

Schedule 39 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, December 17, 2018.

## ON TABLE ITEM

Date: DECEMBER 17, 2018  
Meeting: PUBLIC HEARING  
Item: 5

### Mayor and Councillors

**From:** Karin Holland Biggs <khbiggs@telus.net>  
**Sent:** Monday, 17 December 2018 10:18  
**To:** Mayor and Councillors  
**Subject:** Today's vote on ALR farm house size - remember the variance?  
**Attachments:** 3858 sq ft house\_Broadmoor area, Richmond.pdf

**Importance:** High

**Categories:** - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE



Dear Mayor and Councillors,

The specifics on this house (photo below and attached) on a residential street in Richmond shows it is not quite 400 m<sup>2</sup>. Add two (2) more bedrooms to the current five (5), and with seven (7) you'd probably be close to the size you are voting on today. Clearly, anyone desiring large homes can build them in our residential neighbourhoods while paying the appropriate property taxes. Those owners of farmland desiring larger homes than 400 m<sup>2</sup> can apply to the city for a variance. Throughout the debate on mega mansions vs stewardship of Richmond's scarce resource of farmland, why have these so-called farmers who own farmland been deaf to this legitimate and available avenue to obtain a permit for whatever multi-bedroom, sized home they wish to build? Why have they not praised council for making this option available to them to build what their hearts' desire, with proof of need? Why are they not grateful to council for allowing them to make the case for being exceptional, to have a unique solution for their family's needs? They all had to cry "foul", "unfair," "systemic prejudice" in order to plant the strawman argument in your minds, the public's minds, the media's minds that the variance avenue does not exist. They would rather spread the deception that their "rights" are being trampled. Why? So they can cash out selling to a developer who paves the land with an ostentatious fantasy of what some nouveau riche buyer wants. To make policy on the basis of the strawman argument means councillors are abdicating their responsibility to have their own minds and to use them. It seems that to allow homes more than 400 sq metres is to agree with the lie that farmers are prevented from building homes adequate to their needs and to allow yourselves to be captured by this strawman argument. It is also to forget that owners of ALR farmland have rights AND RESPONSIBILITIES as stewards of the land, which means planting the land with Chinese vegetables, corn, market vegetables, and fruit trees and berries, not paving it with tennis courts, swimming pools, and Maserati garages. There is an irony to this vote today to limit the size of houses on ALR farmland—you are adjudicating whether homeowners could expect to find, as a realistic norm, something like 5-7 bedrooms in a 400 sq metre house, rather than 8+ in some much larger structure)-- when Council has no forward thinking plan to provide multi-bedroom rental housing. A middle income family with 3 children will struggle to find a one or two bedroom unit they can afford to rent; a wealthy family buying a megamansion on ALR farmland, with the same number of children "needs" a house with 8+ bedrooms?

Why does council allow developers to be arbiters of taste while making our social policy around housing for those workers we want to retain in Richmond?

Please vote today, as the province and many citizens in the last municipal election, showed you they want you do. Then move on to rental housing and get together on telling developers what you require of them.

Thank you for listening.

Karin Biggs

12262 Ewen Avenue

Sarina Han &#38889;&#38634;&#33721;  
https://www.sarina-han.ca/553

Sarina Han  
Mobile: 778-882-0099  
Office Phone: (604) 730-1111  
Email: sarina0099@gmail.com

Luxmore Realty  
3076 Arbutus St  
Vancouver, BC  
V6J 3Z2

9571 BATES ROAD, Richmond, BC, V7A 1E3, Canada

MLS®# R2090812



<b>Property Value</b>	\$3,998,000
<b>Type</b>	House
<b>Style</b>	2 Storey
<b>Basement</b>	No
<b>Year Built</b>	2015
<b>Taxes</b>	6598.15
<b>Living Area</b>	3,858 sq.ft.
<b>Lot Depth</b>	145 ft
<b>Lot Size Area</b>	808 m <sup>2</sup>
<b>Bedrooms</b>	5
<b>Bathrooms</b>	6 full
<b>Maintenance Fee</b>	\$0.00

## Description

ONE OF THE BEST!! Located in prime Broadmoor area. Custom-built in 2015. Sitting on the large south backyard with lot size of 8700 sqft. This unique home has 5 bdrms + 5.5 bath+ 1 Den, nearly 3860 sqft living space. Elegant while contemporary, absolutely best quality. This beautiful house features: grand entrance, unique lighting, open upstairs hall way, master ensuite with huge balcony, sunny back yard surrounded. Don't miss this dream home! School Catchment: Errington Elementary, Steveston - London Secondary.



