



**Regular Council meeting for Public Hearings
Monday, December 17, 2018**

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Carol Day
Councillor Kelly Greene
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves (entered at 7:01 p.m.)
Councillor Michael Wolfe

Claudia Jesson, Acting Corporate Officer

Call to Order: Mayor Brodie opened the proceedings at 7:00 p.m.

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9935
(RZ 17-771592)**

(Location: 10671, 10691, 10751 Bridgeport Road; Applicant: Interface Architecture Inc.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

Trevor Charles, Richmond resident, (Schedule 1)

Submissions from the floor:

Ben Panesar, representing owners of 2408 McKessock Avenue, requested that vehicle access to McKessock Place be constructed for the rear portion of 2408 McKessock Avenue and for adjacent properties facing Shell Road as the subject properties are developed.



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In reply to queries from Council, staff noted that the subject properties could be developed into single-family homes or townhouses with access to McKessock Avenue and Bridgeport Road. Staff added that closing driveway access to Bridgeport Road can be considered in the future if a future townhouse concept is developed on-site.

Trevor Charles, referenced his submission (attached to and forming part of these minutes as Schedule 1). He spoke on the proposed development and expressed concern with regard to (i) the servicing of sewer lines across McKessock Avenue to Shell Road, (ii) the potential for flooding in the area, and (iii) the need for repairs to boulevards and lighting.

PH18/11-1

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9935 be given second and third readings.

The question on the motion was not called as the following **referral motion** was introduced:

PH18/11-2

It was moved and seconded

That the application by Interface Architecture Inc. for Rezoning at 10671, 10691, and 10751 Bridgeport Road from the “Single Detached (RS1/D)” Zone to the “Low Density Townhouses (RTL4)” Zone, be referred back to staff.

DEFEATED

Opposed: Cllrs. Au

Loo

McNulty

McPhail

Steves

Discussion ensued with regard to (i) traffic safety along Bridgeport Road, (ii) right-in-right-out vehicle access to the site, (iii) traffic impacts during construction, and (iv) servicing of existing water and sewer lines.

In reply to queries from Council, staff noted that water, storm and sewer lines to the proposed development will be from Bridgeport Road and that concerns regarding utility lines can be forwarded to the Public Works department.

The question on the motion was then called, and it was **CARRIED** with Cllrs. Day, Greene and Wolfe opposed.



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2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9953 (RZ 15-702486)**

(Location: 6111 and 6091 Dyke Road; Applicant: Oris (Dyke Road) Development Corp.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

(a) William Hartley, Strata Corporation BCS3256 (Schedule 2)

(b) Roy Oostergo, 6168 London Road (Schedule 3)

Submissions from the floor:

None.

PH18/11-3

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9953 be given second and third readings.

CARRIED

Opposed: Cllr. Day

3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9962 (ZT 18-840326)**

(Location: 8320 Alexandra Road; Applicant: Spring Communication Development Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH18/11-4

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9962 be given second and third readings.

CARRIED

PH18/11-5

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9962 be adopted.

CARRIED



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**4. OFFICIAL COMMUNITY PLAN BYLAWS 7100 AND 9000,
AMENDMENT BYLAW 9892**

(Location: 6551 No. 3 Road; Applicant: GBL Architects)

A memorandum from staff was distributed updating the metric conversion of the proposed floor area of the market rental housing (attached to and forming part of these minutes as Schedule 4).

Applicant's Comments:

With the aid of a visual presentation (copy on-file, City Clerk's Office), Josh Thompson and Michelle Paquet, representing the Applicant, briefed Council on the proposed project, highlighting that (i) Richmond Centre Mall will remain open during the construction, (ii) the proposal will include 200 market rental units and 150 affordable housing units, (iii) 50% of the proposed affordable housing units will be family-friendly units, (iv) the proposed development will include pedestrian-friendly retail areas, (v) new road, pedestrian and cycling connections are proposed, (vi) public access through the mall to public transportation is proposed, (vii) public art is included in the proposed development, and (viii) the proposed development will include a low carbon District Energy Plant with ownership transferred to the City.

Discussion ensued with regard to (i) the integration of the proposed affordable housing units throughout the proposed development, (ii) access to the underground parking, and (iii) the potential to increase pedestrian areas and limit site access from Cook Road.

Written Submissions:

- (a) Berk and Nicole Aktung, [REDACTED] (Schedule 5)
- (b) Nikola Bratanic, 6578 Kitchener Street, Burnaby, BC (Schedule 6)
- (c) Mini Chan, 9399 Odlin Road (Schedule 7)
- (d) Stacey Friedman (Schedule 8)
- (e) Oskar Kwieton, 4055 Regent Street (Schedule 9)
- (f) Simon Lee (Schedule 10)
- (g) Michelle Li, Richmond resident (Schedule 11)
- (h) Melina Lum, 4600 Britannia Drive (Schedule 12)
- (i) Shelley Matsuo, 11480 Blundell Road (Schedule 13)



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- (j) [REDACTED], Richmond Resident (Schedule 14)
- (k) Gennady Mourzikov, 9871 Gilbert Crescent (Schedule 15)
- k1 Betty Mejias, Richmond resident (Schedule 15A)
- (l) Teresa Ng (Schedule 16)
- (m) Amy Poon, 6400 Princess Lane (Schedule 17)
- (n) Edwin Poon, 6400 Princess Lane (Schedule 18)
- (o) Zlatko Puljic, 788 Hamilton Street, Vancouver, BC (Schedule 19)
- (p) Cynthia Rautio (Schedule 20)
- (q) Brian Robertson, 6233 Katsura Street (Schedule 21)
- (r) Alisa Sakamoto (Schedule 22)
- (s) Niti Sharma, Richmond resident (Schedule 23)
- (t) Henry So, 10291 Mortfield Road (Schedule 24)
- (u) Sophie So, 10291 Mortfield Road (Schedule 25)
- (v) Cynki Taylor, 9586 Ashwood Drive (Schedule 26)
- (w) Rupert Whiting (Schedule 27)
- (x) Victoria Yang, 5199 Brighthouse Way (Schedule 28)
- (y) Audrey Yeung, 8360 Mirabel Court (Schedule 29)
- (z) Eric Yeung, 7060 Blundell Road (Schedule 30)
- (aa) Kelly Yeung, 10711 Housman Street (Schedule 31)
- (bb) Tat Ki Yeung, 8360 Mirabel Court (Schedule 32)

Submissions from the floor:

Sam McCulligh, Richmond resident, expressed concern with regard to the number of proposed parking spaces.

Kenny Ng, 4637 Hermitage Drive, was supportive of the application, noting that condominiums are a more affordable housing alternative for immigrants.

Wai Hung Chan, spoke in favour of the proposed project and expressed that the number of affordable housing units should be maximized.

Andrew Mar, 5940 No. 2 Road, was supportive of the proposed project, noting that development in the area will promote growth in businesses in the area.



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Henry So, 10291 Mortfield Road, expressed support for the proposed project and was in favour of the proposed design and the proposed affordable housing component.

Niti Sharma, Richmond resident, expressed concern with the application, noting that the right kind of housing supply needs to be considered and that the proposed development has gaps. She further expressed that the number of proposed affordable housing units and family-friendly units be increased.

Will Li, 7288 Heather Street, expressed support for the proposed project and was of the opinion that the proposed number of affordable housing units is adequate.

Judie Schneider, Richmond resident, was of the opinion that more affordable housing units and a higher mix of family-friendly units be included in the proposed project and that cycling lanes be relocated from No. 3 Road to a side road.

De Whalen, Richmond resident, spoke on housing affordability in the city and expediting development applications involving affordable housing. She expressed that more affordable housing units should be included in the proposed project and suggested that funding from Provincial and Federal levels of government be utilized.

John Roston, 12262 Ewen Avenue, commented on the shortage of affordable housing in the city and expressed that more affordable housing units should be included in the proposed project.

Lyn ter Borg, Richmond resident, spoke on aspects of the Oakridge development in Vancouver that could be applied on the subject site. Also, she expressed that more emphasis should be placed on creating pedestrian zones, limiting the expansion of roads and increasing the number of affordable housing units in the proposed development.

Raman Kooner, 3399 Moresby Drive, expressed support for the proposed project, noting that the site is in proximity to public transit and includes desirable amenities. He added that the proposal includes a mix of family-friendly units and that other developments in the city centre area can contribute to the supply of affordable housing.

Bob Basanti, 11171 Caravel Court, was supportive of the proposed project and remarked that the proposed amenities will be beneficial to the community.



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Patrick Mathot, 10920 Hogart Drive, spoke on the site's proximity to transportation options and that the proposed expansion to cycling and road infrastructure, together with the proposed District Energy Utility will be beneficial to the community.

Benson Chow, 9600 Britannia Drive, expressed support for the project and was in favour of the proposed unit mix.

Jeremy Wong, 5199 Brighthouse Way, spoke in favour of the proposed development and expressed that the proposed project will be positive for the community.

Cythia Rautio, 12282 English Avenue, spoke on the proposed project and expressed that the number of proposed rental and affordable housing be increased and that funding from senior levels of government be utilized towards affordable housing. Also, she commented on the marketing of the proposed project and the need to attract more families to the community.

Alan McNair, Richmond resident, commented on the proposed project's underground infrastructure.

Council Considerations:

PH18/11-6

It was moved and seconded

- (1) That Official Community Plan Amendment Bylaw 9892 be amended to include the addition of Section 2.23 as set out in Attachment 3 of the staff memorandum dated December 19, 2018;***
- (2) That the OCP Considerations for CP 16-75293 be corrected by deleting the metric value from Section 7.1;***
- (3) That the OCP Considerations for CP 16-75293 be amended to include the addition of Section 5.4.3 and Section 7 as set out in Attachment 4 of the staff memorandum dated December 14, 2018; and***
- (4) That Official Community Plan Bylaws 7100 and 9000, Amendment Bylaw 9892 be given second and third readings, as amended.***



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The question on the motion was not called as discussion ensued with regard to (i) increasing the number of affordable housing and family-friendly units in the proposed development, (ii) utilizing funding from senior levels of government to develop additional affordable housing units, (iii) reconsidering the site's access points and limiting the number of roads on-site, and (iv) including additional environmental features such as utilization of solar energy.

The question on the motion was then called and it was **CARRIED** with Cllrs. Day, Greene and Wolfe opposed.

Cllr. Au left the meeting (8:51 p.m.) and returned (8:52 p.m.).

Cllr. Wolfe left the meeting (8:51 p.m.) and returned (8:54 p.m.).

5. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAWS 9965, 9966, 9967 AND 9968**

(Location: City-wide; Applicant: City of Richmond)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

- (a) Clive Alladin, 3800 Bayview Street (Schedule 33)
- (b) Alyshah Assar, 22888 Windsor Court (Schedule 34)
- (c) Glen Andersen, 10071 Dyke Road (Schedule 35)
- (d) Patti Barkley, Richmond resident (Schedule 36)
- (e) Hadi Bhatia, 8640 Bennett Road (Schedule 37)
- (f) Daniel Benner, Richmond resident (Schedule 38)
- (g) Karin Biggs, 12262 Ewen Avenue (Schedule 39)
- (h) Steve Bridger, Richmond resident (Schedule 40)
- (i) Marian Bridgman, Richmond resident (Schedule 41)
- (j) Penny Charlebois (Schedule 42)
- (k) Parin Damji, 10231 Bridgeport Road (Schedule 43)
- (l) Charlene de Faye, Richmond resident (Schedule 44)



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- (m) Carey Ditmars, Richmond resident (Schedule 45)
- (n) Brad Dore, Richmond Farmland Association (Schedule 45A)
- (o) Judith Doyle, Richmond resident (Schedule 46)
- (p) Don Flintoff, Richmond resident (Schedule 47)
- (q) Maureen Fowler, Richmond resident (Schedule 48)
- (r) Laura Gillanders, Richmond resident (Schedule 49)
- (s) Eleanor and Mike Girard, Richmond residents (Schedule 50)
- (t) Laura Heroux (Schedule 51)
- (u) Joy Hillier (Schedule 52)
- (v) Roland Hoegler, 6560 No. 4 Road (Schedule 53)
- (w) Randall Isaak, 9371 No. 5 Road (Schedule 54)
- (x) Rahim Jaffer, 22711 Norton Court (Schedule 55)
- (y) Salima Jaffer, 22711 Norton Court (Schedule 56)
- (z) Naizer Kabani, 22646 Fraserbank Crescent (Schedule 57)
- (aa) Ali Khoja, 22888 Windsor Court (Schedule 58)
- (bb) Don King, Richmond resident (Schedule 59)
- (cc) Val King, 10720 Agassiz Court (Schedule 60)
- (dd) Michelle Li (Schedule 61)
- (ee) Judith and Bill Lloyd, Richmond residents (Schedule 62)
- (ff) Teresa Macht, Richmond resident (Schedule 63)
- (gg) Sharon MacGougan, 7411 Ash Street (Schedule 64)
- (hh) James McDowell, 5700 Andrews Road (Schedule 65)
- (ii) Andrew Miloglav, 14331 Westminster Highway (Schedule 66)
- (jj) Omar Mohamoud, 22888 Windsor Court (Schedule 67)
- (kk) Patrice and Donna Morin, Richmond residents (Schedule 68)
- (ll) Dave Murdoch, Richmond resident (Schedule 69)
- (mm) Helmut Pastrick and Teresa Murphy, 9651 Finn Road (Schedule 70)



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- (nn) Marie Murtagh, 4771 Dumont Street (Schedule 71)
- (oo) Michael Poon, Richmond resident (Schedule 72)
- (pp) Shannon Power, Richmond resident (Schedule 73)
- (qq) Jenny Pridmore, Richmond resident (Schedule 74)
- (rr) Steven Pridmore (Schedule 75)
- (ss) Teresa Rigg (Schedule 76)
- (tt) Marj Ross, Richmond resident (Schedule 77)
- (uu) Niti Sharma, Richmond resident (Schedule 78)
- (vv) Hanif Samji, 2560 Finlayson Court (Schedule 79)
- (ww) Rizwana Samji, 2560 Finlayson Court (Schedule 80)
- (xx) Salim Shivji, Richmond Resident (Schedule 81)
- (yy) Peter Smith, Richmond resident (Schedule 82)
- (zz) Seong Su Park, 3800 Bayview Street (Schedule 83)
- (aaa) Fateh Sunderji, 8279 Saba Road (Schedule 84)
- (bbb) Marina Szijarto, Richmond resident (Schedule 85)
- (ccc) Karin Tham, 9600 Palmer Road (Schedule 86)
- (ddd) Rahim Valiani, 5900 Muir Drive (Schedule 87)
- (eee) Antonneta Van Dyk and Linda McConnell, 14260 Westminster Highway (Schedule 88)
- (fff) Bruno Vernier, Richmond resident (Schedule 89)
- (ggg) Deirdre and Bruce Whalen, 13631 Blundell Road (Schedule 90)
- (hhh) Hollie Whitehead, Richmond resident (Schedule 91)
- (iii) Derek Williams, Richmond resident (Schedule 92)
- (jjj) Jim Wright, Richmond resident (Schedule 93)
- (kkk) Wes and Grace Wright, 11560 No. 3 Road (Schedule 94)



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Submissions from the floor:

With the aid of a visual presentation (copy on-file, City Clerk's Office), Raymond Chan and Al Wong, Richmond residents, provided an analysis on the rise of land values in the Agricultural Land Reserve (ALR).

Sam McCulligh, Richmond resident, spoke in favour of limiting house size on ALR land to 400 m².

Clive Alladin, 5102 8A Avenue, Delta, BC, noted that he is representing a building permit applicant and expressed that the proposed bylaws would negatively impact the permit application since the proposed house size would exceed the proposed maximum floor area.

In reply to queries from Council, staff noted that should the proposed bylaws proceed, they would become effective immediately and that the grandfathering provisions from the *Agricultural Land Commission Act* (Bill 52) would not apply to the application referenced by Mr. Alladin.

Bill McKinney, 11751 Shell Road, spoke in opposition to the proposed bylaws and expressed concern with regard to the potential devaluation of his property. He remarked that there are portions of farms that cannot be farmed and limiting the size of the farm home plate may be unnecessary.

David Smith, 22650 Fraserbank Crescent, read from his submission (attached to and forming part of these minutes as Schedule 95) and commented on the public consultation process and aligning City regulations with the Provincial regulations.

Don McKenzie, 9351 Finn Road, commented on the proposed bylaws and suggested that the proposed maximum house size in the ALR be aligned with the maximum house size in city residential zones.

Nick Kabani, 22646 Fraserbank Crescent, spoke in opposition to the proposed bylaws and expressed that they should be aligned with Provincial regulations. He added that the proposed regulations would restrict his ability to build a home on his property that would accommodate extended family. Also, he expressed concern with the public consultation process and remarked that some sites designated as farmland may not be suitable for farming.

Cllr. Greene left the meeting (9:47 p.m.) and returned (9:50 p.m.).

Jim Wright, 8300 Osgood Drive, referenced his submission (attached to and forming part of these minutes as Schedule 96), and spoke in favour of the proposed bylaws.



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Mubina Kabani, Richmond resident, spoke in opposition to the proposed bylaws and read comments from Hollie Whitehead, Richmond resident, (attached to and forming part of these minutes as Schedule 91), expressing concern that the proposed regulations may negatively affect farmers in the community and should be aligned with Provincial regulations.

Niti Sharma, Richmond resident, read from her submission (attached to and forming part of these minutes as Schedule 78) and expressed support for the proposed regulations.

Sunny Dhillon, 4904 Galbraith Street, Delta, BC, spoke in opposition to the proposed bylaws and was of the opinion that the proposed regulations would increase the value of ALR properties with homes built under the former regulations.

Doug Wright, 11540 No. 3 Road, expressed opposition to the proposed bylaws and was of the opinion that the public consultation was insufficient. Also, he spoke in opposition to proposed regulations related to the size of the farm home plate and the inclusion of the septic field within the farm home plate. He encouraged the City to adopt the Provincial regulations and remarked that the proposed regulations may discourage farming in the city.

Linda McConnell, 14260 Westminster Highway, spoke in opposition to the proposed bylaws, noting that properties in Richmond may be in a disadvantage compared to properties in other jurisdictions who adopt the Provincial regulations. Also, she expressed concern that her property value may be negatively impacted and she may have difficulty selling her property.

Judie Schnieder, Richmond resident, was supportive to the proposed regulations and was of the opinion that houses in the ALR should be comparable to houses in residential areas to reduce speculative behaviour. Also, she suggested that application costs for bonafide farmers seeking to build a larger home on ALR property be reduced.

In reply to queries from Council, staff noted that staff can examine options to expedite the building permit application process for farmers applying to build a home on farmland that exceeds the size permitted by City regulations. Also, staff clarified that applicants seeking a larger home would go through a site-specific zoning process and not a variance process.

Roland Hoegler, 6560 No. 4 Road, was opposed to the proposed bylaws and expressed concern on the potential depreciation of farmland. He encouraged the City to continue public consultation and align the proposed regulations with the Province.



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John Roston, Richmond resident, expressed support for the proposed bylaws and encouraged that large homes be developed on residential sites instead of farmland. Also, he remarked that the proposed maximum house size of 400m² for new homes on farmland is sufficient to accommodate extended families and that site-specific zoning can be used to apply for a larger home if required.

Steven Easterbrook, 17740 River Road, spoke on potential illegal uses on farmland that may be contributing to speculation and presented a video on money laundering (copy on-file, City Clerk's Office). Also, he spoke on providing access to farm backlands and reviewing land fill regulations on farmland.

Ben Dhiman, 9360 Sidaway Road, expressed opposition to the proposed bylaws, noting that proposed regulations should be aligned with the Province.

Cllr. Wolfe left the meeting (10:50 p.m.) and returned (10:52 p.m.).

Baljit Sandhu, 9431 Pinewell Crescent, commented on the potential for speculation by foreign investors and spoke in opposition to the proposed bylaws, noting that some farm properties may depreciate compared to farm properties that have developed homes under previous regulations.

PH18/11-7

It was moved and seconded

That the Public Hearing proceed past 11:00 p.m. (10:54 p.m.).

CARRIED

Dale Badh, spoke on behalf of the BC Farmland Owner's Association, and expressed opposition to the proposed bylaws. He encouraged the City to align proposed regulations to Provincial regulations and noted that demand to lease affordable farmland by new farmers in the city is very limited. He added that he is of the opinion that properties in Richmond may be in a disadvantage compared to properties in other jurisdictions who adopt the Provincial regulations and that the City should consider approval of in-stream applications.

Navi Boyal, 6620 No. 6 Road, expressed concern with regard to the proposed regulations, suggesting that the City adopt the Provincial regulations. Also, he was of the opinion that the proposed maximum house size is not adequate for extended families and that the septic field should be placed outside the farm home plate.



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Jack Trovato, Richmond resident, spoke in favour of the proposed bylaws, noting that a petition of approximately 8000 signatures supporting the preservation of farmland in Richmond for food production was collected.

Joe Oeser, 12004 No. 2 Road, encouraged that the City adopt the Provincial regulations and that the septic field be excluded from the farm home plate.

Laura Gillanders, Richmond resident, expressed support for the proposed bylaws and noted that other jurisdictions in the province have implemented stricter regulations compared to the Provincial regulations. She commented on the potential illegal activities taking place in large homes on farmland and was the opinion that the proposed maximum house size will protect farmer's equity and reduce speculation.

Don Flintoff, 6071 Dover Road, expressed support for the proposed bylaws, noting that the proposed maximum house size is adequate for extended families.

Peter Muroso, speaking on behalf of Pritam Singh Basi, owner of 11430 Westminster Highway, expressed concern with regard to the possible depreciation of farmland as a result of the proposed bylaws. He added that a larger house would allow extended family members to remain on the property.

Mr. Hoegler commented on the potential litigation should the proposed bylaws proceed.

Council Considerations:

PH18/11-8

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9965 be given second and third readings.

The question on the motion was not called as discussion ensued with regard to (i) the potential loss of farmland, (ii) the relationship between speculation and illegal activities on farmland, (iii) the inclusion of the septic field within the farm home plate, (iv) the potential effects of restricting the maximum house size on farmland property values, and (v) the public consultation process.

In reply to queries from Council, staff noted that there is an application process for farmers seeking to build a new home on farmland exceeding the proposed allowable floor area of 400m².

The question on the motion was then called and it was **CARRIED** with Mayor Brodie, and Cllrs. Loo and McPhail opposed.



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PH18/11-9 It was moved and seconded
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9966 be given
second and third readings.*

CARRIED

Opposed: Mayor Brodie
Cllrs. Loo
McPhail

PH18/11-10 It was moved and seconded
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9967 be given
second and third readings.*

CARRIED

Opposed: Mayor Brodie
Cllrs. Loo
McPhail

PH18/11-11 It was moved and seconded
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9968 be given
second and third readings.*

CARRIED

Opposed: Mayor Brodie
Cllrs. Loo
McPhail

PH18/11-12 It was moved and seconded
That the following bylaws be adopted:
Richmond Zoning Bylaw 8500, Amendment Bylaw 9965
Richmond Zoning Bylaw 8500, Amendment Bylaw 9966
Richmond Zoning Bylaw 8500, Amendment Bylaw 9967
Richmond Zoning Bylaw 8500, Amendment Bylaw 9968

CARRIED

Opposed: Mayor Brodie
Cllrs. Loo
McPhail



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ADJOURNMENT

PH18/11-13 It was moved and seconded
That the meeting adjourn (12:09 a.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the Regular meeting for Public
Hearings of the City of Richmond held on
Monday, December 17, 2018.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer (Claudia Jesson)

SINCE 1983 YRS
WEST-SIDE OF McKessock Ave TO BACKLANK RD
(A) FIRE HYDRANT AT CORNER IS BEING SMOTHERED WITH
TREE BRANCHES FIRE IN EMERGENCY PACKETS
CANNOT SEE FIRE HYDRANT CLEARLY. DNR PROJECT
MAINTENANCE

(B) SIDEWALK WEST SIDE OF McKessock Ave IS 5'-0" WIDE
UP TO ALLEY RD ENTRANCE IS 20'-0" WIDE

(C) TO CONTINUE ALL DOWN RD McKessock Ave TO THE
BOTTOM REQUIRES
PAVEMENTS / -BUIDS / ST LIGHTS - KERBS & RD DRAINS
PAVEMENTS 5'-0"
BUIDS 6'-6" W/ GRASS & LIGHTS
KERBS 6"

ON TABLE ITEM

Date: DEC 17 18
Meeting: PH
Item: #1

(D) NOTE ALSO RD FROM HYDRO POLE & RD DRAIN NEW RD
IS NOT CORRECTLY SIZED FOR TAIT SUB DIVISION SIZES
SHOULD BE ONLY STD 16'-4" ALL DOWN RD
McKessock Ave ALSO McKessock Place

(E) WATER MAIN ON McKessock Place AT END OF RD
NEXT TO FENCE (END OF RD) HAS TO BE INSTALLED
ALONG UTC CORRIDOR 2'-7 3/4" MARKER OF SURVEY CORNER
WAS WRITTEN ON IT POST
STILL ON SURVEY POST AT TOP

NOW TO PUT WATER MAIN IN YOU HAVE TO TAKE DOWN FIRST
INNER FENCE TOTAL LENGTH, NOTE R.O.W LAW FEDERAL
SEE REGULATIONS MUNICIPAL ACTS - ENCLOSED WITH
LETTERS & DOCUMENTS.

(F) NOTE ALSO FEDERAL R.O.W REQUIRES SAVING POWER
& UTILITIES CORRIDOR & NEEDS A PAVED BLACKTOP RD
AS DESIGNATED BY FEDERAL AUTHORITY & SIGNED THIS
ACTS, ALSO TALK RD TO SHALL FIRD IN RD WIDEN 48'-0"
ALSO FIRE HYDRANT MOVED OUT OF WAY FOR RD TO COME OUT
ON 2775 PROPERTY, NOTE GARAGE WAS CONDEMNED BY CITY,
IT HAS TWO SEWER PIPES UNDER IT TO MAIN NORT
LATERAL & A MANHOLE INSPECTION COVER - BURIED IN
CONCRETE...

NOW GAVIN WOO - FRONT DESK PERMITS ISSUED TO OWNER
WITHOUT - CHECKING / CITY STATUS CONDEMNED GARAGE /
OR LOOKING AT R.O.W DOCUMENTATION SINCE 1960

(F) CONTINUED
GAVIN WOO WAS WRONG IN ISSUING PERMIT TO OWNER, WITHOUT CHECKING STATUS OF LAND USE.

(FF) THIS OWNER TOOK IT UPON HIMSELF TO BREAK ALL THE SEWER POTS & CASINGS ACROSS HIS PROPERTY TO THE EAST WEST LATERAL SEWER WHICH RUNS ALONG BACK FENCE LINE BRIDGEPORT RD WAY

PREPARATION
NOTE HE DID THIS WITH A LARGE BULLDOZER ON A SUNDAY AFTERNOON, IT SHOOK THE HOUSE ON MY SIDE OF PROPERTY. NO RIGHT IN LAW.

TOO INTERFERE WITH R.O.W. ACTS & EQUIPT INSTALLED SHOULD BE MADE TO PAY FOR DAMAGES TO CITY
FF CONTINUED
ALL SEWERS SINCE 1983 HAVE NOT BEEN SERVICED NOW WITH SOIL ON TOP OF THEM SINCE THAT DATE ALL COVERED OVER ON PROPERTIES & LAND DRAINS INSTALLED.
PROPERTY NUMBERS SHELL RD

- } 2751 Shell Rd
- } 2731
- } 2775 Shell Rd

CITY OF RICHMOND INFO CENTRE
DEC 17 2018

THESE COURSES NOW WILL BE RUSTED SHOT BY ACTION OF MUD & WATER CORROSION SHOT. WILL PROBABLY NEED TO BE CUT OFF TOPS WITH GAS CUTTING EQUIPT & RENEWED TOTAL LENGTH OF R.O.W. OUT TO SHELL RD CONNECTION EXIT FROM SUB DIVISION LAW MUNICIPALITY ACTS, FROM McKESSOCK PLACE.

(FF) CONTINUED R.O.W. ACTS & RD & SERVICING RD SEWER SUB DIV RD OUT TO SHELL RD & TIE IN LANE ON SHELL RD NOW INSTALLED, NOTE RD ENTRANCE TO R.O.W. 20 FT CLEARANCE ENTRY FROM DRIVEWAY 10697 McKESSOCK PLACE TO TAKE OUT FENCE ON TOP OF LAND DRAIN ①
② INSTALL FENCE ACROSS 20'-0" R.O.W. EAST ACROSS PROPERTY OPEN AT BOTH ENDS SEE R.O.W. AUTHORITY MUNICIPAL ACTS TAKE OUT FENCE ON TOP OF UTILITY CORRIDOR / FEDERAL FOR NEW-WATER MAIN TO GO IN READY AT PROPERTY LINE PART OF R.O.W. ACTS AUTHORITY FEDERAL.

(FF) CONTINUED R.O.W. STRIPS TO BE INSTALLED ALSO RD DRAINS KERBS & WALKWAYS ON 20'-0" R.O.W. STRIPS OF LAND

CONTINUED. TO THE HAZARD TO CITY CODE NEEDED PAGE 3
FOR DEC 17TH 2010 MAKING

HOUSE NUMBER 2751 IS 14'-6" HIGHER THAN
ANY OTHER HOUSE IT SHOULD HAVE ITS ROOF

CUT DOWN TO SIZE OF 29'-5" BY LAW CITY OF RMD
STD HOUSE HEIGHT

THE HOUSE TOTAL HEIGHT IS THE SAME AS BC HYDRO POLE
LINES AT 44'-0" RUNNING ALONG SIDE RD STALL RD
& ACROSS BRADGROVE RD CERTIFIED SIGNED & STAMPED ON
POLES BY BC HYDRO CERTIFICATION

HOW DID THEY GET TO BUILD THEIR HOUSE SO LARGE
COLLUSION? WITHOUT INSPECTORS CATCHING IT
CHECK WITH HOUSE HEIGHT ON DOCUMENTATION BY CITY
HOW CAN THEY GET AWAY DOING THIS???

NOTE ALSO ON PROPERTY FENCES ARE TOO HIGH
RMD CITY FIRE MARSHAL SAYS THAT TRAIT FENCE FOR
SUB-DIVISION SHOULD BE 6'-0" HIGH BACK YARD

HEIGHT SIDE YARD 4'-6" MAX
2751 PROPERTY DOES NOT OBEY THESE RULES (CITY OF RMD
REASON TOO INVESTIGATE

NOTE HEIGHT RESTRICTIONS IS FOR A FIREMAN WITH FULL GEAR
TO TAKE A RUNNING JUMP & GET OVER FENCE IN EMERGENCY
WHY HAS THIS NOT BEEN INSPECTED & CORRECTED BY
FIRE MARSHAL INSPECTION & SIGNED OFF AS DONE TO
HIS SATISFACTION RULES???

IT APPEARS THAT THESE OWNERS FEEL & DO NOT OBEY
RULES FOR EVERYONE ELSE, THEY DO AS THEY PLEASE &
GET AWAY WITH IT

CITY OF RMD SHELTER INSPECTOR HAD TO REMOVE THREE TIMES
LAST BUT NO LEAD 2751 HIGH RD, HAD & WAS MADE TO
REMOVE 168'-0" OF SEWER PIPE HOLE MORE THAN
8 FT DOWN TRENCH TO HOUSE INSTALLED, BUT WAS MADE
TO TAKE OUT OF GROUND & INSTALL AT FRONT LOCATION
HOLE FILLED IN / PIPE & CASING BROKEN 1983 YR
STILL IS BROKEN ON SEWER LINE NEAR LATERAL
HOLE SINKING AROUND SEWER PIPE IN GROUND TOO REPAIR
LEAKING WATER AROUND AREA & CONTAMINATION OF SITE

MUNICIPALITIES ENABLING & VALIDATING ACTS FEDERAL
RSBC-1960 CHAPTER 261 PAGES 1 THRU 3. DATED 3RD
DEC 2018/19.

DAMAGES TO SEWERS & COVERING UP
SEWER POTS & CASINGS PAGE 4

Shell Rd

ON 2755 - originally pollute property
ON 2751
ON 2731

BROKEN SEWER POTS & CASINGS
BY NEW OWNER
BROKEN CASINGS & SEWER POTS
COVERED OVER & GARDENS ON TOP
ALSO COVERED UP & BORIED LAND
DRAIN & UTILITY CORRIDOR &
BY A NEW FENCE OVER IT
GOING LENGTH OF PROPERTY NEXT
SIDE NEXT TO MY FENCE LINE
WHICH IS DESIGNATED R.O.W. FENCE
LINE 1960 LAND TITLED OFFICE
FEDERAL

SEWER POTS
& FENCE LINE
EAST & WEST
COVERING LAND DRAIN
& SEWER POT WHICH IS
BROKEN

No Fences Allowed
ON EITHER END OF R.O.W. BY RIGHT OF WAY ACTS
ALSO NO CONCRETE POTHoles OR BENCHES SWING OF
CONCRETE SUPPORTS
FENCE N & SOUTH TO BE PUT ACROSS 20'-0" R.O.W.
ON ALL THREE PROPERTIES RIGHTS OF WAY FEDERAL
ACTS, NO TREES ON R.O.W, ALL OBSTRUCTIONS TO BE
CLEARED THRU TO SHELL RD R.O.W TO FIT IN RD
ON SHELL RD - 48'-0" WIDE RD TO ACCOMMODATE IT.

Signed T. Charles
Quality Assurance Inspection of Contract

SIDE PATHWAYS ON NEW HOUSES ^{MEETING} DATE 1/7/2018
2486 } is ~~43~~ (43)"
2408 } is (45)"
2428 } is 56"

EVERY DIFFICULT BEND AROUND CORNER OF HOUSE
FOR EAST WEST LATERAL SEWER NOT ENOUGH ROOM
FOR FITTING PIPES IN PLACE IT TOOK MORE
THAN 3 DAYS FOR PIPE TO BE FITTED

AS PLANNING & INSPECTORS DID NOT CHECK
HOUSE FOUNDATION IT SHOULD HAVE BEEN PLACED
4'-0" FT FURTHER NORTH TO GIVE CLEARANCE FOR
SEWER PIPE TO GO IN PLACE WITHOUT A BEND
AROUND PIPE & AROUND CORNER OF HOUSE
WITHOUT DIFFICULTIES & PROBLEMS

BAD ENGINEERING SPEC'S / NOT CHECKED BY CITY FOR
INSTALLATION.

2428 McKeenrock Ave is also causing problems
OF FLOODING BRIAN GREY PROPERTY 10651
CORNER PROPERTY BRIDGEPORT RD
FLOODING UP TO HIS BACK DOOR
NO LAND DRAIN PIPE INSTALLED TO STOP THIS

DEC 17 2018
OFFICE OF THE
CITY CLERK

FLOODING ACROSS THE RD McKeenrock Ave 2408
& RD SIDEWALK HAS DROPPED / BAD RD CAUSING PROBLEMS
GOING THRU LAKE FLOODS AREA OF RD

SEE CONTRACT 1993 DOCUMENTS INCLUDING
NOTE NO RD DRAINS IN PLACE ALL DOWN RD
NO KERBS OR GUTTERS
NO BLVDS BOTH SIDES OF STREET AVE TO BOTTOM OF RD
PAYMENT SHOULD BE \$LO

BLVDS SHOULD BE 6'-6"
LIGHTS TO BE INSTALLED ALONG RD McKeenrock Ave & McKeenrock
EXIT - HYDRO POLE TO MOVE FURTHER WEST TO CLEAR ^{PLACED} CORNER
ENTRYWAY FIRE HYDRANT HIDDEN BY TREES TO CLEAR ^{SEE} CORNER
BLVD'S SIDEWALK & LIGHTS INSTALLED UP TO ALLEYWAY RD McKeenrock Ave
THROAT OF ROADWAY TO REINSTALL BACK TO 36'-0" WAS GOOD FOR 20 YRS
IS ONLY 30'-0" ENGINEER WHO SIGNED OFF DID NOT CHECK TRAFFIC FLOW
NOW CAUSING LONG WINDUPS CUTTING OUT IN MORNING 200 CARS PLUS
USING EXIT OUT SHOULD BE 2 AT STOP SIGN & ONE GOES ONE WAY OUT
TO REINSTALL THROAT TO 36'-0" ^{FOUR CORNERS THE OTHER WAY}
AS PER ROAD STD AND DRAIN BRIDGEPORT RD

PROPERTY 2380 McLessocke Ave
HAS A BAD SWALE IN FRONT 16'-0
OF RD AREA,

CAUSING FLOODING OF FRONT YARD
LAND DRAIN NEXT TO HYDRO POLE
& TOP OF RD SHOULD BE 1% RUN OFF GRADE

RINGS TO BE PUT ON LAND DRAIN & BRING IT
UP TO 1% TOP OF GRADE RUN OFF & GUTTER
WHEN INSTALLED & RD DRAINS BOTH SIDES
& BLUE TRIPS LIGHT PAVEMENTS

TOO DRAIN PROBABLY FLOODING WATER METERS & SHUT OFF
IT NEEDS BOTH LAND DRAINS TO GET RIGHT VALUE
LAND DRAIN NEXT TO HYDRO POLE IS 24 1/2" LOW
LAND DRAIN SOUTH MIDDLE OF LOT IS 18 1/2" LOW
FIRST 16'-0 OF CITY PROPERTY TO BRING UP TO GRADE
OF 1% MUNICIPALITY ACT TO CORRECT BRING
IT UP & LEVEL & BRING IT WITH GOOD SOIL
& GRASS SEED AFTERWARDS. THANK YOU

IT HAS NOT BEEN DONE BY CONTRACT SINCE 1983 YR.
TIME NOW TO FIX ALL ASPECTS & RESTRICTIONS
& LAND DENSITY ISSUES & REQUIREMENTS
& POLITICAL INTERFERENCE ON THESE ISSUES
THIS IS THE WORST STREET ALONG BRIDGEPORT RD
INCOMPETENCE BY CONTRACTORS & CITY STATE INSPECTORS
& ENGINEERING PROJECT MANAGERS NOT DOING
DUE DILIGENCE / SPEC / INSTALLATIONS / QUALITY ASSURANCE
ENGINEERING IS SHOPPY, NOT VERY GOOD & CONTROL

Too Many Mistakes
CONTRACTS NOT FINISHED OR COMPLETED, BUT HAVE BEEN
SIGNED OFF

WHO'S ANTHONY HAS THIS BEEN DONE
WASTE OF TAX PAYER MONEY NOT DOING IT RIGHT
SINCE 1983 YR CONTRACTS, INCOMPETENCE

SIGNED T. CHARLES
Quality Assurance Engineer
D.O.R. TRAINED FEDERAL
Civil Service

Schedule 2 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, December 17, 2018.

ON TABLE ITEM

Date: NOV. 26 2018
Meeting: MDUN ML
Item: #10 - APPLICATION BY

DRS ON DYKE RD.

NAKADE

13251 Princess Street
Richmond, British Columbia
V7E 3S1

November 25, 2018

City of Richmond
Policy Planning Department
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

Attention: Mr. Kevin Eng, Planner 2

Re: Development of 6111 and 6091 Dyke Road

Further to our letter of April 24, 2018 and the hearing before the Planning Committee on November 7, 2018, we are writing to follow up on two matters.

Drainage

We continue to be concerned that the construction of a large building adjacent to ours, with greater lot coverage than the existing buildings, will change the amount of water that ends up on our property and the drainage patterns that exist.

We are still concerned that the increase in the amount of water coming on to our property, changes in drainage patterns and an increase in water pressure on our garage walls and floor that could create new water and drainage problems for us, including leaking in our garage, pooling water on our hardscape surfaces and standing water in our gardens.

The developer has stated that the drainage the developer will be required to put in will carry more water from the site to the City storm drains than the existing system on the site does and should lessen our problems but the developer is the same team that developed Nakade and we assume that they will use a number of the same contractors and frankly we have continued to have drainage problems and find that the drainage and waterproofing have not been properly done.

As we stated in our earlier letter we have had a discussion with the developer about our possibly doing some remedial work to our drainage system during its construction period and co-ordinating the drainage along the property line. We are of the view that these are problems

that, if the design and construction had been done properly, we would not be experiencing today. We are uncertain what the City's role will be in approving the design of the drainage systems and inspecting the installed systems but hope that they will ensure that the system does not adversely affect Nakade.

Massing

We continue to be concerned about the size of the building being built next to us and it towering over us. We do see that there have been further setbacks from the South and West property lines but note that the setbacks from the East property line and the height of the building remain the same.

We continue to have concerns about the interference of the proposed building on the light to our courtyard, the loss of view and privacy by some of our units.

If you have any questions or require any further information, please contact Bill Hartley at whartley@ekb.com, 604.661.1007 or 604.290.3755.

Yours truly,

Strata Corporation BCS3256

A handwritten signature in black ink, appearing to be 'William Hartley', written in a cursive style.

William Hartley
Council Member

cc. Owners of Nakade

Schedule 3 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, December 17, 2018.

ON TABLE ITEM

Date: NOV 26, 2018
Meeting: MUNICIPAL
Item: #10-APPLICATION BY ORIS
6011 & 6111 DYKE RD.

From: Weber,David
Sent: Monday, 26 November 2018 15:47
To: Berg,Hanieh
Subject: FW: RZ15-702486

From: Roy Oostergo [mailto:roostergo@gmail.com]
Sent: Monday, 26 November 2018 13:41
To: Eng,Kevin
Cc: Roy Oostergo
Subject: RZ15-702486



Kevin,

I write with continued questions about the above-noted rezoning on Dyke Rd. and some specific concerns about communications between City Planning and myself.

I was made aware of the Planning Committee meeting on November 20th by a neighbour just a few days before it was to be held, and was unable to attend due to work responsibilities. I understand that the development application was presented, reviewed and ultimately accepted to move forward to Council by the Planning Committee.

I noted with interest in the Planning Committee Agenda and Staff Reports package a response from Oris dated June 8, 2018 in response to my letter to you of April 12, 2018. This was the first time I had seen of such a formal response from the proponent. If you recall, I did meet with you briefly at City Hall on August 15th where you provided me an opportunity to review the latest plans. However nothing was mentioned about a formal response to my letter being received.

Can you please help me understand why this response was not made available to me as the concerned party who wrote to the City in the first place? Is this not a formal policy of the Planning Department? The proponent spent a lot of time in their response, it would have been nice to review it previously in order to understand their positions. There has been no other formal communication on any of these matters to me by anyone.

With respect to some of the key issues I raised back in April, please note the following:

1. West setback to Dyke Rd.

I was pleased to see that the current plans from the proponent have moved the setback for floors 2-4 back from 4.5m to 6m, thank you. However I remain interested to understand why this setback is not recommended by your department to be 7m, as is the case for The Pier across the road. Can you kindly explain to me what specific conditions led to The Pier being required to maintain a 7m setback? Simply put (a) what were those conditions, (b) do those conditions exist on the east side of Dyke Rd., and (c) if those conditions do exist, should not the new building also maintain the same setback?

2. Height of the elevator shafts

I understand that features such as rooftop amenity structures and elevator shafts may extend to a height that is greater than the "Maximum Building Height" that is noted in the Development Application Data Sheet. Can you please answer two questions for me with respect to this issue:

a. What is the process for approving the height of accessory structures over and above the stated Maximum Building Height?

b. Can you confirm what the actual highest height of The Pier buildings is in meters? I ask this as while I have been able to locate and review the Development Permit application and other correspondence with respect to The Pier's rezoning (DP 11-575759), none of the building dimensions are legible from the scanned documents.

Thank you for providing this further information. Unfortunately my business travels have me in Ottawa this week so I am unable to attend this evening's Council meeting.

Regards,

Roy Oostergo
503-6168 London Rd.
Richmond, BC
V7E 0C1

Schedule 4 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: 4



**City of
Richmond**

Memorandum
Planning and Development Division
Development Applications

To: Mayor and Councillors
From: Wayne Craig
Director, Development
Re: **Application by GBL Architects for an Official Community Plan (City Centre Area Plan) Amendment at 6551 No. 3 Road (CF Richmond Centre South) - Correction to Metric Conversion Error**

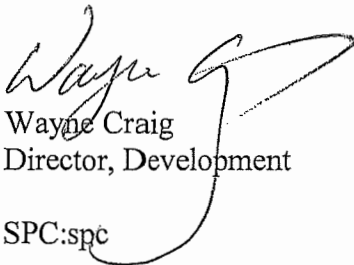
Date: December 17, 2018
File: 08-4105-20-AMANDA
#2018-Vol 01

The applicant has proposed to provide 153,000 ft² of market rental housing as part of the subject development, as described in the letter from CF / Shape, dated December 12, 2018, and provided as Attachment 2 to the memo from the Director, Development, dated December 14, 2018.

The memo includes an error in the metric conversion of the applicant's proposed 153,000 ft² of market rental housing.

Staff request that the metric value is deleted from the proposed staff recommendation in the following places:

- Section 7.1 on page PH-152.9 of the Public Hearing Agenda; and
- Section 7.1 on page PH-152.59 of the Public Hearing Agenda.


Wayne Craig
Director, Development
SPC:spc

Schedule 5 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, December 17, 2018.

From: berk aktug [REDACTED]
Sent: Wednesday, 28 November 2018 17:17
To: CityClerk
Subject: Official Community Plan Amendment at 6551 No. 3 Road (CF Richmond Centre South)
File: CP 16-752923

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I am writing in response to the above referenced application that will be considered by Council on December 17th, 2018. As such, I am in support of the proposed amendment for the above noted property.

Sincerely,

Berk and Nicole Aktug
[REDACTED]

From: Nick Bratanic <nick@mainlandplumbing.com>
Sent: Thursday, 29 November 2018 10:23
To: CityClerk
Cc: Parv hothi
Subject: CP-16-752923, Official Community Plan Amendment at 6551 No. 3 Road (CF Richmond Centre South) File: CP 16-752923
Attachments: CP 16-752923Public Hearing Support Letter .doc
Follow Up Flag: Follow up
Flag Status: Flagged

please find attached

Regards,

Nick Bratanic
Mainland Plumbing & Heating Ltd.
www.mainlandplumbing.com
Office 604 838 7198
Mobile 604 715 5508
Fax 604 875 9924
Email nick@mainlandplumbing.com

Nikola Bratanic
6578 Kitchener Street, Burnaby BC, V5B 2J6

November 29, 2018

Attn: City Clerk
Richmond City Hall
6911 No. 3 Road
Richmond, BC V6Y 2C1

Dear Mayor and Council:

RE: Official Community Plan Amendment at 6551 No. 3 Road (CF Richmond Centre South) File: CP 16-752923

I am writing in response to the above referenced application that will be considered by Council on December 17th, 2018. As such, I am in support of the proposed amendment for the above noted property.

Sincerely,

Nikola Bratanic

Schedule 7 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: #4

CityClerk

From: Mini Chan <minichan0915@gmail.com>
Sent: Friday, 14 December 2018 17:13
To: CityClerk
Subject: Public Hearing Re Richmond Centre

Dear Richmond City Council,

I am a current resident of Richmond and would like to voice my opinion. My address is 233-9399 Odlin Rd. My mobile number is 604-307-3820.

I saw an artist rendering of what the new Richmond Centre will look like in the future and it looks so good compared to what is there today. Homes instead of acres of parking lots!

Thank you,

Mini Chan

Sent from Mini's iPhone6



MayorandCouncillors

Schedule 8 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: 4

From: Stacey Friedman <stacey@sostech.ca>
Sent: Monday, 17 December 2018 11:07
To: MayorandCouncillors
Subject: affordable housing

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

I am frustrated with the lack of concern and availability of affordable housing. As a local business owner it affects my business that my staff simply cannot afford to live here. I am paying the best wage I can while still maintaining our profit. I voted for change. I demand better. There are so many new developments happening (too many new developments). I implore you to allocate at least 25% (not 10%) for market rental housing units. 10% is not acceptable for the future of our city. Housing is increasingly unaffordable. Our city needs to be full of vibrant people (seniors, children, singles and families). I am tired of driving by empty houses and condos. We need more affordable housing for Richmond.
Stacey Friedman



From: Oskar Kwieton <kwieton@shapepm.com>
Sent: Wednesday, 28 November 2018 07:56
To: CityClerk
Subject: RC Support Letter
Attachments: RC Support Letter.doc

Follow Up Flag: Follow up
Flag Status: Completed

Please find enclosed my letter of support for the Richmond Centre development.

Best regards,

Oskar Kwieton

Oskar Kwieton
#10-4055 Regent Street Richmond BC V7E 6K8

December 17th, 2018

Attn: City Clerk
Richmond City Hall
6911 No. 3 Road
Richmond, BC V6Y 2C1

Dear Mayor and Council:

RE: Official Community Plan Amendment at 6551 No. 3 Road (CF Richmond Centre South) File: CP 16-752923

I am writing in response to the above referenced application that will be considered by Council on December 17th, 2018. As such, I am in support of the proposed amendment for the above noted property.

Sincerely,

Oskar Kwieton

Schedule 10 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, December 17, 2018.

MayorandCouncillors

From: Simon Lee <tjmanyc@icloud.com>
Sent: Friday, 30 November 2018 11:06
To: MayorandCouncillors
Subject: Please Make Sure that Developers are Required to Build a Significant Portion of Market Rental Housing into their Developments

Follow Up Flag: Follow up
Flag Status: Flagged

從我的 iPad 傳送

Schedule 11 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: #4

MayorandCouncillors

From: Michelle Li <michelleli@shaw.ca>
Sent: Sunday, 16 December 2018 20:49
To: MayorandCouncillors
Subject: CF Richmond Centre/No.3 Developments

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

Dear Mayor and Councillors,

I am increasingly frustrated with the lack of concern for most families in Richmond who can't afford a home here. I voted for change and I demand better than only allocating 10% of these new developments to market rental housing units.

This is in no way acceptable for the future of our city. Housing is increasingly unaffordable, we cannot find people to work in such an expensive city without affordable housing. We lose families to the suburbs while realtors and speculators rake in the money. This increases pressures on our farmland, our road systems and makes more an unsustainable Metro Vancouver area. We need cities that are full of a vibrant range of people: seniors, children, singles and families. I am tired of driving by empty condos while I know people struggling to find rental housing for their families.

We don't need any more empty condos for speculators! We need housing for Richmond families. As someone whose family has been affected by these issues, and who has worked with some of the most marginalized people in our city, I am increasingly concerned that Richmond is becoming a playground for millionaires, while the average person struggles to get by.

You can and should demand more of developers, 25% would not be unreasonable.

I urge you to vote with the future in mind.

Sincerely,
Michelle Li
Richmond, BC



Schedule 12 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: 4

CityClerk

From: Melina <melinalum@gmail.com>
Sent: Saturday, 15 December 2018 10:12
To: CityClerk
Subject: Richmond Centre project

Attention: Richmond Council

My name is Melina Lum.

I am writing this letter to express my support for the Richmond Centre project.

I saw the billboards in the mall and it looks like this project would be a great addition for the Richmond Community. Convenience is right at your doorstep. I can foresee the new outdoor spaces being great places to host events, have farmers markets, and hang out with friends.

I also found out it doesn't look like the mall would have to close so even while this development was under construction, we can still enjoy what Richmond Centre has to offer, which is great!

I think this upgrade would do wonders for the community.

Sincerely,

Melina Lum
4600 Britannia Drive
Richmond, BC
V7E 6A9



Schedule 13 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: 4

Shelley Matsuo
11480 Blundell Road
Richmond, BC
V6Y 1L3

December 14th, 2018

Attn: City Clerk
Richmond City Hall
6911 No. 3 Road
Richmond, BC V6Y 2C1

Dear Mayor and Council:

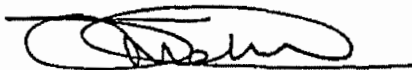
RE: Official Community Plan Amendment at 6551 No. 3 Road (CF Richmond Centre South) File: CP 16-752923

I am writing in response to the above referenced application that will be considered by Council on December 17th, 2018. As such, I am in support of the proposed amendment for the above noted property.

I fully support the transformation of Richmond Centre and the surrounding area. I am the 4th generation of my family living in Richmond and have seen very significant change over my lifetime. This exciting project appeals to me as it really creates a community feel that can be enjoyed by those living in the immediate area and would be a destination for me from where I currently live in East Richmond.

Accessibility to living, shops, restaurants, recreation, cultural events and entertainment, services and transportation from one central location will be very positive for the City of Richmond.

Sincerely,



Shelley Matsuo
604 537-7270



MayorandCouncillors

From: [REDACTED]
Sent: Thursday, 29 November 2018 13:00
To: MayorandCouncillors
Subject: Increase the rental stock on new developments!

Hi there,

[REDACTED]

I am writing to you all to urge you to increase rental stock on the Richmond centre and landsdowne developments. I understand that some of you have reservations about changing the rules on developers last minute. This in my opinion is a non- issue. The only danger I can see is a possible legal threat to the city. Outside of that if the developers don't like it then they can find another place to build. These developers are set to make enormous profits in a zero-sum game. As older lowrises are being sold and rezoned, central Richmond is losing affordable rental stock (Arcadia and ackroyd). Their profits come at a cost to lower income residents. On top of that the struggles of these residents is also left out of the checks and balances when these developments are approved.

[REDACTED] So I can tell you 100% that these new developments serve no benefit except money to developers and real estate speculators.

I am issuing a challenge to all the councillors, quit your secondary jobs and businesses and live solely on your government salaries. Find an apartment to rent and directly understand young and lower income living in Richmond. I guarantee that you'll just scrape by.

If the developers cry foul, well too bad. I guess only a few millions in profit will have to suffice. If you do not act now, you will sow the seeds of turning Richmond into an unproductive storage facility for the affluent.

Have a great day and thank you.

CityClerk

From: Gennady Mour <gennady.m7@gmail.com>
Sent: Tuesday, 11 December 2018 16:23
To: CityClerk
Subject: Official Community Plan Amendment at 6551 No.3 Road (CF Richmond Centre South)

File: CP 16-752923

Hello,

I am writing with respect to the above referenced application that will be considered by the Council on December 17th, 2018. As such, I am in support of the proposed changes for the above noted property. I am being a resident of Richmond for over 20+ years I really enjoy the diversity and unique cultural mix and infusion in our city. During all these years I witness a great deal changes in our city landscape and posture. I strongly believe that community will benefit from the major upgrade and revitalization of the Richmond centre: more amenities, shops and services, more pedestrian/ family friendly areas and community plaza.

Sincerely,
Gennady Mourzikov
Phone # 604.825.9716
9871 Gilbert Cres.
Richmond, BC,
V7E 1H7

ON TABLE ITEM

Date: December 17, 2018
Meeting: Public Hearing
Item: #4

MayorandCouncillors

Schedule 15A to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, December 17, 2018.

From: Betty Mejias <bettymejias@hotmail.ca>
Sent: Monday, 17 December 2018 09:17
To: MayorandCouncillors
Subject: No. 3rd developments at Richmond centre

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

Good Afternoon

We voted for change and we demand more for Richmond residents.

No. 3 Road developments (CF Richmond Centre for one) in which they will only allocate 10% of these new developments to market rental housing units.

This is in no way acceptable for the future of our city. Housing is increasingly unaffordable, and we cannot find people to work in such an expensive city without affordable housing. We lose families to the suburbs while realtors and speculators rake in the money.

We don't need any more empty condos for speculators! We need housing for Richmond families.

that they can do better than 10%! They can and should demand more of developers. 25% would not be unreasonable.

Betty Mejias

Sent from my iPhone



Schedule 16 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, December 17, 2018. ■

CityClerk

From: Teresa Ng <teresa.yc.ng@gmail.com>
Sent: Friday, 14 December 2018 15:32
To: CityClerk
Subject: Richmond city center project

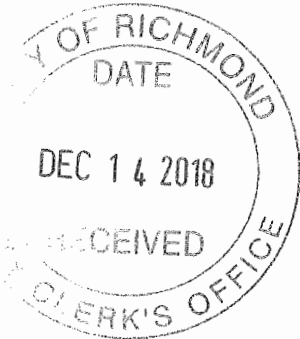
Dear city clerk,

It is fantastic that more is being built at Richmond Centre. It is the centre of our city and so close to the SkyTrain that will benefit the new residents living in these new towers. I also look forward to new shops and renovation of the mall.

Sincerely,

Teresa Ng

Sent from my iPhone



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

CityClerk

From: Amy Poon <amyng3@gmail.com>
Sent: Thursday, 13 December 2018 20:37
To: CityClerk
Subject: Richmond Centre Project
Attachments: Richmond Centre - Public Hearing Letter - Amy.docx

Please find attached a letter that I wish to submit in support of the Richmond Centre expansion project.

Regards,
Amy Poon



Amy Poon

6-6400 Princess Lane

Richmond, BC V7E 6P6

Dear Council,

I support the Richmond Centre redevelopment as it will bring countless benefits to our city.

To name a few:

- It includes new housing options outside of Richmond's finite supply of single-family homes
- It will help make Richmond a high-profile destination with the addition of new shopping, restaurants and amenities
- It facilitates sustainable growth
- It encourages walking, biking and transit
- It will give Richmond a place to gather for celebrations and events
- It will make our greatest asset, the Richmond Centre shopping mall, even better

We need to support initiatives that will bring real change to our economy, community and quality of life. There are few projects I've seen with the potential this plan brings. I hope that this opportunity is seized as soon as possible.

Thank you for your consideration,

Amy Poon

CityClerk

From: Edwin Poon <poon54@gmail.com>
Sent: Thursday, 13 December 2018 20:50
To: CityClerk
Subject: Richmond Centre Expansion project
Attachments: Richmond Centre - Public Hearing Letter - Edwin Poon.docx

Dear Council,

Please find attached a letter in support of the expansion of the Richmond Centre mall.

Thank you,
Edwin Poon



Edwin Poon

6-6400 Princess Lane

Richmond, BC V7E 6P6

Dear Richmond Council,

I am writing in support of the CF Richmond Centre project. As a proud resident of Richmond, I was excited to hear about this revamp of an already great shopping centre. It already is such a well-managed mall, with so much potential, I feel it can only get better. Outdoor shops, plazas for us to sit outside while enjoying a coffee and upgraded landscaping rather than concrete parking lots sounds fantastic. I know my family and I would make good use of these spaces.

I hope to see this get underway sooner rather than later!

Thank you,

Edwin Poon

Schedule 19 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, December 17, 2018.

From: Zlatko Puljic <ZlatkoPuljic@amegroup.ca>
Sent: Wednesday, 28 November 2018 17:56
To: CityClerk
Subject: support for new development
Attachments: RC - Template - Public Hearing Support Letter.pdf; 2018-10-15 - RC PH Presentation.pdf

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Please find enclosed!

Zlatko Puljic P.Eng., HBDP, CEM, LEED AP
Principal




1100 – 808 W Hastings St.
Vancouver, BC V6C 2X4
T 604-684-5995 x121 | C 604-364-3785
AMEgroup.ca | [LinkedIn](#)

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Any engineering opinions included within this document will be captured in our final signed and sealed design documentation.

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 Please consider the environment before printing this email.



Zlatko Puljic
1903-788 Hamilton street, Vancouver, V6B 0E9

November 17th, 2018

Attn: City Clerk
Richmond City Hall
6911 No. 3 Road
Richmond, BC V6Y 2C1

Dear Mayor and Council:

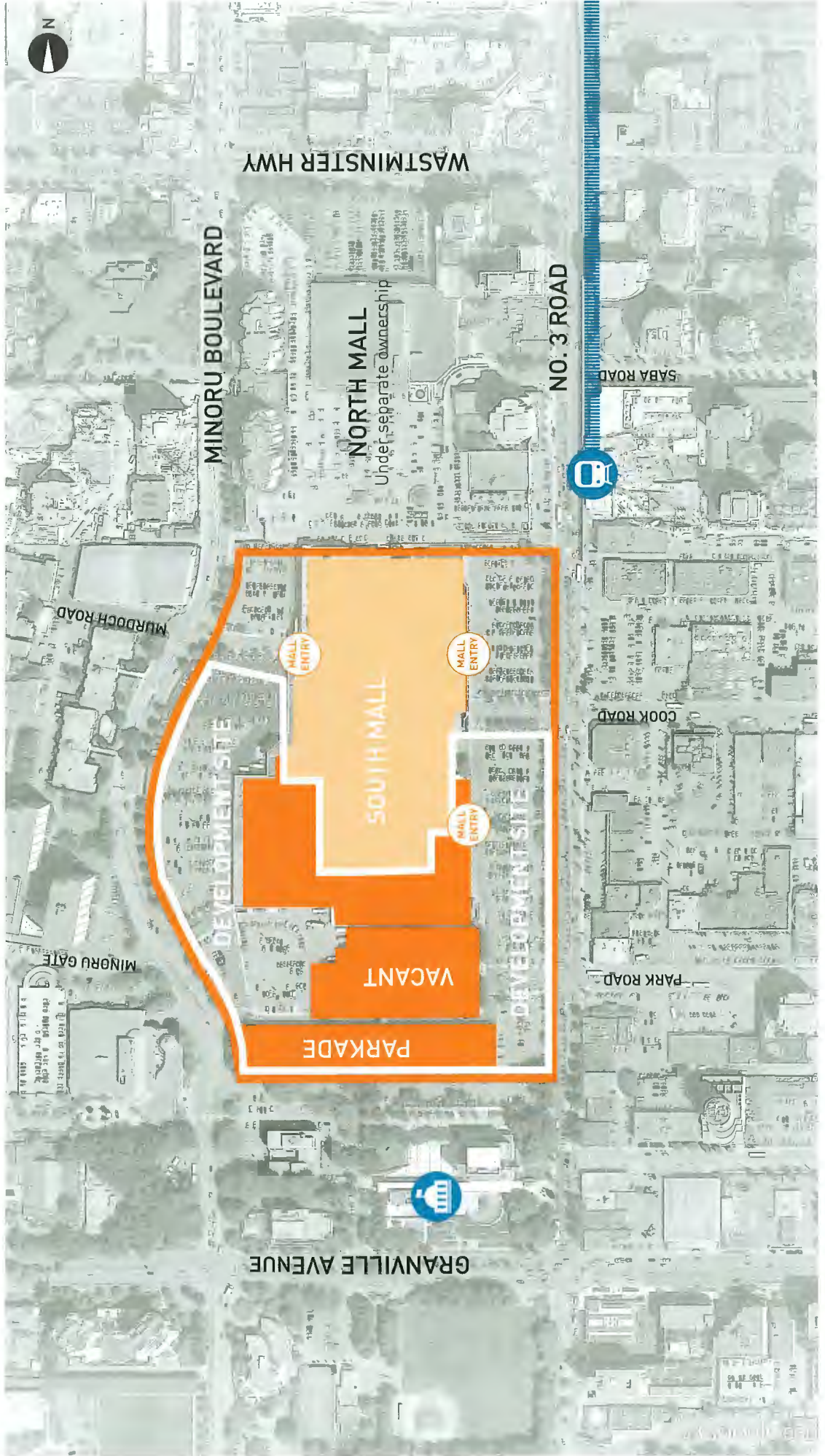
RE: Official Community Plan Amendment at 6551 No. 3 Road (CF Richmond Centre South) File: CP 16-752923

I am writing in response to the above referenced application that will be considered by Council on December 17th, 2018. As such, I am in support of the proposed amendment for the above noted property.

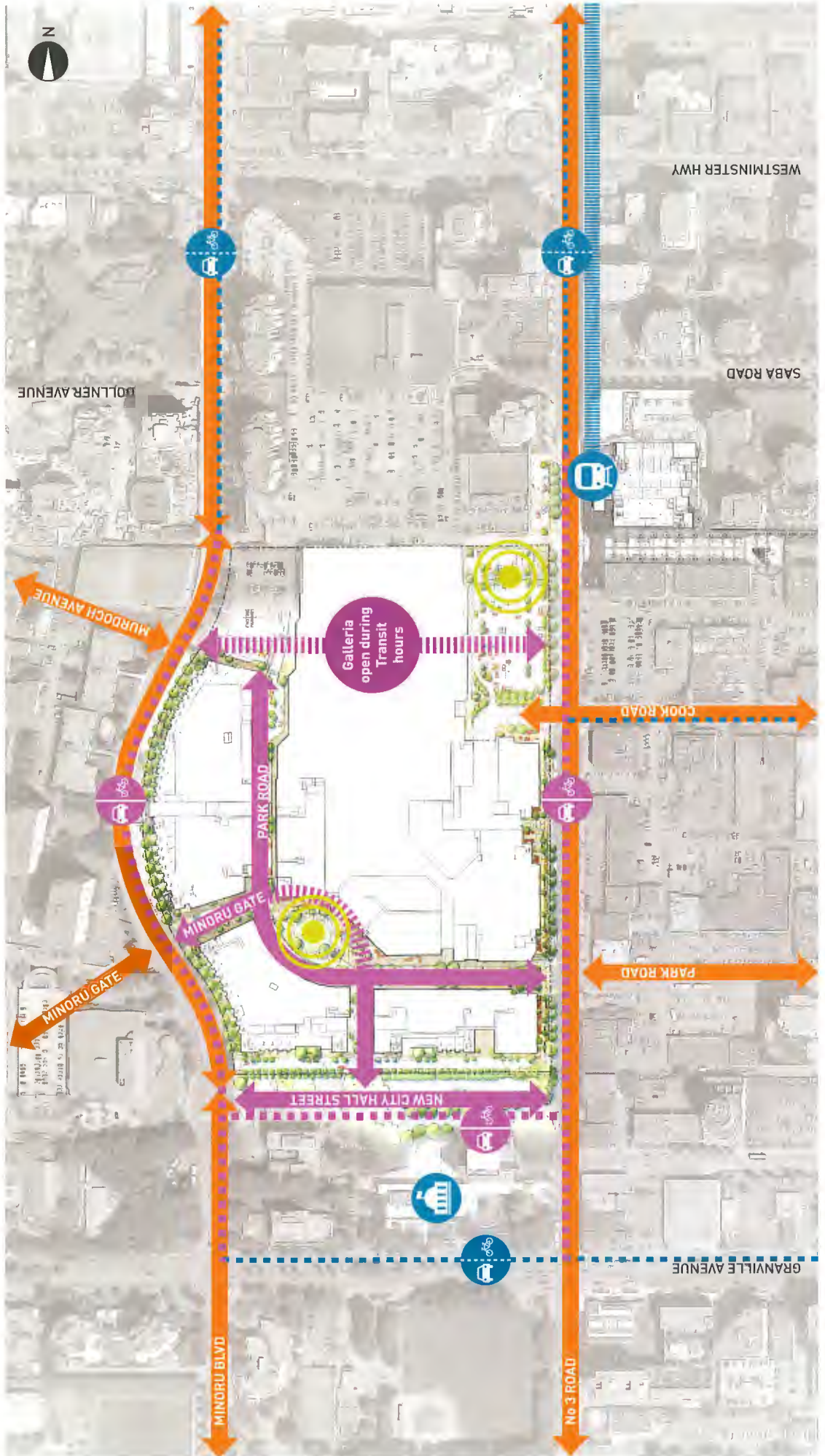
Sincerely,

Zlatko PULjic

RICHMOND CENTRE DEVELOPMENT AREA



RICHMOND CENTRE ENHANCED CONNECTIVITY



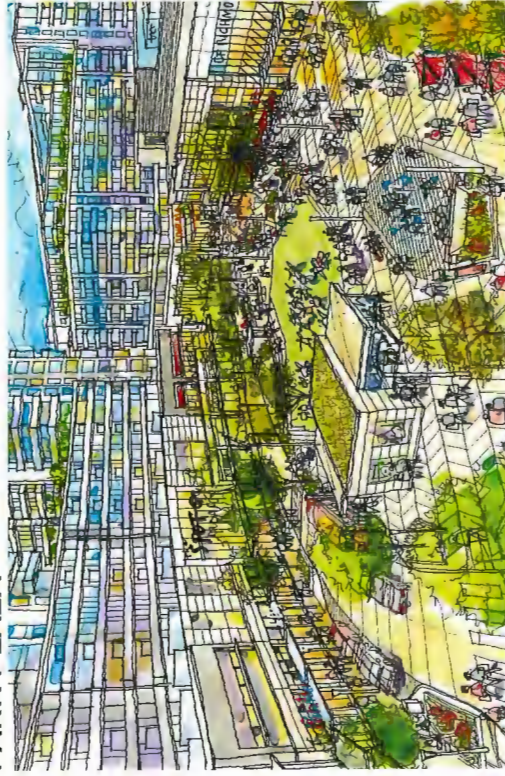
RICHMOND CENTRE OUTDOOR SHOPPING

130,000 SF INCREASE IN RETAIL AREA

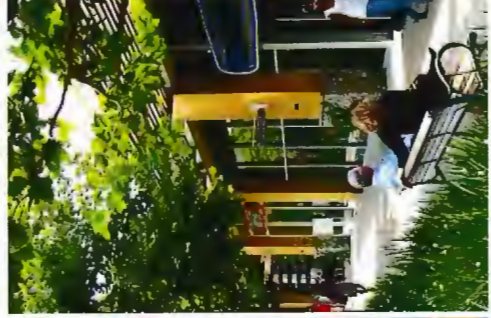


RICHMOND CENTRE OUTDOOR AMENITIES

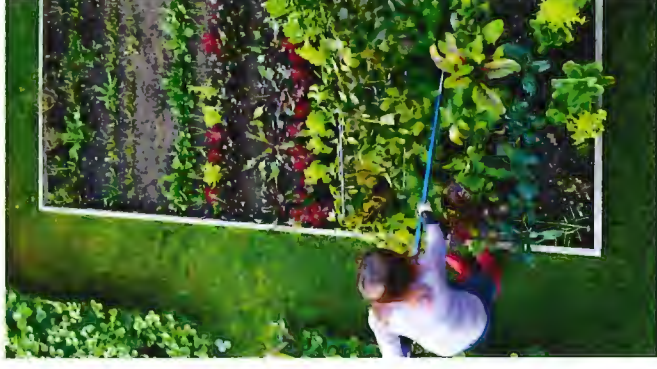
PARK PLAZA



ENHANCED STREET SECTIONS



RICHMOND CENTRE HOUSING & ARCHITECTURAL VARIETY



2000 NEW UNITS

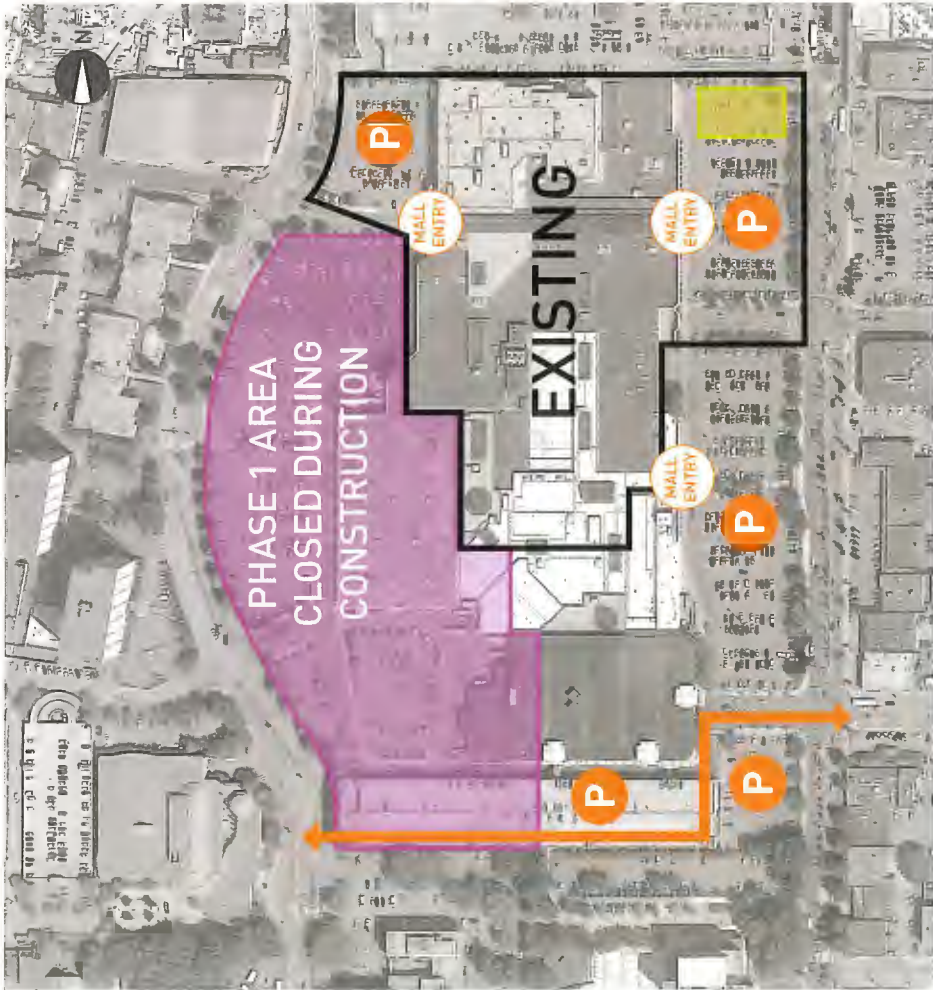
150 AFFORDABLE HOUSING UNITS

25% BASIC UNIVERSAL HOUSING UNITS

50% FAMILY FRIENDLY UNITS

3 ACRES FAMILY FRIENDLY COURTYARD GARDENS

RICHMOND CENTRE PHASED IMPLEMENTATION



PHASE 1 CONSTRUCTION



PHASE 2 CONSTRUCTION

RICHMOND CENTRE SITE PLAN



Schedule 20 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: # 4

MayorandCouncillors

From: Cynthia Rautio <rscrautio@telus.net>
Sent: Monday, 17 December 2018 01:06
To: MayorandCouncillors
Subject: No. 3 Rd. Developments

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

Mayor Brodie and Councillors,

I wish to add my voice to the Richmondites asking you to ensure that adequate rental supply is part of any new developments that will take place on your watch. In particular, the large redevelopment that is set to take place on the current Richmond Centre lands, should be built with at least 25% of the available units designated for rental.

Richmond has long been an affordable, family oriented suburb, until recent years. It is now morphing into a money dumping, residential housing banking system for the wealthy. Neighbourhoods are plagued with empty mansions, absent families, and an ever diminishing sense of community. This suburb is dying a slow death unless those in power act to prevent it's transition into a ghost town.

We need to attract and retain young families that want to contribute to our community and have a safe and healthy environment in which to raise their children. These young people need a place they can afford, to call home. The stratospheric costs of detached (and attached) housing in Richmond is, sadly, beyond the reach of the overwhelming majority of average wage earners in the Lower Mainland. It is now incumbent on provincial and local governments to act wisely and make decisions that will serve the populace that resides in our cities.....the people that comprise our communities, whose children fill our school rooms, who shop in and support local businesses, and above all, pay taxes.

I urge you to ensure our city can offer these families an affordable place to live. I implore you to set the rental quota in any new development at minimum, 25%. Many of you received my vote in this past election, as I had faith you would do the "right" thing. Please don't let the people of Richmond down, they deserve so much better than what has transpired in recent history.

Sincerely,

Cynthia Rautio

Sent from my iPad



Schedule 21 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, December 17, 2018.

Brian Robertson
#502 – 6233 Katsura Street, Richmond

December 5th, 2018

Attn: City Clerk
Richmond City Hall
6911 No. 3 Road
Richmond, BC V6Y 2C1

Dear Mayor and Council:

RE: Official Community Plan Amendment at 6551 No. 3 Road (CF Richmond Centre South) File: CP 16-752923

I am writing in response to the above referenced application that will be considered by Council on December 17th, 2018. As such, I am in support of the proposed amendment for the above noted property.

Sincerely,

Brian Robertson

A handwritten signature in black ink that reads "Brian Robertson". The signature is written in a cursive, slightly slanted style.

Schedule 22 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, December 17, 2018. —

CityClerk

From: Alisa Sakamoto <alisa.sakamoto@remax.net>
Sent: Tuesday, 27 November 2018 22:27
To: CityClerk
Subject: Official Community Plan Amendment at 6551 No. 3 Road (CF Richmond Centre South)
File: CP 16-752923

I am writing in response to the above referenced application that will be considered by Council on December 17th, 2018. As such, I am in support of the proposed amendment for the above noted property.

Sincerely,

Alisa Sakamoto
604-644-1044

Mayor and Councillors

From: niti sharma <niti.tana@gmail.com>
Sent: Monday, 19 November 2018 18:53
To: Mayor and Councillors
Subject: City centre development by gbl architects: november19th, 2018.

Follow Up Flag: Follow up
Flag Status: Flagged

Honorable Mayor and Council,

I am here to speak about item 3 on the agenda, the Richmond centre development by GBL architects.

As a resident concerned about the housing unaffordability in the city, this is a great opportunity for the council and mayor to ask the developer to try some bold initiatives that tie this density to building affordability in this city. This is a large development that will add 2100 new units of housing at city centre. I understand that the development proposes 150 affordable units and 100 market rental units. However, at this scale of development the city should be requiring a very different "cost of doing business" from the developer because Richmond residents do not just need housing, many need affordable housing.

I also want to remind the mayor and council that what makes the city centre location in Richmond desirable and worth all the work of building and selling homes is not just what is being built by this development but what already exists within the city as public amenities such as Canada line/public transit, a vibrant community and existing roads and schools

In my opinion, the city should explore options for:

- Using its rental only zoning powers to bring in much greater proportion of the much needed purpose built rental supply.
- To consider having a much greater proportion of affordable housing than the current 150 units of affordable housing.
- Requiring greater than the current proposed 50% multi bedroom units. Two and three bedroom homes are in short supply in the city and are a much needed size of home to live in.
- Asking this development and all the other city centre developments to contribute towards building a city centre school without which this new dense city centre community cannot support and welcome families and children.

I do know that this site was pre-zoned earlier but I find it perplexing that that does not tie the hands of the developer for selling the redeveloped condos at the current market price but it ties the hands of the city for asking for a community contribution and affordable housing contribution that is connected to today's market conditions and lack of affordability in this city. **This "community amenity freeze" for the developer at the 1980's rate seems very much like a "rent freeze" in favor of the developer.**

If there was any way that the new redeveloped condos would also sell for a 1980's price, I would have no problem with this bylaw amendment going ahead tonight.

Eventually all the taxpayers will service the cost of this density whether it is through having to widen roads or to police empty homes or in other more invisible ways by losing this great opportunity to re-direct a greater proportion of this redevelopment to bringing more affordable housing into Richmond.

Sincerely,

Niti Sharma.

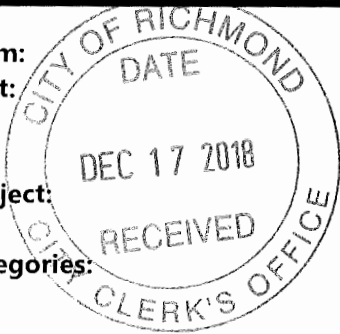
19th November, 2018

ON TABLE ITEM

Date: DECEMBER 17, 2018
Meeting: PUBLIC HEARING
Item: 4

Mayor and Councillors

From: niti sharma <niti.tana@gmail.com>
Sent: Monday, 17 December 2018 13:53
To: Mayor and Councillors; City Clerk; Steves, Harold; Day, Carol; Wolfe, Michael; Brodie, Malcolm; Au, Chak; McPhail, Linda; McNulty, Bill; Loo, Alexa
Subject: Sears - richmond centre development: December 17-2018
Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE



Honorable Mayor and Council,

Affordability is a problem in Richmond but it is a problem your decisions around development can fix. I would like to point out that affordability is a problem not just for lower income Richmondites but most Richmondites that report any local income at all. The Airport, the school district and the city are probably among the three largest employers in the city. According to the city's income hot facts, about 59.4 % Richmond households have a total household income under \$ 80, 000 per annum and 70% have a total household income of under \$100,000 per year. Your local businesses are struggling to retain employees because of high cost of housing and emergency care providers and nursing staff cannot afford anything in Richmond and this is despite a boom in building in the city. The rental vacancy rate in Richmond has been consistently under 1%.

A question you should be asking is whether what will be built in the centre of this city through the sears redevelopment will help those entering the housing market with local incomes afford anything or will it just pave way for more speculation. Single bedroom homes have a limited use as homes for living and are better suited as speculation specials and homes for tourists and other part time residents who do not live in Richmond for most of the year or as second or third home for local speculators who would like to see their money grow fast through local real estate, much faster than it would grow in the bank or through earning a salary at a local job.

You should be using every tool in your tool belt to build affordability and what is currently proposed under this proposal falls far short of that goal. The rental only zoning is one such tool you have at your disposal and you should at least be asking the developer to build 25% of the inventory it builds as market rental homes and the size of at least a 65-70% of these homes should be 2-bedroom homes: A size that would work much better (than single bedroom homes) to provide rental homes for young families and downsizing seniors. The city should also consider putting a policy in place for rent to own mechanisms to come into effect once the vacancy rates in the city are consistently at a healthier level (between 3-4%)

In essence unless you view the sears re-development and its density as an opportunity for Richmond to accommodate local housing needs, this would be a huge opportunity lost for building more rental housing and a greater percentage of affordability in the city. Other than the Landsdowne re-development, there are not too many other developments of this scale that Richmond is going to be building in the near future, so this very much sets a precedent for all other developments.

Now that I have mentioned the issue of precedents, I'd like to bring up a related constraint that the city has offered for not asking more than 5% affordable housing contribution from this development. The city has said that since this area was pre-zoned for density in 1980's it cannot apply the new ask of 10% under its current updated policy. I'd like to remind the mayor and council that in the past it has changed zoning constraints that are in place at the request of the developer. We saw this happen earlier in the year for ONNI getting its request to change the mixed maritime use zoning constraint under which it had build its Steveston waterfront property. I think the city could consider a zoning/OCP change to allow for 10% affordable housing requirement as a change brought in for public interest to build greater affordability through the city center densification.

After all the discussion around affordability in the recently concluded municipal campaign you should be doing much more to make sure that you use every tool in your tool belt to build affordability in the city. However, it is not a problem that you will be able to fix by just adding supply. You will need to build the right kind of supply. You will also need to plug the hole of speculation in real estate by designing features that make it harder for people to buy homes for parking and growing wealth, penalizing empty homes and encouraging long term rentals over short term rentals.

The affordable housing that is being built under this proposal should not be confined into two separate buildings but should be spread through out the development. Separating housing into different areas based on income levels of the owners is not a good strategy for building a vibrant and diverse city and tends to stigmatize affordable housing developments.

I would like to bring up the issue of planning for a city centre school as the city centre gets re-developed. Please note that I am not suggesting that this development alone foot the bill for a city center school but that plans for a city centre school should very much be part of the discussion and proposals for each of the city centre developments. Without concrete plans for a city centre school we cannot build livable density unless the city is building this density for the express purpose of housing speculation.

My final mention is to address a comment raised in the Council chamber on November 19th, 2018 that all these asks for including a much greater percentage of rental housing and affordable housing is like "moving the goal post" in a game and this would be very disheartening and unfair for the developer.

I think as each of you tries to answer this question, a pertinent question to ask might be what game we are playing in the city and what is our goal post?

If the game we are playing is for a select few to get richer through housing speculation; the city can comfortably disregard all the changes in the current proposal that I and other members of the public have asked for. However, if the goal is to bring more affordability in the city though building density at city centre then council must consider incorporating these requests for changes to the current development proposal seriously. These changes will make it much more probable for people with local incomes to have a fighting chance to live in Richmond rather than be displaced. If the game the city is playing is building homes/communities to live in (rather than speculate), then development and business interests will continue to prosper because the city will stay vibrant and thriving not just for tourists but for those who live and work here.

Sincerely,

Niti Sharma

From: henryso <henryso@smartt.com>
Sent: Friday, 30 November 2018 16:47
To: CityClerk
Subject: Official Community Plan Amendment at 6551 No. 3 Rd. (CF Richmond Centre South)
File: CP 16-752923

Dear Sirs:

I am writing in response to the above referenced application that will be considered by Council on December 17th, 2018. As such, I am in support of the proposed amendment for the above noted property. I have been a Richmond resident for over 44 years. I worked in Richmond for most of my adult life and I have raised by family here in this wonderful city. I am looking forward to having more shops and services at Richmond Centre. I especially like the "outdoor" shops and services design and the new 3 acre urban gardens in Richmond Centre. The early project called Horizon Towers at the North end of Richmond Centre was a huge success. The residents of Horizon Towers did not have to walk too far to get most of their shopping done. Super convenient. With the proposed Richmond Centre South development, more people can enjoy the type of lifestyle as offered by the Horizon Towers over 20 years ago. Now it's even more convenient with Canada Line station across from Richmond Centre. I am especially impressed with the 150 affordable housing units as well as the 50% family friendly unit mix proposed by the developer. Residents young and old who live in this proposed Richmond Centre development can enjoy the best amenities just steps away from home. Richmond Library, Aquatic Centre, Minoru Park, 3 acre RC gardens, Richmond Arena...etc. I believe higher density living is the way of the future as less land is needed to house all of these future residents of Richmond. This development is pedestrian-friendly, as such, the residents can meet their neighbour either in the shopping area or at the park. Less driving, hence less pollution in Richmond.

Too many people are afraid of change. Some changes can be good and much needed. Richmond is a world-class city. We need this type of master-planned development to take more cars off the road and it's pedestrian-friendly. I can imagine myself and my wife living in one of these suites in our retirement. Super convenient! Growth in this city is inevitable. It's managed growth that is the key. No more resource-wasting big houses that take up lots of land. This is a fantastic use of "parking lots" for housing. I am 100% in support of this proposed development. This development is what Richmond needs going into the next decade and beyond.

Thank you

Henry So
10291 Mortfield Rd
Richmond BC
V7A 4H7
604-277-7228
henryso@smartt.com

Schedule 25 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, December 17, 2018.

From: Sophie Sophie <ssophieso@gmail.com>
Sent: Friday, 30 November 2018 07:02
To: CityClerk
Subject: Official Community Plan Amendment at 6551 No. 3 Road (CF Richmond Centre South)
File: CP 16-752923

I am writing in response to the above referenced application that will be considered by Council on December 17th, 2018. As such, I am in support of the proposed amendment for the above noted property.

Sincerely,
Sophie So
604-277-7228
10291 Mortfield Road,
Richmond, BC

From: Sophie Sophie <ssophieso@gmail.com>
Sent: Friday, 30 November 2018 17:19
To: CityClerk
Subject: Official Community Plan Amendment at 6551 No. 3 Road (CF Richmond Centre South)
File: CP 16-752923

I am writing in response to the above referenced application that will be considered by Council on December 17th, 2018.

The old "sears" building has been left empty for a long time. It would be good to turn the unused space into a place that Richmonites can use.

As such, I am in support of the proposed amendment for the above noted property.

Sincerely,
Sophie So
604-277-7228
10291 Mortfield Road,
Richmond, BC

Schedule 26 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: 4

9586 Ashwood Drive
Richmond, BC V6Y 2Z5

December 17, 2018

Delivered via email to cityclerk@richmond.ca

To City of Richmond Clerk's Office:

I've lived in the city of Richmond for 16 years. I've watched it grow and change over the years as more and more people are attracted to the area. Development is inevitable, so our job as current residents of the city is to ensure that development happens in a manner that is sustainable, supports community, and balances affordability.

A sustainable future for our city if we continue to grow at our current pace will require more people to live in a smaller footprint, and fewer cars on the roads to reduce congestion and greenhouse gases. Richmond Centre is located on the Canada line and is the perfect place to put a dense development. The proposed mobility hubs will further reduce the need for single occupancy vehicles, and access to the shopping and amenity that the mall provides means residents will have very little need for a car.

The proposed design creates, not just homes, but a community. I have a great interest in Richmond Centre. It's where I shop and spend time with my family. This design elevates the enclosed mall surrounded by fields of parking from suburban sprawl to a city centre. The outdoor shopping and central plaza create spaces for community events, while the outdoor amenity roof gardens create spaces where neighbours can connect.

Affordability is a challenge in this city and owning a home is getting further out of reach for my children who have lived here their entire lives. Bringing a variety of products to the market including small and medium sized apartments, townhouses, and affordable rental housing gives me hope that my children may someday be able to have property here.

If there's to be development in this city, which there most certainly must be, then Richmond Centre is the place for it. It will be an accessible destination and community gathering place and I hope that the application gets passed so that we can benefit from all it has to offer as soon as possible.

Thank you for taking the time to read my letter of support and for facilitating a process to ensure all concerned parties and points of view are considered.

Sincerely,


Cynki-Taylor, CPA, CA



Schedule 27 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: #4

MayorandCouncillors

From: Rupert Whiting <rupertwhiting@gmail.com>
Sent: Sunday, 16 December 2018 21:50
To: MayorandCouncillors
Subject: Affordable housing

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

Dear Mayor and Councillors,

Understanding the commercial and profit imperative that surrounds development activity I wanted to register my support for a greater degree of support for affordable housing in Richmond.

As you are evidently unable/unwilling to limit the sale of property to non-residents, your only lever to support real local workers that create a viable local economy appears to be to mandate that a greater portion of newly developed properties is ring-fenced for "market rate" rentals and to cap rental prices in more units as affordable housing.

I know that developers will squeal but that neither my problem, nor yours.

Such limitations on the free market value of a large portion of new housing stock will have the effect of driving up the value of the remaining units, going a long way to satisfy the developers profit needs. If they cannot make enough profit, let them sit on it for a while until there is enough local demand.

Furthermore, developers who advertise their development or allow it to be marketed abroad should be fined or blacklisted for future development permits. My city is not their piggy bank.

I'd like for you to push so hard that developers decide to avoid Richmond for a while. That's a more palatable price to pay over the next 10 years in my opinion than the constant hollowing out of the city that council's accommodating policies have created over the last 10.

Developers need to help you to build communities not just erect buildings. That may be news to them but it's your job to tell them. Let them build their empty boxes in other cities. Make them build homes here.

I look forward to hearing how you all vote this week.

Best regards.

Rupert Whiting
(604) 339-5369
Sent from my iPhone so please pardon the brevity and/or typos.



ON TABLE ITEM

Date: DECEMBER 17, 2018
Meeting: PUBLIC HEARING
Item: 4

Schedule 28 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, December 17, 2018.

CityClerk

From: Victoria Wong <victoria.yiyi@gmail.com>
Sent: Saturday, 15 December 2018 15:30
To: CityClerk
Subject: CF Richmond Centre Project
Attachments: CF Richmond Centre Letter.pages

Dear Mayor and Council,

I support the redevelopment of CF Richmond Centre. My family and I have looked into this development as we have seen signs popping up around the mall and seen the construction happening in the parking lot. Many people I know are younger professionals but haven't found what they are looking for. A lot of them commute downtown so this project being right at the Canada Line is very convenient. Same with my parents' friends who do their morning exercise at the mall, this could be a place for them to downsize to. That could be to buy or rent a home and have the best mall at our doorstep. I also noticed the addition of more green space. As someone that loves the outdoors, this is a bonus to have added landscaping and outdoor space to enjoy compared to what we have now. Lots of added greenery and awesome rooftop green space.

This project has key factors many look for and would be a great addition to the Richmond Community.

Thank you,

Victoria Yang
1007-5199 Brighthouse Way
Richmond BC, V7C 0A7



CityClerk

From: Audrey Yeung <audreywsyeung@gmail.com>
Sent: Wednesday, 12 December 2018 22:48
To: CityClerk
Subject: Richmond Centre new project public hearing on December 17 comment

Councillors,

If there's one thing that's undeniable about Richmond, it's that the population is rising and will continue to rise into the future. It's no wonder that it's an expensive place to live. Demand for housing is increasing, so it's important that we support developments that are bringing new, quality homes to the market.

Seeing this project go ahead is a win-win for everyone. It'll stimulate the economy, bring new housing supply and be a place the whole city can enjoy.

Sincerely,

Audrey Yeung
8360 Mirabel Ct, Richmond, BC V7C 4V8

CityClerk

From: Eric Yeung <eric.cw.yeung@gmail.com>
Sent: Thursday, 13 December 2018 17:50
To: CityClerk
Subject: Richmond Centre project

Dear Richmond Council,

My wife and I have been Richmond resident for over 22 years. We loved our community and are highly supportive of the new Richmond Centre. Richmond is strategically located close to the YVR airport and new Richmond Centre can definitely increase tourist in flow creating economic value. We believe it will bring more job opportunities to the local resident and also improve the City of Richmond image. Our city needs to change and grow domestically and internationally. We would like to see Richmond continue to be one of the top cities in the Metro Vancouver area. Our family believe the sooner the change the sooner people in Richmond can benefit.

Best regards,

Eric Yeung
Wing Yee Fung
6-7060 Blundell Rd Richmond BC V6Y1J4



CityClerk

From: kelly_yky@yahoo.ca
Sent: Thursday, 13 December 2018 11:33
To: CityClerk
Subject: Richmond Center redevelopment project

To whom it may concern,

I'm writing to offer my support for the Richmond Centre redevelopment project. I live in Richmond and visit Richmond Centre regularly. It's a great mall, but the big parking lots take up so much space that could be put to way better use. It's very exciting to see that the property will be developed in to a community where you can live, work and shop all in the same place.

Richmond is a very expensive place to live, and it would be nice to see a variety of housing options available for purchase, it gives me hope that my children will be able to buy something, and they will be able to stay in the community where they were raised.

Thanks,

Kelly Yeung

10711 Housman St.

Richmond BC

V7E 4A4

CityClerk

From: tk yeung <billionare_tk@yahoo.ca>
Sent: Tuesday, 11 December 2018 21:14
To: CityClerk
Subject: Richmond Center Public Hearing dated 17 Dec 2018

Councillors ,

It is obvious that Richmond is one of the most convenience place for living especially it is a hot place for immigrants from all parts of the world. Therefore the demand is limited for rising population thus creating an up trend price for all kinds of properties, so it's important that we support developments that are bringing new, quality homes to the market to stabilize the expensive prices.

Development of this project is a win win situation for all parties.
It will stimulate the whole economy and bring new housing supply to the city where all people can benefit from it.
I strongly support.
Thank You .

Tat Ki Yeung
8360 Mirabel Court
Richmond
v7c 4y2

ON TABLE ITEM

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

ELIVE ALLADIN
#202 - 3800 BALDWIN ST
Richmond, B.C

Richmond B.C.
December , 2018

City of Richmond
Richmond City Hall
6911 No. 3 Road,
Richmond, BC V6Y 2C1

Schedule 33 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, December 17, 2018.



Dear City Councillor

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

The purpose of my writing is that I am a concerned Richmond citizen and taxpayer who voted in this municipal election. The original ALR Home size was 1,000 square meters. The previous Richmond council voted to reduce the ALR Home size 50% to 500 square metres.

However, the new Richmond City Councillors voted to reduce the ALR Home size, even further to 400 square metres. This has all been done in less than one year. This drastic change will affect many Richmond city residents by this decision.

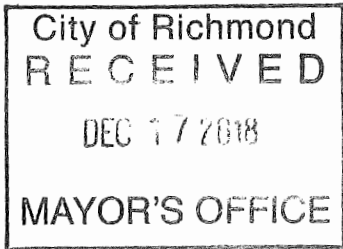
I strongly oppose the Richmond Zoning Bylaw 8500 Amendments, Bylaws 9965, 9966, 9967 and 9968. I believe that the City of Richmond needs to keep the Provincial Proposed Guidelines of Bill 52, and leave the ALR Home size at 500 square metres.

Therefore, I request that the Richmond City Council leave the ALR Home size at 500 square metres and if they wish to propose any further reductions in size to have a comprehensive public consultation process, not just a single hearing on Dec 17,2018 All property owners affected should have the right to a democratic process and all consequences be fully understood by all stakeholders before a final decision is made. The main purpose of reducing the home size on ALR land was to eliminate the monster homes... by reducing the size by 50% to 500 sq metres that problem has now been eliminated. A further reduction in size so soon (a few months later) is not appropriate and will cause an enormous amount of hardship, grief, stress and financial loss to Richmond residents and their families.

Thank you for your co-operation and consideration in this matter. I look forward to hearing from you.

Sincerely,

CC all City Councillors and Mayor



Schedule 34 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, December 17, 2018.

Alyshah Assar
14-22888 Windsor Court
Richmond B.C. V6V2P8

December 7, 2018

City of Richmond
Richmond City Hall
6911 No. 3 Road,
Richmond, BC V6Y 2C1

Dear City Councillor

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

The purpose of my writing is that I am a concerned Richmond citizen and taxpayer who voted in this municipal election. The original ALR Home size was 1,000 square meters. The previous Richmond council voted to reduce the ALR Home size 50% to 500 square metres.

However, the new Richmond City Councillors voted to reduce the ALR Home size, even further to 400 square metres. This has all been done in less than one year. This drastic change will affect many Richmond city residents by this decision.

I strongly oppose the Richmond Zoning Bylaw 8500 Amendments, Bylaws 9965, 9966, 9967 and 9968. I believe that the City of Richmond needs to keep the Provincial Proposed Guidelines of Bill 52, and leave the ALR Home size at 500 square metres.

Therefore, I request that the Richmond City Council leave the ALR Home size at 500 square metres and if they wish to propose any further reductions in size to have a comprehensive public consultation process, not just a single hearing on Dec 17,2018 All property owners affected should have the right to a democratic process and all consequences be fully understood by all stakeholders before a

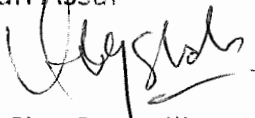
City of Richmond
RECEIVED
DEC 12 2018

final decision is made. The main purpose of reducing the home size on ALR land was to eliminate the monster homes... by reducing the size by 50% to 500 sq metres that problem has now been eliminated. A further reduction in size so soon (a few months later) is not appropriate and will cause an enormous amount of hardship, grief, stress and financial loss to Richmond residents and their families.

Thank you for your co-operation and consideration in this matter. I look forward to hearing from you.

Sincerely,

Alyshah Assar

A handwritten signature in black ink, appearing to read 'Alyshah Assar', written over the printed name.

CC all City Councillors and Mayor

Schedule 35 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

MayorandCouncillors

From: Glen Andersen <glendersen360@gmail.com>
Sent: Monday, 17 December 2018 13:30
To: MayorandCouncillors
Subject: Farmland House size limits

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

Hello members of council

Thankyou for your previous support of Chak Au's 400m2 limit to house sizes on farmland. While it is not necessarily obvious to every single person on Council, most of the public can clearly see that even a 400 m² house is a very ample and luxurious place for even extended families to carry on farming, especially given the relatively small farming operations happening in much of Richmond's ALR.

Please represent the majority of Richmonditers in tonight's final decision, and not the special interests of a handful of organized landowners

Thank you

Glen Andersen
10071 Dyke Road
604-710-7421



ON TABLE ITEM

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

Schedule 36 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, December 17, 2018.

MayorandCouncillors

From: Patti Barkley <haveachat@shaw.ca>
Sent: Monday, 17 December 2018 10:28
To: MayorandCouncillors
Subject: mega Mansions

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

Dear Mayor and Councillors,

As a Richmond resident since 1970, I have been extremely disappointed in the growing issue of mansions on Richmond's ALR lots. Not only is this an inappropriate use of prime farmland, it has increased speculative development, led to illegal activities in these mansions, and continues to be the driving source of skyrocketing land values for agriculturally zoned land. I am writing to ask that at Monday night's Public Hearing, you vote for 400 m2 (over 4,300 sq ft) as the maximum house size on ALR properties in Richmond.

400 m2 was determined by Richard Wozny to be THE APPROPRIATE FARMHOUSE SIZE FOR RICHMOND to reduce speculation on agricultural land and to divert residential uses to city lots, as it is in line with the maximum house sizes on Richmond's city lots.

It is essential that Richmond takes this step to be seen as a leader in farmland preservation, no longer bowing to developer and real estate interests. There is no need to allow all ALR land owners to build a mansion, as bonafide farmers have always had the option to apply for a larger home through the Agricultural Land Commission.

House size is one of the largest determinants of the cost of farmland, and by taking this step you will reverse a dangerous course. Please do the right thing and vote for 400 m2.

Sincerely,

Patti Barkley



Schedule 37 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, December 17, 2018.

Hadi Bhatia

49-8640 Bennett Road
Richmond B.C. V6Y 3T9

December 7, 2018

City of Richmond
Richmond City Hall
6911 No. 3 Road,
Richmond, BC V6Y 2C1

Dear City Councillor

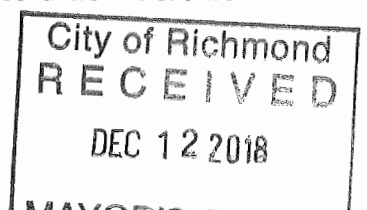
Richmond Zoning Bylaw 8500, Amendment Bylaws 9965,9966,9967, and 9968

The purpose of my writing is that I am a concerned Richmond citizen and taxpayer who voted in this municipal election. The original ALR Home size was 1,000 square meters. The previous Richmond council voted to reduce the ALR Home size 50% to 500 square metres.

However, the new Richmond City Councillors voted to reduce the ALR Home size, even further to 400 square metres. This has all been done in less than one year. This drastic change will affect many Richmond city residents by this decision.

I strongly oppose the Richmond Zoning Bylaw 8500 Amendments, Bylaws 9965, 9966, 9967 and 9968. I believe that the City of Richmond needs to keep the Provincial Proposed Guidelines of Bill 52, and leave the ALR Home size at 500 square metres.

Therefore, I request that the Richmond City Council leave the ALR Home size at 500 square metres and if they wish to propose any further reductions in size to have a comprehensive public consultation process, not just a single hearing on Dec 17,2018 All property owners affected should have the right to a democratic



process and all consequences be fully understood by all stakeholders before a final decision is made. The main purpose of reducing the home size on ALR land was to eliminate the monster homes... by reducing the size by 50% to 500 sq metres that problem has now been eliminated. A further reduction in size so soon (a few months later) is not appropriate and will cause an enormous amount of hardship, grief, stress and financial loss to Richmond residents and their families.

Thank you for your co-operation and consideration in this matter. I look forward to hearing from you.

Sincerely,

Hadi Bhatia



CC all City Councillors and Mayor

ON TABLE ITEM

Date: December 17, 2018
Meeting: Public Hearing
Item: #5

Schedule 38 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, December 17, 2018.

Mayor and Councillors

From: Daniel B <dbenner@live.ca>
Sent: Monday, 17 December 2018 04:57
To: Mayor and Councillors
Subject: Farmland use

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

Dear Mayor and Councillors,

As a Richmond resident, I have been extremely disappointed in the growing issue of mansions on Richmond's ALR lots. Not only is this an inappropriate use of prime farmland, it has increased speculative development, led to illegal activities in these mansions, and continues to be the driving source of skyrocketing land values for agriculturally zoned land. I am writing to ask that at Monday night's Public Hearing, you vote for 400 m² (over 4,300 sq ft) as the maximum house size on ALR properties in Richmond.

400 m² was determined by Richard Wozny to be THE APPROPRIATE FARMHOUSE SIZE FOR RICHMOND to reduce speculation on agricultural land and to divert residential uses to city lots, as it is in line with the maximum house sizes on city lots.

It is essential that Richmond takes this step to be seen as a leader in farmland preservation, no longer bowing to developer and real estate interests. There is no need to allow all ALR land owners to build a mansion, as bonafide farmers have always had the option to apply for a larger home through the Agricultural Land Commission.

House size is one of the largest determinants of the cost of farmland, and by taking this step you will reverse a dangerous course. Please do the right thing and vote for 400 m².

Sincerely,

Daniel Benner

Richmond BC



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 m². 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 m² 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 韩雪莹
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



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





ON TABLE ITEM

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

Schedule 40 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, December 17, 2018.

MayorandCouncillors

From: Greene,Kelly
Sent: Monday, 17 December 2018 12:47
To: Steve Bridger
Cc: MayorandCouncillors
Subject: Re: House size on Farmland

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

Hi Steve,

Thank you very much for your well researched and thoughtful letter. I'm not sure if it was distributed to the entire council for their consideration prior to tonight's public hearing, so I've CC-ed the council's mailbox to be sure.

Thanks for being an active and engaged citizen!

Best regards,

Kelly

Kelly Greene
Richmond City Councillor

(604) 230-9461
6911 No. 3 Road
Richmond, BC
V6Y 2C1



On Dec 17, 2018, at 9:49 AM, Steve Bridger <steve.bridger@telus.net> wrote:

Dear Councillor Greene,

The remaining rich alluvial soil within our city is so scarce, so valuable, and so important to the future of all of us that I am urging you to vote in favour of the smallest residential incursion on farmland, the 400 m² (over 4300 sq ft) house size option.

That this is the best produce-growing land in BC, and possibly in Canada, is beyond doubt. It was also obvious to the early settlers of Richmond 136 years ago. I quoted them to the *News*, with passages written by knowledgeable Richmondites for the 1882 BC Directory. They wrote, "It is perhaps to the cultivation of root crops that these delta lands are specially adapted. Even with comparatively careless cultivation enormous yields are realized." They wrote of "advantages of situation, with a soil wonderfully fertile and practically inexhaustible."

But the *News* did not include other interesting statements about this farmland. I am including what I sent them at the bottom of this email, if you feel like seeing the opinion of record in 1882.

Why do Richmondites care about this?

Common sense. People just drive by ridiculously large palatial estates on farmland and common sense tells them there's something wrong with the picture. That is why so many Richmond voters have woken up to how wrong the free-for-all on our farmland has been.

People increasingly know again what was known 130 years ago, that wonderful and affordable local produce is here because of the soil of Richmond. They know that the best restaurants in Metro Vancouver rely on the bounty of this soil. They know that the future and the quality of produce imported from afar are very limited.

How just is it to place restrictions on house size?

Preserving BC's farmland was not a decision of a group of farmland owners large or small, but of the whole electorate of BC. The preservation policy was enacted by a BC government decades ago but all governments have chosen to keep it in place, most notably the Campbell and Clark BC Liberal governments who explicitly endorsed farmland preservation and kept the ALR. They knew that the vast majority of BC'ers want the long-term food security that farmland preservation gives us.

The policy of recognizing the value of this soil and so keeping as much of it as possible available for farming, letting as little as possible go under residential construction, is comparable to other government actions for the general good. The radio wave spectrum for instance was not left up to free-for-all uses. Air space is controlled on behalf of all of us. Road safety is maintained by restrictions on individual drivers, including license and insurance requirements. Financial probity is enforced by government regulations. And general security of property and persons means government has to enforce many laws via the policing and justice system. Likewise there is every reason to look out for the country's long-term food security and to guard against the loss of the country's richest soil.

It is essential that Richmond takes this step to be seen as a leader in farmland preservation, no longer bowing to developer and real estate interests. There is no need to allow all ALR land owners to build a mansion, as bonafide farmers have always had the option to apply for a larger home through the Agricultural Land Commission.

What about the house size?

The newly-proposed house size limit is and has always been the appropriate farmhouse size for Richmond to reduce speculation on agricultural land and to divert residential uses to city lots, as it is in line with the maximum house sizes on Richmond's city lots.

Please keep in mind what is at stake here and vote for the 400 m² house size.

Steve Bridger

Richmond

For added interest: from the BC Directory 136 years ago:

...It is perhaps to the cultivation of root crops that these delta lands are specially adapted. Even with comparatively careless cultivation enormous yields are realized, and an accurate statement of what this land will do in this respect, would sound like romance.

...The cost of thoroughly dyking a farm on these lands would be much less than the cost of clearing a farm in the "bush."

... The municipality of Richmond has all the ordinary municipal machinery in full working order. Taxation is light and the revenue about \$2000 per annum is expended on local improvements.

...Being an island settlement the residents depend almost entirely upon the river for their means of intercommunication and the river is also their main highway.

...The municipality also boasts, so far, of a cheese factory and one public building, a Town Hall (used also as the public school) which is a centrally situated on the north shore of Lulu Island.

The resident population is a little under 200. The general character of the settlement is an enviable one. Its people are eminently peaceful and law-abiding and have a reputation for hospitality, neighborliness and unanimity in public matters. ...After harvest, in the stubble fields and on the north or Mainland shore of the river, deer and grouse are tolerably plentiful, and bear and panthers [i.e., cougars in 2018 terms] are to be met with occasionally. There, too, rabbits are becoming quite numerous. Perhaps no district in British Columbia has been more uniformly or steadily prosperous than this. It would be easy to make quite a list of names of settlers who, beginning with little capital, are now in comfortable, or more than comfortable circumstances. Situated within an easy distance, by water, of New Westminster, Burrard Inlet and Nanaimo, the settlers have always a market for their produce. With such advantages of situation, with a soil wonderfully fertile and practically inexhaustible, and an equable and health-giving climate, it is easy to foretell a prosperous future for the North Arm settlement.

—from the British Columbia Directory for 1882-83

Schedule 41 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: Marian Bridgman <marianbridgman@icloud.com>
Sent: Monday, 17 December 2018 12:48
To: Mayor and Councillors
Cc: lindabridgman@yahoo.com; margaretnaely42@hotmail.com; carolynbridgman14@gmail.com
Subject: Fwd: Letter to mayor
Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

Hi all. I made a mistake the size of the houses/mansions on farmland to be approved this eve is 400 sq. meter or 4300 sq. ft. Thx. For your attention. Respectfully submitted by Marian Bridgman a long time resident of Richmond (40 years)

Marian Bridgman

Begin forwarded message:

From: Marian Bridgman <marianbridgman@icloud.com>
Date: December 17, 2018 at 12:43:51 PM PST
To: Mayor And Councillors <mayorandcouncillors@richmond.ca>
Subject: Fwd: Letter to mayor

Hi all. It is very important for the citizen of Richmond to keep the house size down on Richmond farmland. We do not need speculation. We do need a future for our kids and grand kids to live, study and work here. I have lived in Richmond for forty years, brought up my kids here and have grandkids going to high school now. We hope that our grandkids can afford to live in Richmond in the future. So please keep the farm size down to the proposed 400 sq. ft. So there is a future for all. We do not need the big mansions as the farm labor is only needed for about six months and the majority of the workers are from Mexico. The Mexicans come for about six months do not live in the big mansions and they are doing an excellent job. The big farm owners go south for the winter and do not need to live in the big mansions and do often build them for speculation. Thx. For your attention and to create a better and more realistic future for our citizen. Marian Bridgman a long time Richmond resident. Ps. All my neighbours have moved: the small farmers can not afford to buy farmland anymore. And the houses/mansions around me are owned by foreign investors who often do not live here.!

Marian Bridgman

Begin forwarded message:

From: marianbridgman <marianbridgman@icloud.com>
Date: December 17, 2018 at 12:28:12 PM PST
To: Marian Bridgman <marianbridgman@icloud.com>
Subject: Letter to mayor



Monday night at 7 pm, Richmond residents face their last hurdle in ensuring that farmland is preserved by limiting "farmhouse" sizes on ALR properties to 400

m2.

We are asking that residents email mayor and council urging them to vote for 400 m2 (over 4300 sq ft), the house size that was determined to be the best size for Richmond, given that that is the largest size allowed on larger residential lots.

A form letter is included in the comments. Feel free to edit as you see fit. Personalized letters tend to be read more but the number of respondents is also important.

Please email by 3 pm Monday. Email: mayorandcouncillors@richmond.ca

Thank you.

Sent from my Samsung Galaxy smartphone.

Schedule 42 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

MayorandCouncillors

From: Penny Charlebois <Pennycharlebois@telus.net>
Sent: Monday, 17 December 2018 08:18
To: MayorandCouncillors
Subject: Public hearing

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

Mayor and Council

Please ensure we protect farming in Richmond by approving maximum house size of 400 m2 (over 4300 sq ft), more than an adequate amount of space for a family including other family members living together. We need to be reducing our footprint. Much thanks to Chak Au for making the right choice in suggesting the 400 m2 and his heart felt reasoning.
STOP THE LAND SPECULATION

Penny Charlebois

Sent from my iPad



Schedule 43 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, December 17, 2018.

December 14, 2018

Dear Mr. Mayor & City Councillors
City Of Richmond

Re: Public Hearing Dec 17, 2018

I am writing to you today as I cannot make it to the public hearing on Dec 17, 2018. My name is, Parin Damji, and I am a Richmond resident and taxpayer for almost 40 years.

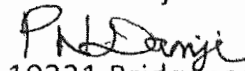
I strongly oppose these proposed new bylaws. As there has been no public debate or notice given to us, Richmond citizens. I think lowering the house size on ALR land to 400 m² is too drastic! What's the rush? Why do the Richmond residents have to feel so pressured? Especially at this time of the year? Christmas is only a week away, really is this the appropriate time to place such hardship upon the families of Richmond.

I only came to know about it through a very dear friend of mine, who is deeply affected by this. There has been no campaigning during the recent municipal election. I voted for Mayor Malcolm Brodie and most of the councillors and I believe you need to be accountable to your Richmond Citizens.

I urge you to reconsider and vote against these new proposed bylaws and instead propose new bylaws that would limit home size to 500 m². This would eliminate the extremely large homes, but would be a happy medium for farmers to house their families and workers... Let's face it, most farmers in Richmond are immigrants and tend to have larger families.

Thank you for your consideration,

Parin Damji


10231 Bridgeport Road
Richmond, BC
V6V 2L8



Schedule 44 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

MayorandCouncillors

From: Charlene de Faye <charlenedefaye@stpats.bc.ca>
Sent: Monday, 17 December 2018 11:50
To: MayorandCouncillors
Subject: house size on ALR land

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

Dear Mayor and Councillors,

As a longtime Richmond resident, I have been concerned for many years about the issue of large mansions on ALR lots. Not only has this been a poor use of prime farmland, but it has also led to unlawful activities which have been widely publicized in the Vancouver Sun, the Richmond News and online. I am disappointed that much of the "news" involving Richmond these days is often about illegal gambling activity, illegal brothels, and corruption.

The issue of "large mansions" continues to be a driving source of skyrocketing land values for agriculturally zoned land. I am requesting that at Monday night's meeting, you will vote for houses to not exceed 400 square metres on properties in the ALR in Richmond. I would like Richmond to be a leader in farmland preservation. For too many years, we have allowed developers and other real estate interests to control what happens on our precious farmland.

Sincerely,

Charlene de Faye
Richmond, B.C.



Schedule 45 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

MayorandCouncillors

From: Carey Ditmars <careyditmars@gmail.com>
Sent: Sunday, 16 December 2018 22:37
To: MayorandCouncillors

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

Dear Mayor and Councillors,

As a Richmond resident, I have been extremely disappointed in the growing issue of mansions on Richmond's ALR lots. Not only is this an inappropriate use of prime farmland, it has increased speculative development, led to illegal activities in these mansions, and continues to be the driving source of skyrocketing land values for agriculturally zoned land. I am writing to ask that at Monday night's Public Hearing, you vote for 400 m2 (over 4,300 sq ft) as the maximum house size on ALR properties in Richmond.

400 m2 was determined by Richard Wozny to be THE APPROPRIATE FARMHOUSE SIZE FOR RICHMOND to reduce speculation on agricultural land and to divert residential uses to city lots, as it is in line with the maximum house sizes on Richmond's city lots.

It is essential that Richmond takes this step to be seen as a leader in farmland preservation, no longer bowing to developer and real estate interests. There is no need to allow all ALR land owners to build a mansion, as bonafide farmers have always had the option to apply for a larger home through the Agricultural Land Commission.

House size is one of the largest determinants of the cost of farmland, and by taking this step you will reverse a dangerous course. Please do the right thing and vote for 400 m2.

Sincerely,

Carey Ditmars
Richmond, BC)



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
604.782.8240





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: 211.875 m²
(Excluding garage/carport to a max. of 50 m²)

Upper Floor Area: 141.25 m²

½ Storey Area: N/A m²

Total Building Floor Areas: 353.125 m²

Plus Covered Area: (Over 10%) 0 m²

Plus Entry/Stair: (Over max. 10 m²) 0 m²

Plus Garage: (Over 50 m²) 0 m²

Total Proposed F.A.R.: 353.125 m²

Schedule 46 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

MayorandCouncillors

From: Judith Doyle <jehdoyle@gmail.com>
Sent: Monday, 17 December 2018 15:33
To: MayorandCouncillors

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

Dear Mayor and Councillors,

As a Richmond resident, I have been extremely disappointed in the growing issue of mansions on Richmond's ALR lots. Not only is this an inappropriate use of prime farmland, it has increased speculative development, led to illegal activities in these mansions, and continues to be the driving source of skyrocketing land values for agriculturally zoned land. I am writing to ask that at Monday night's Public Hearing, you vote for 400 m2 (over 4,300 sq ft) as the maximum house size on ALR properties in Richmond.

400 m2 was determined by Richard Wozny to be THE APPROPRIATE FARMHOUSE SIZE FOR RICHMOND to reduce speculation on agricultural land and to divert residential uses to city lots, as it is in line with the maximum house sizes on city lots.

It is essential that Richmond takes this step to be seen as a leader in farmland preservation, no longer bowing to developer and real estate interests. There is no need to allow all ALR land owners to build a mansion, as bonafide farmers have always had the option to apply for a larger home through the Agricultural Land Commission.

House size is one of the largest determinants of the cost of farmland, and by taking this step you will reverse a dangerous course. Please do the right thing and vote for 400 m2.

Sincerely,

Judith Doyle
Richmond, BC



MayorandCouncillors

From: Don Flintoff <don_flintoff@hotmail.com>
Sent: Friday, 14 December 2018 15:33
To: MayorandCouncillors
Subject: Preliminary Public Hearing Agenda, December 17, 2018, Item 6, RESIDENTIAL DEVELOPMENT ON AGRICULTURALLY ZONED LAND

Mayor and Council:

I would like to propose an motion to amend Proposed Bylaw Amendments to Revise Residential Regulations in the Agricultural Land Reserve to include a connection to the City's sewer system instead of relying on septic fields for these houses.

As public health issue, the use of septic fields on the ALR should be discontinued when a connection is available to the City's sewer system.

Further, I am requesting that Council impose a sewer tax on some of the land classified as "Agriculture Zone" in Section 14.1 of the Zoning Bylaw; and is currently exempt from any tax rate imposed or levied pursuant to this Part.

If the land fronts or abuts a City sewerage system, the land is exempt from any tax rate imposed or levied unless the land fronts or abuts a road or easement having access to the City's sewage system.

This requires Council to amend Annual Property Tax Rates (2018) Bylaw No. 9835.

Regards,
Don Flintoff
Richmond, BC



Schedule 48 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

MayorandCouncillors

From: Maureen Fowler <maf2see@gmail.com>
Sent: Monday, 17 December 2018 03:34
To: MayorandCouncillors
Subject: Appropriate Farmhouse Size for Richmond

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

Dear Mayor and Councillors,

As a Richmond resident, I have been extremely disappointed in the growing issue of mansions on Richmond's ALR lots. Not only is this an inappropriate use of prime farmland, it has increased speculative development, led to illegal activities in these mansions, and continues to be the driving source of skyrocketing land values for agriculturally zoned land.

I am writing to ask that at Monday night's Public Hearing, you vote for 400 m2 (over 4,300 sq ft) as the maximum house size on ALR properties in Richmond.

400 m2 was determined by Richard Wozny to be the *appropriate farmhouse size for Richmond* to reduce speculation on agricultural land and to divert residential uses to city lots, as it is in line with the maximum house sizes on Richmond's city lots.

It is essential that Richmond takes this step to be seen as a leader in farmland preservation, no longer bowing to developer and real estate interests.

There is no need to allow all ALR land owners to build a mansion, as bonafide farmers have always had the option to apply for a larger home through the Agricultural Land Commission.

House size is one of the largest determinants of the cost of farmland, and by taking this step you will reverse a dangerous course. Please do the right thing and vote for 400 m2.

Sincerely,

Maureen Fowler
Richmond, BC



Schedule 49 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 HEARINGS
Item: 5

Mayor and Councillors

From: Laura Gillanders <lauragillanders@gmail.com>
Sent: Monday, 17 December 2018 11:19
To: CityClerk; Mayor and Councillors
Subject: Public Hearing Dec 17 RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAWS 9965, 9966, 9967 AND 9968
Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE



Dear Mayor and Councillors,

Tonight is our opportunity to properly finish the work that was started in early 2017. The initial staff report on reducing home size in the ALR calculated 300m² as the house size which would be commensurate with nearby residential lots as per the Ministry of Agriculture Guidelines to Bylaw Development in the ALR. Economics expert Wozny was hired to provide a third party expert recommendation in which 390m² was calculated.

This is the third public hearing on this matter and council has all of the information to make the right decision tonight. We know that Richmond is an epi-centre of money laundering and crime. Much of this criminal activity has been on Richmond farmland through the development of mega mansions. Farmers do not have millions of dollars to build themselves a mansion to make farming affordable. Money for mega mansions comes from foreign capital, criminal activity, and the industry of building and selling mansions. The money does not come from farming.

This activity has threatened real farmers and the safety of neighbourhoods, and to make it worse, we are losing one of our most valuable resources. This is why many non-farmers will fight to save farmland, because we rely on it to eat and know that our future and our children depend on it. The people brought in the ALR in 1973, and many farmers fought that then too. But because of the ALR, farmland was saved for farmers and gave many farmers the opportunity to farm and purchase farmland. Ending this speculative development will ensure farmers in the future have the same opportunity.

Only since the loophole was created back in 2010 did the proliferation of mega mansions on farmland begin. I am very proud that we have a council who is willing to close the loopholes, right the wrongs of the past, and respect the ALR and AG1 zoning for its intention which is solely agriculture.

5,400 square feet is a province wide maximum house size for farmland. Richmond is unique with 75% of farms being under 5 acres and being so close to dense residential development. Richmond is also a hub for speculative development. As long as a 5,400 square foot mansion can be built across the street from a residential house that is only 3,000-4,000 square feet, the speculation, criminal activity and money laundering will continue.

5,400 square feet is a mansion. 4,300 square feet is a very large house. Please adopt 4,300 square feet with a 60% maximum house size footprint, and a 1000m² home plate with septic field included in the home plate. By doing this we will finally close the chapter and finish what was started in 2017. We will return to vitality in agriculture and farming, and we will protect our real farmers from soaring land costs.

Thank you for following expert recommendations and for listening to the people of Richmond.

Warm regards,
Laura Gillanders

Schedule 50 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: Eleanor Girard <nicholasgirard4@icloud.com>
Sent: Sunday, 16 December 2018 22:38
To: Mayor and Councillors
Subject: Saving Richmond ALR

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

Dear Mayor and Councillors,

As a Richmond resident, I have been extremely disappointed in the growing issue of mansions on Richmond's ALR lots. Not only is this an inappropriate use of prime farmland, it has increased speculative development, led to illegal activities in these mansions, and continues to be the driving source of skyrocketing land values for agriculturally zoned land.

Also, these homes are presumably not being housed by the ones actually farming the land. These owners of mega mansions on ALR land who are not farming should be paying the same taxes as residential home owners in Richmond. The farmers renting the land from the rich owners to farm the land should be given tax breaks! There should be an immediate stop to all applications to build mansions. There should be an immediate halt to all permits granted for mansions on ALR land that have not started construction yet.

- * **There should be no amendments or grace periods granted!**
- * **Immediately !! stop all further building of mansions on ALR land.**

There should be stricter regulations around what constitutes "farming" so that only real farmers making this their livelihood get the tax breaks.

Again, in all fairness to the residents of Richmond, these mega mansions posing as farm houses and posing as farmers should be regulated and if found not to be farming under strict guidelines, then these homes should be taxed as residential homes. No tax breaks! No grandfather clauses!! No leniency!!

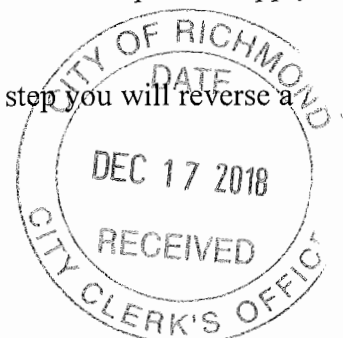
How about giving seniors a tax break on their property taxes for their residence! Crazy Richmond inflated property assessments should not restrict long time residents from getting their deserved homeowners grant , as little as it is, it's at least something!

I am writing to ask that at Monday night's Public Hearing, you vote for 400 m2 (over 4,300 sq ft) as the maximum house size on ALR properties in Richmond.

400 m2 was determined by Richard Wozny to be THE APPROPRIATE FARMHOUSE SIZE FOR RICHMOND to reduce speculation on agricultural land and to divert residential uses to city lots, as it is in line with the maximum house sizes on city lots.

It is essential that Richmond takes this step to be seen as a leader in farmland preservation, no longer bowing to developer and real estate interests!! It is disgusting to see what has happened in the last few years! There is no need to allow all ALR land owners to build a mansion, as bonafide farmers have always had the option to apply for a larger home through the Agricultural Land Commission.!!!

House size is one of the largest determinants of the cost of farmland, and by taking this step you will reverse a dangerous course. Please please please do the right thing and vote for 400 m2.



I lived on a medium size dairy farm in the Chilliwack area when I was growing up, it was a big operation but because of the new trade laws with the US, dairy farms of this size are not viable anymore! This is a scary thing! Just another example of how we are losing our farmers!!

Sincerely,
Eleanor and Mike Girard
Richmond, BC

Sent from my iPhone

Schedule 51 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

MayorandCouncillors

From: Laura Heroux <herouxlc@gmail.com>
Sent: Monday, 17 December 2018 07:39
To: MayorandCouncillors
Subject: House size on ALR land

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

Dear Mayor and Councillors,

Please vote in support of farmland this evening! I firmly believe that the ALR was created for a valid reason, one which is now being put to the test. We are losing our farmland at an alarming rate and it must be stopped. I believe that the threat is not the local, large farming families that wish to house their extended families and show up at every meeting to try to sway your votes. The threat is foreign buyers and speculators that will ensure the land they are building their mansions on will NEVER be farmed again.

Please, tonight, vote for the preservation of farmland in Richmond, and vote for the lower limit of 4305 sq ft.

Best regards,
Laura Heroux



Schedule 52 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

MayorandCouncillors

From: Steveston Cats2 <stevestoncats2@shaw.ca>
Sent: Monday, 17 December 2018 13:24
To: MayorandCouncillors
Subject: RE: December 17, 2018 vote for house size on ALR lands in Richmond

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

Dear Mr Mayor and Councillors,

As a 35 year Richmond resident, I have been extremely concerned at the growing issue of mansions on Richmond's ALR lots. Not only is this an inappropriate use of prime farmland, it has increased speculative development, led to illegal activities in these mansions, and continues to be the driving source of skyrocketing land values for agriculturally zoned land.

I am writing to ask that at Monday night's Public Hearing, you vote for 400 m2 (over 4,300 sq ft) as the maximum house size on ALR properties in Richmond.

400 m2 was determined by Richard Wozny to be THE APPROPRIATE FARMHOUSE SIZE FOR RICHMOND to reduce speculation on agricultural land and to divert residential uses to city lots, as it is in line with the maximum house sizes on city lots.

It is essential that Richmond takes this step to be seen as a leader in farmland preservation, no longer bowing to developer and real estate interests. There is no need to allow all ALR land owners to build a mansion, as bonafide farmers have always had the option to apply for a larger home through the Agricultural Land Commission.

House size is one of the largest determinants of the cost of farmland. Please protect the future of our farmlands for future generations and vote for 400 m2.

Sincerely, and with the greatest respect for what you have accomplished in this matter up to date.

Wishing you a very Merry Christmas and Happy New Year !

Joy E Hillier
3351 Springford Ave

Richmond BC V7E 1V1



Schedule 53 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: Roland Hoegler <rolandalois137@gmail.com>
Sent: Friday, 14 December 2018 16:50
To: Mayor and Councillors; City Clerk; Roland Hoegler; Weber, David; clerk@richmond.ca
Subject: Public Hearing Dec 17, 2018 : ALR HOUSE SIZE ISSUE

To Richmond Council

As a Richmond resident for almost 60 years, and an ALR property owner for over 20 years, I wish to submit the following comment, information etc. re: the ALR home size issue. I will further submit I have done a rather exhaustive research on the ALR, ironically inspired by the Garden City Lands issue, whereby what was THE largest ALR parcel in Richmond had the majority of Council of the day wishing to approve an ALR EXCLUSION application, yet denying other Richmond ALR property owners similar approval. This is why informed parties realize the ALR is simply a LAND BANK, whereby private property rights are oppressed without compensation, in a mode consistent with Communist Manifesto, ...with no evidence to the contrary as no other legal model best describes it.

The ALR existence is simply based on ignorance and mythology from the average citizen right up to various levels of Gov't which unfortunately is enough to buttress its existence. IF the general public even lifted up the ALR rug to a small degree, they would be outraged at how they have been deceived. The ALR exists solely because to admit any failure and defeat simply exposes various Gov'ts to massive compensation claims. THE END.

Since the ALR's inception, majority of ALR property owners feel via continued intimidation that they OWE society something ??? Perhaps a long overdue major awakening is on the horizon ?

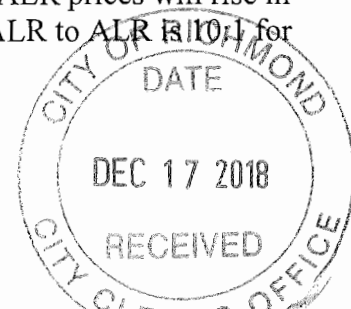
I feel this issue is one of many that has kept dividing and will continue to keep the Richmond community divided, with decisions based on emotion, lack of solid information, catering to lobby groups etc. Council has an obligation to make decisions that both benefit the community and treat all citizens equally having reviewed facts and relevant information and not hearsay, emotion and fairy tales.

It appears that initially a concern was voiced over "large homes built on ALR land". The impression was that these were somehow illegal, etc. when in fact they were built in compliance with existing City bylaws and regulations. Some parties objected to the large home but again, they were L-E-G-A-L homes.

The City then began to cater to these lobby groups in opposition to these L-E-G-A-L ALR homes. The alleged fact continually tabled was that large homes in ALR were driving up ALR land prices and depriving new farmers of the ability to secure farmland. This claim needs to be looked at with more objective scrutiny.

I had a conversation with a Richmond farmer whose family has farmed for decades. I asked him when he felt Richmond farmland prices began to become unaffordable for a new entry level farmer. He stated "that ship sailed" in the 1970's, (coincidentally, the same time ALR was established). Why?...well there is the concept of "lift"..whereby as NON ALR prices rise...a rising tide raises all ships and ALR prices will rise in lock step. That is FACT. For sake of argument, I will submit this price ratio of NON ALR to ALR is 10:1 for bare land (excluding buildings).

EXAMPLES:



---Recall the 80 acre Gilmore Farms, after years on the market, was sold for \$20 Million to PMV (\$250,000 per acre)and I am not aware on any home being built? Actually this seguays into another issue...whereby ALR land has never been secure...as PMV can override City of Richmond and Province as to the future land use. Hence ALR landowners land values become depressed , part of a land bank..to be exploited later by those who can legally override the ALR and benefit from the zoning/price differential.

----The City of Richmond paid \$60 Million for the 136 acre Garden City Lands when the assessed value was approx. \$14 million.(approx. \$400,000 per acre). Why has this not been investigated, or why doesn't City of Richmond buy up ALR lands with 400+% premium?

----Backlands(properties in North and South McLennan)...no road access or city services...have approx. assessed value of \$250,000/acre..no chance of any structures being built.

The basic point, is, the free market decides what ALR prices are.

HOWEVER..lobby and special interest groups began to literally and figuratively attack ALR property owners and the existing ALR building bylaws. As a basic summary, after various hearings, council meetings etc.Richmond Council in mid 2018 believed the subjective rhetoric that if ALR house sizes were dramatically reduced then as a direct result ALR land prices would revert to some "affordable " level for new farmers. I recall the Council vote was 9-3 to approve new ALR house sizes, which appeared to be some sort of compromise which many ALR property owners felt addressed the issue, put it to rest, and we could all ,as a community, could move on.

UNFORTUNATELY...the ALR zealots and their cult- like belief system were still not satisfied, and chose to open old wounds, revisit the issue and make it an election issue. After Oct 20 elections, we had 2 new Councillors. However, no sooner had they been sworn in, than the very next day the new Council UNANIMOUSLY announced an intent to revisit the ALR house size issue. What happened.???.... besides a credibility shift ? Several Councillors who had previously voted in favour of the existing ALR house size bylaws in mid 2018 have now waffled and did a 180 degree turn? Whats changed???...seriously. Some new facts and objective information we , the ALR property owners are not privileged to see?????OR, as has been circulating in the ALR community, a cowardly deference and capitulation by the new Council to these ALR zealots and their " voting block " literally setting up for the next civic election...aka lets get those 2nd/3rd/4th class Richmond ALR citizens out of our hair for the next 4 years so they will ST*U ?

THEN, another veteran Councillor (who was part of the 9-3 vote noted earlier).did a 180 degree turn and further stabbed Richmond ALR property owners in the back,without any consultation of ALR property owners, tabling a motion to even further reduce ALR house size beyond even provincial guidelines which the majority of the new Richmond Council again approved, and being tabled for upcoming Dec. 17, 2018 Public Hearing.

HIDDEN RACISM ?

As a first generation Canadian of European descent, I feel there is enough evidence to suggest veiled racism in this matter. My extended family, as post WW2 refugees, initially supported themselves working on farms, and a few did established themselves as Richmond farmers.That was then..this is now.

The logistics and demographics have shifted to whereby many of our current farmers are from the South Asian community. Simply drive through the farming areas throughout the season and observe this. I've talked to many of them. I don't think the existing ALR home size limits are unreasonable, taking into account the cultural norms. HOWEVER.. If you continue to pull the rug out from Richmond ALR property owners and create uncertainty, does Richmond Council have a substitute group to pick up the slack ? Please advise.

OR..long term Richmond farmers may wish to sell into what was a "free market"...are they going to be deprived OF FAIR MARKET VALUE?.....or dare I say "compensated ".....or even worse.....have we unwittingly uncovered a plot/agenda to bankrupt ALR property owners whereby the Gov't takes ownership by forfeiture. You leave yourselves vulnerable to such comments.

FARM STATUS (and MEDIA = clueless ???)

From a lot of experience, I find the majority of the media a combination of ill- informed, borderline clueless and in mortal fear of truly reporting facts re ALR, especially FARM STATUS(and reduced taxes). Even reporters I respect believe ALL ALR property owners have little if any property taxes to pay. Huh? We see headlines of ALR land assessed at \$90,000 sold for MILLIONS..which the public feels is some sort of corruption is occurring. Personally speaking...and having reviewed the relevant FARM STATUS legislation, talking the BC Assessment staff, and applying the formula, and reviewing City's AGRICULTURAL VIABILITY STRATEGY...there is absolutely no way my ALR parcel can achieve farm status. hence I pay full City taxes. There are numerous other Richmond ALR property owners in same situation.

In addition, those parties that do build large homes in ALR do pay the improvement taxes for the home,no different than any other homeowner... Farm Status on the land is calculated differently. Duly noted is the City first attacked "less than 1/2 acre parcels" FIRST cutting us off at the knees. Under the existing guidelines, I have calculate that if my property (approx. 19,000 sq ft) was only 2,000 sq ft more in size, I could build a home 100% bigger than what is currently permitted, even though the ALC realizes that properties less than 2 acres are exempt from ALC Act. In other words, we have the least viable "farm", yet penalized the most. This seguays to an email I submitted to ALC staff regarding WHY ARE LESS THAN 2 ACRE PARCELS EVEN IN THE ALR ????.to which they replied simply for sake of convenience in creating smoother ALR boundaries as opposed to dog's breakfast of boundaries resembling abstract art. In addition,your own AGRICULTURAL VIABILITY STRATEGY duly note buffer areas for higher density on NON ALR parcels adjacent(across arterial roads) to ALR parcels. Where are these promised buffers ?

Since ALR's creation Richmond's population and NON ALR density has increased dramatically.
Does the City feel this does not have some direct impact on farming and its viability?

QUESTION: Has Council and Staff done similar research ?

RE: FARM PLATE and septic fields.

Concern is voiced re: septic fields, and ALR House size . It is my understanding that as City policy, the City exempts ALR properties from sewer connections. ALC Act allows for ONE home per ALR parcel. Of course, this leaves septic fields as the only option, which of course will irrefutably pollute "sacred ALR Land" . If the City is so concerned re: ALR land, why don't they allow access to City Sewer infrastructure in order to mitigate, if not eliminate, such pollution ?

CONCLUSION / SUMMARY:

Richmond is a community that , for sake of clarity and discussion, has (2) classes of property owners
(i) ALR
(ii) NON ALR.

---ALR was created by a short term Gov't in the early 1970's.

---People assume it exist on merit, when overwhelming evidence show it was expeditious, without consultation of property owners, Proof of this is within the ALC Act and the "less than 2 acres" exemption provision.

---ALR exists because of subjective ideology, which lathers up the ill-informed public like it is some sort of sacred cow, as well as the fact that the ALR must exist in perpetuity as to do otherwise would result in massive lawsuits.

---Another creation, ICBC, does not exist on merit, it exists based on the private sector feeling gun shy as they were bit once, twice shy and cannot trust gov't.

---The ALR qualifies as a platform of the COMMUNIST MANIFESTO, ie confiscation of private property rights .

---Gov'ts at all levels are quantifiably in mortal fear of treating ALR property owners with anything resembling fair and objective treatment, and in order to save their own political necks, capitulate to the ever increasing demands of the mob mentality. Continually catering to such mobs and their ever increasing demands will ultimately and inevitably expose Gov'ts to possible class action lawsuits, etc. aka something will collapse under the stress.

HISTORICAL ATTACKS against Rural/Farmland Owners

Refer to HOLOMODOR and KULAKS.

In the Bolshevik(communist) Revolution...those in the rural farming sector of Ukraine "Kulaks"were attacked by the provisional gov't based on the facts they were independent, self reliant and independent thinkers. The other classes of citizens of the day were brainwashed that the farmers were elites,wealthy, too independent and should have ALL their property rights confiscated..for the good of the rest of society.(Collectivism) This resulted in state confiscation of even basic food..which resulted in mass starvation of almost 10 million Ukrainians....absolute power corrupts absolutely.

CURRENT INTERPRETATION:

WHAT IS RICHMOND COUNCILS MESSAGE TO RICHMOND ALR PROPERTY OWNERS AND FUTURE INVESTORS IN RICHMOND ?

---Up until recently, some purchasers of ALR properties chose to build homes based on the current rules. regulations and bylaws. Whether these homes are considered by some as too large, etc is irrelevant. We could debate why mega homes and McMansion are allowed in NON ALR areas, or higher density...lets not open that bigger can of worms.

---As noted earlier, ALR property prices experience "lift", and there is a direct realtion to NON ALR property prices. Want to suppress ALR property prices...then first impact NON ALR property prices(ie suppress them).
THE END

---Last Richmond Council capitulated to the mob mentality, and in mid 2018 chose to compromise and impact ALR property owners as some sort of burnt offering/sacrifice to this ALR mob . Regardless,with a 9-3 vote, many felt the issue was dealt with and we could all move on. IN ADDITION, I AM NOT AWARE OF ANY OF THE ALR MOB, NOR A-N-Y...I REPEAT A-NY RICHMOND COUNCILLOR OWING ANY RICHMOND ALR LAND.

---Unfortunately within 24 hours of the new Council being sworn in, the issue was not only revisited, but soon after a new motion to further reduce ALR home sizes across the board. I am not aware of any study that can correlate ALR home size of SIZE"X" to ALR affordability for farmers..as outlined earlier, " that ship sailed " decades ago. Again, unless NON ALR property prices collapse, ALR affordability will remain out of reach. Council didn't even allow the current ALR house size limits to feel out the free market. What objective science is this ? No, instead , at the first go within 24 hours, Council was UNANIMOUS with sticking it to Richmond ALR property owner asap. We expect and deserve better.

--- As cited earlier re: ICBC and the private sector being gun shy....what if one was in discussion with a potential Richmond Investor, it would be fair comment to suggest "caution"...as to inform the potential

investor re Richmond Council has already set precedent to re-visit a land use/land zoning issue several times with a given year, with the irrefutable goal of catering to the mob mentality and
LEGISLATIVELY DEPRECIATING THE PROPERTY VALUE OF A CERTAIN CLASS OF PROPERTY ZONING. The fact it is ALR is irrelevant, because like ICBC, a line has been crossed once,...as precedent has been set...it can be crossed again and carry over to other property zonings. What is a Richmond ALR property owner to expect next...further home size reductions till we are left with a portable lean-to and an outhouse ?

---Richmond Council has made a very ill-advised move to re-visit this issue, as the all- important credibility appears to have withered away with the issue even being revisited and tabled , only to be exacerbated if Council does not have some 11th hour epiphany on DEC 17, 2018 Public Hearing and at minimum delay the ALR home size matter to a future date and at minimum have some objective data to work with and some legal opinion that the City may be exposed to litigation which it would undoubtedly LOSE.

---Further to this ill-advised attack there is a multiplier effect, whereby you, Council and Staff, via ripple effect, attack not only ALR property owners, but their families etc. as well. Concurrently, don't we have every right to defend ourselves from this attack.

--- To our new Councillors.

I will respectfully submit you have made a serious error in judgement as to have worked towards a goal of representing the citizens but having credibility shot within 24 hours of being elected is not a very wise move. Feel free to contact me as there is still hope for redemption prior to Dec 17.(BTW same invitation open to all Richmond Council.....even the "ALR Godfather".)

Richmond ALR property owners deserve and are owed better from City Hall and Council, otherwise we have effectively, undeniably and irrefutably established 2 classes of citizens and property owners. ie the (i) HAVES and the (ii) CONTINUALLY EXPLOITED ALR.

History has repeatedly shown that does not result in a healthy community.

Your call Council.

Otherwise...see you Dec 17.

Regards..

Roland Hoegler

Schedule 54 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: Randall Isaak <randypch@yahoo.ca>
Sent: Monday, 17 December 2018 08:42
To: Mayor and Councillors
Subject: Farm home size limits

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

As a Richmond resident, I have been extremely disappointed in the growing issue of mansions on Richmond's ALR lots. Not only is this an inappropriate use of prime farmland, it has increased speculative development, led to illegal activities in these mansions, and continues to be the driving source of skyrocketing land values for agriculturally zoned land. I am writing to ask that at Monday night's Public Hearing, you vote for 400 m2 (over 4,300 sq ft) as the maximum house size on ALR properties in Richmond.

400 m2 was determined by Richard Wozny to be THE APPROPRIATE FARMHOUSE SIZE FOR RICHMOND to reduce speculation on agricultural land and to divert residential uses to city lots, as it is in line with the maximum house sizes on city lots.

It is essential that Richmond takes this step to be seen as a leader in farmland preservation, no longer bowing to developer and real estate interests. There is no need to allow all ALR land owners to build a mansion, as bonafide farmers have always had the option to apply for a larger home through the Agricultural Land Commission.

House size is one of the largest determinants of the cost of farmland, and by taking this step you will reverse a dangerous course. Please do the right thing and vote for 400 m2.

Sincerely,
Randall Isaak
#6-9371 No.5 Rd



ON TABLE ITEM

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

Schedule 55 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, December 17, 2018.

Rahim Jaffer
8-22711 Norton Court
Richmond B.C.
V6V 2W7

December 7, 2018

City of Richmond
Richmond City Hall
6911 No. 3 Road,
Richmond, BC V6Y 2C1



Dear City Councillors

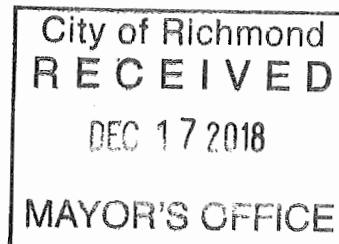
Richmond Zoning Bylaw 8500, Amendment Bylaws 9965,9966,9967, and 9968

I am a concerned Richmond citizen and taxpayer who voted in this municipal election. The original ALR Home size was 1,000 square meters. The previous Richmond council voted to reduce the ALR Home size 50% to 500 square metres.

However, the new Richmond City Councillors voted to reduce the ALR Home size, even further to 400 square metres. This has all been done in less than one year. This drastic change will affect many Richmond city residents by this decision.

I strongly oppose the Richmond Zoning Bylaw 8500 Amendments, Bylaws 9965, 9966, 9967 and 9968. I believe that the City of Richmond needs to keep the Provincial Proposed Guidelines of Bill 52, and leave the ALR Home size at 500 square metres.

Therefore, I request that the Richmond City Council leave the ALR Home size at 500 square metres and if they wish to propose any further reductions in size to have a comprehensive public consultation process, not just a single hearing on Dec 17,2018. All property owners affected should have the right to a democratic process and all consequences be fully understood by all stakeholders before a final decision is made. The main purpose of reducing the home size on ALR land was to eliminate the monster homes... by reducing the size by 50% to 500 square metres that problem has now been eliminated. A further reduction in size so soon



(a few months later) is not appropriate and will cause an enormous amount of hardship, grief, stress and financial loss to Richmond residents that are in the process of building new homes.

Thank you for your co-operation and consideration in this matter. I look forward to hearing from you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rahim Jaffer', with some scribbles and a horizontal line extending to the right.

Rahim Jaffer

CC all City Councillors and Mayor

Schedule 56 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

Salima Jaffer
8-22711 Norton Court
Richmond B.C.
V6V 2W7

December 7, 2018

City of Richmond
Richmond City Hall
6911 No. 3 Road,
Richmond, BC V6Y 2C1



Dear City Councillors

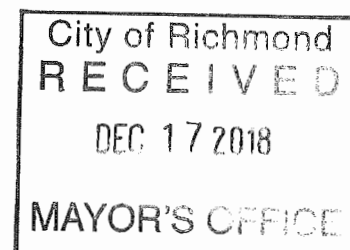
Richmond Zoning Bylaw 8500, Amendment Bylaws 9965,9966,9967, and 9968

I am a concerned Richmond citizen and taxpayer who voted in this municipal election. The original ALR Home size was 1,000 square meters. The previous Richmond council voted to reduce the ALR Home size 50% to 500 square metres.

However, the new Richmond City Councillors voted to reduce the ALR Home size, even further to 400 square metres. This has all been done in less than one year. This drastic change will affect many Richmond city residents by this decision.

I strongly oppose the Richmond Zoning Bylaw 8500 Amendments, Bylaws 9965, 9966, 9967 and 9968. I believe that the City of Richmond needs to keep the Provincial Proposed Guidelines of Bill 52, and leave the ALR Home size at 500 square metres.

Therefore, I request that the Richmond City Council leave the ALR Home size at 500 square metres and if they wish to propose any further reductions in size to have a comprehensive public consultation process, not just a single hearing on Dec 17, 2018. All property owners affected should have the right to a democratic process and all consequences be fully understood by all stakeholders before a final decision is made. The main purpose of reducing the home size on ALR land was to eliminate the monster homes... by reducing the size by 50% to 500 square metres that problem has now been eliminated. A further reduction in size so soon



(a few months later) is not appropriate and will cause an enormous amount of hardship, grief, stress and financial loss to Richmond residents that are in the process of building new homes.

Thank you for your co-operation and consideration in this matter. I look forward to hearing from you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Salima Jaffer', with a stylized flourish at the end.

Salima Jaffer

CC all City Councillors and Mayor

Schedule 57 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, December 17, 2018.

Naizer Kabani

22646 Fraserbank Crescent
Richmond B.C. V6V2L8

December 7, 2018

City of Richmond
Richmond City Hall
6911 No. 3 Road,
Richmond, BC V6Y 2C1

Dear City Councillor

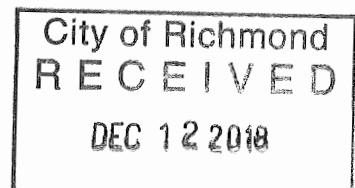
Richmond Zoning Bylaw 8500, Amendment Bylaws 9965,9966,9967, and 9968

The purpose of my writing is that I am a concerned Richmond citizen and taxpayer who voted in this municipal election. The original ALR Home size was 1,000 square meters. The previous Richmond council voted to reduce the ALR Home size 50% to 500 square metres.

However, the new Richmond City Councillors voted to reduce the ALR Home size, even further to 400 square metres. This has all been done in less than one year. This drastic change will affect many Richmond city residents by this decision.

I strongly oppose the Richmond Zoning Bylaw 8500 Amendments, Bylaws 9965, 9966, 9967 and 9968. I believe that the City of Richmond needs to keep the Provincial Proposed Guidelines of Bill 52, and leave the ALR Home size at 500 square metres.

Therefore, I request that the Richmond City Council leave the ALR Home size at 500 square metres and if they wish to propose any further reductions in size to have a comprehensive public consultation process, not just a single hearing on Dec 17,2018 All property owners affected should have the right to a democratic



process and all consequences be fully understood by all stakeholders before a final decision is made. The main purpose of reducing the home size on ALR land was to eliminate the monster homes... by reducing the size by 50% to 500 sq metres that problem has now been eliminated. A further reduction in size so soon (a few months later) is not appropriate and will cause an enormous amount of hardship, grief, stress and financial loss to Richmond residents and their families.

Thank you for your co-operation and consideration in this matter. I look forward to hearing from you.

Sincerely,

Naizer Kabani



CC all City Councillors and Mayor

MayorandCouncillors

From: MayorandCouncillors
Sent: Friday, 7 December 2018 12:55
To: Mah,Cheryl
Subject: FW: new proposed further size restrictions in ALR 22260 River Road

From: Nick Kabani [<mailto:kabani@telus.net>]
Sent: Thursday, 6 December 2018 14:17
To: Loo,Alexa
Cc: MayorandCouncillors
Subject: new proposed further size restrictions in ALR 22260 River Road

Hello counselor Loo,

Thank you for speaking to me on the phone today, I appreciate your time and concern.

I am a 30 year resident and taxpayer in Richmond with residential property and commercial property in the city.

I am greatly concerned about the proposed further size limitations in the ALR. The size was reduced this spring by 50% from 1000 sq. meters to 500 sq. meters.

I fully support this decision as the previous limits were too high and we did have a problem with monster homes in Richmond ALR. Now to further reduce the size from 500 to 400 is alarming!

The provincial government has proposed legislation to limit size in the ALR province wide to 500 sq. meters and I think Richmond to do the same.

It is very hard to abide by all the regulations when you keep moving the goal posts!... especially so drastic!

People are getting hurt... families are stressed out!

I myself am very afraid I will be affected negatively as I am a Hamilton resident and in January of 2018 purchased a 1429 sq. meter property on River Road (22260 River Road) just a few blocks away from my current residence. (22646

Fraserbank Crescent)

I had decided to build a new house for my family as my mother in law is aging and wanted her to move in with us so we can look after her in her glory years. We are building a wheelchair accessible home and have contracted

Balandra Development (Clive Alladin) to build our new house. We have followed all guidelines and requirements to date and consulted with the city confirming that we would be able to build our new house on this property before

we purchased it. The city indicated we could build up to 500 sq. meters on this property and we proceeded.

We have completed all required processes with respect to all the city guidelines. We obtained all necessary permits including demolishen permit, tree, and preload permit and are preloaded at the moment.

We are building a new house under the maximum 500 sq. meters and are significantly far along in this process and are submitting our building permit very soon. This new proposed reduction in the size requirements to 400 sq.

Meters would render my plans useless. I ask that the city protect those of us who are mid-stream in our development to be allowed to proceed as we are already fully invested and actively engaged in the process.

I am strongly opposed to these further reductions and as a new city council (whom I voted for) would ask that you protect myself and my family from these new proposed reductions as it would adversely affect me and financially

ruin me. This is my life savings ! This property has been a single family lot since the 1950's .. it has not been farmed and because it is close to the river 50 % of the property is in the Riparian management area so cannot be farmed or

built on. We have respected all these regulations and have abided by them... which essentially leaves me with a 7500 sq. ft building lot.

I respectfully ask that you reconsider these proposed reductions and leave the size limitations to 500sq meters. This is too much reduction too quick!

I am totally stressed out and cannot sleep! I don't think this is fair to us that have followed all the rules and the rules keep changing.

Please feel free to contact me for further info or clarification.

Yours respectfully

Nick Kabani

p) 604-351-6577

e) kabani@telus.net

22646 Fraser bank Crescent

22260 River Road

Schedule 58 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, December 17, 2018.

14-22888 Windsor Court
Richmond B.C. V6V2W6

December 7, 2018

City of Richmond
Richmond City Hall
6911 No. 3 Road,
Richmond, BC V6Y 2C1

Dear City Councillor

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

The purpose of my writing is that I am a concerned Richmond citizen and taxpayer who voted in this municipal election. The original ALR Home size was 1,000 square meters. The previous Richmond council voted to reduce the ALR Home size 50% to 500 square metres.

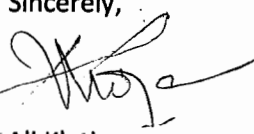
However, the new Richmond City Councillors voted to reduce the ALR Home size, even further to 400 square metres. This has all been done in less than one year. This drastic change will affect many Richmond city residents by this decision.

I strongly oppose the Richmond Zoning Bylaw 8500 Amendments, Bylaws 9965, 9966, 9967 and 9968. I believe that the City of Richmond needs to keep the Provincial Proposed Guidelines of Bill 52, and leave the ALR Home size at 500 square metres.

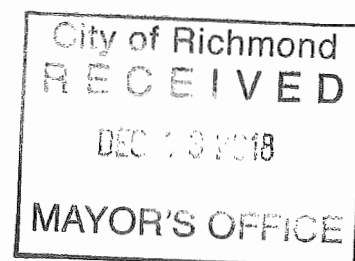
Therefore, I request that the Richmond City Council leave the ALR Home size at 500 square metres and if they wish to propose any further reductions in size to have a comprehensive public consultation process, not just a single hearing on Dec 17,2018 All property owners affected should have the right to a democratic process and all consequences be fully understood by all stakeholders before a final decision is made. The main purpose of reducing the home size on ALR land was to eliminate the monster homes... by reducing the size by 50% to 500 sq metres that problem has now been eliminated. A further reduction in size so soon (a few months later) is not appropriate and will cause an enormous amount of hardship, grief, stress and financial loss to Richmond residents and their families.

Thank you for your co-operation and consideration in this matter. I look forward to hearing from you.

Sincerely,



Ali Khoja
CC all City Councillors and Mayor



Schedule 59 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, December 17, 2018.

Mayor and Councillors

From: Don King <donking@shaw.ca>
Sent: Monday, 17 December 2018 10:38
To: Mayor and Councillors
Subject: alr

ON TABLE ITEM
Date: DECEMBER 17, 2018
Meeting: PUBLIC HEARING
Item: 5
CITY CLERK'S OFFICE

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

Dear Mayor and Councillors,

As a Richmond resident, I have been extremely disappointed in the growing issue of mansions on Richmond's ALR lots. Not only is this an inappropriate use of prime farmland, it has increased speculative development, led to illegal activities in these mansions, and continues to be the driving source of skyrocketing land values for agriculturally zoned land. I am writing to ask that at Monday night's Public Hearing, you vote for 400 m2 (over 4,300 sq ft) as the maximum house size on ALR properties in Richmond.

400 m2 was determined by Richard Wozny to be THE APPROPRIATE FARMHOUSE SIZE FOR RICHMOND to reduce speculation on agricultural land and to divert residential uses to city lots, as it is in line with the maximum house sizes on city lots.

It is essential that Richmond takes this step to be seen as a leader in farmland preservation, no longer bowing to developer and real estate interests. There is no need to allow all ALR land owners to build a mansion, as bonafide farmers have always had the option to apply for a larger home through the Agricultural Land Commission.

House size is one of the largest determinants of the cost of farmland, and by taking this step you will reverse a dangerous course. Please do the right thing and vote for 400 m2.

Sincerely,

Don King
Richmond, BC)

CITY OF RICHMOND
DATE
DEC 17 2018
RECEIVED
CITY CLERK'S OFFICE

Schedule 60 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

MayorandCouncillors

From: val king <valking@shaw.ca>
Sent: Monday, 17 December 2018 10:37
To: MayorandCouncillors
Subject: ALR

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

Dear Mayor and Councillors,

As a Richmond resident, I have been extremely disappointed in the growing issue of mansions on Richmond's ALR lots. Not only is this an inappropriate use of prime farmland, it has increased speculative development, led to illegal activities in these mansions, and continues to be the driving source of skyrocketing land values for agriculturally zoned land. I am writing to ask that at Monday night's Public Hearing, you vote for 400 m2 (over 4,300 sq ft) as the maximum house size on ALR properties in Richmond.

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It is essential that Richmond takes this step to be seen as a leader in farmland preservation, no longer bowing to developer and real estate interests. There is no need to allow all ALR land owners to build a mansion, as bonafide farmers have always had the option to apply for a larger home through the Agricultural Land Commission.

House size is one of the largest determinants of the cost of farmland, and by taking this step you will reverse a dangerous course. Please do the right thing and vote for 400 m2.

Sincerely,

Valerie King

10720 Agassiz Crt

Rmd, BC V7A 4K2



Schedule 61 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: Michelle Li <michelleli@shaw.ca>
Sent: Sunday, 16 December 2018 10:58
To: Mayor and Councillors
Subject: Farmhouse size on ALR

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

Dear Mayor and Councillors,

After the last meeting regarding farmhouse size on ALR, I was encouraged and hopeful about the future of farmland in Richmond.

As someone whose family owns land in the ALR, I realize the pressures on farmland, the use of tax incentives, and the desire to capitalize on investments; however, mansion-building on prime farmland is an inappropriate use of the ALR to achieve these ends.

I cannot reiterate enough that when people buy into the ALR, it is clearly stated on their title and that comes with the understanding that the priority land use is agricultural, not residential use. There are also allowances for legitimate farmers to apply for larger residences if needed for their family through the ALC. This should be utilized by our farming families instead of opening the floodgates to speculation.

Not only did Wozny suggest 400 m² would decrease the pressures on ALR, Richmond has smaller lot sizes than most ALR lots across BC, which is why 400 m² is the right number for Richmond. We cannot sell out the future to a few loud voices that drown out common sense and reason.

There was a resounding mandate to protect farmland in the last election. Anything less than full support of 400 m² is selling out our city to continued speculation.

I am hopeful that you will all continue with this good work to protect farmland and preserve our agricultural heritage that will usher us into a more sustainable future.

Yours in farmland preservation,
Michelle Li



Mayor and Councillors

Schedule 62 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

From: Judith Lloyd <fibrelady@hotmail.com>
Sent: Monday, 17 December 2018 09:43
To: Mayor and Councillors
Subject: Farmland

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

Sent from my iPad Dear Mayor and Councillors,

As a Richmond resident, I have been extremely disappointed in the growing issue of mansions on Richmond's ALR lots. Not only is this an inappropriate use of prime farmland, it has increased speculative development, led to illegal activities in these mansions, and continues to be the driving source of skyrocketing land values for agriculturally zoned land. I am writing to ask that at Monday night's Public Hearing, you vote for 400 m2 (over 4,300 sq ft) as the maximum house size on ALR properties in Richmond.

400 m2 was determined by Richard Wozny to be THE APPROPRIATE FARMHOUSE SIZE FOR RICHMOND to reduce speculation on agricultural land and to divert residential uses to city lots, as it is in line with the maximum house sizes on city lots.

It is essential that Richmond takes this step to be seen as a leader in farmland preservation, no longer bowing to developer and real estate interests. There is no need to allow all ALR land owners to build a mansion, as bonafide farmers have always had the option to apply for a larger home through the Agricultural Land Commission.

House size is one of the largest determinants of the cost of farmland, and by taking this step you will reverse a dangerous course. Please do the right thing and vote for 400 m2.

Sincerely,

Judith and Bill Lloyd
Richmond, BC)



Schedule 63 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

MayorandCouncillors

From: Teresa Macht <tmacht@shaw.ca>
Sent: Monday, 17 December 2018 11:38
To: MayorandCouncillors
Subject: Tonight's vote

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

Dear Mayor and Councillors

I have lived in Richmond all of life. I remember the days of open fields, farms everywhere and wearing proudly the fact that we were children growing up playing "ditch tag".

The rich and fertile land of this island is a precious gift that I have witnessed gradually slipping away. Our food security is essential for us and for generations to come and we are VERY short sighted if we do not preserve this vital resource.

I ask you to please vote tonight to limit the size of houses to 400 m2.

Thank you,
Teresa Macht

Sent from my BlackBerry — the most secure mobile device — via the Rogers Network



Schedule 64 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

MayorandCouncillors

From: Sharon MacGougan <sharonmacg@telus.net>
Sent: Monday, 17 December 2018 13:50
To: MayorandCouncillors
Subject: tonight's vote

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

Dear Mayor and Councillors,

Please be a leader for all of BC and vote yes for 400 m2 house size on ALR properties.

As a Richmond resident, I have been extremely disappointed in the growing issue of mansions on Richmond's ALR lots. Not only is this an inappropriate use of prime farmland, it has increased speculative development, led to illegal activities in these mansions, and continues to be the driving source of skyrocketing land values for agriculturally zoned land. I am writing to ask that at Monday night's Public Hearing, you vote for 400 m2 (over 4,300 sq ft) as the maximum house size on ALR properties in Richmond.

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House size is one of the largest determinants of the cost of farmland, and by taking this step you will reverse a dangerous course. Please do the right thing and vote for 400 m2.

Sincerely,

Sharon MacGougan

President, Garden City Conservation Society; life-long Richmond resident.
7411 Ash Street
604.618-8866



Schedule 65 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

MayorandCouncillors

From: Jim McDowell <jemcdowell@shaw.ca>
Sent: Monday, 17 December 2018 06:47
To: MayorandCouncillors
Subject: FARMHOUSE SIZE

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

Dear Mayor and Councillors,

As a Richmond resident, I have been extremely disappointed in the growing issue of mansions on Richmond's ALR lots. Not only is this an inappropriate use of prime farmland, it has increased speculative development, led to illegal activities in these mansions, and continues to be the driving source of skyrocketing land values for agriculturally zoned land. I am writing to ask that at Monday night's Public Hearing, you vote for 400 m2 (over 4,300 sq ft) as the maximum house size on ALR properties in Richmond.

400 m2 was determined by Richard Wozny to be THE APPROPRIATE FARMHOUSE SIZE FOR RICHMOND to reduce speculation on agricultural land and to divert residential uses to city lots, as it is in line with the maximum house sizes on Richmond's city lots.

It is essential that Richmond takes this step to be seen as a leader in farmland preservation, no longer bowing to developer and real estate interests. There is no need to allow all ALR land owners to build a mansion, as bonafide farmers have always had the option to apply for a larger home through the Agricultural Land Commission.

House size is one of the largest determinants of the cost of farmland, and by taking this step you will reverse a dangerous course. Please do the right thing and vote for 400 m2.

My vote in the next municipal election will be determined entirely by your vote on this issue.

Sincerely,

James E. McDowell
231-5700 Andrews Road



Richmond, BC)

jemcdowell@shaw.ca

From: Andrew Miloglav <amiloglav@shaw.ca>
Sent: Monday, 26 November 2018 11:21
To: MayorandCouncillors
Subject: Bill 52 and how it affects the small ALR land owner/Stakeholder

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

From: Andrew Miloglav [mailto:amiloglav@shaw.ca]
Sent: November-26-18 12:44 AM
To: 'Ian.Paton.MLA@leg.bc.ca'

To Whom it May concern:

My Name is Andrew Miloglav and I live at 14331 Westminster Hwy Richmond BC. I was at a BC Farmland owners association town hall meeting this Sunday November 25th, 2018. As an owner/stakeholder of residential in the ALR I have a vested interest in Bill 52. My thanks go out to all the MLA's who attended today. Your time was much appreciated by my mother and I. We came to understand what this new hurdle was that has been placed before me and countless others. As an owner of this property for the past 12 years I have various concerns as to the process and implementation of this Bill 52. My understanding of my property and many like it in Richmond have a unique quality that many may not be aware of. 60% of Richmond's farmland in the ALR is made up of 2 acre parcels and below. As you also may not be aware is there has been an ongoing situation with the city of Richmond and changes to bylaws concerning the ALR land they govern over.

I purchased my land in 2006, only second owner of this property. The original house built in 1919 was still on the property when I acquired it. The property belonged to Johnny McDonald. He was the second generation to live on the property after his parents had passed. After he passed I bought the property in the spring of 2006 for 580,000.00, for basically land only as the house was not in a livable condition. The dimensions of the property are 67x667. 1.07 acres. This information will prove to be important to my ongoing struggle with the city of Richmond and now Bill 52. I own an excavation company and my parents at the time were running a plumbing and heating business and a construction company. Both were active in Richmond since the 70's. The majority of the work done on the construction process was done as a family venture. A lifelong dream of mine came to fruition, working on my own home with my father and my mother. At the time, my plan was to move a woods bungalow onto the property and build a detached garage set back behind the house foot print which was towards the front of the property. I went to the city with my ideas and rough plans prior to the purchase of the land to make sure my ideas would be accepted by the city. They agreed as my ideas did not conflict with the regulations and bylaws at the time. July 2006- June 2007 I did the demo of the original house, moved a woods bungalow on a truck, fully renovated and added a small addition to the back of the house, Total sqft of 1800sqft. I excavated all the peat and soil from the front 67x350 feet and pushed the organic material to the rear of the property to save the soils for future gardening. Site prep of the entire front of the property was done for the purpose of placing my house and the future garage I was to build. The original driveway is still intact running up the west side of the property. All drainage for the entire property was done and retain wall and fencing installed on 80% of the property. Septic system installed with percolation field of 30x100 installed as to accommodate my future building plans. Water, gas, and electrical services were all brought onto the property and oversized as well to accommodate my future plans.

As you read this I hope you understand a substantial amount of money was spent in the years 2006-2008 to build my home and prep to build my detached garage. 2008 is when my personal nightmare began with my Residential in the ALR and as you are aware continues to this day with the extremely fast movement on Bill 52. Since 2008 there have been no less than 6 changes and amendments to ALR use in Richmond and at least 3, now 4 moratoriums on plan acceptance. My current plan is sitting at city hall to build an addition to my home that incl my garage and additional sq footage of living space so my mother can move in the home with me. This is my 3rd attempt to get something done. My fear now with the passing of Bill 52 is I will lose again. I did not start the planning process until after march 2018 until I knew it was safe to move forward on a design that would be accepted. That process took me until Oct once the changes were made to the drawing recommended by the city planning department. I only found out about Bill 52 on November 5th. How is it as a owner/stakeholder of Residential in the ALR I knew nothing about this Bill? I was told to get my plans in as soon as possible before the city enacts another moratorium, which I did. Not knowing that bill 52 would go through and be passed in less than 3 weeks..... That seems rather quick to me. If this happens on Tuesday without granting some form of grandfathering of current plans sitting at city hall I feel that would be very unfair. Investment in the planning process not to mention all the site prep done is in excess of 100k at this point. I am pleading with the powers that be to have some compassion and consideration for individuals who only followed the rule set before them. The rules kept changing. I kept adapting. But now I feel like I've been painted into a corner. Please understand that I am not a land speculator. I thought I was buying my dream property, but it has become my personal nightmare. I urge you to allow for a grace period or at the least grant some form of grandfathering for anyone who has started the process, its an expensive one. If Bill 52 is passed and people like me are not grandfathered we will have to start again with considerable cost to redesign and get new structural engineered drawings, upwards of another 12-15k. Can this please be brought into consideration?

Further to my point regarding the property I currently own. Its 67x667. My Neighbour to my east is also 67x667 . Odd because all the other properties on my street on my side are all the same size 134x667. How is it my property was sub divided in 1957? I have all the documents that pertain to that. That pre dates the ALR and ALC. I only bring this up because there is a policy P-02 dated March 2017, and it reads "Potential Exceptions from the ALC act: Parcels less than 2 acres created Prior to December 21, 1972". My concern, which has been brought up numerous times at city council is how a parcel of land less than 2 acres can be considered farm land? It is not economically viable or suited for commercial production. The city has stated many times, they do not recognize land less than 2 acres as farm land and we would not qualify for farm status. If this is the case. Why are we subject to two sets of rules? I pay a residential tax rate for my property. But I am governed by the rules set in place by the ALC and policed by the city of Richmond? These small lots in Richmond need to be given a different designation. ¼ acre to 2 acres cannot be farmed. Its been stated and we are stuck in a very odd grey area that cannot be defined. This is another reason I think the stakeholders should be consulted. Passing a bill without asking the opinion of the people it directly affects is not democratic. I think we proved our point today with our voice in opposition to the proposed Bill 52.

Lastly, why was the foreign buyer tax omitted from the purchase of ALR land when that tax was enacted and put into play? Did anyone not think that the foreign buyer would just shift their focus to land that automatically would be 20% cheaper? Who created the land speculation of the ALR land? It seems this lack of the 20% tax may have had something to do with it. Finally, my last point. Most of the mega mansions that are spoken of, who are the registered owners of those? Foreign buyers.....

Thank you for your time. Kindest Regards, A very concerned owner/stakeholder

Andrew Miloglav

ROCK-N-PILLAR ENTERPRISES LTD.

14331 WESTMINSTER HWY.

RICHMOND.B.C.

V6V 1A4

778-384-5494

604-783-5494 (AFTER HOURS.)

amiloglav@shaw.ca

Schedule 67 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, December 17, 2018.

13-22888 Windsor Court
Richmond B.C. V6V2W6

December 7, 2018

City of Richmond
Richmond City Hall
6911 No. 3 Road,
Richmond, BC V6Y 2C1

Dear City Councillor

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

The purpose of my writing is that I am a concerned Richmond citizen and taxpayer who voted in this municipal election. The original ALR Home size was 1,000 square meters. The previous Richmond council voted to reduce the ALR Home size 50% to 500 square metres.

However, the new Richmond City Councillors voted to reduce the ALR Home size, even further to 400 square metres. This has all been done in less than one year. This drastic change will affect many Richmond city residents by this decision.

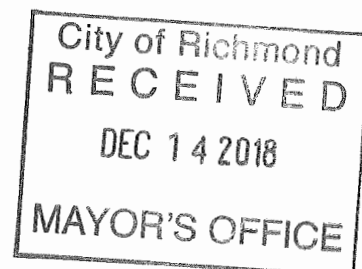
I strongly oppose the Richmond Zoning Bylaw 8500 Amendments, Bylaws 9965, 9966, 9967 and 9968. I believe that the City of Richmond needs to keep the Provincial Proposed Guidelines of Bill 52, and leave the ALR Home size at 500 square metres.

Therefore, I request that the Richmond City Council leave the ALR Home size at 500 square metres and if they wish to propose any further reductions in size to have a comprehensive public consultation process, not just a single hearing on Dec 17,2018 All property owners affected should have the right to a democratic process and all consequences be fully understood by all stakeholders before a final decision is made. The main purpose of reducing the home size on ALR land was to eliminate the monster homes... by reducing the size by 50% to 500 sq metres that problem has now been eliminated. A further reduction in size so soon (a few months later) is not appropriate and will cause an enormous amount of hardship, grief, stress and financial loss to Richmond residents and their families.

Thank you for your co-operation and consideration in this matter. I look forward to hearing from you.

Sincerely,


Omar Mohamoud
CC all City Councillors and Mayor



Schedule 68 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

MayorandCouncillors

From: patrice morin <patlmorin@hotmail.com>
Sent: Monday, 17 December 2018 11:04
To: MayorandCouncillors
Subject: Richmond Farmland - Farmhouse Size

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



Dear Mayor and Councillors,

As a Richmond resident, I have been extremely disappointed in the growing issue of mansions on Richmond's ALR lots. Not only is this an inappropriate use of prime farmland, it has increased speculative development, led to illegal activities in these mansions, and continues to be the driving source of skyrocketing land values for agriculturally zoned land. I am writing to ask that at Monday night's Public Hearing, you vote for 400 m² (over 4,300 sq ft) as the maximum house size on ALR properties in Richmond.

400 m² was determined by Richard Wozny to be THE APPROPRIATE FARMHOUSE SIZE FOR RICHMOND to reduce speculation on agricultural land and to divert residential uses to city lots, as it is in line with the maximum house sizes on Richmond's city lots.

It is essential that Richmond takes this step to be seen as a leader in farmland preservation, no longer bowing to developer and real estate interests. There is no need to allow all ALR land owners to build a mansion, as bona fide farmers have always had the option to apply for a larger home through the Agricultural Land Commission.

House size is one of the largest determinants of the cost of farmland, and by taking this step you will reverse a dangerous course. Please do the right thing

and vote for 400 Hz.

Sincerely,

Pat Morin-Richmond

Donna Morin-Richmond



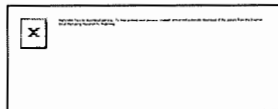
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Our mailing address is:

Richmond FarmWatch
175-6660 Graybar Road
Richmond, BC V6W 1H9
Canada

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Schedule 69 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: 448 #5

MayorandCouncillors

From: DAVE MURDOCH <davemurdoch@shaw.ca>
Sent: Monday, 17 December 2018 09:47
To: MayorandCouncillors
Subject: Farmhouse sizes on ALR Land-Public Hearing.

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

Dear Mayor and Councillors,

As a Richmond resident, I have been extremely disappointed in the growing issue of mansions on Richmond's ALR lots. Not only is this an inappropriate use of prime farmland, it has increased speculative development, led to illegal activities in these mansions, and continues to be the driving source of skyrocketing land values for agriculturally zoned land. I am writing to ask that at Monday night's Public Hearing, you vote for 400 m2 (over 4,300 sq ft) as the maximum house size on ALR properties in Richmond.

Thank You, Dave Murdoch

Sent from my Samsung Galaxy smartphone.



Schedule 70 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, December 17, 2018.

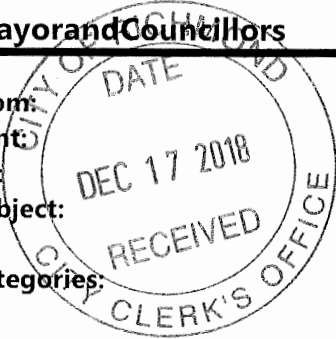
ON TABLE ITEM

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

Mayor and Councillors

From: tmmurphy@shaw.ca
Sent: Monday, 17 December 2018 10:01
To: Mayor and Councillors
Subject: Public hearing on farmland size - please restrict house size to 400 sq. meters

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



Dear Mayor and Council,
 I'd like to describe how mega-mansions have affected my small south slough neighbourhood.

Drive south of Steveston Highway on No. 4 Road to the end of No. 4. You will pass four mega-mansions, none owned by multi-generational families and none farmed by the owners. One (13511 No. 4 Road) has been the scene of extensive criminal activity.

Drive along Finn Road and you'll pass eight mega-mansions, none owned by multi-generational families and none farmed by the owners. One at 9491 Finn was owned by criminals (Deo's) who have since been shot or imprisoned).

That's a total of 12 mega-mansions, a stone's throw from my 1935 house – and not one is farmed by multi-generational farm families.

There is a huge difference between a 4,000 sq. ft. house and a 5,000 sq. ft. mansion. Please help to save what remains of our farmland.

On our .517 acre at 9651 Finn we have not maximized the land because we are both still working full-time. But in our spare time on about ¼ of the land, we grow our own fruits and vegetables, including a vegetable garden, 30 blueberry bushes, red current bushes (they're like a hedge), Transparent, King and Gravenstein apples, yellow plums, pears, Choke cherries and Bing Cherries. This is what is possible on class 1 soil. The neighbouring 13,697 sq. ft. mega-mansion at 9531 shades our small field most of the winter blocking sunlight so we get no winter crops.

Please restrict farm house size to 400 sq. meters.

Address	Property size	House size	Year built	Multi-generational farm family	farmed	Status
11111 No. 4 Road	6.4 acres	21,733 sq. ft., plus outdoor buildings	Under construction	No	No	new
12831 No. 4 Road	19.28 acres	6,752 sq. ft. plus 50' swimming pool, tennis courts	2003	No	No	For sale
13251 No. 4 Road	26.92 acres	7,512 sq. ft. + swimming pool	1992	No	Yes, leased	For sale
13511 No. 4 Road	27.36 acres	6,603 sq. ft. + swimming pool	1990	No	Yes, leased	Recent sale. Prior criminal activity (SWAT team); house being

						demolished
9871 Finn	1.05 acres	4,771 sq. ft.	1989	No	No	Flipped x 2
9711 Finn	5.42 acres	4,560 sq. ft.	1910	No	Leased	For sale for three years; heritage register house can't be moved
9531 Finn	1.04 acres	13,697 sq. ft. + swimming pool, tennis court	2011	No	No	Shades neighbouring hobby farm
9491 Finn	.64 acres	11,444 sq. ft. + swimming pool	2013	No	No	Recent sale. Prior criminal activity
9300 Finn	.98 acres	10,736 sq. ft. + swimming pool	2011	No	No	
9271 Finn	.958 acres	8,794 sq. ft.	1996	No	No	For sale many years finally sold 2014
8660 Finn	18.61 acres	4,104 sq. ft.	1988	No	leased	Flipped and reflipped; rented
8731 Finn	15 acres	14,431 sq. ft.	2012	No	No	Vacant
8340 Finn	18.61 acres	6,136 sq. ft. + swimming pool	1987	No	Leased	Vacant; flipped and reflipped

Thank you,
Helmut Pastrick and Teresa Murphy
9651 Finn Road

ON TABLE ITEM

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

Schedule 71 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, December 17, 2018.

MayorandCouncillors

From: Marie Murtagh <illawarra@shaw.ca>
Sent: Monday, 17 December 2018 11:41
To: MayorandCouncillors
Subject: House Size on Farm Land Decision

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

Monday, December 17, 2018

Dear Mayor and Councillors,

I have been a Richmond resident for almost 25 years. Words cannot adequately describe the heartache and disappointment I continue to experience in the every growing issue of Richmond's latest ALR crop: the mega mansions.

As you are undoubtedly aware, permitting oversized mansions is not a prudent use of limited prime farmland, but it has also significantly increased speculative development. In turn, we can confirm that this has led to illegal activities in these mansions, and it continues to be the driving source of skyrocketing land values for agriculturally zoned land.

I am writing to respectfully ask that at Monday night's Public Hearing, you vote for 400 m2 (over 4,300 sq ft) as the maximum house size on ALR properties in Richmond.

Those of us who have been doing our best to protect ALR lands in Richmond, already know that 400 m2 was determined by Richard Wozny to be THE APPROPRIATE FARMHOUSE SIZE FOR RICHMOND (to reduce speculation on agricultural land and to divert residential uses to city lots) as it is in line with the maximum house sizes on Richmond's city lots.

It is essential that Richmond takes this step. Our community needs to be seen as a leader in farmland preservation. No longer shall we be beholden to developer and real estate interests. There is no need to allow all ALR land owners to build a mansion, as bonafide farmers have always had the option to apply for a larger home through the Agricultural Land Commission.

Each day on my way to work, I travel along a section of Blundell Road for 1 mile: from Number 5 Road to Number 4 Road. I am sickened by the number of mega homes that are built and horrified that there are currently 17 properties under development that will no doubt be sporting a ridiculous oversized 'farmhouse' in 2019. This is but one small portion of a road that has ALR lands....I shudder to think of how many other streets are in the same state.

House size is one of the largest determinants of the cost of farmland, and by taking this step you will reverse a dangerous course. Please continue to do the right thing, and vote for 400 square metres.

Sincerely,

Marie Murtagh
4771 Dumont Street
V6X 2Z4



Schedule 72 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

MayorandCouncillors

From: Michael Poon <michaelsmpoon@gmail.com>
Sent: Sunday, 16 December 2018 21:44
To: MayorandCouncillors
Subject: Please vote for 400 m2 limited house

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

Dear Mayor and Councillors,

As a Richmond resident, I have been extremely disappointed in the growing issue of mansions on Richmond's ALR lots. Not only is this an inappropriate use of prime farmland, it has increased speculative development, led to illegal activities in these mansions, and continues to be the driving source of skyrocketing land values for agriculturally zoned land. I am writing to ask that at Monday night's Public Hearing, you vote for 400 m2 (over 4,300 sq ft) as the maximum house size on ALR properties in Richmond.

400 m2 was determined by Richard Wozny to be THE APPROPRIATE FARMHOUSE SIZE FOR RICHMOND to reduce speculation on agricultural land and to divert residential uses to city lots, as it is in line with the maximum house sizes on city lots.

It is essential that Richmond takes this step to be seen as a leader in farmland preservation, no longer bowing to developer and real estate interests. There is no need to allow all ALR land owners to build a mansion, as bonafide farmers have always had the option to apply for a larger home through the Agricultural Land Commission.

House size is one of the largest determinants of the cost of farmland, and by taking this step you will reverse a dangerous course. Please do the right thing and vote for 400 m2.

Sincerely,

Michael Poon
Richmond, BC



ON TABLE ITEM

Date: December 17, 2018
Meeting: Public Hearing
Item: #5

Schedule 73 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, December 17, 2018.

MayorandCouncillors

From: Shannon Power <sgpower@me.com>
Sent: Monday, 17 December 2018 09:46
To: MayorandCouncillors
Subject: 400m2

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

Dear Mayor and Councillors,

As a Richmond resident, I have been extremely disappointed in the growing issue of mansions on Richmond's ALR lots. Not only is this an inappropriate use of prime farmland, it has increased speculative development, led to illegal activities in these mansions, and continues to be the driving source of skyrocketing land values for agriculturally zoned land. I am writing to ask that at Monday night's Public Hearing, you vote for 400 m2 (over 4,300 sq ft) as the maximum house size on ALR properties in Richmond.

400 m2 was determined by Richard Wozny to be THE APPROPRIATE FARMHOUSE SIZE FOR RICHMOND to reduce speculation on agricultural land and to divert residential uses to city lots, as it is in line with the maximum house sizes on city lots.

It is essential that Richmond takes this step to be seen as a leader in farmland preservation, no longer bowing to developer and real estate interests. There is no need to allow all ALR land owners to build a mansion, as bonafide farmers have always had the option to apply for a larger home through the Agricultural Land Commission.

House size is one of the largest determinants of the cost of farmland, and by taking this step you will reverse a dangerous course. Please do the right thing and vote for 400 m2.

Sincerely,

Shannon Power
Richmond, BC



Schedule 74 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

MayorandCouncillors

From: Jenny pridmore <Jenny@mail2MyPc.com>
Sent: Monday, 17 December 2018 12:57
To: MayorandCouncillors
Subject: Farmland watchers

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

Dear Mayor and Councillors,

As a Richmond resident, I have been extremely disappointed in the growing issue of mansions on Richmond's ALR lots. Not only is this an inappropriate use of prime farmland, it has increased speculative development, led to illegal activities in these mansions, and continues to be the driving source of skyrocketing land values for agriculturally zoned land. I am writing to ask that at Monday night's Public Hearing, you vote for 400 m2 (over 4,300 sq ft) as the maximum house size on ALR properties in Richmond.

400 m2 was determined by Richard Wozny to be THE APPROPRIATE FARMHOUSE SIZE FOR RICHMOND to reduce speculation on agricultural land and to divert residential uses to city lots, as it is in line with the maximum house sizes on Richmond's city lots.

It is essential that Richmond takes this step to be seen as a leader in farmland preservation, no longer bowing to developer and real estate interests. There is no need to allow all ALR land owners to build a mansion, as bonafide farmers have always had the option to apply for a larger home through the Agricultural Land Commission.

House size is one of the largest determinants of the cost of farmland, and by taking this step you will reverse a dangerous course. Please do the right thing and vote for 400 m2.

Sincerely,

Jenny Pridmore
Richmond BC



Schedule 75 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

MayorandCouncillors

From: Jenny pridmore <Jenny@mail2MyPc.com>
Sent: Monday, 17 December 2018 13:01
To: MayorandCouncillors
Subject: Farmland watchers

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

Dear Farmland Defenders,
Monday night at 7 pm, Richmond residents face their last hurdle in ensuring that farmland is preserved by limiting "farmhouse" sizes on ALR properties to 400 m2 at the Public Hearing.

We are asking that residents email mayor and council urging them to vote to approve a maximum size of 400 m2 (over 4300 sq ft). This is the house size that was determined to be the best size for Richmond by a real estate specialist hired by the city, the late Richard Wozny, given that it is the largest size allowed on larger residential lots in Richmond and this number would help to decrease speculative development on our prime farmland.

A form letter is included below. Feel free to edit as you see fit. Personalized letters tend to be read more but the number of respondents is also important.

Please email by 3 pm Monday. Email: mayorandcouncillors@richmond.ca

Thank you,
Richmond FarmWatch

(Please cut & paste the letter below and edit as you see fit)

Email: mayorandcouncillors@richmond.ca

Dear Mayor and Councillors,

As a Richmond resident, I have been extremely disappointed in the growing issue of mansions on Richmond's ALR lots. Not only is this an inappropriate use of prime farmland, it has increased speculative development, led to illegal activities in these mansions, and continues to be the driving source of skyrocketing land values for agriculturally zoned land. I am writing to ask that at Monday night's Public Hearing, you vote for 400 m2 (over 4,300 sq ft) as the maximum house size on ALR properties in Richmond.

400 m2 was determined by Richard Wozny to be THE APPROPRIATE FARMHOUSE SIZE FOR RICHMOND to reduce speculation on agricultural land and to divert residential uses to city lots, as it is in line with the maximum house sizes on Richmond's city lots.

It is essential that Richmond takes this step to be seen as a leader in farmland preservation, no longer bowing to developer and real estate interests. There is no need to allow all ALR land owners to build a mansion, as bonafide farmers have always had the option to apply for a larger home through the Agricultural Land Commission.

House size is one of the largest determinants of the cost of farmland, and by taking this step you will reverse a dangerous course. Please do the right thing and vote for 400 m2.



Sincerely,

Stephen Pridmore
Richmond, BC)

Schedule 76 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

MayorandCouncillors

From: Teresa Rigg <queenie.rigg@gmail.com>
Sent: Monday, 17 December 2018 12:50
To: MayorandCouncillors
Subject: Maximum Size Homes on Farmland

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

Dear Farmland Defenders,

Monday night at 7 pm, Richmond residents face their last hurdle in ensuring that farmland is preserved by limiting "farmhouse" sizes on ALR properties to 400 m2 at the Public Hearing.

We are asking that residents email mayor and council urging them to vote to approve a maximum size of 400 m2 (over 4300 sq ft). This is the house size that was determined to be the best size for Richmond by a real estate specialist hired by the city, the late Richard Wozny, given that it is the largest size allowed on larger residential lots in Richmond and this number would help to decrease speculative development on our prime farmland.

Thank you

Richmond FarmWatch



Schedule 77 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

MayorandCouncillors

From: MARJ ROSS <marjieross@shaw.ca>
Sent: Monday, 17 December 2018 07:03
To: MayorandCouncillors
Subject: Public Hearing December 17th re Richmond's ALR lot Size

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



Dear Mayor and Councillors,

As a Richmond resident, I have been extremely disappointed in the growing issue of mansions on Richmond's ALR lots. The number of these huge homes being built south of Steveston Highway along No 2 Road is astounding ! Not only is this an inappropriate use of prime farmland, it has increased speculative development, led to illegal activities in these mansions, and continues to be the driving source of skyrocketing land values for agriculturally zoned land. I am writing to ask that at tonight's night's Public Hearing, you vote for 400 m2 (over 4,300 sq ft) as the maximum house size on ALR properties in Richmond.

400 m2 was determined by Richard Wozny to be THE APPROPRIATE FARMHOUSE SIZE FOR RICHMOND to reduce speculation on agricultural land and to divert residential uses to city lots, as it is in line with the maximum house sizes on Richmond's city lots.

It is essential that Richmond takes this step to be seen as a leader in farmland preservation, no longer bowing to developer and real estate interests. There is no need to allow all ALR land owners to build a mansion, as bonafide farmers have always had the option to apply for a larger home through the Agricultural Land Commission.

House size is one of the largest determinants of the cost of farmland, and by taking this step you will reverse a dangerous course. Please do the right thing and vote for 400 m2.

Sincerely,

Marj Ross,

Steveston, Richmond BC

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



Schedule 79 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, December 17, 2018.

Hanif Samji
2560 Finlayson Court
Richmond BC V6X 3M5

December 7, 2018

City of Richmond
Richmond City Hall
6911 No. 3 Road,
Richmond, BC V6Y 2C1

Dear City Councillor:

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

The purpose of my writing is that I am a concerned Richmond citizen and taxpayer who voted in this municipal election. The original ALR Home size was 1,000 square meters. The previous Richmond council voted to reduce the ALR Home size 50% to 500 square metres.

However, the new Richmond City Councillors voted to reduce the ALR Home size, even further to 400 square metres. This has all been done in less than one year. This drastic change will affect many Richmond city residents by this decision.

I strongly oppose the Richmond Zoning Bylaw 8500 Amendments, Bylaws 9965, 9966, 9967 and 9968. I believe that the City of Richmond needs to keep the Provincial Proposed Guidelines of Bill 52, and leave the ALR Home size at 500 square metres.

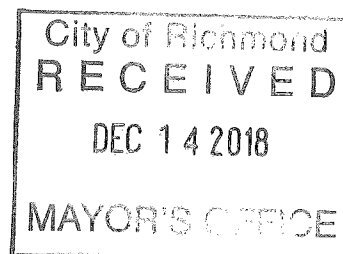
Therefore, I request that the Richmond City Council leave the ALR Home size at 500 square metres and if they wish to propose any further reductions in size to have a comprehensive public consultation process, not just a single hearing on Dec 17, 2018. All property owners affected should have the right to a democratic process and all consequences be fully understood by all stakeholders before a final decision is made. The main purpose of reducing the home size on ALR land was to eliminate the monster homes... by reducing the size by 50% to 500 sq metres that problem has now been eliminated. A further reduction in size so soon (a few months later) is not appropriate and will cause an enormous amount of hardship, grief, stress and financial loss to Richmond residents and their families.

Thank you for your co-operation and consideration in this matter. I look forward to hearing from you.

Sincerely,

Hanif Samji

CC all City Councillors and Mayor



Schedule 80 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, December 17, 2018.

Rizwana H Samji
2560 Finlayson Court
Richmond BC V6X 3M5

December 7, 2018

City of Richmond
Richmond City Hall
6911 No. 3 Road,
Richmond, BC V6Y 2C1

Dear City Councillor:

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

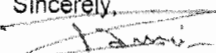
The purpose of my writing is that I am a concerned Richmond citizen and taxpayer who voted in this municipal election. The original ALR Home size was 1,000 square meters. The previous Richmond council voted to reduce the ALR Home size 50% to 500 square metres.

However, the new Richmond City Councillors voted to reduce the ALR Home size, even further to 400 square metres. This has all been done in less than one year. This drastic change will affect many Richmond city residents by this decision.

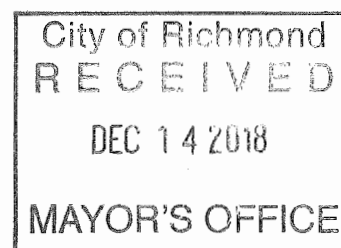
I strongly oppose the Richmond Zoning Bylaw 8500 Amendments, Bylaws 9965, 9966, 9967 and 9968. I believe that the City of Richmond needs to keep the Provincial Proposed Guidelines of Bill 52, and leave the ALR Home size at 500 square metres.

Therefore, I request that the Richmond City Council leave the ALR Home size at 500 square metres and if they wish to propose any further reductions in size to have a comprehensive public consultation process, not just a single hearing on Dec 17, 2018. All property owners affected should have the right to a democratic process and all consequences be fully understood by all stakeholders before a final decision is made. The main purpose of reducing the home size on ALR land was to eliminate the monster homes... by reducing the size by 50% to 500 sq metres that problem has now been eliminated. A further reduction in size so soon (a few months later) is not appropriate and will cause an enormous amount of hardship, grief, stress and financial loss to Richmond residents and their families.

Thank you for your co-operation and consideration in this matter. I look forward to hearing from you.

Sincerely,

Rizwana H Samji

CC all City Councillors and Mayor





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.

RECEIVED
DEC 13 2018
MAYOR'S OFFICE



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

Schedule 82 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: Pete Smith <writewellsoon@gmail.com>
Sent: Sunday, 16 December 2018 23:01
To: Mayor and Councillors
Subject: "Farmhouse" sizes

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

Dear Mayor and Councillors,

As a Richmond resident, I ask you to please do the right thing and vote for 400 m2.

Sincerely,

Peter Smith,

Resident of
Richmond, BC)



ON TABLE ITEM

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

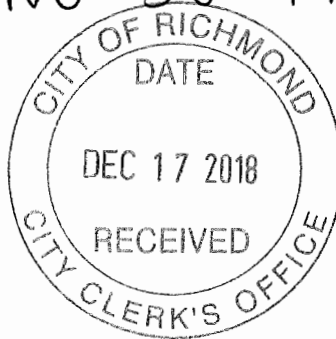
S

#102-3800 bayview st

Richmond B.C.
December , 2018

SEONG SU PARK

City of Richmond
Richmond City Hall
6911 No. 3 Road,
Richmond, BC V6Y 2C1



Schedule 83 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, December 17, 2018.

Dear City Councillor

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

The purpose of my writing is that I am a concerned Richmond citizen and taxpayer who voted in this municipal election. The original ALR Home size was 1,000 square meters. The previous Richmond council voted to reduce the ALR Home size 50% to 500 square metres.

However, the new Richmond City Councillors voted to reduce the ALR Home size, even further to 400 square metres. This has all been done in less than one year. This drastic change will affect many Richmond city residents by this decision.

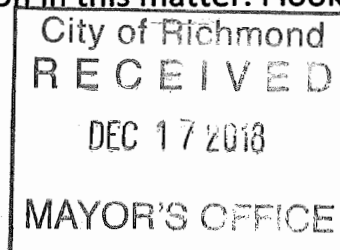
I strongly oppose the Richmond Zoning Bylaw 8500 Amendments, Bylaws 9965, 9966, 9967 and 9968. I believe that the City of Richmond needs to keep the Provincial Proposed Guidelines of Bill 52, and leave the ALR Home size at 500 square metres.

Therefore, I request that the Richmond City Council leave the ALR Home size at 500 square metres and if they wish to propose any further reductions in size to have a comprehensive public consultation process, not just a single hearing on Dec 17,2018 All property owners affected should have the right to a democratic process and all consequences be fully understood by all stakeholders before a final decision is made. The main purpose of reducing the home size on ALR land was to eliminate the monster homes... by reducing the size by 50% to 500 sq metres that problem has now been eliminated. A further reduction in size so soon (a few months later) is not appropriate and will cause an enormous amount of hardship, grief, stress and financial loss to Richmond residents and their families.

Thank you for your co-operation and consideration in this matter. I look forward to hearing from you.

Sincerely,

CC all City Councillors and Mayor



Richmond B.C.

December 11, 2018

City of Richmond
Richmond City Hall
6911 No. 3 Road,
Richmond, BC V6Y 2C1

Dear City Councilors

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

The purpose of my writing is that I am a concerned Richmond citizen and taxpayer who voted in this municipal election. The original ALR Home size was 1,000 square meters. The previous Richmond council voted to reduce the ALR Home size 50% to 500 square meters.

However, the new Richmond City Councilors voted to reduce the ALR Home size, even further to 400 square meters. This has all been done in less than one year. This drastic change will affect many Richmond city residents by this decision.

I strongly oppose the Richmond Zoning Bylaw 8500 Amendments, Bylaws 9965, 9966, 9967 and 9968. I believe that the City of Richmond needs to keep the Provincial Proposed Guidelines of Bill 52, and leave the ALR Home size at 500 square meters.

Therefore, I request that the Richmond City Council leave the ALR Home size at 500 square meters and if they wish to propose any further reductions in size to have a comprehensive public consultation process, not just a single hearing on Dec 17,2018 All property owners affected should have the right to a democratic process and all consequences be fully understood by all stakeholders before a final decision is made. The main purpose of reducing the home size on ALR land was to eliminate the monster homes... by reducing the size by 50% to 500 sq

City of Richmond
RECEIVED

DEC 13 2018

meters that problem has now been eliminated. A further reduction in size so soon (a few months later) is not appropriate and will cause an enormous amount of hardship, grief, stress and financial loss to Richmond residents and their families.

Thank you for your co-operation and consideration in this matter. I look forward to hearing from you.

Sincerely,

Fateh Sunderji

Fateh Sunderji
165-8279 Saba Road
Richmond BC
V6Y 4B6
CC all City Councilors and Mayor

Schedule 85 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: Marina szijarto <marinaszjarto@gmail.com>
Sent: Monday, 17 December 2018 10:31
To: Mayor and Councillors
Subject: Monday public hearing re max house size on ALR land in Richmond.

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

Dear Mayor and Councillors,

As a Richmond resident, I have been very worried to see the growing issue of mega mansions on Richmond's ALR lots. Not only is this an inappropriate use of prime farmland (that has and will become more of an issue for food security, something our elected officials should be very concerned about), it has also increased speculative development here in Richmond. Many of these giant building projects have led to illegal activities within the mansions (as I observed first hand on 4 Road area south of Steveston Highway, where drugs, gambling and sex trafficking was taking place).

The unrestrained house sizes continues to be the driving source of skyrocketing land values for agriculturally zoned land, and this is an issue that affects all of us and this communities future.

I am writing to ask that at Monday night's Public Hearing, you vote for 400 m2 (over 4,300 sq ft) as the maximum house size on ALR properties in Richmond.

400 m2 has been determined to be the appropriate size for Richmond to reduce speculation on agricultural land and to divert residential uses to city lots, as it is in line with the maximum house sizes on Richmond's city lots.

It is essential that Richmond takes this step to be seen as a leader in farmland preservation, no longer bowing to developer and real estate interests and the few "farmers" who are actually wanting to develop and subdivide their land, possibly under false pretences. There is no need to allow all ALR land owners to build a mansion, as bonafide farmers have always had the option to apply for a larger home through the Agricultural Land Commission.

House size is one of the largest determinants of the cost of farmland, and ultimately food security for us and our children - we need to encourage more land to be used for healthy food production and enable hardworking farmers to have access to land. By taking this step in reducing house sizes on farmland you will reverse a dangerous course. Please do the right thing and vote for 400 m2.

Thank you

Sincerely,
Marina Szijarto
Richmond, BC



ON TABLE ITEM

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

Schedule 86 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, December 17, 2018.

KARIN THAM
9600 Palmer Road
Richmond BC
V7E 5J9.

City of Richmond
Richmond City Hall
6911 No. 3 Road,
Richmond, BC V6Y 2C1



Dear City Councillor

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

The purpose of my writing is that I am a concerned Richmond citizen and taxpayer who voted in this municipal election. The original ALR Home size was 1,000 square meters. The previous Richmond council voted to reduce the ALR Home size 50% to 500 square metres.

However, the new Richmond City Councillors voted to reduce the ALR Home size, even further to 400 square metres. This has all been done in less than one year. This drastic change will affect many Richmond city residents by this decision.

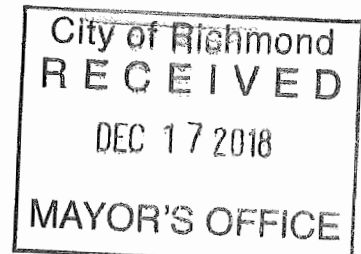
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Therefore, I request that the Richmond City Council leave the ALR Home size at 500 square metres and if they wish to propose any further reductions in size to have a comprehensive public consultation process, not just a single hearing on Dec 17,2018 All property owners affected should have the right to a democratic process and all consequences be fully understood by all stakeholders before a final decision is made. The main purpose of reducing the home size on ALR land was to eliminate the monster homes... by reducing the size by 50% to 500 sq metres that problem has now been eliminated. A further reduction in size so soon (a few months later) is not appropriate and will cause an enormous amount of hardship, grief, stress and financial loss to Richmond residents and their families.

Thank you for your co-operation and consideration in this matter. I look forward to hearing from you.

Sincerely,

CC all City Councillors and Mayor



Schedule 87 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, December 17, 2018.

73-5900 Muir Drive
Richmond B.C. V6V 2Y8

December 7, 2018

City of Richmond
Richmond City Hall
6911 No. 3 Road,
Richmond, BC V6Y 2C1

Dear City Councillor

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

The purpose of my writing is that I am a concerned Richmond citizen and taxpayer who voted in this municipal election. The original ALR Home size was 1,000 square meters. The previous Richmond council voted to reduce the ALR Home size 50% to 500 square metres.

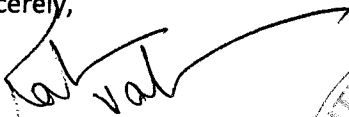
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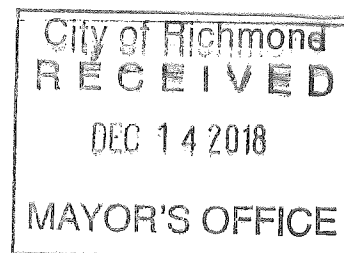
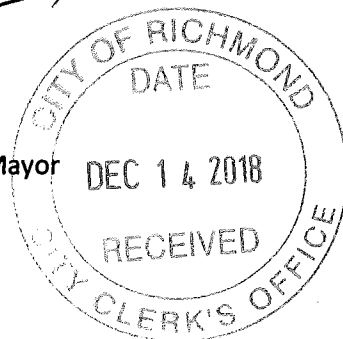
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Thank you for your co-operation and consideration in this matter. I look forward to hearing from you.

Sincerely,



Rahim Valiani
CC all City Councillors and Mayor



Schedule 88 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

Regarding Zoning Bylaw 8500 ; Amendment Bylaws 9965, 9966, 9967, and 9968.

As co-owners of the property at 14260 Westminster Highway in the City of Richmond, we take objection to these amendments for the following reasons. These amendments create a special set of restrictions for Richmond residents while the rest of B.C. operates on a different and more logical agenda.

Bylaw 9965 is a very restrictive and arbitrary set of rules that by including garages and outbuildings in the overall square footage allowance, further diminishes the allowable size of the actual family residence.

Bylaw 9966 / a refers to the "farm home plate" without supplying a definition of what that is.

Bylaw 9966 / c refers to the "farm house footprint", again without supplying a definition as to what distinguishes it from a "farm home plate".

Bylaw 9966 / c also states that the "farm house footprint " is restricted to 60 % of the maximum house size. How can a "farm house footprint" be smaller than the allowed farm house size?

Bylaw 9967 would amend the "Farm home plate " to include the septic tank and fields. Does this take into consideration the larger septic field systems that are needed , or will be mandated , for an area that currently sits below sea level with a very shallow water table? Most rural AG1 properties are not connected to the existing storm or sanitary sewer systems.

Bylaw 9966 / b is simply peevish. There is no good reason to restrict a house to 2 storeys with a height of 29.5 feet when you are in the middle of an acreage. Richmond currently allows many older residential units to be dwarfed by new homes that can completely block views and sun.

All in all , this set of amendments seems poorly thought out and is being presented at a very hectic time of year, not as a discussion paper , but as a dictate.

Our property has been in the same family for 64 years and these amendments , if adopted , would be another instance of penalization for long time Richmond residents.

Antonnetta Van Dyk

Linda McConnell



Schedule 89 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

MayorandCouncillors

From: Bruno Vernier <bruno.vernier@gmail.com>
Sent: Monday, 17 December 2018 10:36
To: MayorandCouncillors
Subject: PRO ALR max house size: 400 m2

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

Dear Mayor and Councillors,

As a Richmond resident, I have been extremely disappointed in the growing issue of mansions on Richmond's ALR lots. Not only is this an inappropriate use of prime farmland, it has increased speculative development, led to illegal activities in these mansions, and continues to be the driving source of skyrocketing land values for agriculturally zoned land. I am writing to ask that at Monday night's Public Hearing, you vote for 400 m2 (over 4,300 sq ft) as the maximum house size on ALR properties in Richmond.

400 m2 was determined by Richard Wozny to be THE APPROPRIATE FARMHOUSE SIZE FOR RICHMOND to reduce speculation on agricultural land and to divert residential uses to city lots, as it is in line with the maximum house sizes on Richmond's city lots.

It is essential that Richmond takes this step to be seen as a leader in farmland preservation, no longer bowing to developer and real estate interests. There is no need to allow all ALR land owners to build a mansion, as bonafide farmers have always had the option to apply for a larger home through the Agricultural Land Commission.

House size is one of the largest determinants of the cost of farmland, and by taking this step you will reverse a dangerous course. Please do the right thing and vote for 400 m2.

Sincerely,

Bruno Vernier
Richmond, BC



Schedule 90 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: De Whalen <de_whalen@hotmail.com>
Sent: Sunday, 16 December 2018 15:39
To: CityClerk; Mayor and Councillors
Subject: Public Hearing Dec 17, 2018 regarding farm houses on ALR

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

December 16, 2018

Dear Mayor and Councillors:

I am in favour of the recent decision to keep house sizes on Richmond's ALR to the maximum of 400 square metres. I live on the ALR in a modest house. All around us these perfectly good houses are being torn down and monster mansions are being built in their place. Two doors down, the person bought a beautiful hand crafted 4 bedroom house on acreage in July 2017, paying \$2.25 million. Somehow the house burned down three months later but luckily no one had lived in it since it was purchased. This new owner shoveled the house into a dumpster then put the land up for sale at \$2.68 million and the land sat there untended until recently.

About a week after City Council decided to reduce house sizes on ALR, the bulldozers arrived, breaking up the old foundation and shoving it into the acreage, likely to act as fill. Then dump trucks with sand finished the job. I am assuming this is one of the properties that is 'grandparented' in the permits process. As the sand and concrete extend far into the acreage, I expect another 1000 square metre monster house will be built on the site.

There is no need for such large 'farmhouses.' They are not being built and occupied by 'farm families.' If that were so, why don't farm families in other districts such as Delta and Surrey seem to require such large houses?

These large dwellings increase the price of the land so much, they take fertile farmland out of the reach of people who want to grow food for our growing population. Every monster mansion that is allowed, effectively takes the whole acreage out of the ALR without having to go to all the trouble of appealing their case.

I urge Mayor and Council to please stand firm and do not allow the 400 square metres maximum size to be increased again.

Sincerely,

Deirdre and Bruce Whalen
13631 Blundell Road
Richmond V6W 1B6

604.230.3158



"Small acts, when multiplied by millions of people, can quietly become a power no government can suppress, a power that can transform the world." Howard Zinn

"You can't undo the past. You don't have to feel guilty about the past. You don't even have to apologize for the past. All you have to do is say YES. Yes, this happened. We can start there." Richard Wagamese on Reconciliation.

ON TABLE ITEM

Date: December 17, 2018
Meeting: PUBLIC HEARING
Item: 6

Schedule 91 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, December 17, 2018.

MayorandCouncillors

From: Hollie Olivia Whitehead at Verité <hollie@veritedesigngroup.com>
Sent: Monday, 17 December 2018 14:02
To: MayorandCouncillors
Cc: Hollie Olivia Whitehead
Subject: comments for Public Hearing, Zoning Bylaw 8500, Amendment Bylaws 9965, 9966, 9967 and 9968

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



REGARDING: Public Hearing Agenda Item for December 17, 2018

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

Dear Mayor Brodie and Councillors,

I submit my comments as a residential designer who designs the blueprints for home in several municipalities, and as someone who had lived and worked in Richmond for many years.

Regarding proposed **Bylaw 9965** and **Bylaw 9968**: I urge NO CHANGE for the smaller AG-1 zoned lots and RS1 lots in the ALR.

Enacting a 400 sq.m. limit puts these lots at a crippling disadvantage. As I understand it, the intention here is to protect farmland. However, these proposed changes actually place these farmland owners at a substantial discrimination.

As one real-life example, a small (one-third acre) AG-1 lot I am working on for long-time Richmond taxpayers would suffer a loss of 2,680 square feet (249 sq.m.) compared with that exact lot if zoned as typical RS-1.

Why should AG-1 lots be penalized and RS-1 lots received significantly higher buildable square feet?

Under the proposed reduction, the exact lot zoned as AG-1 can only build 64% compared to being zoned as RS-1.

This proposed reduction to 400sq.m. is harmful in very real ways to real families and I urge you to dismiss this proposed reduction.

I support the earlier reductions in FAR but these new proposals go too far.

I also urge the City to refuse the amendment **Bylaw 9966 Part B**) regarding the height reduction. These properties are very often faced with irregular and difficult siting challenges and drainage issues and the 10.5m current Height allows for better problem solving and a service cavity for air-tightness which is becoming more critical with the newly introduced Energy Step Code. I recommend leaving the Height as is, at 10.5m

Bylaw 9966 Part C) regarding 60% for the home footprint is also problematic and should be refused. This proposal penalizes those who prefer an open skyline and choose a rancher style home. On the one hand the City is trying to limit heights, and yet, on the other, someone who chooses a low building is put at a disadvantage.

Bylaw 9968 should be refused for the reasons noted earlier. It places these landowners at a disadvantage compared to urban landowners.

Thank you for considering these proposed 'broad brushstrokes' in relation to real-world situations and properties. These are real people and lands being impacted, not simply numbered lots on a paper zoning map.

Respectfully,
Hollie Whitehead

Hollie Olivia Whitehead
Principal
Verité Design Group Inc.

VERITÉ

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France +33 (0) 6 40 59 16 27

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Schedule 92 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

MayorandCouncillors

From: Derek Williams <bopakderek@gmail.com>
Sent: Monday, 17 December 2018 08:43
To: MayorandCouncillors
Subject: Farm House Size

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

Dear Mayor and Councillors,

I am long time resident of Steveston, and over the years have watched our very precious farm land eroded away by massive homes.

Most of these are for speculation, with only a token gesture of legitimate farming activity.

Please vote for a maximum of 400 m2.

If a larger building is required for special reasons, then a bonafide farmer can apply for a special permit.

We all need to take responsibility to secure the ALR. And have it used for it's intended purpose.

A new generation of farmers need encouragement and support, larger mansions increase the dollar value, which in turn only allows the super rich to be able to purchase the land. Most of those are not farmers, they just use government loopholes to be able to pay lower taxes.

We have more people moving to the lower mainland all the time and they need food, Locally grown is-more healthy, for the residents, for Richmond, for the planet.

The ALR is protected land, and should not be used just to make money.

The people of Richmond voted for you to make the right decision, please take a stand and do your job.

Vote in favour of 400 m2.

Thank you

From Derek
604-961-4273



Schedule 93 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

MayorandCouncillors

From: Jim Wright <jamesw8300@shaw.ca>
Sent: Sunday, 16 December 2018 21:26
To: MayorandCouncillors
Cc: farmwatchexec@googlegroups.com
Subject: ysefyk

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

Dear Mayor and Councillors,

As you may have noticed, the word "ysefyk" found its own way into my recent message about Item 5, Dec 17 public hearing.

Googling ysefyk has yielded 1,260,000,000 results (one billion 260 million) in 0.47 seconds (less than half a second). The first result is "useful" ('yoosfəl). My intended meaning!

Jim Wright
Sent because it's enough to restore one's faith in the universe.
May your whole week be like that!

From: Jim Wright <jamesw8300@shaw.ca>
Date: Sunday, December 16, 2018 at 9:00 PM
To: MayorandCouncillors <MayorandCouncillors@richmond.ca>
Subject: Item 5, Dec 17 public hearing, Amendment Bylaws 9965, 9966, 9967, 9968

ysefyk



ON TABLE ITEM

Date: December 17, 2018

Meeting: Public Hearing

Item: #5

Mayor and Councillors

From: Jim Wright <jamesw8300@shaw.ca>
Sent: Sunday, 16 December 2018 21:01
To: Mayor and Councillors
Subject: Item 5, Dec 17 public hearing, Amendment Bylaws 9965, 9966, 9967, 9968

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

Dear Mayor and Councillors,

All the correspondence items for the subject, Item 5 of Dec 17 public hearing have one aspect in common. In every case, the writer misunderstands at least one basic aspect of the relevant bylaws. As a result, it would not be ysefyk for the City of Richmond to follow their wishes.

Since the writers implicitly wish to have a constructive role in the public hearing, I hope there's a diplomatic, constructive and efficient way to help them be more informed.

As an appendix, I'll provide my analysis notes below my name.

Sincerely,
Jim Wright
Richmond

APPENDIX: Analysis of letters re Item 5, Dec 17 public hearing

a) Alyshah Assar, Dec 7, 2018 letter, incorrectly states that "the main purpose of reducing the home size on ALR land was to eliminate the monster homes." Actually, the main purpose under the minister's guidelines is to divert residential construction from ALR farmland to residential neighbourhoods.

b) Hadi Bhatia, Dec. 7, 2018 letter: Same form letter.

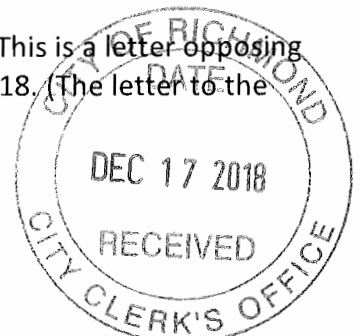
c) Naizer Kabani, Dec. 7, 2018 letter: Same form letter.

Also part of c, it seems)

Nick Kabani to Loo, Alexa, Dec 6, 2018 email. Says that 50% of the area of their property is in a riparian management area that cannot be farmed or built on, leaving them with essentially a 7,500 square foot building lot. With the basic formula for detached residential lots in Richmond, the maximum house construction on a 7,500 square foot lot is 3,500 square feet (plus about 500 square feet for a garage, if there is one). That is a smaller size than will usually be allowed under the bylaws that are being addressed, so the bylaws are not causing the feared hardship.

d) Ali Khoja, Dec. 7, 2018 letter: Same form letter as a, b and c.

e) Andrew Miloglav, email to Ian Paton, MLA, also emailed to council, Nov 26, 2018. This is a letter opposing Bill 52, which Richmond council is not considering at the public hearing of Dec 17, 2018. (The letter to the writer's MLA is only vaguely related.)



f) Salim Shivji, Dec 12, 2018 letter. While using different language, the letter again makes monster homes the issue. The writer also essentially advocates for diverting the construction of large residences *from* residential areas *to* ALR farmland. That is *opposite* to what the Ministry of Agriculture has been trying to accomplish for many years.

g) Fateh Sunderji, Dec 11, 2018 letter: Similar to the form letter, but minus the monster homes. It does claim dire consequences from a change that is “not appropriate.” However, the change to 400 square meters actually brings the Richmond regulation into an appropriate range—one that can be considered to meet the existing guidelines, as applied to Richmond by the late economist Richard Wozny.

Schedule 94 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, December 17, 2018.



December 14, 2018

To: Mayor and Councillors
To: John Hopkins, Planning & Development

RE: DEC. 17TH PUBLIC MEETING SUBMISSION
Richmond Zoning Bylaw 8500 and Amendment Bylaws 9965, 9966, 9967 & 9968

We write to you as 3rd generation farmers and life-long residents of Richmond. We feel this whole issue of house size is getting out of hand and some common sense is needed.

If you vote for this new proposal, you're sending the farming community a clear message that you only support small scale farmers and one type of farming, and that you're willing to throw your established farmers under the bus. The reality is, if you don't support your larger farms who produce most of the food, then you're not looking towards "food security".

The rules apply to lots that are .5 acre and up. There is a huge difference in what a .5 acre lot looks like compared to one that is 50+ acres. Why should a house on a 50 acre lot have the same restrictions as one on .5 acre?

Blanket resolutions placed on farmland may look good on paper, but they don't work in real life. Current building rules are now forcing the new home into a corner, moving onto farmable land, and crowding existing neighbours. Old building sites are better sites for a new home. Each large lot is unique and should be assessed separately.

We live in a modest 3000 sq.ft. rancher. Our home plate is .75 acre and includes the septic field. Our house is busy – sometimes we have just enough room, sometimes not enough. We hold meetings, gatherings and out-of-town friends stay with us. Our elderly mother is moving in with us soon. We will be tight for space.

Numbers have been thrown out there to restrict housing on farmland, but our question is "What about us?" If we had to rebuild in the future, we assume we need to comply with the new rules. At our age and looking to the future, now is NOT the time in our life to be adding stairs. Our preference would still be a one level rancher.

The new ALR rules would allow a maximum house size of 5382 sq.ft. Since Richmond has a 60% house footprint rule, we would only be allowed a rancher of 3229 sq.ft. which is a little bigger than what we have now. The ALC does not specify how many levels the house must have, nor do they deal with septic system placement.

The proposed only-in-Richmond rules would restrict house size to a maximum of 4305 sq.ft, which would only allow us a rancher of 2583 sq.ft., which is quite a bit smaller than what we have. Not only that, but the new proposals restrict our home plate to .247 acre which would include the septic field. This effectively makes our entire yard a septic field. Not acceptable.

We find the proposed rules to be OVERLY HARSH AND PUNISHING! And why are WE being punished in the first place? Ever get the feeling that you stayed too long at the party?

IF farmers are actually important to Richmond, why are you not taking us into account when you put up restrictions that stifle our growth? More stock should be taken in what the volunteer members of the AAC and Farmers Institute recommend.

Shouldn't the bylaws be written to first and foremost, protect the farming community, and all others have to be the ones to apply for the variances, instead of the other way around? It was stated at a prior meeting that the variance process costs about \$15,000 with no guarantee of outcome. When you create bylaws to stop other people from taking advantage, we are the ones that have to live with the consequences.

There are other issues that need to be addressed:

One is that the price of farmland needs to be reduced to the point where a new farmer can afford to purchase it. Another is that to attain food security we must save every square foot of farmland. Another is that we need to grow more fruits and vegetables to feed ourselves. We feel these issues are getting blown out of proportion.

Common sense tells me that IF you reduce the price of farmland, more non-farmers would buy up the land. An acre of farmland still costs less than a residential lot and you get more for your money. Real estate is a legitimate investment and no city bylaws can change that. Leasing land makes more sense as a farm business needs cash flow.

In Richmond, we have no shortage of food security. With our plethora of grocery stores, year round produce markets, and during harvest, seasonal markets, fruit/veg stands, farmers markets, we have overabundance. We easily import food that we can't grow here. This idea of growing everything to feed ourselves is not realistic, and not possible due to our climate.

During the harvest season, we already have so much waste. Growing more vegetables now as suggested will only add to the waste, and will take sales away from other farmers. When supply exceeds demand, it means that all farmers will receive a lower price. We need to save the land for the future, but overcropping it now is not the key. We need fresh crops during the winter, but that can't be accomplished in Richmond by soil based farming. In our climate, winter farming can only happen in greenhouses or soil-free indoor farming.

Full time farmers farm the majority of acreage in Richmond and collectively put millions of dollars back into the economy each year. We supply markets with local produce and our marketing systems ensure we have access to a variety of food. **Small scale farmers** farm a small acreage in Richmond but grow niche products and create different ways of direct marketing. They interact directly with the public and can be seen as ambassadors of farming. **To be a viable agricultural community, Richmond needs both.** We should be able to co-exist and work together, however too many non-farming groups got involved and have caused a rift.

It appears that the City is choosing to support one type of farmer over another. I believe this is happening because there is so much media misinformation. Farmers rarely seek out media attention. Activists use the media to further their causes. Due to this imbalance, the information that the people get is one-sided.

These activists need to take some responsibility for the rash of building that is happening now – this constant threat to keep reducing house/yard sizes has made landowners jump to build now or forever lose the ability to do so. As soon as land-owning-farmers speak out to protect our assets we are portrayed as “greedy”. This is offensive. Yes, we have some expectation that our main asset will increase in value, but that’s no different than anyone buying a house and hoping that it will increase in value. Farmers use their land values as collateral, the same as other homeowners can.

Possible Solution?

We are arguing over privately held land. If the public wants to control it, then the City needs to buy the larger tracts of land that come up for sale as farmers retire. Set up a fund now with all the money spent on permits on AG1 land, including property taxes. Ask the people of Richmond who petition to “save our farmland” to contribute their own money towards the fund. Buy the open land, seed it with grass, no pathways, no buildings. Just mow the grass and call it parkland or future farmland.

In this way, you can ensure that non-farmers will never own the land. It will not create more perishable crop waste from farming it. It will give the people much needed green space. It will ensure the land is there in the future when we need it. And it can be accomplished without putting the entire financial burden on the farmers. Of course there are hurdles to clear, like working with BC Assessments and the ALC.

The ALC was asked to set the house size limit at 5,382 sq.ft and that has been set in motion. Even before that becomes the regulation, this number is no longer good enough for some people who keep pushing for smaller and tighter. This new proposal takes a very heavy handed approach and discounts everything the farming community has spoken out about. Richmond does NOT need to set more restrictive rules than the ALC.

When voting, please be fair to your farmers who have to live with the results.

Wes & Grace Wright
11560 No. 3 Road
Richmond, B.C.
V7A 1X2

DATE: DECEMBER 17, 2018

A SPECIAL MEMO TO:

MAYOR MALCOLM BRODIE

COUNSELLORS:

CAROLE DAY

ALEXA LOO

CHAK AU

HAROLD STEEVES

BILL MCNULTY

LINDA MCPHAIL

KELSEY GREENE

MICHAEL WOLFE

My name is David H. Smith, and I live in Hamilton Village at 22650 Fraserbank Crescent.

I have been a resident in Richmond in 1983-1984 (1) and from 2003 - to the present. I have, over the years, lived in six other Lower Mainland cities / municipalities.

I started my work experience in 1975; I have been a retailer, an educator, a professional conductor of American Music Theatre, and now I am a licensed Realtor in British Columbia.

I have no issue with the current civic administration, however, I feel that I am compelled to prepare a statement on the issue of lot size and house construction size facing the residents of Richmond. I ask the indulgence of the Mayor and Council members to consider my words as advisement.

This issue of building on Richmond lands is complex, at face value. However, it is clear that, over the years, corporate and private construction of various sized properties in Richmond has grown at an exponential rate. Household lot sizes which were *de rigeur* a few years ago appear to be running contrary to some Richmond residents and some members of Richmond Council.

During the fall civic election campaign of 2018 it became apparent that some members of Richmond Council were running on a campaign platform of restricting the construction of excessively large houses on Richmond farm lands. I recall that I applauded this notion, and in fact, I cast my vote for many of you in the Advance Polling process, prior to my departure for the People's Republic of China, and the Republic of Singapore.

Now I do not have an interest per se in lot sizes, as I am not building a property on such, however, I believe, something must be stated when lot sizes are changed from 500 sq m to 400 sq m. This new measure of a lot size is a dramatic alteration to the ones that were being discussed prior to, and during, the civic election campaign.

Since the fall election, the numbers have changed. Questions such as: Are residential lots on River Road in Hamilton exempt from restrictions placed on ALR land? Are house sizes on River Road in Hamilton exempt from restrictions placed on ALR land? What happens to affected property owners in this case? What redress is available from Richmond City Council to them to mitigate this issue? If the issue is land and house construction size today, what will the topic be before Council tomorrow? Who knows? Answers to these questions need to be found - and soon.

The electorate is fickle. Shakespeare wrote: "Hell hath no fury like a woman scorned." Now to paraphrase the Bard, one might say that "The Electorate is fickle and hell hath no fury like an Electorate scorned."

There is a mandate from the people of Richmond - yes. That was granted in the recent fall civic election. Four years is a long time in politics - but I would suggest that - given the circumstances - the electorate will remember if civic bills were passed in haste. Governments are not voted out of office by the Electorate; they lose office by doing things that irritate the Electorate. British Columbia has a history of governments which enacted legislation too fast - and too much - without thinking of the Electorate. One only has to look back on the time of Premier Dave Barrett's NDP government from 1972 - 1975. Yes, December 11, 1975 was Dave Barrett's reckoning with the Electorate; he even lost his Coquitlam seat in the Legislature to an unknown used car salesman, Mr. George Kerster.

The issue tonight is not farmland or ALR or lot size. This issue is an apparent lack of due process and public consultation to the affected parties in a timely manner. It would appear that the rules concerning this issue have changed dramatically. Just like goal posts moving during a game. The original vote was to 500 sq m then, it was changed to 400 sq m at, an albeit, apparent whim. Why, one must ask? With the provincial government's Bill 52 Agricultural Land Commission Amendment Act, 2018, setting home size limits for 500 sq m for the entire province, and set for First Reading, Second Reading, Third Reading, and ultimately, to receive Royal Assent in 2019, why now?

The economy of British Columbia has, historically, been based upon 1) Forestry; 2) Mining; and 3) Tourism. Well, in 2018, it would appear that the Real Estate Industry is one of the leaders in the economic development in all areas of the province. That being said, one has to recognize the building and trades people of British Columbia; they are leading contributors to the British Columbia economy.

And again, one must ask, where do these individuals fit in with this scheme of reducing the size of a lot with no time for change or accommodation? Are these individuals, and their jobs, and livelihoods, supposed to be done away with?

Money flows from the owner of a property for redevelopment; the owner engages builders, architects, electricians, and so on, for construction. These tradespeople receive payment for their services and, in due course, pay for products and services in their own British Columbia communities. They play a vital role and part of the British Columbia economic stimulus.

This is the bigger economic picture for Richmond and British Columbia.

On a related point, the former Progressive Conservative Prime Minister, the Right Honourable Brian Mulroney, who won a decisive electoral victory in September 1984, in which he received the largest elected seat majority in Canadian electoral history [211/282 seats], decided to go against his "Sacred Trust" on not "clawing back" OAP

Pensions. The responding letter writing campaign waged by "Grey Power" individuals, (which, incidentally, included my father) prompted Mr. Mulroney to reconsider and rescind his order of financial pension clawbacks. He showed courage and a desire to focus on what the Electorate wanted - and showed leadership in listening to the voters.

Richmond City Council has a mandate from the Electorate for change - yes. But not to move the "proverbial goal posts" on construction related issues at an apparent "whim." The Electorate voted you in; the Electorate can vote you out. It is the Electorate - the people (in a Democracy) who holds the power. Council acts on the wishes of the public. Others may listen obediently to the voice of government with unquestioning and blind loyalty - but that should definitely not happen in democracy in Canada. A healthy democracy holds rigorous debate on the pertinent issues of the day.

In conclusion, it was the United States President Abraham Lincoln who declared:

"You can fool all the people some of the time, and some of the people all the time, but you cannot fool all the people all the time."

Thus, I respectfully beseech the members of Richmond City Council to consider carefully the rationale and efficacy of the recent land lot building size issue before them, and to vote this current proposal of construction size limits of 400 sq m down, and therefore, direct city staff to revise city policy that will align itself with the provincial government's plan for house size lots and buildings.

I trust that Richmond City Council will consider my comments in the spirit to which they were spoken.

Respectfully submitted,

David H. Smith.

22650 Fraserbank Crescent, RICHMOND. B. C.

778 928 8828; davidhsmith2010@gmail.com

Mayor Brodie and Councillors,

Recent correspondence to Council about house construction on ALR farmland shows basic misunderstandings, over and over. Let's start with what is actually **true**.

First, there is NO upper limit on ALR house size in Richmond. As an example: If a farmer shows a farm need for a 15,000 square foot farmhouse, Council can permit it under Bylaw 9706.

Second, a key intent of the limit on building huge ALR houses is "directing the largest residential uses in a community to **non-farming** areas." (That is from Section 2.4.6 of the *Guide for Bylaw Development in Farming Areas*, <https://bit.ly/2QDh5Tq>).

Third, the late Raymond Wozny's calculation of about 400 square metres is at the very top of the ALR house size range that would credibly apply that Ministry guideline to Richmond. One can actually make a strong argument for a 300 square metre limit in Richmond.

Fourth, defending our food security and the ALR in Richmond is *everyone's* right and responsibility. One does not have to be a farmland owner to have the right to care and take action. Similarly, to care about the dog bylaw, one does not have to be a dog owner.

Fifth and last, yes, that's self-evident. I think it's *all* self-evident, as are the higher values. The vast majority of British Columbians support the ALR. We want to be good stewards of our farmland because it is self-evidently the right thing to do for our fellow citizens of Richmond and British Columbia and Planet Earth and for those who follow after us.

*Jim Wozny, Item 5, Dec 18, 2018
8300 Agordo Dr., Richmond*