

**ON TABLE ITEM**

Date: March 3, 2020  
Meeting: Open PLN  
Item: #5

Schedule 1 to the Minutes of the Planning Committee meeting of Richmond City Council held on Tuesday, March 3, 2020.

**Jesson, Claudia**

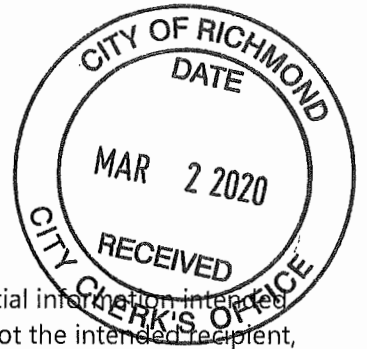
**From:** McPhail, Linda  
**Sent:** Monday, 2 March 2020 10:20  
**To:** Jesson, Claudia  
**Subject:** Fw: Planning Mar. 3, Item 5, Application by Headwater Living Inc.

Hi Claudia - see email below. Can it be made available for on table at Planning Committee tomorrow, please.

thank you!

Linda McPhail

Councillor, City of Richmond  
[www.richmond.ca](http://www.richmond.ca)



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**From:** John Roston, Mr <[john.roston@mcgill.ca](mailto:john.roston@mcgill.ca)>  
**Sent:** Friday, February 28, 2020 11:02 AM  
**To:** McPhail, Linda  
**Cc:** Loo, Alexa; Day, Carol; McNulty, Bill; Steves, Harold; Brodie, Malcolm; Au, Chak; Greene, Kelly; Wolfe, Michael  
**Subject:** Planning Mar. 3, Item 5, Application by Headwater Living Inc.

Dear Councillor McPhail,

I write in support of the application by Headwater Living Inc. to create the "High Density Market Rental Residential/Limited Commercial (ZMU45)" zone and re-zone 5500 No. 3 Rd. to that zone which will be considered at the March 3<sup>rd</sup> Planning Committee meeting. The ZMU45 zone requires that the subject development provides 100% of the residential units as market rental housing units secured in perpetuity with a market rental agreement registered on Title.

This is a model that should be applied to as many similar and larger Downtown Commercial properties in the City Centre as possible. In particular, the incentives listed in the staff report are essential if we are to maximize the amount of 100% market and below market rental housing in the City Centre which many of the councillors support in principle, but have done little to create.

Councillors have talked about requiring 10% market rental in addition to the existing requirement for 10% below market rental, but this allows for 80% of new housing construction in the City Centre to be condos for sale primarily to investors which is the last thing we need. We need 100% rental if we are to have any hope of solving the ongoing housing crisis and reducing rents to a level that young people brought up in Richmond and those working in Richmond can afford.

Lowering rents requires both drastically increasing the supply of rental housing and ensuring that large amounts of it are jointly managed so that economies of scale bring down rental management costs and tenants have full time on site landlord representatives and repair and maintenance staff who are responsive to their needs. Although many councillors seem to feel that requiring 10% market rental across the board treats all developers equally, it actually ensures that

there will be many small pockets of rental housing scattered around the City Centre that cannot be efficiently managed and result in higher rents. Council should be more concerned about the needs of citizens for efficient rental housing than the needs of developers to make a quick profit on selling condos to investors.

In addition to creating the new ZMU45 zone, the Planning Committee should pass a staff referral that asks for options to greatly increase the number of properties in the City Centre that can be re-zoned to that zone. In particular, staff should be creating a list of similar and larger Downtown Commercial properties that have the potential for large amounts of market rental housing and recommending that the City purchase those properties as they become available. They can then be re-zoned to ZMU45 and combined into a package that can be sold or leased to a major rental property manager or pension fund. Such a proactive initiative by Council would prove to citizens that Council is determined to do everything possible to solve the housing crisis and not simply responding to whatever proposals developers choose to put forward.

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