

VISION MANDATE:

Access to livable, appealing, and a variety of housing to meet the needs of a future City Centre population is a “**core value**” integral to the growth of Richmond and its downtown.

- **“Build Community”**: Create special living places and neighbourhoods that are significant components of the City Centre.
- **“Build Green”**: Use innovative approaches in housing design and building materials with convenient access to outdoor green space both private (roof tops, patios, interior courtyards) and public (parks and greenways).
- **“Build Economic Vitality”**: Create a positive, attractive image and special character that will enhance growth and investment as more people and businesses perceive the City Centre as a desirable place to live, work and play.
- **“Build a Legacy”**: Create a sense of place with unique and inclusive neighbourhoods, where innovative housing is commonplace and **“the first choice”** by many to live.

2.1 Households & Housing

ISSUE:

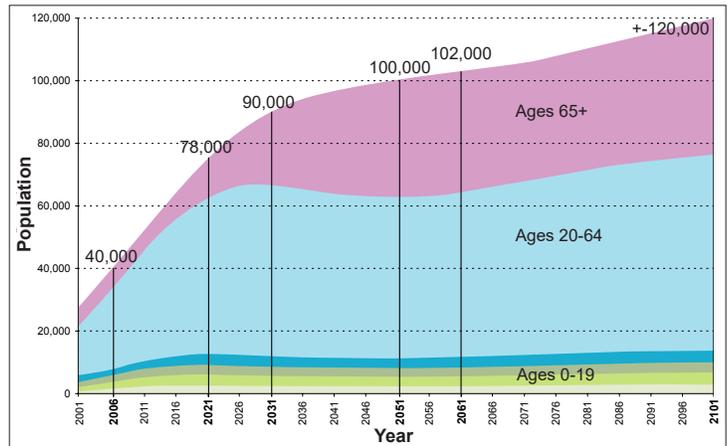
Over the next 100 years, the population of the City Centre will have grown to 120,000 people. The majority of this growth will occur in the years leading up to 2021 where the population will double from the 2006 population of 40,000 residents. An average of 2,500 new residents will move to the City Centre each year to 2021. The growth will then slow to approximately 1,300 new residents annually to 2031. To house the new residents, an additional 20,000 new dwellings will be needed by 2031 and approximately 39,000 new dwellings by 2100. The new City Centre population will be characterized by a number of changes in its composition:

- the number of older adults (over the age of 65) will increase at a rate faster than the total population. By 2031, there will be over 23,000 older adults in the City Centre, an increase of 17,500 from today’s population of 5,500;
- although the number of children and youth (age 0 to 19) will grow at a slower rate in the City Centre, by 2031, there will be 12,000 in this age group, an increase of 4,000 children from 2007. That will mean approximately 2,900 new families will need suitable family oriented housing in the City Centre by 2031;
- the continuing need to provide affordable housing will be as much of an issue in Richmond as it will be elsewhere in the region. Delivering affordable housing means ensuring that there is an adequate supply of housing to respond to the low and moderate income new residents in the City Centre;
- the demand for seniors housing will increase as the population in the City Centre ages over the coming decades. There will be a need for a full range of housing forms from independent living units, to assisted living units, to full care facilities including care homes and retirement residences.

As a result of these changes/issues, the CCAP is placing an increased emphasis on:

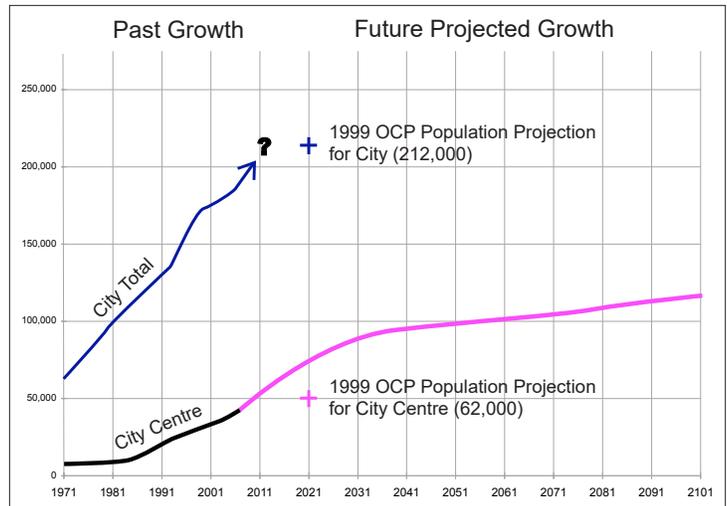
- creating “house-like” attributes in higher density housing;
- achieving “equivalent to grade” units in mid rise buildings;
- striving for “family friendly” housing and neighbourhoods.

Downtown Population Projections by Age Group



Source: Urban Futures Community Lifecycle Model, May 2007.

Population Estimates & Projections



OBJECTIVE:

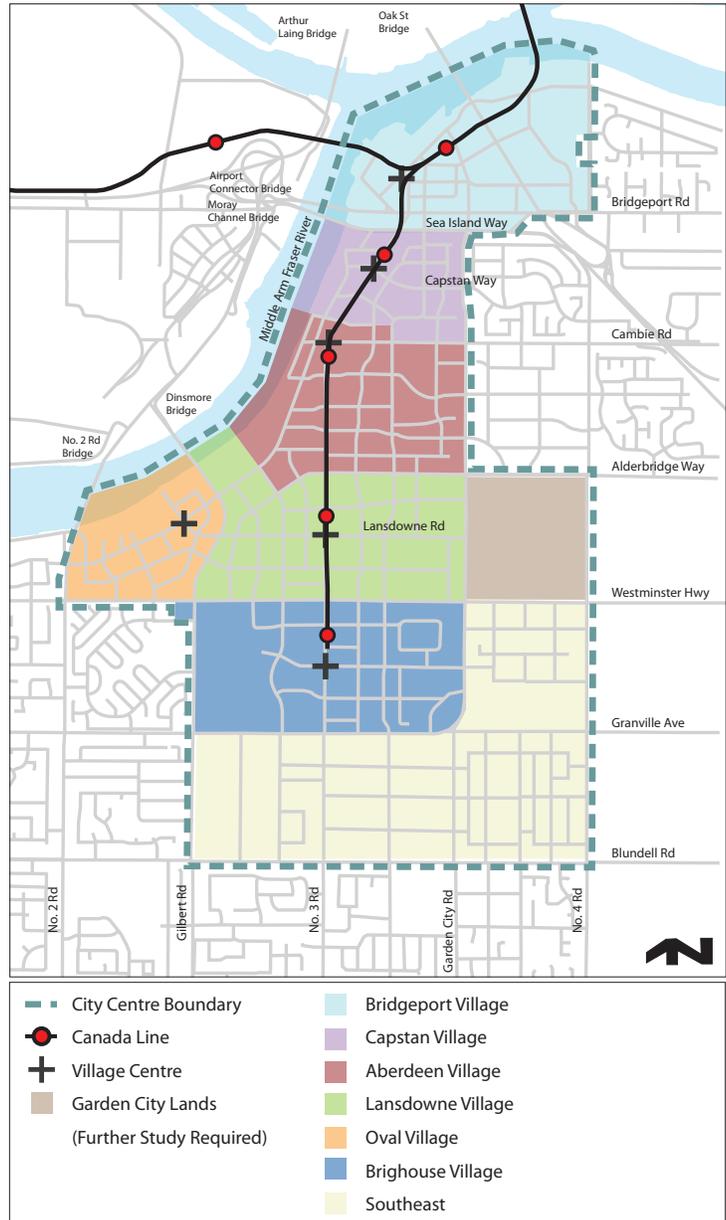
Achieve a **complete community** that balances the City Centre’s role as a economic centre by creating and reinforcing strong identifiable neighbourhoods.

Provide a full range of high quality housing to satisfy the needs of a diverse population of 120,000 residents. Achieve balance by providing the following components:

- **Housing Choice:** Ground-oriented townhouses, four to six storey apartments and high-rise apartments to support all ages, income groups and household mixes;
- **Housing Features That Are Widely Desired:** at grade or “equivalent to grade” features; dwelling units that relate to the public realm; sufficient interior space; useable private outdoor space and access to well-designed semi-private space with natural features;
- **Distinct Neighbourhoods** focussed around high-amenity village cores that meet the day-to-day needs of residents;
- **Green Neighbourhoods** with natural landscaping, pedestrian friendly streets, and pedestrian links to parks, schools, services and shopping;
- **Protected and Safe** neighbourhoods.

2100 Population & Dwellings Village Map

Bylaw 8841
2013/02/12



Village	2006 (Census)		Build-Out (2100) Potential*	
	Population	Dwelling Units	Population	Dwelling Units
Bridgeport	350	60	0	0
Capstan	230	130	12,000-14,000	5,800-6,900
Aberdeen	580	200	0	0
Lansdowne	6,570	2,970	26,000-31,000	13,700-16,200
Brighthouse	8,040	3,670	26,000-30,000	12,600-14,900
Oval	0	0	12,000-14,000	5,900-6,900
Southeast	23,440	10,210	32,000-38,000	13,200-15,700
TOTAL	39,210	17,240	120,000	56,900

The Garden City Lands are subject to future study and public review.

As a result, the CCAP population and dwelling unit distribution may alter, but the total build-out population of 120,000 is expected to remain unchanged.

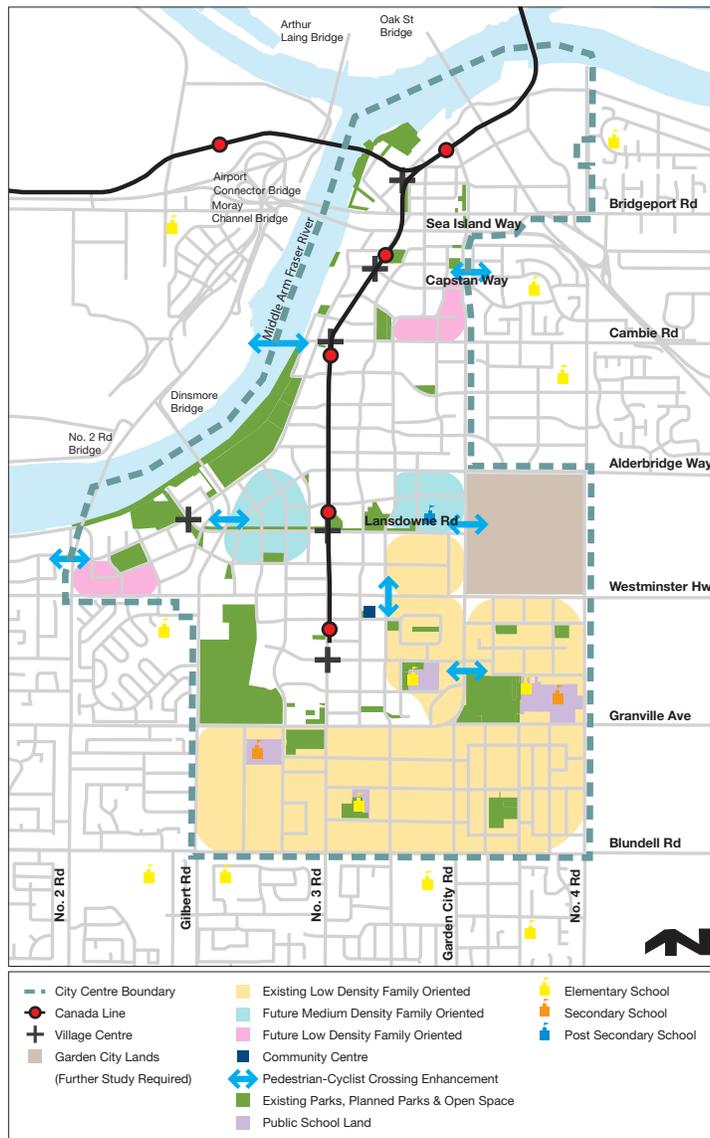
* This is only a guide. Actual growth will depend on market conditions, rezoning and other approvals, but the total is not expected to exceed 120,000 residents.

POLICIES	
2.1.1 Housing Variety	
a)	Accommodate a Diversity of People by Providing for a Variety <ul style="list-style-type: none"> • Of building types (townhouse, courtyard apartments, multi-storey buildings). • In the composition of dwelling unit types (studio, 1 bedroom, 2, 3 and more bedroom units).
b)	Maximize Opportunities to Create New Grade-Oriented Housing & Other “House-Like” Forms <ul style="list-style-type: none"> • In the General Urban (T4) transect, encourage the development of livable, spacious traditional and stacked townhouse units with “house-like” attributes (e.g., a generous amount of private outdoor space, private entries, larger units sizes, units with two bedrooms) at grade or accessed off a raised terrace or courtyard on top of a low parking structure. • In the Urban Centre (T5) transect, encourage a minimum of 20% of units on each development site to be grade-oriented or equivalent in the form of traditional or stacked townhouses at the ground level of the building and/or opening onto the landscaped rooftop of the parking podium or some other low-rise portion of the building. • In the Urban Core (T6) transect, wherever possible, encourage a housing mix that includes grade-oriented or equivalent units.
2.1.2 Established Neighbourhoods (Moffatt, Acheson-Bennett, St. Albans, McLennan South & McLennan North)	
a)	<ul style="list-style-type: none"> • Discourage sub-area plan amendments (including Moffatt area) which propose to convert areas that are designated for grade-oriented housing to apartment forms. • Maintain the existing low-rise and townhouse designations in the sub-area plans of established neighbourhoods (McLennan North and South, St. Albans, and Acheson-Bennett).
2.1.3 Family-Oriented Neighbourhoods	
a)	Create, Preserve, & Strengthen Distinct “Family-Oriented” Neighbourhoods <ul style="list-style-type: none"> • Ensure that a range of townhouse (traditional, rowhouse and stacked townhouse) forms are provided in family-oriented neighbourhoods. • Ensure that family-oriented housing is located near schools, child cares, and parks. • Seek innovative design solutions in low rise apartment forms which are suitable for families with children, especially in the provision of interior courtyard space in low-rise apartment developments.
2.1.4 Seniors & Special Needs Housing	
a)	Encourage Seniors’ & Special Needs Housing in the City Centre <ul style="list-style-type: none"> • Locate close to shops, services, transit and amenities such as community and senior centres. • Encourage the location of seniors housing on local streets where possible, away from busy arterial roads. • Encourage the construction of units in townhouse/apartments that can be physically adapted to meet those with special requirements and incorporate universal accessible housing guidelines.
b)	Recognize that many healthy seniors over age 65 and living independently (including “empty-nesters”/couples and singles) prefer most of the same housing and neighbourhood attributes as families with children.
c)	Permit housing forms for seniors that support aging in place and increase opportunities for seniors to live in accessible housing with services, shopping and transit nearby.
2.1.5 Affordable Housing	
a)	Develop Various Forms of Affordable Housing in all City Centre Neighbourhoods by Using the Tools, Priorities & Targets Established in Richmond’s Affordable Housing Strategy Encourage housing for people whose needs are not being met by the market such as those with physical and mental disabilities.
2.1.6 Monitoring & Review	
a)	Continue to Update Information on Population, Household Mix, Age-Related Forecasting to Ensure that the Housing Needs of Existing & Future City Centre Residents will be Met Monitor housing preferences and new housing to ensure that they are meeting the needs of a variety of households types (seniors, families with children, empty-nesters).
b)	Best Practices Guidelines Prepare best practices guidelines to facilitate the provision of livable “house-like” units especially in the mixed townhouse/apartment areas.
c)	Dwelling Unit Composition, Size & Private Outdoor Space Through future study, more detailed planning work and testing, provide direction on standards for providing residential buildings with an adequate ranges of dwelling unit sizes (e.g., 1, 2 and 3 bedroom units) and sufficient private outdoor space to meet the needs of the future City Centre population.

2.1.1(a) Accommodating Diversity

To accommodate the housing needs of a diverse future population, the City Centre will provide for a range of housing types (e.g., townhouse, mid- and high-rise apartments) in the five Village centres that permit residential development. In each of these villages, some housing types will be more predominant than others.

City Centre Neighbourhoods & Village Areas Map Bylaw 10154 2023/11/27



Build-Out (2100) Building Type Distribution by Village			
Village Centre Area	Townhouse	Apartment 6 storeys or less	Apartment Greater than 6 storeys
Capstan	8%	40%	52%
Lansdowne	0%	33%	67%
Brighthouse	11%	18%	71%
Oval	10%	15%	75%
South East	42%	42%	16%
TOTAL	16%	30%	54%

Building type distribution is an anticipated dwelling unit distribution based on densities and land uses described in the plan. Townhouse also includes single detached, duplex and other forms of ground-oriented housing.

Building Typologies

Grade-Oriented



Single Family



Duplex



Infill (coach house)



Townhouse - 2 storey



Townhouse - 3 storey



Stacked Townhouse

Low-Rise and Mixed Use



Low-Rise Apartment - 4 storey



Mid-Rise Apartment - 5 storey



Mixed Use Apartment

High-Rise and Mixed Use



All Residential



Mixed Use

2.1.1(b) Creating “House-like” Attributes & “Equivalent to Grade” Units

Challenge/Opportunity

For many households, a single family home has attractive qualities, but is too expensive or too large to care for. Due to their greater affordability and “house-like” qualities, townhouse multi-family forms are in great demand by many types of households.

Proposed Strategy

The following are some of the desirable attributes of single family homes, that with proper design can be reflected in townhouse and low-rise building forms:

- at-grade units with their own front doors opening onto a public street or common outdoor space;
- direct access to useable, large private outdoor garden/patio space;
- direct access to shared outdoor space and garden areas;
- a defined entry, such as a front porch and stoop;
- dual aspect or multiple exposures (e.g., windows or entries to a courtyard on one side of the unit and to a public street on the other).

Additional opportunities to provide “house-like” qualities in mid- and high-rise buildings can be found by providing:

- direct access to roof gardens on the top of parking structures or other low-rise portions of the building;
- large or multiple private outdoor spaces with direct access to shared outdoor areas;
- integrating townhouse units into the bases of tall buildings.



Useable private open space for street fronting townhouses at the podium base of high-rise buildings.



Well defined entries with a “presence on the street”.

Useable private front yards for street fronting units should:

- be a minimum of 10 m² (108 ft²) in size;
- have a minimum dimension of 2.4 m (8 ft.);
- provide elements that help to create a transition from the public street to the unit entry, such as an entry gate, decorative fence, landscape, features, and steps or changes in level;
- be designed to accommodate patio uses, seating, etc. and offers a sense of privacy (e.g., screening).



Two examples of substantial balconies and roof top terraces utilized for private open space.

2.1.3(a) Family Oriented Neighbourhoods

Challenge/Opportunity

Many families with children want the increased accessibility that townhouse and apartment forms can offer over the single family house. The features they are looking for relate both to living space and neighbourhood characteristics.

Unit and building characteristics of family-friendly housing include:

- “house-like” features;
- grade-oriented or “equivalent to grade”;
- sufficient interior space with 2 to 3 bedrooms (e.g., 102 m² (1,100 ft²) minimum);
- direct access to private outdoor space;
- direct visual and physical access to semi-private space.

Proposed Strategy

Some low-rise three to four storey apartments can be designed to be suitable for families with children.

Buildings are configured to:

- frame one or more secure and private courtyards (semi-private open space) which offer outdoor living space that is sheltered and private from the public realm, with children’s play areas;
- have landscaped courtyards which can provide an entry onto streets or lanes, but are secured by gate which can provide a dramatic point of entry and serve to separate the public and private realms;
- have units on second and higher floors which provide direct visual and physical access to a private secure interior courtyard.



Family-friendly multiple family housing.



Inner courtyard - 4 storey apartment.

Characteristics of family-friendly neighbourhoods include:

- a critical mass of families with children that live in the same neighbourhood;
- access to parks, schools, daycares and community centres;
- cohesive and safe neighbourhoods where children can move around by themselves safely;
- **an emphasis on the street:** safe and pedestrian-friendly streets, utilizing traffic calming where necessary;
- natural landscaping features in the street.



Pedestrian-friendly streets; traffic calming and diverting.



Pedestrian-friendly streets; boulevards and landscaping.



Green linkages.



Natural landscaping.