



**Regular Council meeting for Public Hearings  
Monday, December 16, 2019**

Place: Council Chambers  
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair  
Councillor Chak Au  
Councillor Carol Day  
Councillor Kelly Greene  
Councillor Alexa Loo  
Councillor Bill McNulty  
Councillor Linda McPhail  
Councillor Harold Steves  
Councillor Michael Wolfe

Claudia Jesson, Corporate Officer

Call to Order: Mayor Brodie opened the proceedings at 7:01 p.m.

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10060  
(RZ 17-771371)**

(Location: 11480 and 11500 Railway Avenue; Applicant: Design Work Group Ltd.)

*Applicant's Comments:*

Chris Bonkowski and Inder Johal, property owners, provided background information and noted that (i) Bricklane Properties is a mid-sized development company based out of Richmond, (ii) Bricklane Properties has worked with city staff to follow all procedures ensuring all criteria was satisfied, (iii) the project is a right fit for neighbourhood, (iv) there is a need for duplexes as they provide an affordable alternative to the single family dwelling, and (v) the original owners of the property plan to move into one of the duplexes.

*Written Submissions:*

(a) Valentina Wojna, 11460 Railway Avenue (Schedule 1)



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- (b) Chris Bonkowski and Inder Johal, owners 11480 and 11500 Railway Avenue (Schedule 2)

*Submissions from the floor:*

Nadja Wojna, original owners of 11480 and 11500 Railway Avenue, expressed her support for the development. She noted that her family has owned the property since 1956 and feel strongly about the community and would like to age in place in this neighbourhood. Bricklane Properties is a member of the community and has proactively solicited input from the neighbours throughout the process.

In response to a query from Council, Ms. Wojna expressed that the proposed parking for the duplexes was adequate.

Ellen Gould, 11491 Kestrel Drive, was supportive of the application, noting that the proposed duplexes are attractive two storey homes.

Carmen Lam, 11511 Kestrel Drive, was supportive of the application, noting that they appreciated the developer working with the neighbours to ensure the building height was favourable.

PH19/12-1

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 10060 be given second and third readings.***

**CARRIED**



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**2. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10091  
(RZ 17-790028)**

(Location: 5500 Williams Road; Applicant: Vivid Green Architecture)

*Applicant's Comments:*

Rosa Salcido, Architect, provided background information on the application noting that the surrounding neighbours were consulted and there was no opposition. One neighbour was concerned about the building height and parking but were ensured it is a two level project and shown a proposed site plan showing two parking spaces per unit plus the visitor parking space.

In response to the queries from Council, the applicant stated that (i) the hedge will remain and be protected during construction, (ii) in order to increase parking spaces, the outdoor or landscape area would be compromised, (iii) there are two parking spaces per unit and the proposal is not expecting additional cars, and (iv) the solid walls on the east and west provide privacy and is not a complete flat wall as there is a recess.

*Written Submissions:*

None.

*Submissions from the floor:*

Jim McGrath, 10131 Lawson Drive, expressed opposition to the application, noting that (i) there is too much densification for the lot size, (ii) the proposed height is much higher than other two storey properties, (iii) the square footage is excessive for each housing unit, (iv) the parking and turnaround space will reduce green space, (v) the eastern wall for the east side duplex is overbearing, (vi) the parking demands will overflow onto Lassam Road, (vii) higher density will increase traffic, and (viii) this type of housing is not affordable for young families.

PH19/12-2

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 10091 be given second and third readings.***

In response to query from Council, staff noted that a recent staff memorandum on the results of a shadow study included images showing the shadows from the existing hedge, which would create a strong shadow effect. The property is to the north and would not shade properties to the south.



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The question on the motion was then called and it was **CARRIED** with Cllrs. Day and Greene opposed.

3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10101 (RZ 19-850681)**

(Location: 11891 Dunavon Place; Applicant: Dmitri Dudchenko)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

In response to queries from Council, staff noted that both secondary suites will be 500 square feet and one will be a bachelor suite, while the other, a one bedroom suite. Staff further noted that the three trees located on the eastern neighbouring property were removed under a separate rezoning on the neighbouring site.

PH19/12-3

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 10101 be given second and third readings.***

**CARRIED** with Cllr. Greene opposed

4. **RICHMOND ZONING BYLAW NO. 8500, AMENDMENT BYLAW NO. 10107 (ZT 18-827860)**

(Location: 3208, 3211, and 3328 Carscallen Road; Applicant: Pinnacle Living (Capstan Village) Lands Inc.)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

Sandy Leung, Richmond resident (Schedule 3)

*Submissions from the floor:*



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PH19/12-4

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10107 be given second and third readings.*

**CARRIED**

**5. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10108 (RZ 19-857867)**

(Location: 10671 and 10691 Gilmore Crescent; Applicant: Cherdu Properties Ltd.)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

Prior to Council consideration, Wayne Craig, Director, Development, summarized the memorandum to Council noting that the applicant was willing to consider increasing the size for one of the three secondary suites and in total there will be two one-bedroom suites and one two-bedroom suite.

PH19/12-5

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10108 be given second and third readings.*

**CARRIED**

**6. OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 10110 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10111 (RZ 18-835532)**

(Location: 9900 No. 3 Road and 8031 Williams Road; Applicant: Mosaic No. 3 Road and Williams Limited Partnership)

*Applicant's Comments:*

The applicant was available to respond to queries.



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*Written Submissions:*

- (a) De Whalen, Richmond Poverty Response Committee (Schedule 4)
- (b) Henry Lau, 8091 Williams Road (Schedule 5)

*Submissions from the floor:*

None.

PH19/12-6

It was moved and seconded

***That Official Community Plan Bylaw 9000, Amendment Bylaw 10110 be given second and third readings.***

The question on the motion was not called as discussion ensued regarding the provision of balconies.

In response to query from Council, Wayne Craig, Director, Development, noted that the developer has committed to explore the provision of balconies and an investigation would go through the Development Permit Panel; however, there are no assurances that balconies would be provided.

The question on the main motion was then called and it was **CARRIED**

As a result of the discussion, the following **referral motion** was introduced:

PH19/12-7

It was moved and seconded

***That the application be referred back and the applicant be directed to provide balconies with a depth of approximately 3 feet as set out in the staff memorandum.***

The question on the referral motion was not called as discussion took place regarding the provision of balcony space and the reduction of the common outdoor space.



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In response to queries from Council, Wayne Craig, Director, Development, noted that (i) staff worked with the developer to oversize the common outdoor amenity space on the rooftop in response to the lack of private balconies, (ii) if 3 foot balconies are provided, the developer would be required to reduce the size of the rooftop common space, (iii) 28 units have Juliet balconies, which are 1-1.5 foot deep, (iv) the reduction of the common space will not fall below the minimum requirement, (v) there is no quantitative amount of how much common space will be reduced, (vi) it is not an option to retain the common space and increase the size of the balconies due to building code regulations and costs to the developer, and (vii) the increased costs are due to structural and weatherproofing and there is no quantitative costs currently.

The question on the referral motion was then called and it was **DEFEATED** with Mayor Brodie and Cllrs. Au, Loo, McNulty, McPhail and Steves opposed.

PH19/12-8

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10111 be given second and third readings.*

**CARRIED**

In accordance with Section 100 of the Community Charter, Councillor Carol Day declared a conflict of interest as her husband owns a licenced bed and breakfast and Councillor Day left the meeting – 7:46 p.m.

**7. RICHMOND ZONING BYLAW NO. 8500, AMENDMENT BYLAW NO. 10066 (BOARDING & LODGING, HOSTED)**

(Location: City Wide; Applicant: City of Richmond)

*Applicant's Comments:*

Staff was available to respond to queries.



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Carli Williams, Manager, Community Bylaws and Licencing noted that the amendment to the Bylaw is to clarify the definition of “Boarding and lodging” because the previous definition is too broad and open to interpretation. The new definition will not allow new homes to offer boarding and lodging and the Zoning Bylaw has always allowed up to two boarders or lodgers in a residence.

In response to queries from Council, staff noted that with the new definition it will be easier to enforce the bylaw. Staff further noted that Boarding and lodging allows two people, if there are more than two people, you must apply for a Bed and Breakfast licence.

*Written Submissions:*

- (a) Niti Sharma, Richmond resident (Schedule 6)
- (b) Judie Schneider, Richmond resident (Schedule 7)

*Submissions from the floor:*

Matthew Yeung, Richmond resident and owner occupier, expressed concerns regarding the bylaw amendment. Mr. Yeung noted that Council should consider a similar policy that the City of Toronto has passed and that this bylaw amendment will affect the Richmond School District and their Homestay Exchange Program and will hurt Homestay hosts. Mr. Yeung further noted that if the City makes it difficult to host, underground services will be created and the City may not find same level of cooperation from operators.

Niti Sharma, Richmond resident, expressed concern with the Bylaw amendment and read from her submission (attached to and forming part of these Minutes as Schedule 6)

Katherine McCreary, 7560 Glacier Crescent, expressed concerns to the bylaw amendment in regards to ensuring residents of a dwelling unit are individual owners and not a corporation. Ms. McCreary’s states that the bylaw is not consistent with Bed and Breakfast bylaw and should not allow hosts to be corporations.





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In response to queries from Council, Carli Williams, Manager, Community Bylaws and Licencing noted that the rationale for having different regulations between Boarding and lodging and Bed and Breakfasts is because Boarding and lodging has a low barrier and minimal impact, whereas, once the amount of tenants surpass two, the impacts are more substantial and require greater regulations.

Brian Cooper, 5511 Cathay Road, owner and operator of Stone Henge Bed and Breakfast, expressed concerns with the enforcement of the bylaw amendment with the large amount of illegal short-term rentals.

In response to queries from Council, staff noted that (i) tickets are issued for short-term rentals found to have more than two boarders or lodgers, (ii) the City cannot issue tickets for operations advertising for more than two tenants; however, charges can be laid and licences can be suspended or cancelled, (iii) in order to be able to ticket for advertising, the bylaw would need to be amended and the legal department consulted, (iv) licences can be cancelled for absent tenants, (v) it is difficult for the City to enforce limitations on days for tenants, (vi) the operator of the bed and breakfast must reside at the property and would be the person ticketed if found in contravention of any bylaws, (vii) there are a variety of ticketing provisions and each contravention can incur a minimum of two thousand dollars up to a maximum of ten thousand dollars per count, per day, (viii) further penalties include suspension or cancellation of the licence and injunctions in the supreme court to prevent future operation, (ix) if a homestay program is organized through the school, the host would not require a business licence, and (x) the City is limited to charging one thousand dollars per ticket, per day until the illegal operation ceases.

Lynda ter Borg, 5860 Sandpiper Court, expressed concerns regarding the bylaw amendment and issues with loopholes and an underground economy of illegal rentals. Ms. ter Borg would like to see stricter regulations.

PH19/12-9

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 10066 be given second and third readings.***



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The question on the motion was not called as further discussion ensued regarding amending the bylaw so that the definition of the operator and the ownership structure of bed and breakfasts and boarding and lodging operations are restricted to a sole-proprietorship structure.

As a result of the discussion, the following **referral motion** was introduced:

PH19/12-10

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 10066 be referred back to staff to further refine the bylaw to include non-corporate ownership.***

**DEFEATED**

Opposed: Mayor Brodie  
Cllrs. Loo  
McNulty  
McPhail  
Steves

Discussion further ensued regarding the need to protect renters, the increasing low vacancy rates, and the ability for renters to offset expenses by renting out units themselves.

The question on the main motion was then called and it was **CARRIED** with Cllrs Au, Greene and Wolfe opposed.

Direction was given to staff to conduct a review in 12 months.

PH19/12-11

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 10066 be adopted.***

**CARRIED**

Opposed: Cllrs. Au  
Greene  
Wolfe

Councillor Day returned to the meeting – 8:52 p.m.



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ADJOURNMENT

PH19/12-12      It was moved and seconded  
*That the meeting adjourn (8:53 p.m.).*

Certified a true and correct copy of the  
Minutes of the Regular meeting for Public  
Hearings of the City of Richmond held on  
Monday, December 16, 2019.

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Mayor (Malcolm D. Brodie)

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Corporate Officer (Claudia Jesson)

Schedule 1 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, December 16, 2019.

To Public Hearing	
Date:	Dec. 16, 2019
Item #:	1
Re:	RZ 17-771371

Dec 10, 2019

Re: Rezoning Bylaw 8500, Amendment Bylaw 10060 (RZ 17-771371)  
Location: 11480/11500 Railway Ave: rezone for subdividing into 3 duplex lots  
City Contact: Edwin Lee, Planning & Development Division

To Mayor and Council,

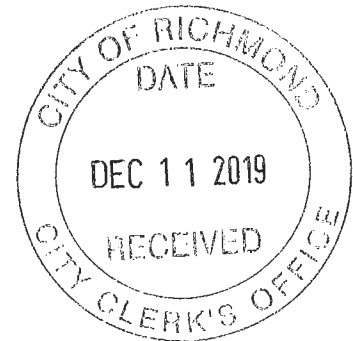
As the owner of the property next door (11460) & one of the Wojna members who has lived here since 1956, I have seen many changes in this original farming community. This area changed years ago, and now continues to change. I am reiterating my support for the above rezoning application. My neighbours and I are aware of the effort made to ensure the increase in density is viable, tasteful and appropriate to this specific location with its very busy intersection. It is in keeping with the look of this well established and maintained community.

I understand that a municipal consultation process resulted in the new "2041 Community Plan Bylaw" for this area of Railway. The rezoning is looking to increase the population density with two story duplexes or triplexes (dependent on the size of the property). That change is logical & environmentally friendly for this area. Richmond is in need of a variety of affordable housing in this community. A smaller 2 story duplex with 1 set of stairs would benefit the senior who is downsizing, but still with space for their children and grandchildren. In addition it would allow them to "age in place" (use of 1 stair lift) in the community they love. On the other hand, younger families will not have to move out of this friendly, green neighbourhood to be within walking distance of all the schools and amenities.

I have a vested interest in these changes as I also want to age in place. Working with seniors in Richmond, I am very much aware of the "age in place" mantra. I know it is important that families are able to stay close by to support their young and old.

Densification is inevitable but it needs to be in keeping with this area's community parks, schools, amenities and trails. This proposal and its amendment is compatible with this long standing neighbourhood in height, appearance and density.

Sincerely,  
Valentina Wojna  
11460 Railway Ave,  
Richmond BC



Dec 10, 2019

To: Director, City Clerks Office

Fax: 604 278 5139

Re: Richmond Zoning Bylaw 8500, Amendment Bylaw 10060 (RZ 17-771371)

Location: 11480/11500 Railway Avenue (subdivision into 3 duplex lots)

From:

Valentina Wojna

11460 Railway Avenue

Richmond, BC, V7E 2B9

604 277 6756

Schedule 2 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, December 16, 2019.

**ON TABLE ITEM**

Date: December 16, 2019  
Meeting: Public Hearing  
Item: Item #1

**CityClerk**

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**From:** Inder Johal <bricklanedevelopments@gmail.com>  
**Sent:** Sunday, 15 December 2019 14:38  
**To:** CityClerk  
**Cc:** chris bonkowski  
**Subject:** RZ 17 - 1771371 (11480 & 11500 Railway Ave)

Hello,

Owner of this property Brickane Developments (Chris Bonkowski & Inder Johal) would like to speak on why it should be passed by City Council. This is for the Public Hearing on December 16th, 2019.

Best,

Inder

Schedule 3 to the Minutes of the  
Public Hearing meeting of  
Richmond City Council held on  
Monday, December 16, 2019.

<b>To Public Hearing</b>	
Date:	Dec 16, 2019
Item #	4
Re:	R2 18-827860

**CityClerk**

**From:** Sandyleung <sleung515@gmail.com>  
**Sent:** Wednesday, 11 December 2019 22:58  
**To:** CityClerk  
**Subject:** Richmond zoning bylaw no.8500, amendment bylaw no.10107 (ZT 18-827860)

Dear Mr. John Hopkins,

This email is to inform you that I am not able to attend the hearing on December 16th at 7:00 pm at the Richmond City Hall. I am not able to find a babysitter during that day and time. I do have some questions and concerns.

I reside in one of the buildings across the street from that zoning area. That area has always been a little quiet and unsafe at night or early in the morning due to many vagrants scavenging through our recycling or trying to get into our building. We've had two garage break-in cases in the past two years. My questions is, will the affordable housing building be similar to the ones on Hasting Street? And will the applicants be screened? Will it make our neighborhood less safe?

Please advise.

Thank you for you time.

Sincerely,

Sandy

Sent from my iPhone



**MayorandCouncillors**

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**From:** De Whalen <de\_whalen@hotmail.com>  
**Sent:** Wednesday, 11 December 2019 14:33  
**To:** MayorandCouncillors; CityClerk  
**Cc:** Hajira RFB; John Roeder; Deb Turner VCH; Stephanie Shulhan  
**Subject:** Written submission for Council Dec 16, 2019 re: Mosaic Homes rental proposal  
**Attachments:** PRC submission re Mosaic rental proposal Dec 2019.doc

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

Greetings City Clerk's office and Mayor & Councillors: Please see, below and attached, a submission from the Richmond Poverty Response Committee (PRC) in favour of the Mosaic purpose-built rental proposal coming before Council on Dec 16, 2019. Thank you for your attention to this matter.

De Whalen

December 11, 2019

City of Richmond  
4911 No. 3 Road,  
Richmond BC

**Sent by email**

Dear Mayor and Councillors:

**Re: Mosaic Market Rental Housing Development  
9900 No. 3 Road and 8031 Williams Road**



This is a submission on behalf of the Richmond Poverty Response Committee (PRC) to confirm its steering committee's support of the above-noted proposal for a market rental development.

The Richmond PRC has long advocated for **purpose-built rental housing**. In the year since the City Council adopted its Market Rental Housing policy, some rental-only proposals have come forward for approval. This is a promising trend that the Richmond PRC hopes will continue. Our collective view is the City needs to prioritize the building of rental housing units that meet the needs of people who live, work, retire and play in Richmond.

Too many people these days cannot afford to come up with a down payment, let alone cover a mortgage for their own homes. Purpose-built rentals are needed by a wide variety of young professionals, new families, immigrants and single parents. Many of these people are either mid-wage workers now traveling into Richmond to provide vital services, or residents who want to move up the housing continuum into new rental units they



can afford. Purpose-built rentals also provide stability for renters, whereas the current supply of individual condo rentals do not.

For these reasons, the Richmond PRC supports this proposal. It will help to increase supply of rental housing and as such, it promises to be a net good for the community. We understand that the developers have offered to provide some accessible units and we hope they will work with the City and with the Richmond Centre for Disability to ensure that those units fully meet the diverse needs of Richmondites.

At the same time, we remain on record as fully supporting **below-market rental housing**. We urge the City to establish a fast-track approval process to give developers an incentive to build more below-market rental housing.

For your interest, members of the Richmond PRC include the Richmond Food Bank Society, Richmond Women's Resource Centre, Richmond Food Security Society, Richmond Family Place, Richmond Centre for Disability, Chimo Community Services, Richmond Health Services, Family Services of Greater Vancouver, Turning Point Rehabilitation Society, Kehila Society, KAIROS, ISS of BC and representatives of various Faith Groups, among others.

Respectfully submitted,

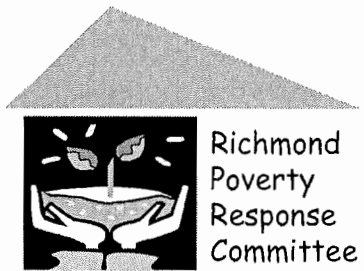
De Whalen  
Chair, Richmond PRC

C 604.230.3158  
[www.richmondprc.org](http://www.richmondprc.org)

De Whalen  
604.230.3158

"Small acts, when multiplied by millions of people, can quietly become a power no government can suppress, a power that can transform the world." Howard Zinn

*"You can't undo the past. You don't have to feel guilty about the past. You don't even have to apologize for the past. All you have to do is say YES. Yes, this happened. We can start there."* Richard Wagamese on Reconciliation.



December 11, 2019

City of Richmond  
4911 No. 3 Road,  
Richmond BC

**Sent by email**

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**Re: Mosaic Market Rental Housing Development  
9900 No. 3 Road and 8031 Williams Road**

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Too many people these days cannot afford to come up with a down payment, let alone cover a mortgage for their own homes. Purpose-built rentals are needed by a wide variety of young professionals, new families, immigrants and single parents. Many of these people are either mid-wage workers now traveling into Richmond to provide vital services, or residents who want to move up the housing continuum into new rental units they can afford. Purpose-built rentals also provide stability for renters, whereas the current supply of individual condo rentals do not.

For these reasons, the Richmond PRC supports this proposal. It will help to increase supply of rental housing and as such, it promises to be a net good for the community. We understand that the developers have offered to provide some accessible units and we hope they will work with the City and with the Richmond Centre for Disability to ensure that those units fully meet the diverse needs of Richmondites.

At the same time, we remain on record as fully supporting **below-market rental housing**. We urge the City to establish a fast-track approval process to give developers an incentive to build more below-market rental housing.

For your interest, members of the Richmond PRC include the Richmond Food Bank Society, Richmond Women's Resource Centre, Richmond Food Security Society, Richmond Family Place, Richmond Centre for Disability, Chimo Community Services, Richmond Health Services, Family Services of Greater Vancouver, Turning Point Rehabilitation Society, Kehila Society, KAIROS, ISS of BC and representatives of various Faith Groups, among others.

Respectfully submitted,

De Whalen  
Chair, Richmond PRC

C 604.230.3158  
[www.richmondprc.org](http://www.richmondprc.org)

Schedule 5 to the Minutes of the  
Public Hearing meeting of  
Richmond City Council held on  
Monday, December 16, 2019.

**ON TABLE ITEM**

Date: December 16, 2019  
Meeting: Public Hearing  
Item: # 6

**CityClerk**

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**From:** Henry Lau <hhwlau@gmail.com>  
**Sent:** Monday, 16 December 2019 16:00  
**To:** CityClerk  
**Subject:** Public hearing submission  
**Attachments:** Letter City of Richmond planners-20191216.pdf

Hi there,

My name is Henry Lau and I am the current council president of the town-home complex at 8091 Williams Rd - Sereno, Strata Plan BCS 4378. I am writing on behalf of our strata owners for the purpose of the letter is to express our opinion against the OCP amendment bylaw 10110 at "8031 Williams Road" from "Neighbourhood Residential" to "Neighbourhood Service Centre", and the zoning amendment bylaw 10111 at "8031 Williams Road" from "Single Detached (RS1/E)" zone to "Commercial Mixed Use (ZMU44)-Broadmoor" zone. Please find the attached submission for the public hearing today.

Thank you very much

Henry Lau

Council President, Strata Plan BCS 4378 - Sereno

To City of Richmond,  
Planning, Building and Development Dept.

Dear City of Richmond planners,

My name is Henry Lau and I am the current council president of the town-home complex at 8091 Williams Rd - Sereno, Strata Plan BCS 4378. I am writing on behalf of our strata owners for the purpose of the letter is to express our opinion against the OCP amendment bylaw 10110 at "8031 Williams Road" from "Neighbourhood Residential" to "Neighbourhood Service Centre", and the zoning amendment bylaw 10111 at "8031 Williams Road" from "Single Detached (RS1/E)" zone to "Commercial Mixed Use (ZMU44)-Broadmoor" zone.

### **Neighbourhood building harmony concern**

I am a long resident at the neighbourhood for 15 years since my schooling years.

The neighbourhood of No.3 and Williams Road is surrounded by 4 elementary schools and 1 secondary school. The south arm community center also is a popular recreational center for elder residents in the neighbourhood. Our neighbourhood resides, in my opinion, mainly small and medium families with children and elders in the household. Therefore, our area is mostly populated with detached homes, duplexes and townhomes that support start up and mid size families with 4+ member in the household. This is my observation with the re-developments along Williams Road showing conversions from single detached home to duplexes or townhome complexes.

The current development application is a 4 stories mix-use rental and commercial building. The building is designed with 33 rental units with 19 units are studios and single bedroom units, which are focused on household residents under 3 persons. With the additional commercial unit at the ground floor, the building design will introduce more single person resident type into our neighbourhood plus adding commercial related traffic to the already busy intersection.

My main concern is about the decision on introducing a densely populated apartment building into a mid-size family home neighbourhood while we have our foreseeable supply of studios and one-bedroom from the massive re-development projects happening along No.3 Road and at city center near the Brighthouse Skytrain station.

Secondly, No.3 Road and Williams neighbourhood already having more than enough commercial service for the community. Current commercial business surrounding the intersection includes:

Large supermarket, late night shopping center and convenience store, restaurants, late night bar, coffee shop, gas station, medical clinics and dentists, pharmacy, banks, bakery, laundry service, post office, yoga fitness center and animal hospitals. I was also learned that Coast Capital Union at Richlea center is planning to discontinue their service in 2020. In addition, 9900 No.3 Road has been vacant for 15+ years. Both facts are implicating a sufficient commercial space in the area.

### **Traffic and Noise Concern**

I believe commercial businesses always require designated loading zone area. Based on the current plan, a loading zone will be located at the northeast corner of the development. Having 4 commercial units sharing with one loading zone area so close to neighborhood town-home will definitely causing persisting daytime traffic noise.

To City of Richmond,  
Planning, Building and Development Dept.

The current convenient store (7-11) is already producing noise issues to 8091 Williams Road front row units. By introducing new commercial units, the increased traffic will also affect the west side of 8091 Williams strata and south side of 9700 No 3 Road strata as well.

We strongly encourage the city planner to consider a full residential development such as townhome complex instead of a mix use development.

Thank you very much

Best regards,

Henry Lau  
Council President, Strata Plan BCS 4378 - Sereno

## ON TABLE ITEM

Date: December 16, 2019  
Meeting: Public Hearing  
Item: Item #7

Schedule 6 to the Minutes of the  
Public Hearing meeting of  
Richmond City Council held on  
Monday, December 16, 2019.

### Mayor and Councillors

**From:** niti sharma <niti.tana@gmail.com>  
**Sent:** Sunday, 15 December 2019 03:34  
**To:** Mayor and Councillors; Brodie, Malcolm; Harold Steves; Carol Day; Kelly Greene; Au, Chak; Michael Wolfe; McPhail, Linda; McNulty, Bill; Loo, Alexa  
**Cc:** City Clerk  
**Subject:** Boarding and lodging bylaw changes : December 16th, 2019 Public Hearing.

Honorable Mayor and Councillors,

The proposed bylaws around licensing boarding and lodging will lead to licensing and regularizing a second mechanism for doing STR's in the city. It will allow many more STR's to operate in every neighborhood and dwelling type and make Richmond's housing market even less affordable.

This has been the case in every big city in North America where STR's abound. In New York, the STR market is supposed to have taken off as many as 10% listings out of long-term rental markets.

Closer home, a McGill study says that air B&B has removed 2% of the entire housing stock from the rental market. If we add 2% to our current vacancy rate, it will become 2.7%, much closer to the healthier rate of 3%. Instead of working as a mechanism for converting empty properties into long term rentals these new STR regulations will put the long renters in a more precarious position with no security of tenure and rising rents.

Richmond's vacancy rate has been consistently low and was 0.7% in 2018. Average market rents in Richmond increased 7% from 2017-2018 much more than the rate of inflation over the same period of time. According to the 2018 affordability update (page 5) average market rental rates in Richmond have increased by 25% over the last five years (2013-2018).

In this rental context the Renters have little bargaining power.

Instead of lowering the bar for long-term renters, the proposed regulation will raise the bar because now in addition to living and working in the city you will also need to run a boarding and lodging operation to afford your rental home. A renter unwilling or unable to do this will likely not be able to secure this rental opportunity.

In cities facing affordability and housing scarcity challenges, STR's have been shown to increase rents in high interest neighborhoods and increase the price of housing in the long run.

Right now a landlord of multiple properties in Richmond has two choices, either rent out the property long term or leave it vacant and pay the provincial speculation tax. However, under this regulatory framework the landlord can rent out the property to a renter for six months of the year and ask the renter to run a boarding and lodging operation and share revenue with the landlord. However, renting for six months of the year does not provide any security of tenure to the renter even though it will allow the landlord to avoid the speculation tax and continue to charge excessive market rents.

So the one host one listing system can be exploited as a mechanism that allows the landlord to avoid their speculation tax liabilities and reap lucrative financial returns from multiple properties without providing the renters a stable long term housing choice.

Vancouver allows renters to do STRs and their experience with regulating STR's has insights for our city.

According to a city of Vancouver report on market rental trends the vacancy rates for rented condos decreased in 2018 by 0.3% to 0.3%. This is surprising because there is a glut of empty condos in Vancouver and one would expect the

policy disincentives such as empty homes and speculation tax and regulating STR's would help bring more condos into the long-term rental pool. The report also said that in 2018 the average rent of condominiums was 39% higher than purpose-built rentals.

So if Richmond wants to help build rental affordability, building more purpose built rentals and maintaining and renovating the older purpose built stock is a much more effective way than allowing renters to do STRs.

I think that Richmond is facing a shortfall of affordable housing choices rather than a shortfall for short term rentals.

In context of a housing affordability crisis it is deeply problematic if the city grants its regulatory approval to a second mechanism for STR's whose maximum benefits are to housing speculators and to tourists at the cost of full time residents.

Allowing short term rentals in every dwelling type and neighborhood also has the capacity to distort our expectations from housing as a moneymaking venture first rather than a place to call home.

I am not really sure we need a second mechanism for STR's but if the city thinks it offers people a break on living costs this "return" should be small and well distributed among operators.

Some suggestions for more constraints to reduce the impact of boarding and lodging on neighborhoods, on community and on affordability in the city:

- Similar to B&B operations in the city, Boarding and lodging should be owner operated and allowed only in principal residences for less than 30 days in a year.
- No whole dwelling rentals should be allowed.
- Monitor long term rental trends in high interest neighborhoods and consider removing a planning area/neighborhood from doing STR's if
- Three tickets from the city for non-compliance should result in loss of license and a prohibition to operate in the city.
- Corporations and businesses should not be allowed to do STR's as housing stock should not be primarily used to generate income.
  
- I think apartments and condos should not be allowed to do STR's as this diverts density from long term rentals and makes them more attractive for speculation. Our current housing context warrants this restriction.

Thank you,  
Niti Sharma

Sources of information for this letter:

City of Richmond affordability update

2018: [https://www.richmond.ca/\\_shared/assets/Affordable\\_Housing\\_Strategy\\_2018\\_Update54956.pdf](https://www.richmond.ca/_shared/assets/Affordable_Housing_Strategy_2018_Update54956.pdf)

City of Vancouver summary of the rental market in the city (Fall 2018): <https://vancouver.ca/files/cov/2018-11-30-cmhrc-rental-market-report-fall-2018-release.pdf>



Schedule 7 to the Minutes of the  
Public Hearing meeting of  
Richmond City Council held on  
Monday, December 16, 2019.

**ON TABLE ITEM**

Date: December 16, 2019  
Meeting: Public Hearing  
Item: Item #7

**MayorandCouncillors**

**From:** Judie Schneider <judieschneider@gmail.com>  
**Sent:** Monday, 16 December 2019 08:30  
**To:** MayorandCouncillors  
**Subject:** Proposed Bylaws for STR's (tonight's council meeting)

Honourable Mayor and City Councillors,

I have been renting for the past 13 years. In the last 6 years, being a renter has changed from something I didn't think too much about to being the single most stressful facet of my life.

The fact that Richmond City Council is proposing bylaw changes to allow STR's to operate in townhouses and apartments, avoid having a buffer zone between each and allow renters themselves to be in charge of the business is a case in point for those who hold the belief that our City Council has no idea what the current housing crisis actually means for renters in Richmond.

We are in a housing crisis *specifically* because there is a lack of **long-term rentals**. Airbnb's, demolition of rental homes and the absence of a vacancy tax in Richmond has already resulted in the loss of hundreds of long-term rental homes in Richmond in the past couple of years. These proposed changes to STR bylaws would only lead to even more long-term rentals being pulled from the market because renting short term to multiple tenants is more lucrative for landlords.

At first glance, it would be easy to think that perhaps some of the empty homes might be rented out under these new bylaws and provide a stable home for a family, but what family wants to take out a lease on a single-family home with the understanding that they must rent out some of the rooms to a constant parade of strangers? These aren't separated quarters being rented out—the strangers would be living with their children! This situation is a perfect example of how policies can make the vulnerable even more vulnerable and give the privileged yet another loophole to propagate more wealth (in this case by avoiding the speculation tax).

We must also keep in mind that when a neighbourhood is filled with short-term tenants, the neighbourhood community ceases to exist: school enrolment goes down, neighbours stop being neighbourly and children can't find other children to play outside with on their own street. The long-term consequences are run-down neighbourhoods, school closures and most tragic of all—people forced to live in vehicles or on the street.

I can't think of a single elected member of council who didn't express concern about our city's housing affordability crisis during the election. If the concern was genuine, it is incumbent upon each of them to vote against these proposed bylaws at Monday's council meeting. That would be a baby step (albeit an important one) in taking real action to end our housing crisis.

Sincerely,

Judie Schneider