

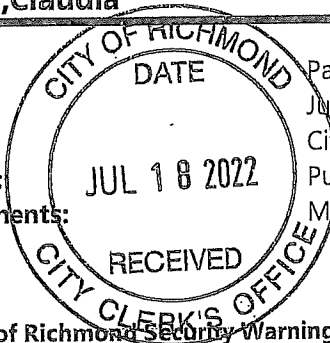
Schedule 3 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, July 18, 2022.

ON TABLE ITEM

Date: JULY 18
Meeting: Public Hearing
Item: #5

Jesson, Claudia

From: Paige Robertson
Sent: July 17, 2022 1:44 PM
To: CityClerk
Subject: Public Hearing Submission July 18th
Attachments: Mayor and Council re Spires Road.pdf



**TO: MAYOR & EACH COUNCILLOR
FROM: CITY CLERK'S OFFICE**

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Good evening

My name is Paige Robertson and I reside at 8571 Spires Road. My husband and I have been property owners on Spires Road since 1985. We raised our family of three sons on Spires Road.

I fear there is a misunderstanding amidst city council that property owners on Spires Road area have sold their properties. I want to confirm that this is not so.

My husband and I have received 3 offers on our property since mid April of this year. All three offers have failed as subjects were not removed in the necessary time period.

I am writing to express my opinion on the proposed Spires Road Rental Tenure Policy. I do not support it. Some of my reasons for taking this position are listed in the attached letter I sent to Mayor and Council last month. I trust all councillors have read it.

I watched the Planning Committee meeting in June where it was mentioned the need to lower land costs as they contribute to the high costs of housing we are experiencing. I have concerns about the legality of this lowering of land costs by the City by changing what is allowed to be built by putting this policy in place and bypassing the normal OCP process.

Recently it has come to my attention that a similar situation as the one proposed for Spires Road occurred in Vancouver in the late '60s and '70s. This causes me to question the legality of what the City is trying to accomplish - lower land prices in the Spires Road neighbourhood via a change in policy.

In the late '60s the City of Vancouver decided they wanted to purchase properties on the water side of Point Grey Road for a waterfront park. The City had a fund to cover these purchases but it became apparent that there was not enough money in this fund. The city set about to lower the value of these lands by putting a policy in place the changed the building lines which lowered the value of the property. It is my understanding the Supreme Court of Canada ruled that this was expropriation with no compensation. The City of Vancouver lost their case.

"This policy simply resulted in a freeze on the value of the lands which would prevent any increase in value commensurate with the value like lands in the area and which would deprive the owner of the present value resulting from such potential increase in value. Such a policy was, as held by the majority in the Court of Appeal, "partial confiscation or forfeiture under the guise of public interest".

Here is the link to the SCC case Vancouver v. Simpson.

<https://decisions.scc-csc.ca/scc-csc/scc-csc/en/item/5749/index.do>

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JUL 18 2022

DISTRIBUTED

June 26, 2022

Dear Mayor and Council

My name is Paige Robertson. My husband and I bought our home at 8571 Spires Road in 1985. We have resided there ever since. Although the numbers of property owners that currently live in their Spires Road homes are dwindling there are still many of us living there.

I am a charter member of the City Centre Community Association and sit on its Board. I have held several executive positions over the last approximately 30 years. The concerns and opinions expressed in this letter are my own. I write to you as a private citizen.

I have several concerns regarding the proposed Spires Road Rental Tenancy Policy.

1. Lack of Green Space. Over the previous 30+ years of living on Spires Road and being involved with the community association I have become aware of the value of green space and the shortness of its supply in the City Centre. Option 1 of the Proposed Spires Road Rental Tenure Policy (recommended) suggests an additional 1600-2100 housing units that would be home to an estimated 3400 - 4200 residents. It is documented that the City Centre of Richmond is lacking in green space. With a possible 4200 additional residents living in the Spires Road neighbourhood how is the requirement for additional green space being addressed? PLN 232 from the June 21st Planning Committee report indicates a narrow strip of land as green space in the central area in the Spires Road neighbourhood. Is that all that is allocated for these possibly 4200 new residents?
2. Over the last few months the housing market has changed. Interest rates have increased, etc. I am concerned about maintaining our home equity. If the Spires Road Rental Tenure Policy is adopted there is a real risk that developers will not participate in the building of these new rental homes. This risk was brought up at the June 21st meeting. Has an incentive for developers to participate been considered? For example, currently it is suggested increasing the 1.2 FAR to 2.0 FAR (with the additional .8 FAR split for .4 FAR for LEMR housing and the remainder market rental. Increasing the 1.2 to 1.4 FAR and the remaining .6 FAR be split for .3 FAR for LEMR and the remainder market rental would provide an incentive to developers to participate and perhaps minimize some of the risk.
3. I have real concerns that the Spires Road neighbourhood homeowners are being hand-selected and singled out by the City as guinea pigs to participate in the application of this new proposed policy. Has there, will there be analysis done on the possible impact of the change in value of homes/properties should this proposed policy be adopted? I watched the June 21st Planning Committee meeting and listened to a member of that committee state she was not concerned about our life savings. I hope and trust the other committee members are concerned.

In closing, a participant (not a committee member) in the June 21st Planning committee describes Spires Road property owners as "gamblers and speculators". I can assure you my family, my neighbours and myself are neither.

Yours truly
Paige Robertson