

Schedule 10 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, February 22, 2022.

From: MayorandCouncillors
Sent: February 15, 2022 9:28 AM
To: 'Peter Mitchell'; MayorandCouncillors
Subject: RE: Proposed Residential Rental Apartment Only Zoning can be improved

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

Good Morning,

Thank you for your email. Please note that copies will be provided to the Mayor and each Councillor in advance of the Public Hearing scheduled for Feb. 22, 2022.

In addition, your comments will be received by John Hopkins, Director, Policy Planning.

Sincerely,

Matt O'Halloran | Manager, Legislative Services
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From: Peter Mitchell <petermitchell@shaw.ca>
Sent: February 14, 2022 5:55 PM
To: MayorandCouncillors <MayorandCouncillors@richmond.ca>; CityClerk <CityClerk@richmond.ca>
Cc: Eve Edmonds <Editor@Richmond-News.com>
Subject: Proposed Residential Rental Apartment Only Zoning can be improved

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Re: Proposed Residential Rental Apartment Only Zoning can be improved

The proposal for residential apartment only Zoning would be much better for these properties and their tenants and the city if while requiring at least one for one or more residential rental replacement, it also allowed addition of ground floor arterial commercial units and some residential stratas where appropriate.

Restricting existing aging residential rental developments to residential rentals only would reduce these properties options for remediation, rejuvenation, rental replacement and densification, and also their ability to re-finance existing debt and finance new debt if wishing to densify. It would also make it less desirable to build residential rentals instead of stratas in future, out of concern that their future opportunities would be severely limited by the city.

Many of the 60 referenced properties are 40 - 50 years old, located on arterial streets in or near town centres and will soon be facing such decisions. The buildings are wearing out and experiencing or approaching costly plumbing and electrical and roofing and exterior repairs. The buildings are functionally obsolete in that they have walk up a floor bachelor apartments, single glazed windows, no or obsolete fire systems without sprinklers, and other issues. Apartments for elderly or disabled do not meet current needs. Arterial road frontage has much more traffic and noise than when these apartments were built.

In such cases, redevelopment and densification may be preferable to remediation, and allowing some commercial and/or stratas will increase financing options to support the residential rentals.

While it is desirable to require one to one or more replacement of residential rentals, it may also be desirable to allow commercial units on arterial frontages to improve the streetscape and add neighbourhood business and jobs. Such commercial options can generate additional funds to subsidize the rentals and additional taxes for the city. This also gets the new residential rentals above the street noise and commotion and improves their view.

Likewise, mixing new residential rental densification with a limited amount of new residential strata units can allow the new strata units to contribute to the residential rental construction cost, and even allow successful renters to move from renting to owning in the same neighbourhood.

I have been an unpaid volunteer director at one of these locations, non profit Legion Senior Citizen Society, "Golden Mews", for 8 years, and involved in development and operation of other non profits and rental apartments over the years.

Through involvement with ANAF 284 redevelopment as an unpaid volunteer director 10 years ago, as well as prior employed positions, I've seen how mixed use developments can be symbiotic, providing lower cost housing for disabled, seniors, single parent households, and veterans, while also providing local small business opportunities and expanding the city tax base.

Peter Mitchell