



**Regular Council meeting for Public Hearings
Monday, November 19, 2018**

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, Acting Corporate Officer

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

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9857
(RZ 17-775098)**

(Location: 11951 Woodhead Road; Applicant: Jagson Investments Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH18/10-1

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9857 be given
second and third readings.***

CARRIED

Opposed: Cllr. Wolfe



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**2. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9930
(RZ 18-821823)**

(Location: 3440/3460 Blundell Road; Applicant: Melissa Balback)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH18/10-2

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9930 be given
second and third readings.***

CARRIED

**3. OFFICIAL COMMUNITY PLAN BYLAWS 7100 AND 9000,
AMENDMENT BYLAW 9892**

(Location: 6551 No. 3 Road; Applicant: GBL Architects)

Applicant's Comments:

With the aid of renderings (copy on file, City Clerk's Office) the Applicant presented an overview of the proposed project and provided the following information:

- the project focuses on 5 key community objectives: connect the city centre grid, expand Richmond's open space amenities, revitalize the city centre retail destination, integrate a variety of housing options, and sustainability;
- new road, pedestrian and cyclist connections and improvements will be provided;
- the site will be a mobility hub for alternative modes of transport;
- a park plaza will enhance the city's open space amenities and provide an area for seasonal events;
- an increase in retail area is proposed with an outdoor concept;



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- a variety of housing options is proposed to accommodate various demographics within the city;
- the proposed site is designed to reduce carbon impact; and
- a phased implementation allows for continued use of the shopping centre while construction is underway.

Written Submissions:

- (a) John Roston, 12262 Ewen Avenue (Schedule 1)
- (b) Michelle Johnson, Richmond resident (Schedule 2)
- (c) Sandra Shewchuk, Richmond resident (Schedule 3)
- (d) Eunjoo Lee, Richmond resident (Schedule 4)
- (e) Michelle Li, Richmond resident (Schedule 5)
- (f) Don Flintoff, 6071 Dover Road (Schedule 6)
- (g) Deirdre Whalen, 13631 Blundell Road (Schedule 7)
- (h) Catherine Kon (Schedule 8)

Submissions from the floor:

Erika Simm, 4991 Westminster Highway, expressed concern with the proposed development and read from her submission (attached to and forming part of these Minutes as Schedule 9).

De Whalen, 13631 Blundell Road, expressed concern with regard to insufficient rental housing provided by the proposed development and read from her submission (attached to and forming part of these Minutes as Schedule 7).

John Roston, 12262 Ewen Avenue, referenced a chart in his submission that illustrates housing data from 2011 and 2017, which denotes that over 5000 households are not eligible for below market rental housing yet are spending 50% or more of household income on housing and are at risk of becoming homeless. He was of the opinion that there is a demand for rental housing for individuals that work in Richmond and millennial's that cannot afford to move out of their parent's houses. Mr. Roston advised that the City Centre is the ideal place for market rental housing as it is close to the Canada Line and other essential amenities. He urged Council to consider the new legislation brought forward by the Province and require all future developments to include market rental housing.



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Don Flintoff, 6071 Dover Road, queried (i) whether the district energy is geo-exchange or geo-thermal (ii) that unless the District Energy Unit (DEU) is turned over to the City, no building permit will be issued; and (iii) if the DEU supplies 70% of the energy, where will the remaining 30% be made up. He noted that electric energy is cleaner, more cost effective for the taxpayers and the city.

In response to queries, Peter Russell, Senior Manager, Sustainability and District Energy, advised that (i) at the current stage the proponent has recommended a certain type of technology to achieve the 7% low carbon requirement, (ii) a number of options are being considered including air source heat pumps and geo-exchange, (iii) during the building permit stage the DEU will be transferred to the Lulu Island Energy Company, (iv) costs are covered by the proponent, (v) the 70% is a base load requirement that supplies energy for the bulk of the duration of the year and topped off using boilers.

Niti Sharma, Richmond resident, expressed concern with regard to affordability of homes in Richmond and noted that this is an opportunity for Council to ask the developer to put in some bold initiatives to tie density into affordability into the city. She was of the opinion that the City requires more multi-bedroom units as it is in short supply. Ms. Sharma then suggested that any future developments in the City Centre be required to contribute towards a school to accommodate the increase in families. She urged Council to request the developers to change the proposed plan to include more affordable housing.

Mayor Brodie acknowledged the conclusion of the first round of public speakers. One speaker then addressed Council for a second time with new information.

Erika Simm, 4991 Westminster Highway, spoke of density trade-offs and was of the opinion that this development is overbuilt, and that Council needs to consider the needs of the residents.



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Discussion took place on the (i) requirements for market rental housing in Richmond, (ii) new Provincial Legislation on Residential Rental Tenure Zoning, (iii) benefits of the current proposal, and (iv) segregation of the units.

In reply to queries from Committee, Wayne Craig, Director, Development, advised that (i) Richmond is one of the few municipalities that requires affordable housing in developments, (ii) staff have been directed by Council to provide more information on Residential Rental Tenure Zoning and will report back in 2019, (iii) every application is reviewed on its own merits, however this project is unique in that it provides for sale units, market rental units and affordable housing, and (iv) as part of the City's affordable housing review, the non-profit organizations that manage the affordable housing units, have noted that it is more feasible to cluster affordable housing units to ensure proper maintenance and to provide appropriate amenity spaces for programs tailored to needs of tenants.

Discussion took place on the current policy for market rental units and the need for more to accommodate the various residents in Richmond.

As a result the following **referral motion** was introduced:

It was moved and seconded

That the Application be referred back to staff to identify options that would achieve 10% for market rental units, including assessment of parking, and that staff further review the pros and cons of stratification of market housing.

The question on the referral motion was not called as discussion took place regarding (i) densification, (ii) the need for more rental housing in Richmond, (iii) a parking assessment in relation to the potential increase in market rental units, and (iv) a soil assessment.

Mr. Craig advised that staff can provide Council with the terms of reference of the geotechnical report requirements.

Discussion further took place and the timeline for the proposed referral motion was reviewed and as a result there was agreement to withdraw the referral motion.

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

It was moved and seconded

(1) That Council consideration of Official Community Plan Bylaws 7100 and 9000, Amendment Bylaw 9892 be deferred to the December 17, 2018 Public Hearing scheduled for 7:00 p.m. in the Council Chambers at Richmond City Hall; and

PH18/10-3



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- (2) *That staff identify options that would achieve 10% for market rental units, including assessment of parking, and that staff further review the pros and cons of stratification of market housing and report back to the next Public Hearing accordingly.*

CARRIED

Opposed: Cllr. Loo

ADJOURNMENT

PH18/10-4

It was moved and seconded
That the meeting adjourn (8:42 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular meeting for Public Hearings of the City of Richmond held on Monday, November 19, 2018.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer (Claudia Jesson)

Schedule 1 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, November 19, 2018.

ON TABLE ITEM

Date: November 19, 2018
Meeting: PUBLIC HEARING
Item: #3

MayorandCouncillors

From: John Roston, Mr <john.roston@mcgill.ca>
Sent: Friday, 16 November 2018 16:01
To: MayorandCouncillors
Subject: Public Hearing Nov. 19 - Richmond Centre
Attachments: Public Hearing Nov 19 2018 Roston Chart.pdf

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



Dear Mayor and Councillors,
Please see the attached chart which gives the data on the extent of the housing crisis in Richmond.

A conservative estimate is that over 5,000 Richmond households are not eligible for below market rental housing and yet are spending 50% or more of household income on housing which CMHC categorizes as in "dire housing circumstances" and to be "at risk of homelessness."

Of the 247 market rental units built in 2017, many were secondary suites while 132 were condominium/apartments and row houses. These 132 units were only 8.8% of the total 1,494 condominium/apartments and row houses built. The other 91.2% were sold to investors and the wealthy.

You are about to approve the Richmond Centre redevelopment plan which will perpetuate this tragedy and do nothing to solve the problem when it, the Lansdowne Centre redevelopment and the adjacent developments are the one time opportunity to create thousands of new market rent housing units that would drastically increase supply and have a moderating effect on the current unaffordable rents.

You must change the Richmond housing industry from one that maximizes the benefit for developers to one that maximizes the benefit for Richmond citizens. This is what you were elected to do. It will require courage and determination.

The BC Government handed Richmond the perfect tool to change that development scenario by passing new legislation in May 2018 that allows Richmond to require a minimum amount of market rental housing in new developments at any time up until the development permit is issued.

Several of you keep telling me that the developer is providing 150 much needed below market rental units when it is not required to do so and these will be lost if you apply the new legislation.

It is true that the project would very likely be delayed for a year while the developers quite rightly fume about being treated badly by the City. The City owes them an apology. However if Council stands firm, the developers will most likely get into the rental housing business or partner with one of the large national developers that specializes in rental housing. They are in business to make money even if it is less than they would have made with the original proposal. The City can insist that the 150 subsidized below market units be provided. The provincial government can assist in issuing regulations that clarify your right to apply the legislation in this particular instance.

Richmond Centre is only the beginning. It will set the template for what is done with Lansdowne Centre and the other developments. Please withhold approval of the Richmond Centre redevelopment plan on Nov. 19th and ask staff to come up with a plan to require 60% market rental housing in all of these developments.

john.roston@mcgill.ca

John Roston
12262 Ewen Avenue
Richmond, BC V7E 6S8
Phone: 604-274-2726
Fax: 604-241-4254

How bad is the housing crisis in Richmond?

Richmond Households in Dire Housing Circumstances

	Housing Cost / Household Income	2011 Households Eligible for Below Market	2011 Households Not Eligible for Below Market	2017 Households Eligible for Below Market	2017 Below Market Rent Housing Units Built	2017 Households Not Eligible for Below Market	2017 Market Rent Housing Units Built
CMHC Standard	=< 30%						
Richmond Households "in dire circumstances"	=> 50%	540	4,780	680	129	> 5,000 (estimate)	247*

[Data based on *Metro Vancouver Housing Data Book, April 2018*.]

* Of the 247 market rental units, many were secondary suites while 132 were condominium/apartments and row houses. These 132 units were only 8.8% of the total 1,494 condominium/apartments and row houses built. The other 91.2% were sold to investors and the wealthy.

The number of households waiting for below market rent housing is increasing.

The number of households not eligible for below market rent and unable to afford market rent is very large and increasing.

ON TABLE ITEM

Date: Nov. 19, 2018

Meeting: Public Hearing

Item: #3

Mayor and Councillors

From: John Roston, Mr <john.roston@mcgill.ca>
Sent: Sunday, 18 November 2018 12:09
To: Mayor and Councillors
Subject: Public Hearing Nov. 19 - Richmond Centre

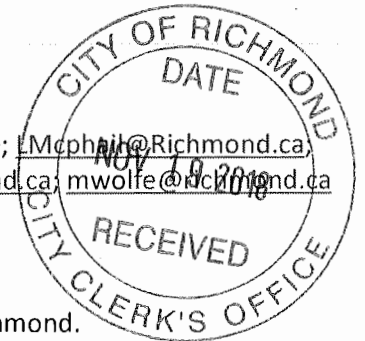
Dear Mayor and Councillors,

I see that the developers of Richmond Centre have now modified their proposal to add 100 units of market rental housing by increasing the size of the development to 2,100 units from 2,000 units. My point is that it will take thousands of new market rental units to drastically increase supply and bring down the current unaffordable rents in the marketplace. The proposed 100 market rental units will have no effect on the housing crisis.

This development should have 1,000 units of market rental housing, the agreed 150 units of below market rental housing and 950 strata ownership units available for sale to investors and those who can afford them. The new staff report makes it clear that you have the authority to require that.

John Roston

From: John Roston, Mr
Sent: Friday, November 16, 2018 3:50 PM
To: MBrodie@Richmond.ca; hsteves@richmond.ca; McNulty, Bill <BMcNulty@richmond.ca>; LMcpheill@Richmond.ca; Au, Chak <CAu@Richmond.ca>; cday@richmond.ca; ALoo@Richmond.ca; kgreene@richmond.ca; mwolfe@richmond.ca
Subject: Public Hearing Nov. 19 - Richmond Centre



Dear Mayor and Councillors,

Please see the attached chart which gives the data on the extent of the housing crisis in Richmond.

A conservative estimate is that over 5,000 Richmond households are not eligible for below market rental housing and yet are spending 50% or more of household income on housing which CMHC categorizes as in "dire housing circumstances" and to be "at risk of homelessness."

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The BC Government handed Richmond the perfect tool to change that development scenario by passing new legislation in May 2018 that allows Richmond to require a minimum amount of market rental housing in new developments at any time up until the development permit is issued.

Several of you keep telling me that the developer is providing 150 much needed below market rental units when it is not required to do so and these will be lost if you apply the new legislation.

It is true that the project would very likely be delayed for a year while the developers quite rightly fume about being treated badly by the City. The City owes them an apology. However if Council stands firm, the developers will most likely get into the rental housing business or partner with one of the large national developers that specializes in rental housing. They are in business to make money even if it is less than they would have made with the original proposal. The City can insist that the 150 subsidized below market units be provided. The provincial government can assist in issuing regulations that clarify your right to apply the legislation in this particular instance.

Richmond Centre is only the beginning. It will set the template for what is done with Lansdowne Centre and the other developments. Please withhold approval of the Richmond Centre redevelopment plan on Nov. 19th and ask staff to come up with a plan to require 60% market rental housing in all of these developments.

john.roston@mcgill.ca

John Roston
12262 Ewen Avenue
Richmond, BC V7E 6S8
Phone: 604-274-2726
Fax: 604-241-4254

Schedule 2 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, November 19, 2018.

ON TABLE ITEM

Date: November 19, 2018
Meeting: PUBLIC HEARING
Item: #3

MayorandCouncillors

From: Michelle Johnson <michjohn@telus.net>
Sent: Thursday, 15 November 2018 17:57
To: MayorandCouncillors
Subject: new construction condos

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

Mr mayor and councillors

I too am tired of seeing so many new or recently built condos remain empty. I urge you to ensure that some portion of new development such as Richmond Centre and Lansdowne upcoming developments be allocated to rental. The rental does not have to be in perpetuity. A condition of purchase could be that the condo must be rental for a period of 5 years or 8 or 10 years. After proof has been established that they have been rentals, then the rental commitment can then be lifted. Many choices .. just ensure that some are designated rentals for a period of time.

thanks for considering this email
Michelle Johnson



Schedule 3 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, November 19, 2018.

ON TABLE ITEM

Date: Nov 19, 2018
Meeting: Public Hearing
Item: #3

Mayor and Councillors

From: Sandra Shewchuk <sandshew@hotmail.com>
Sent: Saturday, 17 November 2018 07:57
To: Mayor and Councillors
Subject: Rental space

I am writing this email to voice my desire that developers should be required to build a very significant portion of market rental housing into all of their projects along with a focus of making them family friendly by following practices that the Netherlands do. It would go a long way in helping our younger generations to be able to consider staying in Richmond. It would also help us retain needed staff like nurses, etc. As I look at all of our new nurses all of them are having to commute from other communities where they can find affordable renting. They get their training then move onto jobs that come open closer to homes when the opportunities arrive. Why can't Richmond be the way in family friendly living for young and old. It is time for us to be a follower of proven successful practices versus looking at the short term money gain
Sandra Shewchuk



Schedule 4 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, November 19, 2018.

ON TABLE ITEM

Date: Nov. 19, 2018
Meeting: Public Hearing
Item: #3

MayorandCouncillors

From: Anna L <annaeeunjoolee@gmail.com>
Sent: Sunday, 18 November 2018 08:01
To: MayorandCouncillors
Subject: market rental housing

Good morning,

I am getting sick of landlord bully their way to cover mortgages by our rent yet treat us like a street dog they can get rid of us anytime if it doesn't serve their purpose.

So please make sure that developers are required to build a significant portion of market rental housing into their developments.

Thank you,
Eunjoo Lee



Schedule 5 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, November 19, 2018.

ON TABLE ITEM

Date: Nov 19, 2018
Meeting: Public Hearing
Item: #3

MayorandCouncillors

From: Michelle Li <michelleli@shaw.ca>
Sent: Sunday, 18 November 2018 12:23
To: MayorandCouncillors
Subject: Please read my letter to the editor

<https://www.richmond-news.com/opinion/letters/letter-time-to-demand-rental-housing-in-richmond-core-1.23499882>

Thank you,
Michelle Li



Letter: Time to demand rental housing in Richmond core

Richmond News
NOVEMBER 17, 2018 07:01 AM



Richmond Centre is the 12th most profitable mall in Canada

Dear Editor,

On Nov. 19, Richmond city council will be hosting a public hearing on approving the Richmond Centre redevelopment. The Lansdowne Centre redevelopment and other nearby major developments on No. 3 Road will follow shortly. They will create thousands of new housing units for sale to investors unless Richmond council sets a new course for affordable housing.

John Roston has been advocating for 60 per cent of the new units to be market rental housing. This demand of developers would change the future of our city. We wouldn't be looking at towers of empty units in our downtown core, we'd see young people, older adults and families enlivening our city centre.

We'd be appropriately housing the people of Richmond. We'd likely see a resurgence in jobs being filled that have been sitting unfilled: teachers on call, learning assistance teachers, service and clerk positions, etc. We wouldn't lose our young brilliant minds to other cities if we work on developing the supply of market rental housing now.

I'm so tired of years of uninspiring council meetings at city hall. Councillors have said that our city is unaffordable, so "go elsewhere like others," or "get used to it," or "we can't do anything about it." I am sure that that is why the people of Richmond voted differently this time around.

We need creative solutions, we need real action on housing, we need change now because even taking steps such as this will still be years in the making. I would love for my children to know that we did everything we could to keep them here — they deserve to be able to live in the city they grew up in.

I don't buy into the mindset that we can't do anything, or that developers won't build it. If it is the cost of doing business in Richmond, they will do it.

We need action on affordable housing for all residents and I urge new and existing councillors to do something inspiring for the future of Richmond. Richmond residents, I urge you to email council at mayorandcouncillors@richmond.ca and ask them to make sure that developers are required to build a significant portion of market rental housing into their developments.

Michelle Li

RICHMOND

Schedule 6 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, November 19, 2018.

ON TABLE ITEM

Date: Nov 19, 2018
Meeting: Public Hearing
Item: #3

MayorandCouncillors

From: Don Flintoff <don_flintoff@hotmail.com>
Sent: Monday, 19 November 2018 10:19
To: MayorandCouncillors; Weber,David
Cc: Alyse Kotyk; Daisy Xiong
Subject: Application by GBL Architects for an Official Community Plan (City Centre Area Plan) Amendment at 6551 No.3 Road (CF Richmond Centre South)

Good Morning,

In light of the upcoming application above, I've a few questions.

Since the owner must transfer ownership of the low carbon energy plant(s), the distribution piping system, and all other ancillary components on the subject site used to generate or convey space heating, space cooling and domestic hot water heating up to and including energy transfer stations, to the City or as directed by the City to the City's DEU service provider, LIEC, at no cost to the City or the City's DEU service provider.

What is the fair market value of the DEU being transferred the City or the City's DEU service provider?

What is the ongoing estimate of the operation/maintenance/administration costs of the DEU being transferred the City or the City's DEU service provider?

Will the taxpayer be burdened with any additional cost (either capex or opex) resulting for the DEU being transferred the City or the City's DEU service provider?

If the application's energy needs were 100% supplied by BC Hydro (electric energy) would not the greenhouse gas emissions be lower, the cost to the taxpayer be lower, and the risk to the taxpayer be lower?

Will LIEC pay a dividend to the City for the year 2018?

Don Flintoff
6071 Dover Rd.



Virus-free. www.avast.com



Schedule 7 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, November 19, 2018.

ON TABLE ITEM

Date: Nov 19, 2018
Meeting: Public Hearing
Item: #3

Mayor and Councillors

From: De Whalen <de_whalen@hotmail.com>
Sent: Monday, 19 November 2018 12:32
To: CityClerk; Mayor and Councillors
Subject: Delegation to City Council Nov 19, 2018 re: Richmond Mall redevelopment

Nov 19, 2018

Greetings City Clerk's office: Would you kindly add my delegation to the roster for tonight's City Council meeting? It is regarding the Richmond Mall redevelopment proposal. Thank you. De Whalen



My name is Deirdre Whalen and I live at 13631 Blundell Road Richmond. I have seen a lot of changes in my community since I moved here in 1975. I've lived here most of my life and I love Richmond. I have taken a particular interest in affordable housing over the years. I would like to speak about the proposed housing development at the Richmond Centre mall site.

I have studied Richmond's housing strategies, policies and bylaws and in the last little while, turned my attention to Metro Vancouver's estimates of housing needs for various household types. I see the City of Richmond is sadly lacking, although it is valiantly trying to make amends. The City of Richmond's own Affordable Housing Strategy workup admits, *'With Metro Vancouver's estimation of 180 units of low-income rental housing needed annually in Richmond over 10 years, it is time to review the subsidized rental housing policy.'*

Here is Richmond's track record. In the last 10 years, Richmond has approved 477 subsidized rental/non-market units, secured 429 affordable low end market rental (LEMR), and approved 411 market rental, 19 entry level ownership and 229 secondary suites/coach houses for a 10 year total of **1565** units. Please note the words 'secured' and 'approved' do not necessarily mean the units are built and tenanted. But let's just assume we are 235 units behind where we should be in 2018.

In contrast, the Metro Vancouver housing Data Bank states that Richmond has:

Annually built 1440 apartments, 225 townhouses, 304 houses and 60 duplexes equaling 1725 units per year for a total of **17,250** units. In addition we have demolished 242 houses, which may have housed up to three families.

I know many of you on Council understand about 1/2 of our purpose built rentals were built between 1971 and 1990. The time is coming soon where many will have to be replaced. Metro Vancouver says Richmond has an inventory of approximately **2800** purpose built rental units. 10 years ago we had about 2500 units. But they estimate that Richmond needs 2155 social housing units and 979 co-op units, in other words we need **3144** purpose built rental units right now.

All this is to illustrate that while the City is giving some attention to affordable housing, I would estimate the bulk of the work in planning and permits is regarding the development of more market purchase units. Isn't it time to start building housing for the real needs of the people who wish to live in Richmond?

So let's take this 3144 units estimate, and confirm that the need for purpose built rental is real. At this point I only want to focus on affordable rental housing. Stats on the City's website say we have a vacancy rate of 0.8% and 33% of renter households are in core need. Core need means that the household spends more than 1/3 of their income on housing. 26% of single person renters are in core need (1335 people). 43% of renters in core

need have children (2295 households). And 48% of all of these households are of working age. Of these numbers, 13% are in deep core need, which means the household spends more than 50% of their income on housing.

It is no wonder then, that currently there are 657 names on the BC Housing waitlist including 282 seniors, 237 families and 77 people with disabilities. Add to this, that for hundreds of social housing units and co-ops, their operating agreements are expiring. Examples: 213 social housing units in 2018 and 200 in 2019 and a total of 426 units by 2024; 407 subsidized seniors units by 2024; and 72 co-ops units in 2018 and 94 in 2019 and a total of 846 units by 2024.

I apologize for all these numbers, but I do hope they serve to demonstrate the need to prioritize rental housing over market purchase developments. The time is right. The redevelopment of Richmond Mall and Lansdowne give us a once in a lifetime opportunity to bring our housing developments in line with the real needs of our residents.

The building of 200 units of market purchase units (minus the 150 LEMR) will not assist us in achieving our commitment as a city within Metro Vancouver. Please do not pass this development as is.

The provincial government has given cities the tools we need in order to designate rental-only zoning. The City should pass a rental-only zoning bylaw and approve policies to enable staff to make the development of more affordable rental housing a priority in the coming years. Developers can build rental properties as they do in other cities. If developers have the flexibility and the City has the will, Richmond can build a new future for everyone who wishes to live, work and play here.

Thank you

Deirdre Whalen

13631 Blundell Road

Richmond V6W 1B6

604.230.3158

de_whalen@hotmail.com

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.

Schedule 8 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, November 19, 2018.

ON TABLE ITEM

Date: Nov. 19, 2018
Meeting: Public Hearing
Item: #3

MayorandCouncillors

From: Catherine Kon <kittykon168@gmail.com>
Sent: Monday, 19 November 2018 15:29
To: MayorandCouncillors
Subject: More Rental units

Hi, this is to ask you to please do something about the housing crisis. Requiring developments to include affordable rental units and taking steps to require empty housing units to be available for rental would do good to Richmond. My family would love to live in Richmond if not for the unaffordable rent.

Thank you



Erika Simm, 4991 Westminster Hwy, Richmond
Re: CF Richmond Centre South.

History:

The zoning that was enabling this proposal 40 years ago has to undergo major changes that keep in line with the major changes that Richmond has undergone in that same timeframe.

Councillor Steves reminded me that this zoning was created so that Richmond would have a densified downtown, a concept that was very foreign to Richmond then. We were a farming community, with mostly single family dwellings. The only two high rises were the two 16 storey towers on Minoru Boulevard.

Regarding this rezoning application:

If one goes back to basics then one has to keep in mind that this residential development replaces a Shopping Centre which served ALL of Richmond and beyond. The creation of a "City Centre Neighbourhood" is a poor substitute for that loss.

One very important factor is that convenient centralized shopping for all is being replaced by decentralized shopping at the bottom of residential developments. This creates problems regarding poor traffic flow, accessibility factors, parking situations, and it does not really allow for the Richmond public's use.

Commercial zoning on the bottom of residential units can create problems, i.e. smell, noise, rodents, bugs, etc. Such businesses should be kept separate from residential dwellings. Also, how realistic is the proposed outdoor shopping area considering our climate.

I question - (and I would like the developer to explain) their road configuration, which I think has little flow (pedestrian or car traffic.)

Another major concern is the proposal of underground parking and its implication regarding hydraulics. That, and soil conditions of the area need to be investigated and addressed by a neutral party.

I think that this proposal is overbuilt with potentially 11 high rises and a floor space ratio of 4. The developer wants to max out, and that's o.k. But the city has to curb this and look after the needs of its residents. What the developer is proposing here is not good enough.

The City needs accommodations for renters. These could be dispersed among owned units. For instance 25% of some of the high rises could be rental units. Low cost housing could be separate in mid rise buildings. Also, the concept of "rent to own" needs to be looked at. It is nothing new, but it is something which's time has come. Council has to make it possible that our children who were born in Richmond- can afford to live and buy here. This developer should help make this possible.

There are several good ideas in this proposal. The variety of housing showing in this plan is good. And so is the variety of housing forms. A central energy plant on the mall property is great thinking, Dana Westermarck set a precedence with geo-thermal, and other forms can be looked at. In all : there is a lot still to be worked out when it comes to this development. it's a give and take. So I would ask Council to please send this proposal back to staff for much more (and creative) improvement. Thank you