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PROPERTIES

ON TABLE ITEM!

Date: Feb 4, 2020

Meeting: Planning Committee

Schedule 3 to the Minutes of the Planning Committee meeting of Richmond City Council held on Tuesday, February 4, 2020.

HAND DELIVERED & EMAILED ON JANUARY 29TH, 2020

January 29th, 2020

Chinese Mental Health Association of Canada/Ahlay Chin
Unit #250 - 5726 Minoru Blvd.
Richmond, BC, V6X 2A9

RE: 5740, 5760 and 5800 Minoru
Lease Dated: **July 30th, 2004/Renewal Letter April 18th, 2011**
Premises: **Unit #250 - 5726 Minoru Blvd.**
Tenant: **Chinese Mental Health Association of Canada/Ahlay Chin**
Landlord: **Minoru View Homes Ltd.**



Dear Sir/Madame,

We are writing to inform you that we have submitted a formal rezoning application to the City of Richmond for redevelopment of the property. The development plan is the reason you received an earlier notice informing you of the end your tenancy as we need to remove the existing structures from the site.

The current buildings have reached the end of their useful life, and we are proposing to replace the units on 5740, 5760 and 5800 Minoru with three towers of residential units and one tower of office space. There will be a market commercial and residential component to the project as well as an affordable component in the buildings.

We understand that moving may cause disruption to your business. As such, we are offering you a 15% rent reduction from February 1st, 2020 until April 30th, 2020. We will also be waiving the rent during the final month of your tenancy (May 1-31st, 2020).

All other terms and conditions of the lease and demo notice (dated November 30th, 2019) previously given remain unchanged and in full force and effect.

As a valued tenant, we are committed to ensuring open communication with you.

Please acknowledge your acceptance of this offer by signing both original copies in the space provided below and return (by email) to our office for signature by the Landlord. One copy will be returned to you once the Landlord has signed.

We appreciate your support of the new development at this property which we hope you will consider returning to upon completion of the new development.

Landlord – Minoru View Homes Ltd.
Authorized Signatory

Chinese Mental Health Association of Canada
Authorized Signatory