



**Public Workshop
Draft Market Rental Housing Policy
Wednesday, February 7, 2018
7:00 – 9:00 pm
City Centre Community Centre
5900 Minoru Boulevard, Multi-Purpose Room 4**

The purpose of this meeting is to discuss the City of Richmond's Draft Market Rental Housing Policy and to obtain the feedback of community members and the general public.

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| 1. Introductions & Workshop Overview | Tina Atva/all | 7:15-7:20 pm |
| 2. Draft Policy Directions (presentation) | Staff | 7:20-8:00 pm |
| • Clarification Questions | | |
| 3. Discussion Topics | | 8:00-8:45 pm |
| • See next page for a list of preliminary questions | | |
| • Please provide any additional items you wish to discuss | | |
| 4. Wrap up and Next Steps | | 8:45-9:00 pm |

For more information, please visit:

- *letstalkrichmond.ca/market-rental and complete a feedback form (deadline is 11:59 pm on Sunday, February 18, 2018)*
- *project website: richmond.ca/plandev/planning2/projects/marketrental.htm*

If you have questions, please contact Tina Atva, Senior Planning Coordinator, at 604-276-4164 or tina.atva@richmond.ca.

Discussion Topics:

The questions below relate to the draft policy directions described in the staff report. The Draft Market Rental Housing Policy would apply to multi-family residential uses (e.g. not single family development). Your insight and feedback will be appreciated, even if you do not have direct experience with some of the topics covered.

Protecting the Supply of Existing Market Rental Buildings

1. Please describe your experience with market rental buildings in Richmond (or elsewhere in the region).
2. One objective of the Draft Market Rental Housing Policy is to protect the existing stock of market rental housing. What comments or insight do you have about this objective?
3. What is your view on Policy Direction #1: Strengthen the Strata Conversion Policy? (The current policy states that Council could refuse applications to convert rental units to strata if vacancy rates are under 2% and the number of affected units is 12 or more. The proposed policy would require a 4% vacancy rate and change the number of affected units to four.)
4. Please comment on Policy Direction #3: Enhance the current 1:1 Replacement Policy. (Current OCP policy requires the 1:1 replacement of rental units at affordable rates. The draft policy proposes requiring the same type of unit [e.g. same number of bedrooms] and form of housing [e.g. ground orientation] at the time of redevelopment. A tenant relocation plan would also be required.)
5. Should properties with existing market rental buildings be maintained for rental in the future?

Family-Sized Market Rental Units (Policy Direction #4)

6. The Draft Market Rental Housing Policy seeks to meet the needs of families with children by requiring a certain percentage of new market rental units to have two or more bedrooms. Please comment on this direction. Do you anticipate any obstacles to securing “family-friendly” units?
7. Which of the following ratios do you believe would be most appropriate to ensuring that new market rental buildings in Richmond contain two and three bedroom (or “family-friendly”) units:
 - a. minimum 20% of new market rental units to be family friendly;
 - b. minimum 30% of new market rental units to be family friendly;
 - c. minimum 40% of new market rental units to be family friendly; or
 - d. other, please specify.

Tenant Relocation Plans (Policy Direction #5)

8. Please comment on the proposed Tenant Relocation Plan requirements that would apply at the time of redevelopment (e.g. rezoning).
(The draft policy proposes that all tenants be given the right-of-first refusal to move back to the new building and that tenants living in the existing building longer than one year be provided with relocation assistance and financial compensation.)

Incentives to Increase the Supply of Market Rental Housing (Policy Direction #6)

9. What do you think would be the most effective way for the City to increase the supply of market rental housing in Richmond:
 - a. Offer incentives so it is more attractive for developers to build new market rental housing units;
 - b. Make it mandatory that all new multi-family residential developments include some amount of market rental housing units;
 - c. Make it mandatory that all new multi-family residential developments include some amount of market rental housing units but also offer incentives to developers; or
 - d. Other.
10. What do you anticipate the outcomes of the proposed density bonus framework will be? Will it incentivize the development of new market rental housing in the city?
(The draft policy proposes:
 - 0.20 FAR for ground oriented townhouses and wood frame apartments;
 - 0.25 Far for concrete buildings in City Centre; and
 - for mixed market rental and strata buildings, 0.10 FAR to be used exclusively for market rental units.
11. Please comment on the following potential incentives to increase the supply of new market rental housing in Richmond:
 - a. Allowing a modest density bonus (e.g. additional floor area);
 - b. Adopting lower parking requirements for market rental housing units;
 - c. Waiving the affordable housing requirements for market rental units;
 - d. Waving the public art contribution fee for market rental units;
 - e. Waiving the community planning contribution costs (where it applies) for market rental units (these fees are used to help pay for planning new services and infrastructure);and
 - f. Fast tracking development applications where 100% of the new units are market rental units.

Secondary Suites in Townhouses and Apartments (Policy Direction #7)

12. What is your view on allowing secondary suites in apartments?
13. Do you believe that providing suites in townhouses and apartments should be mandatory or voluntary? Why?
14. What is your view on the following preliminary regulations for secondary suites in townhouses and apartments (would apply if mandatory or voluntary):
 - a. Minimum secondary suite size of 25m² in townhouses and 20m² in apartments?
 - b. Maximum cap of 50% of units that may contain suites?
15. What would you recommend to the City in terms of the following questions:
 - a. Should there be a maximum secondary suite size (in townhouses and apartments)?
 - b. Should secondary suites be required in market rental, strata and affordable housing units?
 - c. Should secondary suites in townhouses or apartments be required in all unit sizes, or only larger ones?

Accessibility (Policy Direction #8)

16. Do you have any suggestions about how to enhance the accessibility of market rental housing units?
(The draft policy recommends that all new market rental units incorporate Building Universal Housing Features (BUH), such as wider doorways and easy to grasp handles. [A floor area exemption of 1.86 m² is permitted in the Richmond Zoning Bylaw]. To be eligible for a density bonus, BUH would be mandatory.)

Other Points of Discussion

17. Is there anything else the City should be doing to encourage the development of more market rental housing?
18. Do you have any other comments, questions or concerns about the development of market rental housing in Richmond?

Thank you for your participation.

A summary of feedback from this workshop will be presented to Council and will assist in the refinement of the Draft Market Rental Housing Policy.