

Schedule 5 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, September 4, 2018.

**ON TABLE ITEM**

Date: Sept. 4, 2018  
Meeting: Public Hearing  
Item: #7

**MayorandCouncillors**

**From:** David Hutniak <davidh@landlordbc.ca>  
**Sent:** Tuesday, 4 September 2018 08:14  
**To:** MayorandCouncillors  
**Subject:** Richmond Market Rental Housing Policy – Support with Strong Recommendation  
**Attachments:** City of Richmond PBR Sept 2018.pdf

Dear Mayor and Council. I respectfully direct you to the attached letter in regard to the City of Richmond’s Market Rental Housing Policy. Thank you for your serious consideration.

David Hutniak  
Chief Executive Officer  
LandlordBC - BC’s top resource for owners and managers of rental housing  
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BC's top resource for owners and managers of rental housing

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September 4, 2018

Mayor and Council, City of Richmond

Sent via email: [mayorandcouncillors@richmond.ca](mailto:mayorandcouncillors@richmond.ca)



**RE: Market Rental Housing Policy – Support with Strong Recommendation**

Dear Mayor and Council,

LandlordBC is the industry association representing owners and managers of rental housing in British Columbia. We have a membership of over 3000 landlords throughout British Columbia, who own and manage over 125,000 units of rental housing. Our mandate is to support a balanced and healthy rental housing market with an emphasis on private sector solutions.

Housing costs have reached a crisis point in many communities throughout British Columbia and the City of Richmond is certainly no exception. As a result, British Columbia families are increasingly seeking rental housing and are renting for longer periods of time. This is not to suggest that home ownership versus renting is the more desirable option. For many British Columbians, renting one's home is the more prudent option due to lower cost, lower financial risk and, increased mobility. There is no stigma attached to renting and it is our responsibility as a community to ensure that we have suitable rental options and, most notably, secure purpose-built rental housing.

Secure purpose-built rental housing is designed and built expressly as long-term accommodation. It is different from other types of rentals, such as condominiums or secondary suites, which may be available in the rental pool one year and not the next. There is a dearth of secure purpose-built rental housing throughout Metro Vancouver and this is evident in the City of Richmond too with its chronically and persistently low vacancy rate. There is a clear need to accelerate the construction of secure, purpose-built rental housing — enough to regain a healthy vacancy rate of at least 3%.

The City of Richmond proposed Market Rental Housing Policy is an important step in the right direction, particularly in implementing clear guidelines for tenant relocation and parking relaxations. However, we recognize, as included in the policy report, "that the proposed density bonus that would be available is too small and is not a sufficient incentive" (page 13).

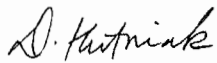
Across the region we have seen the need and opportunity for significant policy shifts to open untapped housing potential, making room — as the City of Vancouver has done recently — for more vibrant and dense communities.

We strongly recommend that the City of Richmond take this opportunity to increase the 0.20-0.25 allotted density bonus for secure purpose built rental. One option is to raise the allowable density city-wide to at least 1.0 Floor Area Ratio (FAR) or higher. A second option is to increase density for specific locations, as many municipalities in Metro Vancouver have done. For example:

- Coquitlam allows for “a maximum additional density of: 1.0 Floor Area Ratio (FAR) for high-density projects that utilize [select zones]; and 10% of the applicable FAR for medium-density projects that utilize [select zones]”, as well as opportunity for additional 0.5 FAR if a percentage of the units are affordable (*Bylaw No. 4818, 2017, Item 2h*).
- Vancouver allows between 4 - 14 additional storeys in certain areas (*Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements and Available incentives, Item 3g*).

This will not only incentivize the much-needed construction of secure purpose-built rental housing in the City of Richmond, it will also allow for more homes for more families who need them.

Sincerely,



David Hutniak  
Chief Executive Officer  
LandlordBC