



Planning Committee

Date: Tuesday, March 20, 2018

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 Carol Day
Councillor Ken Johnston

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 March 6, 2018, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

April 4, 2018, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING AND DEVELOPMENT DIVISION

1. AGRICULTURALLY ZONED LAND: SUMMARY OF PUBLIC CONSULTATION ON LIMITING RESIDENTIAL DEVELOPMENT IN THE AG1 ZONE FOR PROPERTIES THAT ARE 0.2 HA (0.5 ACRES) OR LARGER

(File Ref. No. 08-4057-10) (REDMS No. 5766488 v. 7)

A summary of public comments received on proposed regulations related to residential development on farmland was distributed (attached to and forming part of these minutes as Schedule 1).

With the aid of a PowerPoint presentation (Copy on-file, City Clerk's Office), Barry Konkin, Manager, Policy Planning, reviewed the proposed regulations related to single family residential development on farmland and the public consultation undertaken on the matter. Also, he noted that the majority of Building Massing requirements already apply to single detached homes on farmland, and that Council can consider a temporary withholding of building permits in conflict should Council direct staff to prepare a bylaw on the proposed regulations..

Discussion took place regarding the proposed regulations related to the (i) house footprint, (ii) the maximum building height, and (iii) the feedback received from Richmond farmers.

Michelle Li, representing Richmond Farm Watch, suggested that Council consider the most restrictive option to regulate house size on farmland. Also, she expressed that farmland should be protected and that large homes on farmland negatively affect farm viability.

John Roston, 12262 Ewen Avenue, referenced his submission (attached to and forming part of these minutes as Schedule 2), and remarked on extending the foreign buyers tax to transactions involving farm properties. Also, he expressed concern with regard to the current allowable house size on farmland and suggested that the farm home plate be limited to discourage the building of large homes.

Ben Dhiman, 9360 Sidaway Road, commented that it is premature to amend regulations related to residential development on farmland and that more time is required to evaluate the impact of the current regulations. Also, he expressed concern regarding the feedback received from the non-farming community.

Planning Committee

Tuesday, March 20, 2018

In reply to queries from Committee, staff noted that so far in 2018, 16 building applications on farmland have been received. It was further noted that three permits have been issued since the adoption of the current farmland regulations, with the average size of the proposed homes to be approximately 6,800 ft².

Miles Smart, 9571 Beckwith Road, expressed support to limit house sizes on farmland to approximately 5300 ft² and was of the opinion that restricting the size of the farm home plate may not address issues related to land speculation. Also, he commented on the potential negative effect of inflated property values on the economic viability of farms.

Jim Wright, 8300 Osgood Drive, spoke on the proposed amendments and protection of farmland, suggesting that homes on farmland be limited to approximately 300m².

Anita Georgy, Executive Director, Richmond Food Security Society, commented on enhancing food security and encouraged the City to consider policies that would preserve farmland. Also, she expressed support for the most restrictive option to limit farmland residences to a maximum of 5,382 ft².

Gary Berar, 9571 No. 6 Road, expressed that more time is required to assess current farmland regulations that the proposed options may negatively impact the economic viability of farms. Also, he was of the opinion that the City should focus on the feedback provided by farmers when considering the proposed options.

Todd May, representing the Richmond Farmer's Institute and the Agricultural Advisory Committee, commented on the community support for agriculture and encouraged the City to continue with the evaluation of current farmland regulations. Also, he suggested that staff use the metric system in reports and that the City examine options to permit a secondary dwelling on farmland for farm workers.

Discussion ensued with regard to (i) increasing the permitted height of homes on farmland in order to reduce its footprint, (ii) reviewing regulations that would permit a secondary dwelling on farms for family and for farm workers, and (iii) increasing farmers' accessibility to farmland.

David Baines, 8451 Rosehill Drive, expressed that the current farmland regulations have not been effective in reducing the speculation of farmland and that further restricting home size to below the Agricultural Land Reserve guideline of 5,382 ft² may be necessary to allow farmland values to return to market standards.

Planning Committee

Tuesday, March 20, 2018

Amit Sandhu, 5700 Forsyth Crescent, expressed support for the current farmland regulations and suggested that more time be given for their evaluation. Also, he suggested that more support be given for local farms as well as farming innovation and sustainability.

Doug Wright, 11540 No. 3 Road, expressed that more time is required to evaluate the efficacy of the current farmland regulations and suggested that the City consider allowing secondary dwellings on farmland for farm workers. He further expressed that there are alternative options to access farm land without direct ownership and that the City should focus on feedback from the farming community.

Cllr. Steves left the meeting (5:23 p.m.) and returned (5:27 p.m.).

Peter Dhillon, 10531 Springhill Crescent, remarked on the innovation occurring in the area of food production and the increasing demand for organic produce. He expressed that the City examine the conservation of farmland in the context of evolving demand for certain crops and farming techniques.

Vincent Quan, 21900 Westminster Highway, expressed concern that proposed amendments may negatively affect farms' economic viability. He added that farmers may need to access the farmland's value in order to invest in the farm's operation or cover costs. He further expressed that more time be provided to assess the current farmland regulations.

Cllr. Day left the meeting (5:38 p.m.) and returned (5:39 p.m.).

Discussion ensued with regard to (i) encouraging development applicants to submit a farm plan, (ii) limiting the size and number of accessory buildings on farmland, (iii) locating the septic field within the farm home plate, and (iv) options to install a sewage line for farm properties along No. 6 Road.

As a result of the discussion, the following **motion** was introduced:

It was moved and seconded

- (1) ***That the staff report titled "Agriculturally Zoned Land: Summary of Public Consultation on Limiting Residential Development in the AG1 Zone for Properties that are 0.2 ha (0.5 acres) or Larger" dated March 13, 2018 from the Manager of Policy Planning be received for information;***

Planning Committee
Tuesday, March 20, 2018

- (2) *That staff be directed to prepare a bylaw based on Option 1 with the septic field located within the farm home plate, as presented in the report “Agriculturally Zoned Land: Summary of Public Consultation on Limiting Residential Development in the AG1 Zone for Properties that are 0.2 ha (0.5 acres) or Larger” dated March 13, 2018 from the Manager of Policy Planning;*
- (3) *That, following Council’s ratification of any option identified in resolution 2, staff be directed to bring forward appropriate bylaws for consideration of First Reading to the April 9, 2018 Regular Council Meeting;*
- (4) *That a letter be sent to the Premier of BC, the BC Minister of Agriculture, and the BC Minister of Finance, with copies to all Richmond Members of the Legislative Assembly, the Leader of the Third Party, the Leader of the Official Opposition, and the Chair of the BC Agricultural Land Commission requesting that the Province review their policies on foreign ownership, taxation, enforcing their guidelines on house size and farm home plate, providing greater financial incentives for farmers, and strengthening the Agricultural Land Commission’s enforcement actions for non-farm uses.*

The question on the motion was not called as discussion ensued with regard to:

- the potential impact of proposed regulations on house size and farmland values;
- variance options available to potential applicants;
- options to introduce regulations allowing secondary dwellings on farm land for extended family and farm workers;
- a review of farmland regulations adopted by other municipalities such as Delta;
- the impact of the house footprint and the size of the farm home plate on the farm viability;
- the factors related to the number of farms that have lost their farm status; and
- options to improve farmland access to non-land owners;

A list of submitted applications for development on farmland (attached to and forming part of these minutes as Schedule 3) and real estate listing of a farm lot on 10451 Palmberg Road (attached to and forming part of these minutes as Schedule 4) was presented.

Discussion ensued with regard to the productivity of farmland and options to reduce real estate speculation on farmland.

Planning Committee
Tuesday, March 20, 2018

In response to queries from Committee, Joe Erceg, General Manager, Planning and Development, noted that staff can provide information on options to permit a secondary dwelling on farmland before the upcoming Council meeting; however, more time is required to report on potential amendments to regulations related to limiting accessory buildings on farmland.

Mr. Erceg then commented on a potential temporary withholding of building permits, noting that existing zoning regulations will apply to in-stream applications.

As a result of the discussion, the following **amendment** was introduced:

It was moved and seconded

That the following be added to the main motion as Parts (5), (6) and (7):

- (1) That staff comment on the possible provision of a second dwelling for farm workers;*
- (2) That staff comment on the City's ability to impact and limit the size of farm structures on farmland; and*
- (3) Whereas Section 463 of the Local Government Act allows the withholding of building permits that conflict with bylaws in preparation; and*

Whereas Council has directed staff to further review options on reducing house size and farm home plate area, determining septic field location in relation to the farm home plate, and establishing a house footprint regulation for all lots in the AG1 Zone on lots larger than 0.2 ha (0.5 acres).

- (a) That staff be directed to prepare for Council's consideration a bylaw that would further limit house size and farm home plate area, determine septic field location in relation to the farm home plate, and establish a house footprint regulation for properties zoned Agriculture (AG1) on lots 0.2 ha (0.5 acres) or larger; and*
- (b) That staff bring forward all building permit applications for residential development in the Agriculture (AG1) zone on properties 0.2 ha (0.5 acres) or larger, received more than 7 days after the passage of Part 7 (a), to determine whether such applications are in conflict with the proposed bylaw to limit house size, farm home plate area, septic field location in relation to the farm home plate, and house footprint for properties zoned AG1 that are 0.2 ha (0.5 acres) or larger.*

CARRIED

Planning Committee
Tuesday, March 20, 2018

The question on the motion, which reads as follows:

- (1) *That the staff report titled "Agriculturally Zoned Land: Summary of Public Consultation on Limiting Residential Development in the AG1 Zone for Properties that are 0.2 ha (0.5 acres) or Larger" dated March 13, 2018 from the Manager of Policy Planning be received for information;*
- (2) *That staff be directed to prepare a bylaw based on Option 1 with the septic field located within the farm home plate, as presented in the report "Agriculturally Zoned Land: Summary of Public Consultation on Limiting Residential Development in the AG1 Zone for Properties that are 0.2 ha (0.5 acres) or Larger" dated March 13, 2018 from the Manager of Policy Planning;*
- (3) *That, following Council's ratification of any option identified in resolution 2, staff be directed to bring forward appropriate bylaws for consideration of First Reading to the April 9, 2018 Regular Council Meeting;*
- (4) *That a letter be sent to the Premier of BC, the BC Minister of Agriculture, and the BC Minister of Finance, with copies to all Richmond Members of the Legislative Assembly, the Leader of the Third Party, the Leader of the Official Opposition, and the Chair of the BC Agricultural Land Commission requesting that the Province review their policies on foreign ownership, taxation, enforcing their guidelines on house size and farm home plate, providing greater financial incentives for farmers, and strengthening the Agricultural Land Commission's enforcement actions for non-farm uses;*
- (5) *That staff comment on the possible provision of a second dwelling for farm workers;*
- (6) *That staff comment on the City's ability to impact and limit the size of farm structures on farmland; and*
- (7) *Whereas Section 463 of the Local Government Act allows the withholding of building permits that conflict with bylaws in preparation; and*

Whereas Council has directed staff to further review options on reducing house size and farm home plate area, determining septic field location in relation to the farm home plate, and establishing a house footprint regulation for all lots in the AG1 Zone on lots larger than 0.2 ha (0.5 acres).

Planning Committee
Tuesday, March 20, 2018

- (a) *That staff be directed to prepare for Council's consideration a bylaw that would further limit house size and farm home plate area, determine septic field location in relation to the farm home plate, and establish a house footprint regulation for properties zoned Agriculture (AG1) on lots 0.2 ha (0.5 acres) or larger; and*
- (b) *That staff bring forward all building permit applications for residential development in the Agriculture (AG1) zone on properties 0.2 ha (0.5 acres) or larger, received more than 7 days after the passage of Part 7 (a), to determine whether such applications are in conflict with the proposed bylaw to limit house size, farm home plate area, septic field location in relation to the farm home plate, and house footprint for properties zoned AG1 that are 0.2 ha (0.5 acres) or larger.*

was not called as there was agreement to deal with Parts (1) to (7) separately.

The question on Part (1) was then called and it was **CARRIED**.

The question on Part (2) was then called and it was **DEFEATED ON A TIED VOTE**, with Cllrs. McPhail, Loo and McNulty opposed.

The question on Part (3) was then called and it was **CARRIED**.

The question on Part (4) was then called and it was **CARRIED**.

The question on Part (5) was then called and it was **CARRIED**.

The question on Part (6) was then called and it was **CARRIED**.

The question on Part (7) was then called and it was **CARRIED**.

As a result, the motion will proceed to the March 26, 2018 Council meeting without a recommendation for Part (2).

Mayor Brodie and Cllr. Johnston left the meeting (6:25 p.m.) and did not return.

Cllr. Day left the meeting (6:25 p.m.).

COMMUNITY SERVICES DIVISION

2. **HOUSING AGREEMENT BYLAW NO. 9772 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS LOCATED AT 3328 CARSCALLEN ROAD AND 3233 AND 3299 SEXSMITH ROAD (PINNACLE LIVING (CAPSTAN VILLAGE) LANDS INC.)**

(File Ref. No. 08-4057-05) (REDMS No. 5559744 v. 2; 5560191; 5510843)

Planning Committee
Tuesday, March 20, 2018

It was moved and seconded

That Housing Agreement (3328 Carscallen Road and 3233 and 3299 Sexsmith Road) Bylaw No. 9772 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of section 483 of the Local Government Act, to secure the Affordable Housing Units required by the Development Permit DP 16-735564, as outlined in the report titled "Housing Agreement Bylaw No. 9772 to Permit the City of Richmond to Secure Affordable Housing Units located at 3328 Carscallen Road and 3233 and 3299 Sexsmith Road (Pinnacle Living (Capstan Village) Lands Inc.)," dated March 1, 2018, from the Manager, Community Social Development.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

3. **APPLICATION BY ANTHEM PROPERTIES LTD. FOR REZONING AT 5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291/5311, 5331 AND 5351 STEVESTON HIGHWAY FROM "SINGLE DETACHED (RS1/E)" AND "TWO-UNIT DWELLINGS (RD1)" TO "TOWN HOUSING - STEVESTON HIGHWAY (STEVESTON) (ZT85)"**

(File Ref. No. 12-8060-20-009841; RZ 17-765557) (REDMS No. 5716408)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9841 to create the "Town Housing - Steveston Highway (Steveston) (ZT85)" zone, and to rezone 5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291/5311, 5331 and 5351 Steveston Highway from "Single Detached (RS1/E)" and "Two-Unit Dwellings (RD1)" to "Town Housing - Steveston Highway (Steveston) (ZT85)", be introduced and given first reading.

The question on the motion was not called as discussion ensued with regard to the proposed site access and transportation enhancements.

Les Kiss, 5251 Hummingbird Drive, referenced his submission (attached to and forming part of these minutes as Schedule 5), expressing concern that the proposed traffic signal in the intersection of Swallow Drive and Steveston Highway, together with nearby traffic signals and pedestrian crosswalks, will increase traffic congestion in the area. He suggested that the City review alternative options and additional access points to the subject site.

Planning Committee
Tuesday, March 20, 2018

In reply to queries from Committee, Victor Wei, Director, Transportation, noted that (i) a single access point to the site will reduce the number of conflict points and reduce the number of driveways fronting Steveston Highway, (ii) a contribution from the developer will be used to signalize the intersection on Swallow Drive and improve pedestrian access, (iii) the access point will permit all turning movements, and (iv) in the long term, future signalization may take place in the intersection of Kingfisher Drive and Steveston Highway.

Discussion ensued with regard to traffic signal synchronization along No. 2 Road

Nick Casseldulous, representing the developer, noted that initially there was no requirement for a traffic signal at the intersection of Swallow Drive and Steveston Highway and the proposed traffic signal was not presented at the open house. The traffic signal was later proposed following discussions with staff.

Cllr. Day entered the meeting (6:38 p.m.).

Cllr. Day left the meeting (6:39 p.m.) and did not return.

In reply to queries from Committee, staff noted that (i) information was provided through the signage on-site, (ii) staff review of the application was on-going at the time of the developer-led open house, (iii) should the application proceed, public notification will be provided through the public hearing process, and (iv) the proposed development includes frontage improvements.

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

4. APPLICATION BY DAVID LIN FOR A HERITAGE ALTERATION PERMIT AT 6471 DYKE ROAD (MCKINNEY HOUSE)

(File Ref. No. HA 17-775892) (REDMS No. 5521638 v. 2)

It was moved and seconded

That a Heritage Alteration Permit be issued which would:

- (1) permit exterior alterations to historic windows, porch and upper balcony, painting of the exterior cladding, the demolition of an existing non-historic rear addition and the construction of a new rear addition to the heritage-designated house at 6471 Dyke Road, on a site zoned "Single Detached Housing (ZS1) – London Landing (Steveston)"; and*
- (2) vary the provision of Richmond Zoning Bylaw 8500 to reduce the required minimum rear yard setback from 5.0 m to 4.2 m.*

CARRIED

Planning Committee
Tuesday, March 20, 2018

5. **ADVISORY COMMITTEE ON THE ENVIRONMENT 2017 ANNUAL REPORT AND 2018 WORK PROGRAM**

(File Ref. No.) (REDMS No. 5763213)

Committee commended the Advisory Committee on the Environment for their work in the community.

It was moved and seconded

- (1) *That the staff report titled "Advisory Committee on the Environment 2017 Annual Report and 2018 Work Program", dated February 27, 2018 from the Manager, Policy Planning, be received for information; and*
- (2) *That the Advisory Committee on the Environment 2018 Work Program, as presented in this staff report, be approved.*

CARRIED

6. **RICHMOND HERITAGE COMMISSION 2017 ANNUAL REPORT AND 2018 WORK PROGRAM**

(File Ref. No. 01-0100-30-HCOM1-01) (REDMS No. 5753372)

Committee commended the Richmond Heritage Commission for their work in the community.

It was moved and seconded

- (1) *That the staff report, "Richmond Heritage Commission 2017 Annual Report and 2018 Work Program", dated February 27, 2018, from the Manager, Policy Planning, be received for information; and*
- (2) *That the Richmond Heritage Commission 2018 Work Program, as presented in this staff report, be approved.*

CARRIED

7. **MANAGER'S REPORT**

Update on Richmond Centre Official Community Plan Amendment Application

With the aid of a visual presentation, (Copy on-file, City Clerk's Office), Suzanne Carter-Huffman, Planner 3, briefed Committee on the proposed development, highlighting the following:

- the proposed development will be focused on the south side of the mall and will consist of approximately 2,000 dwellings, new streets, open spaces, bike paths and expanded retail space;
- the first phase is anticipated in 2019 and will include demolition of the existing parkade and former Sears building;

Planning Committee Tuesday, March 20, 2018

- the proposed development will not include a rezoning application since it was previously zoned for high density use;
- staff are working with the applicant to secure amenity contributions;
- underground parking is proposed for the site;
- the development will examine options to have access to the City's District Energy Utility or a centralized plant;
- the developer is proposing to allocate 5% of the residential units toward affordable housing, including a mix of family-friendly units; and
- completion of the project is expected in 2026.

Ms. Carter-Huffman added that staff will present a report on the consultation process at a future Planning Committee meeting.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (6:47 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, March 20, 2018.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator

Mayor and Councillors

Schedule 1 to the Minutes of the Planning Committee meeting of Richmond City Council held on Tuesday, March 20, 2018.

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

From: Mayor and Councillors
Sent: Tuesday, 20 March 2018 07:33
To: Konkin, Barry; Woo, Gavin; Craig, Wayne
Cc: Powell, Jo Anne
Subject: FW: Considerations for Planning Meeting March 20
Attachments: Gillanders to planning March 20.pdf; Current farmland real estate analysis Richmond.pdf

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

From: Mayor and Councillors
Sent: Tuesday, 20 March 2018 07:32
To: 'lauragillanders@gmail.com'
Subject: FW: Considerations for Planning Meeting March 20

Good morning Ms. Gillanders,

This is to acknowledge and thank you for your email. Please be advised that copies of your email have been forwarded to the Mayor and each Councillor. In addition, your email has been forwarded to staff in the Planning and Development Department, and will be distributed at the March 20th Planning Committee meeting.

Thank you again for taking the time to bring your concerns to our attention.

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

From: Laura Gillanders [<mailto:lauragillanders@gmail.com>]
Sent: Monday, 19 March 2018 16:28
To: Mayor and Councillors
Cc: Hopkins, John; Brodie, Malcolm; Au, Chak; Steves, Harold; Day, Carol; McNulty, Bill; McPhail, Linda; Dang, Derek; Johnston, Ken; Loo, Alexa
Subject: Considerations for Planning Meeting March 20

March 19, 2018

Gillanders to Planning Committee March 20, 2018

March 19, 2018

Gillanders to Planning Committee March 20, 2018

Thank you staff for the hard work on the report, and thank you councillors for addressing this critical issue. I am out of town and unable to attend the planning meeting tomorrow, please consider the following for the meeting and minutes.

John Roston and I, representing Richmond FarmWatch, met with Andrew Weaver as well as the assistant to Carole James, Minister of Finance, to get an update on any immediate actions they can take to protect farmland. John will fill you in on the details of our meetings.

The **one thing** local governments are responsible for when creating bylaws for ALR farmland is home size and siting. Most other aspects have policy in ALC - amounts of fill for residential use, percentage of farmland which can be used for greenhouses, permitted use, etc.

It has been noted that Richmond Council wants to preserve farmland by looking at home plate size and its stance on cannabis production, touting that it is actually doing a better job than the Ministry of Agriculture. This stance is unfortunately quite flawed. Delta has the most utilized farmland in the lower mainland, and a home size limit of 3550ft². Understanding farming, we know that when a farmer **lives on the farm**, the home plate is used for farming. The home plate will have orchard trees, vegetable garden for the home use, flower beds which support the bees and farming ecosystem, farm animals, accessory buildings, equipment storage, and more. What Delta has done with their bylaws enhanced farming viability, and the facts prove as much with utilization of 81%.

It seems Richmond has been concerned with trying to find a compromise with land developers that will also save farmland. However the building of mansions on farmland can only have negative consequences. It doesn't matter how much farmland is saved if farmers cannot get stable access to the land.

We all know what is going on with development of farmland for profit and we can stop pretending that this it is about anything else. The mansions being built today are not for farmers and they are not to support farming. We know this because of the size of homes proposed on very small farms, as well as the number of properties for sale now that they have received their permit. This is about the industry of land development in the ALR and the push for that to continue.

Small older homes will continue to be demolished and replaced with new homes for sale all over the lower mainland. The developers and contractors that are making a living replacing farmhouses with mansions will still be able to work and make money doing this, **but with a house size limit the same as what would be allowed on a residential lot, the farmland values will become more stable which is critical for farming**. Also the new homes we are left with on farmland will at least be a structure habitable in the future by a farmer or a renter looking after the farm. These large structures are not homes that people can sustainably live in or even afford to heat and maintain. The very small percentage of farmers who need a large home will be able to build to suit their needs as we know.

ALR farmland was created to protect it from soaring values and speculation, it was never intended to appreciate at the same rate as residential. Here in Richmond, the property increases on farmland far exceed anything we have seen on residential, in the last two years especially. We have to make it less attractive for speculators to purchase farmland, and the only thing Richmond must do to ensure this happens is limit the house size to what would be allowed on a residential lot.

Richmond setting the proper house size limit as suggested by Wozny, along with other strategies that the Ministry will implement for ALR revitalization, will be hopefully enough to make it less attractive for non-farmers to purchase farmland. This will ensure a revitalized agricultural economy in Richmond in the long run.

Please find attached examples of current speculation, flipping, and the many mansions and investments with permits for sale in Richmond.

Laura Gillanders



March 19, 2018

Speculation and Real Estate Listings on AG1- Current Richmond, BC

Two examples of current farmland speculation (flipping) in Richmond:

1. 14160 Westminster Highway

-5 acres of bare farmland

-Purchased in 2016 for \$2,250,000

-Currently for sale \$5,580,000 land only with mansion permit issued and building plans available

Notes: Owner is Minster Enterprises Ltd.

Applicant for 1000m² mansion permit: Timothy Tse

Permit for mansion issued September 19, 2017 by the City of Richmond

2. 12191 Gilbert Road

-10.78 acres of farmland with older home, farm status and roadside stand zoning

-Purchased in 2016 for \$4,200,000

-currently for sale \$6,800,000

Notes: Owner is Huang, Zheng Yun

Applicant for rezoning: Timothy Tse

Applicant is in the process of a rezoning application to have the Roadside Stand (CR) zoning changed to allow for construction of a 1000m² residence.

Other listings for farmland as estate property or potential for mansion:

3. 10133 Francis Road - \$9,800,000

-9 acres land only

-Description: Excellent holdings or build your dream estate home property with future potential. Lots of new house and townhouse development at surrounding area!

4. 11340 Mackenzie - \$9,500,000

-7 acres with renovated house

-Description: It is ideal land to build new house, the owner just spent extensively renovating the house, granite table, new windows, flooring, roof, and many. Close to London High, Richmond Country Club, airport.

5. 12951 Rice Mill Road - \$8,500,000

-12 acres with house

-Description: Invest now to hold property and plan to build your dream mansion in the future. Located just minutes from shopping and all amenities.

6. 7251 No. 6 Road - \$7,998,800

-5 acres with currently rented house

Description: Build your dream mansion on this palatial estate property. Plans for 11,000+ custom residence available upon request. Exceptional location just minutes from Vancouver and countless amenities. (NOTE: permit received for mansion with new rules, and for sale)

7. 10280 No. 6 Road - \$6,880,000

-5.9 acres older 12,000ft² home

Description: With 12,462 sqft of living area in a convenient location just minutes to shopping, golf course and recreation center, walking distance to water mania and silver city entertainment center. (NOTE: if farmers need these large houses why is this one for sale? Certainly no need to keep building them with many available and farming on the decline by 50 farms in one year)

8. 8720 No. 5 Road - \$6,200,000

-9.8 acres land only

Description: Can be re-zoned to Public Assembly/ Institutional use to allow for Churches, Temples, Mosques, Schools etc. This is a fantastic central location close to shopping, schools, transit, golf courses, parks/recreation and Steveston Village.

9. 9211 No. 6 Road - \$6,680,000

-10 acres with older 4,688ft² home

Description: Substantially renovated family home sits on over 10 Acre large appealing lot in Richmond. Just 10 mins drive to the city center and 20 mins drive to YVR airport, this could be your exclusive family adventure park and summer retreat. (NOTE: This property is the only one that mentions

farming as good income and has viable useable looking agricultural accessory buildings. It has a reasonable house size)

10. 10660 Westminster Highway - \$6,488,000

-3/4 acre with newer 11,000ft² mansion

Description: Great investment property, rare opportunity to live in a deluxe home & own a licensed B&B with great income. Huge flat level lot 37,500 sq.ft. southern backyard, gated front yard w/f lots of parking. wide 150 sf. frontage.

11. 10788 Blundell - \$5,880,000

-1/2 acre with new 6,150ft² mansion

Description: Truly a Showcase Home for the discriminating buyer, nothing was spared in this masterpiece of workmanship, dare to compare all multimillion dollar home on the market, This super luxury home was built by experienced Vancouver Builder...

12. 6620 No 6 Road - \$5,300,000

-2 acres with new 8,300ft² mansion

Description: Private Country Estate Family Home built on 2 acres in the heart of Richmond with unsurpassed quality & workmanship throughout. Welcoming Porte-Cochere entry. Spacious grand foyer.

13. 14680 Burrows Road - \$5,388,800

-4.5 acres with older 1,332 ft² home

Description: Outstanding investment opportunity here! 4.59 Acre rectangular parcel in prime location across from industrial zoned properties. Easy access to highways and bridges into Vancouver. Current house is occupied. One of only 5 parcels of ALR land in Richmond that has sanitary/sewer connections, possible \$700,000 in revenue for fill site. Call for more details on future potential.

14. 11020 Blundell - \$5,288,000

1/2 acre with new 9,500ft² house

Description: Location, location, location. Imagine your mega house of 10,000 sq feet sits on a half acre in zoning AG1. Clean rectangular lot with wide footage 62ft and feet depth at 350 ft. which is very near to the heart of Richmond. School, transit, shopping mall, park/recreation golf course, walking distance to nature trails etc.... This is one of the best chance to own such a huge house closed to center of Richmond.

Please note, above search was for **all** AG1 properties between \$5 and \$10 million with no omissions.

Subject: Today's Planning Meeting

----- Original message -----
From: Michelle Li <michelleli@shaw.ca>
Date: 2018-03-20 12:15 PM (GMT-08:00)
To: "McPhail,Linda" <LMcPhail@richmond.ca>
Subject: Today's Planning Meeting

Hello Ms. McPhail,

In regards to today's Planning Meeting, I am hopeful that you and council will be much more restrictive on home sizes to save farmland from speculation.

There is a current bylaw 9706, that allows farmers to apply for a larger home if needed, so I see no reason why you wouldn't want to limit home sizes on farmland to address speculation on farmland in Richmond.

It is only through addressing home size that you will make a significant difference to saving farmland for farming and future food security.

Yesterday's Senate report states that if all levels of government don't act on addressing the high cost of farmland, "Canada risks a calamitous decline in a vital sector of the economy and the loss of a traditional way of life for thousands of farmers and their families." Not just for some families that currently own farmland and wish to see it increase in price, this is all farmers and the future of farming. (from: <https://sencanada.ca/en/newsroom/agfo-a-growing-concern/>)

Thank you for your thoughtfulness on this issue.

~Michelle Li



Roston Comments to Planning Committee – March 20, 2018.

BC Government Update

Laura Gillanders and I met last week in Victoria with the Leader of the Green Party and the Assistant to the Minister of Finance to discuss what measures the BC Government can take to address the current mega mansions on farmland crisis. I subsequently spoke with the Assistant Deputy Minister of Agriculture. The budget speech did not extend the 20% Foreign Buyers Tax to industrial land and farmland due to provisions in international tax treaties. Any provincial legislation beyond what was in the budget speech, including regulation of house and home plate size on farmland, will take a year or more due to the complexities involved, during which time many more mansions will be built. Almost everyone to whom we have spoken in the provincial government pointed out that **Richmond City Council is the only body that can act immediately** to stop this destruction of farmland by non-farmers.

Objectives

At a recent Council meeting, the Mayor asked if the objective of limiting the size of a residence on farmland is to avoid covering up farmland. The answer is that it is one of two objectives. The other objective is to discourage non-farmers from building huge residences on farmland. **Farmers should be able to live on their farm** and they can't do that if the entire farm home plate is taken up by the residence of a non-farmer, a huge residence that they will never be able to afford to buy.

Current House Size Limit

The farmland owners insist that the current house size limit set by Council of 10,764 sq.ft. is not a huge mansion and that the pictures of huge mansions shown in the media are much larger mansions approved before the new limit was passed by Council. Here is a picture of a **huge mansion** at 12791 Blundell **approved under the new rules after the new bylaw was passed**. At 9,504 sq.ft., it already looks more like a hotel than a residence without adding another 1,260 sq.ft. allowed under the new rules.



Variances for Farmers

Richmond has many zoning bylaws and citizens often want to exceed the limits they set. They apply for variances all the time. Farmers who genuinely require larger houses or home plates to support their farming activities can apply for a variance. **We all support farmers in their farming activities, but there is no reason why they can't play by the same rules as everyone else.**

Staff Report

This is an excellent staff report that obviously involved a great deal of work in a very short time frame. It points out the dramatic difference in opinion between 408 non-farmers and 95 farmers. For the most part, the farmers

are speaking as real estate investors who are trying to maximize the value of their farms. They are entitled to do that, but **their motives should be kept in mind**. The non-farmers are speaking as voters who want to preserve farmland for future generations.

The Options

The staff report shows that a 10,764 sq.ft. home plate limit, including septic field, should limit the house size to 6,500 sq.ft. However, this size of house is large enough to attract many non-farmers looking to build a country estate. Not specifying a house size limit invites developers to seek out loopholes that result in an even larger house, much like their recent attempt to use non-rectilinear home plates.

Richmond FarmWatch has proposed a 3,229 sq.ft. house size limit and 10,764 sq.ft. home plate limit, including septic field, for all farms. Other citizen groups have proposed a 5,382 sq.ft. house size limit, the BC Government guideline, which is listed in the staff report as Option 1. They are both considerably larger than the average Richmond house. **Anything larger will allow the current crisis to continue.**



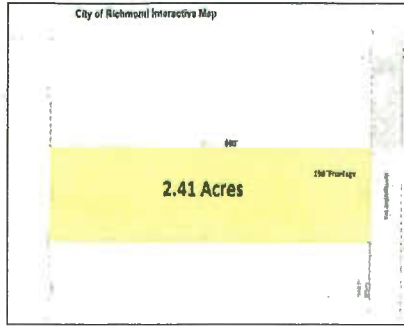
SINGLE FAMILY DWELLINGS on AGRICULTURAL LANDS
April 4, 2017 to November 1, 2017

Table 1: Lot size less than 0.2 ha (0.5 ac)							
ADDRESS	LOT SIZE	HOME PLATE PERMITTED	HOME PLATE PROPOSED	HOUSE SIZE PERMITTED	HOUSE SIZE PROPOSED	REMAINING DEVELOPMENT SIZE	HOUSE SIZE FOOTPRINT
12080 Westminster Hwy.	795 m ² (8,557 ft ²)	397.5 m ² (4,278.6 ft ²)	397.5 m ² (4,278.6 ft ²)	355 m ² (3,823.65 ft ²)	355 m ² (3,823 ft ²)	0 m ² (0 ft ²)	218 m ² (2349 ft ²)
7760 No 4 road	1866 m ² (20,085 ft ²)	933 m ² (10,042.7 ft ²)	933 m ² (10,042.7 ft ²)	500 m ² (5,382 ft ²)	418 m ² (4,498.3 ft ²)	82 m ² (884 ft ²)	261 m ² (2,810 ft ²)
AVERAGE					386.5 m ² (4160 ft ²)		

Table 2: Lot size 0.2 ha (0.5 ac) and greater							
ADDRESS	LOT SIZE	HOME PLATE PERMITTED	HOME PLATE PROPOSED	HOUSE SIZE PERMITTED	HOUSE SIZE PROPOSED	REMAINING DEVELOPMENT SIZE	HOUSE SIZE FOOTPRINT
10960 Granville Avenue	2,470 m ² (26,587 ft ²)	1000 m ² (10,763 ft ²)	1000 m ² (10,763 ft ²)	857 m ² (9,226 ft ²)	857 m ² (9,226 ft ²)	0 m ² (0 ft ²)	458 m ² (4,930 ft ²)
11731 Granville Avenue	2,795 m ² (30,085 ft ²)	1000 m ² (10,763 ft ²)	1000 m ² (10,763 ft ²)	996.7 m ² (10,728.8 ft ²)	896.3 m ² (9,647.44 ft ²)	100 m ² (1,081 ft ²)	554 m ² (5,963 ft ²)
11860 No. 2 Road	2,954 m ² (31,797 ft ²)	1000 m ² (10,763 ft ²)	1000 m ² (10,763 ft ²)	999.1 m ² (10,754 ft ²)	997.8 m ² (10,740 ft ²)	1 m ² (14 ft ²)	494 m ² (5,322 ft ²)
7251 No. 6 Road	20,635 m ² (222,113 ft ²)	2,000 m ² (21,530 ft ²)	2,000 m ² (21,530 ft ²)	1,000 m ² (10,764 ft ²)	980 m ² (10,552.08)	20 m ² (212 ft ²)	485 m ² (5,218 ft ²)
10451 Palmberg Road	9,797 m ² (105,454 ft ²)	1000 m ² (10,763 ft ²)	1000 m ² (10,763 ft ²)	1,000 m ² (10,764 ft ²)	687 m ² (7,390.4 ft ²)	313 m ² (3,373.64 ft ²)	337 m ² (3,627 ft ²)
12791 Blundell	19693 m ² (211,974 ft ²)	2,000 m ² (21,530 ft ²)	2,000 m ² (21,530 ft ²)	1,000 m ² (10,764 ft ²)	883 m ² (9,504 ft ²)	117 m ² (1,260 ft ²)	486 m ² (5,228 ft ²)
12060 No. 2 Road	25,064 m ² (269,787 ft ²)	2,000 m ² (21,530 ft ²)	2,000 m ² (21,530 ft ²)	1,000 m ² (10,764 ft ²)	956 m ² (10,294.62 ft ²)	44 m ² (469 ft ²)	511 m ² (5,497 ft ²)
22160 River Road	16,904 m ² (181,953 ft ²)	1600 m ² (17,220 ft ²)	600 m ² (6,460 ft ²)	1,000 m ² (10,764 ft ²)	267.7 m ² (2,881.96 ft ²)	732 m ² (7,882 ft ²)	149 m ² (1,605 ft ²)
2620 No. 6 Road	154,826 m ² (1,666,533 ft ²)	2,000 m ² (21,530 ft ²)	2,000 m ² (21,530 ft ²)	1,000 m ² (10,764 ft ²)	548.9 m ² (5,906 ft ²)	451 m ² (4,858 ft ²)	258 m ² (2,776 ft ²)
AVERAGE					785.96 m ² (8,460 ft ²)		

Schedule 3 to the Minutes of the Planning Committee meeting of Richmond City Council held on Tuesday, March 20, 2018.

Macdonald Realty Westmar



**** 2.41 Acre Building Lot ****

Fantastic 2.41 acres located on quiet and prestigious Palmberg Road. Great frontage of 159' and 660' deep. Located close to Silver City, Palmberg Road is a quiet no thru street (no large trucks going down the road) with many executive states, yet close to everything. Minutes away from Ironwood and Coppersmith shopping, Silver City but quiet country setting. Build your dream mansion up to 10,753 sq feet. Lot is preloaded and ready to build!

10451 Palmberg Road

Steve Buchsbaum: 604.657.7877

Now is the time to BUY!

SELLING? Call today for a free market evaluation of your home.

Steve Buchsbaum

604.657.7877

Top 10% of all Realtors



www.bchomesales.com

Feb 22, 2018

Subject: Application by Anthem Properties Ltd. for Rezoning at 5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291/5311, 5331 and 5351 Steveston Highway

----- Original message -----

From: Les Kiss <Kiss@coastforest.org>

Date: 2018-03-19 12:49 PM (GMT-08:00)

To: "McPhail,Linda" <LMcPhail@richmond.ca>

Cc: lkiss@shaw.ca

Subject: Application by Anthem Properties Ltd. for Rezoning at 5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291/5311, 5331 and 5351 Steveston Highway

Linda – I will try to attend the planning meeting tomorrow, but if I am unable, please table key concerns / questions I have outlined below relative to File RZ 17-765557.

The key concern with the Anthem Properties development is the proposed traffic signal at Swallow Drive. To my knowledge there are no traffic signals along the entire length of Steveston Hwy from One Road to Five Road leading into a major residential area such as the Westwind area. That is, all traffic lights are at intersections of key arterial roads such as Two Road/Steveston Hwy, Railway Avenue/Steveston Hwy, etc. Swallow Drive is a residential street that serves an elementary school catchment area with many young children. It was not meant to be an arterial route with major vehicle thru traffic. A traffic light will encourage increased traffic down Swallow and from the new development as well as Steveston Hwy, an unsafe outcome for the residential area.

Majority of traffic accidents tend to occur at traffic signals with drivers running red lights. In the 30 years I have been exiting and entering Swallow Drive there have been minimal traffic accidents compared to 2 Road and Railway intersections. Having a traffic signal at Swallow could trigger more accidents and direct more traffic into the Westwind residential area south of Steveston Hwy. If traffic signals at Swallow Drive and Kingfisher are installed as proposed, traffic flow along Steveston Hwy would be stop and go approximately every 200 metres between No. 2 Road and Railway Avenue frustrating drivers. lights at 2 Road, Kingfisher, pedestrian light at Lassam, lights at Swallow and Railway would create five stops and an unsafe situation (impatient and frustrated drivers) that does not exist anywhere else along Steveston Hwy.

Under the Transportation and Site Access section it is noted that "One vehicular access from Steveston Highway, aligning with Swallow Drive, is proposed, which will be utilized by adjacent properties to the east if they apply to redevelop".

- Question – would it not make more sense to have this proposed development accessed at its East portion as it would eliminate future development traffic thru the Anthem Properties complex?
- Question – has the City considered other options for access for the proposed development and if not why not?
- Comment – having access at the Eastern section of the proposal would appear to a safer option and also enable the current residential entrance and exit traffic flow at Swallow Drive to be maintained.
- Comment – the option to have more than one access point to the complex should also be considered as it would reduce traffic congestion being funneled to one access point, another safer option which alleviates concerns from the fire department.
- Comment –regardless of where an access or several access point may be placed, the City could have a condition that access to the subject site will be restricted to right-in / right-out turns instead of a traffic signal, yet another much safer option.

- Comment – developer and City staff appear to be focused on the access options for the proposed development, but are not addressing safety hazards that will be imposed by increased traffic flow in a large residential area and Westwind Elementary School catchment area.

I have additional concerns that it appears that the proposed traffic signal at Swallow Drive has been downplayed by the developer and in part by the City:

- There has been no notification to date to the majority of Westwind residents utilizing Swallow Drive. While the proposed notification area in the plan includes homes Fronting the south side of Steveston Hwy It is not clear whether in fact these residents were actually notified about the developers open house. The majority of Westwind residents did not get any notification whatsoever.
- There is no indication of a traffic signal on any of the plan drawings (curiously proposed fire hydrants and bus stop improvements are indicated on the plans).
- Residents like myself have to read the proposal in great detail to find out about the proposed traffic signal and implications of same as it is referenced in non-traffic related topics, ie. “proposed locations of the public art pieces and interpretive heritage signage will not be in conflict with the placement of the new traffic signal at the intersection of Swallow Drive”.

Public input should be elicited from the Westwind residential area that would be impacted by a proposed traffic signal at Swallow Drive.

- Recommendation – the developer be required to hold an open house at Westwind Elementary highlighting the proposed traffic signal at Swallow Drive before the proposal goes to first reading.
- Recommendation - one of the questions at this open house should be – Do you have any concerns about a proposal to have a traffic signal installed at Swallow Drive?
- Recommendation – the City should also make the public aware that there is yet another traffic signal being proposed at Steveston Hwy and Kingfisher.

Conclusion:

As there appear to be more viable and safer options other than a traffic signal at Swallow Drive it is respectfully requested that Richmond Zoning Bylaw 8500, Amendment Bylaw 9841, not be given first reading and not be forwarded to Council until the above questions and comments are appropriately addressed by the developer and City staff.

Thank you,

Les Kiss
5251 Hummingbird Drive
Richmond

Home phone: 604-271-1940
Cell: 604-209-5831

Les Kiss
Vice President, Forestryroutes
Coast Forest Products Association
604-891-1239

