

Schedule 7 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, November 19, 2018.

ON TABLE ITEM

Date: Nov 19, 2018
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Mayor and Councillors

From: De Whalen <de_whalen@hotmail.com>
Sent: Monday, 19 November 2018 12:32
To: CityClerk; Mayor and Councillors
Subject: Delegation to City Council Nov 19, 2018 re: Richmond Mall redevelopment

Nov 19, 2018

Greetings City Clerk's office: Would you kindly add my delegation to the roster for tonight's City Council meeting? It is regarding the Richmond Mall redevelopment proposal. Thank you. De Whalen



My name is Deirdre Whalen and I live at 13631 Blundell Road Richmond. I have seen a lot of changes in my community since I moved here in 1975. I've lived here most of my life and I love Richmond. I have taken a particular interest in affordable housing over the years. I would like to speak about the proposed housing development at the Richmond Centre mall site.

I have studied Richmond's housing strategies, policies and bylaws and in the last little while, turned my attention to Metro Vancouver's estimates of housing needs for various household types. I see the City of Richmond is sadly lacking, although it is valiantly trying to make amends. The City of Richmond's own Affordable Housing Strategy workup admits, *'With Metro Vancouver's estimation of 180 units of low-income rental housing needed annually in Richmond over 10 years, it is time to review the subsidized rental housing policy.'*

Here is Richmond's track record. In the last 10 years, Richmond has approved 477 subsidized rental/non-market units, secured 429 affordable low end market rental (LEMR), and approved 411 market rental, 19 entry level ownership and 229 secondary suites/coach houses for a 10 year total of **1565** units. Please note the words 'secured' and 'approved' do not necessarily mean the units are built and tenanted. But let's just assume we are 235 units behind where we should be in 2018.

In contrast, the Metro Vancouver housing Data Bank states that Richmond has:

Annually built 1440 apartments, 225 townhouses, 304 houses and 60 duplexes equaling 1725 units per year for a total of **17,250** units. In addition we have demolished 242 houses, which may have housed up to three families.

I know many of you on Council understand about 1/2 of our purpose built rentals were built between 1971 and 1990. The time is coming soon where many will have to be replaced. Metro Vancouver says Richmond has an inventory of approximately **2800** purpose built rental units. 10 years ago we had about 2500 units. But they estimate that Richmond needs 2155 social housing units and 979 co-op units, in other words we need **3144** purpose built rental units right now.

All this is to illustrate that while the City is giving some attention to affordable housing, I would estimate the bulk of the work in planning and permits is regarding the development of more market purchase units. Isn't it time to start building housing for the real needs of the people who wish to live in Richmond?

So let's take this 3144 units estimate, and confirm that the need for purpose built rental is real. At this point I only want to focus on affordable rental housing. Stats on the City's website say we have a vacancy rate of 0.8% and 33% of renter households are in core need. Core need means that the household spends more than 1/3 of their income on housing. 26% of single person renters are in core need (1335 people). 43% of renters in core

need have children (2295 households). And 48% of all of these households are of working age. Of these numbers, 13% are in deep core need, which means the household spends more than 50% of their income on housing.

It is no wonder then, that currently there are 657 names on the BC Housing waitlist including 282 seniors, 237 families and 77 people with disabilities. Add to this, that for hundreds of social housing units and co-ops, their operating agreements are expiring. Examples: 213 social housing units in 2018 and 200 in 2019 and a total of 426 units by 2024; 407 subsidized seniors units by 2024; and 72 co-ops units in 2018 and 94 in 2019 and a total of 846 units by 2024.

I apologize for all these numbers, but I do hope they serve to demonstrate the need to prioritize rental housing over market purchase developments. The time is right. The redevelopment of Richmond Mall and Lansdowne give us a once in a lifetime opportunity to bring our housing developments in line with the real needs of our residents.

The building of 200 units of market purchase units (minus the 150 LEMR) will not assist us in achieving our commitment as a city within Metro Vancouver. Please do not pass this development as is.

The provincial government has given cities the tools we need in order to designate rental-only zoning. The City should pass a rental-only zoning bylaw and approve policies to enable staff to make the development of more affordable rental housing a priority in the coming years. Developers can build rental properties as they do in other cities. If developers have the flexibility and the City has the will, Richmond can build a new future for everyone who wishes to live, work and play here.

Thank you

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"Small acts, when multiplied by millions of people, can quietly become a power no government can suppress, a power that can transform the world." Howard Zinn

"You can't undo the past. You don't have to feel guilty about the past. You don't even have to apologize for the past. All you have to do is say YES. Yes, this happened. We can start there." Richard Wagamese on Reconciliation.