

ON TABLE ITEM

Date: March 19, 2018
Meeting: Public Hearing
Item: #4

Schedule 5 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, March 19, 2018.

CityClerk

From: Dayna Gilbert <D.Gilbert@capreit.net>
Sent: Monday, 19 March 2018 17:31
To: CityClerk
Cc: Lussier,Cynthia
Subject: File No: 08-4430-03-11/2018-Vol 01 - Richmond Zoning By-Law 8500, Amendment By-Law 9804
Attachments: March 19, 2018 Public Hearing - Richmond Zoning Bylaw 8500, Amendment Bylaw 9804.pdf

To whom it may concern,

Please note that the online form submission was not available as indicated on the website and as such we are submitting our comments as instructed to the City Clerk directly.

Please see attached for our written comment regarding the Monday March 19, 2018 Public Hearing Agenda Item no. 4 in regards to Report PH-163 as it pertains specifically to Richmond Zoning Bylaw 8500, Amendment Bylaw 9804 (LUC 073 – 6780, 6880 Buswell Street, and 8200, 8300 Park Road).

Please confirm receipt of this email and correspondence.

Please note that our written comment will also be submitted in-person at the Public Hearing.

Thank you,

Dayna

DAYNA GILBERT, MLA, MCIP, RPP

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CAPREIT

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March 19th, 2018

Mr. David Weber
Director, City Clerk's Office

RE: Richmond Zoning Bylaw 8500, Amendment Bylaw 9804, Establishment of Underlying Zoning for Property Under Land Use Contract 073 at 6780, 6880 Buswell Street and 8200, 8300 Park Road, Richmond

We, Canadian Apartment Properties Real Estate Investment Trust, "CAPREIT", are the owners of the properties located at 6780, 6880 Buswell Street and 8200, 8300 Park Road, Richmond ("Subject Properties").

We are writing in regards to item no.4 on the Public Hearing Agenda for 19 March 2018 re: PH-163 Richmond Zoning By-law 8500, amendment By-laws 9799, 9801, 9802, 9804, 9804, 9806, 9807, 9808, 9809, 9810, 9811. CAPREIT is specifically concerned with proposed By-law Amendment 9804 as it applies to the Subject Properties.

It has only recently come to CAPREIT's attention that By-law Amendment 9804 is proposed to be enacted to establish underlying zoning for the Subject Properties, which are presently regulated by Land Use Contract 073. Based on CAPREIT's preliminary review of By-law Amendment 9804, we are concerned that this by-law may not be consistent with the City Centre Area Plan (CCAP) and other planning documents that govern future development rights for the subject property. CAPREIT would like the opportunity to discuss this issue further with City staff and what revisions to the by-law may be necessary. As such, we request that the enactment of the By-law Amendment 9804 be deferred.

Additionally, we believe that the enactment of By-law Amendment 9804 to be premature as the *Local Government Act* requires municipalities to adopt underlying zoning bylaws for properties governed by LUCs by 30 June 2022 and that termination does not take effect until 30 June 2024. Accordingly, there is no prejudice to the City in deferring this matter. Pushing this matter forward now, however, will prejudice CAPREIT as it will not have had the opportunity to engage in meaningful consultation with the City.

CAPREIT looks forward to working with the City on this important matter and can make itself available for a meeting with City staff.

Yours truly,

Dayna A. Gilbert, MLA, MCIP, RPP
Senior Development Manager