

Schedule 6 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, April 18, 2017.

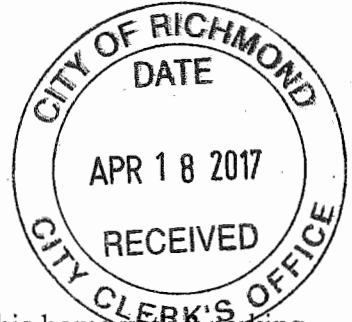
To Public Hearing
Date: April 18, 2017
Item # 12
Re: Bylaws 9691, 9697 and 9692

**Mayor and Councillors**

**From:** [REDACTED]  
**Sent:** Tuesday, 18 April 2017 15:13  
**To:** Mayor and Councillors; City Clerk; Weber, David  
**Subject:** Bylaws related to Short term rentals  
**Attachments:** hotel-or-home.pdf

PROCESSED

mv  
APR 18 2017



Honorable Mayor and Council,

& DISTRIBUTED

Please see the attached flyer for a listing of a new home at 11704 Railway avenue. This home with 8 parking spots, six bathrooms and 5 bedrooms begs to be asked the question whether it is going to end up being a home or a hotel.

There are many such listings in the city today and I do not think that the city can ascribe this kind of "development" to the forces of a free market and the supply and demand model of development. The demand for housing in Richmond is not being met by the new inventory of housing being built in the city today.

Currently Richmond has a housing affordability crisis and a long term rental crisis and yet the inventory of new homes, condominiums and town-homes continues to be built with design features that do nothing to add supply to meet the demand for long term rentals or the needs of first time home buyers.

In fact, by allowing homes such as the listing above (11704 Railway Ave) to be rented out on a short term basis without the owner being the operator of this business; the city is only ignoring the persistent needs of Richmond's citizens and favoring the desires and demands of a niche consumer in the market that just needs a place to park their speculative capital.

If unoccupied by the owner, this home can certainly not become part of the long term rental stock for any family who cannot afford to buy an apartment or a town-home in Richmond today.

As you deliberate tonight (April 18<sup>th</sup> 2017) upon the shape and form of the short term rental bylaw in Richmond, please make sure that you keep in mind the very real and persistent housing needs of Richmond's citizens and not leave loopholes in the bylaw that can be exploited.

It is the neighbors who have to report on violations and problems related to short term rentals and this leaves hardly any place for existing residents to be good neighbors and also creates animosity and distrust between people in the community.

Short term rentals may contribute to the local economy, but so do long term rentals. In fact very often young families who are keen having a local address but cannot yet afford to buy a home in the city, also provide enrollment in the schools. Empty homes and emptying schools is not a good foundation for a vibrant and diverse Richmond

Sincerely,

A solid black rectangular redaction box covering the signature area.

# RICHMOND

## 11704 RAILWAY AVE.

BRAND NEW LUXURY HOME 全新漁人碼頭區豪華住宅

Bedroom / 房	5	Parking / 車位	2
Bath / 浴室	6	Sqft / 樓房面積	3,916
Fireplace / 壁爐	3	Lot Sqft / 地積	8,250

**JUST LISTED**



**\$2,750,000**

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