

Schedule 18 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 20, 2020.

**ON TABLE ITEM**

Date: April 20, 2020  
Meeting: Public Hearing  
Item: #2

**White,Amelia**

**From:** McGregor Wark <mwark@headwaterprojects.ca>  
**Sent:** Monday, 20 April 2020 09:37 AM  
**To:** CityClerk  
**Cc:** Badyal,Sara; Peter Odegaard (podegaard@mcmparchitects.com)  
**Subject:** 5500 No. 3 Road - Public Hearing - April 20, 2020  
**Attachments:** Letter to Council - April 20, 2020.pdf

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Good morning,

I am hoping that the attached letter can be circulated to Council in advance of this evenings Public Hearing.

If you could please confirm receipt it would be greatly appreciated.

Regards,

**McGregor Wark** – Vice President

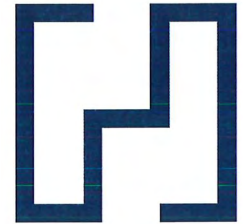


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Consider our environment and print only if required.





City of Richmond  
6911 No. 3 Road, Richmond,  
British Columbia, V6Y 2C1

Attention Mayor and Council,

RE: 5500 No 3 Road – Public Hearing

Good morning Mayor and Council,

I am writing this letter in advance of this evening's Public Hearing for the above noted application. I must apologize in advance, as I will not be in attendance for this important Public Hearing.

Based on the ongoing health concerns, I have had to make the decision to stay home and keep the community as well as my family safe and healthy.

The future of this project is of the utmost importance to myself and our team and I would be present under any other circumstances. Our project Architect Peter Odegaard from MCM will be present and available to answer any questions regarding the proposal.

I appreciate this opportunity to quickly introduce our company and detail the merits of this application.

1. Our Company:

Headwater is a locally owned and operated real estate company that currently manages over 500 residential rental units across the Lower Mainland. We are motivated by human connection and get up every day to better our communities; to serve them in a positive way. We have a long-term vision as an owner and manager of residential rental product and believe that purpose-built rental housing has a direct impact on housing supply and affordability. Headwater taken a keen interest in building rental in Richmond and establishing a long-term footprint in this community.

2. The Process:

In 2017, Headwater began early discussions about the project with the City of Richmond.

We had the fortunate opportunity to be engaged in the review process of the City Rental Housing Policy in advance of its adoption.

Through this process, we were able to recognize the key goals the City of Richmond is striving to achieve through this policy and our priority is to work towards achieving those goals by providing additional secured rental homes.

The proposal before you this evening is the product of a thorough and collaborative rezoning process between our team and Planning Staff.

3. Proposal Benefits:

Our application is for a 15-storey 100% secured purpose built residential rental building with retail at grade. Further details are outlined below:

- 149 new rental units available to the community which will have a direct impact on housing affordability and housing options in the Richmond City Centre.
- 100% of units designed to meet Basic Universal housing requirements to ensure that units are accessible to a broad spectrum of individuals.



- 48% of the units designed as “family friendly”, above the 40% mandate to ensure that opportunities are available for a mix of tenants.
- Ideally situated adjacent to Lansdowne Canada Line Station encouraging sustainable transportation options.
- Focus on enhanced bicycle facilities as another option for sustainable transportation.
- Two large well-appointed open-air amenity spaces that provide multiple options for a mix of tenants including multiple child play areas, two cooking facilities, and several multi-use areas.
- Multiple indoor amenity spaces with varying uses to be determined through the detail design process.

#### 4. BC Housing Partnership

It is important to note that this application also includes a partnership with BC Housing through their HousingHub initiative. Some details on this initiative are provided below:

- Intent to secure innovative partnerships to create affordable rental housing and homeownership options for middle-income British Columbians.
- Goal to develop affordable housing through new construction, or through the redevelopment of existing sites.
- Core goal of the HousingHub is to increase the supply of affordable housing for middle-income earners.
- More details can be found here - <https://www.bchousing.org/housinghub/about>

We hope that the detail presented above provides further clarity on the merits of this application. Headwater and our team are proud of the application before you. We believe that, should the application move forward, the project will have positive implications on rental market in Richmond. We also want to note the time and effort put forward by planning staff on this application and are appreciative of their hard work.

We look forward to establishing a long-term relationship with the City of Richmond and to see this project through to completion.

Thank you for your time on this matter.

Regards,

*McGregor Wark*

McGregor Wark

*Vice President*

**Headwater Living Inc.**