



**Regular Council Meeting for Public Hearings
Monday, July 15, 2013**

Place: Council Chambers
Richmond City Hall
6911 No. 3 Road

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Linda Barnes
Councillor Derek Dang
Councillor Evelina Halsey-Brandt
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

Michelle Jansson, Acting Corporate Officer

Call to Order: Mayor Brodie opened the proceedings at 7:00 p.m.

1. **HOUSING AGREEMENT (9388 ODLIN ROAD) (FORMERLY 9340, 9360, 9400 ODLIN ROAD) BYLAW NO. 8693 (RZ 09-453123)**
(Location: 9388 Odlin Road (formerly 9340, 9360, 9400 Odlin Road);
Applicant: 0845260 B.C. Ltd.)

Applicant's Comments:

The applicant was not available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH13/7-1 It was moved and seconded

That Housing Agreement (9388 Odlin Road) (Formerly 9340, 9360, 9400 Odlin Road) Bylaw 8693 be given second and third readings.

CARRIED



**Regular Council Meeting for Public Hearings
Monday, July 15, 2013**

PH13/7-2

It was moved and seconded

That Housing Agreement (9388 Odlin Road) (Formerly 9340, 9360, 9400 Odlin Road) Bylaw 8693 be adopted.

CARRIED

**2. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9029
(RZ 13-631570)**

(Location: 10480 Williams Road; Applicant: Barstow Construction Ltd.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH13/7-3

It was moved and seconded

That Zoning Amendment Bylaw 9029 be given second and third readings.

CARRIED

**3. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9035
(ZT 12-610289)**

(Location: 6611, 6622, 6655, 6811 and 6899 Pearson Way (River Green); Applicant: Oval 8 Holdings Ltd.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Staff Comments:

Wayne Craig, Director of Development, provided details on the zoning amendment allowing the developer to provide cash-in-lieu of constructing the affordable housing units and an upcoming staff report allocating the funds to a special development circumstance.



**Regular Council Meeting for Public Hearings
Monday, July 15, 2013**

John Foster, Manager, Community Social Development, added that the funds for the affordable housing contributions would be targeted to subsidized units in accordance with the City's Affordable Housing Strategy.

Submissions from the floor:

Deirdre Whalen, 13631 Blundell Road, reiterated her concerns addressed in her written submission dated July 15, 2013 (attached to and forming part of these minutes as **Schedule 1**).

In response to a query, Ms. Whalen advised that the Richmond Homelessness Coalition advocates and recognizes the need for support from other levels of government. The Poverty Response Committee has an Affordable Housing Task Force and is a member of the BC Coalition of Poverty Reduction which has a plan for a National Housing Strategy.

In reply to queries, Mr. Craig noted that the utilization of the cash-in-lieu contribution would be at Council's discretion and provided details on how staff calculate the financial contribution. He further noted that staff are currently working on a number of initiatives for affordable housing which would be announced in the near future.

Jennifer Larson, 7688 Acheson Road, expressed concern that no information was available to the public regarding the proposed replacement for the affordable housing lost with this application.

PH13/7-4

It was moved and seconded

That Zoning Amendment Bylaw 9035 be given second and third readings.

The question was not called on Resolution No. PH13/7-4 as discussion ensued regarding future special purpose housing developments. The question was then called and it was **CARRIED** with Councillor Au opposed.

4. RICHMOND ZONING BYLAW 8500, TEXT AMENDMENT BYLAW 9036 AND TERMINATION OF HOUSING AGREEMENT (PARC RIVIERA) BYLAW 9037 (ZT 12-611282)

(Location: 10011, 10111, 10199 and 10311 River Drive (Parc Riviera); Applicant: Parc Riviera Project Inc.)

Applicant's Comments:

The applicant was available to answer questions.



**Regular Council Meeting for Public Hearings
Monday, July 15, 2013**

Written Submissions:

None.

Submissions from the floor:

Deirdre Whalen, 13631 Blundell Road, stated her concern that the process had not been transparent and did not allow for public input concerning affordable housing initiatives.

Jennifer Larson, 7688 Acheson Road, expressed the same concerns as with the previous application.

PH13/7-5

It was moved and seconded

That Zoning Amendment Bylaw 9036 and Termination Of Housing Agreement (Parc Riviera) Bylaw 9037 be given second and third readings.

The question was not called on Resolution No. PH13/7-5 as discussion ensued. In response to queries from Council, Mr. Craig explained the background on the affordable housing requirement for this development including the calculation of the proposed cash-in-lieu contribution. Mr. Craig added that, as of June 30, 2013, the City had secured, through the Affordable Housing Strategy, 311 subsidized rental units, 482 affordable rental units, 303 market rental units, 19 entry-level home ownership units, and 77 secondary suites and single-family homes. He further noted that, although he did not have specific numbers, some of the subsidized rental housing had received BC Housing Funding either in construction financing or mortgage take outs. Staff was advised that information related to any federal and provincial contributions toward affordable housing should be included with the future staff report. The question was then called and it was **CARRIED** with Councillor Au opposed.

ADJOURNMENT

PH13/7-6

It was moved and seconded

That the meeting adjourn (7:42 p.m.).

CARRIED



**Regular Council Meeting for Public Hearings
Monday, July 15, 2013**

Certified a true and correct copy of the Minutes of the Regular Meeting for Public Hearings of the City of Richmond held on Monday, July 15, 2013.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer
City Clerk's Office (Michelle Jansson)

**Schedule 1 to the Minutes of the
Council Meeting for Public
Hearings held on Monday, July
15, 2013.**

City of Richmond Public Hearing July 15, 2013
Council Chambers, Richmond City Hall

Deirdre Whalen 13631 Blundell Road Richmond V6W 1B6

Thank you for the opportunity to speak this evening. I want to talk about the continued lack of affordable rental housing in Richmond. Other cities have policies to encourage the development of purpose-built rental housing. I had thought that the Richmond Affordable Housing Strategy had policies that would do just that. But the topic of this public hearing appears to refute it all.

Not everyone wants to buy real estate and for some people it can really tie you down. Besides that, not everyone can afford market housing. People that work in the service industry often fill jobs that don't pay that well. If you can rent close to work, you can walk or bus there and make a living. If not, you quit and find a job close to where you can afford to live.

A sustained lack of rental housing can cause important repercussions in a community. Essential jobs are left unfilled, the working class moves away and the elite are left with no one to serve them. If other cities can create complete communities for people in all walks of life, the City of Richmond should encourage innovative ways to create more rental housing for ordinary people.

Renters are typically young adults, professionals just starting out, lone parent families, newcomers to the city, low to mid-income families and seniors on a pension. The vast majority of renters have a regular income and they receive no government housing subsidies.

Housing subsidies are only for families and they top out at a yearly household income of \$35,500. That means if you can raise a family on \$2,800 per month you could qualify for a few hundred bucks. But rents here are so high there is still a gap families have to fill somehow. The lack of affordable purpose-built rental housing means that people who need to live here to work pay a high proportion of their income on rent and can never save enough to purchase their own home.

Although, to see all the pricey towers springing up here, you'd think there is an unending supply of people that want to buy a piece of Richmond. I have a list of recent housing developments and the number of units they provide, below. I've broken them into two groups, market ownership and purpose-built rental. The numbers come directly from developers' promotional websites.

Market Ownership:

Parc Riviera (1100 units)

River Green (458 units)

Quintet (306 units)

Saffron (296 units)

Monet (135 units)

The Gardens (150 units)

Centro (166 units)

Kiwanis Towers (335 units)

Remy (107 units)

Cressey (229 units)

Total of **3282** market purchase units

Purpose Built Rental:

Remy (81 units for seniors)

Kiwanis Towers (296 units for seniors)
KFC (130 units for subsidized supportive housing)
Cressey (15 units for subsidized low-income families)

Total of **522** affordable purpose built rental units

This does not include the high-end market rental units at Imperial Landing, Riverport and above Broadmoor Mall. So only about 16% of the units being built are affordable rental. And 84% of the units being built are for market purchase. This is in light of a poverty rate ranging from 20% to 26% depending on whom you talk to. This is in light of over 1500 people a week needing to use the Food Bank, a third of them children. This is in light of the proposals here tonight to “amend/remove the requirement for onsite affordable housing.”

How is the City going to catch up with the need for affordable housing? How will the City ensure we have complete and vibrant neighbourhoods, with varying ages, ethnicities and income levels? That was what the Affordable Housing Strategy was supposed to do. I fear that if Council accepts these proposals to remove onsite rental units, we will end up with rental ghettos and that all of the developers’ obligations to provide affordable housing will be lumped into one zone.

I would like to hear from Planning and from Council that my fears are unjustified. I’d like to hear that the City has great plans to not only build affordable rental housing now, but also keep up with the increasing demand for affordable housing in the future. Please enlighten me!

Thank you,

De Whalen