

November 7

Planning Committee RE: ALR bylaw

Thank you for reviewing the bylaw performance for the last 6 months.

Hopefully you received a number of responses from many stakeholders today and if you haven't I will pass around copies of some of them now.

To sum up the concerns, the bylaws are not working for the following reasons:

- 1.) The 75 metre setback will remove existing active farming fields on small farms especially which are usually long and narrow not short and wide as depicted in the staff report.

Actively farmed vegetable farms in West Richmond for example have their farming fields beginning at 35 metres.

- 2.) Speculation has not decreased. The price of ALR real estate has increased to \$3.73 Million per acre on small farms. 5 acre blueberry farms in East Richmond have increased in price by %158 since the council decision.

Almost each and every real estate listing for ALR currently states wording along the lines of "opportunity to build 11000 sq ft dream mansion" and there is no mention of farming.

Section 18 of the ALC act states that a local government may not (i) permit non-farm use of agricultural land or permit a building to be erected on the land except for farm use.

I ask you. Do you believe, that an application for a 10,740 sq ft home on a 31,797 ft ALR property on No. 2 Road, as seen in the City Staff chart of permit applications, has a primary purpose of agriculture in mind? Even if you believe that on some farms with large scale operations that require many farm workers, a farmer may need a large house for family farm workers; even if you believe that, how can this be justified on a 3/4 acre farm? How can it be justified on a 1.5 acre farm or even a 2.5 acre farm? You know there can be no primary farm use house of this size on a farm this small. If the primary purpose of this farm was to be agriculture, the home would be small and the fields maximized for running an operation such as a market garden.

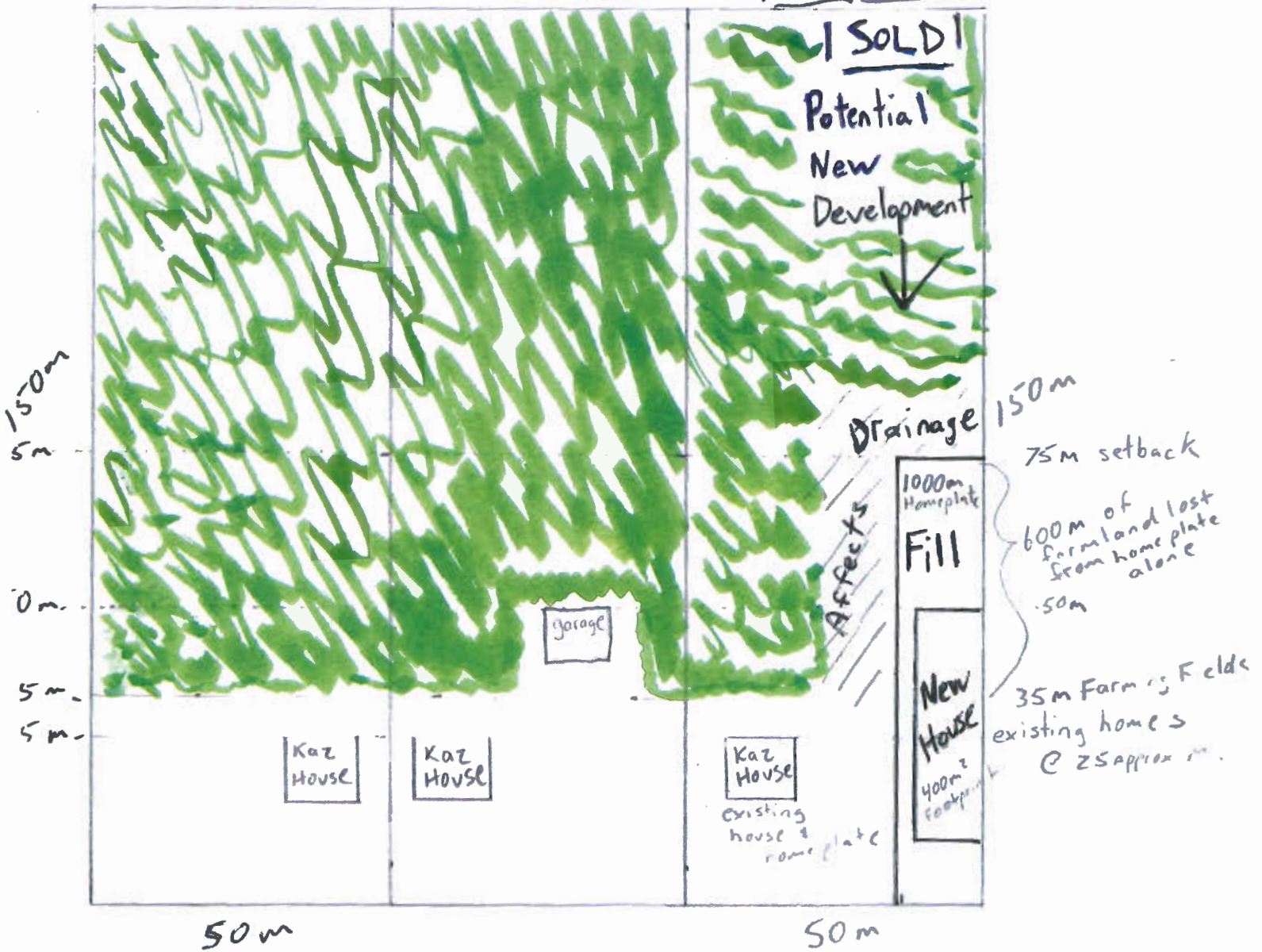
I spoke first hand to the builder at 11300 No. 2 road who was pleased to have the permit issued for a 16000 sq ft home issued in August. They covered the maximum area allowable in fill over previously farmed lands. The owner of the property is a realtor, not a farmer. The builder is also a realtor who sold 11240 no. 2 road two doors down. He told me in his own words that the owner is building his dream mansion and he will enjoy having a veggie garden. The builder told me he would also like a dream mansion and that the homes in Vancouver are too small. He says all of the properties along this road will be built into dream mansions because speculators from asia are driving up and down the road taking pictures and "sending it home where the money is".

This is not farming. This is not agriculture. This development is speculation. As long as the houses can be three times larger than those across the road, we will see rampant residential development and ALR with loss of farmland.

1.5 acre farms No. 2 rd

Kaz Farms

112401





5cm = 50m

1cm = 10m

500m footprint - 25 x 2.5cm
1000m home plate -

 - existing farm fields

 - new home development could take away a prox 1250m² of existing farming land, because of drainage from fill

 - 600m of farmland lost due to home plate itself

OLD

5 Acres with blues

\$656,000 per acre

May 1 - before council decision

Sold
R2158648
 Board: V
 House with Acreage

6651 NO. 6 ROAD
 Richmond
 East Richmond
 V6W 1C7

Residential Detached
\$3,500,000 (LP)
\$3,280,000 (SP)



Sold Date: **5/1/2017** Frontage (feet): **164.99** Original Price: **\$3,500,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1984**
 Depth / Size: **1311.92** Bathrooms: **3** Age: **33**
 Lot Area (sq.ft.): **216,928.98** Full Baths: **3** Zoning: **AG1**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$2,036.89**
 Rear Yard Exp: **West** For Tax Year: **2016**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST Inc?: P.I.D.: **003-646-149**
 Tour:

View: :
 Complex / Subdiv: **EAST RICHMOND**
 Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Other**
 Legal: **PL 11106 LT 4 BLK 4N LD 36 SEC 8 RNG 5W**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **8** Covered Parking: **4** Parking Access: **Front**
 Parking: **DetachedGrge/ Carport, Garage; Double**

Dist. to Public Transi:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: :
 Floor Finish:

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'6 x 17'4	Above	Walk-In Closet	7' x 6'6			x
Main	Dining Room	16'4 x 11'10	Above	Bedroom	13'8 x 13'3			x
Main	Kitchen	14'10 x 8'10	Above	Bedroom	14'6 x 13'3			x
Main	Eating Area	12'4 x 10'1	Above	Bedroom	11' x 11'1			x
Main	Family Room	17'5 x 13'10	Above	Recreation Ro...	26'7 x 17'1			x
Main	Den	11'3 x 7'11						x
Main	Foyer	16'1 x 15'8						x
Main	Laundry	11'3 x 6'6						x
Above	Master Bedroom	18'9 x 17'6						
Above	Dressing Room	6'6 x 6'						

Finished Floor (Man):	1,738	# of Rooms:15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	2,040	# of Kitchens: 1	1	Main	3	No	Bam:
Finished Floor (Below):	0	# of Levels: 2	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Above	5	No	Pool:
Finished Floor (Total):	3,778 sq. ft.	Craw/Bsmt. Height:	4				Garage Sz: 27'3 x 21'3
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement: None	6				
Grand Total:	3,778 sq. ft.		7				
			8				

Listing Broker(s): **RE/MAX Westcoast**

Quiet country setting on an almost 5 ACRE, 216928.80 SF/4.98 acres (165 x 1,311) AG1 lot with a Western exposure, beautiful and comfortable surroundings with mature blueberry bushes. Custom built home, 3500SF with a wonderful floor plan. Very spacious. 5 bedrooms, 3 bathrooms. Detached double garage and plenty of room for storage. Within 5 minutes is the entertainment district containing Silver City theaters, swimming and other commercial activities to support the recent condo developments. Within 10 minutes is the highway, the popular Ironwood and Coppersmith shopping plazas. Kingswood Elementary & McNair Secondary nearby.

RED Full Public:

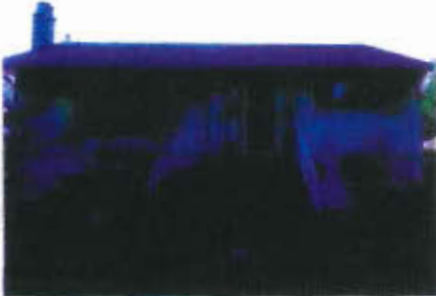
The enclosed information, while deemed to be correct, is not guaranteed.
 PREC* indicates 'Personal Real Estate Corporation'.

11/07/2017 02:35 PM

OLD

5 acres with blues \$ 620,000 per acre
Feb 2017 before council decision

Sold
R2100377
Board: V
House/Single Family



9231 NO 6 ROAD

Richmond
East Richmond
V6W 1E5

Residential Detached

\$3,500,000 (LP)

\$3,100,000 (SP)

Sold Date: **2/26/2017** Frontage (feet): **163.22** Original Price: **\$3,500,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **9999**
 Depth / Size: **1337** Bathrooms: **2** Age: **999**
 Lot Area (sq.ft.): **217,800.00** Full Baths: **2** Zoning: **AG1**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$469.10**
 Rear Yard Exp: **West** For Tax Year: **2016**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST Inc?: P.I.D.: **002-463-261**
 Tour:

View: **Yes: FARMLAND**
 Complex / Subdiv: **EAST RICHMOND**
 Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Ren. Year:
 Renovations: R.I. Plumbg:
 # of Fireplaces: **0** R.I. Fireplaces:
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Other**
 Legat: **PL 60289 LT 11 BLK 4N LD 36 SEC 29 RNG 5W**

Total Parking: **10** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Single**

Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **Yes: BATHFITTER TUB ON MAIN FLOOR**
 Fixtures Rmvd: :
 Floor Finish:

Amenities:

Site Influences: **Recreation Nearby, Rural Setting, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10' x 10'			x			x
Main	Dining Room	0' x 0'			x			x
Main	Kitchen	0' x 0'			x			x
Main	Bedroom	0' x 0'			x			x
Main	Bedroom	0' x 0'			x			x
Below	Living Room	0' x 0'			x			x
Below	Bedroom	0' x 0'			x			x
					x			x
					x			x
					x			x

Finished Floor (Man):	750	# of Rooms: 7	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	750	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Below	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3				Pool:
Finished Floor (Total):	1,500 sq. ft.	Craw/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement: None	6				
Grand Total:	1,500 sq. ft.		7				
			8				

Listing Broker(s): **RE/MAX Westcoast**

Quiet country setting on an almost 5 ACRE (163 x 407) AG1 lot with a Western exposure, beautiful and comfortable surroundings with mature blueberry bushes. Within 5 minutes is the entertainment district containing Silver City theaters, swimming and other commercial activities to support the recent condo developments. Within 10 minutes is the highway, the popular Ironwood and Coppersmith shopping plazas. Kingswood Elementary & McNair Secondary nearby.

RED Full Public:

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11/07/2017 02:35 PM

5 Acres with blues \$ 1,599,760 Per Acre
 SINCE Council decision
 CURRENT LISTING 158% increase

Active
R2160780
 Board: V
 House with Acreage

7251 NO. 6 ROAD
 Richmond
 East Richmond
 V6W 1C9

Residential Detached
\$7,998,800 (LP)
 (SP)



Sold Date: Frontage (feet): **160.01** Original Price: **\$7,998,800**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1960**
 Depth / Size: **1379.89** Bathrooms: **2** Age: **57**
 Lot Area (sq.ft.): **222,113.00** Full Baths: **2** Zoning: **AG1**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$2,118.77**
 Rear Yard Exp: Council Apprv?: For Tax Year: **2016**
 Tax Inc. Utilities?: **No**
 If new, GST/HST Inc?: P.I.D.: **000-606-405**
 Tour:

View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Septic, Water**

Style of Home: **2 Storey** Total Parking: Covered Parking: **2** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Carport Multiple**
 Exterior: **Mixed** Dist. to Public Transit: Dist. to School Bus:
 Foundation: **Concrete Perimeter** Title to Land: **Freehold NonStrata**
 Ran Screen: Reno. Year: Property Disc.: **Yes**
 Renovations: R.I. Plumbing: PAD Rental:
 # of Fireplaces: **2** R.I. Fireplaces: Fictures Leased: **No**
 Fireplace Fuel: **Other** Fictures Rmvd: **No**
 Water Supply: **City/Municipal** Floor Fmsh: **Mixed**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Other**
 Legal: **PL 13981 LT G BLK 4N LD 36 SEC 17 RNG 5W**

Amenities:

Site Influences: **Golf Course Nearby, Recreation Nearby, Shopping Nearby**
 Features: **CltH/Wsh/Dryr/Frdg/Stve/DW, Refrigerator, Stove**

Floor	Type	Dmensions	Floor	Type	Dmensions	Floor	Type	Dimensions
Main	Living Room	19' x 12'3	Below	Bedroom	13'5 x 13'			x
Main	Kitchen	9'2 x 9'	Below	Bedroom	9' x 7'9			x
Main	Nook	9'1 x 6'11	Below	Storage	10'10 x 8'			x
Main	Dining Room	10'6 x 9'	Below	Utility	10'11 x 9'2			x
Main	Master Bedroom	12'6 x 11'	Below	Workshop	10'9 x 6'10			x
Main	Bedroom	11'6 x 9'						x
Main	Bedroom	11'6 x 8'						x
Below	Family Room	19'4 x 12'6						x
Below	Foyer	11'4 x 5'						x
Below	Bedroom	11'7 x 10'5						x

Finished Floor (Man):	1,233	# of Rooms:15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	597	# of Kitchens: 1	1	Main	4	No	Bam:
Finished Floor (Below):	0	# of Levels: 2	2	Below	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	1,830 sq. ft.	Craw/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Door Height:
Grand Total:	1,830 sq. ft.	Basement: None	6				
			7				
			8				

Listing Broker(s): **RE/MAX Progroup Realty**

Excellent opportunity here!! 5.09 acre parcel with mature blueberry farm in highly sought after Richmond location. 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. Existing house is currently rented, do not disturb tenants or enter premises without permission.

RED Full Public

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11/07/2017 02:28 PM

PREC# indicates 'Personal Real Estate Corporation'.

1.2 Acres - 3.73 Million per acre
 \$4,480,000

Active
R2190499
 Board: V
 House with Acreage

10520 BLUNDELL ROAD
 Richmond
 McLennan
 V6Y 1L1

Residential Detached
\$4,480,000 (LP)
 (SP)



Sold Date: Frontage (feet): **181.50** Original Price: **\$4,480,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **9999**
 Depth / Size: **288** Bathrooms: **2** Age: **999**
 Lot Area (sq.ft.): **52,128.00** Full Baths: **1** Zoning: **AG1**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$5,351.28**
 Rear Yard Exp: **South** For Tax Year: **2016**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST Inc?: P.I.D.: **006-949-461**
 Tour:

View: **No**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **1 Storey, Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel: **None**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**
 Legal: **PL 33703 LT 25 BLK 4N LD 36 SEC 23 RNG 6W**

Total Parking: **10** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double, Open, RV Parking Avail.**

Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Wall/Wall/Mixed**

Amenities: **None**

Site Influences: **Paved Road, Shopping Nearby, Treed**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	25' x 12'			x			x
Main	Dining Room	13' x 7'			x			x
Main	Kitchen	11' x 9'			x			x
Main	Family Room	15' x 17'			x			x
Main	Nook	9' x 8'			x			x
Main	Master Bedroom	12' x 13'			x			x
Main	Bedroom	9' x 9'			x			x
Main	Bedroom	12' x 8'			x			x
					x			
					x			

Finished Floor (Main):	1,600	# of Rooms: 8	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 1	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	1,600 sq. ft.	Crawl/Bsm. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Door Height:
Grand Total:	1,600 sq. ft.	Basement: None	6				
			7				
			8				

Listing Broker(s): **New Coast Realty**

1.2 acre lot on Blundell road with wide frontage 181 feet and 288 feet depth. Close to transportation, shopping center, daycare and schools. South facing back yard with hundreds of Blueberry trees. Very solid house with 3 bedrooms and 2 bathrooms. Close to No. 4 Rd great potential for future development. Home is leased but selling for land value only. Home showing possible after buyer satisfied with first showing of the lot. To build your dream mansion or to hold. No walking around inside the property, call listing agent for showing the property or more info, by appointment only.

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 PREC* indicates 'Personal Real Estate Corporation'.

1.5 Acres - 2.33 Million Per Acre
 \$ 3,498,000

Terminated
R2170087
 Board: V
 House with Acreage

11240 NO 2 ROAD
 Richmond
 Gilmore
 V7E 2E7

Residential Detached
\$3,498,000 (LP)
 (SP)



Sold Date: Frontage (feet): **131.98** Original Price: **\$3,598,000**
 Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **1965**
 Depth / Size: **481.98** Bathrooms: **1** Age: **52**
 Lot Area (sq.ft.): **63,597.60** Full Baths: **1** Zoning: **AG-1**
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$899.41**
 Rear Yard Exp: For Tax Year: **2016**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST Inc?: P.I.D.: **011-345-080**
 Tour: [Virtual Tour URL](#)

View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Septic, Storm Sewer, Water**

Style of Home: **1 Storey**
 Construction: **Frame - Wood**
 Exterior: **Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen: **No**
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **None**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:
 Parking: **Carport; Single**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate**

Legal: **LOT 12 SECTION 6 BLOCK 3 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 8811 **SOLD ON C8013869****

Amenities:

Site Influences: **Private Yard**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	10' x 10'			x			x
	Bedroom	10' x 10'			x			x
	Bedroom	10' x 10'			x			x
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	1,281	# of Rooms:1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 0	.1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels: 1	2				Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	1,281 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement: Crawl	6				
Grand Total:	1,281 sq. ft.	Beds not in Basement: 1	7				
			8				

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/24)** **Sutton Group-West Coast Realty (Surrey/24)**

Amazing 1.46-acre parcel has a desirable location in Richmond with grand estates all around it. Enjoy country living in the city. The original 1261 Sq. Ft. home house and run your very own hobby farm or buy as an investment property until you are ready to build 10,000 plus sq ft dream home. Farm near Steveston is a rarely available with fantastic mountain views is situated in the prestigious neighbourhood, between all that big city can offer just steps from Steveston Village and the Fraser River.

RED Full Public

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11/07/2017 02:36 PM

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SITE ECONOMICS LTD.
1500 - 701 West Georgia Street
Vancouver, BC V7Y 1C6 Canada
604.250.2992
rwozny@siteeconomics.com
www.siteeconomics.com

April 13, 2017

From: Richard Wozny

To: The City of Richmond

Re: Memo on ALR Residential Development in the City Richmond Land Economics Assessment

1. Questions

This report addresses the following questions:

- (1) What is the impact on demand and price when setting the maximum house size in the ALR at, below, or above, the average house size possible in the City's most common large lot single family residential zoning district RS1E. The average lot size within the RS1/E zone is approximately 8,000 ft² which would permit a house size of 4,200 ft² (including garage).
- (2) If the maximum house size permitted in the ALR is restricted to 4,200 ft² (including garage), what is the anticipated impact on:
 - (a) ALR urban residential development trends, activity, real estate speculation?
 - (b) ALR farm trends, viability, development; the cost to farmers to buy land and lease land?

2. Consultant's Response

(1) General

Based on recent market data, it is clear that some smaller ALR lands are being bought, sold, speculated on and developed as urban residential sites. In economic terms, the ALR properties are being substituted for normal serviced urban residential sites within the City. The focus on ALR lands is a logical and expected outcome of the excessively high priced residential real estate market. Currently, ALR lands offer a greater potential for flexibility than urban sites, particularly when the owner desires a very large house size.

It is the current ability to build a very large house in the ALR which is the primary factor driving small ALR lot prices to levels in the order of \$750,000 to \$1.5 million per acre. While urban to ALR house market substitution is expected, the current trend in very large house sizes on ALR land is an inappropriate non-market trend.

Tables 1 and 2 below show recent ALR residential house sales in the City which are extremely high and inappropriately reflect urban land values.

- (2) If house size on ALR land parcels was restricted to a size of 4,200 ft²:

If house sizes on ALR land parcels were restricted to a size of 4,200 ft², their additional, unique, non-market premium value would no longer apply. The normal background market ALR land values would then apply to the balance of the site land area, after removing the residential potential. The surplus non-residential part of the ALR site, would have a normal ALR land market value.

It is expected that ALR buying activity and speculation would decrease significantly, as the unique appeal of the ALR lands would be gone with the reduced house size. The reduced ALR house size would reduce ALR land prices, to market standards and past trends, allowing buyers with the intention of actual farming, to acquire or lease these types of properties.

The decrease in ALR land prices resulting from a house size restriction would reduce land costs for farmers particularly for lots under 10 acres in size.

- (3) If the City allowed only house sizes which were significantly smaller than 4,200 ft²:

The choice of setting the permitted house size, at a large urban average size is appropriate, as it reflects standards across the City. If the City allowed only house sizes which were significantly smaller than 4,200

ft², it would reduce the value of ALR lands, below market, by a small margin because they would become less attractive, even for farmers.

- (4) If the City permitted house sizes significantly larger than 4,200 ft²:
If the City permitted house sizes significantly larger than 4,200 ft², it would increase the land value above market rates. If, for example, the maximum was set at twice (2X) the standard size (8,400 ft²), the value would likely be close to the current excessive ALR land value. Allowing an ALR house size significantly larger than average would not normalize the currently high ALR land prices.

For clarification, please contact me at 604 250 2992.

Yours truly,



Richard Wozny, Principal
Site Economics Ltd.

Att.1