

# ON TABLE ITEM

Date: March 26 2018  
Meeting: Council  
Item: # 18

TO: MAYOR & EACH  
COUNCILLOR  
FROM: CITY CLERK'S OFFICE

**CityClerk**

**From:** John Roston, Mr <john.roston@mcgill.ca>  
**Sent:** Monday, 26 March 2018 08:35  
**To:** CityClerk  
**Subject:** Tonight's Council Meeting  
**Attachments:** Roston submission to City Council Meeting March 26 2018.pdf

Schedule 4 to the Minutes of the Regular meeting of Richmond City Council held on Monday, March 26, 2018.

I would be grateful if you can provide paper copies of the attached to Councillors at tonight's Council meeting so they can follow along during my presentation.

Thank you.  
John Roston

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

fy  
& DISTRIBUTE

## **Roston submission to Richmond City Council Meeting – March 26, 2018.**

### **Applications are coming in more than three times faster for much larger houses.**

- 16 applications received Apr. 4 to Dec. 31, 2017 (**9 months**), with an average house size of **7,652 sq.ft.**
- Additional 16 applications received Jan. 1 to Mar. 19, 2018 (**2 ½ months**) with an average house size of **9,910 sq.ft.**
- Of these, 3 permits have already been issued including for this **9,504 sq.ft.** mansion at 12791 Blundell:



**If applications stopped today, we would still get at least 20 more mansions this size or larger. Urgent action is needed. Any delay means even more mansions.**

### **Genuine farmers will get the house size exemptions they need in an expeditious manner.**

- Genuine farmers can get a variance for a larger house size or other bylaw exemption to support their farming activities.
- The new staff report states, "If applications for rezoning are received, staff will work to expedite their review to limit processing times."
- Staff can also be asked to develop variance guidelines to streamline the process and prevent misuse.

### **Farmland owners will have ample bank credit no matter what is done to limit house size.**

- Farmers use the value of their farmland for bank credit to carry them over lean years and to invest in new equipment.
- This can amount to hundreds of thousands of dollars, but not the millions of dollars their farmland will continue to be worth no matter what is done to limit house size.
- The very high value of farmland penalizes young farmers who cannot afford to buy it and must become leaseholders who own nothing and have zero bank credit.

**A 5,382 sq.ft. limit on house size will not eliminate the problem, but it will reduce the most damaging abuse that we have currently.**

- Staff have explained that the septic field for a BC Government guideline 5,382 sq.ft. house can be included in a 1,000 sq.m. home plate at an internationally recognized safe distance from the house.
- The 5,382 sq.ft. house size limit in Option 1 of the staff report is considerably more than the 3,229 sq.ft. limit proposed by Richmond FarmWatch to discourage non-farmers from buying farmland.
- A 5,382 sq.ft. limit on house size will still be attractive to many non-farmers who wish to have a substantial house.

**This is a 5,382 sq.ft. house in Richmond with 5 bedrooms, 6 ½ bathrooms, 2 kitchens, butler's pantry, wine cellar, full size home theatre with wet bar, exercise room with steam room and sauna:**

