leader” by CMHC and may be eligible to receive funding under the HAF through an expedited application process. Successful applicants were eligible to receive four payments equal payments under the program. Payments are conditional on reporting requirements and progress reviews conducted by CMHC. The City subsequently executed a funding agreement with the CMHC in December 2023 that detailed Richmond’s Action Plan.

Consistent with the City’s Funding Agreement with the CMHC, the City is making available the following information:

- Attachment 1: Progress Report on City of Richmond’s Action Plan (HAF Initiatives)
- Attachment 2: Signed attestation
- Attachment 3: Report on permit data
- Attachment 4: Report on use of HAF funding

Inquiries can be directed to:

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Progress Report on City of Richmond's Action Plan (HAF Initiatives)

The City's funding agreement with the CMHC outlines eight initiatives the City committed to as part of the City's funding application, as outlined below.

Initiative 1: Enhanced Fast Track Program Rental and Affordable Housing

This initiative establishes an enhanced fast-track program to expedite rezoning and development permit application review for a new development that provides 100 per cent of the residential use at the site as secured rental housing and support the timely advancement of approved non-market housing projects in partnership with senior levels of government and non-profit housing providers on City-owned lands and privately owned lands.

Update	Status
<p>A new HAF-funded team was created to accelerate rezoning and development permits for 100 per cent rental housing projects. The following milestones were achieved by year end 2025:</p> <ul style="list-style-type: none"> • Two rezoning applications involving 369 rental housing units (56 Moderate Market Rental (MMR) and 313 Market Rental (MR)) received bylaw third reading from Council and staff are working with the applicant on completing the Rezoning (RZ) considerations. • Two Development Permit applications associated with rezoning applications involving 154 rental housing units (22 LEMR, 7 MMR and 125 MR) achieved endorsement from Development Permit Panel (DP) and staff are working with the applicant on completing the RZ considerations and DP considerations. • One rezoning application involving 339 rental housing units (68 MMR and 271 MR) achieved associated Housing Agreement Bylaw adoption and staff are working with the applicant on completing other RZ considerations. • One rezoning application involving 330 rental housing units (50 LEMR, 110 MMR and 170 MR) achieved rezoning bylaw adoption and staff are working with the applicant on submitting a revised rezoning and DP application to consider additional units. • One development involving 25 affordable rental housing units (25 LEMR) achieved construction completion. • Staff continue to work with the applicant to complete RZ considerations for one rezoning application involving 58 rental housing units (29 LEMR and 29 MR) where Council granted bylaw third reading prior to the HAF support. • Staff are also working with applicants on the review of four rezoning applications involving 1,121 rental housing units (138 LEMR, 287 MMR and 696 MR). 	<p>Project Milestones and Tasks were completed per the Funding Agreement</p> <p>The Program is now a standing initiative managed by the Development Applications Department.</p>

Initiative 2: Housing Grant Program

This initiative establishes a one-time City-administered grant using HAF funding to support priority affordable rental projects to be developed. Council approved the allocation of funding for 5 projects in July 2025. Proponents have until November 2027 to have an approved building permit to receive funding.

Update	Status
<p>Council approved a one-time grant totaling \$9.4M in funding in July 2025 that could ultimately support the delivery of 347 affordable rental units in 5 projects, significantly 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 956 new rental homes, including both affordable and market rental units.</p>	<p>Project Milestones and Tasks were completed per the Funding Agreement</p>
<p>Each successful applicant has until November 2027 to receive a BP to receive the grant funding.</p>	

Initiative 3: Affordable Housing Non-Profit Partnership Program

This initiative establishes an Affordable Housing Non-Profit Partnership Program with dedicated staff support. This initiative formalizes existing and new practices for partnership projects into an established program.

Update	Status
<p>A Richmond-focused network of affordable housing non-profit operators (NPOs) was established in 2025 recognizing their role as partners in the delivery and operations of affordable housing in Richmond. Over 20 local NPOs are engaged in the program to date. The Program will evolve but currently takes the shape of at least 6 meetings annually convened by the City, where the City provides updates on initiatives and seeks input on affordable housing policy changes followed by a Share and Learn model to generate discussion. Share item invites NPOs in the Partnership to speak to their initiatives and projects whereas the Learn section of each meeting includes guest speakers. Under this model, the most recent meeting invited Tikva Housing to share their experience with acquiring an existing multi-family rental building using the Rental Protection Fund and BC Housing provided a funding update.</p>	<p>Project Milestones and Tasks were completed per the Funding Agreement</p>
<p>The program’s overarching goal is to support NPOs to deliver more housing. Consistent with this goal, local NPO partners and others were invited in September 2025 to respond to a Request for Expressions of Interest (RFEOI) to work with the City to prepare an application for BC Housing’s Community Housing Fund. The City secured the New Vista Society as an NPO operator via an open process, with the goal of developing 220 units of affordable housing, subject to funding approval from senior levels of government.</p>	
	<p>The Program is now a standing initiative managed by the Housing Office Department.</p>

Initiative 4: Rental Tenure & Density Increases – Spires Road Area Pilot

Under this initiative, Staff will review updates to the City Centre Area Plan for the Spires Road area. The review will determine how to apply the learnings to other neighborhoods in the City Centre Area Plan and/or through the targeted Official Community Plan (OCP) review.

Update	Status
<p>In 2022, Council adopted amendments to the Official Community Plan (OCP) for the Spires Road neighbourhood in the City Centre that was originally developed for single-family uses. The purposes of the amendments were to allow additional residential density if the proposal were for rental or below-market rental, or 100 per cent rental. A one-year review was conducted in 2023 and staff reported back to Council on outcomes.</p> <p>Consistent with this pilot policy, Council granted third reading to a development at 8620, 8640 and 8660 Spires Road for a 90 unit 100 per cent rental development (including 22 affordable rental units). The associated Development Permit Panel was endorsed in 2025. Subject to the developer completing their agreed to conditions, the rezoning and development permit may be adopted and issued accordingly.</p> <p>The Spires Road rental policy helped to inform the 2050 OCP review that also focused on housing, which received final adoption in February 2026. Similar to the Spires Road Area Pilot, the OCP update also incentivizes 100% rental housing along Arterial Roads and near or within Local Villages, outside of the City Centre. This includes additional building height and/or density compared to mixed tenure proposal if the proposal were 100% rental or included more rental and/or below-market rental than existing policies.</p>	<p>Project Milestones and Tasks were completed per the Funding Agreement</p>

Initiative 5: Parking Requirement Reduction

This initiative will review parking requirement changes that support housing development. This memo satisfies a 1-year review requirement for this initiative.

Update	Status
<p>Council approved policy changes to the Zoning Bylaw parking requirements since 2024 include:</p> <ul style="list-style-type: none">• In June 2024, to support housing needs, the City’s Zoning Bylaw was amended to reflect lower or no parking requirements in accordance with the Provincial Housing Bills 44 Small- Scale Multi-Unit Housing (SSMUH) and 47 Transit Orientated Areas (TOAs) as follows:<ul style="list-style-type: none">○ Small Scale Multi-Unit Housing Areas (SSMUH): Min. parking requirement of 0.5 to 1.0 parking space/unit; and no on-site parking requirement for development located near a frequent transit network.○ Transit Oriented Areas (TOA): Parking requirements eliminated for residential uses within TOAs, except for accessible parking spaces.• In March 2025, Council approved amendments to the Zoning Bylaw to simplify parking requirements and streamline review of rental developments were enacted. The amendments simplify parking calculations by incorporating existing reductions into the base parking rate, expanded the fully reduced parking rate for all rental units, including those in mixed tenure developments, and prescribed a Transportation Demand Management (TDM) package for rental developments to eliminate the need for a parking study. <p>Results to date: In 2024, there were 11 development applications that utilized the zoning bylaw parking amendment and three development applications thus far in 2025. These bylaws have helped support approximately 1,646 proposed housing units. To further support housing development, additional parking reductions beyond the reduced bylaw parking requirements have been granted. These deeper parking reductions of over 30 per cent lower than the new bylaw requirements have supported an additional 118 proposed rental units through the development review process in 2025.</p>	<p>Project Milestones and Tasks were completed per the Funding Agreement</p>

Initiative 6: Targeted OCP Review: Explore Pre-Zoning Options

This initiative explores options for pre-zoning to allow affordable housing projects of a certain scale in all zones as a permitted use and address the “missing middle” through gentle density. Council adopted zoning changes to allow for small scale multi-unit housing in June 2024, per Provincial legislation.

Update	Status
<p>In 2023, the Province mandated local governments to pre-zone all single-family and duplex zoned lots to allow 3-to-6 units per lot depending on lot size and proximity to frequent transit. In June 2024, the OCP was revised to allow for over 27,000 properties to be pre-zoned, to a new RSM zone, to allow small-scale multi-unit housing. The OCP targeted update and rezoning of previously single-family lots to facilitate SSMUH provide for additional housing capacity of 99,348 dwelling units, with additional capacity available for rental housing. In most cases across Richmond, property owners have the ability to build up to four dwelling units per lot that could be either rental or strata titled. A number of zoning amendments have been made to the RSM to provide greater flexibility in parking, setbacks, and building height.</p> <p>In February 2026, Council adopted major revisions to the Official Community Plan (OCP) specifically on housing policies and the land use map as per Provincial housing bills. As part of the update, changes to land use designations and typical development schemes have been identified for strategic areas to permit 4- to 6-storey residential along arterial roads or in specific areas of the City Centre as a means to diversify building construction materials.</p> <p>Further work in 2026 will explore opportunities to pre-zone strategic sites consistent with the OCP targeted update that are government owned, or owned by a non-profit organization or housing cooperative, to ensure ‘shovel ready’ projects when senior government funding is available.</p>	<p>Project Milestones and Tasks were completed per the Funding Agreement</p>

Initiative 7: Permitting Optimization Project

The Permitting Optimization Project (MyPermit) is a multi-phased initiative aimed at digitizing and enabling customer self-service for all 36 types of development applications and building permits.

Update	Status
<p>MyPermit, launched in November 2023, supports development and related activities by reducing administrative time for permit processing while improving the customer experience. To date, more than 1,600 applications have been submitted through MyPermit. The platform currently supports application intake for Plumbing, Gas, Sprinkler, Demolition, Tree Removal, Servicing Agreement and Rezoning applications. By the end of 2026, MyPermit will expand to include Development Permits, Subdivisions, as well as Building Permits for new construction, alterations, and additions.</p> <p>Industry engagement sessions have been hosted at each project milestone, with strong participation from industry representatives. There is significant interest in learning about and contributing feedback on the new online application system, its functionality, integration with other systems, and practical use cases. Feedback from these sessions demonstrates the City’s commitment to continuous improvement and its focus on customer needs. Industry suggestions have helped the City better understand customer perspectives, providing valuable insights to remove barriers collaboratively. Enhancing clarity in submission requirements and proactively identifying additional permits applicable to proposed developments have also improved the completeness and quality of applications.</p> <p>The solution design for Single-Family Dwelling and Small-Scale Multi-Unit Housing (SSMUH) Building Permits has been completed. The City remains on track to pilot and assess the effectiveness of system and process enhancements for applications submitted beginning June 1. This soft launch will support further refinements to address customer feedback ahead of the official launch of additional application types on MyPermit.</p>	<p>Project Milestones and Tasks are in process per the Funding Agreement</p> <p>In progress</p>

Initiative 8: Automated Plan Review Project

This initiative involves the development of intelligent software that integrates Artificial Intelligence (AI) and Building Information Modelling (BIM) systems to enable automated plan review, accelerating the processing of development applications and issuance of building approvals.

Update	Status
<p>After a successful pre-planning study in May 2025, the groundwork of an automated Plan Review system working within the City's permitting process was established. The system, based on software that evaluates design documents, presented as Building Information Modelling files, will be able to determine conformance to the BC Building Code and critical elements of the Zoning Bylaw, giving the plan reviewer a critical overview of the sufficiency of applications. The streamlining initiative reduces manual labor freeing time for critical coordination that leads to timely permit issuance. Dramatically accelerated permitting times are anticipated. The current stage of work underway includes the further development of the software to evaluate submitted files based on the machine language. The City has committed an operational system capable for analyzing for conformance to Building Code by May 2026.</p>	<p>Project Milestones and Tasks are in process per the Funding Agreement In progress</p>

Attestation

TO: Canada Mortgage and Housing Corporation (“CMHC”)

RE: Contribution Agreement between City of Richmond [Recipient Name]
(the “Recipient”) and CMHC, dated on the Effective Date with respect to the Housing Accelerator Fund
(the “Contribution Agreement”)

I, John Irving [Name],

the Deputy Chief Administrative Officer

[insert appropriate officer title, such as the chief financial officer or the equivalent] of the Recipient,
in such capacity and without personal liability, certify for and on behalf of the Recipient, intending that same
may be relied upon by you without further enquiry, as follows:

With respect to all reports:

1. I have reviewed such books and records of the Recipient and such other documents and have made such inquiries and investigations as I consider necessary or advisable for the purpose of verifying the matters set out below. This Attestation is being given in connection with the Contribution Agreement. Capitalized terms used but not defined herein shall have the meaning assigned thereto in the Contribution Agreement.
2. All of the terms, covenants and conditions of the Contribution Agreement required to be complied with or performed by the Recipient as of the date of this Attestation have been complied with or performed in all material respects.
3. The Recipient is implementing and undertaking the Commitments as described in the Approved Action Plan and in accordance with the timelines set out in the Contribution Agreement.
4. **Select ONE applicable statement.**
 - I am not aware of any circumstances that could prevent the Recipient from completing and/or achieving the Commitments by the timelines set out the Contribution Agreement; or
 - I am aware of circumstances that could prevent the Recipient from completing and/or achieving the Commitments by the timelines set out in the Contribution Agreement and I confirm that such circumstances have been disclosed to CMHC; or
 - The Recipient has completed and achieved the Commitments by the timelines set out in the Contribution Agreement.
5. This Attestation may be executed by electronic signature and such electronic signature shall be deemed to be an original signature for the purpose of this Agreement with the same legal effect as a manual signature.

With respect to all reports EXCEPT the first report (being the attestation due no later than 6 months following the Effective Date):

6. To the best of my knowledge and belief, the information submitted in the reports delivered with this Attestation represent an accurate description of the Recipient's progress toward completion and/or achievement of the Commitments.
7. The Recipient has only used HAF Funding for a Permitted Use and has disclosed all expenditures of the HAF Funding to CMHC as required by the Contribution Agreement.
8. The undersigned hereby acknowledges that this Attestation is being relied upon by CMHC in connection with advancing HAF Funding to the Recipient.

DATED AND EXECUTED as of 15/01, 20 26.

Signature:  9352CB09CEDB448...

Name: John Irving

Title: Deputy Chief Administrative Officer

Report on Permit Data

Permit Data Validation

Housing Type	Reporting Questions	Permit Data Report Results
Net New Units	Question #1	813
Single Detached	Question #2	(26)
Multi-Unit - Rapid Transit	Question #3	489
Multi-Unit - Missing Middle	Question #4	217
Multi-Unit - Other	Question #5	133
Total Multi Unit	Questions #3, #4, and #5 should add up to this total	839

Effective Agreement Date:	Thursday, December 14, 2023	Third (Annual 2)	Whole month
Reporting Period-Start Date:	Wednesday, January 1, 2025		
Reporting Period-End Date:	Wednesday, December 31, 2025		

Single Detached Housing	Created	Lost	Demolished	Total
110 Single House, single detached home, bungalow, linked home (linked at the foundation), single family dwc	38	(9)	(55)	(26)
115 Single House - Condominium (with secondary suite -no)	-	-	-	-
130 Mobile home	-	-	-	-
150 Seasonal Dwelling (unsuitable for year-round occupancy); cottage, summer home, house boat	-	-	-	-
Multi-Unit Missing Middle (could also be coded as Rapid Transit depending on the location of this units)	38	(9)	(55)	(26)
210 Semi-Detached or Double (side by side), single-attached home	115	-	(25)	90
215 Semi-Detached or Double (side by side), Condominium	-	-	-	-
310 Apartment, apartment building, duplex, triplex, quadruple (4 stories and less)	-	-	-	-
315 Apartment - Condominium (4 stories and less)	-	-	-	-
330 Row House, garden home, town house, carriage home, quadrex	88	-	(71)	17
335 Row House - Condominium	-	-	-	-
110 ADU - Single House, single detached home, bungalow, linked home (linked at the foundation), single fami	143	-	(33)	110
115 ADU - Single House - Condominium (with secondary suite -yes)	-	-	-	-
Multi-Unit Other (could also be coded as Rapid Transit depending on the location of the units)	346	-	(129)	217
310 Apartment, apartment building, duplex, triplex, quadruple (greater than 4 stories)	622	-	-	622
315 Apartment - Condominium (greater than 4 stories)	-	-	-	-
Total	622	-	-	622

Total number of units permissible above
Total number of units per template input

1,006
1,006

(9)
(9)
(184)
(184)

*Format above prescribed by Canada Housing and Mortgage Corporation (CMHC)

Report on use of HAF Funding

Category	Subcategory	Amount Spent in Reporting Period (\$)	Cumulative Amount Spent for All Reporting Periods (based on all advance(s) to date)
Investments in HAF action plans	Any initiative included in the Approved Action Plan	\$2,120,482.86	\$2,652,279.33
Investments in affordable housing	Construction of affordable housing		
Investments in affordable housing	Repair or modernization of affordable housing		
Investments in affordable housing	Land or building acquisition for affordable housing		
Investments in housing-related infrastructure	Drinking water infrastructure that supports housing		
Investments in housing-related infrastructure	Wastewater infrastructure that supports housing		
Investments in housing-related infrastructure	Solid waste management that supports housing		
Investments in housing-related infrastructure	Public transit that supports housing		
Investments in housing-related infrastructure	Community energy systems that support housing		
Investments in housing-related infrastructure	Disaster mitigation that supports housing		
Investments in housing-related infrastructure	Brownfield redevelopment that supports housing		
Investments in housing-related infrastructure	Broadband and connectivity that supports housing		
Investments in housing-related infrastructure	Capacity building that supports housing		
Investments in housing-related infrastructure	Site preparation for housing developments		
Investments in community-related infrastructure that supports housing	Local roads and bridges that supports housing		
Investments in community-related infrastructure that supports housing	Sidewalks, lighting, bicycle lanes that supports		
Investments in community-related infrastructure that supports housing	Firehalls that support housing		
Investments in community-related infrastructure that supports housing	Landscaping and green space that supports housing		