



Planning Committee

Date: Tuesday, January 17, 2017

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Chak Au
Councillor Alexa Loo
Councillor Harold Steves
Mayor Malcolm Brodie

Also Present: Councillor Derek Dang
Councillor Carol Day (entered at 4:09 p.m.)

Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on December 20, 2016, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

February 7, 2017, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

1. **RICHMOND COMMUNITY SERVICES ADVISORY COMMITTEE (RCSAC) 2016 ANNUAL REPORT AND 2017 WORK PROGRAM**
(File Ref. No. 07-3000-01) (REDMS No. 5248121)

Planning Committee
Tuesday, January 17, 2017

A revised copy of the 2017 RCSAC budget was distributed (attached to and forming part of these minutes as Schedule 1).

In reply to queries from Committee, Lesley Sherlock, Planner 2, noted that the RCSAC will be developing a comprehensive space needs survey for agencies and that it is anticipated that a report on the matter will be presented to Council in June 2017.

It was moved and seconded

That the staff report titled, "Richmond Community Services Advisory Committee (RCSAC) 2016 Annual Report and 2017 Work Program", dated December 20, 2016, from the General Manager, Community Services, be approved.

CARRIED

ENGINEERING AND PUBLIC WORKS DIVISION

2. **ELECTRIC VEHICLE CHARGING INFRASTRUCTURE IN PRIVATE DEVELOPMENTS**

(File Ref. No. 10-6125-07-02) (REDMS No. 5258357 v. 4)

Correspondence from John Roston, 12262 Ewen Avenue, was distributed (attached to and forming part of these minutes as Schedule 2), and Mr. Roston, representing Plug-in Richmond, suggested that the proposed program expand to include incentives to accommodate electric vehicle (EV) charging stations in existing homes.

Cllr. Day entered the meeting (4:09 p.m.).

In reply to queries from Committee, Brendan McEwen, Sustainability Manager, noted that (i) the City is examining opportunities to build out fast-charging EV infrastructure, (ii) staff are open to advertise consultation opportunities, (iii) the Richmond Chamber of Commerce can be included in the consultation process, and (iv) the consultation will take approximately four to five months and it is anticipated that a report on the matter will be presented to Council in June 2017.

It was moved and seconded

That the stakeholder consultation program to consult on the development and implementation of electric vehicle charging infrastructure in new private developments, as described in the staff report titled "Electric Vehicle Charging Infrastructure in Private Developments" from the Director, Engineering, dated December 12, 2016, be endorsed.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

3. **APPLICATION BY GRAFTON ENTERPRISES LTD. FOR A STRATA TITLE CONVERSION AT 2551 NO. 6 ROAD**

(File Ref. No. SC 16-734026) (REDMS No. 5071719 v. 3)

Jordan Rockerbie, Planning Technician, reviewed the application, noting that the on and off-site landscaping will be improved and the subject site's zoning will remain industrial.

It was moved and seconded

- (1) *That the application for a Strata Title Conversion by Grafton Enterprises Ltd. for the buildings located on the property at 2551 No. 6 Road, as generally shown in Attachment 1, be approved on fulfilment of the following conditions:*
- (a) *payment of all City utility charges and property taxes up to and including the year 2017;*
 - (b) *registration of a flood indemnity covenant on title identifying a minimum habitable elevation of 2.9 m GSC;*
 - (c) *registration of an aircraft noise sensitive use covenant on title;*
 - (d) *submission of appropriate plans and documents for execution by the Approving Officer within 180 days of the date of this resolution; and*
 - (e) *submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs and a 10% contingency; and*
- (2) *That the City, as the Approving Authority, delegate to the Approving Officer the authority to execute the strata conversion plan on behalf of the City, as the Approving Authority, on the basis that the conditions set out in Recommendation 1 have been satisfied.*

CARRIED

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4. **APPLICATION BY 1004732 BC LTD. FOR REZONING AT 6840 & 6860 NO. 3 ROAD AND 8051 ANDERSON ROAD FROM “DOWNTOWN COMMERCIAL (CDT1)” TO “CITY CENTRE HIGH DENSITY MIXED USE WITH OFFICE (ZMU31) – BRIGHOUSE VILLAGE”**

(File Ref. No. 12-8060-20-009510; RZ 14-678448) (REDMS No. 5247325 v. 2)

Janet Digby, Planner 3, reviewed the application, highlighting that the proposed development will include a mix of residential, retail and commercial space. Wayne Craig, Director, Development, further noted that the applicant has opted to allocate two one-bedroom and three two-bedroom units for affordable housing and provide a cash contribution for public art.

Discussion ensued with regard to the availability of office space in the city.

In reply to queries from Committee, Mr. Craig noted that the proposed development will include improvements to fronting sidewalks and pedestrian upgrades at the intersections of No. 3 Road and Anderson Road in addition to Anderson Road and Buswell Road. He added that staff are recommending that the proposed development provide a cash-in-lieu community amenity contribution due to the limited floor area that would be allocated for community amenities. Also, Ms. Digby noted that multiple private amenity spaces are proposed for the residential and commercial areas.

A Richmond resident expressed concern with respect to the proposed development's setback and design. Mr. Craig noted that the proposed development does step back from the adjacent residential tower to the east and that should the application proceed, there will be additional opportunities for design adjustments during the development permit process.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9510 to create the “City Centre High Density Mixed Use with Office (ZMU31) – Brighthouse Village” zone, and to rezone 6840 & 6860 No. 3 Road and 8051 Anderson Road from “Downtown Commercial (CDT1)” to “City Centre High Density Mixed Use with Office (ZMU31) – Brighthouse Village”, be introduced and given first reading.

CARRIED

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5. **APPLICATION BY XIUFENG ZHANG AND SHUFANG ZHANG FOR REZONING AT 8140/8160 LUNDY ROAD FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/C)**

(File Ref. No. 12-8060-20-009664; RZ 16-734667) (REDMS No. 5244412)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9664, for the rezoning of 8140/8160 Lundy Road from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/C)", be introduced and given first reading.

CARRIED

6. **APPLICATION BY URBAN ERA BUILDERS & DEVELOPERS LTD. FOR REZONING 9700, 9720, 9800 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/C) AND SINGLE DETACHED (RS1/E) TO TOWN HOUSING (ZT81) – WILLIAMS ROAD**

(File Ref. No. 12-8060-20-009667; RZ 15-700431) (REDMS No. 5258398 v. 3)

Mr. Craig reviewed the application, noting that the proposed development will provide a contribution of three three-bedroom affordable housing units with rental restrictions in accordance with the City's Affordable Housing Strategy and that the proposed development will have a consolidated driveway, a legal agreement for future access to the east, and provide sidewalk improvements.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9667 to create the "Town Housing (ZT81) – Williams Road" Zone, and to rezone 9700, 9720 and 9800 Williams Road from "Single Detached (RS1/C)" and "Single Detached (RS1/E)" to "Town Housing (ZT81) – Williams Road", be introduced and given first reading.

CARRIED

7. **APPLICATION BY TRELIS SENIORS SERVICES LTD. FOR REZONING AT 23100, 23120 AND 23140 WESTMINSTER HIGHWAY FROM SINGLE DETACHED (RS1/F) TO SENIOR'S CARE FACILITY (ZR11) – HAMILTON VILLAGE (HAMILTON)**

(File Ref. No. 12-8060-20-009669; RZ 16-738480) (REDMS No. 5265610 v. 2)

Mark McMullen, Senior Coordinator - Major Projects, reviewed the application highlighting that (i) the proposed seniors care facility will consist of 135 units and will be funded and licensed by Vancouver Coastal Health, (ii) the subject site includes approximately 1,100 m² designated as an Environmentally Sensitive Area (ESA), and (iii) the proposed development will be constructed to achieve LEED Gold standards.

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In reply to queries from Committee, Mr. Craig and Mr. McMullen noted that (i) there will be opportunities to refine the proposed landscape and architectural designs at the development permit process, (ii) the ESA will have habitat compensation for the area impacted by the proposed development, (iii) an assessment from a Qualified Environmental Professional was provided and the proposed habitat compensation is envisioned to have higher habitat value than the existing ESA on-site, (iv) the proposed development will include piled structures under the parking area to stabilize the soil, and (v) the proposed development is only zoned for health care use.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9669 to create the "Senior's Care Facility (ZR11) – Hamilton Village (Hamilton)" zone, and to rezone 23100, 23120 and 23140 Westminster Highway from "Single Detached (RS1/F)" to "Senior's Care Facility (ZR11) – Hamilton Village (Hamilton)", be introduced and given first reading.

CARRIED

8. REFERRAL RESPONSE: REGULATING THE SIZE OF LARGE HOUSES IN THE AGRICULTURAL LAND RESERVE

(File Ref. No. 08-4057-10; 12-8060-20-009665/9666/9678/9679) (REDMS No. 5251835 v. 3)

Correspondence received related to Item No. 8 was distributed (attached to and forming part of these minutes as Schedule 3).

John Hopkins, Planner 3, and Mr. Craig briefed Committee on potential methods to regulate large houses in the Agricultural Land Reserve (ALR), noting that the City has advocated for the introduction of Provincial legislation to address the matter. Mr. Hopkins added that potential regulatory options include restricting the size of the farm homeplate, regulating the siting of residential uses and restricting the size of the dwelling on-site.

Mr. Hopkins briefed Committee on the current Provincial guidelines related to house size in the ALR and contrasted those guidelines with regulations set by the Corporation of Delta. Mr. Hopkins noted that other Metro Vancouver municipalities have recently adopted regulations to address house size in the ALR. Mr. Craig further noted that public consultation on the potential ways to manage residential development on agricultural properties is anticipated to commence in March 2017 and staff will provide a report to Council following the consultation process.

In reply to queries from Committee, Joe Erceg, General Manager, Planning and Development, noted that concern has been raised with respect to the trend of increasing house size in the ALR, adding that the Province has expressed little interest in introducing legislation to address the matter.

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Discussion ensued with regard to (i) the effect of the foreign buyers tax on the construction of large homes in the ALR, (ii) large homes in the ALR being utilized for non-compliant uses and the City's enforcement of current regulations, and (iii) including farm access requirements in the proposed amendments.

In reply to queries from Committee, Mr. Craig advised that farm tax incentives related to the classification of agricultural land falls under Provincial jurisdiction.

An example of a listed single-family house with multiple bedrooms was distributed (attached to and forming part of these minutes as Schedule 4).

Discussion ensued with regard to (i) the historical subdivision of large pre-existing properties into smaller farm plots provided for veterans, (ii) the definition of a single-family home, (iii) the farm income required to qualify for farm tax incentives, and (iv) limiting the size of accessory buildings.

In response to queries from Committee, staff noted that (i) staff can consult with the Law Department regarding the feasibility of placing a moratorium on the development of new large homes in the ALR, (ii) the Agricultural Land Commission (ALC) is supportive of the Provincial guidelines for house size in the ALR, (iii) staff can provide Council with the public consultation information package prior to the public consultation sessions, and (iv) the average size of the ALR house applications received is approximately 8,000 to 12,000 square feet, with the maximum allowable size dependent on the dimensions of the lot.

John Baines, 11620 No. 4 Road, expressed concern with regard to the development of large homes in the ALR and the potential effect on the value of agricultural land.

Nancy Trant, 10100 No. 3 Road, spoke against the development of large homes in the ALR. Also, she expressed concern with regard to non-compliant uses for the large homes and enforcement measures taken by the City.

Carol Biggs, 12262 Ewen Avenue, commented on the protection of agricultural land and expressed concern with the development of large homes in the ALR.

Bhupinder Dhiman, 9360 Sidaway Road, commented on the potential circumstances where development of large homes on agricultural land is required to accommodate large families and would be beneficial for family-operated farms.

In reply to queries from Committee, Mr. Craig noted that should a maximum house size limitation be implemented, a rezoning application may be submitted to request approval to build a larger home.

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Erika Simm, 4991 Westminster Highway, commented on the development of large homes on agricultural land and suggested that clear parameters be developed that would permit large homes in certain circumstances to accommodate large families living on the farm.

Cllr. Dang left the meeting (5:56 p.m.) and did not return.

Gurdial Badh, 2831 Westminster Highway, remarked that family-operated farms may require large homes to accommodate family members living on-site and expressed concern with regard to the enforcement of non-compliant properties.

Yvonne Bell, 10431 Mortfield Road, expressed concern with respect to the development of large homes on the ALR and the potential negative impact on agricultural soil.

Randy Schuette, 7620 Ash Street, expressed that potential restrictions to the development of homes on agricultural land may penalize farmers and adversely affect land values. He suggested that houses that are large enough to require firewalls be restricted on agricultural land.

It was moved and seconded

- (1) ***That the staff report titled, "Referral Response: Regulating the Size of Large Houses in the Agricultural Land Reserve", dated January 10, 2017, from the Director of Development and the Manager of Policy Planning, be received for information; and***
- (2) ***That staff be directed to conduct public consultations regarding the bylaw options presented in this report ("Referral Response: Regulating the Size of Large Houses in the Agricultural Land Reserve") regarding house size, farm home plate and setbacks, including residential accessory buildings.***

The question on motion was not introduced as discussion ensued with regard to the timeline of the public consultation process. It was suggested that the public consultation process be advanced to commence at an earlier date.

As a result of the discussion, staff were directed to provide information on:

- the number of narrow agricultural lots in city
- the feasibility of placing a moratorium on the development of new large homes in the ALR;
- taxes related to farm classified sites;
- recently issued building permits for single family dwellings in the ALR;
- aerial photograph examples of large homes on agricultural land in the city, including the Global BC news story regarding large homes on agricultural properties in the city; and

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- the Corporation of Delta's dwelling size regulations on agricultural land less and greater than eight hectares;

and report back prior to the January 23, 2017 Regular Council meeting.

The question on the motion was then called and it was **CARRIED**.

9. **MANAGER'S REPORT**

(i) Building Massing Regulation Public Consultation

Mr. Craig noted that the first of the scheduled open houses on proposed amendments to building massing regulation is scheduled for January 18, 2017 at the South Arm Community Centre.

(ii) Mylora Non-Farm Use Application

Mr. Craig noted that the City and the applicant have sent supporting documents to the ALC and farm remediation work will commence in the upcoming weeks.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (6:17 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, January 17, 2017.

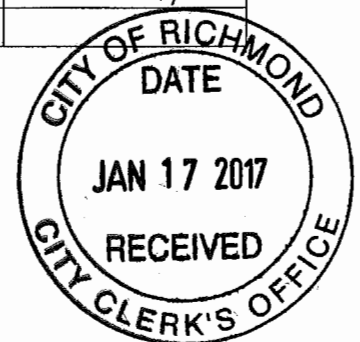
Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator

To Planning Committee
 Jan. 17, 2017
 re: item # 1

	2014 Budget - January 1 - December 31	2015 - January 1 - December 31	2016 - January 1 - December 31	2017 - January 1 - December 31
Balance Projected to be brought Forward December	\$6,663.33	\$1,889.40	\$750.00	\$4,212.58
Revenue				
City of Richmond	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00
Membership Dues	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00
Bank Interest	\$5.00	\$4.00	\$1.50	\$1.50
Sponsorship				
Total Revenue	\$19,068.33	\$14,293.40	\$13,151.50	\$16,614.08
Expenses				
Admin Assistant	\$10,450.00	\$10,000.00	\$10,000.00	\$10,000.00
Admin Expenses	\$200.00	\$100.00	\$80.00	\$80.00
Forums/Meetings	\$1,000.00	\$1,600.00	\$1,400.00	\$1,500.00
Website + IT	\$1,500.00	\$1,100.00	\$800.00	\$2,000.00
Website	\$500.00			
Training/Calendar		\$1,100.00	\$500.00	\$600.00
Post Box Renewal	\$158.00	\$158.00	\$158.00	\$158.00
Volunteer Appreciation	\$250.00	\$250.00	\$200.00	\$200.00
Sub Committee/printing /events	\$5,000.00			\$2,000.00
Total Expenses	\$19,058.00	\$14,308.00	\$13,138.00	\$16,538.00
Total Balance	\$10.33	-\$14.60	\$13.50	\$76.08

Schedule 1 to the Minutes of the
 Planning Committee meeting of
 Richmond City Council held on
 Tuesday, January 17, 2017.



Schedule 2 to the Minutes of the
Planning Committee meeting of
Richmond City Council held on
Tuesday, January 17, 2017.

*To Planning Committee
Jan. 17, 2017
re: Item # 2.*

From: John Roston, Mr [john.roston@mcgill.ca]

Sent: Tuesday, January 17, 2017 10:54 AM

To: McPhail,Linda; McNulty,Bill; Au,Chak; Loo,Alexa; Steves,Harold

Cc: Brodie,Malcolm; Johnston,Ken; Day,Carol; Dang,Derek; Gonzalez,Robert; Russell,Paul;
McEwen,Brendan

Subject: Planning Committee Meeting Jan. 17 - Electric Vehicle Report

Dear members of the Planning Committee,

As you may know, Plug-in Richmond is the group of Richmond electric vehicle owners who are promoting the use of electric vehicles in Richmond. I will be attending the meeting this afternoon, but if there is not an opportunity for citizens to speak on agenda items, there are a few points I would like to make.

1. The staff report is excellent as far as it goes. It clearly makes the point that adoption of EVs is an essential component of meeting our greenhouse gas emission targets. It correctly states that 80% of all EV charging is done at home so that residential charging infrastructure is essential to the wider adoption of EVs. It also points out that we want charging to take place overnight when demand on the electric grid is very low. Most EVs are equipped with charging timers that control when the charging takes place.
2. Given the time and effort required for the consultation process outlined in the report, it is important that as many options as possible are included for residential charging. New private developments are less of a challenge than retrofitting existing residential properties where most of the potential EV owners live. Separate incentives are required for the installation of electrical infrastructure by the property owner or strata corporation and for the purchase of a charging station by the EV owner. The consultation process must include both new and existing residential properties.
3. 120V level 1 charging, which usually takes 8 hours for an average depleted battery, is obsolete if we wish to have the charging take place from 1 to 5 am when the demand on the electric grid is very low. This requires 240V level 2 charging in all residential properties. Similarly, any charging infrastructure in non-residential properties should be 400V level 3 which will charge an average EV to 80% capacity in a half hour.
4. Norway has proved that priorities (perks) for EVs are as important for increased EV adoption as financial subsidies. The consultation process should include requiring reserved parking for EVs, without charging infrastructure, near existing accessible parking spaces.
5. Promotion of electric vehicles at community events is essential where prospective EV owners can chat with existing owners. This is currently being done on a shoestring by Plug-in Richmond in collaboration with the provincially funded Emotive BC. The consultation process should include determining the modest budget required for the City to support these promotional activities including the hiring of two summer students by the City.

I would be pleased to answer any questions or supply any information that would be helpful.
Thank you for your interest in electric vehicles.

John Roston
Coordinator
Plug-in Richmond <http://pluginrichmond.ca>

john.roston@mcgill.ca

John Roston
12262 Ewen Avenue
Richmond, BC V7E 6S8
Phone: 604-274-2726
Fax: 604-241-4254



Planning Committee Meeting
January 17, 2017
On Table
Item # 8
11 letters as of 3:00 pm

ON TABLE ITEM

TO: MAYOR & EACH COUNCILLOR
FROM: CITY CLERK'S OFFICE

Mayor and Councillors

Planning Committee - Jan 17/17
Item # 8

From: Mayor and Councillors
Sent: Tuesday, 17 January 2017 14:40
To: Crowe, Terry
Subject: FW: Mega houses on farmland

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

From: Mayor and Councillors
Sent: Tuesday, 17 January 2017 14:40
To: 'Marion Smith'
Subject: RE: Mega houses on farmland

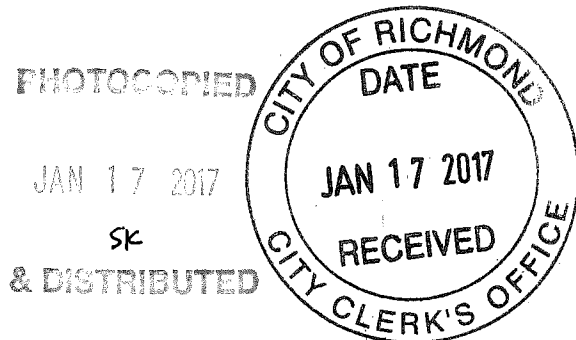
Dear Ms. Smith,

This is to acknowledge and thank you for your correspondence to Richmond City Council. A copy of your email has been forwarded to the Mayor and each Councillor. In addition, your correspondence has also been forwarded to Mr. Terry Crowe, Manager, Policy Planning Department.

Thank you for taking the time to write to Richmond City Council.

Sincerely,
Claudia

Claudia Jesson
Manager, Legislative Services
City Clerk's Office
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: cjesson@richmond.ca



From: Marion Smith [<mailto:marionsmith@shaw.ca>]
Sent: Tuesday, 17 January 2017 14:19
To: Mayor and Councillors
Subject: Mega houses on farmland

Dear Mayor and Councillors,

Please take every action that you can to eliminate mega houses on Richmond farmland, including refusal of any further building applications.

Houses over a certain size or number of bedrooms should be declared non-farm buildings so that they can no longer claim the agriculture tax rate. These should be taxed at the same or higher rate as the rest of the homes in Richmond.

Regards,
Marion Smith
Richmond, BC

ON TABLE ITEM

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

Mayor and Councillors

Planning Committee - Jan 17/17
Item #8

From: CityClerk
Sent: Tuesday, 17 January 2017 10:57
To: Mayor and Councillors
Subject: FW: megahomes on ALR land----written submission for January 17, 2017 Planning Committee meeting

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

PHOTOCOPIED

JAN 17 2017



From: Badyal, Sara
Sent: Monday, 16 January 2017 17:47
To: CityClerk
Cc: Crowe, Terry; Craig, Wayne; Konkin, Barry; Hopkins, John; Eng, Kevin
Subject: FW: megahomes on ALR land----written submission for January 17, 2017 Planning Committee meeting

SK
& DISTRIBUTED

From: Gabrielle A. Grün [<mailto:grun@cs.sfu.ca>]
Sent: Monday, 16 January 2017 17:11
To: Badyal, Sara; Eng, Kevin
Subject: Fwd: megahomes on ALR land----written submission for January 17, 2017 Planning Committee meeting

Hi Sara and Kevin,

How are you? Minhee is on leave, and John has an automated away from the office email message. When is a final decision expected? Many thanks. Have a nice day.

----- Forwarded Message -----

Subject: megahomes on ALR land----written submission for January 17, 2017 Planning Committee meeting
Date: Mon, 16 Jan 2017 16:52:02 -0800
From: Gabrielle A. Grün <grun@cs.sfu.ca>
Reply-To: grun@cs.sfu.ca
To: DWeber@richmond.ca

Dear Planning Committee Members,

Here are some points to weigh regarding members on "farmland"

-The phenomena is not new. Some very large homes have existed on ALR land for many years. The roughly 20 000 square foot Ivy Manor at 12911 No. 3 Road was built in 1989, and is the former home of Milan and Maureen Illich.

-There should not be one [relatively low] house size limit on all ALR land regardless of frontage or overall lot size.

=The myths that agriculture has to be intrinsically tied to specially designated land, and that our food security is dependent on the farming of small lots in the ALR (<2 ha) should not be perpetuated any longer. Hydroponics and greenhouse operations have higher yields than conventional plant agriculture. On the other side of the coin, some properties were included in the ALR merely on the basis of location and not on actual soil capacity. In the case of conventional farming, the economies of scale have to be taken into account.

-Around May 2008, the City implemented a green roof bylaw for new commercial and industrial construction. To ease the consciences of those who still hold to the "agricultural land" hypothesis, the City can require crop-producing, intensive green roofs on the construction of new houses more than 10 000-12 000 square feet in SIZED

-Decisions should be based on careful reflection and analysis, and not in response to fear.

Thanks for your consideration.

Yours sincerely,
Gabrielle A. Grün

M.Sc., Computing Science

10551 No. 6 Road

Richmond BC

V6W 1E6

ON TABLE ITEM

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

MayorandCouncillors

Planning Committee - Jan 17/17
Item #8

From: MayorandCouncillors
Sent: Tuesday, 17 January 2017 14:05
To: Crowe, Terry
Subject: FW: Fwd: Fwd: Fwd: the proposed changes to the taxation of ALR land

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

From: MayorandCouncillors
Sent: Tuesday, 17 January 2017 14:05
To: 'grun@cs.sfu.ca'
Subject: RE: Fwd: Fwd: Fwd: the proposed changes to the taxation of ALR land

Dear Ms. Grun,

This is to acknowledge and thank you for your correspondence to Richmond City Council. A copy of your email has been forwarded to the Mayor and each Councillor. In addition, your correspondence has also been forwarded to Mr. Terry Crowe, Manager, Policy Planning Department.

Thank you for taking the time to write to Richmond City Council.

Sincerely,
Claudia

Claudia Jesson
Manager, Legislative Services
City Clerk's Office
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: cjesson@richmond.ca

----- Forwarded Message -----

Subject: Fwd: Fwd: the proposed changes to the taxation of ALR land
Date: Sun, 15 Jan 2017 22:15:24 -0800
From: Gabrielle A. Grün <grun@cs.sfu.ca>
Reply-To: grun@cs.sfu.ca
To: Park, Minhee <MPark@richmond.ca>

Hi Minhee,



How are you? Please enter the following as a submission for the planning committee meeting on Tuesday. Thanks. Take care.

----- Forwarded Message -----

Subject:Fwd: the proposed changes to the taxation of ALR land

Date:Sun, 27 Nov 2016 21:48:07 -0800

From:Gabrielle A. Grün <grun@cs.sfu.ca>

Reply-To:grun@cs.sfu.ca

To:Reid.MLA, Linda <Linda.Reid.MLA@leg.bc.ca>

----- Forwarded Message -----

Subject:the proposed changes to the taxation of ALR land

Date:Sun, 27 Nov 2016 21:40:01 -0800

From:Gabrielle A. Grün <grun@cs.sfu.ca>

Reply-To:grun@cs.sfu.ca

To:peter.fassbender.MLA@leg.bc.ca

Dear Mr. Peter Fassbender, Minister of, **Community, Sport, Cultural Development** and Minister Responsible for Translink,

The proposed changes to the taxation of ALR properties would adversely impact all the owners of these lands, not just speculators or investors. Furthermore, the amendments could actually result in less land being employed in agricultural endeavors. More study,

consultation and canvassing of the stakeholders i.e. the diverse body of owners of ALR land throughout BC.

It is of note that some longstanding owners of ALR land do not farm their land for various reasons and circumstances. Seniors and the disabled should be excluded from any changes to the ALR property tax credit amounting to 50% of the provincial school tax portion of property tax. For the rest of owners of ALR land that is not actively farmed, a staggered reduction in the credit e.g. of 5-10% per year could be looked at. The retention of a school tax credit of 10-1.985% as "compensation for the additional regulations and reduced potential i.e. in terms of multifamily dwelling units etc. and diminished services such as sanitary sewer and storm sewers. could be entertained too .

As well, any increase in the monetary agricultural production quota required for a property to be classified as "farm" by BC Assessment has to be well thought out as such an raise could actually result in an abandoning of farming efforts altogether on some smaller ALR lots because the cost/benefit ratio would no longer make sense (or the benefit would be almost impossible to to attain). The minimum for properties under 1.98 acres is \$10 000/year, which is already high. On the other hand, the quota for properties between 1.98 acres and 10 acres is only \$2500/year. While this may be reasonable for lots under 3-4 acres in size, it is likely inappropriate for 9-10 acre parcels. There should be more of a graded scale for this category spanning over 8 acres. Agricultural output can vary significantly from year to year, and is dependent on a variety of factors including the weather.

Moreover, in order to maximize the number of properties being farming, owners of ALR land should continue to be allowed to contract out the farming activities to others or to lease their land to farmers.

Rather than taking punitive action against all owners of ALR land that is not being farmed, there should be greater support for existing farms and more incentives for innovation in farming and new agricultural operations. An understanding that certain small, ALR properties are not well-suited for conventional farming, and that food production cannot be strictly limited to land especially allocated to agriculture (rooftop gardens, non-soil-based crop growing techniques) is helpful. A firm grasp of the underlying issues is required for the thorough review of the taxation of ALR land so that the effect is what is intended.

Thanks for your consideration.

Yours sincerely,
Gabrielle A. Grün

M.Sc., Computing Science

10551 No. 6 Road

Richmond BC

V6W 1E6

MayorandCouncillors

From: Weber,David
Sent: Tuesday, 17 January 2017 12:57
To: MayorandCouncillors
Subject: FW: 12911 No. 3 Road

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

----- Forwarded Message -----

Subject: 12911 No. 3 Road
Date: Mon, 16 Jan 2017 13:38:23 -0800
From: Gabrielle A. Grün <grun@cs.sfu.ca>
Reply-To: grun@cs.sfu.ca
To: Gabrielle Grun <grun@cs.sfu.ca>

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[Address V] [] [] [] [] [] []

- RECENT SEARCHES
- MY FAVOURITES

12911 NO. 3 RD RICHMOND



11-320-R049000098 04/28/2014

Total Value \$11,905,000

3197 TAHSIS AVE COQUITLAM



10-305-35185067 01/05/2013

Total Value \$899,000

17331 FEDORUK RD RICHMOND



11-320-R013666070 04/28/2014

Total Value \$356,963

10276 KENT RD CHILLIWACK



Click Details to See Photo

Total Value \$495,000


10282 KENT RD CHILLIWACK



Click Details to See Photo

Total Value \$495,000

You have no Favourites currently saved.

Click on the  on any property page to save and easily access up to 10 of your favourite properties on this device.

12911 NO. 3 RD RICHMOND V7A 1X4



11-320-R049000098 04/28/2014

Total Value \$11,905,000
Assessed as of July 1st, 2016
Land \$7,794,000
Buildings \$4,111,000

Previous Year Value \$9,275,000

Land \$5,196,000

Buildings \$4,079,000

[Report a Problem](#)

Year Built

1989 Description

2 STY house - custom Area-Jurisdiction-Roll

11-320-R-049-000-098

Are the property details correct?

[Yes, click here to confirm](#)[No, click here to update](#)

Show less

Land Size 18.46 Acres

First Floor Area 10,224

Second Floor Area 9,182

Basement Finish Area

Strata Area

Bedrooms 5

Baths 9

Carports C

Garages G

Legal Description and Parcel ID

Lot 5 Block 3N Plan 33483 Section 8 Range 6W Land District 36

PID: 000-462-772

Building Storeys

Gross Leaseable Area

Net Leasable Area

No. of Apartment Units

Manufactured Home

Width

Length

Total Area

Sales History (in the last 3 years)

Comments

Map

Neighbouring Properties

Sample Sold Properties

Due to high volume you may experience delays in the response time of the map feature. We apologize for the inconvenience.

ON TABLE ITEM

Mayor and Councillors

Planning Committee - Jan. 17/2017
Item # 8

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

From: Mayor and Councillors
Sent: Tuesday, 17 January 2017 10:31
To: Crowe, Terry
Subject: FW: Regulating the size of MEGA houses in the ALR

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

FYI

From: Mayor and Councillors
Sent: Tuesday, 17 January 2017 10:31
To: 'Bell, Yvonne [HSSBC]'
Subject: RE: Regulating the size of MEGA houses in the ALR

Dear Yvonne and Lorraine Bell,

This is to acknowledge and thank you for your correspondence to Richmond City Council providing feedback regarding the regulation of houses on farmland. A copy of your email has been forwarded to the Mayor and each Councillor. In addition, your correspondence has also been forwarded to Mr. Terry Crowe, Manager, Policy Planning Department.

Thank you for taking the time to write to Richmond City Council.

Sincerely,
Claudia

Claudia Jesson
Manager, Legislative Services
City Clerk's Office
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: cjesson@richmond.ca

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JAN 17 2017

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From: Bell, Yvonne [HSSBC] [<mailto:Yvonne.Bell@hssbc.ca>]
Sent: Monday, 16 January 2017 17:12
To: Mayor and Councillors
Subject: Regulating the size of MEGA houses in the ALR

I am in full support of Richmond regulating the size of houses on land in the ALR (and anywhere in Richmond for that matter). Please create a bylaw to limit the floor area of a home in the ALR similar to that of Delta's zoning regulations. Delta restricts the floor area of a home to 3,552 square feet on lots smaller than 20 acres or 5,005 square feet on lots 20 acres or larger. I think the floor area of a home in the ALR should be no larger than 3,552 square feet on any size of lot in the ALR whether it be ½ an acre or 100 acres. Grade A farmland is for growing food, not for building insanely large megahouses. This is 2017. Farmland is one of the most precious resources the earth has besides water. Why do you allow people to squander it on ludicrous Megahouses? Please pass a bylaw controlling the size of megahouses as soon as possible.

Yvonne and Lorraine Bell, life time residence and taxpayers of Richmond

10431 Mortfield Road
Richmond, BC
V7A 2W1

ON TABLE ITEM

TO: MAYOR & EACH COUNCILLOR
FROM: CITY CLERK'S OFFICE

Mayor and Councillors

Planning Committee - Jan 17/17
Item # 8

From: Mayor and Councillors
Sent: Tuesday, 17 January 2017 10:26
To: Crowe, Terry
Subject: FW: Homes in the ALR

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

fyi

-----Original Message-----

From: Mayor and Councillors
Sent: Tuesday, 17 January 2017 10:26
To: 'Penny Charlebois'
Subject: RE: Homes in the ALR

Dear Ms. Charlebois,

This is to acknowledge and thank you for your correspondence to Richmond City Council providing feedback regarding the regulation of houses on farmland. A copy of your email has been forwarded to the Mayor and each Councillor. In addition, your correspondence has also been forwarded to Mr. Terry Crowe, Manager, Policy Planning Department.

Thank you for taking the time to write to Richmond City Council.

Sincerely,
Claudia

Claudia Jesson
Manager, Legislative Services
City Clerk's Office
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: cjesson@richmond.ca

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-----Original Message-----

From: Penny Charlebois [<mailto:Pennycharlebois@telus.net>]
Sent: Monday, 16 January 2017 18:08
To: Mayor and Councillors
Subject: Homes in the ALR

Mayor and Council

We are losing valuable farmland daily in Richmond. These massive home are not being built for farmers but speculators buying cheaper land and getting the farm tax benefit. Are they being used as hotels? Are they paying taxes like the rest of us? There are still some really great farmers in Richmond providing food for so many, and some who cannot purchase land but have to lease because the speculators have contributed to rising prices.

Penny Charlebois

Sent from my iPad

ON TABLE ITEM

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

Mayor and Councillors

Planning Committee - Jan 17/17
Item #8

From: Mayor and Councillors
Sent: Tuesday, 17 January 2017 10:28
To: Crowe, Terry
Subject: FW: Mega houses on agricultural land

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

FYI

-----Original Message-----

From: Mayor and Councillors
Sent: Tuesday, 17 January 2017 10:28
To: 'Maureen Nakanishi'
Subject: RE: Mega houses on agricultural land

Dear Mr. and Mrs. Nakanishi,

This is to acknowledge and thank you for your correspondence to Richmond City Council providing feedback regarding the regulation of houses on farmland. A copy of your email has been forwarded to the Mayor and each Councillor. In addition, your correspondence has also been forwarded to Mr. Terry Crowe, Manager, Policy Planning Department.

Thank you for taking the time to write to Richmond City Council.

Sincerely,
Claudia

Claudia Jesson
Manager, Legislative Services
City Clerk's Office
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: cjesson@richmond.ca

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-----Original Message-----

From: Maureen Nakanishi [<mailto:mnakanishi521@icloud.com>]
Sent: Monday, 16 January 2017 17:46
To: Mayor and Councillors
Subject: Mega houses on agricultural land

My family and I are concerned about the mega houses being built on Our agricultural lands. It's obvious these homes are not built to Accommodate people who are farming the land. Unless restrictions are put Into place and enforced some people will take advantage of any loopholes that Exist. I can't imagine what it must be like to live beside these mall size houses In fact are they really homes? We can't allow what agricultural land we have left In Richmond to be threatened by what is viewed as single family homes.
We trust that our elected officials are looking out for the benefit of the community As a whole, not a select few that take advantage of pre existing regulations.

George and Maureen Nakanishi
11571 Plover Drive

Sent from my iPad

ON TABLE ITEM

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

Mayor and Councillors

Planning Committee Jan 17/17
Item #8

From: Mayor and Councillors
Sent: Tuesday, 17 January 2017 10:24
To: Crowe, Terry
Subject: FW: Houses on farmland

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

FYI

From: Mayor and Councillors
Sent: Tuesday, 17 January 2017 10:24
To: 'Marion Bellis'
Subject: RE: Houses on farmland

Dear Ms. Bellis,

This is to acknowledge and thank you for your correspondence to Richmond City Council providing feedback regarding the regulation of houses on farmland. A copy of your email has been forwarded to the Mayor and each Councillor. In addition, your correspondence has also been forwarded to Mr. Terry Crowe, Manager, Policy Planning Department.

Thank you for taking the time to write to Richmond City Council.

Sincerely,
Claudia

Claudia Jesson
Manager, Legislative Services
City Clerk's Office
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: cjesson@richmond.ca

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From: Marion Bellis [<mailto:wmbellis@shaw.ca>]
Sent: Tuesday, 17 January 2017 07:12
To: Mayor and Councillors
Subject: Houses on farmland

Ladies and Gentlemen,

I am hoping that in this meeting about house sizes will actually do something.

No house on farmland should be larger than 4,500 sq. ft. Farmland is a precious resource.

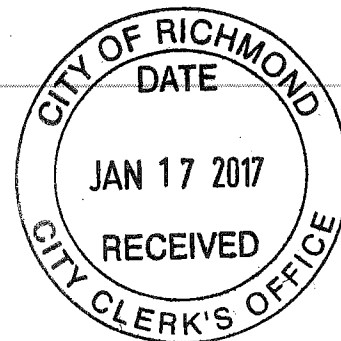
Humans need to eat food and the land to grow it on is becoming scarce. Cost of food is going up

For the average household. Change the rules and enforce the rules.

Where has this council been for the last few years that his use of farmland/house size has gotten so out of control.

By the way what about the land behind all the churches along Nbr. 5 Rd, which was suppose to be farmed? Why can this land not be

turned into community allotment gardens?



Regards

Marion Bellis

P.S.

Stop pouring money into the Oval, it was suppose to be self sustaining, how about putting some into the Library system.

ON TABLE ITEM

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

Mayor and Councillors

Planning Committee - Jan 17/17
Item # 8

From: Mayor and Councillors
Sent: Tuesday, 17 January 2017 13:58
To: 'Courtney N'
Subject: RE: ALR land

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

Dear Ms. Neish and Mr. Besharah,

This is to acknowledge and thank you for your correspondence to Richmond City Council providing feedback regarding the regulation of houses on farmland. A copy of your email has been forwarded to the Mayor and each Councillor. In addition, your correspondence has also been forwarded to Mr. Terry Crowe, Manager, Policy Planning Department.

Thank you for taking the time to write to Richmond City Council.

Sincerely,
Claudia

Claudia Jesson
Manager, Legislative Services
City Clerk's Office
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: cjesson@richmond.ca

From: Courtney N [<mailto:courtneyneish@gmail.com>]
Sent: Tuesday, 17 January 2017 13:55
To: Mayor and Councillors
Subject: ALR land

We are appalled and disgusted by the building happening on ALR land here in Richmond. We have lived here for almost 37 years and support maintaining farm land for farming.

Please change the by-laws to limit the size of houses to approx. 5,000 sq. ft., and minimize the overall footprint created by roads, pools etc.

As well, if it is part of council's mandate, increase the amount of farming income required before the property is taxed as agricultural rather than residential land.

The sooner steps are taken to preserve farmland and stop the proliferation of multi-million dollar mansions that blatantly defy the intent of the ALR, the better.

Courtney Neish and Benjamin Besharah

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ON TABLE ITEM

TO: MAYOR & EACH COUNCILLOR
FROM: CITY CLERK'S OFFICE

MayorandCouncillors

Planning Committee - Jan 17/17
Item # 8

From: MayorandCouncillors
Sent: Tuesday, 17 January 2017 14:01
To: Crowe,Terry
Subject: FW: Houses on Farm Land

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

From: MayorandCouncillors
Sent: Tuesday, 17 January 2017 14:00
To: 'Don and Rosemary Neish'
Subject: RE: Houses on Farm Land

Dear Mr. and Mrs. Neish,

This is to acknowledge and thank you for your correspondence to Richmond City Council providing feedback regarding the regulation of houses on farmland. A copy of your email has been forwarded to the Mayor and each Councillor. In addition, your correspondence has also been forwarded to Mr. Terry Crowe, Manager, Policy Planning Department.

Thank you for taking the time to write to Richmond City Council.

Sincerely,
Claudia

Claudia Jesson
Manager, Legislative Services
City Clerk's Office
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: cjesson@richmond.ca

From: Don and Rosemary Neish [<mailto:dandrneish@gmail.com>]
Sent: Tuesday, 17 January 2017 13:53
To: MayorandCouncillors
Subject: Houses on Farm Land

We are appalled and disgusted by the building happening on ALR land here in Richmond. We have lived here for almost 45 years and support maintaining farm land for farming.

Please change the by-laws to limit the size of houses to approx. 5,000 sq. ft., and minimize the overall footprint created by roads, pools etc.

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As well, if it is part of council's mandate, increase the amount of farming income required before the property is taxed as agricultural rather than residential land.

The sooner steps are taken to preserve farmland and stop the proliferation of multi-million dollar mansions that blatantly defy the intent of the ALR, the better.

Don and Rosemary Neish
6900 Gainsborough Dr.

ON TABLE ITEM

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

Mayor and Councillors

Planning Committee - Jan 17/17
Item #8

From: Mayor and Councillors
Sent: Tuesday, 17 January 2017 14:02
To: Crowe, Terry
Subject: FW: Mega Homes on the Agricultural Land Reserve

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

From: Mayor and Councillors
Sent: Tuesday, 17 January 2017 14:02
To: 'Lori'
Subject: RE: Mega Homes on the Agricultural Land Reserve

Dear Ms. Yonin and Mr. Eldridge,

This is to acknowledge and thank you for your correspondence to Richmond City Council providing feedback regarding the regulation of houses on farmland. A copy of your email has been forwarded to the Mayor and each Councillor. In addition, your correspondence has also been forwarded to Mr. Terry Crowe, Manager, Policy Planning Department.

Thank you for taking the time to write to Richmond City Council.

Sincerely,
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Manager, Legislative Services
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City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: cjesson@richmond.ca



From: Lori [<mailto:lyonin@shaw.ca>]
Sent: Tuesday, 17 January 2017 13:21
To: Mayor and Councillors
Subject: Mega Homes on the Agricultural Land Reserve

We wish to extend our support to any Council members and/or staff reports that recommend limiting the size of homes located within the Agricultural Land Reserve. Anyone who lives in Richmond is aware that under the current regulations, farmland is being appropriated for mansions and country estates. This is not the purpose of the ALR and in fact, reduces productive agricultural land, effectively making it unusable for farming in the future. Agricultural Land is meant for farming, not for mansions.

We are aware that other municipalities within Metro Vancouver have placed size restrictions on homes located within the ALR. We would ask that City of Richmond Council follow their lead and do the same. And while many Richmond citizens may not take the time to let City Council know how they feel about this issue, it is a sore spot among the citizens of Richmond. It will be an issue we, and many other Richmond voters, will take into consideration during the next municipal elections. So, please provide some leadership on this issue, as have many other municipal politicians.

Thank you,

Lori Yonin and John Eldridge
#42 – 11491 Seventh Ave.,
Richmond, B.C.

ON TABLE ITEM

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

Mayor and Councillors

Planning Committee - Jan 17/17
Item #8

From: Mayor and Councillors
Sent: Tuesday, 17 January 2017 14:03
To: Crowe, Terry
Subject: FW: ALR mega homes and AIR BnB

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

-----Original Message-----

From: Mayor and Councillors
Sent: Tuesday, 17 January 2017 14:03
To: 'geldart1@gmail.com'
Subject: RE: ALR mega homes and AIR BnB

Dear Ms. Geldart,

This is to acknowledge and thank you for your correspondence to Richmond City Council. A copy of your email has been forwarded to the Mayor and each Councillor. In addition, your correspondence has also been forwarded to Mr. Terry Crowe, Manager, Policy Planning Department.

Thank you for taking the time to write to Richmond City Council.

Sincerely,
Claudia

Claudia Jesson
Manager, Legislative Services
City Clerk's Office
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: cjesson@richmond.ca

-----Original Message-----

From: geldart1@gmail.com [<mailto:geldart1@gmail.com>]
Sent: Tuesday, 17 January 2017 13:14
To: Mayor and Councillors
Subject: ALR mega homes and AIR BnB

Just when I thought you weren't listening to the community, both these issues are being addressed.
Thank you.
Shirley Geldart



\$ 1,398,000

10586 MCLENNAN PLACE, Richmond, BC, V6X 3G6

Listing ID# R2121188

[Back to Results](#)

[Demographics](#)

[Points of Interest](#)

[Map](#)

\$ 1,398,000

**10586 MCLENNAN
PLACE
Richmond, BC
V6X 3G6**

[View Photos](#)

[Get Directions](#)

[Travel Time](#)

Building type: **Single Family**

Bedrooms: **4**

Bathrooms: **2**

Level: **1**

Tax Year: **2016**

Age of Building: **1985**

Community: **Prisepoint III**

Land size: **0.13**

Living space: **3021 sq ft**

Status: **For Sale/Active**

Days on Market: **3**

Basement: **None**

Complex: **None**