



Planning Committee

Date: Tuesday, December 19, 2017

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Chak Au
Councillor Alexa Loo
Councillor Harold Steves (entered at 4:01 pm)
Mayor Malcolm Brodie

Also Present: Councillor Carol Day

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 5, 2017, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

January 9, 2018, (tentative date) at 4:00 p.m. in the Anderson Room

Planning Committee
Tuesday, December 19, 2017

COMMUNITY SERVICES DIVISION

1. **RICHMOND COMMUNITY SERVICES ADVISORY COMMITTEE (RCSAC) 2017 ANNUAL REPORT AND 2018 WORK PROGRAM**
(File Ref. No. 07-3000-01) (REDMS No. 5653938)

The Chair acknowledged the outgoing RCSAC Co-Chair, Alex Nixon and the incoming RCSAC Co-Chair Lonnie Belfer and thanked the committee for their work in the community.

It was moved and seconded

That the staff report titled "Richmond Community Services Advisory Committee (RCSAC) 2017 Annual Report and 2018 Work Program," dated November 27, 2017, from the Manager of Community Social Development, be approved.

CARRIED

Cllr. Steves entered the meeting (4:01 p.m.).

2. **HOUSING AGREEMENT BYLAW NO. 9794 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS LOCATED AT 6840, 6860 NO. 3 ROAD AND 8051 ANDERSON ROAD**
(File Ref. No. 08-4057-01) (REDMS No. 5654965 v. 3)

It was moved and seconded

That Housing Agreement (6840, 6860 No. 3 Road and 8051 Anderson Road) Bylaw No. 9794 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 15-708092.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

3. **APPLICATION BY POLYGON DEVELOPMENT 302 LTD. FOR REZONING AT 9211/9251/9271/9291 ODLIN ROAD FROM SINGLE DETACHED (RS1/F) TO LOW RISE APARTMENT (ZLR31)**
(File Ref. No. 12-8060-20-009755; RZ 17-778596) (REDMS No. 5505704 v. 5)

David Brownlee, Planner 2, reviewed the application, noting that there will be 13 residential units and a mix of proposed unit types allocated for affordable housing.

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Discussion ensued with regard to allocating affordable housing units suitable for families and the site's connection to the Alexandra District Energy Utility.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9755 to create the "Low Rise Apartment (ZLR31)" zone, and to rezone 9211/9251/9271/9291 Odlin Road from "Single Detached (RS1/F)" zone to "Low Rise Apartment (ZLR31) – Alexandra Neighbourhood (West Cambie)" zone, be introduced and given first reading.

CARRIED

4. **APPLICATION BY CONCORD PACIFIC FOR REZONING AT 8511 CAPSTAN WAY, 3280 AND 3360 NO. 3 ROAD, AND 3131 SEXSMITH ROAD FROM SINGLE DETACHED (RS1/F), ROADSIDE STAND (CR), AUTO-ORIENTED COMMERCIAL (CA), AND GAS AND SERVICE STATIONS (CG1) TO RESIDENTIAL/LIMITED COMMERCIAL AND ARTIST RESIDENTIAL TENANCY STUDIO UNITS (ZMU25) - CAPSTAN VILLAGE (CITY CENTRE) AND SCHOOL AND INSTITUTIONAL USE (SI)**

(File Ref. No. 12-8060-20-009780; RZ 17-769242) (REDMS No. 5677534 v. 2)

Suzanne Carter-Huffman, Planner 3, reviewed the application, highlighting the following:

- the site consists of three parcels with proposals for office, commercial, and residential uses, along with new City parkland;
- the proposed development will include the expansion of the existing City-owned neighbourhood park;
- development of the site is coordinated with the development of the future Canada Line Capstan Station and the developers will provide a contribution towards the station's development;
- Hazelbridge Way will be extended and frontage improvements are proposed for the site;
- two levels of underground parking, short-term public parking and car share parking spaces are proposed for the site;
- there will be 29 residential units and a mix of proposed unit types allocated for affordable housing;
- the proposed development will provide a cash-in-lieu community amenity contribution of approximately \$3.90 million;
- the developer proposes to provide approximately 13,000 ft² towards non-profit arts space; and

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- the proposed development is District Energy Utility ready, will be built to LEED Silver standards, and will include parking for electric vehicles.

Discussion ensued with regard to (i) the potential installation of rooftop solar panels, (ii) the allocation of space for bicycle storage, (iii) the allocation of the various residential unit types for affordable housing and, (iv) the inclusion of affordable housing units suitable for families.

In reply to queries from Committee, staff noted that (i) School District No. 38 was consulted as part of the adoption of the City Centre Area Plan (CCAP) and the proposed development is consistent with the CCAP, (ii) the City will lead the design for the proposed park expansion, and (iii) the developer will choose the community organization to manage the proposed non-profit arts space.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9780, to amend the site-specific "Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) - Capstan Village (City Centre)" zone to include 8511 Capstan Way, 3280 and 3360 No. 3 Road, and 3131 Sexsmith Road and for rezoning of 8511 Capstan Way, 3280 and 3360 No 3 Road, and 3131 Sexsmith Road from "Single Detached (RS1/F)", "Roadside Stand (CR)", "Auto-Oriented Commercial (CA)", and "Gas and Service Stations (CG1)" to "Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) - Capstan Village (City Centre)" and "School and Institutional Use (SI)", be introduced and given first reading.

CARRIED

5. APPLICATION BY BENE NO. 4 DEVELOPMENT LTD. FOR REZONING AT 9980 WESTMINSTER HIGHWAY FROM THE "GAS & SERVICE STATIONS (CG2)" ZONE TO A NEW "TOWN HOUSING (ZT83) - NORTH MCLENNAN (CITY CENTRE)" ZONE

(File Ref. No. 12-8060-20-009812; RZ 16-741722) (REDMS No. 5206079 v. 5)

Diana Nikolic, Senior Planner/Urban Design, reviewed the application, noting that 17 townhouse units and one secondary suite are proposed for the site.

Committee commended staff for their efforts to secure affordable housing units in new developments.

Planning Committee
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It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9812, for the creation of a new "Town Housing (ZT83) – North McLennan (City Centre)" zone and for the rezoning of 9980 Westminster Highway from the "Gas & Service Stations (CG2)" zone to the "Town Housing (ZT83) - North McLennan (City Centre)" zone, be introduced and given first reading.

CARRIED

6. RESPONSE TO REFERRAL: OPTIONS TO LIMIT HOUSE SIZE, FARM HOME PLATE AND HOUSE FOOTPRINT

(File Ref. No. 08-4057-10) (REDMS No. 5674238 v. 3)

Supplementary Correspondence received on options to limit house size the Farm Home Plate and the house footprint on agricultural land was distributed on-table (attached to and forming part of these minutes as Schedule 1).

With the aid of a video presentation (copy on-file, City Clerk's Office) and a PowerPoint presentation (attached to and forming part of these minutes as Schedule 2), John Hopkins, Planner 3, commented on (i) the types of septic systems used on agricultural sites in Richmond, (ii) options to include the septic field within the Farm Home Plate, and (iii) options to reduce the house footprint within the farm home plate.

Mr. Hopkins remarked that the consultation process will take place during the first quarter of 2018 and will include (i) mail notices to agricultural property owners, (ii) advertisements in the newspaper and the City website, (iii) a Let's Talk Richmond survey, (iv) a public open house, and (v) a meeting with the Agricultural Advisory Committee.

Discussion ensued with regard to (i) comparing the proposed options with the Provincial guidelines and the regulations of other municipalities, (ii) protecting farmland, (iii) including additional open house sessions in the public consultation process, (iv) including options to permit three level homes on agricultural lots to reduce the house footprint, and (v) clarifying the role of the Province and the City in regulating residential development on agricultural land.

In reply to queries from Committee, Wayne Craig, Director, Development, noted that (i) staff have provided information regarding the proposed Building Permits that include secondary suites, (ii) a house on agricultural land can have a maximum height of 2.5 storeys, (iii) staff can circulate survey questions to Council prior to public consultation, and (iv) additional information can be added to the video presentation prior to public consultation.

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Michelle Lee, Richmond resident, commented on the preservation of farmland and remarked that the septic field should be included in the Farm Home Plate. She added that information on the Provincial guidelines related to the maximum house size on agricultural land should be included in the public consultation package.

John Roston, Richmond resident, referenced his speaking notes (attached to and forming part of these minutes as Schedule 3), and spoke on options to include the septic field within the Farm Home Plate and reduce the house footprint.

Ron Han, 6440 No. 6 Road, commented on the potential impact to the size of the house footprint if the septic field is included within the Farm Home Plate.

It was moved and seconded

- (1) *That the staff report titled "Response to Referral: Options to Limit House Size, Farm Home Plate and House Footprint" dated December 13, 2017 from the Director, Development and Senior Manager, Building Approvals be received for information; and*
- (2) *That staff be directed to:*
 - (a) *conduct public consultation regarding the options presented in this report ("Response to Referral: Options to Limit House Size, Farm Home Plate and House Footprint") regarding house size, Farm Home Plate and house footprint;*
 - (b) *receive comments regarding Provincial involvement to encourage farming;*
 - (c) *provide a comparison of the proposed options and the Provincial guidelines on the Farm Home Plate and House Footprint; and*
 - (d) *provide sample pictures of houses with the proposed maximum sizes.*

CARRIED

Opposed: Cllr. Loo

7. MANAGER'S REPORT

None.

Planning Committee
Tuesday, December 19, 2017

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:26 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, December 19,
2017.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator

Supplementary Correspondence

Planning Committee – December 19, 2018

Item #6 - Response to Referral: Options to Limit House Size, Farm Home Plate and House Footprint

1. John Roston
2. Lemar Safi, Matthew Murphy, Shintaro Kawai, and Reid Ong
3. Jim Wright
4. Anne Lerner
5. Andrea Neil and Peter Jamieson
6. Neora Snitz
7. Sue Holland
8. Vivienne Lowenstein
9. Noel Eaton
10. Neva Bruce
11. Lydia Rozental
12. Margot Spronk
13. Mandi Morgan, Bill Morgan and John Baines
14. Glenda Roach
15. Doris Bruce
16. Janet Yee
17. Kenny Hall
18. Yvonne Bell
19. Ruth Singer
20. Jennifer Rogerson
21. Laura Gillanders

Biason, Evangel

Subject: FW: Planning Committee Meeting - December 19, 2017
Attachments: Planning Committee Roston Submission Dec. 19 2017.pdf

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

From: "John Roston, Mr" <john.roston@mcgill.ca>
Date: 2017-12-18 1:33 PM (GMT-08:00)
To: "McPhail, Linda" <LMcPhail@richmond.ca>, "McNulty, Bill" <BMcNulty@richmond.ca>, "Au, Chak" <CAu@richmond.ca>, "Loo, Alexa" <ALoo@richmond.ca>, "Steves, Harold" <hsteves@richmond.ca>
Cc: "Craig, Wayne" <WCraig@richmond.ca>, "Woo, Gavin" <GWoo@richmond.ca>, "Hopkins, John" <JHopkins@richmond.ca>
Subject: Planning Committee Meeting - December 19, 2017

Dear Councillor McPhail,

A few observations are attached on the most informative staff report entitled "Response to Referral: Options to Limit House Size, Farm Home Plate and House Footprint" to be presented at the Planning Committee meeting tomorrow.

john.roston@mcgill.ca
John Roston
12262 Ewen Avenue
Richmond, BC V7E 6S8
Phone: 604-274-2726
Fax: 604-241-4254

Options to Limit Farmland House Size, Farm Home Plate and House Footprint
Roston submission to Planning Committee Meeting - December 19, 2017.

This is an excellent staff report on the factors involved in calculating the relationship of house size, septic field size and home plate size. However, the one factor that is less clear in the report is the relationship between house footprint and house size. This ratio is required for us to easily calculate the minimum home plate for a house of a given size. Using the data tables in the report, as explained below, the median ratio of house footprint to house size can be calculated to be 53%. The following questions can then be answered. The calculations are shown at the end of the document.

Question: Can the septic field be included in the home plate?

Answer:

House Size (ft ²)	Farms 0.5 to 2.5 acres	Farms over 2.5 acres
Current Richmond maximum 10,770	No	Yes
Reduce maximum to 6,500 or less	Yes	Yes

Question: What is the home plate requirement including septic field for all farms 0.5 acres or more if the maximum house size is reduced to 6,500 ft² or less?

Answer:

House Size (ft ²)	Required Home Plate (ft ²)
Richmond non-ALR lot maximum: 3,260	5,420
ALR guideline maximum: 5,400	8,970
Reduced maximum: 6,500	10,790

Question: Given that 61% of Richmond's farms are under 2.5 acres, how much of these farms would be covered by the home plate including septic field?

Answer:

House Size (ft ²)	Required Home Plate (ft ²)	Coverage 0.5 acre (%)	Coverage 1 acre (%)	Coverage 2 acres (%)
Rich. non-ALR: 3,260	5,420	25	12	6
ALR max.: 5,400	8,970	41	21	10
6,500	10,790	50	25	12
7,500	12,450	57	29	14
8,500	14,110	not permitted	32	16
Current max.: 10,770	17,880	not permitted	41	21

The smaller the house size, the more chance that a small farm can be profitable. Statistics Canada data shows that a Richmond farm less than 2 acres in size can have a net profit over \$30,000, but it is hard to do that if the house is larger than 5,400 ft².

Note that once a maximum home plate size is selected, nothing forces the property owner to build the maximum permitted house size. A smaller house will allow more space on the home plate for outside recreation.

Public Consultation

it is important to make the options as simple as possible to understand. Data should be kept to the minimum necessary to understand the options. It is also important to add the Richmond average non-ALR lot maximum and the ALR guideline maximum house sizes as options.

The public needs explanations of home plate size and the objective of minimizing it, the objective of including the septic field in the home plate and the Richmond average non-ALR lot maximum and the ALR guideline maximum house sizes.

The figures in staff reports have used a drawing of a cozy farmhouse no matter the size of the house and home plate under discussion. It is important that the public see what a particular size of house looks like. For example, this is a 5,400 ft² house:



Sample Calculations

In the tables at the end of the report on house development permits issued between April and November 2017, the data in Table 2 for farms of 0.5 acres and above gives the actual house size and house footprint. For the 9 houses listed, the median ratio of house footprint to house size is 53%.

ALR guideline maximum house size (500 sq.m.): 5,400 ft²

House footprint 53%: 2,862 ft²

Septic field size type 2 = 30% of house size: 1,620 ft²

Total house footprint and septic field: 4,482 ft²

Required home plate = 2 x total: 8,970 ft²

House size: 6,500 ft²

House footprint 53%: 3,445 ft²

Septic field size type 2 = 30% of house size: 1,950 ft²

Total house footprint and septic field: 5,395 ft²

Required home plate = 2 x total: 10,790 ft²

MayorandCouncillors

From: Reid Ong <reidong@gmail.com>
Sent: Friday, 15 December 2017 17:05
To: MayorandCouncillors
Subject: Richmond Farmland
Attachments: politician farmland letter.docx; 1.pdf

Categories: - DISTRIBUTED ON TABLE, - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

Mayor and Councillors
City of Richmond
6911 No Road
Richmond BC V6Y 2C1
Mayorandcouncillors@richmond.ca

lemarsafi10@gmail.com

November 29, 2017

Dear Your Worship Malcolm Brodie,

We are a group of Social Studies 10 students from McMath, who are concerned about the farmland in Richmond. We believe that the construction of large mansions on Richmond's farmland is a poor idea, and that the farmland should be used for agriculture rather than housing. Our main concern is the size of the structures that are being built on fertile agricultural land. Another concern we have is that if workers construct buildings it would destroy much of the soil that farmers need to grow crops.

We wrote to you due to multiple articles read in class that stated that there were many large houses built on farmland. We then began to research further on this subject. When researching on this subject we found out that there was a house holding an illegal casino. We were all shocked by this news, and further researched this topic. Later we found that there were many incidents with people gambling, even a murder on the property. Another reason why we believe we should stop construction of housing on farmland is because we read that there is only 5% of land in British Columbia that has the quality of soil necessary for farming, out of the 1% that can be farmed in Richmond. Furthermore, the construction of these mansions creates difficulty for farmers planting their crops.

We have attached an informational brochure including some important information supporting the reduction of building size on ALR land in Richmond.

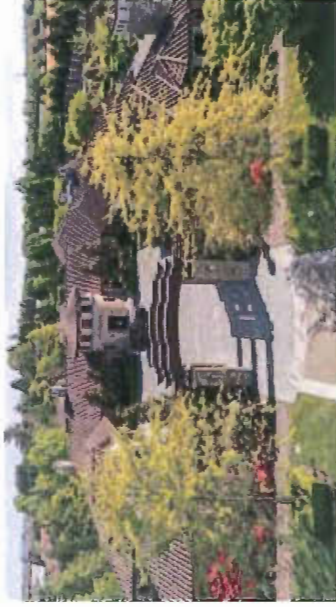
We would be pleased if you could help minimize the size of houses or prevent construction on Richmond farmland.

Sincerely,
Lemar Safi, Matthew Murphy, Shintaro Kawai, Reid Ong

att/ farmland brochure

Agricultural Land Reserve: Limit House Sizes

WHAT IS THE ISSUE?



Ten-thousand square-foot mansions are being built on farmland, and still qualify as "farmhouses". These 15-bedroom, 10-car mansions take advantage of the lack of area restriction on houses built on Richmond farmland, and it is not known whether the owners care for the farmland. These houses evade the BC Provincial 15% foreign buyer's residential tax, as well as disregard the Richmond residential lot guidelines and policies, with no consequences. Additionally, some of these houses have been a source for unlawful activity, including one housing operated as an illegal casino, another as a money laundering front.

What do we plan to do?

We plan to have the government implement a moratorium on new applications to build on ALR lots until a new by law is passed limiting the size of these houses to 500 square metres.

Why is Farming Important?



Farming and agriculture is an integral and substantial part of Canada's economy, essential for the food security of the nation, employing millions and generating billions of dollars in fruit and vegetable produce. Canada ranks fifth in the world in food exports - one of the largest food producers.

Additionally, Canada's farmers are the lead producers of:

- Flaxseed;
- Durum wheat;
- Lentils;
- Canola;
- Pulses;
- Peas; and
- Mustard seed

Support the Petition

Currently, there is an online petition to pass these bylaws. It will take 5,000 votes to complete this petition. If you are a resident of Richmond, please, support the petition against these houses that negatively impact the heart of Canada's economy and enable certain illegal activities. Take a stand to help our beautiful community.

Go to www.change.org to vote.



Mayor and Councillors

From: Mayor and Councillors
Sent: Tuesday, 19 December 2017 08:53
To: 'Jim Wright'
Subject: RE: File 08-4057-10/2017-Vol 01, PLN 250-294 (19 Dec 2017 Planning)

Categories: - DISTRIBUTED ON TABLE, - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

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 for this afternoon's Planning Committee meeting. In addition, your email has been forwarded to Gavin Woo, Senior Manager, Building Approvals and Wayne Craig, Director, Development.

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

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

From: Jim Wright [<mailto:jamesw8300@shaw.ca>]
Sent: Tuesday, 19 December 2017 02:02
To: Mayor and Councillors
Cc: Richmond FarmWatch
Subject: File 08-4057-10/2017-Vol 01, PLN 250-294 (19 Dec 2017 Planning)

Mayor and Councillors,

Re the stated "Well-Informed Citizenry" goal and the options for the maximum size for ALR farm houses in Richmond (all on page PLN-251 for today's Planning Committee meeting):

If you include the option of 6,500 square feet, please clearly label it as "twice the provincial guideline for Richmond" or "100% larger than the provincial guideline for Richmond."

MayorandCouncillors

From: MayorandCouncillors
Sent: Tuesday, 19 December 2017 08:53
To: 'annel200.'
Subject: RE: Overdevelopment Of massive homes/motels(?) on ALR

Categories: - DISTRIBUTED ON TABLE, - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

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 for this afternoon's Planning Committee meeting. In addition, your email has been forwarded to Gavin Woo, Senior Manager, Building Approvals and Wayne Craig, Director, Development.

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

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

From: annel200 . [<mailto:annel200@gmail.com>]
Sent: Monday, 18 December 2017 21:54
To: MayorandCouncillors
Subject: Overdevelopment Of massive homes/motels(?) on ALR

Dear Mayor and Councillors,

I am asking, as you review the bylaw regarding residential development in the Agricultural Zone, that you follow Ministry of Agriculture guidelines regarding home size.

Speculation happens on ALR land when larger homes are allowed on agricultural land than on residential land. We need to protect the precious food-growing resource that exists in Richmond - these soils are prime agricultural land and should be used for growing food, not mansions.

Our reliance on supplies of fruit and vegetables from California may decrease dramatically with the weather problems that they are experiencing. Our rich soils will become an increasingly valuable source of food crops for export and local consumption. Stop paving/destroying this resource.

It is obvious that the builders if these obscenely huge commercial-size structures have no interest in food production. As a result small scale farmers have been losing access to lands to lease for production of food for our tables. We residents are losing out on formerly abundant fresh produce.

Sincerely,
Anne Lerner
12633 No. 2 Road

MayorandCouncillors

From: MayorandCouncillors
Sent: Tuesday, 19 December 2017 08:53
To: 'Andrea'
Subject: RE: Please review the bylaw regarding residential development in the Agricultural Zone

Categories: - DISTRIBUTED ON TABLE, - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

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

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

From: Andrea [<mailto:ajneil@shaw.ca>]
Sent: Monday, 18 December 2017 21:21
To: MayorandCouncillors
Cc: Peter Jamieson
Subject: Please review the bylaw regarding residential development in the Agricultural Zone

Dear Mayor and Councillors,

We are asking, as you review the bylaw regarding residential development in the Agricultural Zone, that you follow Ministry of Agriculture guidelines regarding home size.

Speculation happens on ALR land when larger homes are allowed on agricultural land than on residential land. We need to protect the precious food-growing resource that exists in Richmond - these soils are prime agricultural land and should be used for growing food, not mansions.

Thank you.

Sincerely,
Andrea Neil and
Peter Jamieson
120-5790 Andrews Road
Richmond, BC
V7E 6N7

Mayor and Councillors

From: Mayor and Councillors
Sent: Tuesday, 19 December 2017 08:51
To: 'Neora Snitz'
Subject: RE: URGENT

Categories: - DISTRIBUTED ON TABLE, - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

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 for this afternoon's Planning Committee meeting. In addition, your email has been forwarded to Gavin Woo, Senior Manager, Building Approvals and Wayne Craig, Director, Development.

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

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

From: Neora Snitz [<mailto:n.snitz@gmail.com>]
Sent: Monday, 18 December 2017 20:46
To: Mayor and Councillors
Subject: URGENT

Dear Mayor and Councillors,

I am asking, as you review the bylaw regarding residential development in the Agricultural Zone, that you follow Ministry of Agriculture guidelines regarding home size.

Speculation happens on ALR land when larger homes are allowed on agricultural land than on residential land. We need to protect the precious food-growing resource that exists in Richmond - these soils are prime agricultural land and should be used for growing food, not mansions.

Sincerely, Neora Snitz, 202-11671 7th Ave, Richmond

Mayor and Councillors

From: Mayor and Councillors
Sent: Tuesday, 19 December 2017 08:47
To: 'Sue Holland'
Subject: RE: Residential development in the Agricultural zone

Categories: - DISTRIBUTED ON TABLE, - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

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

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

From: Sue Holland [<mailto:ttsholland@hotmail.com>]
Sent: Monday, 18 December 2017 20:25
To: Mayor and Councillors
Subject: Residential development in the Agricultural zone

Dear Mayor and Councillors,

I am asking, as you review the bylaw regarding residential development in the Agricultural Zone, that you follow Ministry of Agriculture guidelines regarding home size.

Speculation happens on ALR land when larger homes are allowed on agricultural land than on residential land. We need to protect the precious food-growing resource that exists in Richmond - these soils are prime agricultural land and should be used for growing food, not mansions.

Sincerely
Sue Holland
108-4500 Westwater Drive
Stevedon BC V7E 6S1

MayorandCouncillors

From: MayorandCouncillors
Sent: Tuesday, 19 December 2017 08:47
To: 'Vivienne Lowenstein'
Subject: RE: ALR issue

Categories: - DISTRIBUTED ON TABLE, - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

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

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

From: Vivienne Lowenstein [<mailto:lowenstein@shaw.ca>]
Sent: Monday, 18 December 2017 20:08
To: MayorandCouncillors
Subject: ALR issue

Dear Mayor and Councillors,

I am asking, as you review the bylaw regarding residential development in the Agricultural Zone, that you follow Ministry of Agriculture guidelines regarding home size.

Speculation happens on ALR land when larger homes are allowed on agricultural land than on residential land. We need to protect the precious food-growing resource that exists in Richmond - these soils are prime agricultural land and should be used for growing food, not mansions.

Sincerely,

Vivienne Lowenstein
3371 Richmond Street
Richmond V7E 2V9

Mayor and Councillors

From: Mayor and Councillors
Sent: Tuesday, 19 December 2017 08:47
To: 'Noel Eaton'
Subject: RE: Residential Development in the Agricultural Zone

Categories: - DISTRIBUTED ON TABLE, - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

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

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

From: Noel Eaton [<mailto:noel.eaton@gmail.com>]
Sent: Monday, 18 December 2017 19:45
To: Mayor and Councillors
Subject: Residential Development in the Agricultural Zone

Dear Mayor and Councillors,

I am asking, as you review the bylaw regarding residential development in the Agricultural Zone, that you follow Ministry of Agriculture guidelines regarding home size.

Speculation happens on ALR land when larger homes are allowed on agricultural land than on residential land. We need to protect the precious food-growing resource that exists in Richmond - these soils are prime agricultural land and should be used for growing food, not mansions.

Sincerely,
Noel Eaton
12-10680 Springmont Dr.
Richmond, BC, V7E1W1
noel.eaton@gmail.com

MayorandCouncillors

From: MayorandCouncillors
Sent: Tuesday, 19 December 2017 08:47
To: 'Neva Bruce'
Subject: RE: A specific request for Our Richmond planning

Categories: - DISTRIBUTED ON TABLE, - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

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 for this afternoon's Planning Committee meeting. In addition, your email has been forwarded to Gavin Woo, Senior Manager, Building Approvals and Wayne Craig, Director, Development.

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

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

From: Neva Bruce [<mailto:neva.bruce49@gmail.com>]
Sent: Monday, 18 December 2017 19:42
To: MayorandCouncillors
Subject: A specific request for Our Richmond planning

Dear Mayor and Councillors,

I am requesting that when the bylaw for residential development in the Agricultural Zone comes for review, that you follow Ministry of Agriculture guidelines regarding home size.

Larger

Home on agricultural land decrease the agricultural land space. We are fortunate to have farmable land here in Richmond and we need to think of not only ourselves, financial gain and "progress" but the future for our children and their children and the ability to care for ourselves within our community.

Speculation happens on ALR land with each allowed larger home is approved and built on agricultural land as opposed to residential land zones appropriately.

As a city of forward thinking individuals we need to consider the innate value of our limited food-growing abilities that exist uniquely in Richmond.

We have a long history of farming and producing excellent local food ready for consumption; nearly on our doorsteps. Let us not waste the prime soil in the ALR, respect the current Ministry guidelines and maintain reasonable sized homes to ensure there is no further disintegration of our natural resources.

Best regards,
Neva Bruce
11671-No 1 Road
Richmond BC

MayorandCouncillors

From: MayorandCouncillors
Sent: Tuesday, 19 December 2017 08:47
To: 'Lydia Rozental'
Subject: RE: Building of mansions on agricultural land

Categories: - DISTRIBUTED ON TABLE, - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

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

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

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

From: Lydia Rozental [<mailto:lrozental@shaw.ca>]
Sent: Monday, 18 December 2017 18:35
To: MayorandCouncillors
Subject: Building of mansions on agricultural land

Please stop the building of mansions on agricultural land. They destroy fertile soil, use more resources than needed and they become a front for other activities but farming.

Please restore the land to the farmers, not speculators.

With respect and gratitude,

Lydia Rozental

Mayor and Councillors

From: Mayor and Councillors
Sent: Tuesday, 19 December 2017 08:47
To: 'Margot Spronk'
Subject: RE: Residential Development in the Agricultural Zone

Categories: - DISTRIBUTED ON TABLE, - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

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

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

From: Margot Spronk [<mailto:mspronk@shaw.ca>]
Sent: Monday, 18 December 2017 17:28
To: Mayor and Councillors
Subject: Residential Development in the Agricultural Zone

Dear Mayor and Councillors,

I am asking, as you review the bylaw regarding residential development in the Agricultural Zone, that you follow Ministry of Agriculture guidelines regarding home size.

Speculation happens on ALR land when larger homes are allowed on agricultural land than on residential land. We need to protect the precious food-growing resource that exists in Richmond - these soils are prime agricultural land and should be used for growing food, not mansions.

Sincerely,
Margot Spronk
#31, 12331 Phoenix Drive,
Richmond, B.C.
V7E 6C3

MayorandCouncillors

From: MayorandCouncillors
Sent: Tuesday, 19 December 2017 08:47
To: 'john baines'
Subject: RE: Agricultural mega homes

Categories: - DISTRIBUTED ON TABLE, - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

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

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

From: john baines [<mailto:johnbaines@shaw.ca>]
Sent: Monday, 18 December 2017 17:21
To: MayorandCouncillors
Subject: Agricultural mega homes

Dear Mayor and Councillors,

I am asking that as you review the bylaw regarding residential development in the Agricultural Zone, that you follow Ministry of Agriculture guidelines regarding home size. Speculation happens on ALR when larger homes are allowed on agricultural land than on city land. We need to realize the precious resource that exists in Richmond, these soils are prime agricultural land and should be used for growing food not mansions.

Sincerely, Mandi Morgan , Bill Morgan , John Baines

mbrodie@richmond.ca
lmcp hail@richmond.ca
kjohnston@richmond.ca
bmcnulty@richmond.ca
aloo@richmond.ca
cau@richmond.ca
ddang@richmond.ca
cday@richmond.ca
hsteves@richmond.ca

MayorandCouncillors

From: MayorandCouncillors
Sent: Tuesday, 19 December 2017 08:47
To: 'glenda roach'
Subject: RE: Prioritize food and soil over mansions

Categories: - DISTRIBUTED ON TABLE, - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

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

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

From: glenda roach [<mailto:glenda.w.r@gmail.com>]
Sent: Monday, 18 December 2017 17:23
To: MayorandCouncillors
Subject: Prioritize food and soil over mansions

Dear Mayor and Councillors,

I am asking, as you review the bylaw regarding residential development in the Agricultural Zone, that you follow Ministry of Agriculture guidelines regarding home size.

Speculation happens on ALR land when larger homes are allowed on agricultural land than on residential land. We need to protect the precious food-growing resource that exists in Richmond - these soils are prime agricultural land and should be used for growing food, not mansions.

Sincerely,

Glenda

Glenda Roach
10080 Dyke Road
Richmond, B.C. Canada
V7A 2L6

Mayor and Councillors

From: Mayor and Councillors
Sent: Tuesday, 19 December 2017 08:46
To: 'Doris Bruce'
Subject: RE: Agricultural Zone Bylaw Review

Categories: - DISTRIBUTED ON TABLE, - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

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

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

From: Doris Bruce [mailto:doris_bruce@telus.net]
Sent: Monday, 18 December 2017 17:12
To: Mayor and Councillors
Subject: Agricultural Zone Bylaw Review

Dear Mayor and Councillors,

I am asking, as you review the bylaw regarding residential development in the Agricultural Zone, that you follow Ministry of Agriculture guidelines regarding home size.

Speculation happens on ALR land when larger homes are allowed on agricultural land than on residential land. I believe we need to protect the precious food-growing resource that exists in Richmond - these soils are prime agricultural land and should be used for growing food, not mansions.

I attended a council meeting earlier this year when this issue was debated and listened to Richmond planning staff recommend a much smaller housing footprint on agricultural land, than what council decided upon. I am very dismayed by council's decision and recommend that going forward, Ministry of Agriculture guidelines on home size be followed.

Do the right thing, and change the bylaw to ensure we protect our agricultural land for food production, not building mansions!

Sincerely,
Doris Bruce

4531 Mahood Drive
Richmond

Mayor and Councillors

From: Mayor and Councillors
Sent: Tuesday, 19 December 2017 08:46
To: 'Janet Yee'
Subject: RE: No Mansion on Farmland

Categories: - DISTRIBUTED ON TABLE, - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

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 for this afternoon's Planning Committee meeting. In addition, your email has been forwarded to Gavin Woo, Senior Manager, Building Approvals and Wayne Craig, Director, Development.

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

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

From: Janet Yee [<mailto:janetkyee@gmail.com>]
Sent: Monday, 18 December 2017 17:09
To: Mayor and Councillors
Subject: No Mansion on Farmland

Dear Mayor and Councillors,

I am asking, as you review the bylaw regarding residential development in the Agricultural Zone, that you follow Ministry of Agriculture guidelines regarding home size.

Speculation happens on ALR land when larger homes are allowed on agricultural land than on residential land. We need to protect the precious food-growing resource that exists in Richmond - these soils are prime agricultural land and should be used for growing food, not mansions.

Sincerely,
Janet Yee
10619 Shepherd Drive
Richmond, BC.

MayorandCouncillors

From: MayorandCouncillors
Sent: Tuesday, 19 December 2017 08:46
To: 'Kenny Hall'
Subject: RE:

Categories: - DISTRIBUTED ON TABLE, - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

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 for this afternoon's Planning Committee meeting. In addition, your email has been forwarded to Gavin Woo, Senior Manager, Building Approvals and Wayne Craig, Director, Development.

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

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

From: Kenny Hall [<mailto:kenny.hall84@gmail.com>]
Sent: Monday, 18 December 2017 16:57
To: MayorandCouncillors
Subject:

Dear Mayor and Councillors,

I am asking, as you review the bylaw regarding residential development in the Agricultural Zone, that you follow Ministry of Agriculture guidelines regarding home size.

Speculation happens on ALR land when larger homes are allowed on agricultural land than on residential land. We need to protect the precious food-growing resource that exists in Richmond - these soils are prime agricultural land and should be used for growing food, not mansions.

Sincerely,
Kenny Hall
128-5600 Andrews Road
Richmond, BC

--

Be kind whenever possible. It is always possible. His Holiness the Dalai Lama

MayorandCouncillors

From: MayorandCouncillors
Sent: Tuesday, 19 December 2017 08:45
To: 'Bell, Yvonne [HSSBC]'
Subject: RE: Easy Urgent letter to Richmond Council re: Mansions on Farmland

Categories: - DISTRIBUTED ON TABLE, - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

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 for this afternoon's Planning Committee meeting. In addition, your email has been forwarded to Gavin Woo, Senior Manager, Building Approvals and Wayne Craig, Director, Development.

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

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

From: Bell, Yvonne [HSSBC] [<mailto:Yvonne.Bell@hssbc.ca>]
Sent: Monday, 18 December 2017 16:55
To: MayorandCouncillors
Subject: Easy Urgent letter to Richmond Council re: Mansions on Farmland

Dear Mayor and Councillors,

I am asking, as you review the bylaw regarding residential development in the Agricultural Zone, that you follow Ministry of Agriculture guidelines regarding home size.

Speculation happens on ALR land when larger homes are allowed on agricultural land than on residential land. We need to protect the precious food-growing resource that exists in Richmond - these soils are prime agricultural land and should be used for growing food, not mansions.

Sincerely, Yvonne Bell, life time Richmond resident.

Yvonne Bell
10431 Mortfield Road
Richmond, BC
V7A 2W1

MayorandCouncillors

From: Ruth Singer <sararuthsinger@gmail.com>
Sent: Tuesday, 19 December 2017 11:22
To: MayorandCouncillors
Subject: Large homes on Agricultural Farm Land

Dear Mayor and Council

Have you any idea of what you are doing to our limited farm land?

When all this land is gone you will be wringing your hands at the loss of land and the high price of fruits and vegetables

Have any off you driven down number 4,5,and 6 roads recently? There are monster homes that were and are being built on prime farm land!!

There are also homes that look like mini hotels

Where is our council when all this is going on Whose hand is being crossed with money

When the next election comes up I know who I will not vote for

A speedy reply is requested

Yours truley

Ruth Singer

#421-12931 Railway Ave Richmond

Mayor and Councillors

From: Jennifer Rogerson <jenrogerson@me.com>
Sent: Tuesday, 19 December 2017 10:33
To: Mayor and Councillors
Subject: Concerns regarding Mansions on farm land

Dear Mayor and Councillors,

I am asking, as you review the bylaw regarding residential development in the Agricultural Zone, that you follow Ministry of Agriculture guidelines regarding home size.

Speculation happens on ALR land when larger homes are allowed on agricultural land than on residential land. We need to protect the precious food-growing resource that exists in Richmond - these soils are prime agricultural land and should be used for growing food, not mansions.

Sincerely,
Jennifer Rogerson
2-9339 Alberta Rd
Richmond BC
V6Y 4E3

Mayor and Councillors

From: Laura Gillanders <lauragillanders@gmail.com>
Sent: Tuesday, 19 December 2017 12:13
To: Mayor and Councillors
Cc: Hopkins, John; Brodie, Malcolm; McPhail, Linda; Johnston, Ken; McNulty, Bill; Loo, Alexa; Au, Chak; Dang, Derek; Day, Carol; Steves, Harold; Richmond FarmWatch
Subject: Considerations for Staff Options Planning Meeting December 19, 2017

December 18, 2017

Dear Richmond Mayor and Councillors and Staff,

Thank you for the work you are doing to reduce the residential impact on farmland in Richmond.

The staff report presented for planning today should include more options.

Staff was asked to look at options of reducing house size, reducing home plate, and potential regulations regarding the septic field, and limiting the maximum house footprint.

Staff however presented an option which was outside of what was asked of them which is Option 3 - increasing the home plate to 14,300 sq ft from 10,780 sq ft which is the current bylaw on farms 0.5 - 2.5 acres.

I ask that staff also present an option that shows a 300m² farm house on the 10,780 sq ft home plate, which leaves a very liveable usable amount of space on the home plate with plenty of room for the septic field, recreation, outbuildings, etc.

If staff is showing an option increasing the home plate to accommodate a 6500 sq ft mansion, which is far too big for a small farm, why are we not also looking at an option to further reduce the house to fit the smaller home plate which Richmond was initially so proud of?

A 6500 sq ft house on a 1.5 acre West Richmond vegetable farm guarantees that no farmer will ever live there and eliminates the possibility of the farm being viable. Currently homes on small farms such as these are under 2000 sq ft, and the farm fields begin at approximately 35m. This ensures the farm is profitable—maximized growing space and a small house, leaving room for all the outbuildings and equipment storage, etc., that support the farm.

One size does not fit all in Richmond. A small vegetable farm has different needs.

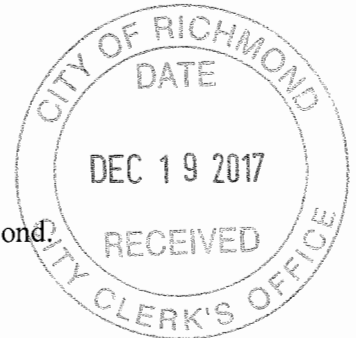
Please add options to keep the multi-tiered sizes:

Farms up to 0.5 acres: Home plate = 50% of lot area, Max house size 300 m² (Initial staff calculation following Ministry Guidelines)

Farms 0.5 - 2.5: Home plate = 1000 m², Max house size 300 m²

Farms over 2.5 acres: Home plate = 10% of lot area up to maximum of (1400m²? 2000 m²?)

The idea that a smaller home plate will save more farmland is misguided. A large house on a small home plate does not enhance farming. The home plate, especially on larger farms further away from the city amenities, provide much



needed recreation, garden areas, orchard, outbuildings, storage, etc. The house size is the primary factor for driving up the price of farmland and speculation.

The staff report shows that the large mansions on small farms are not functional.

Please add a request to show option 4 of reducing house size in compliance with the Ministry Guidelines which will be the best option to enhance farming.

Thank you,

Laura Gillanders of Richmond FarmWatch

Options to Limit Farmland House Size, Farm Home Plate and House Footprint

Roston submission to Planning Committee Meeting - December 19, 2017.

This is an excellent staff report on the factors involved in calculating the relationship of house size, septic field size and home plate size. However, the one factor that is less clear in the report is the relationship between house footprint and house size. This ratio is required for us to easily calculate the minimum home plate for a house of a given size. Using the data tables in the report, as explained below, the median ratio of house footprint to house size can be calculated to be 53%. The following questions can then be answered. The calculations are shown at the end of the document.

Question: Can the septic field be included in the home plate?

Answer:

House Size (ft ²)	Farms 0.5 to 2.5 acres	Farms over 2.5 acres
Current Richmond maximum 10,770	No	Yes
Reduce maximum to 6,500 or less	Yes	Yes

Question: What is the home plate requirement including septic field for all farms 0.5 acres or more if the maximum house size is reduced to 6,500 ft² or less?

Answer:

House Size (ft ²)	Required Home Plate (ft ²)
Richmond non-ALR lot maximum: 3,260	5,420
ALR guideline maximum: 5,400	8,970
Reduced maximum: 6,500	10,790

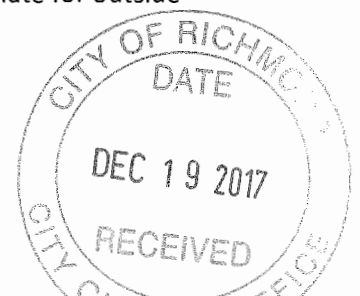
Question: Given that 61% of Richmond's farms are under 2.5 acres, how much of these farms would be covered by the home plate including septic field?

Answer:

House Size (ft ²)	Required Home Plate (ft ²)	Coverage 0.5 acre (%)	Coverage 1 acre (%)	Coverage 2 acres (%)
Rich. non-ALR: 3,260	5,420	25	12	6
ALR max.: 5,400	8,970	41	21	10
6,500	10,790	50	25	12
7,500	12,450	57	29	14
8,500	14,110	not permitted	32	16
Current max.: 10,770	17,880	not permitted	41	21

The smaller the house size, the more chance that a small farm can be profitable. Statistics Canada data shows that a Richmond farm less than 2 acres in size can have a net profit over \$30,000, but it is hard to do that if the house is larger than 5,400 ft².

Note that once a maximum home plate size is selected, nothing forces the property owner to build the maximum permitted house size. A smaller house will allow more space on the home plate for outside recreation.



Public Consultation

it is important to make the options as simple as possible to understand. Data should be kept to the minimum necessary to understand the options. It is also important to add the Richmond average non-ALR lot maximum and the ALR guideline maximum house sizes as options.

The public needs explanations of home plate size and the objective of minimizing it, the objective of including the septic field in the home plate and the Richmond average non-ALR lot maximum and the ALR guideline maximum house sizes.

The figures in staff reports have used a drawing of a cozy farmhouse no matter the size of the house and home plate under discussion. It is important that the public see what a particular size of house looks like. For example, this is a 5,400 ft² house:



Sample Calculations

In the tables at the end of the report on house development permits issued between April and November 2017, the data in Table 2 for farms of 0.5 acres and above gives the actual house size and house footprint. For the 9 houses listed, the median ratio of house footprint to house size is 53%.

ALR guideline maximum house size (500 sq.m.): 5,400 ft²

House footprint 53%: 2,862 ft²

Septic field size type 2 = 30% of house size: 1,620 ft²

Total house footprint and septic field: 4,482 ft²

Required home plate = 2 x total: 8,970 ft²

House size: 6,500 ft²

House footprint 53%: 3,445 ft²

Septic field size type 2 = 30% of house size: 1,950 ft²

Total house footprint and septic field: 5,395 ft²

Required home plate = 2 x total: 10,790 ft²



Response to Referral: Options to Limit House Size, Farm Home Plate and House Footprint

December 19, 2017 Planning Committee

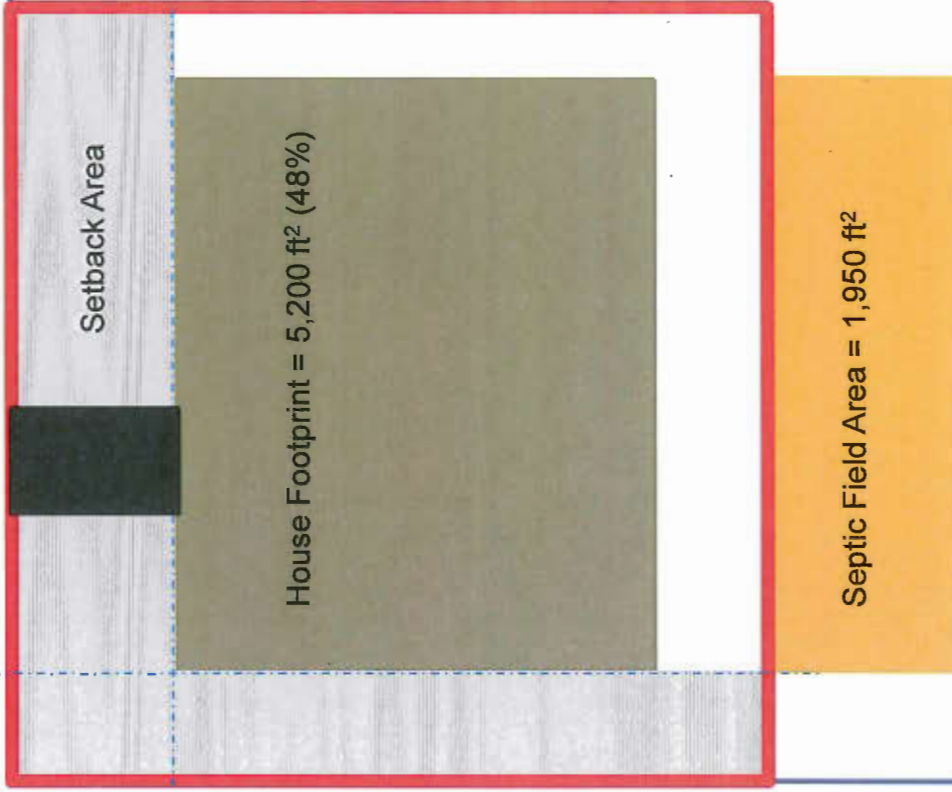
Schedule 2 to the Minutes of the
Planning Committee meeting of
Richmond City Council held on
Tuesday, December 19, 2017.

Summary of Septic Systems Used in Richmond

Type	Description	Septic Field Area	Estimated Cost	No. of Septic Systems Installed since 2011
Type 1	Traditional septic tank system that uses gravity fed tank into a septic field. Not commonly used in Richmond due to soil conditions and high water table.	Approximately 50% of the house floor area.	\$10,000 to \$15,000	6 (11% of total)
Type 2	Utilizes a wastewater treatment plant system which then distributes treated effluent into the disposal field. Design and approval is done by an onsite waste water practitioner. Most commonly used system in Richmond.	Approximately 30% of the house floor area as there is a linear correlation between house size and septic field area	\$15,000 to \$25,000	32 (56% of total)
Type 3	Utilizes an enhanced treatment plant and disposal system that is custom designed by a Professional Engineer.	Approximately 25% of the house floor area. No defined linear correlation between house size and septic field area.	\$25,000 to \$50,000+	19 (33% of total)

Option 1a (Referral): 6,500 ft² house

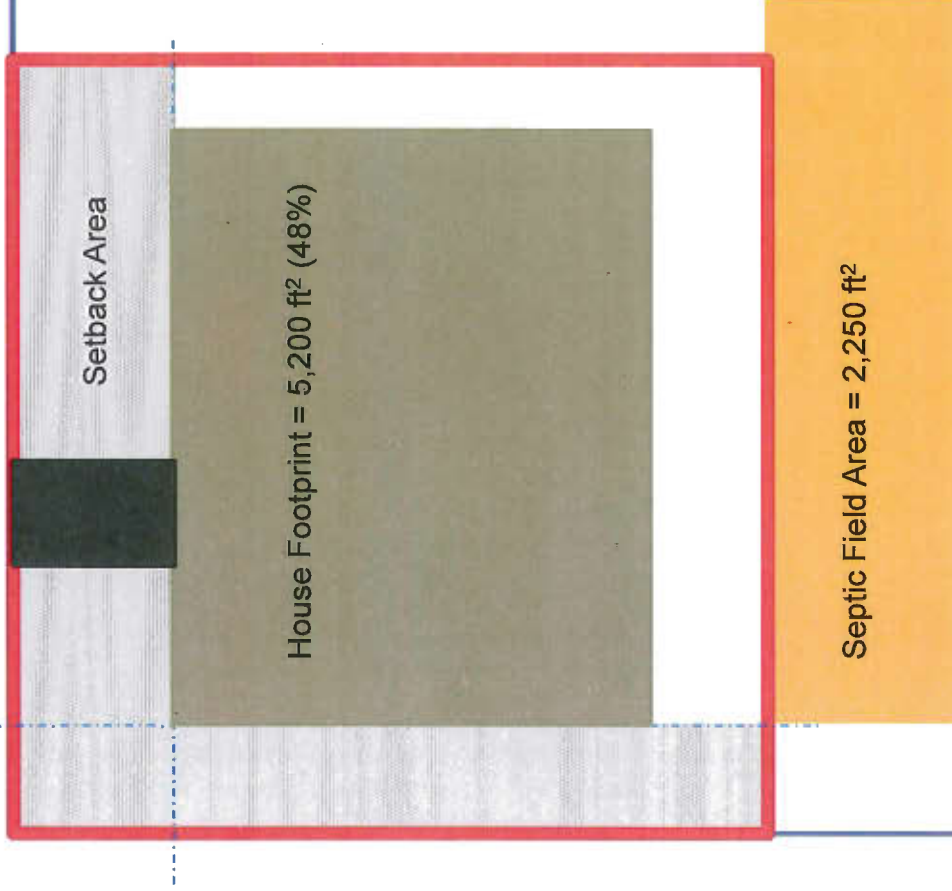
Farm Home Plate Area = 10,780 ft²



Farming Area

Option 1b (Referral): 7,500 ft² house

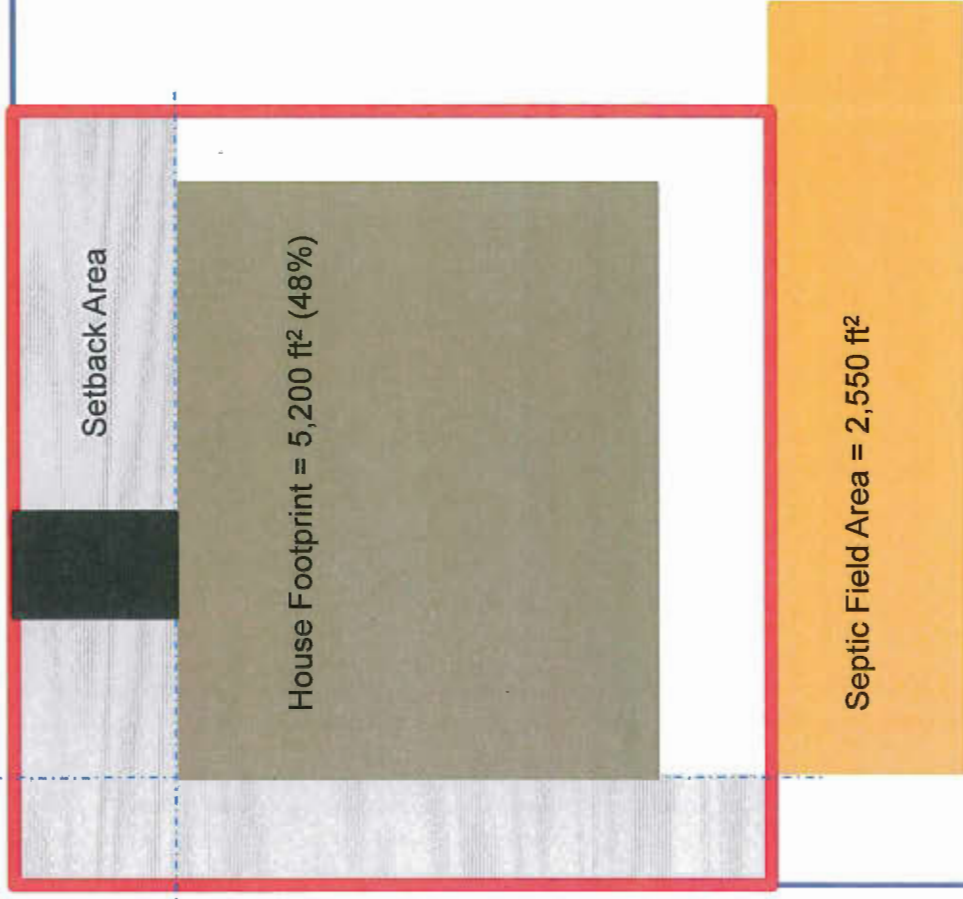
Farm Home Plate Area = 10,780 ft²



Farming Area

Option 1c (Referral): 8,500 ft² house

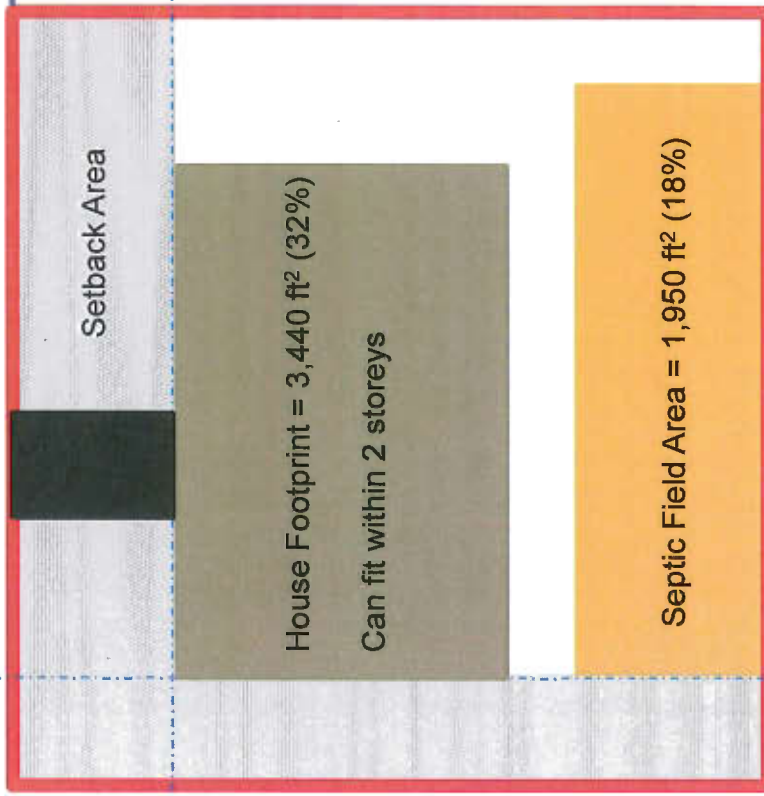
Farm Home Plate Area = 10,780 ft²



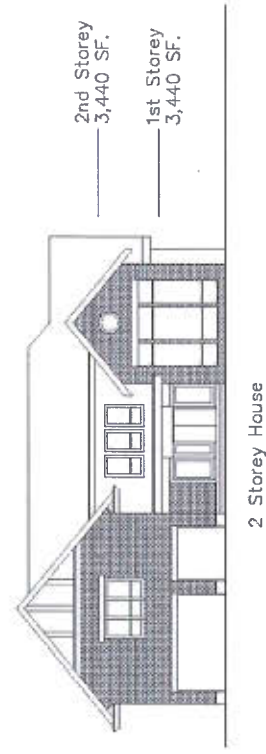
Farming Area

Option 2a (Reduced Footprint):
6,500 ft² house

Farm Home Plate Area = 10,780 ft²

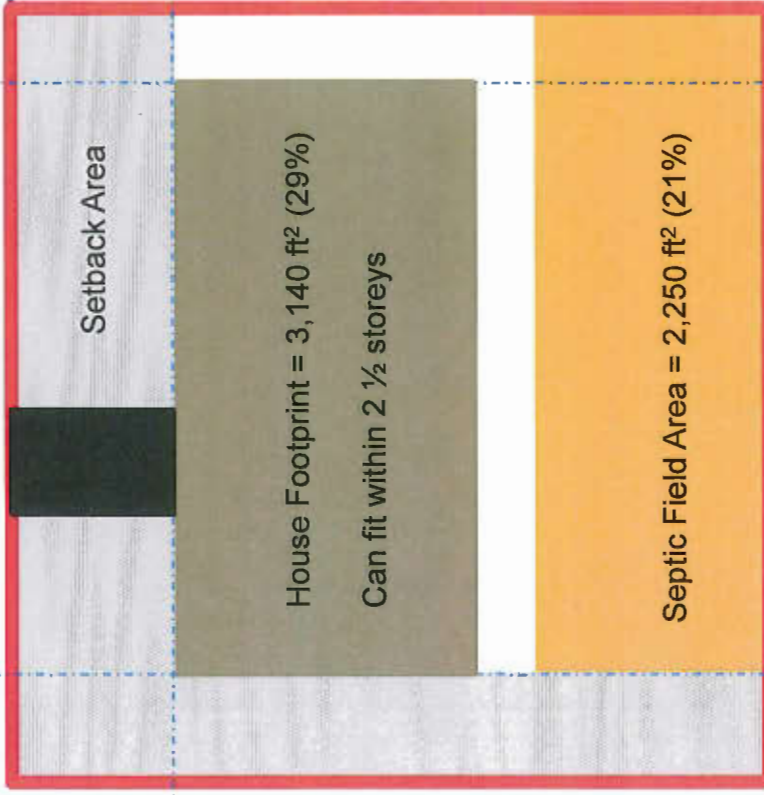


Farming Area

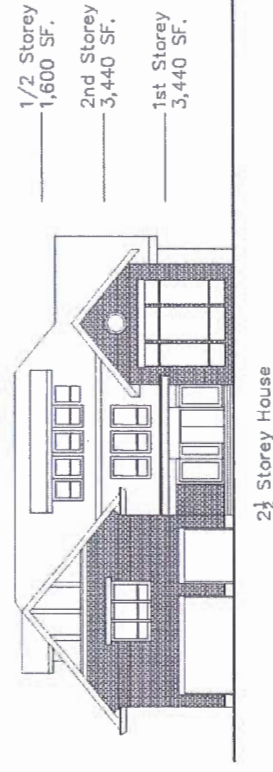


Option 2b (Reduced Footprint):
7,500 ft² house

Farm Home Plate Area = 10,780 ft²

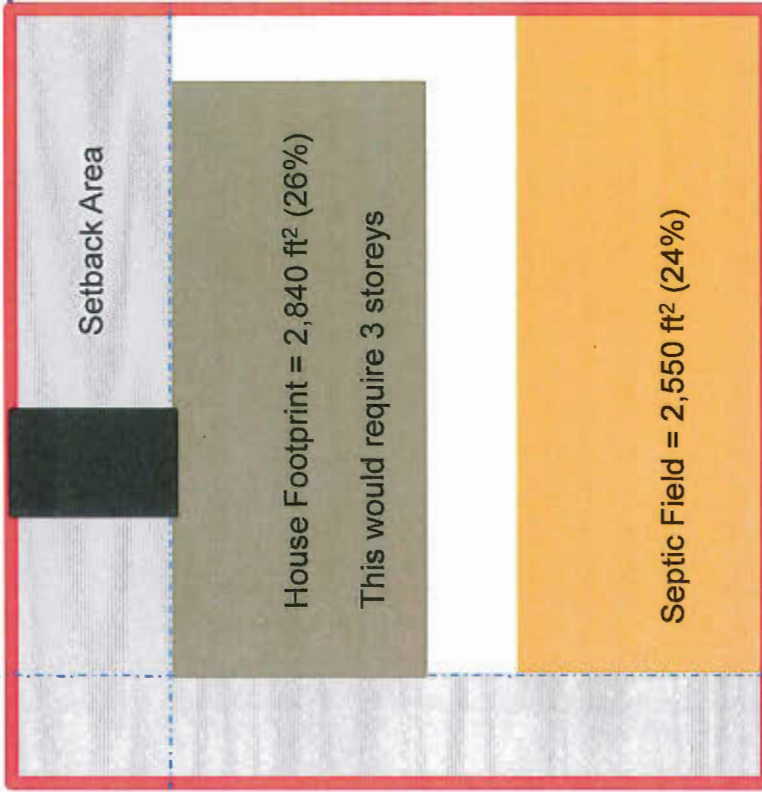


Farming Area

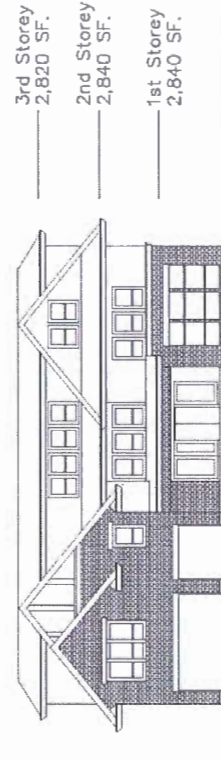


Option 2c (Reduced Footprint):
8,500 ft² house

Farm Home Plate = 10,780 ft²



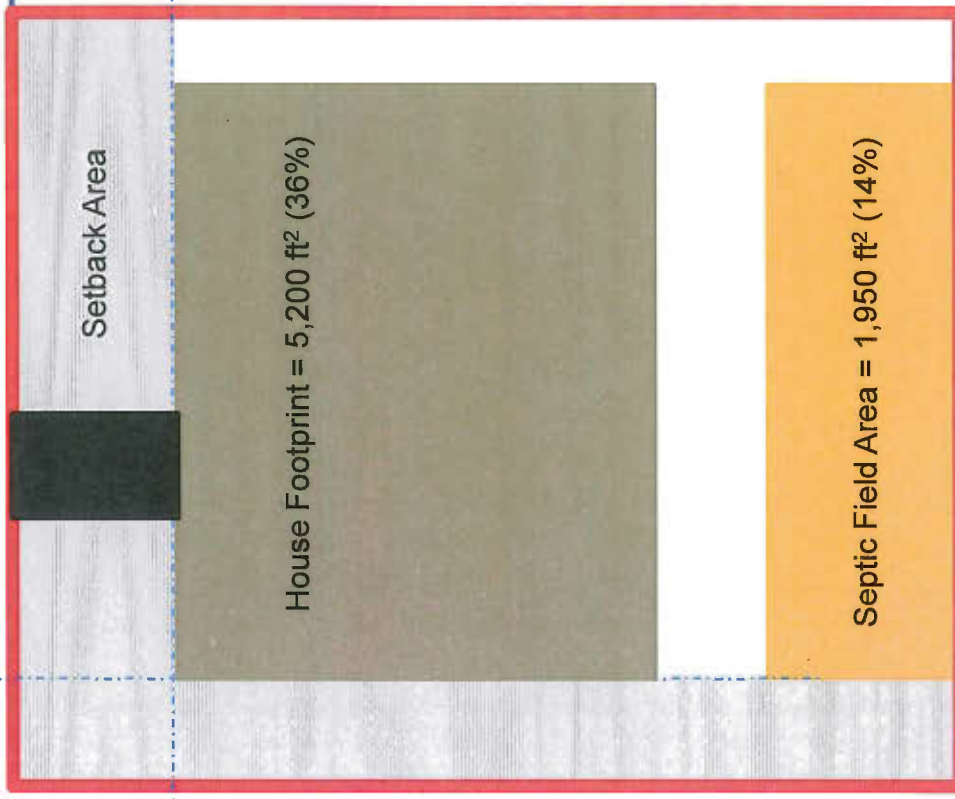
Farming Area



3 Storey House

**Option 3a (Larger Farm Home
Plate): 6,500 ft² house**

Farm Home Plate Area = 14,300 ft²



Setback Area

House Footprint = 5,200 ft² (36%)

Septic Field Area = 1,950 ft² (14%)

Farming Area

Option 3b (Larger Farm Home Plate):
7,500 ft² house

Farm Home Plate Area = 14,900 ft²



Setback Area

House Footprint = 5,200 ft² (35%)

Septic Field Area = 2,250 ft² (15%)

Farming Area

Option 3c (Larger Farm Home Plate):

Farm Home Plate Area = 15,500 ft²

8,500 ft² house



Farming Area

Public Consultation

- January
 - Mailout to property owners in ALR about consultation
 - Newspaper and website ads
- January/February
 - Let's Talk Richmond survey
 - Public Open House
 - Meeting with the Agricultural Advisory Committee
- March
 - Report back to Planning Committee and Council

The 6,050 ft² House

Angus Drive

- 7 bedrooms
- 7 bathrooms



Options to Limit Farmland House Size, Farm Home Plate and House Footprint
Roston submission to Planning Committee Meeting - December 19, 2017.

This is an excellent staff report on the factors involved in calculating the relationship of house size, septic field size and home plate size. However, the one factor that is less clear in the report is the relationship between house footprint and house size. This ratio is required for us to easily calculate the minimum home plate for a house of a given size. Using the data tables in the report, as explained below, the median ratio of house footprint to house size can be calculated to be 53%. The following questions can then be answered. The calculations are shown at the end of the document.

Question: Can the septic field be included in the home plate?

Answer:

House Size (ft ²)	Farms 0.5 to 2.5 acres	Farms over 2.5 acres
Current Richmond maximum 10,770	No	Yes
Reduce maximum to 6,500 or less	Yes	Yes

Question: What is the home plate requirement including septic field for all farms 0.5 acres or more if the maximum house size is reduced to 6,500 ft² or less?

Answer:

House Size (ft ²)	Required Home Plate (ft ²)
Richmond non-ALR lot maximum: 3,260	5,420
ALR guideline maximum: 5,400	8,970
Reduced maximum: 6,500	10,790

Question: Given that 61% of Richmond's farms are under 2.5 acres, how much of these farms would be covered by the home plate including septic field?

Answer:

House Size (ft ²)	Required Home Plate (ft ²)	Coverage 0.5 acre (%)	Coverage 1 acre (%)	Coverage 2 acres (%)
Rich. non-ALR: 3,260	5,420	25	12	6
ALR max.: 5,400	8,970	41	21	10
6,500	10,790	50	25	12
7,500	12,450	57	29	14
8,500	14,110	not permitted	32	16
Current max.: 10,770	17,880	not permitted	41	21

The smaller the house size, the more chance that a small farm can be profitable. Statistics Canada data shows that a Richmond farm less than 2 acres in size can have a net profit over \$30,000, but it is hard to do that if the house is larger than 5,400 ft².

Note that once a maximum home plate size is selected, nothing forces the property owner to build the maximum permitted house size. A smaller house will allow more space on the home plate for outside recreation.

Public Consultation

it is important to make the options as simple as possible to understand. Data should be kept to the minimum necessary to understand the options. It is also important to add the Richmond average non-ALR lot maximum and the ALR guideline maximum house sizes as options.

The public needs explanations of home plate size and the objective of minimizing it, the objective of including the septic field in the home plate and the Richmond average non-ALR lot maximum and the ALR guideline maximum house sizes.

The figures in staff reports have used a drawing of a cozy farmhouse no matter the size of the house and home plate under discussion. It is important that the public see what a particular size of house looks like. For example, this is a 5,400 ft² house:



Sample Calculations

In the tables at the end of the report on house development permits issued between April and November 2017, the data in Table 2 for farms of 0.5 acres and above gives the actual house size and house footprint. For the 9 houses listed, the median ratio of house footprint to house size is 53%.

ALR guideline maximum house size (500 sq.m.): 5,400 ft²
House footprint 53%: 2,862 ft²
Septic field size type 2 = 30% of house size: 1,620 ft²
Total house footprint and septic field: 4,482 ft²
Required home plate = 2 x total: 8,970 ft²

House size: 6,500 ft²
House footprint 53%: 3,445 ft²
Septic field size type 2 = 30% of house size: 1,950 ft²
Total house footprint and septic field: 5,395 ft²
Required home plate = 2 x total: 10,790 ft²