

Schedule 2 to the Minutes of the Public
Hearing meeting of Richmond City
Council held on Tuesday, February 16, 2021.

To: Mayor & Each Councillor
From: City Clerk's Office
Materials Relating to an Agenda Item
Meeting: Public Hearing
Date: Feb. 16, 2021 Item#: 2

From:
Sent: February 16, 2021 10:47 AM
To: MayorandCouncillors
Subject: February 16 Public Hearing - Request to Speak
Attachments: Richmond ILII Support Letter.pdf

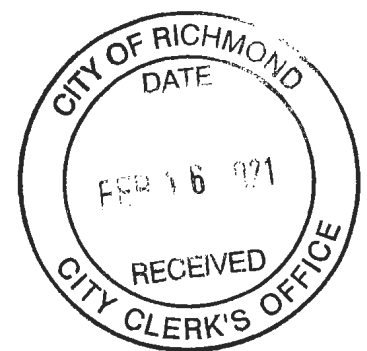
Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

From: Dwayne Drobot <Dwayne.Drobot@conwest.com>
Sent: February 16, 2021 9:41 AM
To: CityClerk <CityClerk@richmond.ca>
Subject: RE: February 16 Public Hearing - Request to Speak

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Attached is our letter of support we submitted at Referral for this item. If it's not already included in the correspondence for this item please included it.

Dwayne



CONWEST

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

January 11, 2021

RE: Industrial Lands Intensification Initiative

Good afternoon Mayor Brodie, members of Council. My name is Joe Carreira, VP Development with Conwest Developments.

We are pleased to support the findings in the Industrial Lands Intensification Initiative (ILII). We would also like to acknowledge the efforts of staff in bringing this report to Council.

Conwest is a 35-year-old company with experience in commercial, industrial, residential, and social purpose real estate across the lower mainland. In Richmond, our project "Benchmark," on No. 6 Road, is currently under construction. We also have projects that will be coming forward in the future. Conwest participated on the Advisory groups for the ILII which informed this phase of work and the report to Council, as well as on the Metro Vancouver Industrial Lands Task Force.

We support the recommendations in the report and are encouraged by the changes to intensify and modernize industrial land in Richmond. Industrial land is part of a thriving, robust city, required not only to meet the City's economic goals but also its environmental goals. The changes to provide certainty regarding accessory office as well as reduced parking allowances will create more flexibility for development sites.

We also are supportive of the proposed increases in building height to 16m (52ft) contemplated under this initiative. There has been a shift in the market for higher clear heights within buildings to accommodate new technology in racking systems for warehousing and goods storage. These increases in efficiency allow for greater utilization of our sparse industrial land and present significant efficiencies related to racking as well as energy usage.

We hope this insight is helpful and we thank City staff for their efforts in bringing this to Council.

Sincerely,



Joe Carreira
VP Development
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