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**From:** CityClerk  
**Subject:** FW: Public Hearing April 19, 2022 - Agenda Item 2: Spires Rd. Townhouse Development

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Dear Mayor & Councillors,  
Comments below on the Spires Road townhouse development proposal. Michelle Li and Laura Gillanders will also be speaking on behalf of our group at the Public Hearing.

Richmond Rental Housing Advocacy Group  
John Roston, Coordinator

**Public Hearing – April 19, 2022, Agenda Item 2: 8740, 8760, 8780, 8800 Spires Road.  
Submission by the Richmond Rental Housing Advocacy Group**

This development is in the Spires Road Area which is one of the very few City Centre areas where large amounts of market and below market rental housing can be built close to mass transit. Medium rise buildings (12 storeys) in this area could accommodate thousands of families rather than a few hundred if the area becomes entirely townhouses. The transition of this area to townhouses is well underway and this project will accelerate the process.

If Council continues to wait for developers to propose projects in this area, then they will propose townhouses. If Council instead acts proactively and zones this entire area for 100% rental, it will limit the rise in land values and rental developers will propose 100% rental projects. However, time is of the essence before strata housing developers bid up the price of land higher than the level at which rental is profitable.

There is a staff report due in May on “density bonusing in the Spires Road Area to facilitate new multiple family developments that include a mix of strata housing, market rental and income-controlled rental.” Our position is that only market rental and income-controlled rental are appropriate for this area. The developer of this project has indicated that it is not interested in rental even with a density bonus. This reinforces our view that if strata housing is permitted, that is what will be proposed and built.

At the very least, approval of this project should be deferred until after the staff report has been considered and voted upon in May.