



Richmond Home Builders Group

#2240 – 4871 Shell Rd
Richmond BC V6X 3Z6
604-825-4433
www.myrichmond.ca
info@myrichmond.ca

Schedule 1 to the Minutes of the
Special Planning Committee
meeting of Richmond City
Council held on Wednesday,
June 23, 2021.

Hello Spencer,

To start I wanted to thank you and the rest of the staff who participated in the discussion with us about the proposed changes to the City's rental housing policies. We now have a clear understanding of the changes that are being proposed.

We feel that changes are needed, and we are in support of these changes. We did express some concerns. However, we do feel that if these concerns were addressed that it would not only make it easier for developers to build more rental homes in Richmond, but encourage it.

The goal should be to have developers build as much as possible, but they will only do so if it is feasible, if it is not they simply just will not build.

The concerns that were expressed during the meeting was as follows:

- Proposed increase in Affordable Housing contribution rate or additional community amenity contribution requirements to create rental housing/LEMR will negatively affect the housing affordability in Richmond for entry level homes especially condos and townhouses by way of increased cost associated with the development and lack of return on these units. A relaxation in Development costs will ease this burden.
- In a smaller townhouse development, as developer we found that density bonusing for LEMR is not enough to make it worthwhile for small developers to include such rental housing in these projects. It is too difficult to fit the bonus density on these sites because of size constraints. These smaller developers will end up holding those units as they are difficult to sell because of the economics of rental of returns and the market value for those rental units with LEMR decreased substantially and with ongoing inflation and increased cost of construction, the return of the unit is not justifiable against the cost of building those units.
- Additional density bonus that is flexible and that fits to allow for more Market Rental and LEMR Units
- Reduced parking requirements should be considered to encourage developers to consider building rental housing.
- Reduction of DCC rates for Market Rentals and DCC waivers for LEMR units would help to bring the cost down to encourage for more of these units to be built.



Builders Choice – Builders Voice

Richmond Home Builders Group

#2240 – 4871 Shell Rd
Richmond BC V6X 3Z6
604-825-4433
www.myrichmond.ca
info@myrichmond.ca

-
- Those projects where developer opts for building Market rental or LEMR should be considered as priority and should be rezoned on fast-track basis.
 - Potential variance approvals to adjust for bonus density to allow for Market Rentals and LEMR units.
 - All in-stream application should be considered for being grandfathered under old rules.

Thank You

Raman Kooner