

Schedule 45A 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: Bradley Dore <brad.dore@icloud.com>
Sent: Sunday, 16 December 2018 23:49
To: CityClerk; Mayor and Councillors; mayorandcouncil@richmond.ca
Cc: Dalebadh; Ben Dhiman
Subject: December 17th Public Hearing - Bylaw 9965, 9966, 9967 & 9968 Agriculture AG1 Amendments
Attachments: Letter to Council.pdf
Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

My apologies for the last minute submission, but we would greatly appreciate the attached letter being part of the December 17th Public Hearing regarding Bylaw 9965, 9966, 9967 & 9968 Agriculture AG1 Amendments.

Brad Doré
Residential Designer
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Dear Mayor & Council,

Re: Bylaw 9965, 9966, 9967 & 9968 Agriculture AG1 Amendments

Over the last 20 months there has been, and currently still is an enormous amount of change happening for Richmond properties within the Agricultural Land Reserve.

To Summarize:

1. Prior to May 2017 there were few restrictions on house size within the City of Richmond. Outside investors were building mega mansions, speculation & property values were rising out of control.
2. May 2017 Richmond zoning bylaw amendment 9712 brought in much needed limitations on house and building foot print sizes. House size was limited to 1000 square meters and a new farm home plate limitation was brought in.
3. November 27th of this year the Province of BC passed Bill 52 which further reduces the house size a local government can approve to 500 square meters and introduces more restrictions to the residential farm home plate.

Bill 52 has passed and received Royal Assent. Its regulations are being drafted now and due out in late January or early February 2019. During its progress there was significant concern and debate around the multigenerational farmer and their housing needs. We understand from the Bill's wording, amendments to Bill 52, and from the Agricultural Minister herself that there will be a path forward for multigenerational farmer to build a larger house where the need is proven. The changes in Bill 52 will permit local governments to approve homes up to 500 square meters, larger homes will require a review and approval by the Agricultural Land Commission who will be determine a legitimate farming need for the larger home.

Now here before Richmond City Council are bylaws 9965, 9966, 9967 & 9968 to further amend the local Agricultural AG1 and RS1/F-G zones, further reducing the house size and the farm home plate.

Bylaw 9965 not only introduces a further reduced house size limitation of 400 square meters, but unlike the ALC the Richmond's AG1 zone includes the garage area in floor area. Garages are typically excluded up to 50 square meters in Richmond residential zones. Thus Bylaw 9965 is comparatively reducing the finished floor area to only 350 square meters.



Richmond multigenerational farmers do have a path beyond this limitation and can apply for a larger home, but only if they own a single property of 20 acres (80,000 square meters) or more. In this scenario they must first apply to rezone the property, a burdensome and costly process. It should be noted there are few farm properties over 20 acres in Richmond. Many multigenerational farms own multiple 5, 10 or 15 acre farms which are under this threshold. They live & work on one property and drive their tractors to and from another near by property or two. We've all been stuck behind one of these farm vehicles at some point in our travels around Richmond.

Multigenerational farmers can only apply to the ALC if they first have local government support for a larger than 500 square meter home. Bylaw 9965 obstructs the opportunity for that to reasonably happen for most Richmond farmers.

Thus multigenerational farmers of Richmond working farms up to 80,000 square meters will be systematically restricted from living as they're culturally accustomed to and will be restricted to a maximum home of only 350 square meters, no bigger than that of a single family home on a typical sized residential lot (see attachments A).

Bill 52 has brought in new province wide restrictive standards for the ALR regarding house and residential home plate. The current real estate market is much different than it was when this started. The non farming investor can no longer build the mega mansions that sparked these changes. Bringing in local zoning bylaw changes above & beyond those in Bill 52 will most likely only punish existing farmers further who are stilling grappling with so many changes over the last few years. These bylaw changes appear solely focused on more limitations for farmland, hoping new farming will occur in the absence of anything else.

We strongly urge council to pause and allow time for the changes in Bylaw 9712 together with changes coming in Bill 52 to be fully implemented. To allow time for all of these changes to be seen in actually constructed farm houses. To allow time for the markets to balance before making any further changes.

While we wait and allow time for the affects of Bill 52 to be realized, we strongly encourage council and staff to review and explore opportunities to activate idle farmland in Richmond, to look at new ideas and changes that encourage new farming in this complex urban farming environment. There are hundreds of acres of idle farmland that could be brought into active use, especially in the under two acres lot size.

We request bylaw 9965 not go forward, and that bylaw 9966 paragraph (a) & bylaw 9967 be modified in line with the regulations changes of Bill 52.

Brad Doré
Richmond Representative
BC Farmland Owners Association

Appendix A



City of
Richmond

Zoning Regulation Summary
Building Approvals Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

www.richmond.ca

Fax: 604-276-4063

Property Information

1. Street Address: Residential Lot 18.30 x 43.17
2. Legal Description: _____
3. Lot Area: 790.0 m²

Zoning Bylaw Analysis

1. Proposed Use: Residential Zone: RS1/E

2. Density Floor Area Ratio (F.A.R.):

Permitted F.A.R.:	55	% x	$\frac{464.5}{\text{Lot Area}}$	=	255.475	m ²
	30	% x	$\frac{325.5}{\text{Remainder of Lot Area}}$	=	97.65	m ²

Total F.A.R. Permitted: 353.125 m²

Exemptions:

	All Exterior Covered Areas (Max. 10 % of Floor Area)	Area: Entry/Staircase	Total Garage Area (Vehicle Parking Area Only)
1.	m ²	10.0 m ²	50.0 m ²
2.	m ²		
3.	m ²		

Main Floor Area: $\frac{211.875}{\text{(Excluding garage/carport to a max. of 50 m}^2\text{)}} m^2$

Upper Floor Area: _____ m²

½ Storey Area: _____ m²

Total Building Floor Areas: _____ m²

Plus Covered Area: (Over 10%) _____ m²

Plus Entry/Stair: (Over max. 10 m²) _____ m²

Plus Garage: (Over 50 m²) _____ m²

Total Proposed F.A.R.: 353.125 m²