

September 6, 2006

City of Richmond
6911 No 3 Road,
Richmond, BC
V6Y 2C1

To Public Hearing	
Date:	Sept 6, 2006
Item #	11
Re:	Bylaw 8103

SCHEDULE 6 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON WEDNESDAY,
SEPTEMBER 7TH, 2006

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Dear Mayor and Council:

8060-20-8103

RE: Zoning Amendment 8103 (RZ 04-286496)

My interest in writing today is to express my interest and concern on potential market prices for the rents in the new building that will be built. Although some individuals may qualify for the SAFER program, many of us do/may not and live on limited monthly budgets. What can the City do to encourage the developer to control the amount of market rate charged when the building is ready for occupancy?

Is there an opportunity to provide some kind of phased in rental increases for existing seniors and other tenants on limited monthly incomes? I believe this would be a solution for those seniors now living in the two back buildings, should we wish to move into the new tower. It is my understanding landlords have certain restrictions and controls on what they can do when raising rents to their existing tenants. Although the tower apartments may be smaller than the existing ones in the existing two buildings, I expect the developer will try to charge quite a bit more because they will be new.

As you know, this is a good area for seniors to live as it is close to the library, the seniors centre, London Drugs, the Richmond Centre etc. I don't believe Richmond has many other rental options, nor a plan to develop more rental buildings.

On a final note, I understand there is a process the developer needs to go through before any approval is given and construction can begin on the first building. I trust there will be no fast tracking and the due process will take place. It is my understanding, should the development be approved, construction would not start until September 2007.

Thank you for your consideration of my letter, and I would appreciate a response to my suggestions and questions. Unfortunately, I am not able to attend the Public Hearing tonight at City Council Chambers.

Sincerely,

Mrs. Joy Wood

