

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

