

CityClerk

From: Julie Halfnights <jhalfnights@shaw.ca>
Sent: Saturday, 2 June 2018 17:13
To: CityClerk; McPhail,Linda
Cc: Nikolic,Diana; Craig,Wayne
Subject: Planning Committee, June 5, PLN333
Attachments: Julie Halfnights.vcf

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Dear Ms McPhail, Chair, and the Richmond Planning Committee,

As a resident of the Ocean Walk complex across the road from the first phase (as well as two later phases) of this application, I would like to express my support for an initiative that provides desperately needed affordable housing quickly and in a format that can be properly controlled (I refer to significant issues with 'affordable' units in existing developments). The market rental and community amenity space for Richmond Chinese Cultural Society (or whatever community agency deemed appropriate) are also selling points for me.

I note the staff recommendation in the report significantly assumes that, if this application is successful, every following application in the area will also choose to increase density by the same amount....at least I think this is what it says as it seems entirely unreasonable that this application alone would result in 40,000 new residents in the planning area. There is no other developer willing to 'front' affordable housing nor, as far as I know, any who want to plan on providing space to community agencies, so I think this assumption should be set aside and only the real numbers associated with the project used (I looked for these in the report but couldn't find them). Furthermore, just as Council will decide upon this proposal, they will decide upon all future proposals; control of the numbers is solidly within the hands of Council.

I understand a reluctance by staff to pre-zone but given the scope and timeframe of the proposed plan, I think it should be seriously considered by a Council that knows, well, the desperate and immediate need for rental and affordable housing. Our Ocean Walk complex allows rentals and we see the individual landlord burnout that results in empty suites and unit sales; purpose built rental housing means the units will stay as rentals as long as the City sees the need. I also know the City has tried to amalgamate community amenity spaces for a variety of good reasons but this doesn't take into consideration the numerous community service agencies housed in leased properties that will soon be levelled for development. There is a study of such space underway (funded by the Richmond Community Foundation) but I fear the results will come too late and the Planning Department's response will take too long to encourage or insist that City Centre developers commit space to them, not all in one who-knows-when-available place, but scattered throughout our City Centre area in developments, much as proposed for RCCS by this proponent. This developer, as I understand it, worked incredibly hard to accommodate the needs of the Vancouver Coastal Health Mental Health Services into their refurbished building at the corner of Alderbridge and Lansdowne; they've proven to be good community citizens who research needs prior to planning and work with their lessees when building.

Finally, I want to speak to the assertion that a lack of school space for prospective resident children should be a factor in this decision; this is ridiculous as it has not been a consideration in anything that has happened in the City Centre area thus far. The School District and the City have not addressed needs in City Centre and continue to point fingers at one another (and the Ministry) as the reason no City Centre school(s) have been built – it is long past time for both bodies to sit down and look at how to 'do' schools differently in

'downtown'. Why not ask Goodwyn Enterprises if they would consider including space that could be rented for a school in the area (and maybe used for a church or similar needs)?

Please positively consider this proposal in light of what it offers, both today and in the future. I think our community will be better off if you do.

Julie Halfnights

1306-7555 Alderbridge Way, Richmond V6X 4L3

cell phone 604.868.3046

Email: jhalfnights@shaw.ca

MayorandCouncillors

From: Leslie Whittaker <lwhittaker@udi.org>
Sent: Monday, 4 June 2018 15:53
To: MayorandCouncillors
Subject: AFFORDABLE HOUSING PARTNERSHIPS IN THE CITY OF RICHMOND
Attachments: UDI Ltr M. Brodie June 4 2018 Affordable Housing Partnerships.pdf

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

Good Afternoon Mayor Brodie and Council

On behalf of Anne McMullin, President and CEO of the Urban Development Institute (UDI), attached please find a letter addressing Affordable Housing Partnerships in the City of Richmond.

Regards

Leslie



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#200 – 602 West Hastings Street
Vancouver, British Columbia V6B 1P2 Canada
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www.udi.bc.ca

June 4, 2018

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

Dear Mayor Brodie and Council:

Re: Affordable Housing Partnerships in the City of Richmond

On behalf of the members of the Urban Development Institute (UDI), we are pleased to learn that the City's Planning Committee will be considering RCG Group's proposed affordable housing partnership with S.U.C.C.E.S.S. at tomorrow's committee meeting.

While UDI doesn't typically provide comment on specific development proposals, we did want to take the opportunity to share our strong support for the delivery of innovative affordable housing partnerships between not-for-profit providers, private sector developers and various levels of government.

While such partnerships can be unique, complex, and may even require flexibility within the City's regular policy and planning frameworks, such proposals deserve thorough deliberation by the City's Planning Committee and Council, because when successful they can be incredibly beneficial to the community.

In recent years, Richmond has demonstrated a strong track record of delivering much needed affordable housing through innovative partnerships like Storeys and the Kiwanis Towers, and it's our hope that the City of Richmond will continue to work creatively in partnerships to take advantage of future opportunities like the one being proposed by RCG Group and S.U.C.C.E.S.S..

Thank you for your consideration.

Sincerely,

Anne McMullin
President and CEO

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CityClerk

From: Diana Dilworth <diana@bcnpha.ca>
Sent: Tuesday, 5 June 2018 10:05
To: CityClerk
Subject: Input for Tonight's Planning Committee Meeting
Attachments: Richmond Planning Committee FINAL.docx

Attn: City Clerk

We would respectfully ask that the attached correspondence be provided to members of the City's Planning Committee for consideration in their deliberations at tonight's meeting.

Sincerely,

~ Diana

Manager, Government Relations
BC Non-Profit Housing Association



May 30, 2018

Planning Committee
c/o City Clerk
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Via email: cityclerk@richmond.ca

**RE: PLANNING COMMITTEE MEETING
REZONING – 7600 Alderbridge Way
Tuesday, June 5, 2018**

Dear Members of the Planning Committee,

We want to share our support for the rezoning application, submitted by the RCG Group for 7600 Alderbridge Way, which would allow for 210 new, purpose-built rental units, almost 60% of which will be designated as affordable, operated by SUCCESS. We are also supportive of the Housing Agreement which would allow for an increase in density on 10 parcels owned by the applicant in the City Centre area, the lease of land to SUCCESS, and the deeding of the property upon which the rental building sits, to the City of Richmond at no cost.

We are all aware that housing affordability and homelessness are critical issues affecting communities everywhere in British Columbia and that all levels of government have a role in addressing the complex issues that have brought us to this point. The participation of non-profit and private organizations such as SUCCESS and the RCG Group, coming to the table as partners in the development of new affordable housing is to be applauded.

Earlier this month, we launched an update of the Canadian Rental Housing Index and can confirm that there are 18,845 rental homes in your community, representing 25% of all households in the city. Almost half of those households are spending more than the accepted standard of 30% of their pre-tax income on rent and utilities, which is evidence of a serious affordability issue in your community. www.rentalhousingindex.ca

There is a definite need in the City to add new purpose-built rental and encourage the development of housing options for low-income earners and what is being called the “missing middle” demographic. The housing being proposed in this rezoning application is consistent with that need.

The BC Government’s recent budget targeted the development of 114,000 new affordable homes in the next 10 years. That target is consistent with our own research as presented in “An Affordable Housing Plan for BC (2017)”. Our plan provides an evidence-based approach to defining the affordability crisis in British Columbia and proposing realistic solutions to address it. The report, including a geographical breakdown of need for the Metro Vancouver Regional District, can be found at www.housingcentral.ca.

The proposed development supports the creation of 210 new rental units, over half of which are designated “affordable,” providing housing for young persons moving out on their own, families that need 2 and 3 bedrooms to grow, and seniors who are downsizing. There is a large group of people who just can’t afford, or have chosen not to, purchase a home. The construction of new rental units, both market and non-market, is a critical component of addressing the current housing crisis. And this rezoning application provides for just that.

We are very pleased to see that SUCCESS will be the management entity for the units, given their long-standing expertise, across the lower mainland, in ensuring that affordable units are built and targeted to those who need them most.

We would strongly encourage Mayor and Council to help ensure new secure, stable and affordable housing for your residents and to approve the rezoning application as has been requested.

Sincerely,



Jill Atkey,
A/CEO and Managing Director
BC Non-Profit Housing Association
www.bcnpha.ca



Thom Armstrong
Executive Director
Co-operative Housing Federation of BC
www.chf.bc.ca

About Housing Central: *Housing Central brings together the BC Non-Profit Housing Association (BCNPHA), Co-op Housing Federation of BC (CHF BC) Co-op Housing Federation of Canada (CHF Canada), Encasa Financial, Community Land Trust and COHO Management Services Society. Housing Central collaborates on cross-sector partnerships that help impact public, policy, media awareness and deliver world-class education and events to support its vision of a safe, affordable home for everyone. www.housingcentral.ca*

About BCNPHA: *Formed 25 years ago, BC Non-Profit Housing Association (BCNPHA) is the provincial umbrella organization for the non-profit housing sector comprised of nearly 600 members, including non-profit housing societies, businesses, individuals, partners and stakeholders. Together non-profit housing societies manage more than 100,000 units of long-term, affordable housing in over 2500+ buildings across the province.*

About CHFBC: *The Co-operative Housing Federation of BC (CHF BC) is the voice of housing co-ops in British Columbia. Made up of member housing co-ops and related stakeholders, the organization focuses on meeting the needs and supporting the opportunities for those living in co-op housing. The 250 co-op housing members in our province provide housing for approximately 15,000 families.*

MayorandCouncillors

From: MayorandCouncillors
Sent: Tuesday, 5 June 2018 13:13
To: 'emmett.mark@shaw.ca'
Subject: FW: Emmett Mark letter in support of RCG Proposal
Attachments: Emmett Mark Letter.docx

Hello,

This is to acknowledge and thank you for your email. Please be advised that copies of your email have been forwarded to the Mayor and each Councillor.

Thank you again for taking the time to contact 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: Emmett Mark [<mailto:emmett.mark@shaw.ca>]
Sent: Tuesday, 5 June 2018 09:55
To: MayorandCouncillors
Subject: Emmett Mark letter in support of RCG Proposal

Thank you!

June 3rd, 2018

Mayor Brodie and Council
City of Richmond
6911 No. 3 Road
Richmond, British Columbia V6Y 2C1
E: mayorandcouncillors@richmond.ca

Dear Mayor Brodie and Council,

My name is Emmett Mark; I'm a student, active community volunteer, and lifelong Richmondite. I was born at the Richmond Hospital, attended all my elementary and secondary schooling in our city, and now commute to UBC from my home near Number 1 Road several times a week. I'm proud to be writing in support of the RCG Group proposal that will bring more affordable housing to the Richmond City Centre area.

It's safe to say that I love living in Richmond. Growing up, there were so many things I took for granted, like our city's safe streets, how one could eat cuisine from diverse cultures and restaurants for days on end, and how Richmond contains urban development, green parks and farmland, all within city limits. How could any young Richmondite not cherish the memories of spooning Danny's Screammers on summer weekdays after a visit to any one of four local libraries? It's the little things that made growing up here so special, things that I wish even more young children and their families will be able to experience in the future.

The perceived but hypothetical opportunity to continue living in Richmond, starting a professional career and perhaps even a family, is a fantasy that should be closer to reality for myself and thousands of young people in our city. But I have to face the facts, houses in my neighborhood are several million dollars apiece. It's not cheap living in the greatest city on the west coast! Although I'm fortunate to be living at home while going to school, so many of my friends have moved out of Richmond due to the challenges our city poses in affordable housing for young people.

Housing for my generation is one of the most urgent challenges governments across the lower mainland face. This proposal provided by the RCG Group is a well thought out, constructive and creative idea that contributes to any long-term solution our city takes. It creates 210 affordable rental units to ensure contributing Richmondites from all walks of life don't have to say goodbye to our city. It will not cost the City of Richmond anything and the RCG Group will transfer operation of the rental housing to an experienced and well-respected organization, SUCCESS. BC Housing is prepared to make a financial commitment to ensure SUCCESS can operate the building.

Two aspects of this housing proposal that speak directly to me as a young person are how this project creates rental units that support tenants from diverse age and socio-economic backgrounds, as well as how close to transit and community services this project will be. The local City Centre community will be greatly strengthened by the diversity of residents living across these proposed 210 units. Additionally, transit-oriented density is highly important to young people who live and work in our city; this plan easily addresses this concern by creating units within walking distance of everything young

people require to remain engaged in the community, (the Canada Line, shopping and community services).

Overall, it is absolutely in the best interest of the City of Richmond and its residents to support the RCG Group in their dynamic plan to provide more affordable housing to people who live and work in our city. I'm lending my support to this idea and hope you all consider doing so yourselves.

Thank you for your time!

A handwritten signature in black ink, appearing to read "Emmett Mark". The signature is fluid and cursive, with a large initial "E" and "M".

Emmett Mark