



Planning Committee

Date: Tuesday, February 4, 2020

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Alexa Loo
Councillor Carol Day
Councillor Bill McNulty
Councillor Harold Steves

Also Present: Councillor Chak Au
Councillor Michael Wolfe

Call to Order: The Chair called the meeting to order at 4:00 p.m.

AGENDA ADDITION

It was moved and seconded
That Update on 5740, 5760 and 5800 Minoru Boulevard be added to the agenda as Item No. 5A.

CARRIED

MINUTES

It was moved and seconded
That the minutes of the meeting of the Planning Committee held on January 8, 2020, be adopted as circulated.

CARRIED

It was moved and seconded
That the minutes of the meeting of the Planning Committee held on December 17, 2019, be amended and adopted as circulated.

CARRIED

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NEXT COMMITTEE MEETING DATE

March 3, 2020, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING AND DEVELOPMENT DIVISION

1. **RICHMOND COMMUNITY SERVICES ADVISORY COMMITTEE (RCSAC) 2019 ANNUAL REPORT AND 2020 WORK PLAN**
(File Ref. No. 01-0100-30-RCSA1-01) (REDMS No. 6368161 v.3)

In reply to queries from Committee, staff noted that (i) the Rent-Lease-Own survey is similar to one conducted by the Richmond Community Services Advisory Committee (RCSAC) two years ago, (ii) recommendations will be brought forward as a result of the survey, (iii) the Jennifer Larsen Gains and Losses Survey is about funding received by non-profit organizations, mainly through government grants, foundation grants and fundraising, and (iv) the RCSAC will undertake the survey with the assistance of the City's Let'sTalkRichmond program.

It was moved and seconded

That the staff report titled "Richmond Community Services Advisory Committee (RCSAC) 2019 Annual Report and 2020 Work Plan", dated December 17, 2019, from the Director, Community Social Development, be approved.

CARRIED

2. **CHILD CARE DEVELOPMENT ADVISORY COMMITTEE 2019 ANNUAL REPORT AND 2020 WORK PROGRAM**
(File Ref. No. 07-3070-01) (REDMS No. 6355766 v.2)

It was moved and seconded

That the Child Care Development Advisory Committee's 2019 Annual Report and 2020 Work Program, as outlined in the staff report titled, "Child Care Development Advisory Committee 2019 Annual Report and 2020 Work Program," dated January 3, 2020, from the Director, Community Social Development, be approved.

CARRIED

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3. **COUNCIL REFERRAL ON SIGNAGE IMPROVEMENTS FOR REZONING AND DEVELOPMENT PROJECTS – REVISED REPORT**
(File Ref. No. 08-4100-01) (REDMS No. 6361217)

With the aid of a PowerPoint presentation (copy on file, City Clerk's Office), staff noted that signs are only one way to engage the community, and notification by mail and newspaper are also required. Staff advised that per Council direction, the proposed signage includes larger font, the application number, a public input section, contact information for both the applicant and the City, project milestones, and the City's web address and logo. Staff then noted that renderings will not be required for rezoning signs as signage requirements are imbedded in the City's Bylaws to ensure consistency; therefore, it is difficult to apply the rule to only certain applications, as certain types of rezoning's do not involve new buildings or structures.

In reply to queries from Committee, staff advised that (i) the City's requirements for signage far exceed what is required by the *Local Government Act*, (ii) physical models are still required for development permit applications, (iii) the City's Bylaws outline the specific measurements for the sign, (iv) the availability of a rendering of the project is dependent on the timing of the development permit application, (v) under the current proposal all development permit application signs are required to provide an image, and (vi) images will be an artist rendering.

Materials were distributed (attached to and forming part of these Minutes as Schedule 1) and discussion took place on requiring images for all rezoning application signage.

In response to further queries from Committee, staff noted that (i) the City of Vancouver's signage requirements are considered on a case by case basis as the requirements are not embedded within their bylaws and images are not provided on all rezoning signs, (ii) the City does not have control over single family home designs and using stock images could be misleading to the public, (iii) the sign indicates that there is an application and the public can use the information on the sign to inquire further, (iv) some rezoning's do not involve a new building; therefore, providing an image that would represent the application purpose would be very difficult, and (v) it is difficult to write bylaws with discretions and interpret consistently.

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

It was moved and seconded

That the staff report titled "Council Referral on Signage Improvements for Rezoning and Development Projects – Revised Report" be referred back to staff to review options to include images on all rezoning and development permit signage.

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The question on the referral motion was not called as discussion took place on exploring options to include images on all signage.

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

It was moved and seconded

- (1) *That Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw 10125, introducing Official Community Plan (OCP) signs, be introduced and given first reading;*
- (2) *That Bylaw 10125, having been considered in conjunction with:*
 - *the City's Financial Plan and Capital Program; and*
 - *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;**is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act.*
- (3) *That Bylaw 10125, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.*
- (4) *That Richmond Zoning Bylaw No. 8500, Amendment Bylaw 10004, respecting changes to rezoning signs, be introduced and given first reading; and*
- (5) *That Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273, Amendment Bylaw 10005, respecting changes to Development Permit and Development Variance Permit signs and to add Temporary Use Permit signs, be introduced and given first reading.*

CARRIED
Opposed: Cllrs. Day
Steves

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4. APPLICATION BY ECOWASTE INDUSTRIES LTD. FOR AN AGRICULTURAL LAND RESERVE NON FARM USE FOR THE LANDS BOUNDED BY THE GRANVILLE AVENUE, NO. 7 ROAD, BLUNDELL ROAD AND SAVAGE ROAD ALLOWANCES

(File Ref. No. AG 19-863866) (REDMS No. 6216673)

Staff reviewed the application and highlighted that the (i) purpose of the application is to revise the previously approved application to replace the operator of the materials recovery facilities, increase the size, add two new material recovery facilities and add 20 years to the term, (ii) site is currently operating as an active landfill, (iii) proposal does not change the elevation of the landfill or waste stream, (iv) proposed materials would increase the recycling capacity of the facility resulting in more waste diversion from the landfill and extend the life of the landfill, and (v) a zoning text amendment is required once all approvals are received.

Tom Land, President & CEO, Ecowaste Industries Ltd., with the aid of a PowerPoint presentation (attached to and forming part of these Minutes as Schedule 2) provided the following information:

- the site is currently being used for a number of agricultural related activities, including: processing of contaminated soils or manufacture of custom soils blends, some of which are reused in the landfill as the site is reclaimed for agriculture or sold for off-site uses and 25 acres of land is being used to grow forage grasses;
- three proposed materials recovery facilities (MRFs) will reduce incidents of:
 - i. illegal dumping on agricultural land;
 - ii. increase the range and quality of soil available to farmers
 - iii. produce ground wood for animal bedding or as hog fuel for greenhouse boilers; and
 - iv. reduce pressure by others to apply to the Commission to convert productive farmland to landfill operations.
- Ecowaste is contributing to agriculture through development of the industrial park to the south of the subject site with a new storm water drainage system with direct discharge to the Fraser River;
- The MRFs will:
 - i. be governed by Ecowaste's Operating Certificate issued by BC Ministry of Environment;
 - ii. enable the region to recover/repurpose 45% to 50% more demolition, construction and land clearing waste each year;
 - iii. recover or repurpose more types of waste; and

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- iv. be removed at the end of the term and rehabilitated for agricultural use.
- there will be no change to the content or annual limit of the waste stream;
 - there will be no change to the source of this waste;
 - there will be no change to the final site elevation of the landfill which was approved in 2015;
 - there will be no organics or green waste accepted as is currently the case;
 - MRFs will generate more topsoil for use on local farms;
 - MRFs will generate ground wood for bio-energy users, including farmers;
 - lawful, regulated landfill will continue to take pressure off illegal dumping on ALR land;
 - there will be significant reduction in storm water from property, improving upstream drainage;
 - 60 hectares (150 acres) of land will be rehabilitated for agriculture; and
 - there will be significant increase to agricultural land base (future) in Richmond.

In reply to queries from Committee, Mr. Land noted that (i) about 10% of soil remediation is for farmland, (ii) the proposed MRF is an automated system to increase efficiency, (iii) no plans are currently underway for the property on the west; however, options can be explored with the City, and (iv) activities will not affect the adjacent properties.

It was moved and seconded

That the Agricultural Land Reserve (ALR) Non-Farm Use Application (AG 19-863866) by Ecowaste Industries Ltd. to revise the previously approved ALR Non-Farm Use Application (AG 14-654361) in order to:

- (a) replace the operator of one of the previously approved materials recovery facilities and increase the size from 1.3 ha to 3.3 ha and processing capability of the facility;***
- (b) add two new materials recovery facilities to the four facilities previously approved; and***

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- (c) add 20 years to the previously approved term to allow landfill activities to continue until 2055;*

on the lots bounded by the Granville Avenue, No. 7 Road, Blundell Road and Savage Road allowances be endorsed and forwarded to the Agricultural Land Commission.

CARRIED

5. APPLICATION BY DA ARCHITECTS & PLANNERS FOR A TEMPORARY COMMERCIAL USE PERMIT AT 8991 CHARLES STREET

(File Ref. No. TU 20-891050) (REDMS No. 6389247)

Staff reviewed the application and highlighted that (i) no associated buildings are proposed, (ii) there will be no public access, and (iii) a 3m landscaping buffer will be implemented to ensure privacy, safety and accessibility to the site is clear.

It was moved and seconded

That the application by DA Architects & Planners for a Temporary Commercial Use Permit for the property at 8991 Charles Street be considered at Public Hearing to be held March 16, 2020 at 7:00 p.m. in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration:

“That a Temporary Commercial Use Permit be issued to DA Architects & Planners for property at 8991 Charles Street to allow “Vehicle Rental, Convenience” limited to the storage of rental vehicles only with no associated buildings and no public access as a site specific additional use for a period of three years.”

CARRIED

5A. UPDATE ON 5740, 5760 AND 5800 MINORU BOULEVARD

(File Ref. No.)

Correspondence from Thind Properties was referenced (attached to and forming part of these Minutes as Schedule 3). Staff provided an update on the rezoning application for the property located at 5740, 5760 and 5800 Minoru Boulevard and noted that the applicant has advised staff that (i) all tenants have been offered a reduction in rent, (ii) all tenants have first right to refusal, (iii) tenants have been offered the services of Dorset Realty to find a new location, and (iv) options with respect to the affordable housing provision are still being explored.

Ahlay Chin, Founder and Executive Director, Community Wellness Association of Canada, expressed concern with regard to the demolition and relocation process.

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In reply to queries from Committee, staff advised that (i) the demolition permit is independent of the rezoning application and can move forward as long as the applicant has met city bylaws, (ii) a progress update will be provided when the staff report is brought forward for consideration, and (iii) staff can speak with the commercial tenants.

6. **MANAGER'S REPORT**

None.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:12 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, February 4, 2020.

Councillor Linda McPhail
Chair

Sarah Goddard
Legislative Services Coordinator

2/4/2020

City of Vancouver Si

Schedule 1 to the Minutes of the
Planning Committee meeting of
Richmond City Council held on
Tuesday, February 4, 2020.

Hi There Council Team

Today at the planning committee Agenda item # 3 Signage Improvements for Rezoning and Development projects Staff have recommended that a rendering (Picture of the project) is only suggested for Development Permit signs because **" it is not possible to require a rendering for certain applications and not for others. "**

Please find attached samples from the City of Vancouver please note both the Rezoning and Development signs have a rendering and further more when revisions or addendum's are made they are added to the signs, if Vancouver can do it why can't we ?

A picture tells a thousand words and the rendering will help inform the public and reduce confusion regarding the rezoning and development permit process. As a sign maker for 40 years I can confirm that using pictures and logo's is very important when your goal is to get people to notice your sign. In the case of these signs the rendering will entice people to pull over and read the relevant information.

I ask the planning committee to support directing staff to **require renderings for all rezoning and development permits and that** is why I have sent you these photo's in advance of the meeting to ensure you had ample time to review them.

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Best regards,

Carol Day

DEVELOPMENT APPLICATION

5650 Balaclava Street
DE418790

APPLICATION

At this address, the application is for permission to develop the site with:

- 3 replacement office buildings, east of the Westcoast Church, including multi-purpose meeting, office, and a gymnasium
- 2.5 levels of underground parking, accessed off Balaclava Street, and
- demolition, rehabilitation and long term preservation of the heritage St. John's church.

APPLICANT: HUBER CONSULTING ARCHITECTS
116 - 100 Powell Street
Vancouver, BC




What's happening:

- Planning background December 2016
- Development application submitted January 2017
- Development application is submitted August 2017
- Application under review by City staff
- Decision by Development Permit Board

PUBLIC OPEN HOUSE

How to attend:
Public Open House
Tuesday October 3
2017, 1:00 to 5:00 pm

Anyone may attend the City Council Permit Board meeting & speak on the application for the meeting schedule: vancouver.ca/development-board

For details or to offer input:
vancouver.ca/development
or phone the project Facilitator at 604-671-6776



DEVELOPMENT APPLICATION

4188 Yew Street
DE418990

DEVELOPMENT APPLICATION

At this address, the application is to construct:

- a mid-rise building comprising office space, a restaurant and a grocery store on the ground floor, and seven floors of residential rental units above
- five levels of underground parking and self-storage facility, accessed off of proposed new Street extension.

APPLICANT: LARCH INVESTMENTS LTD
375 - 100 West Beach
Vancouver, BC




What's happening:

- Development application submitted (April 7, 2017)
- City staff review by City staff
- Open House: June 25, 2017, 5-8 pm
Helford Community Centre
14700 Arbutus Street
- Decision by Development Permit Board

Anyone may attend the Development Permit Board meeting and speak on the application

For the meeting schedule:
vancouver.ca/development-board

For details or to offer input:
vancouver.ca/development
or phone the Project Facilitator at 604-671-6776



REZONING APPLICATION

New St. Paul's Hospital & Health Campus
(1002 Station St & 250-310 Prior St)

DETAILS

The proposal is to rezone and develop 1.66 1/2 acre industrial site into a mixed-use development based on the Council-approved New St. Paul's Hospital and Health Campus Policy Statement. The proposal includes:

- a new hospital and integrated health care campus
- commercial, office, retail, accommodation and limited residential uses that provide a variety of health-related support functions
- retail and commercial spaces
- a range of building heights from 20 m (66 ft) to 60 m (197 ft)
- a new road network through the site that would connect to existing adjacent streets, and
- two (2) fire facilities.

APPLICANT: IBC Group
700 - 1284 West 41st St. Suite 200
Vancouver, BC



PROPOSED DEVELOPMENT INDICATIVE DRAWING



LOCATION

What's happening:

Rezoning application accepted
Application review by City staff

The public is invited to view the proposal and comment online at vancouver.ca/development

Open House:
Tuesday, November 20, 2018, 4-7pm
Granville Community Centre
1414 West 41st, Vancouver

Public Hearing:
Information to come

Decision by Council

For more information on
vancouver.ca/development
or phone 3-1-1



DEVELOPMENT APPLICATION

569 Great Northern Way (Formerly 565 GNW)
DE419971

DETAILS

At this address, under existing zoning, the applicant is to develop the site with:

- a 7-story office building
- a 4-story retail building
- three levels of underground parking
- a new public plaza and pedestrian space providing access to the proposed buildings and connections through the Great Northern Way Campus.

APPLICANT: Hines + JCB Architects
1275 West 41st Street
Vancouver, BC



PROPOSED BUILDING



LOCATION

What's happening:

Development application
submitted on December 21, 2018

Application review by
City staff, advisory panels
and committees

Decision by Development
Permit Board

Anyone may attend the
Development Permit Board meeting and speak
on this application

For the meeting schedule
vancouver.ca/development

For details or to offer input vancouver.ca/development
or please the Project Facilitator
at 604-671-4937.



DEVELOPMENT APPLICATION

1506 W 68th Ave & 8406-8465 Granville St
DP-2018-01174

DETAILS

Under the site's Council approved CD-1 zoning, the application is to develop the site, consisting of:

- a 10 storey mixed-use building;
- with an approximate height of 41.5 m (136 ft);
- 56 residential dwelling units (floors 3 - 10);
- commercial units at grade and office space on the second floor;
- all over 3 levels of underground parking providing 124 parking stalls accessed from the lane.



PROPOSED BUILDING



LOCATION

What's New

Development application submitted on December 21, 2018

Application review by City staff, advisory panels and committees

Decision by Director of Planning



Existing tenants on this site may be eligible for assistance under the City of Vancouver Tenant Relocation and Protection Policy.

Visit vancouver.ca/protecting-tenants-to-learn-more.

For details or to offer input: vancouver.ca/devapps or phone the Project Facilitator at 604-871-6023



ECOWASTE INDUSTRIES LTD.

Presentation to the City of Richmond Planning Committee



Tuesday, February 4, 2020

ECOWASTE

Schedule 2 to the Minutes of the
Planning Committee meeting of
Richmond City Council held on
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Benefits to Agriculture

RECYCLE, REPURPOSE, SUSTAIN

Contributions to Agriculture – Ecowaste Landfill

The subject site is currently being used for several activities related to agriculture. These include:

- ▶ Processing of contaminated soils or manufacture of custom soils blends, some of which are reused in the landfill as the site is reclaimed for agriculture or sold for off-site uses.
- ▶ 25 acres of land is being used to grow forage grasses on closed portion of the site. These grasses are harvested and baled and used for storm water management control on the site. Landfill leachate is used to irrigate these lands, adding nutrients to help the grasses grow as well as polishing the leachate for eventual discharge.

Contributions to Agriculture – 3 Proposed MRFs

Extending the term of the landfill by 20 years, expanding what was already approved for MRF #4 and providing for two additional MRFs will not only contribute to Richmond and Metro sustainability goals, they will also contribute to local agriculture in several ways, including:

- ▶ Reducing incidents of illegal dumping, some of which now occurs on farmland
- ▶ Increasing the range and quality of soil available to farmers by treating contaminated soils through bioremediation and custom soils manufacturing
- ▶ Producing ground wood for animal bedding or as hog fuel for greenhouse boilers
- ▶ Reducing pressure by others to apply to the Commission to convert productive farmland to landfill operations until at least 2055
- ▶ At the end of the term adding 60 ha of improved land to Richmond's total supply of farmland, none of which has ever been farmed before.

Benefits to Agriculture

RECYCLE, REPURPOSE, SUSTAIN

Contributions to Agriculture – Richmond Industrial Centre

Ecowaste is also contributing to agriculture through its development of the industrial park to the south of the subject site. The significant contribution is a new storm water drainage system with direct discharge to the Fraser River. This system is designed to:

- ▶ Service both the new Richmond Industrial Centre and the neighbouring Port property.
- ▶ Take 100 hectares (245 acres) of storm water drainage area at the south end of the No. 7 Road drainage system completely off drainage, reducing the impacts of this flow on the No. 7 Road canal and benefitting the upstream drainage system serving farms tributary to this drainage system.
- ▶ The project is valued at over \$7 million dollars, of which Ecowaste is contributing \$5.8 million with the Port of Vancouver paying the balance.

Benefits to Richmond/Region

RECYCLE, REPURPOSE, SUSTAIN

Ecowaste By the Numbers

Ecowaste	
Waste Management Operations Staff	50
Annual Payroll	\$ 5,000,000
Staff Residing in Richmond	6
Supporting Contract Staff	50
C&D Customers/yr	125,000
Charitable Donations/yr	\$ 65,000
Richmond Industrial Centre	
City of Richmond	
Estimate Property Taxes (construction commencement to project completion)	\$ 58,000,000
City of Richmond Development Cost Charges	\$ 37,382,070
City Infrastructure	\$ 10,973,662
Servicing Agreement & Fees	\$ 3,871,528
TOTAL	\$ 110,047,260

Benefits to Richmond/Region

RECYCLE, REPURPOSE, SUSTAIN

Ecowaste By the Numbers

Other Statistics	
Direct Construction Jobs to Build the MRFs	60
New Jobs at MRF #4	20 – 25
New Jobs at MRF #5 & MRF #6	10 – 20
Drainage Infrastructure directly benefitting agriculture	\$ 7,200,000
Richmond Industrial Centre Project Benefits	
Local Labour Expenditures (during construction)	\$ 160,000,000
Average Local Construction Labour per Year	\$ 13,000,000
Total Direct Construction Jobs per Year	222
Warehouse Space at Completion (sft)	2,920,000
Total Permanent Employment (est. 5,000 sft per employee)	584

Benefits of the MRF's

RECYCLE, REPURPOSE, SUSTAIN

- ▶ MRF's will extend the life of the landfill and recover/repurpose more of the construction and demolition waste stream. They will:
 - ▶ Be governed by Ecowaste's Operating Certificate issued by BC Ministry of Environment and will be subject to the Closure Plan approved by the Ministry;
 - ▶ Enable the region to recover/repurpose 45% to 50% more demolition, construction and land clearing waste each year;
 - ▶ Recover or repurpose more types of waste;
 - ▶ Only increase building footprints from 2.7 ha to 6.0 ha of the 60 ha site;
 - ▶ Be removed at the end of the term and rehabilitated for agricultural use.

Operational Parameters Remain the Same

RECYCLE, REPURPOSE, SUSTAIN

- ▶ There will be no change to the content or annual limit of the waste stream - will continue to be demolition, construction and land clearing waste only.
- ▶ There will be no change to the source of this waste, i.e. it will remain primarily the Lower Mainland;
- ▶ There will be no change to the final site elevation of the landfill (18masl) which was approved in 2015;
- ▶ There will be no organics or green waste accepted as is currently the case.

Benefits to Agriculture

RECYCLE, REPURPOSE, SUSTAIN

- ▶ Agricultural activities already underway on site.
- ▶ MRFs will generate more topsoil for use on local farms.
- ▶ MRFs will generate ground wood for bio-energy users, including farmers.
- ▶ Lawful, regulated landfill will continue to take pressure off illegal dumping on ALR land.
- ▶ Significant reduction in storm water from property, improving upstream drainage
- ▶ 60 hectares (150 acres) of land will be rehabilitated for agriculture.
- ▶ Significant increase to agricultural land base (future) in Richmond.

Ecowaste Industries Ltd.

RECYCLE, REPURPOSE, SUSTAIN

Thank You.



Thind
PROPERTIES

ON TABLE ITEM!

Date: Feb 4, 2020
Meeting: Planning Committee

Schedule 3 to the Minutes of the Planning Committee meeting of Richmond City Council held on Tuesday, February 4, 2020.

HAND DELIVERED & EMAILED ON JANUARY 29TH, 2020

January 29th, 2020

Chinese Mental Health Association of Canada/Ahlay Chin
Unit #250 - 5726 Minoru Blvd.
Richmond, BC, V6X 2A9

RE: 5740, 5760 and 5800 Minoru
Lease Dated: July 30th, 2004/Renewal Letter April 18th, 2011
Premises: Unit #250 - 5726 Minoru Blvd.
Tenant: Chinese Mental Health Association of Canada/Ahlay Chin
Landlord: Minoru View Homes Ltd.



Dear Sir/Madame,

We are writing to inform you that we have submitted a formal rezoning application to the City of Richmond for redevelopment of the property. The development plan is the reason you received an earlier notice informing you of the end your tenancy as we need to remove the existing structures from the site.

The current buildings have reached the end of their useful life, and we are proposing to replace the units on 5740, 5760 and 5800 Minoru with three towers of residential units and one tower of office space. There will be a market commercial and residential component to the project as well as an affordable component in the buildings.

We understand that moving may cause disruption to your business. As such, we are offering you a 15% rent reduction from February 1st, 2020 until April 30th, 2020. We will also be waiving the rent during the final month of your tenancy (May 1-31st, 2020).

All other terms and conditions of the lease and demo notice (dated November 30th, 2019) previously given remain unchanged and in full force and effect.

As a valued tenant, we are committed to ensuring open communication with you.

Please acknowledge your acceptance of this offer by signing both original copies in the space provided below and return (by email) to our office for signature by the Landlord. One copy will be returned to you once the Landlord has signed.

We appreciate your support of the new development at this property which we hope you will consider returning to upon completion of the new development.

Landlord – Minoru View Homes Ltd.
Authorized Signatory

Chinese Mental Health Association of Canada
Authorized Signatory