

Schedule 1 to the Minutes of the Planning Committee meeting of Richmond City Council held on Wednesday, April 19, 2017.

## ON TABLE ITEM

Date: April 19/17  
Meeting: Planning  
Item: 4

### Mayor and Councillors

**From:** Mayor and Councillors  
**Sent:** Wednesday, 19 April 2017 13:40  
**To:** 'dickyrv@aol.com'  
**Subject:** RE: Farmland Mansions

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

Dear Mr. Harvey,

This is to acknowledge and thank you for your correspondence to Richmond City Council. A copy of your email has been forwarded to the Mayor and each Councillor. In addition, your correspondence has also been forwarded to Mr. Terry Crowe, Manager, Policy Planning Department and Mr. Wayne Craig, Director, Development for information.

Thank you for taking the time to write to Richmond City Council.

Sincerely,  
Claudia

Claudia Jesson  
Manager, Legislative Services  
City Clerk's Office

City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1  
Phone: 604-276-4006 | Email: [cjesson@richmond.ca](mailto:cjesson@richmond.ca)



**From:** [dickyrv@aol.com](mailto:dickyrv@aol.com) [<mailto:dickyrv@aol.com>]  
**Sent:** Wednesday, 19 April 2017 13:35  
**To:** Mayor and Councillors  
**Subject:** Farmland Mansions

Dear Sir/Madam,

I am writing ahead of the City of Richmond Planning Committee meeting today in order to register my support for the banning of "monster" homes being built on Richmond's farmland. In my opinion these eyesores are;

- detrimental to community cohesion (high walls and electric gates)
- power drains (lights, fountains etc)
- sacrificing agricultural land (and produce) for the profit of a few
- a clear means of property tax evasion
- completely anachronistic and incongruous

If we have to lose any farmland in the City, the only justification would be for the construction of higher density, more affordable housing to help first-time buyers and families settle in what is becoming an increasingly unlivable city.

Yours faithfully,

Richard Harvey

Steveston Resident  
604-442-5007

# ON TABLE ITEM

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## MayorandCouncillors

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**From:** MayorandCouncillors  
**Sent:** Wednesday, 19 April 2017 13:28  
**To:** 'Michelle Li'  
**Subject:** RE: ALR home size recommendations by staff

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

Dear Ms. Li,

This is to acknowledge and thank you for your correspondence to Richmond City Council. A copy of your email has been forwarded to the Mayor and each Councillor. In addition, your correspondence has also been forwarded to Mr. Terry Crowe, Manager, Policy Planning Department and Mr. Wayne Craig, Director, Development for information.

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**From:** Michelle Li [<mailto:michelleli@shaw.ca>]  
**Sent:** Wednesday, 19 April 2017 13:26  
**To:** MayorandCouncillors; Michelle Li  
**Subject:** ALR home size recommendations by staff

Dear Mayor and Councillors,

After reviewing the staff report coming to the Planning Committee today, April 19th, I was disappointed to read that staff are still not recommending following the ALC guidelines for bylaw development (after receiving correspondence from the province in 2011 to review bylaws since they developed the guidelines).

The ALC documents make it clear that "the maximum farm residential footprint in the ALR **should be less than** or, at least, not more than, that permitted in other zones in the community where the primary use is residential." (So in Richmond, that would not exceed 339 sq metres or 3,650 sq ft.

As well, it states that "the maximum floor area-farm residence(s) is **the lesser of a floor area** commensurate with urban areas or a) 500 m2 (5382 sq ft)..."

As I read the staff report, they recommend a 500 m2 maximum which is not in keeping with the ALC guidelines and is disappointing to say the least. Most of the properties in Richmond are small parcels and this recommendation does not make sense.

I am hoping to attend the meeting today, but I am hoping that councillors see this and know that they are not following ALC guidelines if they approve this recommendation.

I am asking that mayor and councillors vote for Option 3, which would ensure the viability of farming for the future, reduce barriers to farming and decrease land speculation on our city's greatest resource- agricultural lands.

Thank you,

Michelle Li

# ON TABLE ITEM

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## MayorandCouncillors

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**From:** MayorandCouncillors  
**Sent:** Wednesday, 19 April 2017 10:41  
**To:** 'Rupert Whiting'  
**Subject:** RE: Farmhouse sizes

Dear Mr. Whiting,

This is to acknowledge and thank you for your correspondence to Richmond City Council. A copy of your email has been forwarded to the Mayor and each Councillor. In addition, your correspondence has also been forwarded to Mr. Terry Crowe, Manager, Policy Planning Department and Mr. Wayne Craig, Director, Development for information.

Thank you for taking the time to write to Richmond City Council.

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-----Original Message-----

**From:** Rupert Whiting [<mailto:rupertwhiting@gmail.com>]  
**Sent:** Wednesday, 19 April 2017 07:38  
**To:** MayorandCouncillors  
**Subject:** Farmhouse sizes

Dear Mayor and Councillors,

Today you will receive many appeals to not further restrict the sizes of houses on farmland for logical but implausible reasons such as housing farm workers. Having never heard of a farmer who gives each farmhand their own bathroom these claims are worthy of your dismissal. These houses take away farmable land and are designed to create income from non-farming sources.

You are the custodians of the City. No matter what Cllr Loo says, these ARE your decisions to make. You make the on behalf of the citizens of Richmond and we expect your best judgement to come into play. It is not about what you think, it is about what you think that your constituents want. I would be greatly surprised to find that you receive more letters urging you to continue to stand by and watch flagrant abuse of current regulations at the expense of the greater community than you do letters imploring you to act to restrict the size of houses on farmland.

Please act and show leadership in this matter.

Rupert Whiting  
(604) 339-5369  
[rupertwhiting@gmail.com](mailto:rupertwhiting@gmail.com)

**ON TABLE ITEM**

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**MayorandCouncillors**

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**From:** MayorandCouncillors  
**Sent:** Wednesday, 19 April 2017 10:42  
**To:** 'Judith Doyle'  
**Subject:** RE: Support for by-law to restrict homes on ALR land

Dear Ms. Doyle,

This is to acknowledge and thank you for your correspondence to Richmond City Council. A copy of your email has been forwarded to the Mayor and each Councillor. In addition, your correspondence has also been forwarded to Mr. Terry Crowe, Manager, Policy Planning Department and Mr. Wayne Craig, Director, Development for information.

Thank you for taking the time to write to Richmond City Council.

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**From:** Judith Doyle [<mailto:jehdoyle@gmail.com>]  
**Sent:** Wednesday, 19 April 2017 07:39  
**To:** MayorandCouncillors  
**Subject:** Support for by-law to restrict homes on ALR land

Dear Richmond City Council,

I am unable to attend today's planning meeting at 4. I would like to express my strongest support for the by-law to restrict Monster Houses in the ALR to a maximum of 5,382 sq ft ( BC Govt guidelines). We have the best agricultural land in BC and must preserve it!

Thank you,  
Judith Doyle  
\*\*\*\*\*  
44-2960 Steveston Hwy

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## Mayor and Councillors

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**From:** Mayor and Councillors  
**Sent:** Wednesday, 19 April 2017 15:08  
**To:** 'John Clare'  
**Subject:** RE: A Conflict of Interest

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

Dear Mr. Clare,

This is to acknowledge and thank you for your correspondence to Richmond City Council. A copy of your email has been forwarded to the Mayor and each Councillor.

Thank you for taking the time to write to Richmond City Council.

Sincerely,  
Claudia

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**From:** John Clare [<mailto:johnclare44@hotmail.com>]  
**Sent:** Wednesday, 19 April 2017 14:44  
**To:** Mayor and Councillors  
**Subject:** A Conflict of Interest

If the sizes of houses built on ALR farmland are restricted, the only places left to build large homes will be on farmland NOT on ALR land. The law of supply and demand shows that the value of such land would greatly increase in value. Since Councillor Steves owns farmland not on ALR land, a yes vote will result in a larger profit for him should he sell his land. Since the City has a policy of avoiding even the appearance of a Conflict of interest, please advise why he has not been asked to recuse himself from all discussions and votes on the topic of house sizes in Richmond. I am not saying that the extra profit is his motive, but you must admit the perception is inescapable.

Thanks,  
John