

The Garden City Lands "public consultation"

The Garden City Lands application gives the impression that the public have been meaningfully consulted about the project and application. For instance, "3.0 Public Consultation" (pages 22-25 of Appendix 5), describes "three crucial phases for public engagement." I contend that the consultation has been largely a façade and that the public have often been misled, manipulated, and ignored in the first two phases.

The third phase would be post-exclusion. With the Lands' dollar value multiplied fifty-fold by then and with the City getting no land unless each step meets the approval of its partners, there would be less possibility of real consultation than pre-exclusion.

The applicants initially made much of the "public consultation," presumably expecting to use it to prove to the Commission and community that they had public support. As it turned out, citizens soon identified the shortcomings of the methods and discredited them.

Since Canada Lands Company is the project manager for exclusion application, this analysis inevitably reflects on the credibility of that party in the three-party applicant consortium, as well as on the credibility of the other two parties to a lesser extent. One aspect of the public consultation is that it showed that the parties are not as credible as one might expect, at least in matters related to the Garden City Lands.

In this submission, I will analyze the consultation in the first phase and then briefly address the second one. The first phase consisted mainly of the following:

- Richmond Community Survey
- Open house display boards and open house survey
- Notices of application on the Lands
- *Garden City Lands in Richmond's City Centre* brochure

Richmond Community Survey

The so-called Richmond Community Survey in 2007 was used to mold opinions under the guise of gathering them. In the survey report, there are figures for support of the Garden City Land agreements, as expressed early and late in the phone interviews, and those statistics seemingly show that respondents became more supportive while being interviewed. However, far from proving public support, the figures show that misleading methods begot misleading results.

To understand better, let's delve into an example. First, the context: only a minority of the respondents initially said they understood the ALR or were aware it includes the Garden City Lands. Most of them had to rely on what the interviewers told them. When asked the key question of whether ALR lands can be used for non-agricultural community use, the respondents did surprisingly well, with only about a quarter of them choosing the incorrect answer. (The question was fuzzy, but I am saying that "Yes" is better than "No" because ALR can sometimes be used for non-agricultural community use.)

Now the mind-boggling part. All the respondents were then told this: "In fact, lands in the ALR may *only* be used for agricultural and *not* for other community uses." Of course that is wrong. People who are familiar with the *Agricultural Land Commission Act* know that the Commission may permit non-farm use "on any terms the Commission considers advisable" (*ALC Act*, 29.1b), typically for uses that don't compromise the farmland's long-term viability for farming. What's more, the "survey" company's press release would later express the same correct fact. The press release correctly states that "playing fields, recreational and cultural amenities . . . would require application to the Agricultural Land Commission to either remove the land from the Agricultural Land Reserve or obtain special approval from the Agricultural Land Commission for non-farm use" (www.richmond.ca/news/2007_city/communitysurvey.htm, September 18, 2007).

The falsity highlighted in this example was fed to the respondents at a pivotal point. It undoubtedly misled them, inflating the figures that the survey leaders construed to be support. The example is just the tip of the iceberg.

The survey results are based on responses from 508 Richmond people. Those were citizens who consented to be interviewed with the expectation that their input would be gathered for the common good, not manipulated. And the situation was actually worse than that, as has been explained by one of the citizens who were interviewed. For the rest of the story, please see the letter to the editor from that Richmond citizen, Barbara Huisman, on the next page.

Thursday, October 25, 2007

Letters

Garden City lands phone survey was skewed

Editor:

Thank you to Jim Wright for his Oct. 20 Digging Deep column.

I thought I was the only one who thought the Richmond community survey regarding the Garden City lands was a scam.

I myself received a phone call asking for my responses to this survey. I tried to answer, but it soon became clear that real feedback was not what this survey was about.

They start by asking if you know what the Agricultural Land Reserve is. I did. Was I aware that it included Garden City Lands? I was. From there it went downhill. I was expecting to be asked if I was in favour of removal of the lands (which I am not) but to my surprise that question never came up! Instead the questions seemed to be geared towards getting me to say what kind of development I would favour. I could see that what they wanted was to be able to come back to the community and say that a majority of the community wants a certain kind of development. It sounds very democratic on the surface.

I told the interviewer that the survey was skewed and that I wanted to voice my objection to the removal of the lands. But there was no place for that opinion. She was sympathetic but there was nothing she could do, she said. So I said I would have to opt out of the survey, because I wouldn't have my responses turned somehow into support for development of those lands.

So when Jim Wright writes about the 508 people that were interviewed (and sure enough the results were skewed) it is inter-

esting to think that people like myself, who know what the ALR is about, are not in those numbers. I wonder how many others had to abort the survey for similar reasons?

In short, we can't trust the results of this survey.

Barbara Huisman
Richmond

Open house display boards

In February 2008, the applicants held a series of open houses with related communications materials that included a set of display boards (attachment 9 of application appendix 5). As an example of the kind of information provided to the open house visitors, I will analyze the images, particularly the photos. In application appendix 5, the images are described as "images of the potential development built forms and open space" (p. 23). I do not know what the term "development built forms" means. However, since the Garden City Lands Coalition had members interacting with the public at all the open houses, I do know that the visitors assumed the display board photos were meant to enable a good impression of what the proposed development would be like.

In the analysis, the 54 relevant photos (all the photos except aerial shots and transit images) consist of the following:

- 20 of open space/park

- 17 of food growing and food

- 9 of low-rise buildings ("low rise" = 3-5 storeys, according to Appendix 10)

- 8 of sports

The photos include no high rise buildings other than in the distance in one photo of open space. In contrast, analysis of the proposed development shows that almost all the construction would have to be high rise (6-16 storeys, according to Appendix 10). If the trade and exhibition centre goes ahead, 65% of the Lands will be covered with high-density construction. Without the trade centre, 57.5% would go to high-density construction. (That's because the purchase agreement allots an extra 7.5% of the Lands to the Band-CLC partnership in that event.) While the display board photos show ubiquitous sunshine, the City spaces scattered throughout the property (as specified by both the MOU and reiterated in the purchase agreement) would very often be in the shadow of the high rise buildings.

In brief, five-sixths of the photos show open space and activities that could be permitted *with the Lands current status as ALR land*. In contrast, the images do not realistically depict the proposed development; on the contrary, they ignore the high-rise construction, which is what the development is all about. Predictably, open house visitors looked mainly at the pictures, rather than the overwhelming text. (I and other Garden City Coalition members attended and chatted with the visitors.) Therefore, I conclude that the visitors were misled, not meaningfully informed. Many of the visitors may have seen through to the truth, but that was typically *in spite of* the display boards or *in reaction against* them.

Open house survey

The public relations staff at the open houses, who were friendly and capable, passed out survey forms to the visitors and also pointed out the option to fill out the survey online. The applicants have included the open house survey results with the application. I find them revealing, as I believe the Commission will if the panelists can somehow find time to go through the comments in the completed surveys.

As those of us who tried filling out the survey know, it was difficult to fill it out in ways that would not enable the applicants to "show" support for the application. The questions are skewed, with limited options. For example, there is no built-in way for respondents to indicate that they do not want the lands to be removed from the ALR, an option that the respondents would most likely have overwhelmingly chosen that option, as they did in newspaper polls (e.g., 92% opposed to ALR removal).

Sound statistical analysis of the survey forms would show strong support for ALR-permitted uses of the lands. More important, the opinions expressed in comments, which the survey designers could not skew, are enlightening. A representative example is this comment from a retired Richmond farmer:

There will be no benefit to Richmond as long as land speculators continue to buy farmland for the single purpose to make windfall profits through rezoning sooner or later with no work—and very little cost: a scandal of our times where the rich continue to get richer at the expense of the rest of society. (John Massot)

Here is another representative comment, this one related to question 3:

This sentence is extremely difficult to understand. I am not sure I understand it, and I am university educated and English speaking. I strongly disagree that developing the Garden City lands will benefit agriculture. Please make your questions simpler. Otherwise your results are questionable.

I hope the commissioners find out from the comments what the community really thinks.

More specifically, I wish to bring attention to the egregious question 6, the question that everything else in the open house survey leads up to, presumably in order to get respondents to express support for the proposed development:

The principles of "Smart Growth" involve urban development approaches that are socially, environmentally and fiscally responsible. The Smart Growth principles are: building a complete community; building green; building economic vitality; and fostering a legacy. The agreement between the three partners will allow the City of Richmond to follow these Smart Growth principles on future development of Garden City Lands. Do you support future development of Garden City Lands based on the Smart Growth principles? ("Feedback Form," p. 4)

It's safe to say that the opponents of the exclusion application (along with the supporters) support any future development of the Lands being based on Smart Growth principles, so our answer would be "Strongly agree." However, that would be incorrectly taken to mean support for the proposed development, which is *not* based on genuine Smart Growth principles. The stated phrases describing "Smart Growth" in the question are nice sentiments, but they are not the principles stated by Smart Growth B.C., which are consistent with the principles of other Smart Growth America and Smart Growth Canada Network organizations.

The falsity of representing the proposed development of the Garden City Lands as "Smart Growth" (and it was a capitalized "Smart Growth," by the way) was so extreme that the executive director of Cheeying Ho went beyond Smart Growth B.C.'s usual practice of not commenting on specific local issues. She sent Richmond council a diplomatic but strong letter. After quoting question 6, Ms. Ho wrote:

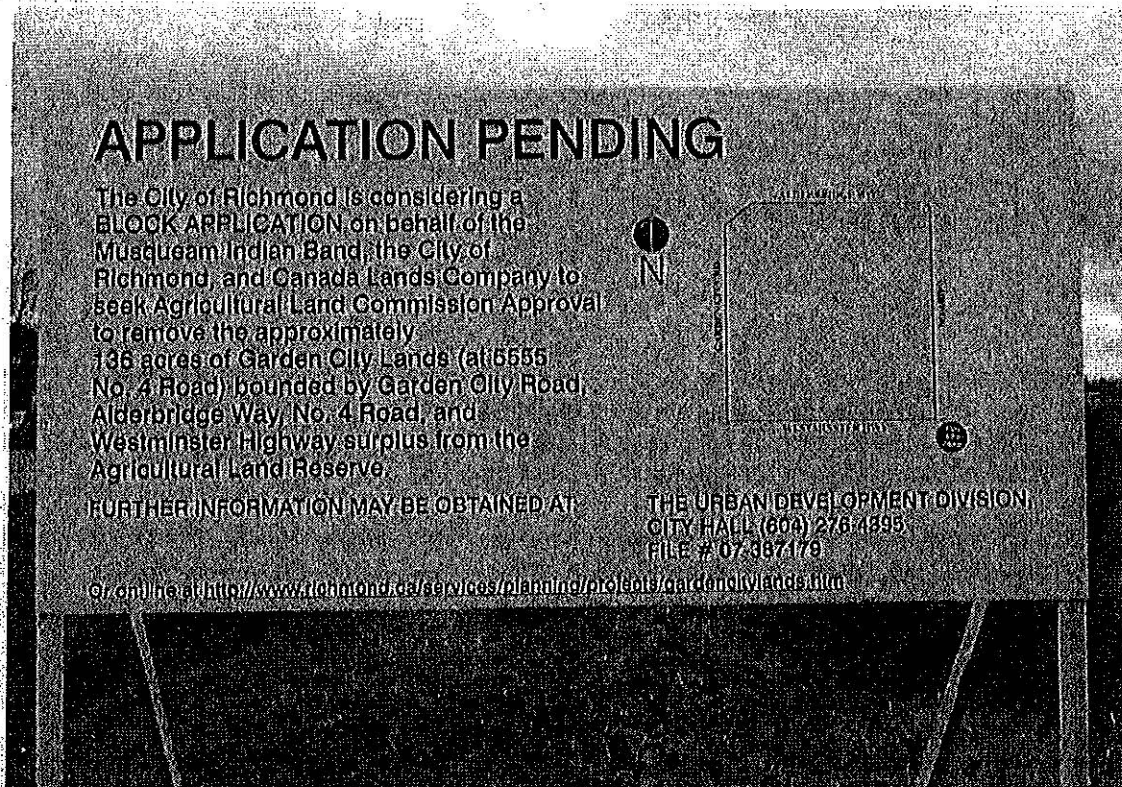
However, one of the key smart growth principles absent from the above statement is to "Protect and Enhance Agricultural Lands" including land within the Agricultural Land Reserve (ALR). This principle is included in the definition used by dozens of smart growth organizations and advocates from across North America. Furthermore, for a project or proposal to be considered "smart growth" it must incorporate not only some, but all of the principles: [The ten principles were then listed.]

We are therefore writing to request that the term 'smart growth' be removed from the Garden City Lands public consultation process and that all principles of smart growth (including farmland protection) be used when defining the term in the future. (Feb. 20, 2008)

Despite Ms. Ho's letter, the project manager and the other applicants have not publicly acknowledged their error. I can only assume that they see nothing wrong with misleading the public in such a serious way—misconstruing and devaluing the important concept of "Smart Growth" while supposedly informing the citizens and learning from them.

Notices of application on the land

This is a relatively minor point, and the error I will point out may be simply a matter of sloppy information. However, it is still part of the pattern of misleading and confusing information in the applicants' engagement with the public.



From February 2008 on, signs with the content shown above were posted around the Garden City Lands. The photo shows misleading wording. According to the signs, the Garden City Lands are "*surplus* from the Agricultural Land Reserve." Since they have not been excluded from the ALR, they are not surplus to the ALR, and they are also not surplus to anything. They were *once* surplus to federal needs, but they are *not* surplus *now*.

Beyond that, it happens that they are quite likely not to be surplus later if federal ownership of the Lands is restored. Hon. Gerry Ritz, Minister of Agriculture, responded to a Garden City Lands Coalition petition with the somewhat encouraging letter that I am providing on the next page.

Minister
of Agriculture and
Agri-Food
and Minister for the
Canadian Wheat Board



Ministre
de l'Agriculture et de
l'Agroalimentaire
et ministre de la
Commission canadienne du blé

Ottawa, Canada K1A 0G5

JUL 08 2008

Quote: 120372

Mr. Jim Wright
President
Garden City Lands Coalition Society
8300 Osgoode Drive
Richmond, British Columbia V7A 4P1

Dear Mr. Wright:

Thank you for your letter regarding the Garden City Lands Coalition's basic petition to restore the ownership of the lands for program needs within the Agricultural Land Reserve. The concerns of the public are important in developing public policy, and I appreciate being made aware of the views of the many signatories of the petition you enclosed.

Prime Minister Harper and the Government of Canada are developing Canada's next generation of agricultural programming, Growing Forward. Under this new policy framework, we will develop programming focused on science and innovation, the environment, and competitiveness for producers and the agri-food sector.

The federal government is supportive of efforts in British Columbia, and elsewhere in Canada, to protect agricultural land for the future. We are following with interest the initiatives of communities, community organizations, universities, and colleges to promote urban agriculture.

While Agriculture and Agri-Food Canada does not currently have a program requirement that could accommodate the Garden City lands, should these lands be available in the future for agricultural uses, the Department would consider that option.

Again, thank you for writing to me on this matter.

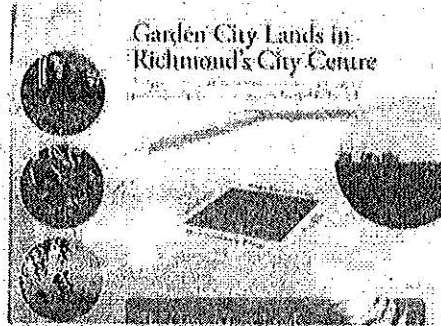
Sincerely,

A handwritten signature in black ink, appearing to read "Gerry Ritz".

Gerry Ritz, PC, MP

c.c.: Mr. John Cummins, MP

Canada

Garden City Lands in Richmond's City Centre brochure

Prior to the public hearings, the applicants sent a lavish brochure—four large pages printed in colour—to almost all Richmond homes as a newspaper insert. I described it in my submission to the Garden City Lands Public Hearing on March 12, 2008:

It appears to be an expensive brochure for a luxury upscale development, "Garden City Lands in Richmond's City Centre." That kind of brochure would typically show what the homes are like. However this propaganda flyer shows buildings that are not like the typical buildings. Out of the eight buildings that look as though they might be part of the development, only one has more than four levels. The other seven out of eight are all three or four levels, including parking. Even the City's general manager of planning and development has said more than once that the buildings would be mid-rise, which means six to twelve storeys (with one or two parking levels as well). If the buildings would fit into the mid-rise category, most would be near the top of that range. In other words, the photos throughout the propaganda flyer provide a thoroughly false impression of what the buildings and development would be like. It's just like the thoroughly irrelevant photos that a Canada Lands person went on and on showing us yesterday. (Day 2 submission, p. 22)

Once again, the project manager, presumably with the acquiescence of the other applicants, had gone to great expense to mislead the people of Richmond about the proposed development of the Garden City Lands. It seems likely that one reason for doing that was to be better able to show community consultation, community need, and community support when bringing this application to the Commission. However, any community support the applicants may have attracted would be meaningless, since it would be support for a fictional development that is very unlike what will come about if the Lands get excluded from the ALR.

Phase 2: The Public Hearing

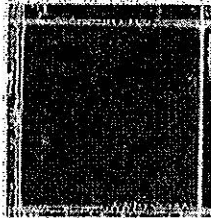
The citizens finally had a real opportunity to express themselves in the Garden City Lands Public Hearing, which took place in a period of almost 24 hours in five days. The huge blemish, however, was that the applicants practically prevented the public from speaking on the first day. People were jammed into every bit of space in the council chambers and outside the doors, waiting to hear fellow citizens and be heard themselves. The hearing was scheduled for three hours and thirty minutes, and the applicants used up three hours and twenty-five minutes, which was about two and a half hours more time than they should have needed to make their case. Although Richmond Council mercifully decided to extend the hearing by half an hour to let a few people be heard, the enthusiasm of many of the citizens who came to participate had been smothered. A large number of those who had lined up early to get on the speakers' list did not return, and there were far fewer people present to participate on the subsequent days.

Despite the inexcusable first day, I commend Richmond Council for allowing each speaker ample time to get his or her message across. As the commissioners have probably noticed for themselves by now, there were many excellent presentations, with the majority opposed to the application. (My feeling was that the ones in favour of the exclusion were generally parties with a financial stake in the development going ahead, while those who were opposed seemed to be speaking for the good of the community. However, my view may not be entirely unbiased.)

The advice of the majority of presenters did not seem to have much effect at the time.

Excerpt from Jim Wright to Richmond Public Hearing on the Garden City Lands

This is one view of the Garden City Lands. And this is what the scene is like from the Garden City Lands at earth level.



The exclusion of the Garden City Lands from the ALR would result in a major net loss to agriculture in the context of the provincial government's *British Columbia Agriculture Plan: Growing a Healthy Future for B.C. Families*. I was most fortunate to hear Agriculture Minister Pat Bell's speech to a recent breakfast meeting of the Richmond Farmers' Institute on the topic of the new plan. It's a terrific plan, overseen by a terrific minister. This is what the plan looks like in published form, with its five themes.



- Theme 1: Producing Local Food for a Changing World
- Theme 2: Meeting Environmental and Climate Changes
- Theme 3: Building Innovative and Profitable Family Business Practices
- Theme 4: Building First Nations Agricultural Capability
- Theme 5: Bridging the Urban/Agriculture Divide

Theme 1: Producing Local Food for a Changing World

Whether or not Richmond is "better in every way," I think one would be hard-pressed to find many places with stronger local-food movements than Richmond is developing. The new agricultural park would take that even further and help us to promote it.

Theme 2: Meeting Environmental and Climate Changes

The proposed development would send the methane from the sphagnum of the Garden City Lands out into the atmosphere. Instead of being a carbon sink, the lands would become an emitter of the worst greenhouse gas. In contrast, if the mega-density development is replaced by an alternative like the citizens' vision for the Garden City Lands, the farming and gardening would be *organic*. Gardeners would be able to *walk* to the community gardens from the dense City Centre, without having to drive. That is a whole lot better than a development that would put thousands of extra vehicles on the roads, making a traffic mess and sending off greenhouse gases and pollutants.

Theme 3: Building Innovative and Profitable Family Business Practices

That includes assisting the agriculture industry with human resources and new entrants. The Kwantlen Polytechnic University Urban Agriculture Education proposal is a wonderful concept, and you can find and read the proposal via the Garden City Lands blog site. It will certainly bring in new entrants into the agriculture field, and the community farms will be a place where some can start out.

Theme 4: Building First Nations Agricultural Capability

The potential is certainly there. It would be great if the Musqueam and other First Nations were to get involved. Besides being able to participate in the Kwantlen courses and community education, they could farm or garden on the lands. I should reiterate that an intent of the Kwantlen program is to interact with the people using the other parts of the agricultural park, especially the community gardeners and farmers, so First Nations people would have a lot of options to draw on to develop their skills. I'm confident that the people of Richmond would welcome them.

Theme 5: Bridging the Urban/Agriculture Divide

In Richmond, the agriculture community and the urban community are fairly separate even though they are geographically close. In the proposed new agricultural park, they could hardly be more integrated.

This theme includes increasing "awareness and interest in agriculture and food among B.C. youth." You can be sure that there would be a much larger version of the Terra Nova Schoolyard Project, and it is amazing what effect it can have to start young people on farming and gardening. I can attest to that from my own experience as a young blueberry picker in Richmond, which is still influencing me half a century later.

This appendix is a slightly abridged excerpt from a presentation by Jim Wright to Richmond Council's Garden City Lands Hearings on Day 2, March 12, 2008. The presentation was intended to be the Garden City Lands Coalition's basic response to the application to remove the Lands from the ALR.

The Muddy Issue

By Jim Wright

Abridged from a column published in the *Richmond Review*, October 18, 2007, and on the Garden City Lands blog at <http://gardencitylands.wordpress.com/the-muddy-issue/>.

True or false: The recent Richmond Community Survey proved strong support for the agreement to develop the Garden City lands.

Despite what you may read in the papers or seen on TV, the statement is false. Most basically, that's because the Richmond Community Survey about the Garden City Lands was used to mold opinions under the guise of gathering them. It provides figures for support of the Garden City Lands agreement, as expressed early and late in the phone interviews, and those statistics seemingly show that respondents became more supportive while being interviewed. However, far from proving genuine support, the figures show that misleading methods beget misleading results.

To understand better, let's delve into an example. First, the context: only a minority of the respondents initially said they understood the ALR or were aware it includes the Garden City lands. So most had to rely on what the interviewers told them.

When asked the key question of whether ALR lands can be used for non-agricultural community use, only about a quarter of the respondents chose the incorrect answer.

Now the mind-boggling part. All the respondents were then told this: "In fact, lands in the ALR may only be used for agricultural and not for other community uses." Wrong!

The truth is that the Commission may permit non-farm use "on any terms the Commission considers advisable" (*ALC Act*, 29.1b). It happens often, typically for uses that don't compromise long-term viability for farming.

What's more, the "survey" leaders' own press release reflects that truth. It states that "playing fields, recreational and cultural amenities . . . would require application to the Agricultural Land Commission to either remove the land from the Agricultural Land Reserve or obtain special approval from the Agricultural Land Commission for 'non-farm use.'"

The falsity highlighted in this example was fed to the respondents at a pivotal point. It undoubtedly misled them, inflating the figures that the "survey" leaders construed as support.

The example is just the tip of the iceberg.

In any case, when 508 Richmond people consented to be interviewed, they trusted that their input would be gathered for the common good, not manipulated. Our trust was undermined. The issue was muddied.

Our Stanley Park

By Jim Wright

Abridged from a column published in the *Richmond Review*, April 26, 2008, and on the Garden City Lands blog at <http://gardencitylands.wordpress.com/12-our-stanley-park/>

Back on Dec. 17, council unanimously agreed on three Richmond uses of the Garden City lands, and all are park uses: urban agriculture, community wellness and healthy lifestyles, and showcasing environmental sustainability.

Those uses could occur within or outside the ALR. However, if the lands are removed from the ALR, the parkland will be just the leftovers after 68 acres go to high-density residential and 22.4 acres go to a trade centre. (As the mayor explained, the city is forced to include the trade centre.)

What's left for park uses is 47.6 acres. That's just enough to meet the City Centre standard (3.25 acres within the City Centre per thousand City Centre residents) for a Garden City lands population of about 14,650.

Coincidentally, the best estimate for the proposed development is about 14,650 residents. That assumes units averaging 1200 square feet and households averaging 2.8 people, as in the 2006 census. A city staff report provided the other needed statistic, the total floor area of the development. For details, see "The 14,650 Coincidence" in the Garden City Lands blog.

So far we've seen that the city's share of a developed Garden City lands would not provide any parkland to offset deficiencies in the City Centre. Next we'll see how the proposed development would actually cause a parkland deficit.

To begin, be aware that the City Centre standard is just a supplementary safeguard. It is not a watered-down replacement for the city-wide Richmond standard (7.66 acres of park per thousand residents).

If we apply the city-wide parkland standard to 14,650 new residents on the Garden City lands, the requirement is over

112 acres. Since only 47.6 acres could be available, the Garden City Lands development would actually make the parkland problem worse.

To buy non-ALR land outside the City Centre, the cost is typically about \$2.5 million an acre. Offsetting the development's parkland shortfall could cost \$160 million.

As we've seen, the basic way to meet community needs with the Garden City lands is to stop the development. That will only happen if the Agricultural Land Commission refuses to remove the Garden City lands from the ALR. Then the lands will at least continue to be green open space with ecological values. And they will be available for food purposes in a future where even dinosaurs will see the need.

If Canada Lands Company LLC, the caretaker owner on behalf of the taxpayer, starts showing community social responsibility, Richmond should be able to buy the lands, using its right of first refusal at the renegotiation stage. At the City Centre land value of at least \$5 million an acre, 136 acres would usually cost at least \$680 million. However, the purchase price for the Garden City lands should be at their ALR value. That's roughly one-fiftieth as high.

In a popular vision, the lands could even become a unique park for residents and tourists. It would be a Stanley Park with an agricultural theme in keeping with Richmond's heritage and growing commitment to local food security.

As far as I can learn, all 136 acres would count as both farmland and parkland, even if some is used for Kwantlen Polytechnic University urban agriculture education. And, with trails, lakes, and gathering places throughout, it would be a wonderful park.

The 14,650 coincidence

By Jim Wright

Slightly abridged from a blog post published on the Garden City Lands blog at <http://gardencitylands.wordpress.com/2008/04/24/the-14650-coincidence/>.

A reader recently clued me in that the population of the proposed development on the Garden City Lands development can be estimated with much simpler calculations than we've previously used in this blog. The idea was to use Richmond city staff's own estimates of the total floor area, as provided on page 10 of the Dec. 13, 2007, staff report to council.

Assuming that development would occur on 50% of the land, staff calculated the total floor area as a maximum of 6,294,800 square feet. The actual total would be very close to that figure because:

- Developers build to the maximum allowed.
- In this case, the master plan developers would plan and approve the rezoning. (Naturally the city would approve the rezoning too, but the developers are in the stronger position to impose their wishes.)

That figure does not include parking and balconies. In effect, it also doesn't include common areas in the buildings either, since Richmond's zoning typically allows a sort of bonus of about 10% extra floor area for "public amenities" such as hallways. To estimate the population, we therefore only need to (a) divide the total floor area by the floor area of an average unit and (b) then multiply by the number of people in an average household.

Let's be generous and consider that the average unit would be 1200 square feet. For the number of units, the calculation is simply $6,294,800 \text{ sq. ft.} \div 1200 \text{ sq. ft./unit} = 5,245 \text{ units}$. For the average household, we can simply use the Richmond average in the 2006 census, 2.8 people. Assuming one household per unit, the calculation is this: $5,245 \text{ households} \times 2.8 \text{ people/household} = 14,686 \text{ people}$.

The total floor area might be slightly lower, but the average size of a unit would likely be lower too, so we've come up with a pretty realistic figure for the population. The funny thing about it is how well it supports what Richmond citizens have been saying all along about the amount of parkland the Garden City Lands agreements would make available: just enough to provide green space for the development.

Bear in mind that there the city has a standard of 3.25 acres of park within the City Centre for each thousand people living within the City Centre. The maximum number of acres of available parkland in the development, if it goes ahead, is 47.6 acres. To find out how many residents that would support, we can use another simple calculation: $47.6 \text{ acres} \div 3.25 \text{ acres/1,000 residents} = 14,646 \text{ residents}$.

Bringing those figures together, the developed Garden City Lands would have a population of 14,686 and enough City Centre park for 14,646 residents. Rounding those numbers slightly, we can say that the development would be accompanied by just enough park to meet the City Centre park requirement for its own population of 14,650.

Of course, Richmond's park requirements are more complex. In a slightly confusing but useful way, the City Centre standard only supplements the main standard (and does not replace it). If the Garden City Lands development goes ahead, then somewhere in Richmond a lot more park will have to be found to meet that main city-wide park requirement, which is 7.66 acres per thousand people. But that's another story. You can read about it on the new "Our Stanley Park" page.

Promise in the Land - Richmond's Garden City Lands - Windows Internet Explorer
http://gardencitylands.wordpress.com/2008/02/24/promise-in-the-land/
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RICHMOND'S GARDEN CITY LANDS

Mega-density development versus prime farmland

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Promise in the Land

Around 1995, Richmond's Bill Zylmans was featured in a UBC-produced video-and-print educational package called *Promise in the Land: Sustaining Our Agriculture*. It was informing and inspiring, and we can only wish it had been fully heeded.

Despite being home to committed farming families like the Zylmans, Richmond has not even met its obligations that would help them continue to farm. The current Official Community Plan agricultural objectives, including "Maintain and enhance agricultural viability and productivity in Richmond," date back at least as far as 1999. From what a non-farmer can learn, the action did not live up to the words, which were filled out in the Richmond Agricultural Viability Strategy, developed in 2001, and looking ahead to 2021.

Recently, the pace of action has sped up. It seems that the City has even realized that there are drainage needs in the northeast. If memory serves, Bill Zylmans, Sr., was seeking relief from drainage problems there (at W & A Farms) way back when the "East-West Connector," Highway 91, was being built without regard to its farm drainage effects. Now, when the City is seeking the farmers' endorsement for removing the Garden City Lands from the ALR, the message from all those years ago is finally getting through. One wonders how much damage to crops and soil has occurred in that long stretch between when the message was sent and when it was heard.

On top of that, there is now a proposed \$10 million endowment fund that the farmers will receive if the Garden City Lands are removed from the ALR and developed. Well, there's no point in turning it down if it is ever actually created. But, after decades of having their vital needs ignored, the farmers don't need to feel indebted for big crumbs with strings attached.

If an endowment fund is in fact the best way to support Richmond farmers, exactly why should it be tied to the Garden City Lands? The obvious link would be between the endowment fund and the Brighthouse Estates, not the Garden City Lands.

Through the foresight of Richmond's visionary council of 45 years ago, Richmond obtained the Brighthouse Estates. The benefits from disposing of what survived to the 21st century have so far gone to the Olympic Oval for land and improvements, but there is well over \$100 million remaining from the current council's windfall. Surely the first priority should be an ongoing legacy, endowment of a long-term strategy to enable Richmond to remain a farmland city in which new generations can farm with due prosperity and respect.

FEBRUARY 2008

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RECENT POSTS

- [Welcome to the Garden City Lands!](#)
- [Hon. Gerry Ritz responds to](#)

Enabling Canada Lands' green community values

By Jim Wright

From the Garden City Lands blog at <http://gardencitylands.wordpress.com/13-our-upton-farm/>

"Since this land was bought and paid for once by the taxpayers of Canada, it should be left for the people of Canada. It should remain as greenspace for social and environmental reasons." That applies to the Garden City lands, 136 acres of farmland in Richmond Centre, although it was said in defence of Upton Farm, Charlottetown.

Both properties are held by Canada Lands Company, a crown corporation. It sells federal property, usually after rehabilitating brownfields such as former military bases to add environmental and financial value. Less admirably, Canada Lands has treated the Garden City Lands and Upton Farm as greenfields to rezone for windfall profit at environmental loss.

Twenty months ago, the farm almost became a construction site. Canada Lands had got Charlottetown council approval before the Upton Farm Preservation Network sprang up, starting with a petition.

Canada Lands said it was too late. "You've got to understand that we bought this, and we're a commercial company." Besides, they added, developing the farm would curb urban sprawl.

Upton Farm Preservation said, "What we really need to do is engage the politicians at all three levels of government to come to a common vision and action so the land can be preserved for generations to come."

That was wise. In contrast, we've trusted in Canada Lands being true to its mandate, "optimizing financial and community value . . . to produce the optimal benefit for . . . local communities." The company aims for corporate social responsibility, including "paying careful attention to the environment in all our land dealings."

Canada Lands is project managing the application to remove the Garden City lands from B.C.'s Agricultural Land Reserve. Unfortunately, that means it's responsible for the Richmond Community Survey and Garden City lands open house survey, and citizens have shown that both surveys misled the public.

Regrettably too, Canada Lands has suggested it can sell the Garden City lands however it wants if the Agricultural Land Commission doesn't remove them from the ALR. Even if it can legally do that, the implied attitude shows little sense of responsibility to Richmond.

When it entrusted the property to Canada Lands, the federal government intended it to be passed on largely to Richmond. Furthermore, all three Richmond uses for the property, which Richmond council approved unanimously, apply whether it is in or out of the ALR. Canada Lands should respect the intents in an ongoing way.

In implementing the Garden City lands agreements, the city has shown steadfast goodwill toward Canada Lands and its business partner, the Musqueam Indian Band. By going beyond its duty, the city has greatly helped the partners. If the application is rejected, it will be time for Canada Lands, along with the band, to pay back the goodwill. That would include ensuring the lands remain green and available for the local community's ALR-permitted uses.

Whatever the commission decides, Richmond will still be dealing with Canada Lands, which will have power either in rezoning and subdivision or in renegotiation. Although we deserve reciprocal goodwill, we had better "hope for the best but prepare for the worst." That will require a vocal, informed, active community.

We must ask our politicians at all three levels to stand up for the Richmond community. They must be ready to act quickly with us if the commission rejects the application, prompting renegotiations.

We can learn from Charlottetown's people power. The city council there reversed its approval to develop Upton Farm. The premier promised to help save the farm. The local MP and federal government came onside. The people are now refining a new vision. And Canada Lands is trying to do what's best for the environment and local community benefit.

Richmond's people power can enable similar success.

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Richmond is food insecure

Editor:

In 2006 the Food Security Task Force of the Poverty Response Committee in partnership with other community groups was invited to produce the Richmond Food System Assessment Report, by a Vancouver Coastal Health Smart Fund initiative.

This report indicated that Richmond was food insecure. The urban agriculture plan presented to council in February was a direct result of this report's findings. As the application to reinove the Garden City lands from the Agricultural Land Reserve had been rejected in 2006, it appeared that an agricultural vision for the land was needed.

Richmond is food insecure. Most of our crops (cranberries and blueberries) are grown for export. A large proportion of our food comes from the United States which became a net importer of food for the first time in 2006. Clearly we need to become more self-reliant in our food production.

Both the Agricultural Land Commission and B.C. Ministry of Agriculture have determined that the Garden City lands are farmable. The two main issues are soil acidity and drainage. Acidity is a soil condition throughout the Fraser Valley that can be amended effectively and inexpensively with lime. There are a number of methods that can efficiently manage the challenge of drainage in the parts of the site that are affected.

Because traditional rural farming methods are problematic in an urban setting our vision calls for a different

approach where instead of large acreage, heavy machinery, and high chemical applications, we propose a system of smaller lots for intensive small-scale organic farming whose variety of crops would be marketed on site to the local community. A system of trails, community gardens and heritage lands would make the site a destination attraction. (more information is available at www.richmondfoodbank.org/documents/PRC/PROPOSAL.htm)

The economic benefits would be manifold:

- A farmers market on site would provide a direct market vehicle for persons who farm on site as well as for other local farmers.

- Richmond's ethnic mix provides great potential for agricultural technology transfer opportunities.

- Small acreage farming methods and security measures can provide a model for other parts of Richmond where traditional methods are proving to be problematic.

The social and health benefits of providing a tangible connection and access to a local food production system is vital. The life expectancy of children is dropping below their parents due to poor food choices, rates of obesity and diabetes are rising due to poor diets, and there are increasing concerns over the safety and nutrition of imported foods.

A recent survey found children able to identify 10 out of 10 corporate logos, but only 1 out of 10 vegetables. We need to educate youth about the food they eat and urban agriculture provides an opportunity to do this.

The opportunity to sell locally grown food on site reduces the environmental

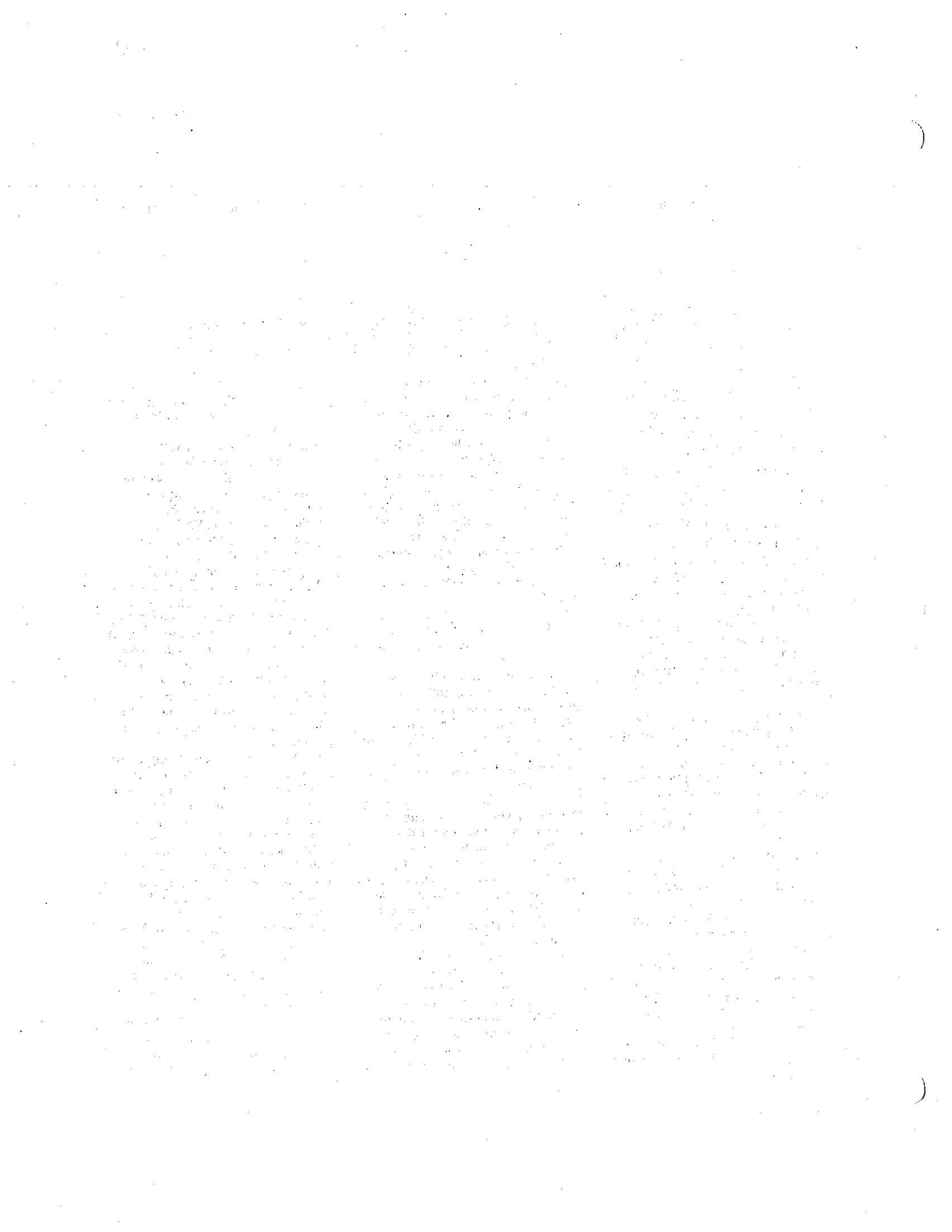
footprint both in transportation cost and in preservation and storage costs, as well as increasing the nutrient value of the produce.

Complicating the issue is the Aboriginal land claim by the Musqueam. Resolving First Nations land claims is long overdue and the Musqueam deserve a fair and equitable settlement. We believe that opportunities exist to resolve this matter without diminishing what remains of our urban farmland.

We have resisted calls to reduce the agricultural plan to a portion of the property. Unless the Agricultural Land Commission rules otherwise, the land must be used for agricultural purposes and our governments cannot consider non-agriculture uses. An intact site bordered by major roads provides the best opportunity for maintaining the site and providing security to the producers.

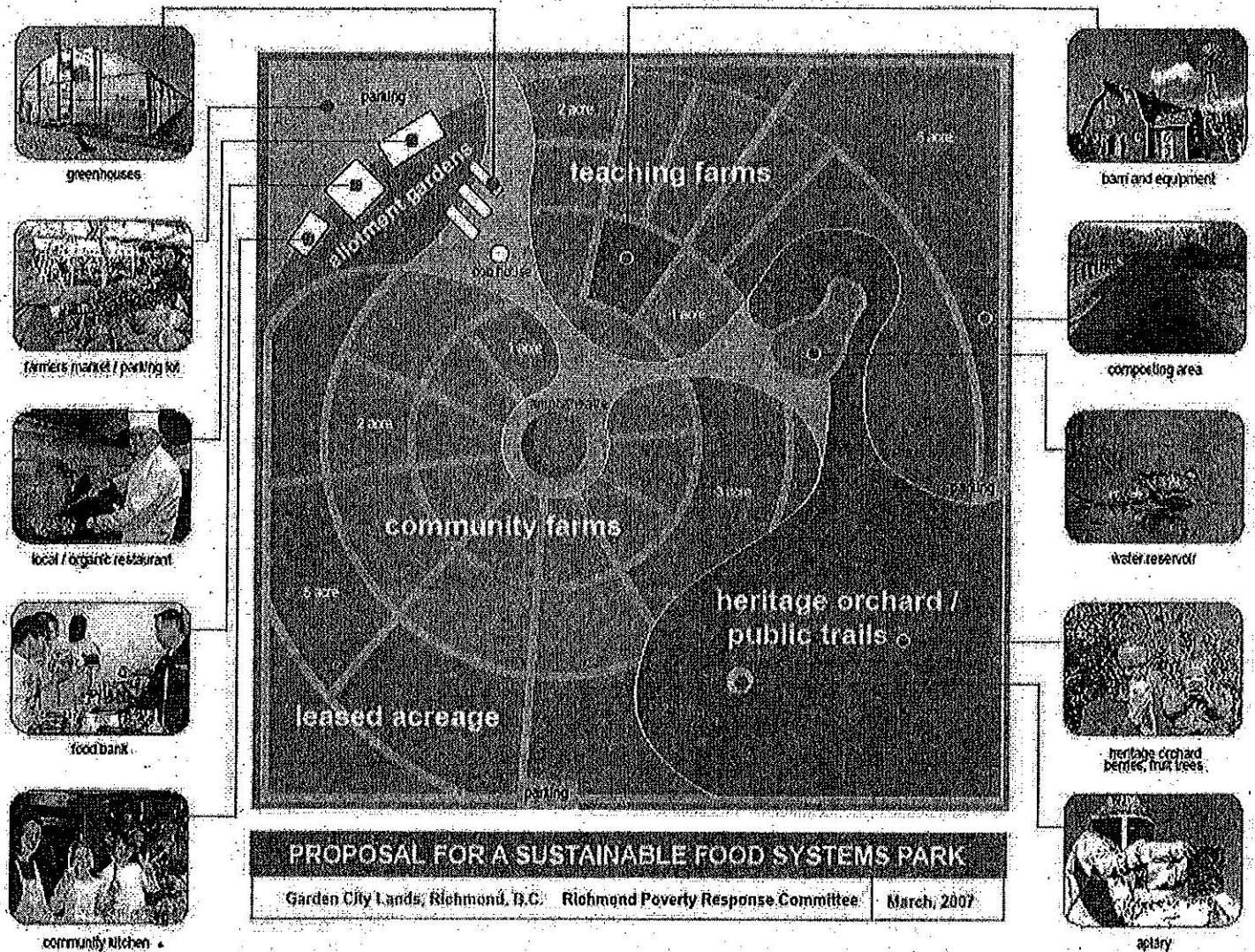
We have presented our vision to our political representatives at all levels and to the public and we are gratified by the support we have received. It is our hope that the public support for our vision will influence our political leaders to revise their current plans. There is increasing world-wide recognition that there is an urgent need for communities to consider innovative ways to increase their ability to feed their people. Providing food security is a need for our entire community and urban agriculture is a natural for Richmond, a community whose motto not many years ago was, "Garden City."

Mary Phillips, Co-chair
David Reay, Co-chair
Richmond Poverty Response
Committee



Proposal for a Sustainable Food Systems Park Garden City Lands, Richmond, B.C., Canada

Note: For context for this proposal, visit the Garden City Lands website, www.GardenCityLands.ca.



Contents of Proposal

The Need

1. Vision Statement
2. Goals
3. Concept Elements
4. Potential Partners
5. Successful Urban Farming Projects
6. Research Sources

The Need

In September 2006, the Richmond Food System Assessment commissioned for the Richmond Poverty Response Committee uncovered the following issues in Richmond:

- Richmond is at risk for food security, given its geographic location and dependence on food imports.
- The number of farms in Richmond dropped from 247 in 1996 to 182 in 2001.
- Only one of the four community gardens was accessible by public transit.
- There were no food-related social enterprises (buying clubs, food co-ops, community-supported agriculture) or farmers' markets promoting local food consumption.
- The locations of the Richmond Food Bank were not readily accessible by public transport. (This situation has subsequently been improved.)

According to the City of Richmond's Official Community Plan (OCP), the population of Richmond is expected to grow to 212,000 by the year 2021. Much of this growth is planned for the City Centre, where there is a shortage of green space and parks. While the increase in population will result in a greater demand for food, the farming community in Richmond is aging, and the rate of replacement is low. Richmond needs more locally grown food.

To counteract these issues, the Richmond Poverty Response Committee requests that the area known as the Garden City lands be kept in the Agricultural Land Reserve and developed as a Sustainable Food Systems Park. This land would be used to grow culturally appropriate, organically produced food and would provide a number of services to the community.

The benefits of the agricultural park on the Garden City lands would be:

- **Environmental:** It would shorten the distance between food production and consumption, improve the local micro-climate, act as a carbon sink by absorbing CO₂, increase environmental biodiversity, and use urban waste (solid organic waste used for compost).
- **Social:** The farm would improve the appearance of the neighbourhood, organize local citizens and improve access to fresh, nutritious food.
- **Economic:** A greater percentage of the value of the food grown in Richmond and then consumed locally would remain in the community. The agricultural park would attract tourists from abroad and provide access to income-generating opportunities.

The Richmond community has begun thinking of it as "Richmond's Stanley Park," featuring urban agriculture instead of urban forest.

1. Vision Statement

The Sustainable Food Systems Park will be a place to promote a local food system with access to affordable and nutritious food for everyone in Richmond. It will:

- Promote sustainable agriculture.
- Include space for growing native edible plants on land reserved for organic farming, a teaching kitchen, community supported agriculture (CSAs), a farmers' market and perhaps a restaurant with the theme of locally grown food.
- House a new Richmond Food Bank location with garden plots accessible to clients.
- Provide space for cooking clubs and other activities that support food access and security and foster self-reliance as well as a sense of belonging and community.

2. Goals

- To develop an accessible, barrier-free food centre that is an example of urban agriculture.
- To increase the local production of affordable, culturally appropriate food.
- To support new and established farmers.
- To increase the number of local food enterprises with a focus on youth and First Nations.
- To educate the community in environmental stewardship, organic farming, and safe food handling practices.
- To develop a community meeting space to counteract the isolation caused by immigration, age, and poverty.
- To develop a unique public space that would be accessible by trails and link to the city's park system and that would attract tourists from around Metro Vancouver and from afar.

3. Concept Elements

Although many elements will be part of the Sustainable Food Systems Park, the land in its entirety will be managed as one unit, thereby ensuring that all development on the land adheres to the goals of the park. Water issues, in particular the impact of development on drainage, will need to be addressed over the entirety of the property, rather than section by section.

Agricultural

- Leased acreage for Richmond farmers (approximately 5 acres each)
- Community farms (1 to 3 acre lots for CSAs)
- Allotment gardens for individuals and non-profit agencies
- Apiary and honey house
- Heritage orchards
- Demonstration blueberry, cranberry fields
- Seed-saving storage (freezers)
- Equipment storage sheds and equipment pool
- Composting systems, water conservation
- Free-range chickens and ducks
- Greenhouses and cold frames
- Reservoir lake(s) to enhance drainage and be a resource for irrigation needs

Economic

- Organic local food restaurant
- Local farmers' market
- Economic social enterprises—supporting small businesses to market sauces, salsas, dried herbs, honey, and fruit products grown on the Garden City lands
- Commercial kitchen accessible to entrepreneurs
- Green power systems, including solar and geothermal

Educational

- Teaching/demonstration farm fields (Kwantlen Polytechnic University urban agriculture education, UBC)
- Continued education programs
- Community teaching kitchens
- Perinatal nutrition and support program for low-income pregnant women

Social Support

- Future Richmond Food Bank Centre
- Public trails
- Outdoor gathering spaces and serene spaces (e.g., for tai chi)
- Cob houses for trainees/apprentices to live in + a caretaker

Concept Details

The Richmond Food bank has been in need of a new home. Despite an upgrade in 2007, no option approaches the advantages of being housed in a Sustainable Food Systems Park on the Garden City lands in terms of combining the requirements of accessibility, affordability, and community partnership. Food Bank clients will have excellent access to the community gardens and farms. In this way, the Richmond Food Bank will incorporate a valuable community food security measure, thereby increasing the sustainability of the whole food system within Richmond. Food Bank clients, volunteers, and the community at large will be able to create a system that promotes social change and fosters self-reliance.

Land prices in Richmond have made it increasingly difficult for new immigrants and new farmers to begin farming. A number of different plot and acreage sizes will enable the public to grow food according to their own needs. Individuals and families wanting to grow as much of their own food as possible will have access to allotment gardens. Community groups and hobby growers who want to make the step into commercial production will be able to access large size plots and acreages. Lastly, commercial growers will be able to rent larger acreages as well as access communal equipment such as tractors and tillers.

A number of social enterprise and community economic development opportunities would exist on the site. A restaurant, using produce grown on the adjacent land could provide a much-needed outlet for local produce. In addition, a teaching kitchen would be able to train young people in food preparation and provide skills development. The produce could also be channeled through a market stall run by local youth. Tilling and harvesting equipment housed on-site could be made available to rent and provide an income opportunity for a local entrepreneur. Larger plots of land could be also leased to local farmers. Green waste from the surrounding apartments could be composted on site, with finished compost sold back to local apartment gardeners. Worm bins could be developed and then sold to the surrounding community.

Beehives could be developed on-site and then rented to local berry growers. They are very much needed to remedy a shortage, and the bees would be safe from insecticides in the Garden City Lands location.

Keeping the Garden City lands in the Agricultural Land Reserve and developing a Sustainable Food Systems Park would put the city of Richmond on the world map as a forward-thinking community well positioned in terms of food security. The demand for such a park is high and many agencies are keen to participate.

4. Potential Partners

Community Food Security: Richmond Food Bank, Richmond Poverty Response Committee, Richmond Fruit Tree Sharing Project, Richmond Family Place, Community Kitchens (FSGV), RAISE, Terra Nova Schoolyard Society, FarmFolk/CityFolk, City Farmer, City of Vancouver Food Policy Council, Food Secure Canada, Vancouver Coastal Health Authority, Environmental Youth Alliance Group, SPEC

Health/Wellness Agencies: Vancouver Coastal Health Authority, RADAT/Pathways, Garrett Wellness Centre

Other Richmond Organizations: Richmond Nature Park, Richmond Agricultural Advisory Committee

Educational: UBC, Kwantlen Polytechnic University School of Horticulture and Institute for Sustainable Horticulture, Langara College, Richmond School District, etc. The opportunities to educate and attract young people in food production are enormous. Some examples:

- The University of British Columbia has expressed an interest in partnering with such an endeavor. Students at UBC would be able to gain practical skills under a co-op degree program. Educational opportunities through a UBC Farm extension and through volunteering or mentoring would allow many who otherwise would not farm at all to develop and grow their confidence and skill level.
- Kwantlen's Richmond campus is steps away from the Garden City lands and a number of partnerships with the university's horticulture, business, and ecology departments are possible. A concept paper developed by Kwantlen's Dr. Kent Mullinix has been excellently received by City Council and the community.
- Access to continuing education services could be provided for farmers in such areas as seed saving, organic pest control, and produce marketing, and the continuing education opportunities are enormous.

5. Successful Urban Farming Projects

Successful urban farms and community gardens have been cited worldwide. Some of the many possible examples:

- The 27-acre Centre for Agroecology and Sustainable Food Systems in Santa Cruz, California
- The LifeCycles Project, Victoria, BC
- The Environmental Youth Alliance's Youth Garden in Vancouver, BC

- The City of Montreal has the largest community garden program in North America. For \$10 a year, over 12,000 urban gardeners have access to 8,195 garden plots, each about 200 square feet, located in 97 sites. Each garden is administered by a volunteer committee that administers the funds and property of the gardens and acts as a liaison with the city administration. The city in turn provides a horticultural consultant to each garden to provide technical advice and ensure that all the gardeners use organic gardening practices. The city also provides each of its nine districts with a manager to supervise all the gardens. The city stipulates that a minimum of five varieties of plants must be grown, with flowers making up no more than ten percent of the area. The waiting list to get into some of the gardens is almost two years long.
- The City of Seattle provides 4,600 urban gardeners with 1,900 garden plots. One of the sites connected with the City of Seattle's P-Patch program is Marra Farm, 4.5 acres of historically preserved farmland and restored creek located in the South Seattle neighbourhood of South Park. It is surrounded by industrial areas, and it is home to a high concentration of food-insecure and ethnically diverse immigrant communities. Marra Farm is a productive green oasis that generates over ten tons of organic produce each year for low-income families. It also offers youth employment training and market garden activities, nutrition classes for elementary school children, and a place for community members to grow and harvest traditional foods. For the past three years, the youth crews have been making pesto from basil grown in the garden and selling it at the Columbia City Farmers Market.
- In the Davenport West neighbourhood of Toronto, The Stop Community Food Centre (The Stop) works to increase people's access to healthy food in a manner that maintains dignity, builds community, and challenges inequality. Programming includes community kitchens and dining, urban agriculture, a food bank, drop-ins, civic engagement and prenatal and postnatal nutrition and support. The Stop provided access food, information, and advocacy, as well as social and recreational activities, to over 16,500 people in a recent year. The Stop's 8,000 sq. ft. community garden and greenhouse produced over 2,400 pounds of fresh food. In 2008, the Stop is expanding its programming to a new site, The Green Barn, a former TTC streetcar maintenance barn. A year-round greenhouse, sheltered garden, community kitchen, and outdoor wood-burning bake oven will all be located in the new space.

6. Research Sources

Publications

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Henderson, E., and Van En, R. *Sharing the Harvest: A Guide to Community Supported Agriculture*, 1999.

The Diggable City, Portland Food Policy Council, 2006.

Towards A Healthy Community Food System for Waterloo Region. Region of Waterloo Public Health, 2005.

Website Links

Montreal's Community Gardening Program

Seattle Youth Garden Works

The Stop Community Food Centre

Richmond, British Columbia, Food Bank

Richmond, B.C., Poverty Response Committee

Garden City Lands Coalition, Richmond, B.C.

Garden City Lands blog

Concept Paper

Urban Agriculture Research and Education Centre:

A partnership between Kwantlen Polytechnic University and
the City of Richmond, British Columbia, Canada

Draft 1, 10/12/07

Draft 2, 11/15/07

Draft 3, 11/30/07

Draft 4, 11/31/07

Concept Overview

Kwantlen Polytechnic University School of Horticulture and its research/outreach arm, the Institute for Sustainable Horticulture, in partnership with the City of Richmond and its citizen groups working in food sustainability, will develop and implement North America's first formal, post-secondary centre and programming expressly focused on urban and urban-rural interface agriculture food systems. The centre's overarching goal will be to support and advance with research, expertise and educational support, a viable, sustainable, food production sector in the urban and urban-rural interface as a critical element of vital and sustainable 21st century society. Key to program function and success will be the development of a Research, Teaching and Demonstration Farm facility and emphasis on practical skill and knowledge development and application.

Objectives

- 1) Lead the creation and conduct of a vital and integrated food production system for Richmond by preparing individuals to engage in the breadth of enterprise associated with urban and urban-rural interface agri-food systems, including production, processing, development, marketing, distribution, and sales of value-added agricultural products and services
- 2) Provide technical support for those already engaged in urban and urban-rural interface agriculture.
- 3) Advance the development of urban and urban-rural interface agriculture in south-western BC as part of a sustainable British Columbia agri-food sector
- 4) Support Richmond's efforts to promote community sustainability and a viable agriculture sector within its boundaries by integrating food sustainability into the urban environment for aesthetic, food security and health benefits.
- 5) Position the City of Richmond, with its citizen groups working in food security and sustainability, and the Institute for Sustainable Horticulture as world leaders in collaborative urban and urban-rural interface food production
- 6) Provide expertise and support for planning of integration of food production into future developments within the city of Richmond

Proposed Program Elements

The proposed centre and programs will have sufficient scope for—and be designed to support—the advancement of all aspects of urban-rural interface agriculture as one part of a larger City of Richmond community sustainability strategy. It will be applied in focus and comprised of complementary and integrated formal education, research, continuing education and outreach/development components. Each is described below.

Formal Education: Citations, certificate(s), a diploma and a degree program in urban-rural interface agriculture will be developed. Strategically, educational programming will begin with citation-affording curricula (5 class/ 15 credit complements) likely offered on a cost-recovery basis. By this means, student demand and acceptance can be assessed before substantial institution resource allocation is considered.

All curricula will be comprised of an appropriate complement of theoretical and experiential studies (classes and laboratories) intended to impart and develop the knowledge, skills and attitudes requisite for success in a breadth of urban and urban-rural interface agriculture ventures and to develop the leadership to advance urban-rural interface agriculture. Practicums would be a key component, being available on site, as well as at other community gardens, strata gardens, root gardens, etc. All courses and programs of study will be articulated so that students can move through a citation, certificate(s), diploma and degree program sequence within Kwantlen and other post-secondary institutions (e.g., UBC, UCFV). In such an academic program configuration, students will be able to exit with utilizable knowledge and skills at various points and re-enter to pursue advanced studies according to their ability, disposition and need.

Curricula and classes will be predicated upon and comprehensively incorporate the philosophy and concepts of sustainability (economic, social and environmental). The ultimate objective of all curricula will be to yield persons with appropriate skill sets to engage in urban and urban-rural interface agriculture enterprise appropriate for 21st century society.

Applied studies will be facilitated by the development of—and occur on—a Research, Teaching and Demonstration Farm laboratory. This laboratory farm will be located on lands owned by the City of Richmond. It is anticipated that an appropriate teaching and demonstration laboratory would be approximately 40 to 50 acres in size. It will require modest equipping and infrastructure (tractor, implements, shed, hoop house, cold frame, washroom, tools, etc.) to start. Investments in capital items can certainly remain modest and occur incrementally as needs emerge and the program comes to fuller fruition. Plans and budgets for the laboratory farm will be developed. Eventually, a permanent building site would be desirable for a number of functions, e.g., extension, meetings, teaching, audio-visual resource library, and community visibility. Crops and products produced would qualify for organic certification. Production methodologies would model innovative and/or state-of-the-art techniques for sustainable farm management. An on farm market would also be included to serve as a learning lab for marketing and direct sales instruction.

It is anticipated that curricula will include classes/subjects reflecting the traditional breadth of foundational agriculture disciplines but emphasize their specialized application in the urban-rural agriculture environ. Additionally, all curricula will incorporate and emphasize the principles and concepts inherent in sustainability and be taught in an integrated curriculum emphasizing a holistic management perspective. For citations and the certificate program basic production and marketing skills will be emphasized, while for diploma and degree programs expanded skills and knowledge would be incorporated as appropriate. Undoubtedly many classes already taught by Kwantlen Polytechnic University will be utilized, while some new courses or course components will need to be developed. To the extent possible, regional practising agriculturists should be utilized for/in the instructional program.

Potential class/subject offerings specifically related to sustainable urban-rural agriculture include:

- Sustainable Vegetable Production Systems
- Vegetable Production Practicum (field-based production studies)
- Sustainable Fruit Production Systems
- Fruit Production Practicum (field-based production studies)
- Sustainable Animal Husbandry
- Integrated Farm Operations and Management
- Plant Propagation
- Growing Structures and Management
- Plant Growth and Development
- Sustainable Soil and Fertility Management
- Composts and Composting
- Ecologically Based Pest Management
- Agricultural Enterprise/ Business Planning
- Agriculture Business Management
- Value-Added Product Development
- Value-Added Marketing and Sales
- Farm Mechanization, Electrification, Construction
- Water Conservation Systems and Water Management
- Managing and Protecting Genetic Diversity
- Sustainable Food Systems and Society
- Agroecology
- Agricultural Policy and Law
- Cultural Diversity in Urban-Rural Interface Agriculture
- Ecological Economics
- Agricultural Ethics
- On Farm Research Methods
- Internship/ Mentoring
- Global Urban Food Systems

An appropriate complement of liberal arts and sciences studies, such as biology, ecology, statistics, chemistry, English, communications, history, philosophy, sociology, urban/rural planning, environmental science, resource management will be included in the diploma and degree programs.

Continuing Education: A significant element of the centre will be educational programming for those who are working in the urban and urban-rural interface agriculture sector and who are not credential seeking. These offerings will be in the form of seminars, workshops, conferences, non-credit classes, demonstrations and field days. In some instances, classes or class components developed and offered for credit may be simultaneously offered as continuing education on a non-graded/non-credit basis. Generally, continuing education programming will be based on indicated need.

Research: Program staff and partners will engage in research aimed at addressing problems and challenges faced specifically by urban and urban-rural interface agriculturists (e.g., biologically based pest management, soil fertility/compost management, companion cropping, water conservation practices, crop and variety trials, marketing, economic impact, economic efficiencies, regional food systems, post-production handling, social implications/impact). As such, all research will be applied in nature and directly applicable to our regional urban and urban-rural interface agriculture sector. Research will not be limited solely to crop production or conducted in isolated disciplinary focus; instead, investigators will strive to address the breadth of challenges/issues (ecological, agricultural, social, and economic) in their work, and thus research projects will often call for interdisciplinary investigatory teams. A direct collaborative link will be made with programming in the new facility for production of biocontrols and development of "green" climate control greenhouse systems at the Institute for Sustainable Horticulture (Kwantlen Polytechnic University Langley).

As part of their studies, students will be directly engaged in research programs, and to that end research and education will be formally, directly and inextricably linked as they are now at the KUC School of Horticulture. Likewise, practising agriculturists and community members as well as academic experts outside of Kwantlen Polytechnic University will be partners in research projects when possible and appropriate (for example, UBC Farm, the Earthwise Farm in Delta, community groups promoting urban agriculture, international groups working in urban food security, food banks, community gardens). Production-focused research will occur on the Research, Teaching and Demonstration Farm side-by-side with instruction. In some instances, research may extend to regional agricultural sites, business enterprises and communities.

Outreach/Development: Dissemination of research findings and technical information through publication (booklets, fact sheets, technical bulletins, web site, proceedings, journals, lay publications, etc.) will be an important function of the program. Additional outreach efforts designed to cultivate broad public awareness and support will extend to the breadth of agri-food systems stakeholders such as the traditional agriculture sector and non-agriculture sectors, especially consumers, non-government agencies, government at all levels, business, community organizations, schools and other public institutions, as they all play a role in the success of urban and urban-rural interface agriculturists. Outreach efforts will focus on building the critical networks and cultivating the requisite social capital for a vibrant urban and urban-rural interface agriculture sector.

Another potential outreach/development effort is the provision of "incubator" farm plots for producers. Small plots that are located on the Teaching and Demonstration Farm could be leased to producers so that they can gain critical crop-specific knowledge and experience before committing significant capital and resources in the development of speculative farming enterprises. Similarly, an "incubator kitchen" for exploration into—or start-up production of—value-added agriculture products could be a part of the overall program. Those wanting to experiment about or develop a processed value-added agricultural product could rent commercial processing/kitchen facilities for product development and business start-up. Activities at both incubator sites would be incorporated into the instructional program, just as research will be.

For both incubator instances, program staff could serve as resource persons to those who are developing skills, methods and products. Of course, "incubator" lessees will likely avail themselves of centre educational programming as well.

There are many who desire to engage in urban-rural interface agriculture but have no access to land or sense of how to go about finding such. Likewise many with small parcels sitting idle would like to have them utilized. Partnering with other community groups, the centre would serve as a clearinghouse, matching small acreage owners with aspiring urban and interface agriculturists. This would be an incredibly valuable and important outreach/development function of the program. To similar end, it would be extremely valuable to establish a micro-loan program to support start-up urban and interface agriculture entrepreneurs. Other creative ways to make land available to young aspiring food producers would be explored (e.g., usufruct) and studied.

The City of Richmond and other municipalities could be important partners in a program that connects would be urban-rural interface agriculturists with landholders and provides modest, readily accessible, start-up financing for them.

Another function of the centre could be to provide support and expertise to promote integration of appropriate food production systems within future urban development in Richmond, based on the experience accumulated at the centre. Faculty at the School of Horticulture and BCIT already have a working relationship around green roof technology and horticulture that could be developed further with the City of Richmond Planning Department.

Advisory Committee

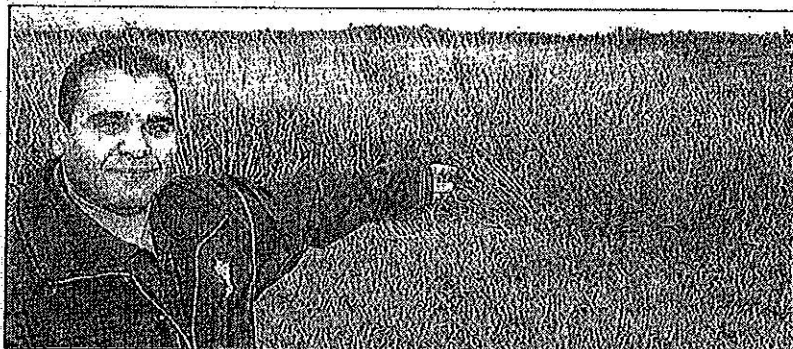
An Advisory Committee comprised of community/region stakeholder group representatives, including the City of Richmond, will be convened and operate to provide guidance in the development and operation of the Urban and Urban-Rural Interface Agriculture Centre and its programs.

Visiting Scholars

The program should endeavor to address local regional issues but at the same time connect with the wider urban and urban-rural agriculture community, which is substantial. One mechanism for this is to develop and position the centre as a world leader in and model for advancing urban and urban-rural interface agriculture research, education and development. Such an entity will attract scholarly interest from around the globe. We will make a concerted effort to form partnerships with like-focused individuals and organizations, particularly those in/from Pacific Rim nations (e.g., China, Vietnam, and Australia). The Institute for Sustainable Horticulture already has established valuable research and education relationships with agriculturalists and organizations in Cuba, which leads the world in innovative organic urban agriculture systems development. Other Latin countries and cities are also likely collaborators. As the centre establishes its reputation, its programs and facilities will attract visiting scholars.

Saturday, October 28, 2006

The Richmond Review • Page A5



Maik Patrick photo

Bob Kallu began inquiring this week about the possibility of farming the contentious Garden City lands.

Blueberry farmer wants Garden City lands

Bob Kallu says property 'is just sitting there'

by Matthew Hoekstra

Staff Reporter

When farmer Bob Kallu looks across the Garden City lands, he sees blue. As in blueberries.

The 33-year-old's vision for the contentious land parcel in the heart of Richmond's growing city centre is an organic blueberry farm.

"I haven't made a proposal of what I want to do, but I will be thinking about how the community can be involved in it too."

Kallu appeared before council Monday, saying he wanted to "go on record" about his willingness to lease the land from the federal government and conclude a chapter in the political history of the 136-acre (56-hectare) plot.

Kallu, whose company name is Westcoast Harvesting, said his family has farmed blueberries in Richmond since 1970 and now has more than 100 acres around East Richmond.

The land is zoned agricultural and protected from development by the Agricultural Land Commission.

The landowner, the federal Canada Lands Company, made a pitch earlier this year with the City of Richmond and Musqueam First Nation to develop the site.

The plan would have split the land in two, one half for public amenities and a trade and exhibition centre, the other for a residential and mixed-use development.

But the commission rejected the bid in

September, opting to protect its farmland status.

Kallu, who began making calls this week to the landowner, said he didn't make his farming bid earlier because he wasn't aware the plot was agricultural land.

He believes the land is good for farming, and nearby residential development won't affect his plans.

But the Canada Lands Company is still exploring options to get another deal together with the city and Musqueam that will be more palatable for the Agricultural Land Commission.

Randy Tasan, director of urban design and planning for the Canada Lands Company, said his company still has title to the land and is meeting with its partners.

"Our current strategy is to reapply, trying to address some of the reasons behind the original decision," Tasan said.

Even if the Agricultural Land Commission decides to protect the farmland in perpetuity, the Musqueam still has an outstanding claim on the land that's the subject of court injunction. That's not something Kallu is attempting to get involved in.

"I don't want to bother anybody or anything. I just want to lease the property and use it, because it's just sitting there. I know I can make use of it as farmland," he said.

"If the government gives me a chance to do that, I'd be more than happy to do that. Whoever it is I'm paying the lease to can get the money. I just want to farm it."

Organic farms are showing growth in B.C.

by Jeff Nagel

Black Press

Organic farming is growing rapidly in B.C., outperforming the sector in the rest of the country.

The number of certified organic farms in B.C. climbed 9.5 per cent in 2005 to 482, according to Canadian Organic Growers, an industry association.

Nearly three per cent of all farms are now using organic production methods—the highest rate in Canada.

"Every acre under organic management decreases the chemical load in our soils and water systems," said Laura Telford, executive director of Canadian Organic Growers.

Apples, green beans, potatoes and broccoli were among the top crop choices for B.C. organic farmers last year. Organic nut production is also on the rise.

The report shows more than 100 farms here converted from conventional to organic production last year.

Organic farms in Richmond include egg producer Rabbit River Organic Farms.

B.C. was a bright spot—the number of organic farms in the rest of Canada declined slightly.

Organic produce demand is rising by an estimated 20 per cent per year, but nearly 90 per cent of organic goods on Canadian shelves are imported.

The industry is preparing for further market growth as Wal-Mart prepares to start selling organic food.

Agricultural Land Commission
133-4940 Canada Way
Burnaby, BC
V5G 4K6

August 8, 2008

To whom it may concern:

**Re: The Richmond Garden City Lands
ALC Exemption Application**

I am writing today to oppose the City of Richmond's application for the removal of the Garden City Lands (GCL) from the BC Agricultural Land Reserve. As a long time resident, I would like to offer an historical perspective.

I understand one of the premises the City is using is that that this river delta land that has "never been farmed." In reviewing the historical ownership of the GCL I note the Federal government had the land since the 1900's and used it for national defense purposes, so farming was not one of their priorities. Prior to this, Lulu Island settlers and First Nations peoples used the land for berry picking. In the very early days, Richmond was not like it is today. It was a series of islands, requiring residents to row or canoe from one homestead to another. The GCL was (and still is) a raised bog that comprises a unique ecosystem.

Further, I can offer a personal perspective about other Richmond lands that had "never been farmed." Many people may not be aware that the Fantasy Gardens land at No. 5 Road and Steveston Highway was once a community allotment garden, sponsored by the BC Agriculture ministry in the early to mid 1970's. The land had never been farmed. It was a Hydro right-of-way filled with the same vegetation growing in the Garden City Lands today.

Fresh out of university with my degree, it was my job as the coordinator of the community allotment garden to prepare the site and ready the soil for gardening. Preparing the site was simple; we removed the bushes and reeds and constructed a metre-wide ditch in the middle that drained to the No. 5 Road ditch. Readyng the soil was equally simple; we tilled the soil and then applied tons and tons of lime to sweeten the soil.

This "unfarmed" parcel of land produced vegetables, fruits and flowers for over 300 gardeners. Seniors bussed in from their apartments and took home their own fresh food. Young families worked the soil and taught their children how to plant and harvest carrots and beans. Children learned where food came from. Students extended their meager earnings by growing fresh produce. Although producing food was the initial goal, this community garden also produced "community," because people began to care about one another.

People didn't use herbicides or pesticides because they respected the health of their neighbouring gardeners who were on-site day and evening. It was labour intensive and people were always around so we didn't experience much theft. The equipment we used was not industrial-farm sized; it was people-sized. People enjoyed the comings and goings of numerous birds and animals. It was a wonderful project that lasted for many years.

Later the government of the time sold the land to a private owner who built Bots Gardens, a display garden charging admission. In time it was sold to Bill Vander Zahn and became Fantasy Gardens, a beautiful garden that produced many unusual specimens, Bill and Lil among them!

I know the Garden City Lands can be used as productive farmland. We are sitting in a river delta, one of the most productive areas in North America. Anything we plant in our home gardens, grows like crazy.

I also know there would be a market for fresh organic produce. We are next to the third largest city in Canada with the most food conscious residents and the best restaurants in the land.

I know this could also be a tourist attraction. We are called "Rich-mond," Rich Land for goodness sakes! The land is on "Garden City" Road! What more do we need to convince people to come, visit, taste, rave and return!

For these reasons, I believe Richmond's community needs would be much better served if the Garden City Lands remains in the Agricultural Land Reserve.

Sincerely

Deirdre Whalen, B.Sc. Biology

13631 Blundell Road
Richmond V6W 1B6
de_whalen@hotmail.com
H 604.273.6159
C 604.230.3158

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Minister
of Agriculture and
Agri-Food
and Minister for the
Canadian Wheat Board



Ministre
de l'Agriculture et de
l'Agroalimentaire
et ministre de la
Commission canadienne du blé

Ottawa, Canada K1A 0C5

JUL 08 2008

Quote: 120372

Mr. Jim Wright
President
Garden City Lands Coalition Society
8300 Osgoode Drive
Richmond, British Columbia V7A 4P1

Dear Mr. Wright:

Thank you for your letter regarding the Garden City Lands Coalition's basic petition to restore the ownership of the lands for program needs within the Agricultural Land Reserve. The concerns of the public are important in developing public policy, and I appreciate being made aware of the views of the many signatories of the petition you enclosed.

Prime Minister Harper and the Government of Canada are developing Canada's next generation of agricultural programming, Growing Forward. Under this new policy framework, we will develop programming focused on science and innovation, the environment, and competitiveness for producers and the agri-food sector.

The federal government is supportive of efforts in British Columbia, and elsewhere in Canada, to protect agricultural land for the future. We are following with interest the initiatives of communities, community organizations, universities, and colleges to promote urban agriculture.

While Agriculture and Agri-Food Canada does not currently have a program requirement that could accommodate the Garden City lands, should these lands be available in the future for agricultural uses, the Department would consider that option.

Again, thank you for writing to me on this matter.

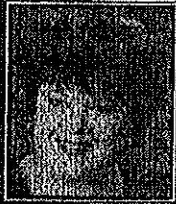
Sincerely,

Gerry Ritz, PC, MP

c.c.: Mr. John Cummins, MP

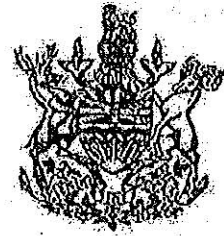
Canada

Candidly Speaking



This monthly message is brought to you
by your Richmond MLAs

- Linda Reid
- Olga Ilich
- John Yap



Great Cities of the World have Great Parks

The great cities of the world have great parks; London and Hyde Park, Boston and the Boston Public Gardens, Paris and Jardin de Tuileries, New York and Central Park, Vancouver and Stanley Park. All of these parks are world renowned for family spaces- some with walking paths six metres across to accommodate walkers, strollers, dancers, runners. Parks that define their cities include activities for all seasons, from picnickers to kite flyers, dog walkers, little leaguers, strollers, observers, frisbee tossers, and huge informal soccer matches... Richmond has the opportunity to add a great park to a fine collection of parks. What makes a park great? Memorial gardens, outdoor markets, volleyball games, drumming circles, family Bar-b-ques, performances, pedal boats, youth hostels, multiple entrances, grand sport facilities, fireworks, opera, libraries, jazz festivals, outdoor film screenings ...

"Public space is for living, doing, kissing and playing. It can't be measured with economics; it must be felt with the soul." - Enrique Penalosa

I want the Garden City lands to be Richmond's next great park. I will be looking for a commitment to parkland, green space, orchards, memorial gardens, rows of maple trees, public space, amenity buildings, community gardens, blueberries, fish ponds... The people of Richmond believe in green space and all this could be accomplished within the Agricultural Land Reserve. This could be a legacy of enormous magnitude. After all, it is about who comes after us...

Yours with Kindest regards,

Honourable Linda Reid
Member of the Legislative Assembly
Richmond East

Phone: (604) 775-0891 Fax: (604) 775-0999
www.lindareidmla.bc.ca

SmartGrowthBC



February 20, 2008

Mayor and Council
City of Richmond
By email

RE: Use of the term 'smart growth' in reference to Garden City Lands development proposals

Dear Mayor Brodie and Council:

I am writing on behalf of Smart Growth BC, a non-profit non-governmental organization devoted to fiscally, socially and environmentally responsible land use and development. Working with community groups, businesses, governments of all levels, and the public, we advocate for the creation of more livable communities.

While our organization generally refrains from commenting on specific land use plans or project proposals, we feel compelled to address the City of Richmond's recent use of the term "smart growth" in recent communications documents, including an online public feedback form, regarding plans for the Garden City Lands. Specifically, Question #6a on the form states:

The principles of "Smart Growth" involve urban development approaches that are socially, environmentally and fiscally responsible. The Smart Growth principles are: building a complete community; building green; building economic vitality; and fostering a legacy. The agreement between the three partners will allow the City of Richmond to follow these Smart Growth principles on future development of Garden City Lands. Do you support future development of Garden City Lands based on the Smart Growth principles?

However, one of the key smart growth principles absent from the above statement is to "Protect and Enhance Agricultural Lands" including land within the Agricultural Land Reserve (ALR). This principle is included in the definition used by dozens of smart growth organizations and advocates from across North America. Furthermore, for a project or proposal to be considered "smart growth" it must incorporate not only some, but all of the principles:

1. **Mix land uses.** Each neighbourhood has a mixture of homes, retail, business, and recreational opportunities.
2. **Build well-designed compact neighbourhoods.** Residents can choose to live, work, shop and play in close proximity.
3. **Provide a variety of transportation choices.** Neighbourhoods are attractive and have safe infrastructure for walking, cycling and transit, in addition to driving.

4. Create diverse housing opportunities. People in different family types, life stages and income levels can afford a home in the neighbourhood of their choice.

5. Encourage growth in existing communities. Investments in infrastructure (such as roads and schools) are used efficiently, and developments do not take up new land.

6. Preserve open spaces, natural beauty, and environmentally sensitive areas. Development respects natural features and has higher aesthetic, environmental, and financial value.

7. Protect and enhance agricultural lands. A secure and productive land base, such as BC's Agricultural Land Reserve, provides food security, employment, and habitat, and is maintained.

8. Utilize smarter, and cheaper infrastructure and green buildings. Studies show that infrastructure costs associated with greenfield development are higher over the long term than infill and redevelopment.

9. Foster a unique neighbourhood identity. Each community is unique, vibrant, diverse, and inclusive.

10. Nurture engaged citizens. Places belong to those who live, work, and play there. Engaged citizens participate in community life and decision-making.

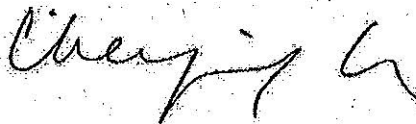
We are therefore writing to request that the term 'smart growth' be removed from the Garden City Lands public consultation process and that all principles of smart growth (including farmland protection) be used when defining the term in the future.

The protection and enhancement of ALR land is at the heart of every sustainable community. Food-producing lands, whether they are currently being farmed or not, will continue to be an extremely valuable asset. As fuel and transportation costs rise, producing food in close proximity to current and future populations will be a food security issue for all citizens.

Smart Growth BC offers an array of resources including our Community Assistance Program and our Smart Growth Advisory Services. We would be happy to discuss examples of strategies for ALR protection while exploring economic development opportunities and the creation of livable communities with the City of Richmond.

Feel free to contact our office directly or access many of our publications on creating vibrant, mixed-use communities that are available on our website: <http://www.smartgrowth.bc.ca>.

Yours sincerely,



CheeYing Ho
Executive Director



big ideas

Philip Hochstein

Space invaders

It's time to rethink our green zone

Two factors are clearly emerging as potential brakes on continued prosperity and economic growth in Greater Vancouver. The first is the worsening crisis in housing affordability and the second is the increasing difficulty in locating appropriately situated land for industrial use.

Limited land supply is a common contributing factor to both problems. Yet the Greater Vancouver Regional District (GVRD) 1996 Livable Region Strategic Plan designates about 70 per cent of the region as a Green Zone, to be protected from urban growth. And a large chunk of that is accounted for by the Agricultural Land Reserve (ALR), which covers some 20 per cent of the GVRD.

While parts of the ALR contribute to food production, more than one quarter of GVRD ALR does not. In Richmond alone, 39 per cent of land in the ALR is not being used for farming.

The time has come to reclassify all ALR land that is not being used for food production for residential, commercial and industrial use.

The GVRD estimates that one-third of all Greater Vancouver households have problems finding and remaining in affordable housing. A recent federal government study identified Greater Vancouver as having the greatest incidence of working poor of any major city in Canada and cited high housing costs as the reason.

A recent preliminary GVRD report concluded that we can build enough new housing to accommodate anticipated regional population growth to 2031 while still leaving the majority of the regional land base in green zones. But that theory is based on the shaky premise of aggressive densification in existing neighbourhoods.

No one is arguing the wisdom of densification, but the costs of development in our current residential areas, when compared with greenfield sites, could actually make new units less affordable.

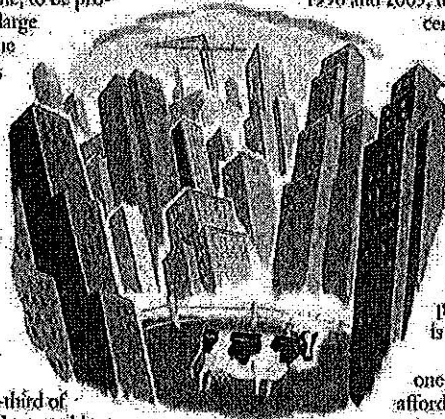
And getting land out of the ALR is next to impossible. Consider the application last year for development of the Garden City lands in Richmond. The rejected proposal – which had federal, municipal and Musqueam backing – would have resulted in a combination of density-friendly residential zoning, parkland and other public amenities. Instead, these lands remain locked up within the ALR, despite the strong likelihood that they will never be farmed.

This only increases pressure on newly developing and future-growth areas – where the GVRD report says one-fifth of the increase in housing demand will have to be met. The Garden City lands are centrally located and will soon be served by rapid transit. That's not true of new-growth areas stretching ever farther into the valley.

An alarming trend is also occurring with Greater Vancouver's industrial land base, which supports jobs for the region. Between 1996 and 2005, the GVRD's population grew by 13 per cent, while the industrial land base shrank by the same percentage, leaving a total of only about 10,600 hectares, or less than four per cent of the regional land base.

Today, more than 30 years after the ALR was established to combat the erosion of the farming land base in B.C., it is about time that we question whether the rationale for creating it is still valid. Without question, however, we must make better public use of land trapped in the ALR that is not serving an agricultural purpose.

Greater Vancouver continues to be one of Canada's urban jewels. But we need affordable housing and places to work to continue to grow. It's time to change our thinking on land-use policy and embrace progress instead of the status quo. ■



WHAT IS THE ALR?

The Agricultural Land Reserve was created by the provincial Land Commission Act of 1973. It includes private and public lands that may be farmed, forested or vacant, on which agriculture is recognized as the priority use. Though the boundaries have shifted over the years, the total area has remained relatively constant at approximately 4.7 million hectares, or about five per cent of the entire province.

Approximately 53,760 hectares, or 16 per cent of the land within the 21 municipalities and one electoral area comprising the Greater Vancouver Regional District fall within the ALR. ☐

Source: Agricultural Land Commission (alr.gov.bc.ca)

Philip Hochstein is president of the Independent Contractors and Businesses Association.

From: Randy Fasan [mailto:rfasan@clc.ca]
Sent: December 6, 2007 9:06 AM
To: Achiam, Cecilia; Caroline Cooper; Townsend, Ted; Jim Reynolds; bandmanager@musqueam.bc.ca; Howie.Charters@colliers.com; npottinger@pggroup.com; Marcia Smith; kmithcell@farris.com; Joost Bakker; Doug Kester
Cc: Megan Halkett; Sarah Weddell
Subject: Letter From Treasury Board Secretariat

Hi all,

This should be helpful to our cause and add to the ongoing illumination of some on City Council that city staff commenced at Planning Committee this past Tuesday. Perhaps it could be included in the upcoming report to committee slated for December 17th. Onward and Upward!

Randy.

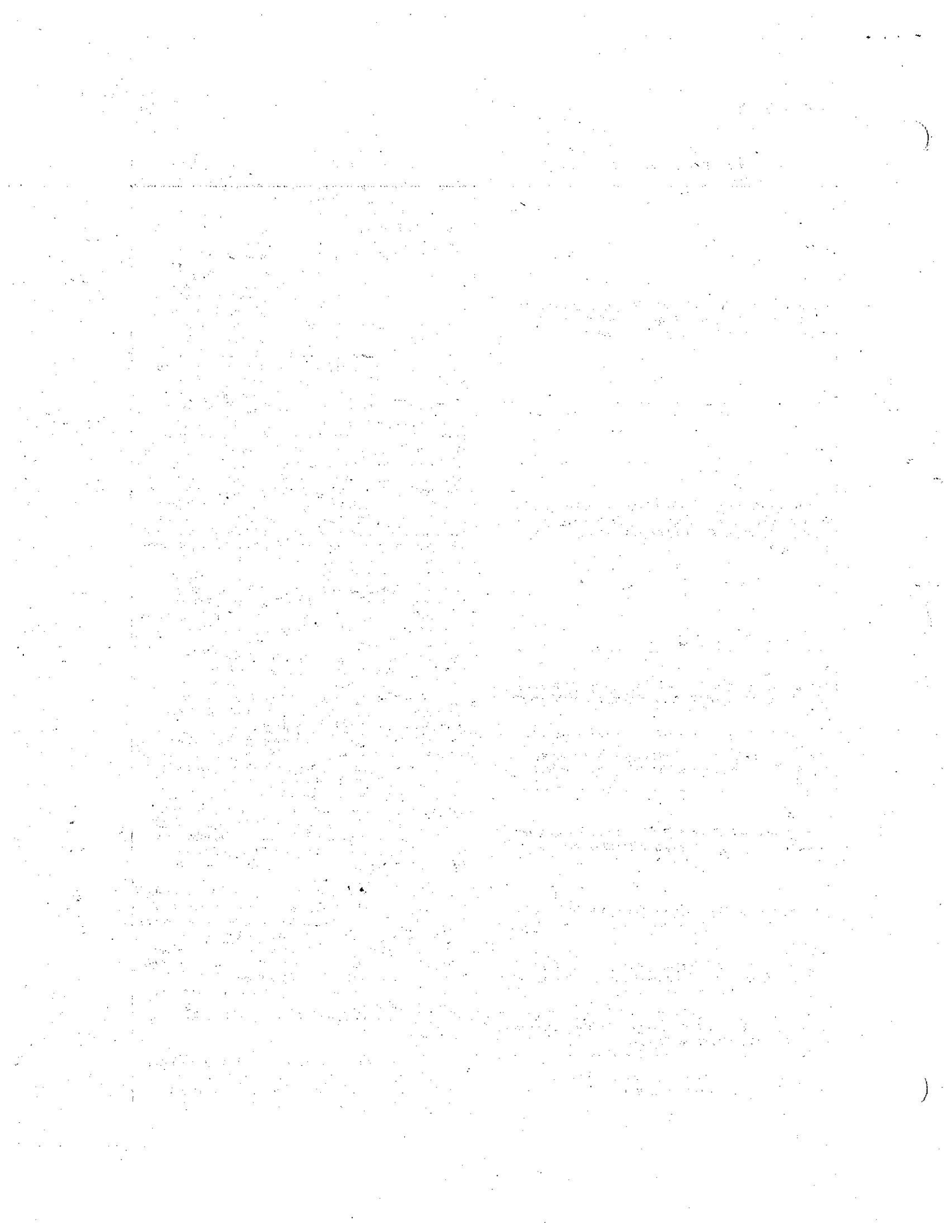
Randy Fasan - MAIBC, MRAIC
Director, Urban Design & Planning
Directeur, Conception & Planification Urbaines
Canada Lands Company - Vancouver
Société immobilière du Canada
Phone/Tél: 604-775-7177
Fax/Télé: 604-775-7018
<http://www.clc.ca>

June 11, 2008

- 11 -

08-4045-20-10 Resource 12

COMMENTS FROM COUNCILLORS	RESULTANT CHANGES IN THE CCAP
	Waterfront (including dike trail and water lots with accessible upland) – 11.23 ha (27.74 ac) Trails (canal; rail right-of-way; Port POPA) – 7.5 ha (18.55 ac) Total = 186.73 ha (466 acres)
Calculate how much open space is likely to be provided by private developments (e.g., on parking podiums) and try to increase this amount and the public accessibility to it.	Policies have been added proposing to increase the amount of residential outdoor amenity space by an additional 10% (minimum) in the City Centre, the purpose of which is to provide for urban agriculture, garden plots and related activities. It has been calculated that this additional 10% will be roughly equivalent to 25-40 ha (62-99 ac) of open space based on City Centre-wide residential and mixed use net development site area. Policies have also been added encouraging additional indoor amenity space for larger developments. It is premature to calculate this latter amount at this time. Where possible, public access to residential outdoor and indoor amenity spaces will be encouraged.
Indicate how much of the 120,000 ultimate build-out population has been assigned to the Garden City Lands (GCL) and how much the CCAP is relying on it for park and open space in the City Centre.	The Households & Housing section notes <i>"The Garden City Lands are subject to future study and public review. As a result, the CCAP population and dwelling and distribution map may alter, but the total build-out population of 120,000 is expected to remain unchanged"</i> . It is assumed that approximately 26.3 ha (65 ac) of park and open space will potentially be available from the GCL. To 2031, the proposed DCC bylaw does not include this so that, if the above were not to occur by 2031, the City would still be able to acquire all needed park & open space by then. If by 2031, the GCL become available, the City, at that point, would have more than the standard requires. If the GCL do not become available, the City will need to identify alternative solutions beyond 2031. This approach enables the standards to be met to 2031, avoids having to acquire an extra 65 acres when it may not be necessary to do so and, if necessary, allows time to address how the 65 acres will be acquired beyond 2031.
Concern was expressed about the general lack of affordability in Richmond and the proliferation of lower paying employment.	The Richmond Affordable Housing Strategy will start to address the affordable housing issue but assistance is required from the Provincial and Federal Governments. The CCAP encourages a broad range of employment opportunities, including office, industrial and public sector development (e.g., higher paying jobs).
Suggestion that alternatives to riprap on the dykes should be explored to increase the attractiveness of the waterfront.	The Public Realm & Public Life section of the CCAP has policies to make the riverfront the signature feature of the City Centre's public realm, including water features, landscape treatments, public art, etc. along the dyke.
Concern was expressed that CCAP would create legal non-conforming heights and densities with existing buildings.	The existing zoning determines the permitted height and density of buildings in the City Centre. There is no intention to change this zoning. However, the CCAP does state that <i>"Existing buildings taller than the maximum permitted height shall be considered legally non-conforming; but, future redevelopment of such properties should conform to the heights indicated here."</i>
The question was raised as to whether the CCAP would be phased in or have any transition period.	The CCAP will be effective when it is adopted. However, the LEED Silver requirements for private developments will be phased in January 1, 2009 and the proposed new DCC Bylaw would be effective one year after it is adopted.
Suggestion that street furniture, such as planters, benches, bicycle racks and newspaper boxes be designed so that they can also be used as sitting and resting areas.	The Transportation and Public Realm & Public Life sections recognize the need for resting areas and seating. This will be taken into consideration in the City-wide Street Furniture Study currently being led by Transportation and other future furnishing initiatives.
Incorporate more evergreen plantings in the landscaping plans to encourage a more livable City Centre.	This will be included in future park and streetscape planning and design.
Incorporate varied heights into as many developments as possible to ensure an interesting skyline.	As noted in the section of this report entitled "Changes From The CCAP Concept", building heights vary across the city Centre. In addition multiple tower sites are encouraged to vary their tower heights.



Save the Garden City Lands

Garden City Lands Coalition Petition
to the B.C. Agricultural Land Commission
and the Government of Canada



請保留花園城市地段

花園城市土地聯盟
向卑斯省農地委員會及加拿大
聯邦政府的請願書

We, the undersigned, request
that the Garden City Lands, Richmond, B.C.,
remain green in the Agricultural Land Reserve (ALR)
for agricultural and ecological uses and park uses
that may be permitted within the ALR.

我們簽署要求卑斯省列治文市的花園城市地段，
保持翠綠於農地儲備(ALR)之內，
作為ALR允許的農業和生態保育以及公園用途。

We also request that the Government of Canada
be prepared to restore its ownership of the Lands
for program needs within the ALR,
such as urban agriculture and ecology uses,
that serve the people of Richmond and Canada.

我們更要求加拿大聯邦政府，作出準備恢復花
園城市地段的業權，用於ALR允許的聯邦計劃，
例如都市農業和生態保育等用途，
造福列治文和加拿大人民。

Please sign your name clearly.
請清楚簽署您的姓名

Full home address with postal code
詳細地址連郵區號碼

Email—optional
欲保持聯絡 - 請留電郵

Example: Morgan Lee

5321 Main St. Richmond B7 5T5

morganklee@hotmail.com

- | | | |
|--------------------------|---------------------------------------|------------------------|
| <u>Pat Belli</u> | <u>8140 Williams Rd</u> | <u>ptbell@shaw.ca</u> |
| <u>Maureen Fairbairn</u> | <u>8757 Spices Road</u> | <u>Cathie Shewchuk</u> |
| <u>Est. Goleman</u> | <u>8860 373 1 Road</u> | |
| <u>Jonathan Miller</u> | <u>#50-4000 Garry St. Richmond</u> | |
| <u>D. Krasowski</u> | <u>#78-12551 Cambie Rd., RICHMOND</u> | |
| <u>Ryan Beregi</u> | <u>9371 Wexler St. Richmond</u> | |
| <u>Colette Perovich</u> | <u>10610 Fundy Drive</u> | |
| <u>ANNE MURRAY</u> | <u>306-8740 #1 Rd, RMD</u> | |
| <u>Wendy Yandzik</u> | <u>12500 Brunswick Place Richmond</u> | |
| <u>M MURRAY</u> | <u>404-12911 RAILWAY RICH</u> | |
| <u>Brenda Obase</u> | <u>3251 Broadway St.</u> | |
| <u>ARLENE MARZ</u> | <u>#224-8860 No 1 Rd</u> | |
| <u>Katrina Guenther</u> | <u>6291 Riverdale Dr., Richmond</u> | |
| <u>Sheryl Jeromin</u> | <u>11320 #1 Rd, Richmond</u> | |

Note: Return petition pages to 5071 Steveston Hwy, Richmond, BC V7E 2K5. Fax: (604) 271-5535. Or info@gardencltylands.ca.

14

Save the Garden City Lands

Garden City Lands Coalition Petition
to the B.C. Agricultural Land Commission
and the Government of Canada



請保留花園城市地段

花園城市土地聯盟
向卑詩省農地委員會及加拿大
聯邦政府的請願書

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Please sign your name clearly.

請清楚簽署您的姓名

Full home address with postal code

詳細地址連郵區號碼

Email (optional)

欲保持聯絡 - 請留電郵

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<i>Cecilia Beil</i>	<i>68-6245 Sheridan Rd.</i>	<i>Richmond, BC</i>
<i>Deanne Clarke</i>	<i>64-6245 Sheridan Rd</i>	<i>Richmond B.C. V7E 4W6</i>
<i>Barry Sproule</i>	<i>103-7540 Minoru Blvd.</i>	<i>Richmond B.C. V6Y 1Z5</i>
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Note: Return petition pages to 5071 Steveston Hwy, Richmond, BC V7E 2K5. Fax: (604) 271-5535. Or info@gardencitylands.ca.

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Example: Morgan Lee

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morgan.lee@hotmail.com

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Hilda Spitz

9680 SHELL Rd. Richmond V7A 3X1

Doreen Spitz

#301-15265 MAAR SURREQ

John Spitz

#39 18000 POLA AVE SURREY V3S 9T6

Jon Beer

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V0W 3A8

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V4K 1G2

M. Schin

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V6R2 1S2

M. Weil

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L.H. Spitz

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V7E 1V3

Edgar Lock

14371 Westminster Hwy

V6V 1A4

John Spitz

1925-129 St Surrey

V4A 7J4

John Spitz

1925-129 St Surrey

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請清楚簽署您的姓名 詳細地址連郵區號碼 欲保持聯絡 - 請留電郵

Example: *Morgan Lee* 5321 Hixon St., Richmond VA 5T5 *morganlee@hotmail.com*

- Melissa Zhang* 4900 Francis Rd, Richmond V7C 4R5
- Les Liu* 6611 Mimosa Blvd. RMD. V6Y 1Y9
- Lloyd Chen* 7311 Water-ton Dr. Rmd. V7A 4L6
- SHARON HAMILTON* 316-6651 LYNAS LN RMD, V7C 5K3
- KEVIN MO* 9695 FRANCIS ROAD RMD. V6Y 3A6
- Nancy Dunnegan* 6040 Nanika Pointe Richmond
- Jill Dunnegan*
- AS GANDOL* 9860 Patterson Rd. Richmond, BC V6X 1K2
- EMY SHAWNOVA* 8421 Citadel Cres. Richmond BC
- Kevin Chiu* 1703-7555 Alderbridge way. V6X 4C2
- Charles Konopski* 21467 93rd ave Langley BC V1M 1R3 *charleskonopski@gmail.com*
- Mairea Brayne* 119-9300 Glenaris Dr V7A 1Y8
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ote: Return petition pages to 11631 Seahurst Rd., Richmond, B.C. V7A 4K1. Fax: (604) 271-5535. Or GardenCityLands@shaw.ca.

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Example: Morgan Lee

5321 Green St., Richmond V7A 5T5

morgan.lee@hotmail.com

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Please sign your name clearly.
請清楚簽署您的姓名

Full home address with postal code
詳細地址連郵區號碼

Email—optional
欲保持聯絡 - 請留電郵

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Nicki Lee

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Jerry Li

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#265-7460 Moffatt Rd.

Note: Return petition pages to 5071 Steveston Hwy, Richmond, BC V7E 2K5. Fax: (604) 271-5535. Or info@gardencitylands.ca.

Save the Garden City Lands

Garden City Lands Coalition Petition
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Tommy Huang

7360 Mincon Bl. #17

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Example: Morgan Lee

5321 Green St., Richmond B7A 5T5

morganlee@hotmail.com

_____ Matt Richardson

_____ 8660 sierpina dr.

_____ Chris Lopez

_____ 10960 Mortfield Gate

_____ Tiffany Cheung

_____ #17, 8080 Francis Rd

_____ mendi

_____ #19, 8008 Birch Street

_____ Kevin Lizardo

_____ ~~2400~~ 10071 Ryan Rd.

_____ Daniel Leclerc

_____ 3502 Semlin Drive.

_____ Alice Wu

_____ #203-7011 Blundell Rd

_____ Victor Lam

_____ 8820 Stepinac Dr

_____ lamvic@richmond.ca 604.271.3838

_____ David Xu

_____ 4780 Dayton Avenue V6Y 3E8

_____ Nathan Lau

_____ 10260 Bird road

_____ Jan ALVIN Yeasas

_____ 6080 Spender drive

_____ Chris Chan

_____ #9 8640 Blundell rd.

_____ Manuel Uy

_____ 9011 Langhale Court V7A 4Y9

_____ Calvin Ho

_____ 9111 165 rd V7A 4N3

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Brian

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Alice Wu

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Rebecca Chen

#203 - 7011 Blundell Rd.

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16500 - 2, the 2nd Rd

Edward Wong

118-7800 St. Albans Rd

Antonio Daus

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Daphne Tse

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Example: Morgan Lee

Full home address with postal code

詳細地址連郵區號碼

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Email—optional

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Chelsea Tang

4526 Benavista Drive

Note: Return petition pages to 5071 Steveston Hwy, Richmond, BC V7E 2K5. Fax: (604) 271-5535. Or info@gardencitylands.ca.

Save the Garden City Lands

Garden City Lands Coalition Petition
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請保留花園城市地段
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Full home address with postal code
詳細地址連郵區號碼

Email—optional
欲保持聯絡 - 請留電郵

Example: Morgan Lee

5321 Green St., Richmond B8A 5T5

morgan.lee@hotmail.com

Riley

3871 Scotsdale Place

Riley at Gmail.com

Samantha Luk

10835 Carso Crescent

Sammil23 luk@hotmail.com

Kelvin Lee

8160 Willam Rd

Trevor Shackles

4300 Gander Pl.

Cindy Luo

8800 Pigott Road.

Jake Carey

11571 Williams Rd

Tyler Sandhu

10080 Wilkison Rd

EASTON SKARA

10451 Algonquin dr

Genevieve Smith

4231 Campobello pl.

Lauren Nicolard

Arrowsmith Drive

Mikayla Pickering

Berry Rd. 9871

Jay Wan

104 8155 Aspin Drive

Kyle Schmidt

2232 W. 5th Ave Vancouver

Lauren Lane

8060 W. 4 rd.

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Example: *Morgan Lee*

5321 Green St., Richmond B7A 5T5

morgan.lee@hotmail.com

← Amin
Chantelle Fromageux
Simmi Sidhu
James Lamers
William Ho
Brian Chao
Talitha K.
Heather S
Misaki Chan
Jocelynwei
Rui Qi Wang
Peter C
Mitchell J
Koen Staek

8800 rosehill dr, richmond
10040 Leonard rd, Richmond BC.
3591 Shuswap Ave, V7E 2A7
8071 Lucas Rd
10140 Ruckin Road
4600 Bates rd
11720 Temperer dr
48-7100 Lynwood Dr.
8720 heather st
34-8471 Ryan Rd Richmond
5091 Rosewell Ave No.3.
10431 Aragon Rd
8231 Rideau Dr.

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Example: *Morgan Lee*

5321 Llanon St., Richmond B7A 5T5

morganklee@hotmail.com

[Handwritten signature]

5460 17A Ave, Delta BC V4L 1H9

3877-1224th Ave V6S 1L8

#208-8728 SW Marine Dr, Van

4070 DOLLAR RD. N. VAN

danielle.pellet.pumpkin.com

[Handwritten signature]

2543 W 36th Ave Van. B.C. V6M 2P7

Lipine Schneider

217-7760 Moffatt Rd, Richmond V6Y 1X8

Harvey Schneider

217-7760 Moffatt Rd. Richmond V6Y 1X8

Anneliese Frauenhofer

413-5880 Doved Cr. V7C 5P5

abfe@chco.com

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詳細地址連郵區號碼

欲保持聯絡 - 請留電郵

Example: Morgan Lee

5321 Green St., Richmond BC V6V 5T5

morganlee@hotmail.com

[Signature]
Lynn Corrigan

3893 W 39th Ave, V6N 3A8

[Signature]
Michael Dewly

2-2907 Woodland DR VAN BC

[Signature]
Katarina Potter

181-3031 Williams Road
Richmond BC V7E4G1

potdoog@shaw.ca

[Signature]
Gary Harper

5693 Eglinton St, Bny V5G 2B5

[Signature]
Maurice Furing

202 2908 Oak St Van V6H2K6

[Signature]
Brenda Chaddwick

4075 DOLLAR RD N. VAN

[Signature]
Carla Key

138-2906 W. Broadway, Vancouver V6K 2G8

[Signature]
Agneta Waysh

8487 WEST 39th AVE, VAN, B.C. V6M4M3

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Example: Morgan Lee

5321 Haven St., Richmond, V6A 5T6

morgan.lee@hotmail.com

Cecilia Hudec

215-7700 Francis Rd. Rich.

hudec@telus.net

Roy Johns

802-4900 Francis Rd. Rich. V6Y 1A2

rjohns@sd38.bc.ca

Tang Edith

259-7293 Noffat Richmond V7C 4R5

t111.wd@stl@gmail.com

Original Chapman

226-8880 Jones Rd. V6Y 3Z1

[Signature]

3031 Sexsmith Richmond

3251 Sexsmith Richmond V7E 2T6

ERWINDER SANGHERA

#113, 4211 BAYVIEW ST, RICHMOND,

e_sanghera@hotmail.com

[Signature]

Sheila Painter

34-371 Springfield Dr Richmond

535 Thurlow St. V6E 3L2

[Signature] buddha dharma@hotmail.com

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Example: Morgan Lee

5321 Linn St., Richmond V6A 5T5

morganlee@hotmail.com

Deborah J Ward
Christie Tutwiler

204-1635 W 10th Ave, Vancouver V6J 2E3

601-465 Gingsi Dr., New West, BC V3L 5L1

[Signature]
STEPHAN THORP

3072 BEUCLIFF AVE. N.VAN BC V7N 4B8

[Signature]
TODD A. COBB

18897-69A Surrey, B.C. V4N 3K2

[Signature]
PETER J. JOE

1110 JUNIPER AVE. PO. CO. V3B 5V1

[Signature]
ALAN J. DOWLING
ALAN J. DOWLING
BOB DEL SEQUEIRA

APT 907, 1434 DENNING STREET, V6G 1W8

17548 JACK BEAN DR. RICHMOND, B.C. V6V 2R9

[Signature]
NORRY MARINING

5077 BACLERIDGE DRIVE
N.VAN V7N 3A5

[Signature]
N. MORNING

1455 Kilmar Rd N. Vancouver, BC V7K 1R3

[Signature]
V. S. SINGH

3727 Riviere Pl N. Van, BC V7R 4E7

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Example: Morgan Lee

5321 Lauen St., Richmond V6A 5T6

morganlee@hotmail.com

Jason Hoff

5310 Wallace Ave, Delta, BC V4M 1A1

Jillian Glass

5711 Arcadia Rmd BC

niki_159@hotmail.

Taraing Murray

6133 Braswell Rmd BC

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John K. Smith

1006 74th General Currie Rmd.

JACLYN STPIERRE

#23-803 GENERAL CURRIE RMD.

JACLYNSTPIERRE@HOTMAIL

Jason Warring

923-8031 General Currie RMD.

IAN STEWART

14-8691 (50K R) RMD

Alexa Leo

905-6631 Minoru Blvd Rmd.

alex@csf.ca

Doug Henning

6591 GAINSBOROUGH

Dennis Henning

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Example: Morgan Lee 5321 Moon St., Richmond B7A 5T5

morganlee@hotmail.com

Penny Currier 11080 2nd AVE V7E 3K3 Rich B C
 Lois Johnson #89 19649 53 Ave Langley BC
 Joanne Jensen #29-4340 Steveston Hwy, Richmond, B.C.
 B. B. Cross 11080 Second Ave V7E 3K3 BRIAN @ CROSSKY. CA
 Betty Rees 102-8060 Colwood
 Susan 11380 GRANVILLE AVE
 Tom SODAKI 10071 SPRINGHILL CR
 W. Joyce 3671 GARRY ST RICHMOND.
 Chris Jensen 29-4340 Steveston Hwy Richmond BC
 Rob McDonald 9580 Railway Ave Rich.
 RICK HADLER 107-8145 PARK RD RICH.

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11 TURN OVER

Isy Northcote	212-4200 Garry St Rich	604-271-302
Bert Macarson	118-4200 Gary St Rich	604-2048866
Gloria Woolley	#3-12880 Parkway Ave	604-277-9609
Dad Woodley	#3-12880 PARKWAY AVE	604-277-9609
Murray Kidner	10700 CANSO CRESCENT	604-271-7581
Off. of the	6151 FRANKS	604-274-332
Handy Tools	11400 Granville Ave Richmond	278-5144
Sanjit Kham	11400 Granville Ave, Richmond	278-588
Rat Mann	11400 Granville Ave Rich.	278-5866
RON ZBOVA	11380 GRANVILLE RD RMD	278-6360

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Sean Peng

8446 Dayton Court

sean-peng147@yahoo.ca

Christy Fong

7366 Lucas Road, Richmond, V6Y 1E9

christy.nmfong@gmail.com

Mel Daviel

700 Ash St. Richmond, V6Y 2S1

Meliscridra@daviel.org

Edward Guo

7500 Francis rd. H15

mel21223@hotmail.com

James R. Day

11631 Seahurst Rd. Rmd.

Jamit Zboya

11631 seahurst rd Richmond

Boss Kocnelson

#105, 4111 Francis Rd.

Sanee Pun

3417 E 27th Ave. Van. V5R 1P8

MIKE PUN

3417 E 27th Ave Van, B.C. V5R 1P8

ALICE WONG

4631 Groat Ave. RICHMOND BC V7E 5E1

Enoch Wong

4631 Groat Ave. RICHMOND BC V7E 5E1

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