

City flooded with building permits

The City of Richmond has received a flood of applications for building permits for houses on farmland since Jan. 3, around the time of a staff report to council on regulating the size of homes in the Agricultural Land Reserve (ALR). In the past two months, planners have been handed 17 applications. By comparison, the city normally issues 15 permits per year

(from 2009 to 2016 there were 103 permits issued for AG1 zones).

Fearing such an uptick, Couns. Carol Day and Harold Steves voted against public consultation on home sizes in the ALR on Jan. 23. Day had suggested immediately drafting a bylaw to temporarily limit homes to 7,500-square-feet and then taking the matter to public consultation.

March 12, 2017 NEWS

Lot size matters

Coun. Harold Steves contends one of the unique set of circumstances that exists in Richmond, which adds to the problem of large houses destroying farmland, is the fact that many of the Agricultural Land Reserve lots are small.

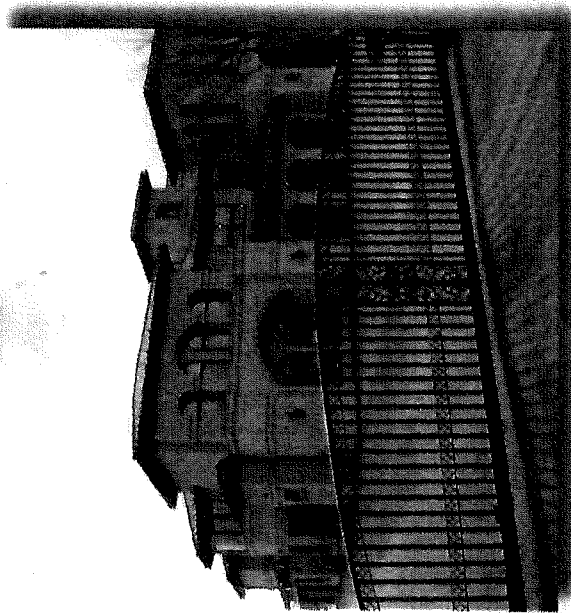
According to the City of Richmond, there are 1,369 parcels of land in the ALR, of which 61 per cent are less than one hectare (2.4 acres).

Because these lots are so small, under present-day

regulations, a large home can cover nearly half the lot. For instance, on a 1.46-acre lot, the city has allowed an 18,900-square-foot home to be built, covering 0.6 acres.

The city does control how far back a home may be built (50 metres from the road), however if the lot is shallow this means even less farmland can be spared.

Steves said the small lots were created during the war era to provide returning soldiers with a piece of land to farm.

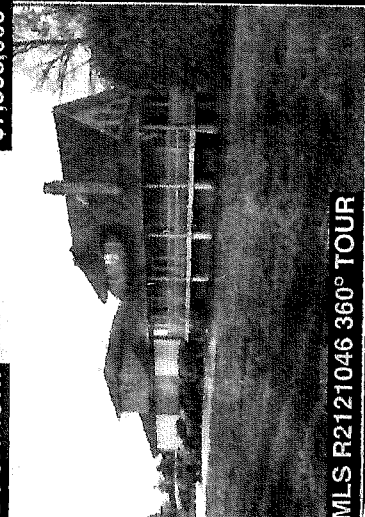


Real Estate Weekly - March 8, 2017

ABSOLUTE AMAZING STEVESTON ACREAGE! 12220 NO. 2 ROAD

LOCATION!

\$7,888,000



MLS R2121046 360° TOUR

This rare 6.52 acre parcel has one of the most desired locations in Richmond with opulent estates being built all around it! The solid classic farmhouse with wrap around covered porch was built in 1997 and is in good solid condition offers ground floor living w/2 bedrooms and family/games & master bedroom up. Property also offers a 54 X 40 detached barn/workshop with a large room above. The property is very private and enjoys breath taking views and yet is so close to old Steveston Village and waterfront. Property has a present maximum future building envelope of 28,225 sq.ft. This is truly a once in a lifetime opportunity. Tenant occupied, by appointment only.

Schedule 2 to the Minutes of the General Purposes Committee meeting of Richmond City Council held on Monday, March 27, 2017.