



December 12, 2018

Mayor Malcolm D. Brodie
Richmond City Hall
6911 No. 3 Road
Richmond, BC V6Y 2C1

Dear Mayor Brodie,

Re: Richmond Zoning Bylaw 8500, Amendment Bylaws 9965, 9966, 9967 and 9968

My name is Salim Shivji and I am a practicing real estate agent currently licensed and employed with Sutton Group Seafair Realty in Richmond. I have been a REALTOR® since 1987. I have been a Richmond resident since 1976.

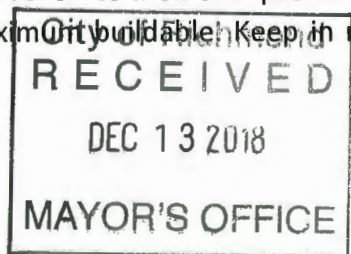
I have been following with much interest the recent developments with reference to the bylaw amendments being proposed by the City of Richmond which include, among other items, a limit to further reduce the size of houses built on Agricultural Land Reserve (ALR) lands to a maximum of 400 m² (4,305 ft²). Though I am not affected by the proposed bylaw, a number of my clients and acquaintances are. Hence I would like to voice my opinion as a REALTOR® and a long term Richmond resident.

While an appreciable segment of Richmond residents previously had major concerns, and rightfully so, with the massive sized houses being built on ALR land, the BC Government and the City of Richmond addressed these concerns well by initially reducing the allowable size to 1000 m² (10,763 ft²) and then further to 500 m² (5,381 ft²). This was all done in brisk order and it appeared to be a very satisfactory outcome for the Richmond residents who most favoured house size reductions.

It is baffling as to why council now sees fit to propose to further drastically reduce buildable size to a maximum of 400 m² (4,305 ft²). There does not appear to be any sound reasoning to support this. It seems the current council is pushing this just because they can even though there is no good justification. How this additional reduction will benefit the farmer, or would be farmer, is beyond me.

I have recently conversed with a number of my clients and acquaintances who own property in ALR zoned lands in relation to this proposed bylaw and all feel it to be highly unfair to them and that the proposed bylaw seems to target a small section of the community.

I would strongly suggest council revise its decision to revert to their own previous decision and the current provincial guidelines of the 500 m² (5,381 ft²) maximum City buildable. Keep in mind, even this maximum allowable is not favoured by many.





As I recall, the first time there was concern about mega or monster homes was in the early 1990's when, under the then residential zoning, generally a house up to 60% of the lot size could be built on a lot. We witnessed a number of neighbourhoods such as the "Mores" and "Monds" in Seafair be transformed when 4500 ft² - 6,000 ft² huge homes were being built on 8,000 ft² - 11,000 ft² lots. It was soon after that the bylaws were amended to reduce house sizes using the formula "55% of the 1st 5,000 ft² and 30% of the balance of the lot size" which is still current. The monster home issue was then prevalent in regular subdivisions within Richmond and not on farmland.

As council members are aware, there are an appreciable number of lots in residential areas under RS1/E zoning for example that are larger than 946.1 m² (10,183 ft²) – this being the threshold size of a lot on which a 400 m² (4,305 ft²) house maximum may be built under RS1/E zoning. However, under this zoning, a house bigger than the maximum allowable under the proposed bylaw for land in ALR may be built based on the current formula mentioned above. As an example, a 434 m² (4,667 ft²) house may be built on a 67' X 170' (11,390 ft²) lot on Comstock Road, or a 645 m² (6,950 ft²) house on a 19,000 ft² lot on Gibbons Drive.

As council is adamant on curtailing home sizes on ALR land, they should as well consider the same in residential zoned lands. This would at the very least level the playing field.

In conclusion, I strongly recommend Council revert back to their own previous guidelines and the current provincial guidelines of 500 m² (5,381 ft²) maximum buildable on ALR lands. As well, Council ought to consider making the 500 m² (5,381 ft²) maximum buildable apply to all residential zoned lands in Richmond which would then make it fair for all land owners, whether the lands are in ALR or Residential Zones.

Thank you for your consideration.

Best Regards.

A handwritten signature in black ink, appearing to read "Salim Shivji".

Salim Shivji

Sales Associate

SUTTON GROUP SEAFAIR REALTY

Direct: (604) 328-3521 Office: (604) 273-3155

Email: salshivji@shaw.ca