

<u>Candidate name</u> (position running for in brackets, alphabetical order)	Question #1:	Question #2:	Question #3:	Question #4:
Malcom Brodie (mayor)	Assuming the Ministry enables it, would you vote to support reducing the Richmond maximum ALR house sizes to further bring it in line with the average house size on city lots (approx. size 3200-4200 square feet) ? Yes No	IF the Ministry of Agriculture doesn't address house size in legislation this fall, would you actively recommend amending Richmond's farmland house size bylaw and vote to restrict house sizes on farmland to the maximum of 3200-4200 square feet immediately? Yes No	What do you think the city can do to help support legitimate farming in Richmond? (Maximum 100 words)	Do you have any innovative ideas on how Richmond can address the issue of mega mansions that have already been built on farmland to minimize their impact on farming? (Maximum 100 words)
Donald Flintoff (mayor)	NO – I have supported the Provincial guideline for house size of about 5300 sq.feet. However, the full 5300 sq.feet should not be on one floor only. The added emphasis should then be on limiting the size of the house footprint which would then be in the range of 3000-3500 sq.feet. This would maximize the amount of land remaining for agricultural purposes to address the issue.	NO – I have supported the Provincial guideline for house size of about 5200 sq.feet. In addition, limit the footprint to 3000-3500 sq.feet to further address the issue.	To support commercial agricultural activities in general, the city can advocate for further review of the regulations surrounding taxation and farm assessments. This is in addition to addressing farmhouse size and limiting the types and construction of greenhouses and accessory buildings. We will also continue to limit access by paved roads or servicing in the farmland.	To encourage better use of farmland, we could review the regulations around taxation and assessment of farmland generally including the residences on farmland. Tighten up the regulations on the thresholds for farm classification of all the land.
Roy Sakata (mayor)	Yes	Yes	My website contains several suggestions - https://donaldflintoff.wordpress.com/platform-2/ One of the ways to support farming in the ALR is to consolidate the small lots into farmable lot sizes that are suitable for farming. We must look to our own food security and enhance our soil management.	My website contains several suggestions - https://donaldflintoff.wordpress.com/platform-2/ Megahomes have been an unresolved issue in Richmond for some time and now we have mega-mansions. This Council has allowed this situation to fester in Richmond for some time. Hopefully, this incoming Council will finally address the issue permanently. Considering the potential growth that will occur, we have delayed the decision to act for too long. I oppose mega-mansions within the ALR and if elected I will push for a provincial government ministerial regulation for Richmond to revise the tax assessment of these existing mega- mansions, and place zoning bylaws in place to bring it in line with urban dwellings.
	Yes	Yes	Follow with staff recommendations on house sizes and support farmers in adopting	Implement the ideas expressed (in Question 3) and rezone a 3 meter perimeter around mean

			technological innovations similar to farmers in Holland who have increased their per average tonnage (e.g. potatoes 0 for greater profitability. Holland's agriculture production is second to the USA	homes and tax them in accordance with residential taxes structure. NO AGRICULTURAL TAX CONCESSIONS TO MEGAHOME OWNER!
Andy Chiang (councillor) INDEPENDENT	Yes	Yes	Designated farmland that is no longer used for farming should be taxed at an increased rate to encourage the occupants to use the land as it was intended. This can be grandfathered in, so that it does not affect current owners, but future owners should be passionate about agriculture and not just seeking land and extreme housing. Farmland that is currently being used appropriately, and passes certain criteria (such as production weight), could be eligible for a progressive rebate. This will further incentivize usage of space, and increased productivity from current farmland.	Creating an event where Richmond residents can participate and understand the importance of local farming and produce. This could include regular farmer's markets held near the "mega mansions" can help draw awareness and at the same time, encourage action from its residents. This can be used as an opportunity to educate residents, as well as a form of entertainment that's wholesome and family-oriented. Mega-mansions that currently exist and participate in the farmer's markets growing produce for sale (with requirements met), could be eligible for a rebate to encourage the proper use of their land.
Carol Day (councillor) RITE	Yes	Yes	Farm Land must be utilized for growing food and I want to register all farm land in the city, offer a service whereby landowners can find farmers to lease their land and then receive the tax benefits. Groups like Young Agrarians youngagrarians.org are already doing this work and the city could partner with them and other groups to create a robust farming community. We need to encourage long leases by offering financial incentives to reward land owners who embrace farming. Only by recognizing the importance of our top quality soil can we feed ourselves in the future.	Mega Mansions that already existing on farm land are grandfathered so there is little we can do but if no farming is occurring then residential property taxes should be charged on property assessments that reflect the size and scope of the mansion. We should seize houses that host illegal activities such as brothels and gaming houses and turn those buildings into community assets like a palliative care home or seniors residence. Our newest Fire Hall is 25,000 sq ft and some of these houses are 22,000 sq ft so if we get the opportunity lets use them for community benefit.
Kelly Greene (councillor) RCA	Yes	Yes	Farming in Richmond can be supported by reducing house size to the provincial guidelines, so that we can get speculators off farmland. Working with other agencies, such as Kwantlen Polytechnic University, and Young Agrarians, is another priority, so we can facilitate access to farmland to those that want to farm. Additionally, we want to work towards the creation of a farming co-op, so that quality farmland can be accessed by young farmers.	Mega-mansions that have been built or approved, cannot be undone, and they have had a significant impact on the ecology, drainage, and pricing of farmland. Since they cannot be removed, we are only able to ensure that the mega-mansions are used in ways that comply with Richmond bylaws. Across the city, we will direct the proactive enforcement of our bylaws, including Short Term Rental. We will work with RCMP when appropriate, for example shutting down a gambling den.
John Roston (councillor) INDEPENDENT	Yes	Yes	The most important problem is support for young farmers who must lease farmland. Farmland owners typically restrict leases to one year in case they decide to sell. This prevents	Richmond should lobby the provincial government for a law like the one I proposed in meetings with the Minister of Agriculture and Leader of the Green Party. It would require a

			young farmers from making essential major investments like drainage which require a long lease to reduce the cost per year. There should be a separate very low tax class for farmland leased on conditions set by the City. These conditions could include a five-year term with option to renew for five additional years and requirements for water and electrical connections at the farm gate and easy access for farm vehicles.	permit from the Agricultural Land Commission for the transfer of beneficial ownership of farmland. Permit approval would require the new owner to provide either an approved business plan for a productive farming activity or an assignment to the ALC of leasing rights for the farmland. The ALC could then lease the farmland to farmers at standard rates and conditions. Over time, much mega mansion farmland could be recovered.
Judie Schneider (councillor) RCA	Yes, I would vote to support reducing the Richmond maximum ALR house size to be in line with the average house size on city lots because that is what the guidelines actually suggest, when correctly interpreted.	Yes	Richmond can support legitimate farming by passing a bylaw following the housing size guidelines set by the Ministry of Agriculture, creating a farm co-op, lobbying large, chain grocery stores to change their policies on minimum order fulfillment to give small farms a chance to sell in that market and lobbying the provincial government to legislate minimum farmland leases of at least 5-10 years, (France's is 9 years; 3-generation farm tenancies are common in England) so farmers have the stability to improve the land, thereby creating a better working environment.	The city should lobby the provincial government to promptly increase the minimum income earned by farming in order to qualify for the Farm Tax break and apply the Foreign Buyer's Tax to farmland. Richmond city should also actively monitor farmland for illegal dumping and illicit activities (birthing hotels, Airbnb's, casinos, etc.). If the mansions are discovered to be purchased with illegal funds, they should be seized and turned into something useful for the community and the farmland itself should be leased out to farmers by the city at a reasonable rate and term.
Niti Sharma (councillor) RITE	Yes, because three quarters of Richmond's ALR lots are less than five acres and the size of house allowed on these lots should be less than maximum provincial guideline. This measure will prevent ALR from being misused for residential speculation.	Yes, keeping in mind that if a farming family applies for a variance on basis of a larger family size and they are actively farming the land, they will have the opportunity to present their case before the council and their application reviewed fairly.	The city needs to lobby the province for more equitable and long term leases for leasee farmers actually farming the fields and build some modest housing and decent permanent bathrooms for farmworkers on the farm home plate instead of the swimming pool and tennis courts. This accommodation could be a small laneway home for the permanent leasee farmer and a shade structure and bathrooms for temporary workers. <ul style="list-style-type: none"> Richmond needs to build a visual farm catalogue (not just an online directory) accessible to the public with the address, contact information, produce and months that the farm is open to the public. Lobby the province for having a tax on mansions on ALR that are not farming their land and a tax for leaving the farmland fallow without leasing it out. 	These are privately owned properties, so is it likely not possible to do much from a city point of view. However, the city can start a conversation with the owners for leasing these empty properties out to the city for long term affordable leases to: <ul style="list-style-type: none"> Convert some farm homes that are empty to become seniors housing by having elevators. Consider the option of in-residence programs for young farmers. Consider modifying the interior to make them purpose built affordable rental units or temporary farm worker units.
Kerry Starchuk (councillor) INDEPENDENT	Yes	Yes	Provide grants to support legitimate farmers in their lease of land. Put in measures to ensure	Ensure that if they are empty mansions the city taxes them to a point where it would be prohibitive to have them sit empty. Should they

			land is leased at rate in which the farmers can make it profitable for their time and efforts.	be used as a "hotel" fine to the point that it would be prohibitive to sit empty. Again prohibitively tax the land if it is not being used for farming. This would ensure land is being used and hopefully keep lease prices at a fair cost.
Harold Steves (councillor) RCA	Yes	Yes	In 2006 at the Habitat Forum in Vancouver the FAO warned of impending crop failure and famine in many parts of the world due to increasing drought. A group from IESCO met with mayor Brodie, Linda Barnes and myself from Richmond Council , Chak Au from School Board and Skip Triplet from KPU. They recommended a farm school to teach urban agriculture so people in cities could feed them selves. As a result "Municipally Supported Agriculture" (MSA) is being established on the Garden City Lands with incubator farms on other city lands at Terra Nova, the (Fantasy) Gardens site and at the south end of gilbert Rd. . From incubator farms on City lands farmers will have to negotiate long term leases on mega-mansion lands	Putting fill or hog fuel on Richmond farmland should be banned and long term leases required of non farm mega-mansion owners to provide parcels around the mega-mansions for young farmers to grow vegetables and .leafy greens. Increasing or lowering taxes can be used to get the land into more productive use. The Mansion phenomenon occurred along South Granville In Vancouver after WWI and during the "roaring 20's". In the 50's and 60's many of the mansions became rooming houses and they were later replaced with apartments. In many parts of Japan no new housing is permitted on farmland at all. Eventually the Japanese model will be adopted here and the mega mansions would make great co-op housing for the farmers
Jack Trovato (councillor) RCA	Yes	Yes	I believe there are a number of ways the city can support legitimate farming in Richmond. Most importantly, we need to restrict housing sizes to ensure there is farmland available. We should advocate with the provincial and federal governments for innovative programs which will encourage young people to go into farming as a career. After consulting with farmers and students, these programs could include farming cooperatives, agricultural education scholarships, promoting free or inexpensive mentorships programs with agricultural experts, and perhaps a city liaison to work with different government levels on behalf of farmers.	Ensuring that the mega-mansions already built on farmland do not negatively impact farming more than they already have will be a tough job for any city council. We can't force people to use their property for farming, even if it is under the Agricultural Land Reserve. We can, however, make sure that all by-laws the city has regarding private residences are enforced. That means we will proactively investigate what uses these mega-mansions are involved in. We will ensure compliance with the city's Short Term Rental bylaw and we will not tolerate businesses not suited to a private residence.
Michael Wolfe (councillor) RITE	Yes	Yes	With new leadership the City can provide the site-specific services to better the conditions for farmland (ALR and non-ALR), such as an ongoing promotion campaign for the public to buy and eat local, appointing a diversity of legitimate farmers to the Agricultural Advisory Committee and listening to their needs. The City can prioritize irrigation improvements and coordination of under-utilized farmland to provide access and incentives for new farmers	The City must coordinate the use of the existing structures so they have a purpose to support the farmland. Retrofitting buildings will provide local jobs. Indeed some could be used for housing populations in need, like emergency shelters, care homes, etc. Some of the mansions could become co-op housing for families that work the land. As an educator, I would utilize these building for a farm school, so students have learning spaces while applying their knowledge

			(e.g. long-term stable lease agreements). To bring us into a future with farming in Richmond soils, we must urgently lower the cost of farmland; so new bylaws (and enforcement) will be needed.	directly to the land outside. The large kitchens and storage spaces would serve well to process the food onsite, adding value to our crops
Henry Yao (councillor) RITE	Yes	Yes	The reality is farming in Richmond farming is not a very profitable business and the City must find ways to help alleviate legitimate farmers' livelihood. From tax reduction to buy local promotion, we need to find ways to encourage agricultural land been used as farmland. I would also entertain the idea that farmland not used for farming purposes for more than a year should be taxed at a different rate instead of agricultural zoning rate.	It is a complex issue and greater exploration is needed; however, I am interested in entertaining the idea of increasing property tax house on farmland that is larger than the restriction. For example, assuming the City applies the provincial guideline of 5,382 square feet. If a housing is 10,382 square feet, 5,382 square feet will be taxed at the normal rate while 5000 additional square feet will be taxed at a higher rate. All the additional tax revenue will be earmarked for farmland conservation initiatives.

Richmond FarmWatch did NOT solicit responses from the six councillors who have continually voted against Ministry of Agriculture Bylaw Guidelines for house size on ALR properties:

- Chak Au, RCC
- Derek Dang, Richmond First
- Ken Johnston, RCC
- Alexa Loo, Independent
- Bill McNulty, Richmond First
- Linda McPhail, Richmond First

Richmond FarmWatch did NOT receive responses from the following Mayoral Candidates:

- Lawrence Chen
- Hong Guo
- Cliff Wei

Richmond FarmWatch did NOT receive responses from the following Council Candidates:

- Adil Awan, Independent
- Parm Bains, RCC
- Theresa Head, Independent
- Jonathan Ho, RCC
- Sunny Ho, Richmond First
- Andy Hobbs, Richmond First
- Peter Liu, Richmond First
- Dennis Page, Independent
- Patrick Saunders, Independent
- Manjit Singh, Independent
- Jason Tarnow, Independent
- Melissa Zhang, RCC
- Zhe Zhang, Independent