

**MayorandCouncillors**

To Public Hearing
Date: <u>Sept 4, 2018</u>
Item #: <u>7</u>
No. <u>Market Rental Housing</u>

**From:** MayorandCouncillors  
**Sent:** Tuesday, 10 July 2018 09:49  
**To:** 'niti sharma'  
**Subject:** RE: Market rental hosing policy: 9th July, 2018

Hello Ms. Sharma,

This is to acknowledge and thank you for your email. Please be advised that copies of your email will be forwarded to the Mayor and each Councillor, and will be included as part of the September 4, 2018 Public Hearing Agenda materials. In addition, your email has been forwarded to staff in the Planning and Development Division.

Thank you again for taking the time to share your views with Richmond City Council.

Hanieh Berg | Acting Manager, Legislative Services  
 City Clerk's Office | City of Richmond  
 6911 No. 3 Road, Richmond, BC V6Y 2C1



**From:** niti sharma [mailto:niti.tana@gmail.com]  
**Sent:** Monday, 9 July 2018 18:17  
**To:** MayorandCouncillors; CityClerk; Steves,Harold; McPhail,Linda; Day,Carol; Au,Chak; Johnston,Ken; Dang,Derek; Loo,Alexa; Brodie,Malcolm; McNulty,Bill  
**Subject:** Market rental hosing policy: 9th July, 2018

Honorable Mayor and Council,

Thank you for taking the time to consult with all stakeholders (residents, developers, landlords, non-profit providers) to draft new policy directions and mechanisms for the market rental policy.

The three positive features that stood out for me as I tried to understand the staff report were:

1. Strengthening the 1:1 rental replacement policy by requiring like for like market rental units with the same number of bedrooms and accessibility features. Staff recommendation that all replacement market rental units be provided as affordable LEMR units will help ensure that residents' needs for housing are met and displacement of existing residents does not become the new norm in Richmond.
2. The other positive that stood out was the "requirement for tenant relocation plans and assistance in providing alternative accommodation that meets the tenant's needs in Richmond or another municipality (at the tenant's discretion)." (PLN 144) However, there is no mention of the tenure/length of time for which this relocation needs to be provided and I think it may be wise to define a tenure. This is especially important as the only affordable accommodation that seems available today is from the older housing stock and this is true for all kinds of dwelling types.
3. Creating a new objective under the OCP for protecting and enhancing the existing stock of rental market housing will ensure older buildings continue to be in a state of good repair and role of housing as shelter is not usurped by rampant speculation in real estate.

The one thing I was not very clear about as I read the report is how this policy will encourage new market rental stock to not get diverted into short tem rentals?

At Richmond's low rental vacancy rate there need to be dis-incentives for directing rental options into short term rentals because short term rentals are often in direct competition with long term rental options .

I hope your incentives based approach for encouraging the development of new market rental housing will encourage more mindful development practices and make both residents and developers realize that they are on the same team: A team that will support and build a city not just for tourists and visitors but also for those who live and work here.

Sincerely,

Niti Sharma