



Regular Council meeting for Public Hearings Tuesday, September 4, 2018

Place: Council Chambers Richmond City Hall

Present: Mayor Malcolm D. Brodie Councillor Chak Au Councillor Derek Dang Councillor Carol Day Councillor Ken Johnston Councillor Alexa Loo Councillor Bill McNulty Councillor Linda McPhail Councillor Harold Steves

Claudia Jesson, Acting Corporate Officer

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

HOUSEKEEPING MATTERS: SEPTEMBER 4, 2018 PUBLIC HEARING – RESCINDING OF THIRD READING TO ZONING BYLAW 8500, AMENDMENT BYLAWS 9901 AND 9902

PH18/8-1 It was moved and seconded That third reading of Richmond Zoning Bylaw 8500, Amendment Bylaw 9901 be rescinded.

CARRIED

PH18/8-2 It was moved and seconded That third reading of Richmond Zoning Bylaw 8500, Amendment Bylaw 9902 be rescinded.

CARRIED



**Regular Council meeting for Public Hearings  
Tuesday, September 4, 2018**

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9834**  
(Location: 10760, 10780 Bridgeport Road and 3033, 3091, 3111 Shell Road; Applicant: 1082009 BC Ltd.)

In accordance with Section 100 of the *Community Charter*, Cllrs. Dang and Johnston declared to be in a conflict of interest as they had an interest in the subject site, and Cllrs. Dang and Johnston left the meeting – 7:05 p.m.

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH18/8-3

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9834 be given second and third readings.***

The question on the motion was not called as discussion took place on road improvements along Bridgeport Road and Shell Road and in response Wayne Craig, Director, Development, advised that as other properties in the area are redeveloped, improvements to the intersection will be made.

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

Cllrs. Dang and Johnston returned to the meeting – 7:12 p.m.

2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9860**  
(Location: 5591, 5631, 5651 and 5671 No. 3 Road; Applicant: Townline Ventures Inc.)

*Applicant's Comments:*

John O'Donnell, Vice-President, Development, Townline Ventures, expressed gratitude to City Staff for their help with this application and noted that he is looking forward to revitalizing the Lansdowne Village Area with the proposed development.



**Regular Council meeting for Public Hearings  
Tuesday, September 4, 2018**

*Written Submissions:*

Sadru Ramji, 7951 Bennett Road (Schedule 1)

*Submissions from the floor:*

None.

PH18/8-4

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9860 be given second and third readings.***

The question on the motion was not called as discussion took place on increasing the number of affordable housing units in the proposed development and the energy efficiency of the building. In response to queries from Council, Mr. Craig advised that the proposed project is consistent with the City's affordable housing policy and that more information can be provided to Council regarding the energy efficiency of the proposed development.

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

3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9871**  
(Location: All Riparian Management Area properties; Applicant: City of Richmond)

*Applicant's Comments:*

Staff was available to respond to queries.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH18/8-5

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9871 be given second and third readings.***

**CARRIED**

PH18/8-6

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9871 be adopted.***

**CARRIED**



Regular Council meeting for Public Hearings  
Tuesday, September 4, 2018

PH18/8-7 It was moved and seconded  
*That Watercourse Protection and Crossing Bylaw No. 8441, Amendment  
Bylaw No. 9882 be adopted.*

**CARRIED**

PH18/8-8 It was moved and seconded  
*That Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9883 be  
adopted.*

**CARRIED**

PH18/8-9 It was moved and seconded  
*That Municipal Ticket Information Authorization Bylaw No. 7321,  
Amendment Bylaw No. 9884 be adopted.*

**CARRIED**

PH18/8-10 It was moved and seconded  
*That Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122,  
Amendment Bylaw No. 9885 be adopted.*

**CARRIED**

PH18/8-11 It was moved and seconded  
*That Boulevard Maintenance Regulation Bylaw No. 7174, Amendment  
Bylaw No. 9881 be adopted.*

**CARRIED**

4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9880**  
(Location: 9091 and 9111 No. 2 Road; Applicant: Bismark Consulting Ltd.)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

Kiki Liu, 5793 Maple Road (Schedule 2)

*Submissions from the floor:*

None.



Regular Council meeting for Public Hearings  
Tuesday, September 4, 2018

PH18/8-12

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9880 be given second and third readings.*

The question on the motion was not called as discussion took place on access to the proposed complex and in reply to queries from Council, Mr. Craig noted that there are no turning restrictions associated with the proposed development and the complex will have its own driveway access from No. 2 Road.

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

5. **OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 9901**

(Location: City-wide; Applicant: City of Richmond)

*Applicant's Comments:*

Staff was available to respond to queries.

*Written Submissions:*

Tom Corsie, Port of Vancouver (Schedule 3)

*Submissions from the floor:*

None.

PH18/8-13

It was moved and seconded

*That Official Community Plan Bylaw 9000, Amendment Bylaw 9901 be given third reading.*

**CARRIED**

Opposed: Cllr. Loo

PH18/8-14

It was moved and seconded

*That Official Community Plan Bylaw 9000, Amendment Bylaw 9901 be adopted.*

**CARRIED**

Opposed: Cllr. Loo



**Regular Council meeting for Public Hearings  
Tuesday, September 4, 2018**

6. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9902**  
(Location: City-wide; Applicant: City of Richmond)

*Applicant's Comments:*

Staff was available to respond to queries.

*Written Submissions:*

None.

*Submissions from the floor:*

Vince Miele, Director, Richmond Centre for Disability, spoke in favour of the proposed bylaw, and expressed his gratitude to City Staff for implementing a progressive and much needed policy. He wishes to see other municipalities adopt and endorse a similar bylaw in their cities.

PH18/8-15

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9902 be given third reading.***

**CARRIED**

PH18/8-16

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9902 be adopted.***

**CARRIED**

7. **RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 9879, RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9889, AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9886**

(Location: City-wide; Applicant: City of Richmond)

*Applicant's Comments:*

Staff was available to respond to queries.

*Written Submissions:*

- (a) Niti Sharma, Richmond resident (Schedule 4)
- (b) David Hutniak, CEO, LandlordBC (Schedule 5)
- (c) Rachel Selinger, Housing Strategist, Metro Vancouver (Schedule 6)
- (d) Deirdre Whalen, 1331 Blundell Road (Schedule 7)



**Regular Council meeting for Public Hearings  
Tuesday, September 4, 2018**

*Submissions from the floor:*

John Roston, 12262 Ewen Avenue, spoke on the proposed policy, and suggested that the proposed mix of family-friendly units in market rental housing be increased from the proposed 40%. He was of the opinion that families with children are not the only demographic that require multi-bedroom units and that once the building is built it will be difficult to convert units into multi-bedrooms. Mr. Roston urged Council to take action now.

Niti Sharma, Kingfisher Drive, spoke on the proposed policy, and suggested that the mix of family-friendly units in market rental housing be increased from the proposed 40% and was of the opinion that should Council wait six months to conduct a review there will be a further shortage of affordable housing.

De Whalen, 1331 Blundell Road, spoke in support of the proposed policy and read from her submission (attached to and forming part of these minutes as Schedule7).

McGregor Wark, Headwater Projects, expressed his gratitude to City Staff for creating a policy for a much needed amenity. He noted that the density could be expanded on; however there are other aspects of the policy that are beneficial to the community and would provide many incentives for developers to build in Richmond.

Discussion took place with regard to increasing incentives for builders, increasing the number of multi-bedroom units, more information regarding the consultant's calculations, and commencing on future work suggested through the Draft Market Rental Housing Policy consultation process.

In reply to queries from Council, staff advised that Richmond is comparable if not better with regard to the proposed policy and to increase the number of multi-bedroom units in the policy would require an additional bylaw amendment and more consultation would need to be conducted.

PH18/8-17

It was moved and seconded

***That Official Community Plan Bylaw 9000, Amendment Bylaw 9879 be given second and third readings.***

**CARRIED**



Regular Council meeting for Public Hearings  
Tuesday, September 4, 2018

- PH18/8-18      It was moved and seconded  
*That Official Community Plan Bylaw 7100, Amendment Bylaw 9889 be given second and third readings.*  
**CARRIED**
- PH18/8-19      It was moved and seconded  
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9886 be given second and third readings.*  
**CARRIED**
- PH18/8-20      It was moved and seconded  
*That Official Community Plan Bylaw 9000, Amendment Bylaw 9879 be adopted.*  
**CARRIED**
- PH18/8-21      It was moved and seconded  
*That Official Community Plan Bylaw 7100, Amendment Bylaw 9889 be adopted.*  
**CARRIED**
- PH18/8-22      It was moved and seconded  
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9886 be adopted.*  
**CARRIED**





Regular Council meeting for Public Hearings  
Tuesday, September 4, 2018

PH18/8-23

It was moved and seconded

*That staff examine and report back within six months on the following:*

- (i) the potential to increase incentives for market rental supply;*
- (ii) areas in Richmond that are affected and in need of Market Rental Housing;*
- (iii) ratio of 1:1 replacement of low-end market rental (LEMR) units;*
- (iv) where the City may have land and funding to incorporate co-op housing; and*
- (v) the additional items noted as “future work” in the staff report.*

**CARRIED**

PH18/8-24

It was moved and seconded

*That staff investigate the means of encouraging vacant housing and short-term rental housing to be converted into rental housing with longer term leases and report back accordingly.*

**CARRIED**

PH18/8-25

It was moved and seconded

*That the meeting adjourn (8:03 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 Tuesday, September 4, 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  
Tuesday, September 4, 2018.

**ON TABLE ITEM**

Date: Sept. 4, 2018  
Meeting: Public Hearing  
Item: #2

**SADRU RAMJI**

7951 Bennett Road,  
Richmond.

Tel.604 244 1416  
email: sramji@telus.net

The Director,  
City Clerk's Office.

Dear Sir,

Re:Zoning Bylaw ammendment Bylaw 9860 (RZ 17-779262)  
City Hearing on Sept 4th.

**Please present my submission to the Council as below:**

I tried to download e mail form on line to submit my comments, but it would not download the form, hence I am expressing my concern in writing. This impediment may have prevented a lot of public members to express their comment on the above application.

This location has an existing office building, replacing it with three residential units and one office building it is not a good trade off and you are choking the area with housing units. I noticed that there are fewer rental units being built in the City.

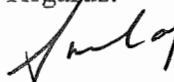
The most rational approach will be two office blocks and two residential rental units. There is a demand for medical tower in the City and being near Canada Line this site is most suitable for it.

There are too many condo units in construction within 1km of this area, it does not serve any purpose on adding any more.

I am disappointed the City has really created a very high density area on No.3 Road and surrounding the area. In future we will pay for it. Does the City have the records of housing units approved annually every year for the last three years. Please publish these figures and please define high density in future for our understanding.

We have given in to the speculators demand.

Regards.

  
Sadru Ramji.



Schedule 2 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, September 4, 2018.

To Public Hearing
Date: <u>Sept. 4, 2018</u>
Item # <u>4</u>
Re: <u>Billaw 9880</u>

**Jesson, Claudia**

**From:** Kiki <mkiki@vip.sina.com>  
**Sent:** Wednesday, 22 August 2018 23:19  
**To:** CityClerk  
**Subject:** Regarding the 9091 & 9111 No. 2 Road Rezoning Issue

From Yang Liu

5793 Maple Rd. No. 2 Road.

We strongly against the rezoning, because of 2 reasons:

- 1, The entrance/exit of that townhouse will both be in No. 2 road, which will highly affect the safety driving of current No.2 road vehicles, and may cause more traffic accidents.
- 2, It will highly affect the privacy of existing owners, since it may remove part of the current trees, and built higher/similar buildings overlooking our house. In addition, that will cause future devaluation of our houses.

Please kindly consider our concerns and reject this rezoning proposal.

Best Regards,

Kiki Liu



Schedule 3 to the Minutes of the  
Public Hearing meeting of  
Richmond City Council held on  
Tuesday, September 4, 2018.

**ON TABLE ITEM**

Date: Sept. 4, 2018  
Meeting: Public Hearing  
Item: #5

**Jesson, Claudia**

**From:** Ellis, Mandy <Mandy.Ellis@portvancouver.com>  
**Sent:** Tuesday, 4 September 2018 15:00  
**To:** CityClerk  
**Subject:** Public Hearing Submission - Attachment: 2018-09-04 Response Ltr - Richmond OCP Bylaw 9000 Amendment Bylaw 9901  
**Attachments:** 2018-09-04 Response Ltr - Richmond OCP Bylaw 9000 Amendment Bylaw 9901.pdf

Good afternoon,

Attached please find a letter addressed to Mayor and Council, which forms the Vancouver Fraser Port Authority's comments for Public Hearing regarding Official Community Plan Bylaw 9000, Amendment Bylaw 9901.

Sincerely,

**Mandy Ellis**  
Public Affairs Specialist



**Vancouver Fraser Port Authority**  
100 The Pointe, 999 Canada Place  
Vancouver, B.C. Canada V6C 3T4

P: 604.665.9625 | CELL: 604.354.1060  
[portvancouver.com](http://portvancouver.com)



September 4, 2018

Mayor and Council  
City of Richmond  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

Dear Mayor and Council:

**RE: Richmond OCP Plan Bylaw 9000, Amendment Bylaw 9901**

Thank you for providing the Vancouver Fraser Port Authority with an opportunity to comment on the City of Richmond's proposed Amendment Bylaw 9901, which seeks to remove reference from the City of Richmond Official Community Plan to a new interchange at Highway 99 and Blundell Road and the extension of Blundell Road west of Savage Road.

In preparing these comments, we have reviewed your letter to the chair of the Vancouver Fraser Port Authority board of directors, dated July 25, 2018, and the report that was presented to Council on July 23, 2018.

We first want to reiterate our appreciation for the letters of support the City of Richmond provided for our federal funding application for the Portside Blundell Overpass and Upgrade Project, which was submitted to the National Trade Corridors Fund last fall. As you will know from recent announcements, the port authority was successful in securing more than \$200 million from the federal government for projects in the Greater Vancouver area. While the Portside Blundell Overpass and Upgrade Project did not receive a federal funding commitment, it remains a priority for us and we are exploring other options to move it forward, including applying again during the next funding intake round, anticipated for late 2019 or 2020.

With respect to proposed Amendment Bylaw 9901, we acknowledge your request for the port authority to make short-term improvements within the Fraser Richmond Port Lands in East Richmond. We are committed to working with the City of Richmond, the Blundell Road Business Consortium and other industry stakeholders to determine how best to proceed with these improvements, including discussions regarding cost sharing.

However, we consider a decision to remove reference to a new interchange from the Official Community Plan to be premature, given existing and planned development within the industrial-zoned area located south of Westminster Highway, west of No. 9 Road and east of

... /2

Steveston Highway/Highway 99 interchange. Should Council choose to adopt Amendment Bylaw 9901, we believe it would be prudent to consider transferring the capital dollars identified to support construction of the Blundell Interchange to the East Richmond industrial area where it is desperately needed.

As you will know, the port authority owns several hundred acres of industrial property within East Richmond, most of which was acquired from the City of Richmond through a land exchange, but which represents only a portion of the approximately 1,200 acres of industrial-zoned land and water in the area. As shown in the map below, the City of Richmond has jurisdiction over a significant amount of privately held industrial property in the area.



Within the port authority's East Richmond lands, we do not directly operate any of the industrial or marine terminal properties. Rather, all buildings and businesses are owned by our tenants. Many of these businesses provide services in support of international trade, and all pay taxes to the City of Richmond and sustain jobs for the region. It is estimated that port tenants and the port authority (by way of Payments in Lieu of Taxes) pay a total of approximately \$7 million per year in property tax to the City of Richmond.

Further, as detailed in the Fraser Richmond Port Lands Freight Profile and Gateway Significance memo prepared by Colledge Transportation Consulting Inc. in 2014, port-related businesses operating in the Fraser Richmond Port Lands generated:

- 4,700 person-years of direct employment;
- \$260 million a year in direct wages;
- \$400 million a year in direct gross domestic product (GDP); and
- \$870 million a year in output.

The existing road network, including associated servicing utilities, in the East Richmond Industrial area has been built with significant funding from the Vancouver Fraser Port Authority (over \$70 million), the City of Richmond, private industry and other levels of government. These investments were made to support the large-scale development in the area, which has been constructed with some reliance that the Blundell interchange would ultimately materialize as it has been in the City's Official Community Plan for many years.

We understand that Ecowaste is in the process of developing another 170 acres of industrial land to the west of port authority properties that will include several large distribution and logistics warehouse buildings, complete with staging areas and loading docks.

In a traffic study prepared for Ecowaste in 2013, several key municipal road intersections were identified as requiring upgrades, namely:

- Westminster Highway and Nelson Road
- Westminster Highway and No. 8 Road
- Westminster Highway and No. 6 Road
- Nelson Road and Blundell Road
- No. 8 Road and Blundell Road

The Ecowaste study assumed the above intersections were operating at an acceptable Level of Service "D", while not accounting for the unique dynamics of commercial vehicle operation and rail blockage. Our tenants are currently experiencing unacceptable congestion that is negatively impacting their businesses during the day, particularly on Blundell Road. The Ecowaste study assumed a number of intersection upgrades would be made prior to the site being developed; however, some of those upgrades have still not been done. The study also recommends a series of intersection upgrades in both the 2021 and 2026 time horizons when the above intersections are forecast to operate at Level of Service "E" and "F". We also believe there will be other transportation infrastructure upgrades required to replace the anticipated Blundell Interchange, such as additional upgrades to Nelson Road and the widening of Highway 91.

All this combined, a plan to improve the capacity and efficiency of this area is critically necessary. We reiterate our commitment to work collaboratively with you to deliver on transportation needs that would benefit the local economy while also facilitating trade for Canada. To that end, we are requesting Council direct staff to further engage with us to identify and pursue how funding for this needed infrastructure will be shared between government entities, and the timeframe for implementation of these improvements. We would welcome this engagement through the established City of Richmond-Vancouver

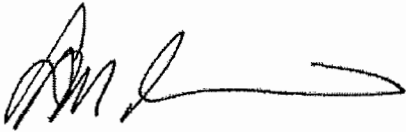
City of Richmond  
Page 4  
September 4, 2018

Fraser Port Authority staff liaison committee or another avenue. In the interim, we recommend that Council not approve proposed Amendment Bylaw 9901 so that the long-envisioned interchange at Highway 99 and Blundell Road continues to be considered as part of the City's long-range transportation planning.

Thank you again for the opportunity to provide our comments on this matter. If you wish to discuss further, please do not hesitate to contact me.

Yours truly,

VANCOUVER FRASER PORT AUTHORITY

A handwritten signature in black ink, appearing to read 'Tom Corsie', with a long horizontal flourish extending to the right.

Tom Corsie, PPM  
Vice President, Real Estate



Schedule 4 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, September 4, 2018.

**Mayor and Councillors**

To Public Hearing
Date: <u>Sept. 4, 2018</u>
Item # <u>7</u>
No. <u>Market Rental Housing</u>

**From:** Mayor and Councillors  
**Sent:** Tuesday, 10 July 2018 09:49  
**To:** 'niti sharma'  
**Subject:** RE: Market rental housing policy: 9th July, 2018

Hello Ms. Sharma,

This is to acknowledge and thank you for your email. Please be advised that copies of your email will be forwarded to the Mayor and each Councillor, and will be included as part of the September 4, 2018 Public Hearing Agenda materials. In addition, your email has been forwarded to staff in the Planning and Development Division.

Thank you again for taking the time to share your views with Richmond City Council.

**Hanieh Berg | Acting Manager, Legislative Services**  
City Clerk's Office | City of Richmond  
6911 No. 3 Road, Richmond, BC V6Y 2C1



**From:** niti sharma [mailto:niti.tana@gmail.com]  
**Sent:** Monday, 9 July 2018 18:17  
**To:** Mayor and Councillors; City Clerk; Steves, Harold; McPhail, Linda; Day, Carol; Au, Chak; Johnston, Ken; Dang, Derek; Loo, Alexa; Brodie, Malcolm; McNulty, Bill  
**Subject:** Market rental housing policy: 9th July, 2018

Honorable Mayor and Council,

Thank you for taking the time to consult with all stakeholders (residents, developers, landlords, non-profit providers) to draft new policy directions and mechanisms for the market rental policy.

The three positive features that stood out for me as I tried to understand the staff report were:

1. Strengthening the 1:1 rental replacement policy by requiring like for like market rental units with the same number of bedrooms and accessibility features. Staff recommendation that all replacement market rental units be provided as affordable LEMR units will help ensure that residents' needs for housing are met and displacement of existing residents does not become the new norm in Richmond.
2. The other positive that stood out was the "requirement for tenant relocation plans and assistance in providing alternative accommodation that meets the tenant's needs in Richmond or another municipality (at the tenant's discretion)." (PLN 144) However, there is no mention of the tenure/length of time for which this relocation needs to be provided and I think it may be wise to define a tenure. This is especially important as the only affordable accommodation that seems available today is from the older housing stock and this is true for all kinds of dwelling types.
3. Creating a new objective under the OCP for protecting and enhancing the existing stock of rental market housing will ensure older buildings continue to be in a state of good repair and role of housing as shelter is not usurped by rampant speculation in real estate.

The one thing I was not very clear about as I read the report is how this policy will encourage new market rental stock to not get diverted into short term rentals?

At Richmond's low rental vacancy rate there need to be dis-incentives for directing rental options into short term rentals because short term rentals are often in direct competition with long term rental options .

I hope your incentives based approach for encouraging the development of new market rental housing will encourage more mindful development practices and make both residents and developers realize that they are on the same team: A team that will support and build a city not just for tourists and visitors but also for those who live and work here.

Sincerely,

Niti Sharma

Schedule 5 to the Minutes of the  
Public Hearing meeting of  
Richmond City Council held on  
Tuesday, September 4, 2018.

**ON TABLE ITEM**

Date: Sept. 4, 2018  
Meeting: Public Hearing  
Item: #7

**MayorandCouncillors**

**From:** David Hutniak <davidh@landlordbc.ca>  
**Sent:** Tuesday, 4 September 2018 08:14  
**To:** MayorandCouncillors  
**Subject:** Richmond Market Rental Housing Policy – Support with Strong Recommendation  
**Attachments:** City of Richmond PBR Sept 2018.pdf

Dear Mayor and Council. I respectfully direct you to the attached letter in regard to the City of Richmond's Market Rental Housing Policy. Thank you for your serious consideration.

David Hutniak  
Chief Executive Officer  
LandlordBC - BC's top resource for owners and managers of rental housing  
Phone: 604.733.9440 ext. 202 | Fax: 604.733.9420 | Mobile: 604.644.6838  
Email: [davidh@landlordbc.ca](mailto:davidh@landlordbc.ca)  
Website: [www.landlordbc.ca](http://www.landlordbc.ca)



#areyouregistered Go To [Landlordregistry.ca](http://Landlordregistry.ca)

LANDLORDBC

BC's top resource for owners and managers of rental housing

The information contained in this message is privileged and intended only for the recipients named. If the reader is not a representative of the intended recipient, any review, dissemination or copying of this message or the information it contains is prohibited. If you have received this message in error, please immediately notify the sender, and delete the original message and attachments.



September 4, 2018

Mayor and Council, City of Richmond

Sent via email: [mayorandcouncillors@richmond.ca](mailto:mayorandcouncillors@richmond.ca)



**RE: Market Rental Housing Policy – Support with Strong Recommendation**

Dear Mayor and Council,

LandlordBC is the industry association representing owners and managers of rental housing in British Columbia. We have a membership of over 3000 landlords throughout British Columbia, who own and manage over 125,000 units of rental housing. Our mandate is to support a balanced and healthy rental housing market with an emphasis on private sector solutions.

Housing costs have reached a crisis point in many communities throughout British Columbia and the City of Richmond is certainly no exception. As a result, British Columbia families are increasingly seeking rental housing and are renting for longer periods of time. This is not to suggest that home ownership versus renting is the more desirable option. For many British Columbians, renting one's home is the more prudent option due to lower cost, lower financial risk and, increased mobility. There is no stigma attached to renting and it is our responsibility as a community to ensure that we have suitable rental options and, most notably, secure purpose-built rental housing.

Secure purpose-built rental housing is designed and built expressly as long-term accommodation. It is different from other types of rentals, such as condominiums or secondary suites, which may be available in the rental pool one year and not the next. There is a dearth of secure purpose-built rental housing throughout Metro Vancouver and this is evident in the City of Richmond too with its chronically and persistently low vacancy rate. There is a clear need to accelerate the construction of secure, purpose-built rental housing — enough to regain a healthy vacancy rate of at least 3%.

The City of Richmond proposed Market Rental Housing Policy is an important step in the right direction, particularly in implementing clear guidelines for tenant relocation and parking relaxations. However, we recognize, as included in the policy report, "that the proposed density bonus that would be available is too small and is not a sufficient incentive" (page 13).

Across the region we have seen the need and opportunity for significant policy shifts to open untapped housing potential, making room — as the City of Vancouver has done recently — for more vibrant and dense communities.

# LANDLORDBC

## Vancouver

1210 - 1095 West Pender

Vancouver BC V6E 2M6

Phone: 604.733.9440

Fax: 604.733.9420

Toll free in BC: 1-888-330-6707

## Victoria

830B Pembroke Street

Victoria BC V8T 1H9

Phone: 250.382.6324

Fax: 250.382.6006

Toll free in BC: 1-888-330-6707

We strongly recommend that the City of Richmond take this opportunity to increase the 0.20-0.25 allotted density bonus for secure purpose built rental. One option is to raise the allowable density city-wide to at least 1.0 Floor Area Ratio (FAR) or higher. A second option is to increase density for specific locations, as many municipalities in Metro Vancouver have done. For example:

- Coquitlam allows for “a maximum additional density of: 1.0 Floor Area Ratio (FAR) for high-density projects that utilize [select zones]; and 10% of the applicable FAR for medium-density projects that utilize [select zones]”, as well as opportunity for additional 0.5 FAR if a percentage of the units are affordable (*Bylaw No. 4818, 2017, Item 2h*).
- Vancouver allows between 4 - 14 additional storeys in certain areas (*Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements and Available incentives, Item 3g*).

This will not only incentivize the much-needed construction of secure purpose-built rental housing in the City of Richmond, it will also allow for more homes for more families who need them.

Sincerely,



David Hutniak  
Chief Executive Officer  
LandlordBC

Schedule 6 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, September 4, 2018.

**ON TABLE ITEM**

Date: Sept-4, 2018  
Meeting: Public Hearing  
Item: #7

**Jesson, Claudia**

**From:** Rachel Selinger <rachel@gensqueeze.ca>  
**Sent:** Tuesday, 4 September 2018 11:09  
**To:** CityClerk  
**Cc:** Kershaw, Paul  
**Subject:** Support with Recommendation: Item 7 Market Rental Housing Policy  
**Attachments:** GenSqueeze Support Letter - Item 7.pdf

Good Morning,

Please find attached our letter of support with strong recommendation for item 7 at tonight's public hearing.

Thank you and regards,

Rachel Selinger

**Rachel Selinger, M.Arch**  
*Housing Strategist Metro Vancouver*  
Generation Squeeze  
rachel@gensqueeze.ca



# GENERATION|squeeze

September 4, 2018

RE: Market Rental Housing Policy – Support with strong recommendation

Dear Mayor and Council,

Generation Squeeze is a voice for younger Canadians in politics and the market, backed by cutting-edge research. Our research shows that Canadians in our 20s, 30s, 40s and our children are being squeezed by higher costs, lower earnings, less time, and a deteriorating environment, even as the economy grows more prosperity than in the past.

Housing costs, in particular, have reached a generational tipping point, as home prices have left behind young people's earnings. Whereas it used to take 5 years of full-time work to save a 20% down payment on average priced homes, it now takes 19 years on average in BC, and 27 years in Metro Vancouver. As a result, younger British Columbians are renting for longer periods of our lives, if not indefinitely, whether out of necessity or by choice.

Unfortunately, those turning to the rental market in both the private and community sectors often find few suitable options. This is evident in Richmond as a result of its chronically low vacancy rate and "critical" rating on the Canadian Rental Housing Index ("CRHI").

There is a clear need to accelerate the construction of secure, purpose-built rental housing — enough to regain a healthy vacancy rate of at least 3% and to improve the city's ranking on the CRHI.

The proposed Market Rental Housing Policy is a significant step in the right direction, particularly in implementing clear guidelines for tenant relocation and parking relaxations. However, we recognize, as included in the policy report, "that the proposed density bonus that would be available is too small and is not a sufficient incentive" (*page 13*).

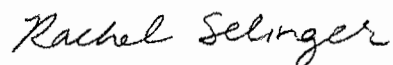
Across the region we have seen the need and opportunity for significant policy shifts to open untapped housing potential, making room — as the City of Vancouver has done recently — for more vibrant and dense communities.

We strongly encourage the city of Richmond take this opportunity to increase the 0.20-0.25 allotted density bonus for purpose built rental. One option is to raise the allowable density city-wide to 1.0 or higher. A second option is to increase density for specific locations, as many municipalities in Metro Vancouver have done. For example:

- Coquitlam allows for "a maximum additional density of 1.0 Floor Area Ratio (FAR) for high-density projects that utilize [select zones]; and 10% of the applicable FAR for medium-density projects that utilize [select zones]", as well as opportunity for additional 0.5 FAR if a percentage of the units are affordable (*Bylaw No. 4818, 2017, Item 2h*).
- Vancouver allows between 4 - 14 additional storeys in certain areas (*Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements and Available incentives, Item 3g*).

This will not only incentivize the much-needed construction of purpose built rental buildings in the city, but will also allow for more homes for more people who need them.

Thank you and regards,



Rachel Selinger  
Housing Strategist - Metro Vancouver  
gensqueeze.ca

## ON TABLE ITEM

Date: Sept. 4 2018  
Meeting: Public Hearing  
Item: #7

### CityClerk

Schedule 7 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, September 4, 2018.

**From:** De Whalen <de\_whalen@hotmail.com>  
**Sent:** Tuesday, 4 September 2018 16:24  
**To:** CityClerk  
**Subject:** Delegation to September 4, 2018 Richmond City Council Public Hearing  
**Attachments:** Sept 4 PH\_Market Rental Policy.docx

Greetings City Clerks Office: Please see below and attached a delegation from the Richmond PRC for tonight's public hearing. Thanks! De Whalen

September 4, 2018 Richmond City Council Public Hearing

My name is Deirdre Whalen and I live at 1331 Blundell Road Richmond. I would like to speak to item 7 on behalf of the Richmond Poverty Response Committee (PRC). Item 7 refers to changes to the OCP and the adoption of a Citywide market rental policy.

Thank you for inviting the Richmond PRC to stakeholder meetings to hear our members ideas for an acceptable market rental policy. We are pleased to see many of our proposals reflected in the policy.

As the staff report states, "Market rental housing, along with affordable housing units, are important components of the City's housing continuum." This policy recognizes that a significant number of our residents are renters, and the number will only increase as housing purchase prices continue to rise. This policy recognizes that we must start building supply for the real need, not supply for financial assets.

We note the policy includes:

- inclusion of family-friendly units,
- universal design,
- density bonusing,
- reduced parking requirements,
- fast-tracking proposals,
- pre-zoning in some areas, and
- building close to transit



In concert with the City's 1:1 Replacement policy and the Standards of Maintenance Bylaw, we hope this new policy will fill the gaps and increase the supply of purpose-built rental developments substantially.

This policy is well timed. The BC government recently amended the Local Government Act to allow Cities to rezone areas to residential rental only. The Federal government also announced that the National Housing Strategy will include a plan to renew and repair existing rental units. The City of Richmond should be ready for any housing opportunities that senior levels of government can offer.

Finally I would ask that you review a report, "An Affordable BC is Possible," written by the BCGEU and CUPE BC. This plan that tackles the affordability crisis by curbing speculation and making investments into housing and infrastructure that benefits all British Columbians. They posit that speculative housing built close to public amenities such as transit, community centres, schools and hospitals should have additional taxes in proportion to the community benefits they receive.



If Council accepts and endorse the market rental policy, the Richmond PRC will await its rollout and observe its impact. Let's hope it takes a big bite out of the vacancy rate and provides safe, affordable and accessible housing for those who need it.

Thank you.

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.