

Schedule 78 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: niti sharma <niti.tana@gmail.com>
Sent: Monday, 17 December 2018 15:11
To: CityClerk; Mayor and Councillors; Brodie, Malcolm; Au, Chak; Steves, Harold; Wolfe, Michael; Day, Carol; McNulty, Bill; McPhail, Linda; Loo, Alexa
Subject: ALR House size bylaw_December17th, 2018

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

Honorable Mayor and Council,

I am here to support the reduced house size of 400m² on Richmond's ALR as the bylaw maximum and for keeping the septic system within the farm home plate so that more percentage of land can be saved for farming.

The house size of 10,764 sq feet (1000m²) has only aided the trend of speculation on farmland and has continued to distort incentives for buying and holding farmland and corrupted land use from farming to residential.

An important Richmond reality to note is that Richmond has smaller than average agricultural lots. 74% of Richmond's ALR lots are under 2 hectares and 59% are under 1 hectare. Building 10,764 sq feet mansions on small ALR lots has only ensured that instead of the house serving the land, the land has been held hostage in service to the house.

I think that this Richmond reality of small agricultural lots warrants a smaller size than the provincial maximum being put as a norm to curtail residential speculation on Richmond's ALR and to make the ALR less attractive for building large residential properties. Also, a larger house size of 500m² could still be requested through the re-zoning process by a owner/farmer if needed for farm use. That is the primary reason why I support the 400m² house size on Richmond's ALR as the city's bylaw maximum.

With increasing pressures on land, small scale farming offers many opportunities for starter/family farms to use many principles of the sharing economy to share expertise and equipment and generate viable incomes from land while shortening the food chain and strengthening local food security and economy. This is an important trend to nurture in the backdrops of climate change and forest fires and droughts in California.

Sincerely,

Niti Sharma

