



Mayor & Councillors  
Richmond City Hall  
6911 No. 3 Road  
Richmond, BC  
V6Y 2C1

February 12, 2024

**SENT BY EMAIL ONLY**

**Re: Richmond City Council Meeting February 12, 2024 - item 19.  
Application by Lansdowne Phase 1 limited Partnership for Rezoning**

This is a submission from the Richmond Poverty Reduction Coalition (RPRC) regarding the above noted proposal for Lansdowne Shopping Centre rezoning.

Our members are very concerned that the city is passing up a once-in-a-lifetime opportunity to mitigate Richmond's rental housing crisis if Mayor & Councillors allow this proposal to go through without further scrutiny.

The RPRC is a charitable non-profit society and *'a coalition of Richmond residents and agencies working together to reduce poverty and the impacts of poverty with research, projects, and public education.'*

Our members include 11 local Richmond organizations that provide services and programs to our city's low-income residents including newcomers, immigrants, lone parents, families, seniors, and people with disabilities. Together, the RPRC represents thousands of Richmond residents needing affordable, accessible, and appropriate housing.

Three years ago, the RPRC submitted a letter by email to city staff expressing our view of the developer's 'Lansdowne Final Master Plan.' The letter was forwarded to Mayor & Council so it should be on file. An email is attached to this submission as **Addendum 1**. In short, the 2021 RPRC submission urged City Council to:

1. Zone 100% of Lansdowne lands as 'rental tenure' with a mix of affordable housing, below market rental (West Vancouver example) and market rental;
2. Increase the number of affordable housing units and build LEMR first;
3. Include affordable units that are fully accessible (inside the unit);
4. Ensure community amenities are built, in line with the increased population, including school (s), community centre(s) and park(s).

It does not appear the proposal has taken any of these needs into account. City Center developments should have a minimum of 15% L.E.M.R. units (156 units). This proposal has only 141 units. In addition, there are no three-bedroom market rental units for families.

There is no assurance that any unit will be fully accessible. 'Basic Universal Housing' only applies to the common spaces, not inside the individual units. People with disabilities need amenities such as wider doorways, lower counters, and bath grip bars. Leaving residents with disabilities out of the proposal only upholds ableism.

We have been in conversation with school trustees about the need for additional schools. Regarding the Board of Education, this proposal states 'no referral necessary.' One would think the addition of 1,041 housing units would occasion discussions with school trustees about the need for at least one more school.

Our local MP's also tell us Kwantlen Polytechnic University (KPU) is investigating the possibility of federal funds for student housing. Student housing at Lansdowne would be a perfect location, right across from the KPU campus.

The RPRC has canvassed our membership and reached consensus. We have also discussed the Lansdowne plan with elected officials at local and federal levels.

The RPRC believes this submission is reasonable especially considering the housing crisis, our growing population, and the vulnerable residents among us. We urge City Council to send this proposal back and get a much better deal for Richmond.

Should you have any questions or comments, please do not hesitate to contact the undersigned at [de\\_whalen@hotmail.com](mailto:de_whalen@hotmail.com) or at 604.230.1358.

Thank you for your attention to this matter.

Sincerely,

Deirdre Whalen  
President, RPRC

cc. RPRC Directors  
RPRC Members

Att. Addendum 1

## **Addendum 1**

From: Nikolic,Diana <DNikolic@richmond.ca>  
Sent: February 1, 2021 4:22 PM  
To: 'De Whalen' <de\_whalen@hotmail.com>  
Cc: MayorandCouncillors <MayorandCouncillors@richmond.ca>; O'Halloran,Matthew Reid <MOHalloran@richmond.ca>  
Subject: RE: Lansdowne Shopping Centre Final Master Land Use Plan - Planning Committee Feb 2, 2021 item 4

De Whalen,

Thank you for your letter regarding the proposed Official Community Plan (OCP)/City Centre Area Plan (CCAP) amendment that is proposed for the site of the existing Lansdowne Centre shopping mall. The proposal will be considered by Planning Committee this Wednesday at 4PM.

The purpose of this email is to confirm that your correspondence has been received.

If you would like to discuss the proposal or have any questions about what is being proposed by the developer, please call me at 604-276-4040.

Thank you

Diana Nikolic, MA (Planning), MCIP, RPP  
Senior Planner (Urban Design)  
Policy Planning Department  
Tel: 604-276-4040  
dnikolic@richmond.ca<mailto:dnikolic@richmond.ca>

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From: De Whalen <de\_whalen@hotmail.com<mailto:de\_whalen@hotmail.com>>  
Sent: January 29, 2021 8:25 PM  
To: MayorandCouncillors  
<MayorandCouncillors@richmond.ca<mailto:MayorandCouncillors@richmond.ca>>  
Cc: De Whalen <de\_whalen@hotmail.com

**Subject: Lansdowne Shopping Centre Final Master Land Use Plan - Planning Committee Feb 2, 2021 item 4**

Please see below and attached, a submission on behalf of the RPRC and RENT committee re: Lansdowne redevelopment. Thank you.

Mayor & Councillors  
City of Richmond  
6911 No. 3 Road  
Richmond, BC, V6Y2C1

January 29, 2021

**Re: Lansdowne Shopping Centre Final Master Land Use Plan  
Planning Committee Feb 2, 2021 item 4**

This is a submission from a committee of the Richmond Poverty Reduction Coalition (RPRC) called R.E.N.T. or Renting Electors Needing Tenancy.

RENT was working on a response to the Lansdowne redevelopment when COVID hit, and things were in hiatus for some time. We are prepared now to share our objectives for the Lansdowne redevelopment with City Council and request a reply. Our four objectives are:

1. Zone 100% of Lansdowne lands as 'rental tenure' with a mix of affordable housing, below market rental (West Vancouver example) and market rental;
2. Increase the number of affordable housing units and build LEMR first;
3. Include affordable units that are fully accessible (inside the unit);
4. Ensure community amenities are built, in line with the increased population, including: school (s), community centre(s) and park(s).

In West Vancouver, City Council saw the need for rental as a moral and political obligation to provide housing to keep individuals and families in their community, where they can live, work and play.

In addition, we are advised by the Richmond Chamber of Commerce that over 50% of Richmond workers cannot or do not live in Richmond and must commute each day.

RENT understands this redevelopment will take years and move in phases. Therefore, we encourage the City to mandate rental tenure in new city center developments. Phase 1 of the Lansdowne Final Master Plan is the perfect place to start.

Thank you for your attention to this matter.

Sincerely,

De Whalen, President RPRC

cc. RPRC members