



City of Richmond

Report to Committee

To: Planning Committee **Date:** November 29, 2021
From: John Hopkins **File:** 08-4057-08/2021-Vol
 Director, Policy Planning 01
Re: **Application of Residential Rental Tenure Zoning to Preserve and Protect**
60 Existing, Purpose-Built Rental Housing Sites

Staff Recommendation

That Richmond Zoning Bylaw No. 8500 Amendment Bylaw No. 10014 (Residential Rental Tenure to Preserve and Protect Existing, Purpose-Built Rental Housing Sites) be introduced and given first reading.

John Hopkins
 Director, Policy Planning
 (604-276-4279)

Att. 4

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

In response to a Planning Committee referral to staff, this report recommends using rental tenure zoning to preserve and protect existing rental housing sites. The recommendation includes amending zoning for 60 existing, purpose-built, 100 percent rental housing sites to specify that units are occupied as rental units by limiting use to rental. The affected sites include the following categories of rental housing: non-market housing, cooperative housing, and market rental housing that is not strata-titled.

The intention of the proposal to amend the zoning for 60 existing, purpose-built rental sites is to ensure that if these sites are redeveloped under existing zoning (i.e., no associated rezoning application), the property is redeveloped as a 100 percent rental site. This would complement existing Official Community Plan (OCP) policy which establishes that if an existing rental building is redeveloped through a rezoning application, redevelopment is conditional to preserving the site for purpose-built rental housing.

This report supports Council's Strategic Plan 2018-2022 Strategy #6 Strategic and Well-Planned Growth:

Leadership in effective and sustainable growth that supports Richmond's physical and social needs.

6.5 Ensure diverse housing options are available and accessible across the housing continuum.

This report supports Council's Strategic Plan 2018-2022 Strategy #8 An Engaged and Informed Community:

Ensure that the citizenry of Richmond is well-informed and engaged about City business and decision-making.

8.1 Increased opportunities for public engagement.

Analysis

Rental Tenure Zoning to Secure Rental Housing in New Development and to Protect Existing Rental Stock

Legislation that permits a local government to specify housing tenure is a relatively new tool that is available to local government. As such, Richmond has been using zoning to secure rental housing in new development in accordance with existing City programs and policies (e.g., Low End Market Rental (LEMR) units and market rental units). Prior to introduction of this legislation, rental units could only be secured by a housing agreement that is registered on title of a property, paired with a Housing Agreement Bylaw that is adopted by Council. While rental tenure zoning specifies tenure, it does not regulate rental rates and affordability. Application of rental rate restrictions (e.g., LEMR units), requires adoption of an associated bylaw and registration of an agreement on title.

In addition to using residential rental tenure zoning to secure new rental units, this legislation can be used to preserve and protect existing rental housing. Rental tenure zoning is considered the strongest tool that Council and staff have at their disposal to require housing units to be occupied as rental units.

Further, the application of residential rental tenure zoning would provide a bylaw underpinning for the existing OCP rental replacement policy which prohibits market strata ownership (e.g., condos). If an existing rental building is redeveloped through a rezoning application, redevelopment is conditional to complying with the existing OCP Market Rental Housing Policy, which protects existing rental housing sites by:

- Discouraging redevelopment of properties containing purpose-built market rental housing.
- Specifying redevelopment of sites that have existing market rental units are subject to the following:
 - the site continues to be used for rental housing; and
 - existing market rental units are replaced at a minimum ratio of one to one (one new rental unit secured as affordable housing using a housing agreement for each existing market rental unit).

Existing, Purpose-Built Rental Housing Stock

As outlined in the previous staff reports to Council, staff recommend applying residential rental tenure zoning to 60 properties with existing, purpose-built, 100 percent rental housing to preserve the sites for rental housing if the owner applies to redevelop the property without an associated rezoning application. Redevelopment that involves rezoning would be subject to existing OCP policy that ensures the site continues to be used for rental housing and existing rental units are replaced with LEMR units. The sites include approximately 4,125 housing units, which fall within the following categories of rental housing:

- non-market housing;
- cooperative housing; and
- market rental housing that is not strata-titled.

Attachment 1 summarizes the number of units within each of the categories of rental housing listed above and includes a series of maps indicating the location of the parcels.

Stakeholder Consultation

In November 2020, staff invited stakeholders, who have expressed opposition to the proposed amendment, to a discussion that was hosted digitally. The meeting was scheduled to confirm that staff have heard the concerns that have been expressed by affected property owners and/or industry representatives during previous consultation. Attachment 2 includes a summary of the meeting and post meeting submissions from the Urban Development Institute and the Richmond Chamber of Commerce.

Stakeholders, who oppose the proposal to amend the zoning for the subject properties to specify rental tenure, expressed the following concerns:

- Rezoning the subject sites is perceived to be an infringement on property rights that will reduce the value of the properties, which should be offset with a corresponding equivalent increase in density.
- Limiting the tenure would affect the property's valuation and may affect the owner's ability to leverage and/or access the site's equity; thereby, affecting an owner's ability to pay for unexpected maintenance/repair costs.
- The proposed rezoning is unnecessary as the OCP Market Rental Housing Policy secures one to one replacement of the existing supply of purpose-built rental housing in the city at the time of redevelopment.
- Rezoning the subject sites is an additional layer of regulatory change that has a cumulative affect on the overall viability of the rental business model, which some stakeholders advise is less profitable and associated with greater risk than strata-titled development that is sold to individual owners.

Participating stakeholders advocate for an incentives based approach to encourage future retention of rental housing on the subject sites. The comments reiterate the concerns that were expressed by stakeholders, who do not support the proposed amendment, during generalized rental housing workshops that were hosted in 2019.

Broad consultation related to rental housing was undertaken in 2019 and included information sharing and collection of feedback through LetsTalkRichmond.ca (LTR). Almost two-thirds of respondents on LTR supported using residential rental tenure zoning to secure existing purpose-built rental buildings for rental use only.

Staff maintain the recommendation to amend the existing zoning for the 60 subject sites for rental housing as it would protect those sites in the event the property owner applies to redevelop without an associated rezoning application (i.e., development permit application only). If the property owner applied to redevelop and it included rezoning, the application would be subject to existing OCP policy, which prohibits market strata housing (e.g., condos).

Other Municipal Approaches

Staff surveyed a number of municipalities regarding their approach to preserving and protecting existing, purpose-built rental housing sites and received responses from the following municipalities: Burnaby, Coquitlam, Delta, Kelowna, New Westminister, North Vancouver, Surrey, Vancouver and Victoria. To date, only the municipality of New Westminister has applied rental tenure zoning to preserve and protect existing rental housing sites.

New Westminister has applied rental tenure zoning to 18 sites including 12 city-owned sites and six privately owned strata-titled sites. Notably, the approach recommended in this report does not include strata-titled rental sites. Staff did not find any other examples of a jurisdiction that has applied rental tenure zoning to protect and preserve existing rental housing sites. Attachment 3 summarizes the municipal survey responses.

Options

The following options and recommendations are presented for Council's consideration.

Option 1: Endorse and grant first reading to proposed Bylaw 10014 to rezone 60 existing, purpose-built, 100 percent rental sites to specify that these properties must be used for residential rental tenure only (Recommended)

Implementing residential rental tenure zoning for the identified 60 existing, purpose-built, rental housing sites would maintain the sites as purpose-built rental housing in the case redevelopment is proposed without an associated rezoning application and reflects the importance of rental housing in the City's overall housing stock. In addition, residential rental tenure zoning would provide a bylaw underpinning for the existing OCP rental policy.

The proposed zoning amendment is enabled by Provincial legislation that provides local governments with the authority to zone for residential rental tenure to preserve the supply of rental housing in their communities, as well as to increase the availability of rental housing.

The proposed amendment affects only tenure; density and unit yield would be unaffected. A developer's ability to redevelop to maximize unrealized density potential under existing zoning would not be affected.

Proposed Zoning Changes

Bylaw 10014, if adopted by Council, would amend Richmond Zoning Bylaw No. 8500 to:

- Define "residential rental tenure zoning" with reference to the specific forms of rental housing (i.e., market rental, non-market and cooperative housing).
- Amend the zones of the 60 subject properties to specify that they can be used for residential rental tenure only. Bylaw 10014 is attached to this report.

There are a total of 16 separate residential zones which have been utilized to develop the 60 existing purpose-built rental housing sites. These zones are listed in Attachment 4.

Public Consultation

Should Planning Committee endorse proposed Bylaw 10014, the bylaw will be forwarded to the next open Council Meeting for City Council's consideration. Should City Council grant first reading to the amendment bylaw, the bylaw will be forwarded to a Public Hearing. The Council Meeting and the Public Hearing will provide stakeholders and the public with opportunity to provide comments directly to City Council. Public notification for the public hearing will be provided as per the *Local Government Act*, which includes publishing notice in the local newspaper. A letter advising property owners of the proposed bylaw amendment will be mailed out if the bylaw receives first reading.

Option 2: No change (Not Recommended)

Council may opt to decline the proposed amendment bylaw and rely upon provisions in the existing OCP to preserve rental use on the sites when redevelopment includes a rezoning application. While existing OCP policy supports consideration of redevelopment of sites that

have existing market rental units only if the site continues to be used for rental housing and redevelopment includes one to one replacement of rental housing with LEMR units, redevelopment of a subject site under existing zoning is not required to provide rental housing. Therefore, if the amendment bylaw is not adopted and redevelopment is proposed without an associated rezoning application, staff would be unable to require that the site continues to provide rental housing.

Financial Impact

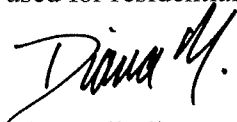
None.

Conclusion

The City of Richmond has demonstrated a leadership role within the rental housing sector by applying a range of approaches to increase the supply of non-market affordable housing, LEMR housing, and market rental housing. In response to Council's referral to staff to review the question of amending zoning to preserve and protect 60 existing, purpose-built rental housing sites and to undertake supplementary consultation with stakeholders, staff undertook additional analysis of the options that are available to City Council, in accordance with Council's legislated authority as enabled by the *Local Government Act*, and facilitated additional opportunity for stakeholders to share their views.

The City of Richmond is currently utilizing the residential rental tenure zoning legislation to secure new market rental housing units through site-specific redevelopment proposals that require rezoning and include voluntary development of market rental housing, which may include bonus density that is supported by existing policy. Applying residential rental tenure zoning to existing rental sites would protect Richmond's existing rental stock when an owner redevelops under existing zoning. In addition, amending the zoning on the subject sites would communicate the City's expectation that these market rental, non-market rental and cooperative housing sites are maintained as rental sites for the long term.

It is recommended that Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10014, to rezone 60 existing, purpose-built rental housing sites to specify that these properties must be used for residential rental tenure only, be introduced and given first reading.



Diana Nikolic
Program Manager, Policy Planning
(604-276-4040)
DN:cas

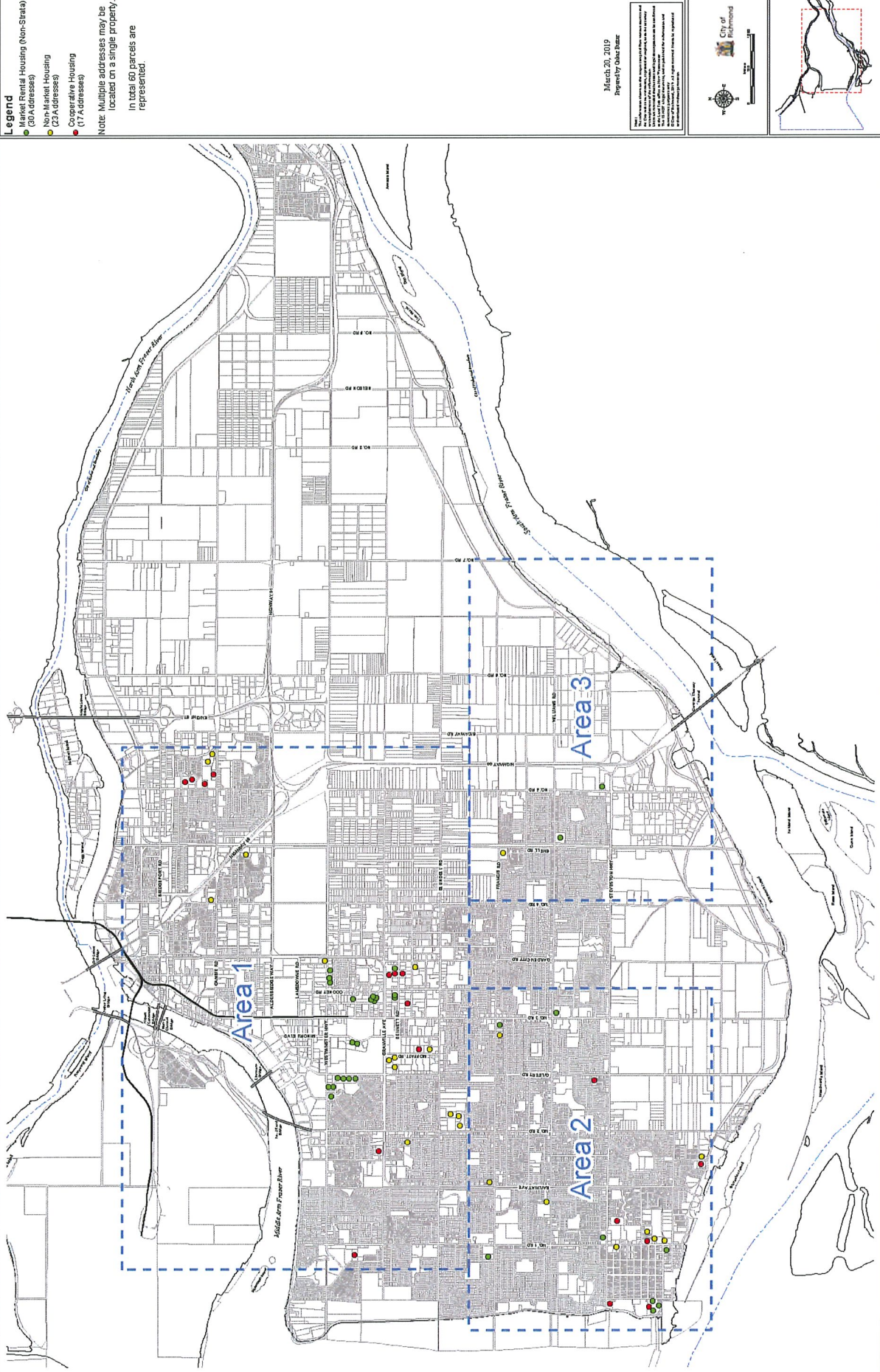
- Attachment 1: Recommended Sites for Residential Rental Tenure Zoning
- Attachment 2: November 2020: Stakeholder Meeting Summary and Letters Received from the Urban Development Institute, Richmond Chamber of Commerce
- Attachment 3: Municipal Approaches Survey Summary (Using Zoning to Preserve and Protect Existing Rental Housing Sites)
- Attachment 4: List of Zones Proposed to be Amended by Bylaw 10014

Recommended Sites for Residential Rental Tenure Zoning

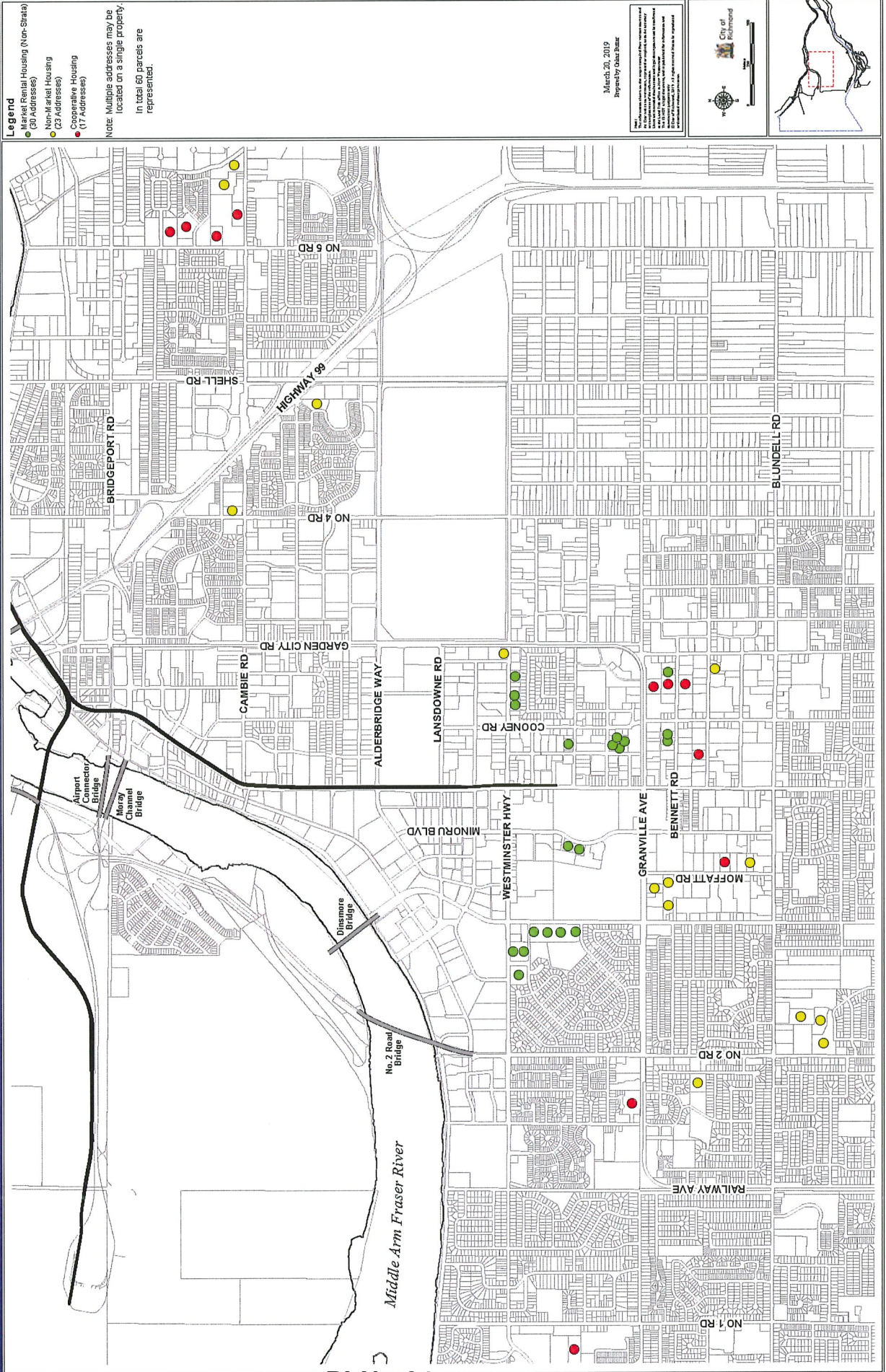
Table 1: Number of Parcels and Units Recommended to be Rezoned to Preserve and Protect Existing, Purpose-Built, 100 Percent Rental Housing Sites

Rental Housing	Number of Parcels ¹	Number of Units ¹
Market Rental Housing (non-strata only)	21	1,711 ²
Non-Market Housing (non-LEMR, non-Kiwanis/Storeys)	22	1,425 ³
Cooperative Housing	17	989 ⁴
Total	60	4,125
<p>Notes/Sources:</p> <ol style="list-style-type: none"> 1. All numbers are estimates based on best data available. 2. City of Richmond and CMHC. 3. City of Richmond. Includes housing units owned/managed by BC Housing, Metro Vancouver Housing Corporation and other non-profit housing providers. Does not include Low End Market Rental (LEMR) units or similar housing secured through Housing Agreements (e.g., Kiwanis or Storeys). 4. Metro Vancouver Housing Data Book (edition: revised September 2019) data updated to 2018. 		

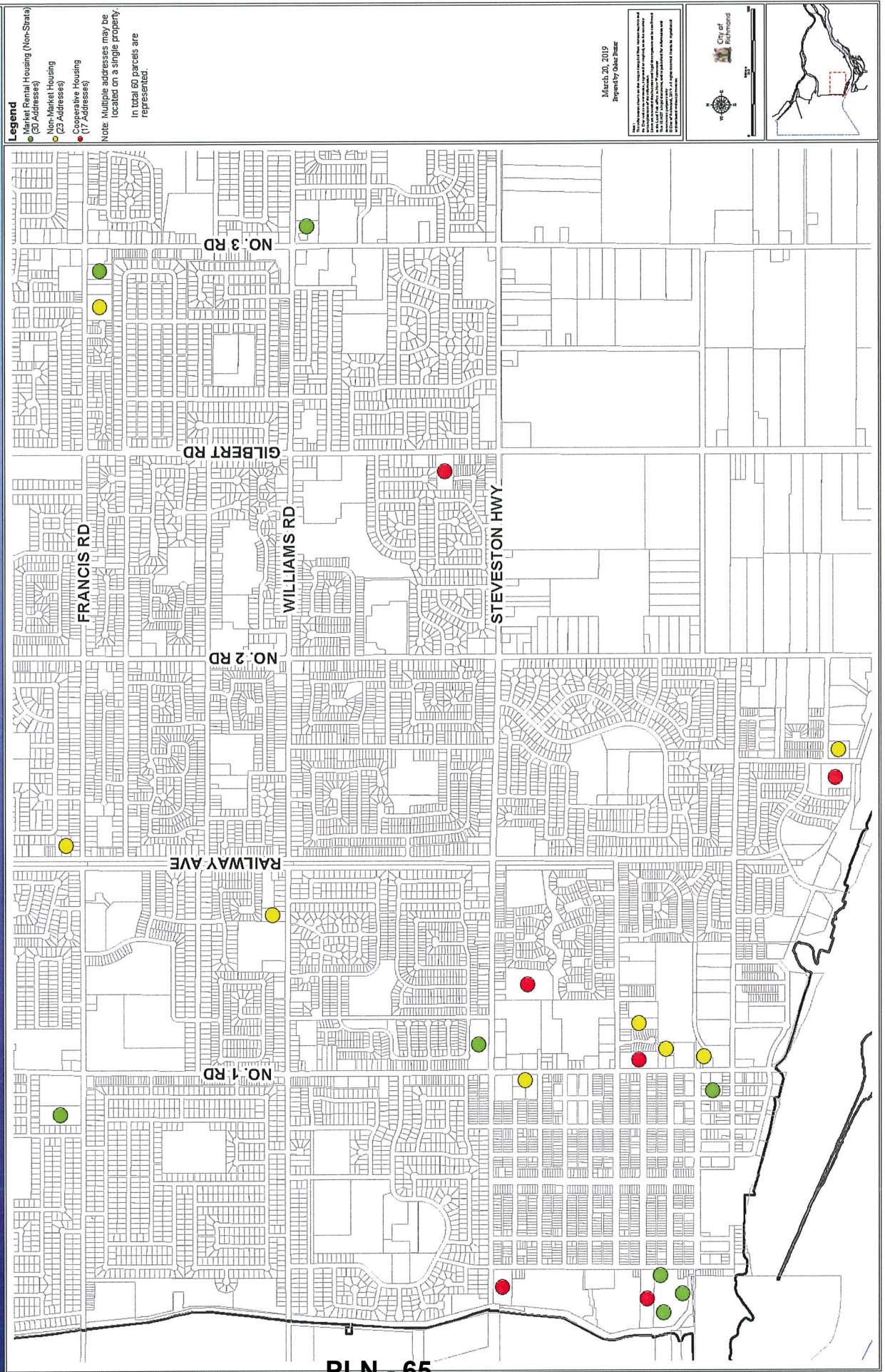
Recommended Sites for Residential Rental Tenure Zoning



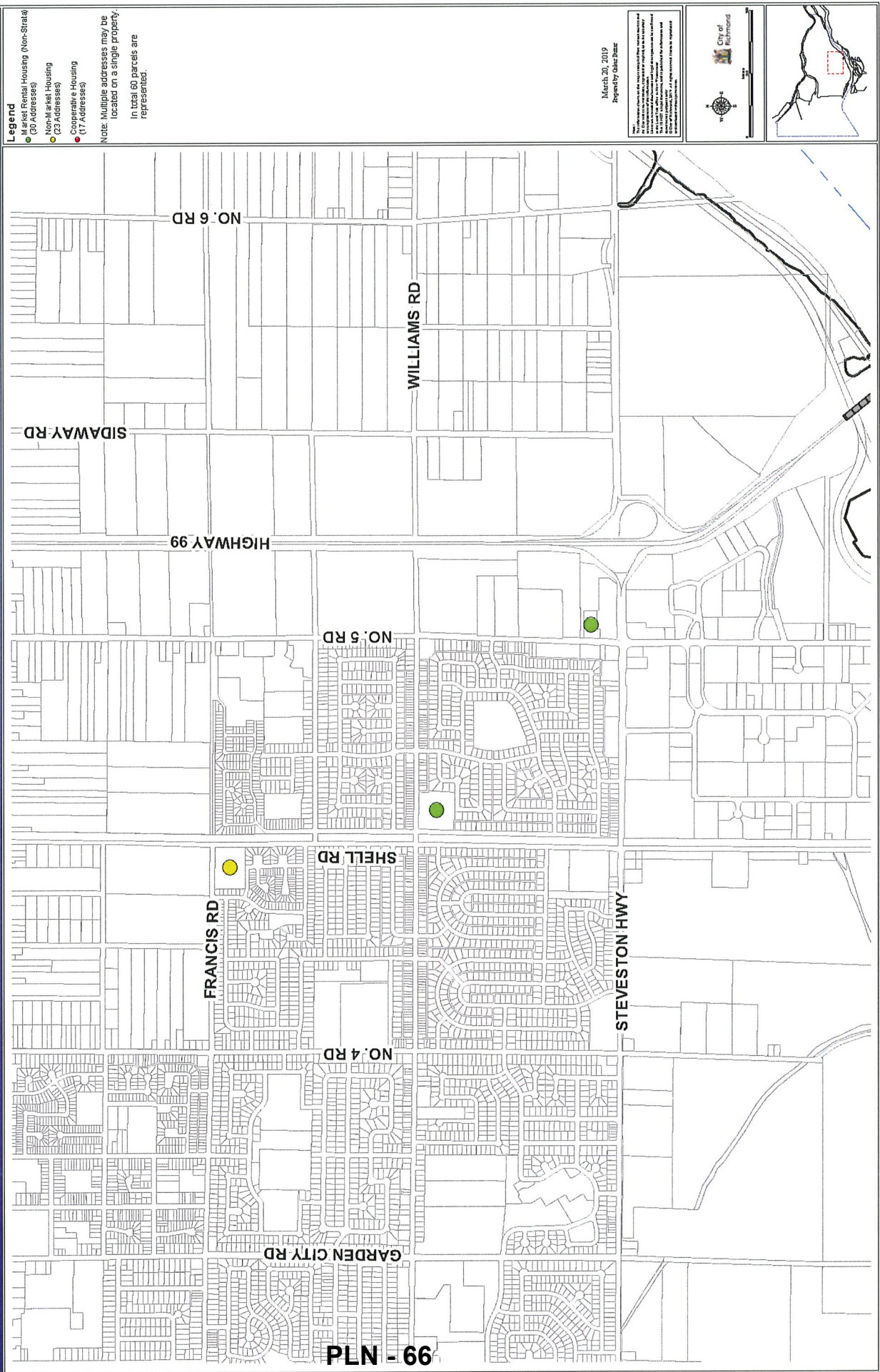
Recommended Sites for Residential Rental Tenure Zoning - Area 1



Recommended Sites for Residential Rental Tenure Zoning - Area 2



Recommended Sites for Residential Rental Tenure Zoning - Area 3



November 2020: Stakeholder Meeting Summary and Letters received from the Urban Development Institute and Richmond Chamber of Commerce



**City of
Richmond**

Consultation Summary
Planning & Development

Stakeholder Meeting
Application of Residential Rental Tenure Zoning to Existing, Purpose-Built, 100 Percent Rental Housing Sites
Monday, November 2, 2020
10:00 am to 11:00 am
Via Webex

Attendees:

- Stakeholders: Jeff Fisher (UDI), Shaena Furlong (Richmond Chamber of Commerce), Chris Ho (Polygon), Beau Jarvis (Wesgroup), Cassandra McColman (Urban Development Institute), Dan Sakaki (Richmond Chamber of Commerce), Dana Westermarck (Oris Consulting Ltd.)
- City Staff: Barry Konkin (Director, Policy Planning), Diana Nikolic (Senior Planner/Urban Design)

Summary of Comments: Stakeholder Meeting – November 2, 2020

General Review

- Selection criteria (existing purpose-built, 100 percent rental housing sites including non-market housing, cooperative housing and market rental housing that is not strata-titled).
- Owner notification process.
- Current zoning and permitted uses.

Stakeholder Concern

- Specifying tenure may reduce the owner's ability to leverage the property by up to 30%.
- Specifying rental tenure is the equivalent of devaluing land. Any loss of value should be equitably compensated.
- Rental tenure zoning will affect the valuation of the property by the banks and will affect an owner's ability to leverage and/or access the equity in the site. Drawing from the equity is a standard method used to pay for unexpected maintenance costs and/or building repairs. Rental tenure zoning may unintentionally limit an owner's ability to maintain/repair the building.
- An incentives approach to encouraging development of market rental housing is recommended.
- Although the ownership model is unique, the value of cooperative housing properties would also be affected by rental tenure zoning.

General Comments

- Existing OCP policy, which directs that there is to be no net loss of rental housing (1:1 replacement), effectively protects the existing rental housing sites in the City.
- Cumulative regulatory changes (at the federal, provincial and local government levels) are affecting the overall viability of the rental business model (rental rate controls, COVID-19 related rental rate freeze,

General Comments

increased building insurance costs). An uncertain and changing regulatory environment results in less available capital for rental housing development, which is less profitable and associated with greater risk than strata-titled development that is sold to individuals.

- Staff are encouraged to undertake a detailed land value analysis specific to the subject properties and to share the findings with stakeholders.
- Specific neighbourhoods should be identified for targeted density increase (up to 40%) associated with market rental housing (e.g., An eastern portion of the Brighthouse Village generally within an area bound by Westminster Highway, Garden City Road, Granville Avenue and Cooney Road, specifically including the Spires Gate neighbourhood).



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November 27, 2020

Barry Konkin
Manager of Policy Planning
City of Richmond
6911 No. 3 Road
Richmond BC V6Y 2C1

Dear Mr. Konkin:

RE: Residential Rental Tenure Information Sharing

Thank you for the recent update regarding the proposed rezoning of 60 sites to residential rental tenure. We appreciate the ongoing opportunities to engage with staff on this proposal. UDI was encouraged by the discussion on November 2, 2020; however, we are still concerned by the current proposal.

UDI was originally supportive of rental tenure zoning when first proposed by the Province, if it was used to encourage the creation of more rental housing and in conjunction with incentives. For example, if a single-family area was rezoned to allow multi-family homes, or if additional density was permitted on sites it may be appropriate to require the new use and/or density to be purpose-built rental housing.

The intended use of Residential Rental Tenure Zoning (RRTZ) was to support increases in rental housing, rather than freeze existing stock and prevent higher density redevelopment. Some municipalities have used other approaches to protect tenants including Housing Agreements or Tenant Protection and Relocation Plans, while still allowing options for the redevelopment of more new rental homes.

The proposed rental tenure zoning change by the City of Richmond would send the wrong signal to builders who are interested in providing new purpose-built rental homes. By removing the stability and predictability that builders, and the lending institutions who support, them rely on, it may discourage new investments in rental housing.

We remain concerned that the current proposal as presented by City of Richmond staff will result in a devaluation of rental properties. There are unintended consequences to reductions in property values; builders use the value of their sites to leverage loans for future projects. If their portfolios are worth less, their borrowing capacity to invest in new projects and upgrading existing buildings is also reduced.

Despite these concerns, we were encouraged by the discussion on November 2; there was a recognition by staff that the proposed change in zoning would have a financial impact on some property owners. We were also supportive of the exploration of methods to compensate owners for potential losses. UDI would be pleased to work with staff to develop this proposal further.

To support any discussions of compensation, and better inform property owners of the impact of the proposed changes, we strongly reiterate the need for detailed financial analysis to be conducted on these 60 sites. A third-party financial analysis would better inform the City, the affected property owners, and the public regarding impacts of this zoning change.

We thank staff again for meeting with UDI and other organizations regarding these proposals, and ask that you consider our recommendations as you advance this proposal. UDI would be pleased to continue these discussions and we look forward to working with Richmond on this and other initiatives.

Sincerely,

A handwritten signature in black ink, appearing to read 'Anne McMullin', with a stylized flourish at the end.

Anne McMullin
President & CEO

November 17th, 2020

Diana Nikolic
Senior Planner (Urban Design)
Policy Planning Department
City of Richmond
Delivered Electronically (dnikolic@richmond.ca)

Further to your meeting with Richmond Chamber of Commerce (RCC) senior staff on Monday, November 2, 2020, the Richmond Chamber of Commerce wishes to restate some key points, as work on the City of Richmond's residential rental tenure zoning continues. As appropriate, we intend to reiterate these concerns to Mayor & Council before this issue is back on the agenda in Q1 2021.

The RCC recognizes Council's intent to preserve and expand affordable housing stock in Richmond. This is a goal we share. While well intentioned, we believe the proposed rezoning of the 60 properties in this initial proposal may have an adverse effect on the current situation. We believe that the following actions would provide greater clarity to Mayor & Council when making this critical decision:

1. Conduct a third-party value loss consultation

Rezoning these 60 properties under residential rental tenure zoning will change the value of the properties. This will impact the owners' ability to finance major repairs, and any future redevelopment, as the properties age, or as the landlord wishes to redevelop with greater density. The City of New Westminster faced legal challenges when bringing in a similar program. It is prudent for the City of Richmond to be aware of the financial impact this proposal will have on current property owners.

2. Plan to make owners whole

The landlords in question will be facing a potentially large loss in value of their property. The City of Richmond should have a plan to make these owners whole regarding the loss of value on their investment. Our members rely on a stable regulatory framework in which land is not devalued arbitrarily by governments. This is a key factor in their ability to obtain funding for projects. If rental-tenure zoning is imposed without substantial incentives and a stable regulatory framework, it will discourage investment in new rental homes-the opposite of the desired outcome.

3. Reconsider existing mechanisms for preserving and expanding rental housing stock

The Official Community Plan already protects residential rental housing units through its no net loss 1:1 rental policy. Why not use that existing tool to preserve rental units, while incentivizing the creation of new, modern market rental? While density is the most effective incentive for rental provision, it cannot always be provided in sufficient quantities due to Richmond's unique height and depth constraints. Other incentives, such as lower parking minimums could be used to support more rental development.

In closing, there has recently been a major shift in the real estate market. It is crucial that municipalities across the region recognize this change when crafting policies that could unintentionally strain the viability of desired projects. It is imperative that bold incentives be provided to rental builders if Richmond wants to aggressively achieve its goal of building more rental homes. For over 30 years, the development of new rental housing has fallen behind demand. There simply aren't enough economic incentives to build purpose-built rentals over strata market housing. However, Vancouver, Seattle and Kelowna have all recently used substantial incentives to tip the scales in favour of more rental stock, and that has worked very well. Richmond should follow suit.

Thank you for your time and consideration,



Brian Corcoran
Chair, Richmond Chamber of Commerce

**Municipal Approaches Survey Summary
(Using Zoning to Preserve and Protect Existing Rental Housing Sites)**

Municipality Name	Does your municipality currently use rental tenure zoning to preserve and protect existing rental housing?	Does the application of rental tenure zoning to preserve and protect existing rental housing include incentives?	How many sites were secured as rental housing sites
Richmond	Bylaw amendments are proposed to preserve and protect 60 existing, purpose-built, 100 percent rental housing sites	Secured rental housing is eligible for the following incentives: <ul style="list-style-type: none"> • Parking reductions • Exempt from public art and community planning contributions • Fast Track processing 	Proposed: 60 sites (approximately 4,125 units) including: <ul style="list-style-type: none"> • Market rental housing (not strata titled) 21 sites (approximately 1,711 units) • Non-market housing (not including LEMR, Kiwanis/Storeys): 22 sites (approximately 1,425 units) • Cooperative housing: 17 sites (approximately 989 units)
Burnaby	No	N/A	N/A
Coquitlam	No	N/A	N/A
Delta	No	N/A	N/A
Kelowna	No	N/A	N/A
New Westminster	Yes	No	18 sites (approximately 253 units) including: <ul style="list-style-type: none"> • 6 privately owned sites developed with strata titled rental buildings (approximately 230 units). • 12 city-owned properties (approximately 23 units)¹
North Vancouver	No	N/A	N/A
Surrey	No	N/A	N/A
Vancouver	No	N/A	N/A
Victoria	No	N/A	N/A

¹ Rezoning was upheld by a March 30, 2021 Supreme Court of British Columbia ruling

List of Zones Proposed to be Amended by Bylaw 10014

- Low Density Townhouses (RTL1, RTL2, RTL3, RTL4);
- Low Density Low Rise Apartments (RAL1, RAL2);
- Medium Density Low Rise Apartments (RAM1, RAM2, RAM3);
- Steveston Commercial (CS2, CS3);
- Residential/Limited Commercial (RCL1, RCL2, RCL3, RCL4, RCL5);
- Town Housing (ZT28) – Odlinwood (West Cambie);
- Town Housing (ZT38) – Williams Road (Shellmont);
- Town Housing (ZT75) – Rosewood (Blundell);
- Town Housing (ZT76) – Steveston;
- Town Housing (ZT78) – Thompson and Steveston;
- Low Rise Apartment (ZLR33) – Brighthouse Village (City Centre);
- Low Rise Apartment (ZLR34) – Brighthouse Village (City Centre);
- Low Rise Apartment (ZLR35) – St. Albans Sub Area (City Centre);
- Low Rise Apartment (ZLR36) – Brighthouse Village (City Centre);
- Commercial Mixed Use (ZMU18) – The Gardens (Shellmont); and
- Non-Profit Residential (ZR3) – Williams Road (Seafair).



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10014
(Residential Rental Tenure)**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by:

a) adding the following new definition in the correct alphabetical order:

“Cooperative housing unit means a **dwelling unit** in a multi-family residential development owned and operated by a housing cooperative association incorporated under the *Cooperative Association Act*, as may be amended or replaced from time to time.”

b) adding the following new definition in the correct alphabetical order:

“Non-market housing unit means a **dwelling unit** that

- a) has received upfront (capital) and/or ongoing (operating) direct government funding,
- b) has a rental rate at or below average rent in the City of Richmond as defined by the Canada Mortgage and Housing Corporation, or such other national governmental housing agency as may replace the Canada Mortgage and Housing Corporation, and
- c) is targeted for occupancy by households who earn less than median income.”

c) adding the following new definition in the correct alphabetical order:

“Residential rental tenure

means, in relation to a **dwelling unit** in a multi-family residential **building**,

- a) occupancy of a **dwelling unit**, including a **market rental unit** or **non-market housing unit**, governed by a tenancy agreement that is subject to the *Residential Tenancy Act* (BC), as may be amended or replaced from time to time;
- b) occupancy of a **non-market housing unit** governed by a tenancy agreement which may or may not be subject to the *Residential Tenancy Act* (BC), as may be amended or replaced from time to time, and where the landlord is B.C. Housing Management Commission or a non-profit society incorporated under the *Societies Act* (BC), as may be amended or replaced from time to time, where the society’s objectives include the provision of rental housing; and
- c) occupancy of a **cooperative housing unit.**”

- 2) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.6 [Low Density Townhouses (RTL1, RTL2, RTL3, RTL4)] by adding a new Section 8.6.11 as follows, and renumbering the remaining sections accordingly:

“8.6.11 Residential Rental Tenure

1. **Residential rental tenure** may be located anywhere in this zone.
2. Notwithstanding Section 8.6.11.1, any **dwelling units** located at the following **sites** may only be used for **residential rental tenure**:
 - a) 11631 7th Avenue
P.I.D. 000-708-461
Parcel One Sections 3 and 4 Block 3 North Range 7 West New Westminster District Reference Plan 68273
 - b) 10771 Auburn Drive
P.I.D. 003-434-508
Lot 455 Section 26 Block 4 North Range 6 West New Westminster District Plan 64064

- c) 6071 Azure Road
P.I.D. 002-379-953
Lot 592 Section 7 Block 4 North Range 6 West New Westminster
District Plan 25611
- d) 6600 Barnard Drive
P.I.D. 018-683-312
Lot 9 Section 10 Block 4 North Range 7 West New Westminster
District Plan LMP15854
- e) 12060 Bath Road
P.I.D. 004-263-430
Lot 45 Section 30 Block 5 North Range 5 West New Westminster
District Plan 15861
- f) 12211 Cambie Road
P.I.D. 011-302-984
Lot 1 Section 30 Block 5 North Range 5 West New Westminster
District Plan 78015
- g) 12551 Cambie Road
P.I.D. 003-472-175
Lot 153 Section 30 Block 5 North Range 5 West New Westminster
District Plan 64669
- h) 12571 Cambie Road
P.I.D. 003-472-183
Lot 154 Section 30 Block 5 North Range 5 West New Westminster
District Plan 64669
- i) 4080 Garry Street
P.I.D. 012-966-452
Lot 1 Section 2 Block 3 North Range 7 West New Westminster
District Plan 80334
- j) 10771 Gilbert Road
P.I.D. 005-655-382
Parcel "One" Section 31 Block 4 North Range 6 West New
Westminster District Reference Plan 73256
- k) 12055 Greenland Drive
P.I.D. 002-394-120
Lot 258 Section 30 Block 5 North Range 5 West New Westminster
District Plan 66221

- l) 10000 Kilby Drive
P.I.D. 018-199-879
Lot 1 Section 26 Block 5 North Range 6 West New Westminster
District Plan LMP9881
 - m) 7251 Langton Road
P.I.D. 003-460-525
Lot 319 Section 13 Block 4 North Range 7 West New Westminster
District Plan 49467
 - n) 6800 Lynas Lane
P.I.D. 003-657-248
Lot 784 Section 12 Block 4 North Range 7 West New Westminster
District Plan 65642
 - o) 3640 No. 5 Road
P.I.D. 009-408-533
Parcel "One" Section 30 Block 5 North Range 5 West New
New Westminster District Reference Plan 76547
 - p) 2960 Steveston Highway
P.I.D. 005-318-378
Parcel "One" Section 33 and 34 Block 4 North Range 7 West and
Section 3 and 4 Block 3 North Range 7 West New Westminster
District Plan 72974
 - q) 12411 Trites Road
P.I.D. 010-542-639
Lot D Section 12 Block 3 North Range 7 West New Westminster
District Plan 77442"
- 3) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.10 [Low Density Low Rise Apartments (RAL1, RAL2)] by adding a new Section 8.10.11 as follows, and renumbering the remaining sections accordingly:

"8.10.11 Residential Rental Tenure

- 1. **Residential rental tenure** may be located anywhere in this zone.
- 2. Notwithstanding Section 8.10.11.1, any **dwelling units** located at the following **sites** may only be used for **residential rental tenure**:
 - a) 11671, 11673 and 11675 7th Avenue
P.I.D. 004-866-711
Lot 153 Section 4 Block 3 North Range 7 West New Westminster
District Plan 54197

- b) 3851 Francis Road
P.I.D. 003-474-348
Lot 2 Section 22 Block 4 North Range 7 West New Westminster
District Plan 20670
 - c) 7500 Francis Road
P.I.D. 004-174-887
Parcel "A" (Reference Plan 61175) of Lots 8, 9, 10, 11 and 12
Section 29 Block 4 North Range 6 West New Westminster District
Plan 11272"
- 4) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.11 [Medium Density Low Rise Apartments (RAM1, RAM2, RAM3)] by adding a new Section 8.11.11 as follows, and renumbering the remaining sections accordingly:

"8.11.11 Residential Rental Tenure

- 1. **Residential rental tenure** may be located anywhere in this zone.
- 2. Notwithstanding Section 8.11.11.1, any **dwelling units** located at the following **sites** may only be used for **residential rental tenure**:
 - a) 6051 Azure Road and 6800 Westminster Highway
P.I.D. 003-586-162
Lot 591 Section 7 Block 4 North Range 6 West New Westminster
District Plan 25611
 - b) 8631 Bennett Road
P.I.D. 002-070-383
Lot 394 Section 16 Block 4 North Range 6 West New Westminster
District Plan 66963
 - c) 8640 Bennett Road
P.I.D. 010-469-443
Lot D (AB39935) Block C Section 16 Block 4 North Range 6 West
New Westminster District Plan 1262
 - d) 8711 Bennett Road
P.I.D. 000-868-281
Parcel "385" Section 16 Block 4 North Range 6 West New
Westminster District Plan 63504
 - e) 4100 Chatham Street
P.I.D. 002-143-496
Parcel 23 Section 11 Block 3 North Range 7 West New Westminster
District Reference Plan 66733

- f) 8251 Cook Road
P.I.D. 004-926-498
Lot 190 Except: Part Subdivided by Plan 57261, Section 9 Block 4
North Range 6 West New Westminster District Plan 56177
- g) 7700 Francis Road
P.I.D. 006-719-368
Lot 179 Section 29 Block 4 North Range 6 West New Westminster
District Plan 43246
- h) 4200 Garry Street
P.I.D. 006-091-466
Parcel One Section 2 Block 3 North Range 7 West New Westminster
District Reference Plan 73640
- i) 8191 General Currie Road
P.I.D. 012-484-369
Parcel "One" Section 16 Block 4 North Range 6 West New
Westminster District Reference Plan 79666
- j) 8700 General Currie Road
P.I.D. 017-346-720
Parcel One Section 16 Block 4 North Range 6 West New
Westminster District Reference Plan LMP445
- k) 6211, 6311, 6411 and 6511 Gilbert Road
P.I.D. 002-514-605
Lot 589 Section 7 Block 4 North Range 6 West New Westminster
District Plan 25611
- l) 7120 Gilbert Road and 7151 Moffatt Road
P.I.D. 002-241-391
Lot 1 Section 17 Block 4 North Range 6 West New Westminster
District Reference Plan 70265
- m) 8520 Granville Avenue
P.I.D. 002-119-951
Lot 393 Section 16 Block 4 North Range 6 West New Westminster
District Plan 66963
- n) 6451 Minoru Boulevard
P.I.D. 004-932-382
Lot 44 Section 8 Block 4 North Range 6 West New Westminster
District Plan 29965

- o) 6551 Minoru Boulevard
P.I.D. 004-134-516
Lot 43 Section 8 Block 4 North Range 6 West New Westminster
District Plan 29965
- p) 7460 Moffatt Road
P.I.D. 008-260-567
Parcel "A" Section 17 Block 4 North Range 6 West New
Westminster District Reference Plan 75487
- q) 7660 Moffatt Road
P.I.D. 000-557-528
Parcel 141 Section 17 Block 4 North Range 6 West New
Westminster District Plan 66982
- r) 11131 No. 1 Road
P.I.D. 019-046-707
Lot 2 Section 3 Block 3 North Range 7 West New Westminster
District Plan LMP19873
- s) 11820 No. 1 Road
P.I.D. 001-431-030
Lot 2 Section 2 Block 3 North Range 7 West New Westminster
District Plan 69234
- t) 10100 No. 3 Road
P.I.D. 014-178-338
Lot 457 Except: Firstly: Part Subdivided by Plan 39227 and
Secondly: Parcel "D" (Bylaw Plan 56046), Section 33 Block 4 North
Range 6 West New Westminster District Plan 37887
- u) 8720 Railway Avenue
P.I.D. 000-596-566
Lot 243 Section 24 Block 4 North Range 7 West New Westminster
District Plan 67942
- v) 12500 Trites Road
P.I.D. 017-612-233
Lot 1 Section 12 Block 3 North Range 7 West New Westminster
District Plan LMP2664
- w) 8500 Westminster Highway
P.I.D. 003-834-638
Lot 194 Section 9 Block 4 North Range 6 West New Westminster
District Plan 58471

- x) 8911 Westminster Highway
P.I.D. 017-240-107
Lot 1 Sections 3 and 4 Block 4 North Range 6 West New
Westminster District Plan LMP69”

- 5) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 9.2 [Steveston Commercial (CS2, CS3)] by adding a new Section 9.2.11 as follows, and renumbering the remaining sections accordingly:

“9.2.11 Residential Rental Tenure

1. **Residential rental tenure** may be located anywhere in this zone.”
2. Notwithstanding Section 9.2.11.1, any **dwelling units** located at the following **site** may only be used for **residential rental tenure**:
 - a) 12020 1st Avenue
P.I.D. 009-712-178
Parcel A Section 10 Block 3 North Range 7 West New Westminster
District Reference Plan 76840”

- 6) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 9.4 [Residential/Limited Commercial (RCL1, RCL2, RCL3, RCL4, RCL5)] by adding a new Section 9.4.11 as follows, and renumbering the remaining sections accordingly:

“9.4.11 Residential Rental Tenure

1. **Residential rental tenure** may be located anywhere in this zone.”
2. Notwithstanding Section 9.4.11.1, any **dwelling units** located at the following **site** may only be used for **residential rental tenure**:
 - a) 7260 Granville Avenue
P.I.D. 007-849-346
Parcel “1” Section 17 Block 4 North Range 6 West New
Westminster District Reference Plan 74871”

- 7) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 17.28 [Town Housing (ZT28) – Odlinwood (West Cambie)] by adding a new Section 17.28.11 as follows, and renumbering the remaining sections accordingly:

“17.28.11 Residential Rental Tenure

1. **Residential rental tenure** may be located anywhere in this zone.

2. Notwithstanding Section 17.28.11.1, any **dwelling units** located at the following **site** may only be used for **residential rental tenure**:

- a) 10711 Shepherd Drive
P.I.D. 024-726-168
Lot B Section 35 Block 5 North Range 6 West New Westminster
District Plan LMP45255”

- 8) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 17.38 [Town Housing (ZT38) – Williams Road (Shellmont)] by adding a new Section 17.38.11 as follows, and renumbering the remaining sections accordingly:

“17.38.11 Residential Rental Tenure

1. **Residential rental tenure** may be located anywhere in this zone.
2. Notwithstanding Section 17.38.11.1, any **dwelling units** located at the following **site** may only be used for **residential rental tenure**:

- a) 11020 Williams Road
P.I.D. 024-691-372
Lot A Section 36 Block 4 North Range 6 West New Westminster
District Plan LMP44354”

- 9) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 17.75 [Town Housing (ZT75) – Rosewood (Blundell)] by adding a new Section 17.75.11 as follows, and renumbering the remaining sections accordingly:

“17.75.11 Residential Rental Tenure

1. **Residential rental tenure** may be located anywhere in this zone.”
2. Notwithstanding Section 17.75.11.1, any **dwelling units** located at the following **sites** may only be used for **residential rental tenure**:

- a) 6220 Blundell Road
P.I.D. 003-549-496
Lot 141 Except: Part Subdivided by Plan 48878, Section 19 Block 4
Range 6 West New Westminster District Plan 48423

- b) 8220 No. 2 Road
P.I.D. 003-549-577
Lot 139 Section 19 Block 4 North Range 6 West New Westminster
District Plan 48423

- c) 8280 No. 2 Road
P.I.D. 003-549-615
Lot 138 Section 19 Block 4 North Range 6 West New Westminster
District Plan 48423”

- 10) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 17.76 [Town Housing (ZT76) – Steveston] by adding a new Section 17.76.11 as follows, and renumbering the remaining sections accordingly:

“17.76.11 Residential Rental Tenure

1. **Residential rental tenure** may be located anywhere in this zone.”
2. Notwithstanding Section 17.76.11.1, any **dwelling units** located at the following **site** may only be used for **residential rental tenure**:

- a) 4340 Steveston Highway
P.I.D. 004-108-094
Lot 390 Section 2 Block 3 North Range 7 West New Westminster
District Plan 46799”

- 11) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 17.78 [Town Housing (ZT78) – Thompson and Steveston] by adding a new Section 17.78.11 as follows, and renumbering the remaining sections accordingly:

“17.78.11 Residential Rental Tenure

1. **Residential rental tenure** may be located anywhere in this zone.
2. Notwithstanding Section 17.78.11.1, any **dwelling units** located at the following **site** may only be used for **residential rental tenure**:

- a) 4160 Bonavista Drive
P.I.D. 003-862-216
Lot 887 Section 35 Block 4 North Range 7 West New Westminster
District Plan 57562”

- 12) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 18.33 [Low Rise Apartment (ZLR33) – Brighthouse Village (City Centre)] by adding a new Section 18.33.11 as follows, and renumbering the remaining sections accordingly:

“18.33.11 Residential Rental Tenure

1. **Residential rental tenure** may be located anywhere in this zone.

2. Notwithstanding Section 18.33.11.1, any **dwelling units** located at the following **site** may only be used for **residential rental tenure**:
 - a) 6780 and 6880 Buswell Street and 8200 and 8300 Park Road
P.I.D. 003-590-046
Parcel "L" (Reference Plan 49395) Section 9 Block 4 North Range 6
West New Westminster District Plan 302"

- 13) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 18.34 [Low Rise Apartment (ZLR34) – Brighthouse Village (City Centre)] by adding a new Section 18.34.11 as follows, and renumbering the remaining sections accordingly:

"18.34.11 Residential Rental Tenure

1. **Residential rental tenure** may be located anywhere in this zone.
2. Notwithstanding Section 18.34.11.1, any **dwelling units** located at the following **site** may only be used for **residential rental tenure**:
 - a) 8540 Westminster Highway
P.I.D. 003-605-779
Lot 40 Section 9 Block 4 North Range 6 West New Westminster
District Plan 53874"

- 14) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 18.35 [Low Rise Apartment (ZLR35) – St. Albans Sub Area (City Centre)] by adding a new Section 18.35.11 as follows, and renumbering the remaining sections accordingly:

"18.35.11 Residential Rental Tenure

1. **Residential rental tenure** may be located anywhere in this zone.
2. Notwithstanding Section 18.35.11.1, any **dwelling units** located at the following **sites** may only be used for **residential rental tenure**:
 - a) 8291 Bennett Road
P.I.D. 001-435-388
Lot 373 Section 16 Block 4 North Range 6 West New Westminster
District Plan 55806
 - b) 8351 Bennett Road
P.I.D. 000-965-031
Lot 374 Section 16 Block 4 North Range 6 West New Westminster
District Plan 55806"

- 15) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 18.36 [Low Rise Apartment (ZLR36) – Brighthouse Village (City Centre)] by adding a new Section 18.36.11 as follows, and renumbering the remaining sections accordingly:

“18.36.11 Residential Rental Tenure

1. **Residential rental tenure** may be located anywhere in this zone.
 2. Notwithstanding Section 18.36.11.1, any **dwelling units** located at the following **site** may only be used for **residential rental tenure**:
 - a) 8660 Westminster Highway
P.I.D. 003-680-282
Lot 188 Section 9 Block 4 North Range 6 West New Westminster
District Plan 55677”
- 16) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 20.18 [Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)] by adding a new Section 20.18.11 as follows, and renumbering the remaining sections accordingly:

“20.18.11 Residential Rental Tenure

1. **Residential rental tenure** may be located anywhere in this zone.
 2. Notwithstanding Section 20.18.11.1, any **dwelling units** located at the following **site** may only be used for **residential rental tenure**:
 - a) 10820 No. 5 Road
P.I.D. 028-631-561
Lot C Section 31 Block 4 North Range 5 West New Westminster
District Plan EPP12978”
- 17) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 21.3 [Non-Profit Residential (ZR3) – Williams Road (Seafair)] by adding a new Section 21.3.11 as follows, and renumbering the remaining sections accordingly:

“21.3.11 Residential Rental Tenure

1. **Residential rental tenure** may be located anywhere in this zone.
2. Notwithstanding Section 21.3.11.1, any **dwelling units** located at the following **site** may only be used for **residential rental tenure**:
 - a) 4771 Williams Road
P.I.D. 024-861-006
Lot B Section 26 Block 4 North Range 7 West New Westminster
District Plan LMP47563”

18) This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10014”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by <i>JH</i>
APPROVED by Director or Solicitor <i>JH</i>

MAYOR

CORPORATE OFFICER