

MayorandCouncillors

Schedule 40 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
Date: May 15, 2017
Item # 7
Re: Bylaws 9706, 9707, 9712, 9717

From: Webgraphics
Sent: Thursday, 11 May 2017 13:53
To: MayorandCouncillors
Subject: Send a Submission Online (response #1035)

Send a Submission Online (response #1035)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 1:55:12 PM



Survey Response

Your Name	Marion Smith
Your Address	6580 Mayflower Drive
Subject Property Address OR Bylaw Number	Amendment Bylaw 9712
Comments	<p>Re: Richmond Zoning Bylaw 8500, Amendment Bylaw 9712 (Maximum House Size in the AG 1 Zone) Imagine having a country estate only a half hour from Vancouver International Airport, and an hour from downtown Vancouver. Richmond is now part of an international property market. Wealthy people who can buy property anywhere in the world are attracted by our relatively inexpensive ALR lands. We know that ALR properties are already being marketed overseas, and buyers desire the huge houses currently permitted by Richmond's bylaws. Richmond's farmhouse sizes must be brought into line with those allowed in the rest of Metro Vancouver. If Richmond continues to allow large houses on ALR land, this will be the death knell for our agricultural industry, an important part of our economy, producing \$48 million in gross farm receipts and \$15 million in wages in 2010 (most recent data, StatCan). Some farm families want large houses, but they too, need to be aware that oversized houses will attract</p>

country estate buyers who have no interest in farming. This is already happening: it is impossible to not see the huge buildings that have been built in the ALR. If Richmond Council allows oversized houses in the ALR, you will be repeating the mistake made in our neighbourhoods in west Richmond. Because Richmond's building bylaws allow higher room heights and bigger houses than in other Metro municipalities, our subdivisions have been devastated by huge houses shoe-horned onto lots. The loss of older houses also resulted in the loss of hundreds of relatively affordable basement suites. Please do not repeat this mistake in our ALR lands. The provincial government has not protected ALR land from foreign ownership, so the City of Richmond must do what it can by restricting house sizes on agricultural properties.

To Public Hearing
Date: MAY 15, 2017
Item # 7
Re: BYLAWS 9706,
9707, 9712, 9717

MayorandCouncillors

From: Marion Smith <marionsmith@shaw.ca>
Sent: Thursday, 11 May 2017 13:57
To: MayorandCouncillors
Subject: Re: Zoning Bylaw 8500, Amendment Bylaw 9712

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mayor Brodie and Councillors:

Imagine having a country estate only a half hour from Vancouver International Airport, and an hour from downtown Vancouver. Richmond is now part of an international property market. Wealthy people who can buy property anywhere in the world are attracted by our relatively inexpensive ALR lands.

We know that ALR properties are already being marketed overseas, and buyers desire the huge houses currently permitted by Richmond's bylaws. Richmond's farmhouse sizes must be brought into line with those allowed in the rest of Metro Vancouver.

If Richmond continues to allow large houses on ALR land, this will be the death knell for our agricultural industry, an important part of our economy, producing \$48 million in gross farm receipts and \$15 million in wages in 2010 (most recent data, StatCan).

Some farm families want large houses, but they too, need to be aware that oversized houses will attract country estate buyers who have no interest in farming. This is already happening: it is impossible to not see the huge buildings that have been built in the ALR.

If Richmond Council allows oversized houses in the ALR, you will be repeating the mistake made in our neighbourhoods in west Richmond. Because Richmond's building bylaws allow higher room heights and bigger houses than in other Metro municipalities, our subdivisions have been devastated by huge houses shoe-horned onto lots. The loss of older houses also resulted in the loss of hundreds of relatively affordable basement suites.

Please do not repeat this mistake in our ALR lands. The provincial government has not protected ALR land from foreign ownership, so the City of Richmond must do what it can by restricting house sizes on agricultural properties.

Sincerely,
Marion Smith
Richmond

