Agricultural Land Commission
133–4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

November 12, 2008

Reply to the attention of Ron Wallace
ALC File: #O – 38099

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

Attention: Mr. Joe Erceg, General Manager
Planning and Development Department

Dear Mr. Erceg:

Re: Garden City Application

The Provincial Agricultural Land Commission (the "Commission") forwards for your review all submissions received subsequent to the August 14, 2008 meeting held at the Sheraton Four Points Hotel in Richmond. This material has also been posted to the Commission's website.

Should the City wish to offer comment on this material or any other matter pertaining to the application, please feel free to do so at your convenience.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

CF/
38099m4.doc

ALC Information

- Meeting of ALC & City
- Appointment of Panel
- Acknowledgement Letter
- Context Map, 1:20 000 scale
- Context Map, 1:50 000 scale
- Orthophoto Map

Application Submission from Richmond

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- Application Form
- Application Summary
- Appendix 1
- Appendix 2A
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- Appendix 3
- Appendix 4A
- Appendix 4B
- Appendix 5
- Appendix 6
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- Appendix 8
- Appendix 9
- Appendix 10
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Open House Information

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- Ad (Chinese)
- Presentation Panels
- Presentation Panels, Chinese Translation

Application #	38099
Applicant:	City of Richmond
Contact:	Ron Wallace
Type of Application:	Exclusion
Location:	Richmond

The Proposal

To exclude the subject property known as the "Garden City Lands" bounded by Garden City Road, Alderbridge Way, Number 4 Road and Westminster Highway from the ALR. The proposed exclusion, encompassing 55 hectares, is to provide for comprehensive development with benefits to agriculture, local community, regional community and the Musqueam Indian Band.

Link to City of Richmond site

Correspondence to the ALC

1 2 3 4

NEW!
5 6 7 8 9 10 11 12 13 14 15 16 17 18

Garden City Land Coalition submission:
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19

Last Updated: November 12, 2008

5

Wallace, Ron ALC:EX

From: Fry, Colin ALC:EX
Sent: Friday, August 29, 2008 3:37 PM
To: Wallace, Ron ALC:EX; Pellett, Tony ALC:EX
Subject: FW: URGENT: Request to suspend Garden City Lands process

Ron, please add to the file.

Colin Fry
Executive Director
Agricultural Land Commission
Tel: (604) 660 - 7006
Fax: (604) 660 - 7033

From: Karlsen, Erik AL:EX
Sent: Friday, August 29, 2008 2:10 PM
To: Fry, Colin ALC:EX
Subject: FW: URGENT: Request to suspend Garden City Lands process

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From: Rob Dainow
To: Karlsen, Erik AL:EX
Cc: 'Donna Passmore'
Sent: Fri Aug 29 12:51:44 2008
Subject: RE: URGENT: Request to suspend Garden City Lands process

Dear Mr. Karlsen,

Donna Passmore kindly forwarded to me a copy of her letter to you regarding the development of the Garden City Lands. I know Donna as a passionate, knowledgeable, ethical, and indefatigable campaigner for our environment. Her letter is reasoned, informed, and compelling. I fully endorse it. You cannot ignore it, and I look forward to your temporary suspension of the Commission's review of the Garden City Lands.

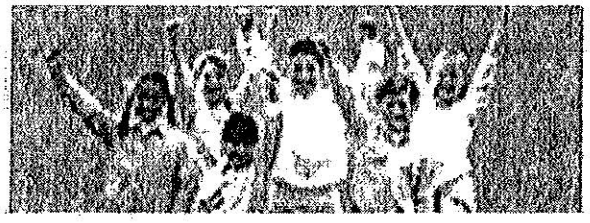
Thank you for your work to preserve this land for (organic) agriculture.

Sincerely,

Rob Dainow

-----Original Message-----
From: Donna Passmore [mailto:donna8@telus.net]
Sent: August 28, 2008 8:00 PM
To: erik.karlsen@gov.bc.ca
Subject: URGENT: Request to suspend Garden City Lands process

Importance: High



the Farmland Defence League BC

August 28, 2008

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

Email: erik.karlsen@gov.bc.ca

Dear Mr. Karlsen:

Re: Garden City Lands – Richmond, BC

It has just come to the attention of the Farmland Defence League that despite the high level of public interest consistently demonstrated in the Garden City Lands application over the past 3 years and recent requests that the public be given an opportunity to participate in the decision-making process on the most recent application via a public hearing and adequate time for public response, the Commission has decided to railroad process, providing a mere two weeks (during peak summer vacation time) response time and that, with mere days' notice has set August 29th as the deadline for written submissions. We suggest that this course of action defies the spirit of the ***Agricultural Land Commission Act*** and disregard for the high level of public interest in the security of BC farmland. We urge the Commission to step back and allow for due public process.

On August 14th, members of the South Coast Panel met (during work day hours when most agricultural advocates were either farming or at their other places of work) with members of Richmond City Council to receive their input.

We have been awaiting a date for the public hearing, but instead received notice late last night that the Commission has set tomorrow as the deadline for public submissions. The public interest in farmland – and this land in particular – merits greater opportunity for public involvement than two weeks of unadvertised response time.

We strenuously ask that the Commission slow the process to allow for public input. We reiterate that has been made frequently by our member groups that farmland is NOT a municipal land bank, but a provincial public

trust. People outside of Richmond MUST be given an opportunity to weigh in on the most recent proposal.

I hereby put you on notice that the Farmland Defence League is this evening filing a request for a federal environmental assessment of the development proposal and ask that the Commission suspend any further decision-making pending the outcome of that investigation. The Garden City Lands is habitat to multiple species identified under the federal ***Species At Risk Act*** as at-risk and are, therefore, entitled to federal protections that would prohibit the proposed development. Given that Garden City Lands are federally owned, this process should have been, but was not, initiated by the federal government.

I would add that some of the at-risk species are also provincially listed, and if the BC government intends to honour the commitment it made to protecting endangered species earlier this spring, it should support careful review of the wildlife habitat values of this land.

Further, had the Commission done its due diligence and held public hearings, it would have heard recently obtained evidence that the finite bog lands of Garden City Lands also represent endangered spaces highly worthy of protection.

Although the Farmland Defence League and its many member groups have long advocated for protection of farmland as foodlands for our wildlife, we respectfully acknowledge that we recognize that protection of farmland as wildlife habitat is not currently a legislated objective of the Commission or its Act.

We ask, however, that as the Commission frequently entertains issues of economics and other interests not specifically within the context of the Act, that you respect the widespread public concern that exists around this issue.

Furthermore, as the Farmland Defence League has argued in previous applications, any loss of farmland that serves as wildlife habitat has a direct impact on agricultural capability of surrounding farmland by forcing increasingly displaced wildlife onto remaining farmland and creating steadily heightening conflicts between humans and wildlife.

Given that much of Garden City Lands is organic soil, and how very finite organic farmland is in British Columbia, despite the fact that it is fastest growing agricultural sector, the Farmland Defence League argues that feedback from the organic growers be obtained before any decision is

made that could rob this province of the organic agricultural capacity represented by Garden City Lands. A public hearing, of which they were notified, would accomplish that.

We respect that the developers are likely eager to advance their proposal. We point out that the Commission has already said no to plans to develop this land, and that the developers were well aware in coming back to the Commission with a new proposal, that applications to remove land from the ALR could be subject to public hearing.

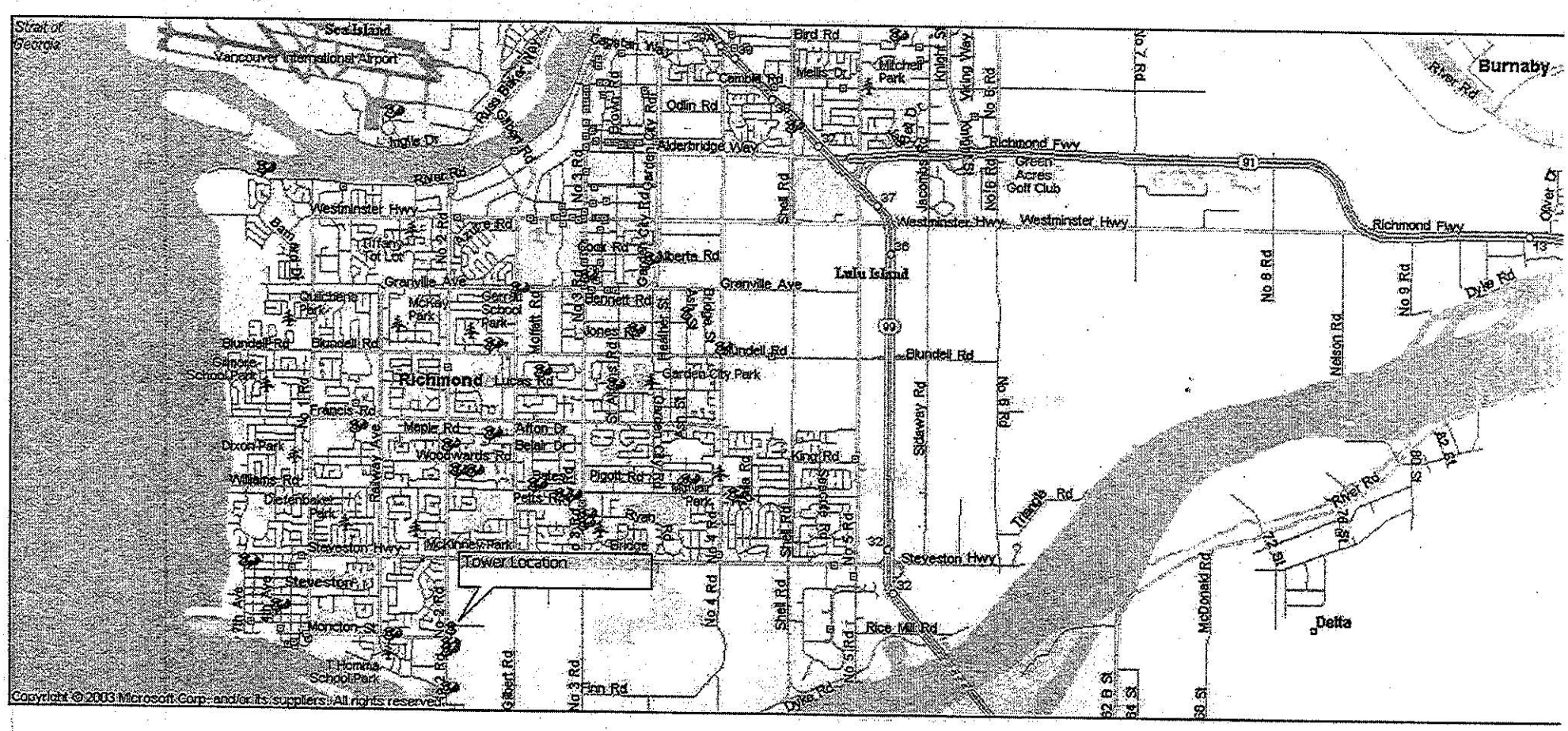
It has been little more than a month since we celebrated the 35th Anniversary of the ALR; an occasion upon which opinion leaders of agricultural lands came together to celebrate the public trust honoured 3 ½ decades ago.

Mr. Chairman, we ask that you suspend the Commission's review of the Garden City Lands proposal pending a full federal environmental assessment, and at the completion of that process set a date for a full and public hearing of the most recent application that respects the very great level of public interest in general in BC's farmland, and specifically the application to remove the Garden City Lands from the Agricultural Land Reserve.

Respectfully submitted,

Donna Passmore
Director

Copy: Farmland Defence League of BC Board and network
Garden City Lands Coalition
ALR-PEC
Federation of BC Naturalists
Boundary Bay Conservation Coalition
Fraser River Coalition
David Suzuki Foundation
Smart Growth BC
West Coast Environmental Law Association
Ecojustice Canada
Environmental Law Centre, University of Victoria
Organic Growers of BC
Multifaith Action Society
Members of the Legislature, Government of BC
Green Party of BC


Strait of Georgia
Sea Island
Vancouver International Airport
Burnaby
Richmond
Lulu Island
Delta
Tower Location
Westminster Hwy
Richmond Fwy
Steveston Hwy
Granville Ave
Blundell Rd
Alderbridge Way
Bridgeport Rd
Sidaway Rd
Shell Rd
No 3 Rd
No 4 Rd
No 5 Rd
No 6 Rd
No 7 Rd
No 8 Rd
No 9 Rd
Nelson Rd
Dyke Rd
River Rd
Gilbert Rd
Garden City Rd
Garden City Park
Green Acres Golf Club
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Wallace, Ron ALC:EX

From: ALC Burnaby ALC:EX
Sent: Thursday, August 28, 2008 8:08 AM
To: Wallace, Ron ALC:EX
Subject: FW: Garden City Lands, Richmond BC

From: Bonnie Eliot [mailto:BonnieEliot@shaw.ca]
Sent: Wednesday, August 27, 2008 6:53 PM
To: ALC Burnaby ALC:EX
Subject: Garden City Lands, Richmond BC

Dear Mr Ron Wallace,
This email is in support of keeping the Garden City Lands in the ALR. As a lifelong Richmond resident, taxpayer and BC citizen, I urge the commission and you to uphold the existing designation of the Garden Citiy Lands. Development of any sort is not in the best interests of the public nor the province. This is a unique land resource. Its maintenance as such is vital.
Thank you for your consideration in this important matter.
Sincerely,
Mrs Bonnie Eliot
Richmond, BC

Wallace, Ron ALC:EX

From: ALC Burnaby ALC:EX
Sent: Thursday, August 28, 2008 8:09 AM
To: Wallace, Ron ALC:EX
Subject: FW: OPPOSE removing the Garden City Lands from the Agricultural Land Reserve

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From: Daniel Leung [mailto:dleung2000@gmail.com]
Sent: Monday, August 25, 2008 12:33 AM
To: ALC Burnaby ALC:EX
Subject: OPPOSE removing the Garden City Lands from the Agricultural Land Reserve

From: Daniel Leung,
6619 Azure Road, Richmond, B.C. V7C 2S4

To: Provincial Agricultural Land Commission,
133-4940 Canada Way, Burnaby, B.C. V5G 4K5

Re: Application for ALR exclusion 38099,
Garden City Lands, 5555 #4 Road, Richmond, BC

Date: August 24, 2008

Dear Land Commission members,

I OPPOSE removing the Garden City Lands from the Agricultural Land Reserve (ALR). As a citizen with a home and business office in Richmond for the last 16 years, I don't want to let the City destroy prime farmland for building construction. The City should confine the building construction and densifying to the developed lands.

These are my main reasons:

1. **No new need after the previous rejection:** I fully support the ALC decision made in 2006 to not remove the Lands from ALR. I understand that rejection are made after serious consideration. The re-application from the City of Richmond is ignoring citizens' need and does not respect the previous ALC decision.

2. **The ALR is not the BLR (Building Lot Reserve):** The City asks for building lots from the prime farm lands in ALR due to growing population in Richmond. Where can we get additional agricultural land to make new farmland and agricultural park? So we need to keep the Garden City Lands for sustainable food supply and appropriate recreation, as well as Kwantlen University College Urban Agricultural Research and Education Centre.

3. **The ALC is being asked to decide on the development of a contamination site:** Judging from what was said at the ALC meeting I attended on August 14, 2008, contamination on the site is still a Mystery. A complete environmental study needs to be done before anything else is done with the lands.

4. **The Garden City Lands is not suitable for high rises:** The Garden City Lands is under the route of air traffic and only 2 km from the Vancouver International Airport (YVR). The YVR already submitted opposition to City of Richmond: it is not suitable for high-rise building construction.

5. **Densifing and rezoning makes room for the growing population:** The City has already settled 40,000 people in the developed lands through the rezoning policy in the city centre and residential subdivisions in the last 15 years. It was very successful to subdivide a single house lot for two houses or 6-8 townhouses. If the City densifies the residential areas, it can double the existing population of 180,000 in the next 100 years without touching the farmlands. So I cannot see any need to remove the Garden City Lands from ALR.

6. **The rate of growing population can slow down:** We cannot keep extending the building lands. The population is moving to the suburban areas in Surrey and Delta due to cheaper housing price. The 2,900 people/year growing rate of the last 3 years will be dropping down after the Gateway highway project is completed.

7. **No more green open space in City Centre:** No existing greenspace is available in the City Centre to offset the high-density city planning, so please keep this Garden City Lands as green open space. Too much farmland has been destroyed and replaced by concrete jungles. I don't want to see the same scenes in the Garden City Lands.

8. **Concrete jungle is not our desire:** As one of the thousands of Chinese immigrants from the very high-density city of Hong Kong, I want to let you know that the very high-density city is not what we prefer. That is one of the reasons we moved our roots and landed here to enjoy the warm sunshine, fresh air, locally grown fruits and vegetables, and green open space in Richmond.

9. **Keep as open space:** Regardless of who will own the lands, I want to keep the whole piece of 55 hectare (136-acre) lands as green open space. This has always been public land. I strongly support the Richmond citizens' vision that is one of the alternative visions illustrated on the Garden City Lands Coalition's Future page at www.GardenCityLands.ca .

The Garden City Lands should be used as:

1. Kwantlen University College Urban Agricultural Research and Education Centre;
2. Community Gardens;
3. Community Farms and Orchards;
4. Playing Fields (if they are needed and the ALC permits it);
5. Gathering Places and Peaceful Trails;
6. Reservoir Lakes; and
7. Wildlife Habitat.

Respectfully submitted,

Daniel Leung, AScT

Wallace, Ron ALC:EX

From: ALC Burnaby ALC:EX
Sent: Thursday, August 28, 2008 8:13 AM
To: Wallace, Ron ALC:EX
Subject: FW: GARDEN CITY LANDS.

From: DR DON BURGESS [mailto:dondoc@shaw.ca]
Sent: Wednesday, August 27, 2008 8:44 AM
To: ALC Burnaby ALC:EX
Subject: GARDEN CITY LANDS.

I wish to register my objection to the development of the above named lands, and the proposal to take the lands out of the ALR.

This area is a much needed need green belt in this very crowded City, and with the advent of high fuel; prices will be much need for its agricultual worth in the not so distance future.

The City of Richmond is hell bent on expansion which they estimate may be at least 10,000 people year. They seem to be intent on doing this, whatever the cost of trying to gobble up arable land in this area. If they are allowed to do this every developer in this area will feel that they will have a precedent to take lands out of the ALR.

There is already overcrowding in the Richmond area, leading to lack of services to the population. As a medical practitioner in the area, I see the lack of hospital beds the lack of Mental Health facilities and chronic care beds for the elderly. 25% of the population here have no family doctor.

These factors alone would argue against using the ALR for housing and commercial development

Thank you for receiving this objection.

I would like to thank the ALC for their integrity in withstanding this persistent pressure on them, from the politicians, who hope that they can grind down the commission by persistent pressure on them.

Yours truly

Donald J Burgess MD # 127- 12931 Railway Avenue, Richmond BC, VIL 6M5 604 241 5775.

Wallace, Ron ALC:EX

From: ALC Burnaby ALC:EX
Sent: Thursday, August 28, 2008 8:14 AM
To: Wallace, Ron ALC:EX
Subject: FW: Regarding the Garden City Lands

From: Emma clare [mailto:mango_1190@hotmail.com]
Sent: Wednesday, August 27, 2008 5:09 PM
To: ALC Burnaby ALC:EX
Subject: Regarding the Garden City Lands

To: ACL

I have lived within 3 blocks of the Garden City Lands my entire life. The view from these lands is one of the best you can get amongst many new apartment towers being built in our city. A clear and beautiful view of our mountains can be easily seen from the land at Garden City Road. As a child growing up near this large wetland, I learned from my father about the beautiful different species of birds, for which he was quite the enthuslast.

These wetlands house rare plant species, endangered birds and are a perfect example of the beauty left in Richmond. The land is an amazing example of how nature thrives despite what we do to our environment. The Garden City Lands would be a perfect way to educate our youth about the pros of organic farming and sustainability. It would also be a great location to provide locally grown food and promote local farmers.

When I have children of my own, I would love to be able to bring them to one of the most beautiful places I've seen, and so close to home.

I truly hope that you take this into consideration. Developing this land would be a great loss for our city.

Sincerely,
Emma Fisher

Wallace, Ron ALC:EX

From: ALC Burnaby ALC:EX
Sent: Thursday, August 28, 2008 8:14 AM
To: Wallace, Ron ALC:EX
Subject: FW: Garden City Lands

From: H. Pastrick [mailto:hpastrick@yahoo.com]
Sent: Tuesday, August 26, 2008 9:03 PM
To: ALC Burnaby ALC:EX
Subject: Garden City Lands

Hello, ALC,
Here is a copy of a letter I sent two years ago to the Richmond Review.

Re City needs Garden City lands to accommodate park needs
Councillor Derek Dang states in City Scene, September 1, 2006 that farming the Garden City lands "is simply not practical," because the land is surrounded on three sides by urban development, high density residential." He also states "The large number of neighbours would place severe restrictions on the ability to spray and fertilize use, noisy farm machinery or other typical farming practices. It's isolation from other farm areas and high land cost would be economically unviable."

I'm unsure of Councillor Dang's information sources but they are incomplete.

Let's look at some facts. Agri-tourism is growing by leaps and bounds throughout the Lower Mainland and Fraser Valley and elsewhere in BC. Countless small farms in Richmond and beyond are exceedingly popular – so popular that they can't keep up with demand. Visit any vegetable stands or pick-your-own fields on No. 2 or No. 4 Roads or Steveston Highway and you'll line up to park and line up to pay with customers eager for fresh produce and a farm experience.

Go slightly further afield and you'll find countless small farms making it big. Just a few examples include the Emma Lee Farm on Westham Island , the tiny Westham Island Herb Farm, Bremner's berry farm in Ladner, the Tuscan Farm in Langley , and the Apple Barn farm in Abbotsford. Consumers can't get enough fruits and vegetables. All of these farms are economically viable. Many use no spray, there is no smell and there is less noise than high density residential traffic.

Increasingly all of us recognize the importance of growing food locally and eating organically. Capers, Choices and Whole foods are tapping into this huge demand and they buy local produce to sell in their stores. These companies are financially successful and are expanding because more and more of us are demanding organic products.

Derek Dang says that farming isn't compatible with local high density residential. Look no further than Cherry Lane Orchards, a thriving farm hidden behind Michael's on Bridgeport and No. 4 Roads in Richmond or the Strathcona Community Gardens in East Vancouver , created when Premier Gordon Campbell was Mayor of Vancouver. This former city dump site squeezed by warehouses and high density residential now has more than

300 fruit trees, an herb garden, vegetable gardens, and beekeeping facilities that produce hundreds of pounds of honey each year – all on 1.2 hectares of land without chemical use. It exemplifies Vancouver 's commitment to sustainability. Local residents celebrate it as their oasis in the middle of the City.

As for the Garden City Lands, that this fertile property has never been farmed is a bonus. It will have no chemicals. By all accounts it ranks as some of the finest farmland in the area and if used as farmland there's no question, it could thrive. Entrepreneurs would line up for the opportunity to benefit from agri-tourism-related business opportunities, given its prime location next to the residential core and eager nearby customers.

The Garden City Lands are in the ALR for a reason. Instead of being short-sighted, this is Councillor Dang's opportunity to help create a clear sustainable economic win for everyone. New consumer markets could be developed and the land would be saved for better and higher uses than another convention centre.

Thank you,

Helmut Pastrick, Economist and hobby farmer
9651 Finn Road, Richmond , BC V7A 2L3
604-277-5869

Wallace, Ron ALC:EX

From: ALC Burnaby ALC:EX
Sent: Thursday, August 28, 2008 8:14 AM
To: Wallace, Ron ALC:EX
Subject: FW: Garden City Land

From: Helen [mailto:helenkyle@shaw.ca]
Sent: Monday, August 25, 2008 11:39 PM
To: ALC Burnaby ALC:EX
Subject: Garden City Land

Dear Sirs/Mesdames,

I am strongly oppose the application to exclude the Garden City Land from the ALR for the following reasons:

1. There is a shortage of foods worldwide, we need our farmlands to grow our own food.
2. Why do we want to replace all our precious lands with concrete? There is absolutely no long term benefit for Richmond.
3. Richmond is already saturated with concrete highrises, it is quite an eyesores.

I hope the ALR Commission will reject the application and grant the Richmond residents their wishes.

Thank you for your time,

Yours truly,

Helen Kyle

Wallace, Ron ALC:EX

From: ALC Burnaby ALC:EX
Sent: Thursday, August 28, 2008 8:17 AM
To: Wallace, Ron ALC:EX
Subject: FW: Garden City Lands OPPOSE DEVELOPMENT

From: Sara Jackson [mailto:sjjackson143@yahoo.ca]
Sent: Wednesday, August 27, 2008 3:50 PM
To: ALC Burnaby ALC:EX
Subject: Garden City Lands OPPOSE DEVELOPMENT

I strongly OPPOSE any development for Garden City Lands. I am aware of the threat that developers-in-disguise pose to the health of our environment and ourselves. These are Natural wetlands that already provide over a dozen rare, edible, plant species and a hierarchy of animals with the endangered Heron and Barn Owls on top. Let it be heard that our land is shrinking fast and we need to protect our environment in order to have a safe and healthy place for Canadians to live.

Sara Jackson

Wallace, Ron ALC:EX

From: ALC Burnaby ALC:EX
Sent: Thursday, August 28, 2008 8:17 AM
To: Wallace, Ron ALC:EX
Subject: FW: Richmond Garden City Land should remain in the ALR

From: Stephen P. Cheung [mailto:cheung@stargate.ca]
Sent: Tuesday, August 26, 2008 3:37 PM
To: ALC Burnaby ALC:EX
Subject: Richmond Garden City Land should remain in the ALR

Dear Sir / Madam,

Richmond Garden City Land should remain in the ALR

We ask that CLC should show community social responsibility.

In Richmond, majority of resident lament the over development and the degradation of the living environment.

No major development should go on without the clear support of the people.

Thanks,

Stephen P. Cheung

Serving locally since 1994

cell (604) 889-9988
off (604) 207-2888

Wallace, Ron ALC:EX

From: ALC Burnaby ALC:EX
Sent: Thursday, August 28, 2008 8:17 AM
To: Wallace, Ron ALC:EX
Subject: FW: Garden City Lands

-----Original Message-----
From: jmkwok@sfu.ca [mailto:jmkwok@sfu.ca]
Sent: Wednesday, August 27, 2008 1:07 PM
To: ALC Burnaby ALC:EX
Subject: Garden City Lands

Hi there,

I would like to express my concerns over developing the Garden City Lands. I've been living in Richmond ever since I remember and I would really like to stay, but if Richmond continues to develop at this rate, the beauty of the nature in this area will be stripped. Richmond will no longer be attractive. Garden City Lands should be reserved for farming organic, local foods. We have too much development in this city already, and I really do not see more development as a positive thing. If this city does not retain it's natural beauty, people would not want to live here. Over-development is not only bad for the city but bad for the environment and sustainability. It will also lead to over-crowdedness and even worse traffic conditions, economic instability, poor food security, and a poor environmental outlook for our future. We should all stop being so near-sighted and money-hungry and take a look at the bigger picture - I know this is only one piece of land in one town but if we don't start preserving what we have left, especially close by, we continue to kill ourselves and our own future. Keep Garden City Lands as a symbol of hope within the city, demonstrating Richmond's commitment and love for the natural environment. It will look very good.

Sincerely,
The Kwok Family
8651 General Currie Road, Unit 12
Richmond, B.C.
V6Y 1M3

Wallace, Ron ALC:EX

From: ALC Burnaby ALC:EX
Sent: Thursday, August 28, 2008 8:18 AM
To: Wallace, Ron ALC:EX
Subject: FW: Garden City Lands should be kept in the ALR

From: Joshua Song [mailto:vccsong@gmail.com]
Sent: Wednesday, August 27, 2008 12:04 PM
To: ALC Burnaby ALC:EX
Subject: Garden City Lands should be kept in the ALR

To whom it may concern,

As the resident of Richmond, I really want Garden City Lands be kept in the ALR, I deeply hope that I can see an agricultural park among those ugly high risings.

I like Green Richmond!

Joshua Song

Wallace, Ron ALC:EX

From: ALC Burnaby ALC:EX
Sent: Thursday, August 28, 2008 8:18 AM
To: Wallace, Ron ALC:EX
Subject: FW: Garden city Land

From: Luc collette [mailto:lucco@telus.net]
Sent: Tuesday, August 26, 2008 4:38 PM
To: ALC Burnaby ALC:EX
Subject: Garden city Land

To whom it may concern! I would like to add my voice of opposition from removing the Garden City Land out of the ALR.

It is very sad to see once again big business lacking vision. The Garden City Land has a huge potential/benefit for future agricultural development right in the heart of Richmond.

In a time when oil is sending powerful inflationary shock through our economy , growing local food will become essential for our communities. There is already a lack of local farm land and so I urge the ALC to not bow to the diverse political/corporation pressure.

The Garden City Land has the potential to be the future jewel of Richmond. Can you imagine New York without Central Park or Vancouver without Stanley Park?

At one point in time visionaries saw the value of these Parks that are today cherish by their communities. Please protect this land so that one day we too will not be able to imagine Richmond without Garden City Land.

Thank you!

Luc Collette
8371 Osgoode dr.
Richmond
B.C.
V7A 4M3

Year in Review
2006–2007

Cultivating Change

Community Food Action Initiative

The Community Food Action Initiative (CFAI) is a health promotion initiative aimed at increasing food security for all British Columbians. CFAI is a collaborative effort of BC's six health authorities and the BC Ministry of Health.

CFAI is funded by the BC Ministry of Health and coordinated by the Provincial Health Services Authority (PHSA).

Community food security exists when all citizens obtain a safe, personally acceptable, nutritious diet through a sustainable food system that maximizes healthy choices, community self-reliance and equal access for everyone.[1]

British Columbia

Provincial Health Services Authority
Provincial solutions. Better health.

A Collaborative Approach to Community Health

With its launch in September 2005, the Community Food Action Initiative (CFAI) became the first provincial initiative in Canada to recognize and financially support community-led solutions to the problem of food security.

Today, through the partnership of BC's health authorities and other key stakeholders, CFAI is making good progress toward its goal of increasing food security for British Columbians, particularly those living with limited incomes. In the past year, CFAI-funded initiatives have supported more than 100 communities across the province to take action on food security.

The issue of food security has gathered considerable momentum in recent years, spurred in part by concerns over the fast rise of diet-related health problems such as diabetes and cardiovascular disease. The connection between what we eat and our overall health is undisputed, and within the health sector food security has emerged as an area of great interest. In 2005 the Provincial Health Officer's annual report, *Food, Health and Well-Being in British Columbia*, was dedicated entirely to creating awareness of, raising issues related to, and providing recommendations for addressing food security and healthy eating in BC. Food security is also one of the 21 long-term core programs representing public health services that health authorities will now provide.

Ultimately however, many of the critical factors affecting food security in British Columbia cannot be managed through our health system alone. Achieving food security requires a coordinated, intersectoral approach, with collaboration across health authorities and provincial ministries and with other key stakeholders.

CFAI helps facilitate this collaboration through a variety of ways including through the work of the provincial advisory committee and health authority operations committee as well as committees and working groups at the regional and local levels. This collaboration continues to be a focus in our strategic planning for the future. By encouraging partnerships among a wide range of stakeholders, CFAI is cultivating change at the community, regional and provincial levels and fostering effective, long-term initiatives to address the food security needs of British Columbians today and into the future.

Lydia Drasic
Director of Primary Health Care
& Population Health Strategic Planning
Provincial Health Services Authority

Community Food Action Initiative at a Glance

Overview

- The Community Food Action Initiative (CFAI) is a health promotion initiative aimed at increasing food security for all British Columbians, particularly those living with limited incomes.
- CFAI is funded by the BC Ministry of Health and coordinated by the Provincial Health Services Authority (PHSA). The initiative is a collaborative effort of the Ministry of Health and BC's six health authorities.
- CFAI activities are overseen by a provincial advisory committee and implemented through an operations committee with representation from all health authorities.

Objectives

With its focus on enhancing food security across BC, CFAI is working to increase:

- Awareness about food security
- Access to local healthy food
- Food knowledge and skills
- Community capacity to address local food security
- Development and use of policy to support community food security

Key Strategies

- Facilitate networks and linkages among community groups, provincial organizations and government ministries
- Share knowledge gained from community food security interventions
- Share better practices in food security
- Support development of food security policy
- Evaluate CFAI-funded initiatives
- Work collaboratively across sectors to increase food security in BC

Highlights of 2006/07

Over the past year CFAI has made progress toward its goal of increasing food security for British Columbians as follows:

CFAI Year-in-Review 2006–2007

Towards our objectives of increasing access to local healthy food, increasing community capacity, and increasing food knowledge and skills...

In 2006/07 CFAI helped improve food security for people in more than 100 communities around the province through:

- 73 community-based projects
- 54 food security networks linking a cross-section of food system stakeholders

Provincially, towards our objectives of increasing awareness about food security and increasing development and use of policy to support food security...

In 2006/07 CFAI's focus has been on building the infrastructure to support collaboration and communication across the province, through the establishment of:

- a provincial advisory committee involving food security leaders and experts from government, provincial organizations and health authorities
- a health authority operations committee involving staff responsible for managing food security programs within the five regional health authorities

Other 2006/07 CFAI highlights:

- Published *Implementing Community Food Action in British Columbia: Criteria for Success and the Role for the Health Sector*, to share best practices
- Completed an evaluation framework for CFAI that will lead to knowledge and evidence for future program development

The year ahead...

For 2007/08, CFAI has plans to:

- Continue developing resources to support best practices, including a food security assessment guide
- Continue developing stronger mechanisms for communication and collaboration, including a web-based system for sharing information and ideas
- Continue collaborating on food security activities with other key sectors, such as with municipal governments
- Explore how best to facilitate the development of food security policy
- Develop tools to raise awareness and understanding of food security in the health sector
- Complete our evaluation of provincial food security initiatives, which will provide a baseline of evidence and knowledge for future food security activity

CFAI Health Authority Operations Committee

Joanne Bays
Northern Health

Claire Gram
Vancouver Coastal Health

Caryl Harper
Vancouver Island Health Authority

Linda Hebel
Fraser Health
(Barb Seed *as of 2007*)

Cathryn Wellner
Interior Health

Lorie Hryculk
Ministry of Health

Lydia Drasic
Provincial Health Services Authority

MAKING A DIFFERENCE IN MORE THAN 100 COMMUNITIES: 100 MILE HOUSE•ABBOTSFORD•ADAMS LAKE•BELLA COOLA VALLEY•BIRCH ISLAND•BLANSHARD•BLUE RIVER•BOSTON BAR•BRIDESVILLE•BRITANNIA•BURNABY•CHILLIWACK•CLAYBURN•CLEARWATER•COLDSTREAM•COLDWATER INDIAN BAND•COLWOOD•CRANBROOK•DENDRY•FALKLAND•FERNIE•FLATHEAD•FORT NELSON•FRUITVALE•GABRIOLA ISLAND•GOLD RIVER•GOLDEN•GRANDVIEW•HOPE•HOSMER•INVERMERE•KALSO•KAMLOOPS•KELOWNA•KEREMEOS•KIMBERLEY•LAC LA HACHE•LAKE•LOWER KOOTENAY BAND•LOWER NICOLA BAND•LOWER SIMILKAMEEN INDIAN BAND•LUMBY•MAPLE RIDGE•MERRITT•MISSION•NEW DENVER•NEW WESTMINSTER•NEWTON•NICOMEN•NIGHTINGALE•NOOAITCH INDIAN BAND•NORTH VANCOUVER•OKANAGAN•OYAMA•PEACHLAND•PENTICTON•PENTICTON INDIAN BAND•PORT ALBERNI•PORT COQUITLAM•PRINCE GEORGE•PRINCE RUPERT•QUESNEL•RICHMOND•ROCK CREEK•ROSSLAND•SALMO•SALMON ARM•SALT SPRING ISLAND•SAMAHAN•SAMUEL DEWDNEY•SHUSWAP NATIONS•SIX NATIONS OF BC INTERIOR•SKATSIN INDIAN BAND•SKOOKUMCHUCK•SOOKE•SPUZZUM FIRST NATION•ST. MARY'S BAND•ST. MARY'S VALLEY•STRATHCONA•SUMMERLAND•TRAIL•UPPER NICOLA INDIAN BAND•VANCOUVER•VAVENBY•VERNON•WEST KOOTENAY•WESTBRIDGE•WHITEROCK•WINDERMERE•WINFIELD•WOODSTOCK•YAHAM NATION•YAHOO•YOUNG•ZEPHYR•ZIMOSH•ZYDEMAN

CFAI Provincial Advisory Committee

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Joanne Bays
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Ministry of Health

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Janice Macdonald
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Alison McNeil
Union of BC Municipalities

John Millar
Provincial Health Services Authority

Lynn Moran
Affiliation of Multicultural Societies and Service Agencies of BC

Aleck Ostry
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Fred Rockwell
BC Public Health Alliance on Food Security

Deborah Schwartz
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BC Ministry of Agriculture and Lands

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Public Health Agency of Canada, BC/Yukon Regional Office

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Footnote
1 Adapted from Bellows and Hamm 2003

Printed in Canada on Recycled Paper

Increasing Food Security Across BC

Through the partnership of the health authorities, CFAI is raising awareness about food security and providing resources to help foster community-led solutions and to expand local knowledge, skills and policies related to food security.

Our forum and the toolkit we provided helped people understand what food policy means and how it can be implemented.

Barb Seed
Community Nutritionist, Fraser Health

fraserhealth
Better health.
Best in health care.
www.fraserhealth.ca

Fraser Health

Moving Food Policy Forward

Among the more successful CFAI initiatives in Fraser Health over the past year was a project to achieve more recognition and integration of food policy into the everyday business of local organizations in White Rock and Surrey. The highlight of these efforts was a community forum devoted to food policy which attracted 71 attendees from local organizations and government. A survey of attendees revealed that 95 percent intended to use the knowledge and resources they acquired from the forum to make food policy changes in their organization.

Food Security Assessment and Community Forum

Another effective CFAI project in Fraser Health was the food security assessment and community forum held in Abbotsford in January 2007. This project brought together nutritionists, other health professionals and representatives from local food security projects to assess the issue of food security across Fraser Health. Results from the assessment were presented, and recommendations for Fraser Health's role in food security were reviewed. One outcome of the project is that Fraser Health has strengthened its support for food security.

Interior Health

Expanding Local Capacity

"Many of our communities have been addressing food security issues for a long time, particularly in terms of feeding the hungry," says Cathryn Wellner, Food and Health Project Leader for Interior Health (IH). "What CFAI has done is provide resources for community forums that look at the bigger picture, including environmental and policy issues. That's where there is potential for long-term change."

In the North Thompson region, for example, with help from IH and CFAI, the communities of Barriere and Coldwater organized a food security forum to examine the issue and discuss measures for increasing food security within the region. The forum provided the impetus for the community to undertake a number of initiatives, such as expanding the scope and reach of the local farmer's markets and creating a gleaning project to ensure the collection and distribution of surplus produce that would otherwise be treated as waste.

"CFAI provided the spark that started the whole thing off for the North Thompson community," says Cathryn. "And once the fire was lit the community found other resources to tackle food security in a much broader way."

Communities are taking this small amount of CFAI money and they're doing loaves and fishes – they're creating, finding other sources of funding, getting more people excited about the issue of food security and doing a lot of local awareness-raising.

Cathryn Wellner
Food and Health Project Leader, Interior Health

Interior Health

Enthusiasm and passion for local through relationships. With HEAL v together so they can get energize building is so important.

Joanne Bays
Regional Manager, Healthy Comm Security, Northern Health

Northern Health

The "HEALing" Process

In the northern region of British Columbia, the benefits of Healthy Eating and Active Living have been promoted for years through a grassroots organization called HEAL, a collaborative network of communities dedicated to improving the health and local food security needs of northern residents.

"The HEAL model involves appreciating the wisdom of the community," says Prince George-based CFAI coordinator Joanne Bays. "Acknowledging that communities know what their issues are and best understand the solutions to their problems, we work to bring everyone together and to make sure they have what

food security are promoted
ve take the time to bring people
ed and share ideas. Relationship

nities and Community Food

northern health

they need to address their issues." With CFAI funding and Northern Health participation, over the past year HEAL has focused its efforts on helping the communities of Prince George, Terrace and Hazelton to develop local food councils and food policies, and on launching the "Field to School" salad bar pilot project. This project aims to improve the health of children at six schools in the communities of Oliver, Kimberly, Williams Lake, Quesnel, Hazelton and Fort Nelson by providing access to local fresh food for students while at school. Altogether the project will involve about 1,475 children between the ages of five and eighteen, including the students of two aboriginal community schools.

We've set up a really strong infrastructure for supporting food security across Vancouver Coastal. Having our eight committees all working from good data to plan for their food security needs is quite remarkable.

Claire Gram
Healthy Communities and Food Security Coordinator, Vancouver Coastal Health

Vancouver CoastalHealth
www.vch.ca

Vancouver Coastal Health

Putting Plans Into Action

With CFAI funding, Vancouver Coastal Health (VCH) has established eight community food security committees to cover all regions of the health authority, including the small central coast communities of Bella Coola and Bella Bella; the rural communities of Powell River, the Sunshine Coast and the Sea-to-Sky Corridor; and the large urban areas of Vancouver, Richmond and the North Shore.

These local committees have done extensive research to assess their local food systems and identify gaps and food security issues. This information was used to develop detailed action plans for each area.

Guided by these action plans, CFAI-supported community coordinators are now working to implement area-specific food security initiatives.

Powell River's 50-mile Challenge
Although Vancouver Coastal includes BC's most urban region, it also spans a variety of rural areas which have implemented a variety of CFAI-supported food security projects. The community of Powell River, for example, adopted the "50-mile diet" challenge, which involved 250 people committing to eating foods sourced from within a 50-mile radius of their community. The initiative, designed to raise awareness about local food production and food-transport issues, quickly captivated the town and spurred several local restaurants to offer 50-mile meals on their menus.

CFAI funding has enabled us to promote food security and to take a systemic approach to all aspects of food security in our valley. We now have community and elected officials working together to tackle these issues. This would not have happened without the support we received from VIHA and CFAI.

Betty-Anne Juba
President LUSH Food Action Society, Comox Valley, BC

Our students love to hear that VIHA has made the connection between human health and local, healthy food. It gives them hope.

Karen Hurley
Environmental Studies Instructor, University of Victoria

VANCOUVER ISLAND health authority

Vancouver Island Health Authority

Communities Key to Success

Communities have been key to the success for CFAI in Vancouver Island Health Authority. Last year 16 successful community initiatives were funded in remote, rural, and urban settings within the three geographic regions of the health authority. Throughout the year communities delivered in excess of 165 CFAI focus groups, forums and strategic planning meetings and over 140 CFAI community media releases. Funding was provided to communities to build capacity, develop food security plans, implement plans and demonstrate early implementation of better practice approaches.

This year VIHA funded it's second CFAI Symposium Café and provided participants a forum to profile and celebrate their successes, learn from the challenges while cross-pollinating knowledge and experiences and brainstorming future directions.

Encouraging Local Agriculture
In the West Shore area of Victoria, CFAI support for a community food festival organized by the Capital Families Association has led to the revitalization of the 98-year-old Luxton Fall Fair and the creation of a local weekly farmer's market. According to the organizers, the primary driver behind the new farmer's market is the need to encourage increased local agricultural production. The farmer's market will serve a population base of 40,000 people in the surrounding area and has the support of local farmers and food producers, crafts people, the chamber of commerce and the city of Langford.

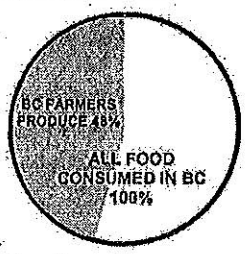
B.C.'s Food Self-Reliance

Can B.C.'s Farmers Feed Our Growing Population ?

B.C. Ministry of Agriculture and Lands

EXECUTIVE SUMMARY

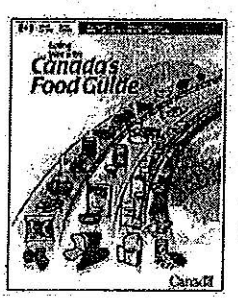
The question of food self-reliance is often raised at sustainable development planning exercises. Previous estimates of food self-reliance in B.C. have compared product flows at the wholesale level. The use of wholesale prices provides some insight into the planner's question, but it does not connect the food productive capacity to the resources in the province or the community that planners can influence. A more useful tool for sustainable development planners would be a link between food self-reliance and the resources they influence - land and water.



The general approach of this study is to estimate the food self-reliance in B.C. at the primary production level, and to use this information to examine the impacts of a change in eating habits and a change in population on the level of food self-reliance in B.C.

Production and consumption information from 2001 is used in the calculations. It is estimated that B.C. farmers produce 48% of **all** foods consumed in B.C. and produce 56% of foods consumed that can be economically grown in B.C. The following table shows the level of self-reliance for the different food groups.

Food Group	B.C. Consumption Million Kg's	B.C Production Million Kg's	% Self-Reliant
Dairy	1080	617	57%
Meat & Alternatives[1]	467	298	64%
Vegetables - Grown in B.C.	764	331	43%
Fruit - Grown in B.C.	172	273	159%
Grain for Food	315	43	14%
Total - Grown in B.C.	2798	1562	56%
Fruit - Not Grown in B.C.	310		
Vegetables- Not Grown in B.C.	1		
Sugar	136		
Total - B.C.	**3245**	**1562**	**48%**



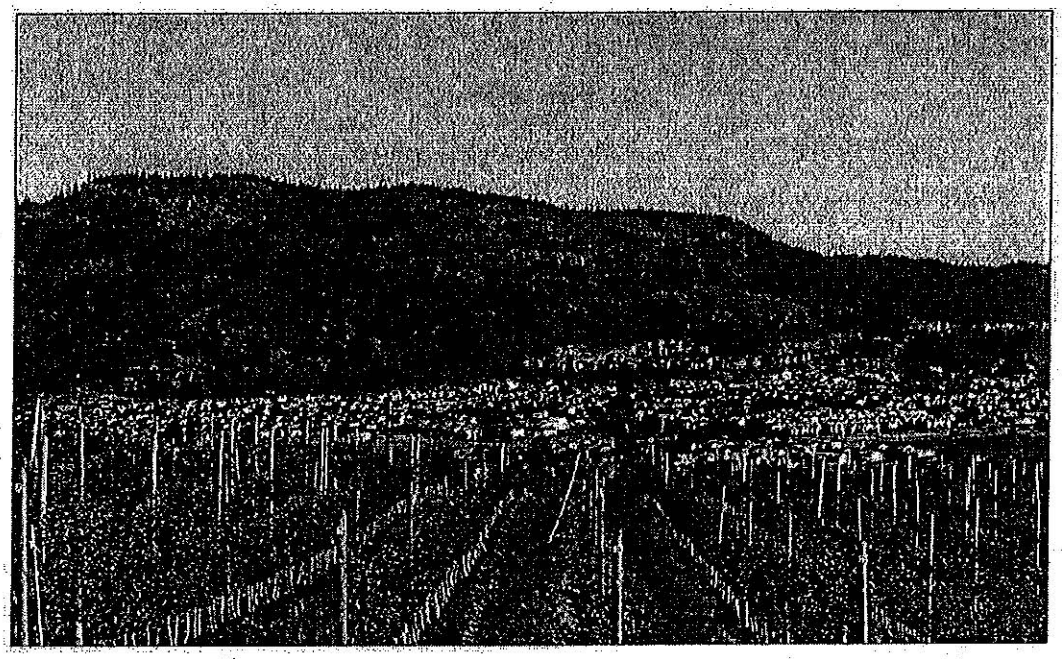
When comparing current production to recommended consumption by ***Canada's Food Guide to Healthy Eating***[2], B.C.'s food self-reliance drops to 34%. This is primarily because a healthy diet recommends a higher level of consumption of fruits and vegetables over actual 2001 consumption levels and fruits and vegetables is a food group in which B.C. is not self-reliant[3].

[1] Alternatives includes pulses and nuts.
[2] Published by Health Canada. http://www.hc-sc.gc.ca/fn-an/food-guide-aliment/index_e.html
[3] While B.C. produces and exports a lot of fruit, B.C. still imports 3 times as much fruit as it exports.

Given the production technology available today, over half a hectare of farmland (0.524 ha) is needed to produce the food for one person for one year. This is roughly equivalent to 6 city lots. In order to produce a healthy diet for British Columbians, farmers need 2.15 million hectares of food producing land of which 10% (215,000 hectares) needs to be irrigated. In 2005 the Ministry of Agriculture and Lands estimated that approximately 189,000 hectares of farmland had access to irrigation.

To produce a healthy diet for the projected B.C. population in 2025, farmers will need to have 2.78 million hectares in production of which 281,000 will need access to irrigation. This means that to produce a healthy diet for British Columbians in 2025, given existing production technology, the farmland with access to irrigation will need to increase by 92,000 hectares or 49% over 2005 levels.

To maintain the current level of self-reliance through to the year 2025, farmers will need to increase production by 30% over 2001 levels. The increased production will be concentrated on the land that has access to irrigation – land that is typically near the urban centers.



OUTLINE

1. Background

The question of food self sufficiency is often raised at sustainable development planning exercises. The focus of food self sufficiency can be on a local area, a region or a province. The basic question behind the discussion of food self sufficiency can be framed as follows:

> 'What portion of the food consumed in a (local area, region, province) is produced in that area and, as the population grows, what is needed to maintain or expand the portion of food produced in that area? '

The term food self sufficiency can include an element of affordability. The question from the sustainable planning perspective is more related to capacity – what is our capacity to produce our own food? The term self-reliance has been used to better fit the sustainable development planning perspective.

The population in British Columbia is projected to grow by 30% from 2001 to 2025[4]. Over the same period the demand for food will experience a similar 30% increase. Some sustainable development planners are beginning to include food in sustainability considerations. The question they ask is 'Can our farmers meet the increase in demand for food - can they continue to feed us?'

The answer to this question is complex. It depends on consumer demands, the level of production technology in the farming community, the availability of farmland and water for irrigation, the impact of global markets (imports and exports) and others. The ability to analyze the question is further challenged by the lack of complete and accurate data for all these elements.

Two previous studies on food self-reliance in British Columbia (Markham and Riemann)[5] looked primarily at the flow of products at the wholesale level. The advantage of this approach is that it captures food at the same point in the marketing channel and data for the main marketing channels is readily available. The disadvantages are:

- it captures a point in time, which can be influenced by large annual swings in production,
- it needs to account for imports and exports which adds an additional level of inaccuracy to the estimates,
- it does not consider yearling cattle produced in B.C. and shipped out of province for finishing,
- it does not account well for farm direct marketed products, and
- it does not consider the forage and grain inputs used for livestock production.

The use of wholesale value provides some insight into the planner's question, but it does not connect the food productive capacity to the resources in the province or the community where the planners are working. A more useful tool for sustainable development planners would be a link between food self-reliance and the resources the planners influence - land and water.

---

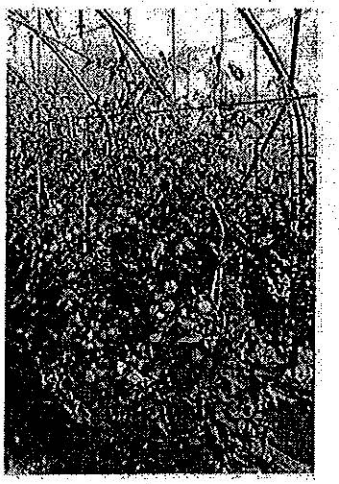
[4] Lower Mainland Employment Study; Coriolis Consulting, 1999

[5] Reference on pare 8.

3. General Approach

The general approach of this study is to estimate the food self-reliance in B.C. at the primary production level. An important consideration was to structure the analysis so that it could be repeated in the future. The majority of the data used is obtained from Statistics Canada. For this report the 2001 census data was used. Specific references are included in the bibliography in Section 9.

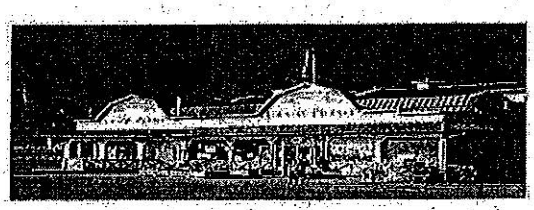
A number of data challenges were identified in Sections One and Two. They include: accounting for cross border food product flows, estimating production, accounting for forage and feed grain for livestock production, and considering the responsiveness of food production to market pressures. The following paragraphs outline how these challenges were addressed.



Cross-Border Food Product Flows

Commodities that are produced in B.C. for trade create a challenge when analysing food self-reliance at the wholesale level. For example B.C. produces high quality greenhouse tomatoes that are sold to the U.S while at the same time it imports less expensive field tomatoes from California. Estimating farm gate production directly eliminates the need to use imports and exports to estimate what portion of the wholesale value is produced in B.C. The wholesale value approach will also tend to overestimate B.C. production on a weight basis as B.C. tends to export high value tomatoes and import lower value tomatoes[6].

B.C. yearling cattle are often sold to Alberta where they are fed for a period of time before slaughter. Some of this meat is shipped back to B.C. for consumption. In this study, for calves finished out of province, the calf to yearling stage of production in B.C. was added to B.C. production.



Estimating Production

Estimating production poses the challenge of capturing the growing farm direct market sales, and adjusting for unusually large or small crops in the study year. These two challenges are addressed by estimating the area of production and multiplying by an average or standard yield. The advantage of this approach is that it smoothes production spikes, includes production for farm direct sales, and better estimates B.C.'s production 'capacity'. It may, however, overestimate production in some areas where farm management practices vary significantly, i.e. forage and pasture management on small acreages.

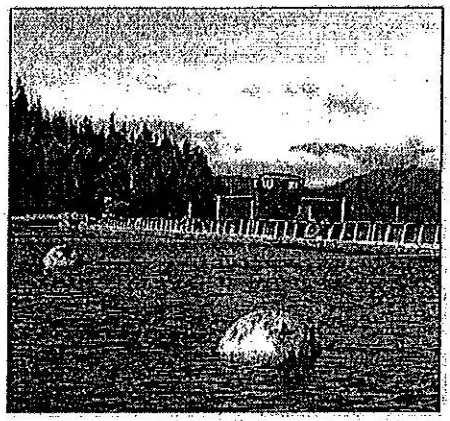
[6] This means that $10 of exports may relate to 5 lbs of tomatoes exported while $10 of imports may relate to 10 lbs of tomatoes imported.

Inputs for Livestock Production

Forage and grain inputs are required to feed livestock in order to produce meat, eggs and dairy products. B.C.'s ability to meet the feed requirements of these animals is included in the analysis of food self-reliance.

Other Considerations

Agricultural land produces more than just food, and food also comes from B.C.'s ocean and rivers. The focus of this study was to connect the land based food production to the land. The food self-reliance was estimated with and without seafood, and the non-food agriculture production is also estimated.



The soils and climate in B.C. can support the production of many food products, however, some popular foods such as bananas, some vegetables and citrus fruit cannot be produced economically in B.C. Self-reliance is calculated for foods produced in B.C. and also when including foods not normally produced in the province.

4. Other Studies

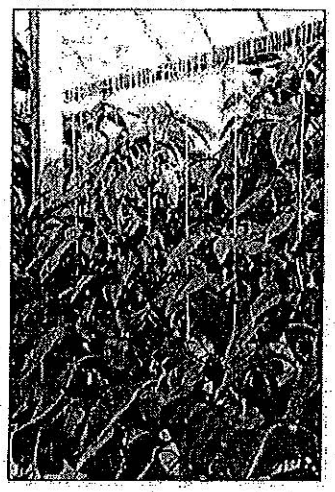
There has been limited work done on addressing the issue of food self-reliance in a large regional area. Much of the work examining the term 'food self sufficiency' involves providing food to disadvantaged groups, looking at very small regional production areas and including consideration for food prices.

Two studies have looked at food self-reliance in B.C., Markham (1982)[7] and Riemann (1987)[8]. Van Bers (1991)[9] did a future estimate of self-reliance in 5 provinces for the year 2031 and Warnock (1982)[10] did a less rigorous estimated of self-reliance in 1982. The results are summarized in Table 1:

[7] Markham, Roe. *Supply and Demand Balance in the B.C. Food Sector: A Statistical Analysis.* ARDSA Project No. 271304. (1982).
[8] Riemann, Walter. The B.C. Food Balance. B.C. Ministry of Agriculture and Fisheries (1987).
[9] Van Bers, C.1991. Sustainable Agriculture in Canada : a scenario of the future. M.A. Thesis, University of Waterloo, ON
[10] Unpublished report – no longer available

Table 1	Summary of Self-Reliance Estimates of Previous Studies in BC						
	1975	1978	1980	1982	19841	1985	2031
Markham	51%	53%	56%				
Warnock				47%			
Reimann					69%	73%	
Van Bers							< 50%

Both Markham and Riemann looked at foods produced in B.C. and used the wholesale value of production and consumption. Looking at wholesale value ($) as compared to quantity (weight) will tend to increase the estimated level of self-reliance because:



- B.C. tends to produce more high value to weight products (e.g. more meats as compared to vegetables), and
- B.C. produces more high value products within commodity groups. For example B.C. produces more greenhouse vegetables relative to field vegetables, and more fluid milk relative to industrial milk.

The main difference between Markham's and Riemann's results are their estimates for red meats – Markham estimated roughly 25% self-reliance while Riemann estimated 49%. The different estimates are primarily the result of Riemann considering the B.C. contribution of yearling cattle to the Alberta feedlots, while Markham did not.

Warnock concluded that BC was 47% self-reliant and that to maintain this level would require a 40-60% increase in production to the year 2000. The complete paper was not available[11].

Van Bers (1991) conducted a futuristic estimate of food self-reliance for 5 Canadian provinces in 2031. The study looked at food groups but excluded meat and animal feed. The estimates for B.C. are shown below in Table 2:

Table 2	Van Bers - Self-Reliance Estimates for B.C. - 2031
Vegetables	23%
Fruit	25%
Grain – Food	86%
Grain – Feed	16%
Forage / Hay	69%

Van Bers estimate suggests a total level of self-reliance at or below the other studies.

[11] The author was contacted and indicated it was not a very rigorous study

5. Results

This section summarizes the results of the two approaches taken by this report to estimate food self-reliance in B.C.

Table 3 summarizes the results for the comparison of actual consumption to B.C. production in 2001. Table 4 is a summary of the comparison of consumption as recommended by the ***Canada' Food Guide to Healthy Eating*** to B.C. production in 2001.

Production Compared to Actual Consumption

The estimates in Table 3 separate the foods that are grown in B.C. from the foods that are not grown in B.C. Fish is considered separately. Feed and forage needs for the production of meat and dairy are estimated. Both are noted at the bottom of Table 3 for interest.

These results are consistent with previous studies and with the prevailing perceptions in industry and government agencies[12]. Self-reliance estimates on a commodity basis are presented in the detailed data sheets in Section 9.

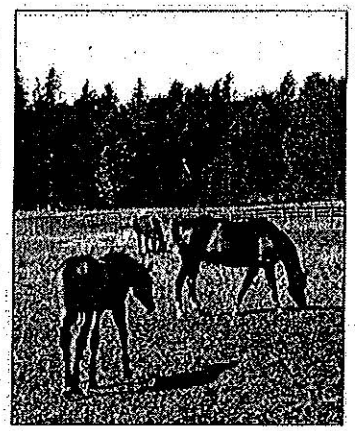
Table 3 Summary of Comparison of Food consumed in B.C. and Food Produced in B.C.

Food Group	B.C. Consumption Million Kg's	B.C Production Million Kg's	% Self-Reliant
Dairy	1080	617	57%
Meat and Alternatives	467	298	64%
Vegetables - Grown in B.C.	764	331	43%
Fruit - Grown in B.C.	172	273	159%
Grain for Food	315	43	14%
Total - Grown in B.C.	**2798**	**1562**	**56%**
Fruit - Not Grown in B.C.	310		
Vegetables- Not Grown in B.C.	1		
Sugar	136		
Total - B.C.	**3245**	**1562**	**48%**
Fish	381	179	471%
Forage and Feed Grain	3538	3795	107%

If fish is added to the land based production it would raise the self-reliance on products produced in B.C. from 56% to 61% and total food from 48% to 53%

[12] Anecdotal evidence from the author's interactions with other agencies indicates there is a general perception that B.C. is roughly 50% self-reliant in food production.

While the level of feed and forage production meets the input needs of the industry on a weight basis, it does not meet the needs on a grain/forage ratio basis. Currently the horse industry uses over 200 million kilograms[13] of forage per year that is not part of food production and the poultry, dairy and hog sectors use more grain than is produced in B.C.



The dairy sector has recently received a higher relative allocation of the national milk quota so it is likely that self-reliance in dairy food products will be higher in 2006.[14]

Production Compared to Consumption Based on *Canada's Food Guide to Healthy Eating*

Canada's Food Guide to Healthy Eating makes recommendations in 'servings per day'. For a comparison to actual production, production had to be converted to servings per day. Table 4 shows the actual and recommended consumption in servings per day and compares them to actual production in servings per day.

Table 4 Summary of Food Guide Recommendations with Food Produced in B.C.

Food Group	Daily Servings (consumption)			Home Grown Production Million Kg's	Home Grown Production as % of Recommended (Food Guide)	Home Grown Production as % of Consumption
	Food Guide	Actual	Actual as % of Food Guide			
Dairy	2.87	2.23	78%	1.28	45%	57%
Meat & Alternatives	2.25	2.37	105%	1.49	66%	64%
Fruits	3.75	.75	20%	1.47	39%	159%
Imports [15]		1.18	31%			
Vegetables	3.75	2.91	78%	1.6	41%	43%
Grain - Food	8.5	9.8	115%	1.3	15%	14%
Total	**21.12**			**7.14**	**34%**	
Fish	25	25	100%	1.09	436%	

Canada's Food Guide to Healthy Eating recommends higher consumption of dairy, fruit and vegetables and lower consumption of meat and grains than is currently consumed in B.C.

Imported fruits have been included (tan colour) in the comparison of British Columbians' actual consumption to the recommended consumption. Combining the locally grown fruit (20%) and import fruit (31%) totals actual consumption of 51% of the Food Guide recommendation for fruits.

When looking at the foods we produce, a shift to the recommended healthy diet by all British Columbians would reduce our food self-reliance to 34%.

[13] Ministry of Agriculture Fisheries and Food, *B.C Horse Industry in the 1990's*. 2000

[14] This may reduce self-reliance in forage production, however, it will depend on how and where the increased production occurs.

[15] This may reduce self-reliance in forage production, however, it will depend on how and where the increased production occurs.

6. Discussion and Implications

6.1 Trends In Food Self-Reliance

While it is difficult to summarize across studies that use different methodologies, the various analysis of B.C.'s food self-reliance indicate B.C. is at best maintaining past levels of self-reliance. Previous studies, most focusing on products B.C. farmers produce, have estimated self-reliance between 47% and 73%. The estimate of 56% in this study is in that range.

Self-reliance in supply managed[16] commodities was limited in the 1980's and 1990's by a national policy of allocating quota on historical population distributions. B.C. producers have recently been given additional quota based on actual population so the level of self-reliance will likely increase in these sectors in 2006 – particularly in dairy.

The population of B.C. has increased 82% from 1971 to 2001. Agriculture (including non-food) output, adjusted for inflation, has gone up 114 %[17] over the same period. Farm output[18] has been able to grow along with an expanding population to meet market demand. How long B.C. farmers can continue to meet this growing demand for food is uncertain.

6.2 Land Needs for Self-Reliance

The methodology used in this study connects the food production to the land base. This provides the opportunity to estimate the land needed to produce food for British Columbians today and in the future.

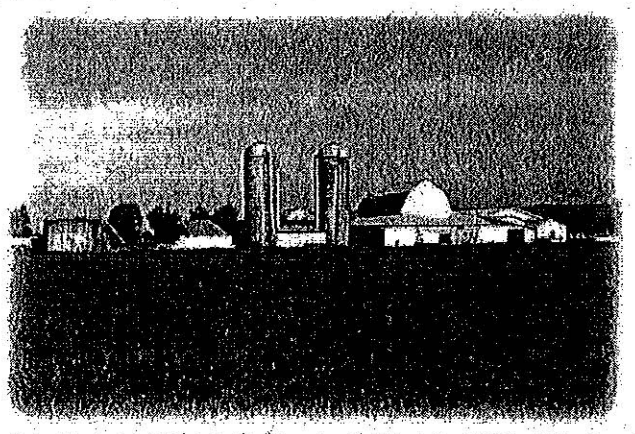


Table 5 is a summary of the land needed to produce a healthy diet for one person. It is important to recognize that some foods can only be economically produced on land that is irrigated[19]. Land that needs to be irrigated is noted in green and includes fruit, vegetable and dairy production.

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[16] Production of dairy and poultry products in B.C. are regulated under the Natural Products Marketing Act. The Act limits imports and allocates production (supply) in B.C.

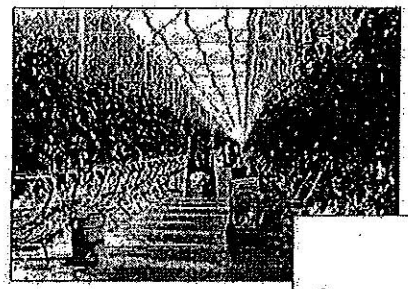
[17] Statistics Canada Census of Agriculture adjusted by the CPI for food.

[18] Farm output includes non-food agriculture such as floriculture and nursery that have shown very high growth over this period.

[19] Farmland can be very broadly divided into land that does not have access to additional water (dry land farming) and land that has access to water for irrigation. Many crops, particularly fruits and vegetables need supplemental water to be economically grown in most of B.C.

6.6 Role of Greenhouses in Food Production

Greenhouse production technology is very efficient at producing certain food crops. For a specific commodity, greenhouse production on a square meter basis can be 20 times higher than field crop production. Currently only 3 major vegetable crops are produced in greenhouses - tomatoes, peppers and cucumbers and the products produced in greenhouses tend to be at the 'premium' end of the price and quality spectrum. Greenhouse production currently meets 48% of tomato consumption, 150% of pepper consumption and 75% of cucumber consumption in B.C.



The limited number of food crops that can be economically grown in greenhouses in B.C. suggests that both greenhouse and field crop production are needed to meet the quantity and diversity of food needs in B.C.

6.7 Non-Food Production on Farmland

In 2001 the non-food sectors used 150,000 hectares of farmland to produce agriculture products. The sod, floriculture and much of the nursery production need access to irrigation.

Commodity	Hectares in Production
Nursery	42,077
Sod	837
Christmas Trees	6,018
Floriculture	3,000
Horses	100,000
Total	**151,932**

Floriculture greenhouse farms are averaged at 4 hectares in 2001[24] and the horse estimate is from the 1998 Horse Industry Survey.

Land in the Okanagan, Fraser Valley and Vancouver Island is capable of producing a wide range of food products, but the actual use of farmland is market driven. If the demand for food increases and production of specific food crops becomes more profitable for food production than non-food production, the land currently used for non-food production may shift from non-food to food crops.

[24] The number of floriculture producers was used with an estimate of 4 ha per farm.

7. Data Challenges and Future Considerations

A number of data challenges arose when doing this study. The author chose to use readily available sources so the study could be duplicated in the future. The more significant challenges were in estimating consumption statistics and estimating production yields.

Consumption Statistics

Consumption statistics are currently available on a national basis only. There are differences in food preferences between provinces that may affect the estimated food consumption on a provincial basis. Due to the ethnic make-up of B.C.'s population, certain foods are in higher or lower demand than in other provinces and may differ from the national reported amount. This affects the quality of consumption data for non-staple commodities, such as Chinese cabbage, mushrooms and goat meat.

Yield Estimates

The information used for the average yield estimates are not all from the same source. The method used was to first take the most reliable yield estimate provided by Crop Insurance[25], and then to use Ministry of Agriculture and Lands (MAL) planning budgets[26] to fill in the blanks. "Crop Insurance" estimates are assumed to be more accurate (updated) as the entity is paying out money based on these estimates. MAL planning budgets are considered a reliable source as the tool is designed by Ministry specialists to help planning initiatives for B.C. farmers. The issue is that some of the stated average yields are from older sources. Therefore, it is uncertain how reliable these estimates are given recent technology changes in the industry. The estimates used from planning budgets are published between 1988 and 2002 (publication dates vary on a commodity basis).

The two sources use different methods, as the yield estimates are used for different purposes. At this point the two sources are the most accurate information available.

Yield estimates are mostly based on production in the Fraser Valley and Okanagan regions. In addition, average yields differ for processing crops as compared to fresh market sales. This data is not available for all processing crops and for consistency purposes is ignored in this study. It should be noted that only a small percentage of B.C.'s crops go for processing.

A complete list of average yields for crops grown in BC would be an asset for future versions of this study. This data should take into account regional growing/management differences and crops for processing, as crops for processing typically have higher yields.

The estimated waste factors applied to food "Disappearance" data in "Food Statistics" are experimental. Likewise, the methods in which these factors are applied to estimated production are experimental.

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[25] The Crop Insurance program is a production insurance program for farmers of specific crops. Farmers pay an annual premium for coverage against crop failure. Payouts are based on 'average yields'.

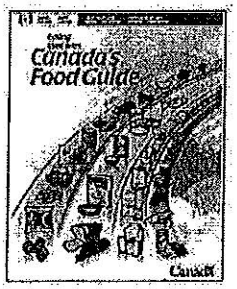
[26] Ministry of Agriculture and Lands did a series of planning budgets (*Planning for Profit*) for different crops and livestock. Part of the planning budget involves estimating production.

The estimated weight per serving differs on a commodity basis for raw and processed foods. Similarly, for consumption data, processed commodities have different waste factors than fresh products. In order to get production data in the same terms, the percent of production to processing on a commodity basis is estimated. The percent to processed sales for 2001 is applied to estimated production to get the amount of production to processing on a commodity basis. The amount of production that goes to processing is adjusted by a waste factor for comparison to consumption data. The adjustment results in a better estimation of what is actually consumed from what B.C. farmers produce.

B.C. production is estimated by using the reported producing area for 2001 multiplied by the average yields. Average yield estimates are derived from "Crop Insurance" data and Ministry of Agriculture and Lands commodity planning budgets. Yield data from "Crop Insurance" are considered a better estimate and are used when available. Otherwise, the "average" yields from Ministry of Agriculture and Lands planning budgets are used.

Consumption data for fruits and vegetables separates fresh and processed items. To determine BC's self-reliance on a commodity basis, the processed amounts for fruit and vegetables are converted to its fresh equivalent weight for a fair comparison to production data. This conversion is not necessary for the comparison of recommended consumption and production data as recommended serving sizes differ between fresh and processed goods.

8.2 Food Guide Recommendations



The recommended consumption on a food group basis is from ***Health Canada's Food Guide to Healthy Eating***. The guide places food into the following four groups: "Grain products", "Vegetables and fruit", "Milk products", and "Meat and alternatives". Foods that are not included in these groups fall into the "Other" food category. These foods tend to be low in nutritional value and high in fat. Health Canada recommends citizens limit the intake of these foods for obvious health reasons. These items are not included in the approach to self-sufficiency on a food group basis.

The recommended number of servings an individual should consume everyday from the four food groups will vary with his or her activity level, body size, age and gender. For women, it will vary when pregnant or breastfeeding. The recommended daily intake is 5-12 servings of grain products, 5-10 servings of vegetables/fruits and 2-3 servings of Meat and alternative products. For milk products a more personalized recommended number of servings are given. The recommended intake for children 4-9 years of age is 2-3 servings per day. For youth 10-16 years of age the recommended intake is 3-4 servings per day. For adults the recommended intake is 2-4 servings per day, and if breastfeeding or pregnant 3-4 servings per day.

For comparison to production estimates and land needs it is necessary to find an absolute serving size per food group. Health Canada gives a range of servings to indicate to individuals that their consumption levels will vary based on personal characteristics.

BC's demographics were considered while estimating an absolute recommended number of servings per food group. The main variables taken into consideration are age structure and the gender sex ratio. The 2001 "Average person profile" published by BC Statistics indicates: 25% of the population is less than 20 years of age, 36.3% is 20-44, 25.1% is 45-64, 13.6% is 65 and older, and the mean age is 38.4 years. The population is 51% female and 49% male.

After analysis of demographical information it is concluded that there is not significant evidence to take a number other than the average of the range for the number of recommended servings. The purpose of this estimation is to determine the number of servings that would meet the requirements of the indicated characteristics of the 2001 population.

A weighted average is used to find the average number of servings for milk products. The guide recommends a range of servings for this food group based on age and if pregnant or breastfeeding. The 2001 census profile gives the age distribution. Some age categories are not grouped the same between the food guide and census profile, thus, some estimates were made in the calculations. The 2000/01 birth population is used to give an estimate of the population that is either pregnant or breastfeeding.

For comparative analysis, consumption and production data is converted to servings consumed/produced per day. In order to accomplish this, a weight per serving on a commodity basis is necessary. The Food Guide discloses serving sizes on a weight basis for fluid milk and meat products. For the other groups it is not as clear cut. Refer to "Canada's Food Guide to Healthy Eating" for serving size descriptions. For instance, the guide indicates that a slice of bread is equal to one grain serving. For conversion purposes, the amount of grain present in a slice of bread is estimated and used as the recommended serving size. The recommended amount for fruits and vegetables is also given as a qualitative description rather than measured by weight. To determine weight per serving on a commodity basis, the USDA National Nutrient Database is used to provide a standard reference. The weight of a recommended serving is estimated based on matching descriptions with the Nutrient database. Refer to the supplement material for more detail on how the tool is applied.

9. Data Tables

Excel spreadsheet in electronic form or attached hard copy.

7

Wallace, Ron ALC:EX

From: ALC Burnaby ALC:EX
Sent: Thursday, July 31, 2008 8:44 AM
To: Wallace, Ron ALC:EX
Subject: FW: Garden City Lands exclusion application
Attachments: submissions falsely allocated in support of the application.xls

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From: Olga Tkatcheva [mailto:tkatcheva@blocknote.net]
Sent: Wednesday, July 30, 2008 11:25 PM
To: ALC Burnaby ALC:EX; Jim Wright; Cummins.J@parl.gc.ca
Subject: Garden City Lands exclusion application

Hello,

My name is Olga Tkatcheva and I am writing in opposition to the application by the city of Richmond and their partners to remove the Garden City Lands from the ALR to allow them to use it for a mixed-use high density housing development. I did my submission in protest during the public hearings at the Richmond City Hall, but now after reviewing the city's application with the packages of supplementary correspondence, I want to express my concern over the significant number of submissions that were falsely allocated as "in favour" of the application.

The public consultation process consisted of open houses and public hearings. Generally speaking, public consultations and surveys are often conducted to satisfy certain requirements but their results in some cases are not appropriately used or simply ignored.

Recently local newspapers highlighted the fact that B.C.'s Auditor General John Doyle had condemned former Forestry minister Rich Coleman for allowing a forestry company to remove land from three tree farms for residential development, without sufficient regard for the public interest, acting on incomplete information and with too little public consultation. It prompted me to contact you regarding the questionable practice that was used in the sorting out of the "in favour"/"opposed" public submissions from the open houses and public hearings regarding the Garden City Lands exclusion application.

Open houses and public hearing have demonstrated an overwhelming opposition from the citizens of Richmond. It was not easy for the public to express their opinion however, as the forms that were used led people to unknowingly fill them out as if they were in favour of the applicatioin.

I wish to point out that a significant number of the submissions that were counted in support of the application in reality did not support the proposed housing development but only supported the so-called "green" uses of this land that are mostly compatible with the ALR rules and do not require the land to be removed from the ALR.

I want to go a little into the history of the subject and to explain how this happened. The information provided on the open house display boards and in the press by the pro-development side (including some of our elected city council members and mayor) was incorrect and aimed at leading people to believe that in order to use the land it needed to be removed from the ALR. Otherwise it would stay abandoned.

Both in the open house and in the public hearings, it was often implicated by the City that the removal of this land from reserve can resolve the current shortage of park land and sport facilities. It is obviously not the case, given the high housing density that is planned on the Lands. The growth of the population will be very significant and the additional parkland and sport facilities will be merely enough to cover the needs of this new population, so the land will be not a donor for the surrounding areas. The expected new population on these lands, or even projected number of the high-rise buildings, was never mentioned on the display boards.

This mis-information has had its effect on some people, who now genuinely believed that only removal of the land from the reserve opens up its use for community benefit. Someone from the pro-development side circulated forms that were later submitted in favor of the application. As many as 95 of them were from people who clearly indicated that they only support ALR compatible uses. These forms are located in the Supplementary information packages 2, 3i, 4, 5, 6i, 8.

Table 1.
Where are the questionable submissions are located:

Supplementary information package #	Number of forms
# 2	6
# 3i	50
# 4	1
# 5	24
# 6i	7
#8	6
Total	95

Table 2.
What did people support (not supporting any forms of the housing development):

Supported uses	Number of people
Public amenities	38
Green space	62
Parkland	65
Playing fields	77
Urban agriculture	19

Of special interest are few submissions from the package # 3i where people have even written opposed comments on the forms, I copied two of them to provide an example - on the page 7 Robert Ucht expressed his desire to see on the Garden City Lands green space, parkland, playing fields, urban agriculture and wrote by hand - "No condos/hotels!" and on the page 77 Everett Mackenzie wanted to see public amenities, green space, parkland, playing fields and crossed out all housing related options - both of these forms were counted in favor of the application.

Examples of the submissions allocated in support of the application are from the Pack # 3i (page 7 and page 77)

By Fax: 604. 278.5139

Attention: City Clerk

To: March 11, 2008 Public
Re: Garden City Lands A
Exclusion Applicatio

Re: The Future of Garden City Lands

I, Robert Unt (Name) support the Garden City Lands development partners application to the Agricultural Land Commission to have the Garden City Lands removed from the Agricultural Land Reserve in order to proceed with their vision for the land including:

- ☐ Public amenities
- ☒ Green space
- ☒ Parkland
- ☒ Playing fields
- ☒ Urban agriculture
- ☐ Social Housing
- ☐ A new downtown community with mixed-use residential development for families of all ages and income levels on development lands

Thank you, No Condos/Hotels!

R. Unt (Signature) March 5/08 (Date)

10691 Altona Place (Address)
Richmond (City)
V6A-4G3 (Postal Code)

CITY OF RICHMOND
DATE
MAR 1 0 2008
RECEIVED
CITY CLERK'S OFFICE

To: March 11, 2008 Public Hea
Re: Garden City Lands ALR
Exclusion Application

By Fax: 604. 278.5139

Attention: City Clerk

		INT.
	DW	
✓	GJ	
	KY	
	DB	
	WB	

Re: The Future of Garden City Lands

I, Everett B. Mackenzie, support the Garden City Lands development partners
(Name)
application to the Agricultural Land Commission to have the Garden City Lands removed from the Agricultural Land Reserve in order to proceed with their vision for the land 07-3871 including:

- ☑ Public amenities
- ☑ Green space
- ☑ Parkland
- ☑ Playing fields
- ☐ ~~Urban agriculture~~
- ☐ ~~Social Housing~~
- ☑ ~~A new downtown~~ community with mixed-use residential development for families of all ages and income levels on development lands

Thank you,

(Signature)

March 7, 2008
(Date)

9691 Gilbert Cres.
(Address)

Richmond BC
(City)

V7E 1H7
(Postal Code)

CITY OF RICHMOND
DATE
MAR 11 2008
CITY CLERK'S OFFICE

I attached the Excel table with the statistical data regarding falsely allocated submissions and names of the people.
My suggestion is to exclude these submissions from the number of the supporters as inconclusive. It does not appear that these people supported the application as they obviously did not support the goals of the application and might have acted under the false impression and the little knowledge of the subject with the intention to secure the use of this land for the "green", ALR compatible uses.
In my personal experience, I have only met a few people who supported this project and all of them were expecting to personally benefit from the housing development. For most people in Richmond Garden City Lands have its special value as the beautiful green space in the middle of the city and we want to keep it green.

Olga Tkatcheva,
8-7670 Gilbert rd Richmond BC v7c3w2
604-244-1074

July 30, 2008

Wallace, Ron ALC:EX

From: Roland Hoegler [rahoegler@shaw.ca]
Sent: Friday, June 27, 2008 2:36 PM
To: Wallace, Ron ALC:EX; Fry, Colin ALC:EX; Karlsen, Erik AL:EX
Cc: Hagen.MLA, Stan LASS:EX
Subject: Re: GARDEN CITY LANDS (@ 5555#4RD) ALR Exclusion application

To ALC

Hello:

This original e-mail was sent back as undelivered (apparently due to security settings) ....but a review of the City of Richmond Web - Site will corroborate what I have said in THIS re-submitted e-mail.

Roland A.Hoegler

----- Original Message -----
From: Roland Hoegler
To: Wallace, Ron ALC:EX ; colin.fry@gov.bc.ca ; erik.karlsen@gov.bc.ca
Cc: mayorandcouncillors@richmond.ca ; cityclerk@richmond.ca ; stan.hagen.mla@leg.bc.ca
Sent: Friday, June 27, 2008 1:14 PM
Subject: GARDEN CITY LANDS (@ 5555#4RD) ALR Exclusion application

To:

BC Agricultural Land Commission(ALC)

RE: GARDEN CITY LANDS (at 5555 # 4 RD. RICHMOND, B.C.) ALR EXCLUSION

Below is a link to the Richmond Council Meeting held JUNE 23, 2008

FYI: I made a submission before Council last Monday and it is listed as Agenda Item # 31.
I will also send you a copy of the submission via a separate e-mail.

The message is ready to be sent with the following file or link attachments:
Shortcut to:richmond.ca/cityhall/council/agendas/council/2008/062308_agenda.

I did not read my written submission at the JUNE 23 Council Meeting, but instead provided added comments which unfortunately were not added in the MINUTES. Unfortunately, I am finding that the City methodology is to at times "polish and edit" what is said by a delegation, and I have even had to contact the City at times to correct what was said (ie at one time comments which were attributed to me which the City was forced to admit it erred in , thus the City had to retract and re- edit the "Minutes" pertaining to me).

Interesting enough, on JUNE 23, the *"cat got the tongue"* of Council and Staff, ie a case of "laryngitis- on- demand", which these JUNE 23, 2008 "Minutes" also show , which I further interpret as the Council and Staff are not refuting nor debating one single point in my JUNE 23 submission .

Regardless:
This is to advise the ALC that we will be approaching **all #4 RD. ALR property owners on the East Side of #4RD between Westminster Highway and Francis Rd Richmond, BC** to file a claim not only for a share of the ENTIRE $10 million Endowment Fund offered by the Garden City Land ALR Exclusion applicants, but in fact that $10 million amount offered for an " Agricultural Endowment Fund" is a mere pittance and should be substantially increased for the very reasons outlined in my JUNE 23, 2008 submission before Richmond Council.

In summary, if the ALC approves this application for 5555 #4RD ...it will set in motion a process that will allow the Garden City lands partnership.(which includes the City in a blatant conflict- of -interest as BOTH approval agent yet also net benficiary) to add approx. **14,000 residents** in approx **5000 living units** to an **ex-ALR property** located on **5555 #4RD.** .....and yet the City of Richmond in some sort of a delusion that the remaining #4 RD ALR properties (ie 93 properties in residential use totalling approx 75 acres ie approx 1/2 the size of the 136 acre Garden City Lands) will have the currently non- existent agricultural activity on the East side of #4RD further " enhanced " (???) by the many direct ALR - exclusion related impacts of 5555 # 4 RD ?.

Intersting logic, or more appropriately the serious lack thereof....

NOTE: Of course, this claim is based on the **approval** by the ALC of the ALR Exclusion application for 136 acre parcel at 5555 #4RD.
DENIAL of this same ALR Exclusion application for 5555 #4RD makes this simply a moot point .

An advertisement has already been placed in a local Richmond Paper to this effect, and I will also be submitting proof of this ad in an upcoming e-mail.

Regards:

Roland A. Hoegler
#4RD ALR property owner

Wallace, Ron ALC:EX

From: ALC Burnaby ALC:EX
Sent: Monday, July 28, 2008 9:17 AM
To: Wallace, Ron ALC:EX
Subject: FW: Garden City Lands - Richmond

From: Douglas MacQuarrie [mailto:douglasmq@yahoo.com]
Sent: Sunday, July 27, 2008 8:51 AM
To: ALC Burnaby ALC:EX
Subject: Garden City Lands - Richmond

Ladies and Gentlemen:

I oppose the removal of these lands from the ALR.

Why? Simple reason - keeping them in is the right thing to do.

Humans need green space - it is our roots.

To have this amount of green space within a city within 20 minutes out of downtown Vancouver - is a rare treasure.

It will be as rich to Richmond - as Stanley Park has been to Vancouver. Lord Stanley is remembered for doing the right thing.

We have lots of green space in British Columbia...but not much in the Richmond core where the bulk of Richmondites live.

Sure its not much to look at now - but with a reasonable Parks budget say 1% of the Oval's budget per year - or $2 million - it could be transformed to a fantastic green space. Perhaps not a farm - but green. Perhaps not in 5 years...but in 20.

Do the right thing - leave it in.

Thank you, Douglas MacQuarrie
5651 Holt Avenue,
Richmond, BC.

Appendix 4 - Precedents set by removal from the ALR.

1. Precedent setting threat to the ALR and DND Lands.

"There are no other ALR properties held in ownership by the CLC – Musqueam Band partnership within Richmond... **the MOU will not become a precedent for further ALR exclusion applications."**
Canada Lands Corporation, May 17, 2005.

Exactly 6 months and 2 days later strategic disposal of the adjacent DND land was announced: **"The 138.4 acre Department of National Defence land, currently designated agricultural land, is undergoing the process of 'strategic disposal'."**
Raymond Chan, Nov. 19, 2005.

The CLC is a branch of the Canadian government set up to dispose of their most valuable surplus properties at a profit. The 136.3 acre Garden City Lands were transferred from the Department of Fisheries and Oceans to the CLC under the Federal Government "strategic disposal" system.

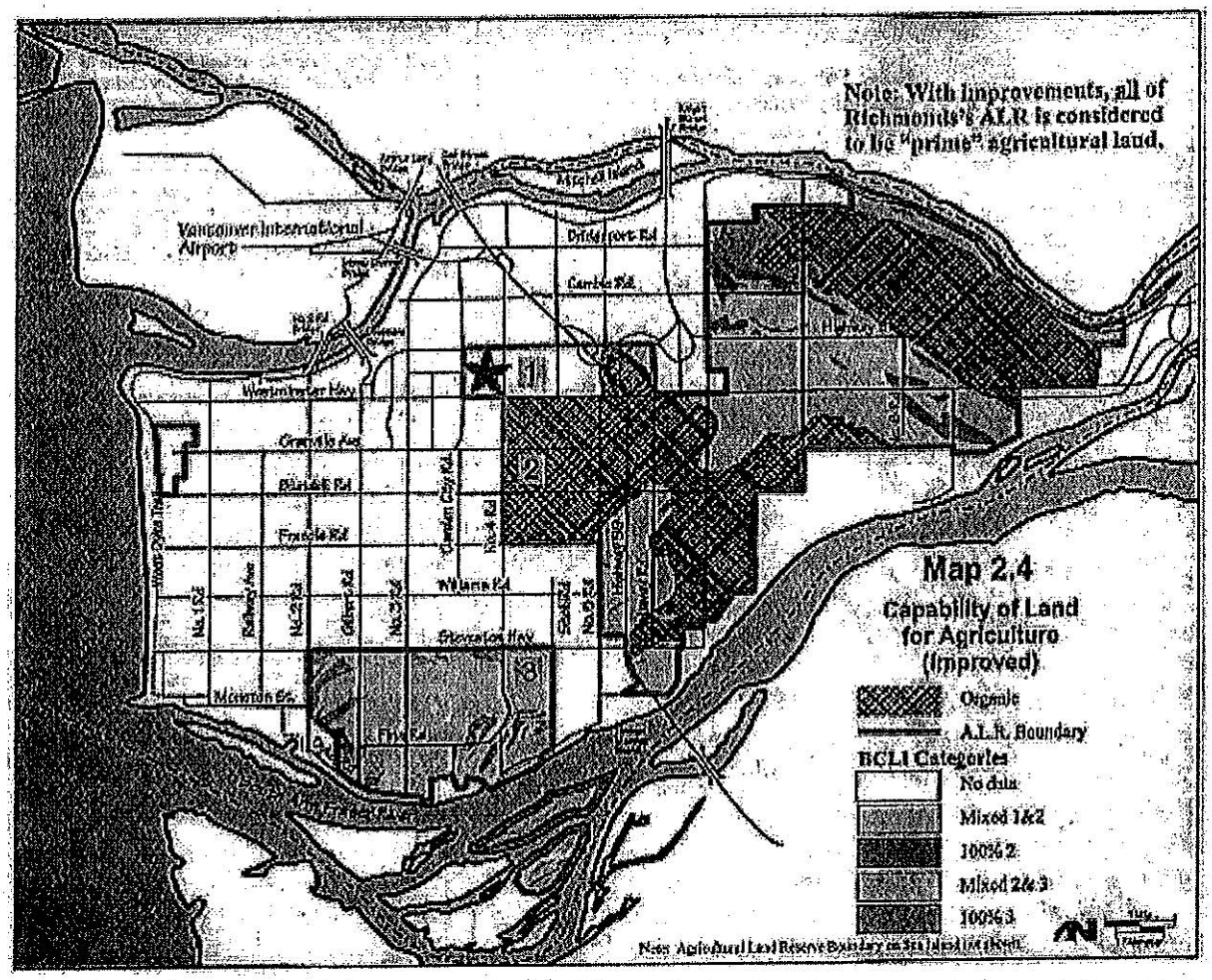
The 138.4 acre Department of National Defence land is immediately east of the Garden City Lands, between the garden City Lands and the Richmond Nature Park. Should the DND land be transferred to the CLC it would undergo exactly the same process, of Indian Land Claims and private sale for development, as the Garden City Lands.

Exactly six months and two days after the Canada Lands Corporation announced that it would not set a precedent, the proposed removal of the Garden City Lands from the ALR has set a precedent for the removal of the adjacent DND lands immediately to the east. With an environmentally sensitive area to the north, the Garden City Lands have development on 2 ½ sides. If the Garden City Lands are developed then the DND Lands will have development on 3 sides and the soils are the same. All of the arguments for removing the Garden City Lands from the ALR would apply to the DND Lands.

Loss of the Garden City Lands will affect the hydrology and survival of the DND lands, and their loss would affect the hydrology and survival of the Richmond Nature Park.
As previously noted, the Richmond Nature Park Society and a number of scientists have spent two years researching ad writing a brief on how the Lulu Island Bog and the Richmond Nature Park will be affected by encroaching development in the hope of preventing any further loss to the critical mass of the Lulu Island Bog.

The Garden City Lands, DND Lands and Richmond Nature Park are one of the most significant and fragile remnants of the last Ice Age in Canada. The adjacent 900 acres east of No. 4 Rd. between Francis Rd. and Westminster Highway contain many small parcels growing blueberries. These lands combined constitute most of what is left of the Lulu Island Bog, as shown on Map 2.4 "Capability of Land for Agriculture".

"In an improved state, all of Richmond's ALR lands are considered to be "prime for agriculture" map 2.4, p. 16. Agricultural Profile, City of Richmond, March 2000.



Legend:

1. DND Lands – 138.4 acre – 1 quarter section
2. No. 4 Rd. Lands – 900 acre – 1 ½ sections
3. Gilmore Estate Lands – 324 acres – slightly more than ½ section from Steveston Hwy. south to the Fraser River between No. 4 Rd. and Shell Rd..

2. Precedent setting threat to the ALR & McLennan No. 4 Rd. lands

"It is not a property that has been in agricultural production and therefore there will be no net loss to agriculture",
Canada Lands Corporation, May 17, 2005.

If believable, this statement would also apply to 25% of the ALR elsewhere in Richmond and 50% of the 900 acre McLennan No. 4 Rd. lands.

There are six quarter sections of privately owned land, or about 900 acres, with similar soils, to the south-east of the Garden City Lands, all part of the Lulu Island Bog. Over the years there have been numerous applications to Richmond Council to have these lands rezoned from agriculture and removed from the ALR. Removal of the Garden City Lands from the ALR will set a precedent for removal of adjacent private properties from the ALR.

The No. 4 Rd. lands are less farmable small holdings than the Garden City Lands. They not only have urban development on three sides, but urban development all along the perimeter roads within the ALR.

1,556 parcels in the ALR are less than 2 acres, comprising 1,057 acres or 9% of the ALR.

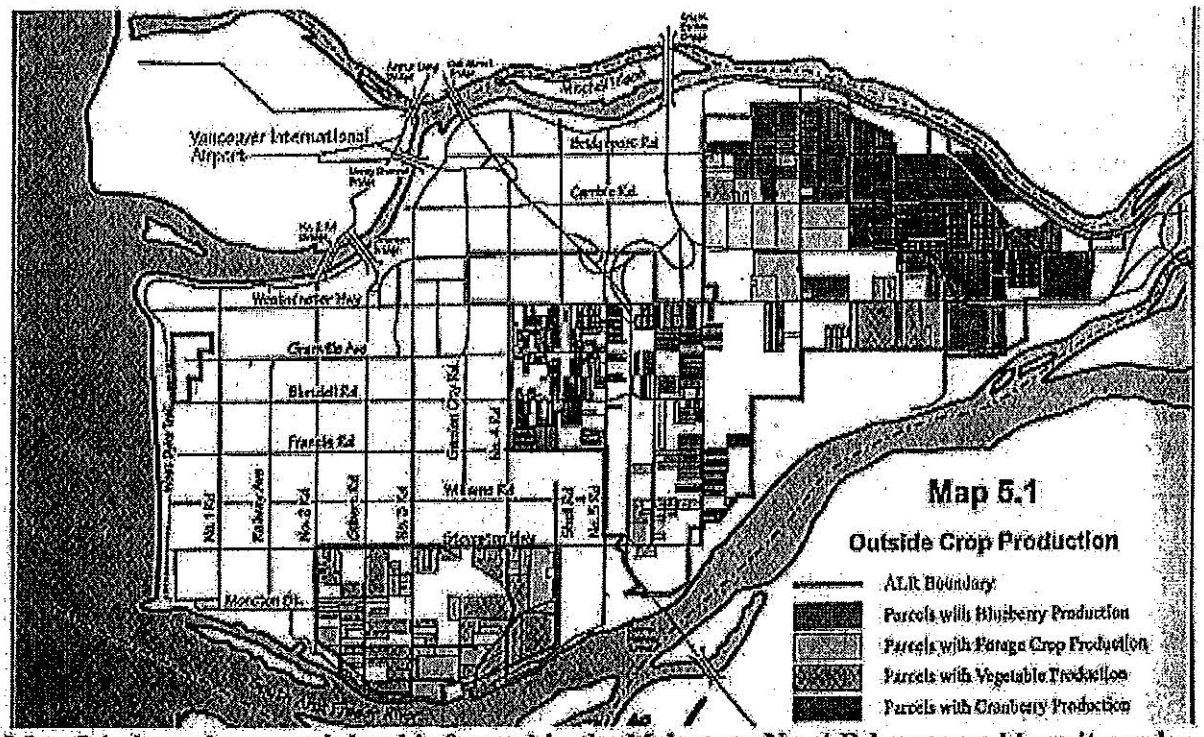
Most of these parcels are located in the McLennan No. 4 Rd. Lands as shown on map 6.2.

Owners of the McLennan No. 4 Rd. lands question how Richmond and Canada can possibly justify removing 136.3 acres of prime virgin farmland while their built, filled, fractured, partially exempt parcels must remain in the ALR.

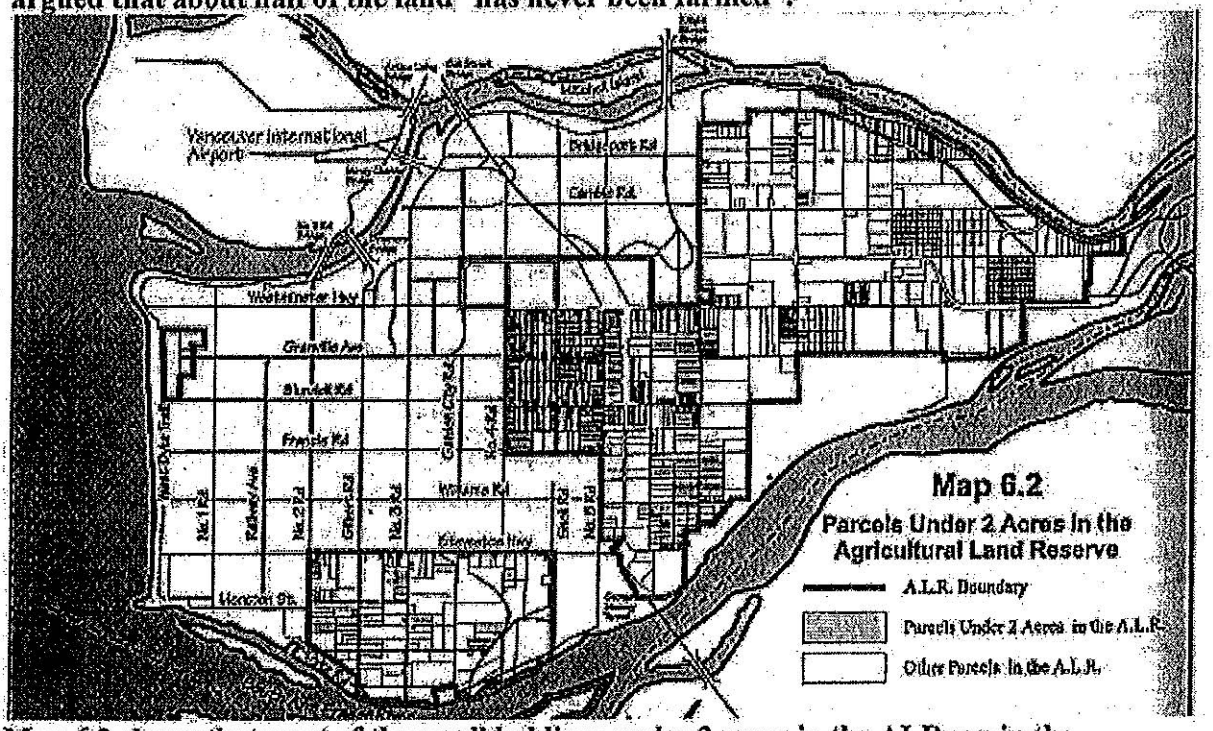
In total about 35% of the ALR acreage throughout Richmond is threatened by this proposal.

Unlike other regions, two acre parcels in Richmond can be successfully and economically farmed, since they have a particular advantage of being in close proximity to a major urban market. However, removing the Garden City Lands from the ALR will send the wrong message and increase land values dramatically making it even more difficult if not impossible for a potential small farmer to acquire land. At the same time forcing people who don't want to farm to farm their small holdings, while allowing government to develop much superior lands, is flagrantly unprincipled!

Since 1977 there have been over 25 applications to remove individual properties from the ALR totalling 155 acres, a block exclusion for the entire 900 acres in 1981, and recently court action has been taken in an attempt to get a block exclusion for properties fronting No. 4 Rd. The 900 acre block exclusion application listed the following uses in the area: ***Residential -200 acres, Commercial full time blueberries -175 acres; Small holdings part time blueberries -300 acres, Bush and wasteland –140 acres; Roads and road allowances –95 acres; Total 900 acres. 48%, or about half of the land, was not being farmed.***



Map 5.1 shows how much land is farmed in the Mclennan No. 4 Rd. area and how it can be argued that about half of the land "has never been farmed".



Map 6.2 shows that most of the small holdings under 2 acres in the ALR are in the McLennan No. 4 Rd. Area.

3. Precedent setting threat to the ALR to provide City Parkland

For 15,000 people the Garden City Lands require 115 acres of park at 7.66 acres per 1,000 people. Of that 3.25 acres per 1,000 people must be found on site. It may be a coincidence, but the 48 acres provided onsite is exactly the amount of park needed in the City Centre for 15,000 people. There is no un-built urban land available for park outside of the City Centre that is not in the ALR. **If the Garden City Lands are removed from the ALR, Richmond will have a shortfall of 67 acres of additional parkland to make up the 115 acre total. The only area where that much land is available is in the ALR.**

For 80,000 more people Richmond must buy 201 acres in the City Centre as it is re-developed Richmond. However, that will trigger a further shortfall of 353 acres or a total of 420 acres that Richmond must acquire outside of the City Centre for Park. The Only area where that much land is available is in the ALR. Mayor Brodie correctly stated that the present council cannot bind a future council. However the present council is making decisions for future councils by rezoning the downtown to higher density. **By dramatically increasing the density of the City Centre and developing the Garden City Lands the present council is leaving future councils with no choice but to attempt to use farmland for park.**

This could make the Gilmore Estates proposal very attractive at the expense of even more farmland. Richmond has a long standing proposal from the Gilmore Estates to donate farmland to the city if they can develop 30% of their 324 acres south Steveston Highway. Their proposal is similar to the CLC proposal for Garden City Lands, but doesn't destroy as much land. Approving development of the Garden City Lands for park use based on developing half of the land certainly sets a precedent for the private sector and certainly makes a similar proposal from the private sector to develop a third of the land hard for a city council to refuse. Both the Garden City Lands proposal and the Gilmore Estates proposal are entirely motivated by profit. If government is allowed to profit it will be increasingly difficult to refuse the same rights to private property owners.

The senior partners in the Consortium refused to show their future plans for the Garden City Lands to the public or even share them with Richmond Council. **Richmond was denied the right to design a plan that would have given Richmond the east half of the Garden city Lands so Richmond could keep their 50% of the land in the ALR. This can only lead to one conclusion; that the Richmond lands will be interspersed throughout the high density housing development for use by the people in that development making an ALR designation impossible.**

Contrast that to the Gilmore Estates proposal. (attached) With a country road winding through the site, seafood and farmers market, demonstration and experimental farm, allotment gardens, trails, and even a wind farm, in addition to the proposed parkland, the Gilmore Estates plan shows much more thought than the Garden City Lands proposal. **Removal of the Garden City Lands from the ALR, will increase the need for taking additional land from the ALR for Park; and increase speculation that the private sector can make similar deals as the CLC and Richmond have agreed to at Garden City.**

4. Precedent Setting threat to the ALR due to Loss of Critical Mass and Agricultural Viability

Richmond's Agricultural Profile prepared by the Richmond Planning Department notes that 39% of the land or 4,704 acres in the ALR is in non farm use. That includes highways that were built through farmland but not officially excluded from the ALR, roads, golf courses and several thousand non farm residences. With 9,000 acres lost between 1956 and 1974 and another 9,844 acres lost or in non-farm use since 1974 it is little wonder that Richmond's agricultural viability is threatened. Basically 18,844 acres have been taken out of agriculture and only 7,443 acres are being farmed.

Because so much land has been removed from agricultural production, the viability of continued farming in Richmond is already threatened by urban encroachment and loss of the critical mass to support local farm services. Except for cranberries, all of the feed, farm supply and processing companies, markets, abattoirs, veterinarians, equipment dealers and repair facilities that once served Richmond have all moved to Langley, Abbotsford and Chilliwack.

The solution is to keep the Garden City Lands in the ALR so the land will be available for future agricultural production. Richmond needs more land in agricultural production, not less.

THE HOLM TEAM *Agriculture Economics Journalism Trade Int'l Cooperation*

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August 29, 2008

Chairman Erik Karlsen and Commissioners
BC Agricultural Land Commission
BY EMAIL AND FAX

Dear Mr. Karlsen;

Re: Exclusion Application – Garden City Lands

As a Professional Agrologist, a former President of the BC Institute of Agrologists, a former director of the Agricultural Institute of Canada and BC Agrologist of the Year 2000, I am writing to urge the commission to reject the application of Canada Lands Corporation to exclude the above-captioned lands from the Agricultural Land Reserve.

My reasons are the following:

1. There has been no evidence put forward by the developer to suggest that this land is not good farmland. Although the consultant's report was titled Agricultural Capability Assessment, no capability assessment was ever conducted. Therefore, the findings of the ALC in 2006 remain unchallenged and relevant:

   > *This large block of land is suitable for agricultural use and is protected from negative impacts of adjacent non-farm use by the busy, wide roads on all sides. The applicant has not advanced a compelling case for the exclusion of the subject property as a community need, as it has not demonstrated that alternative lands for the proposed uses do not exist elsewhere in Richmond. Adjacent areas designated for redevelopment could provide opportunities to accommodate such urban amenities. Areas to the north and south of the proposed exclusion are under redevelopment for residential and commercial use and these areas could provide for the public amenities sought. For the above reasons, staff believes the land is appropriately designated as agricultural land pursuant to the Agricultural Land Commission Act.*[1]

[1] Staff Comments. Staff Report Application # O – 36435, Applicant: Canada Lands Company CLC Limited (Randy Fasan): April 11, 2006

2. The suitability analysis contained in the consultant's report concluded that the land was best suited to commercial production of blueberries, cranberries and potatoes. Based on this analysis, the consultant argues that there are no economically viable cropping options for the subject property, an argument used to support exclusion. This raises two issues:

   a. As Commissioners are well aware, the economics of crop production are not a reason for ALR exclusion under the Act.

   b. The assumption by the consultant that the suitability of the land is limited to cranberries, blueberries and potatoes is incorrect.

3. The consultant for the developer gave no consideration to the suitability of the subject property for urban agriculture. Indeed, in his statements to Richmond City Council at the public hearing in March, urban agriculture was dismissed as "not commercial agriculture" but more of an activity where people "...are probably happy to contribute their labour without expecting any kind of remuneration other than some fresh vegetables".[2] This demonstrates a surprising lack of knowledge concerning the increasing role played by urban agriculture in feeding cities around the world.

   - In fact, the subject property is ideally suited for urban agriculture production.

   - Based on hi-density, organic, raised bed production systems using micro irrigation, agro-ecological best practices and on-site sales, urban agriculture is an efficient and effective way to produce organic, healthy, fresh fruits and vegetables for city-dwellers.

   - Indeed, in the city of Havana, urban and peri-urban agriculture now provides 80 percent of the fresh fruit and vegetables consumed by the city's 2.5 million residents thanks to good planning and good policy.

   - I am assured by organic market garden farmers that by using compost or geo-thermal as a heat source, Vancouver's temperate climate make raised bed production of fruits and vegetables within our cities viable for up to 11 months of the year.

   - The offer by Kwantlen College – fast becoming Canada's top authority on integrated pest management and agro-ecological practices – to partner with the City of Richmond to construct an urban agriculture research and education centre (a model farm) creates the opportunity to locate such a facility on the lands, providing skills training and technical support not only to the urban farming enterprise and community garden plots but to farmers situated in the peri-urban interface between country and city, farmers for whom reduced reliance on farm chemicals is a strategic priority.

   - Although economics are not considered in exclusion applications, it might be of interest to know that the business case for urban farming is very supportable, providing land values reflect agriculture, not development, opportunities. As a Director of Vancity and as an Associate of the International Centre for Sustainable Cities, I and others will be engaged in supporting the development of an enterprise model for urban farming and looking at ways to secure the land at agricultural values.[3]

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[2] Transcript, Garden City Lands Public Hearing, Richmond City Hall, March 11, 2008.

[3] NB. The ALC could play a role here. Why not, when land is removed from the ALR, require the developer to go to the closest urban centre, speak to the planners, and purchase for the city one (or several, depending on the exclusion benefits to the developer) sites on the city's wish list of vacant land suitable for urban farming. The city would then covenant the land, place it in the ALR, and make it available for urban agriculture at a fair price to the urban farmer.

4. The community interest in a livable and sustainable urban environment includes a healthy and viable urban agriculture sector. Enlightened communities across Canada and in most other countries are racing to develop strong urban agriculture within their cities. Terms that five years ago were unheard of are today in common use: food security, food democracy, food sovereignty[4], food miles, and slow food. The community interest is clear. In a world of escalating fuel and food prices, the ability to produce healthy, fresh organic food in the heart of our cities,

   - food that minimizes fuel costs to produce and market it;
   - food that engages the community in its production and offers opportunities for learning and extension (school children, backyard gardeners, container and rooftop gardeners);
   - food that offers communities seasonal, fresh, local alternatives to imported produce and
   - food that connects consumers with the land and the people who farm it

   is at the cutting edge of community planning and sustainable leadership in progressive cities around the world.

5. Numerous issues which have nothing to do with agricultural capability were raised by the developer's consultant as constraints on the agricultural capability of the lands:

   > *As surplus vacant federal Crown land, the subject is subject to the Musqueam nations (sic) aboriginal title to the land, and this poses a prominent constraint to the site's suitability for agricultural development.*[5]

   when in fact they have no bearing on same. First of all, aboriginal title is not a reason for removal from the ALR. To my understanding, the presumption of Musqueam title to the subject lands arises from a corporate decision by Canada Lands Corp to place one half interest in the lands in trust for the Musqueam – tantamount to settling land claims around a board room table and bypassing the established land claims adjudication process.

Vancouver, blessed with good climate and good planning, has the land base, the infrastructure capacity and the social capital to quickly catch up - offering new urban farming models for Lower Mainland communities, the rest of Canada and the world.

There could be no better place to start than by implementing the community's vision for the Garden City Lands. To do this, you must reject the developer's exclusion application as contrary to both the ALC Act and the sustainable, long-term interests of the community.

Yours sincerely,

Wendy R. Holm, P.Ag.

cc ALC Commissioners
Coun. Harold Steves, City of Richmond

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[4] The consultant for the developer concluded that since BC exports cranberries and blueberries, the removal of the subject lands from the ALR raised no food security issues

[5] Transcript, Garden City Lands Public Hearing, Richmond City Hall, March 11, 2008

August 29, 2008

Erik Karlsen, Brian Underhill, Ron Wallace
Provincial Agricultural Land Commission
133 – 4940 Canada Way
Burnaby, BC
V5G 4K6

Dear: Commissioners, Directors and Staff,

Re: Garden City Lands, Richmond – Exclusion Application by City of Richmond

Agriculture is not valued properly in our society. Most consumers' understanding of agriculture is so far removed from the value-chains that bring food to our tables that respect has been lost for the natural growing cycles, the richness of the earth's biodiversity, and the continuum essential to our survival.

Current academic and international development thought recognizes agriculture as the path forward in our rapidly globalizing and developing world. All departments and disciplines in today's universities incorporate sustainability, the environment, and corporate social responsibility into their curriculum.

Our younger generations are growing up with an understanding and appreciation for the interconnectedness and truly global perspective necessary to approach the challenges we face today. This way of thinking is deeply rooted, and by way of the internet is being communicated via networks that continue to accelerate the appreciation for sustainability, environmental health, and the earth's limited resources.

The level of awareness for the environment has changed dramatically even within the last two years. The thinking behind the City's original Garden City Lands application is already out of date. Global Warming and Climate Change are now part of our vocabulary; improved food security, the 100-mile diet, and support for local growers are active conversations in our community.

By the city's own projections, Richmond's downtown core will triple in population by the year 2100, and the Garden City Lands capable of supporting roughly 10% of this growth. Serving this growth does not constitute an urgency to develop the lands, there is no limited window of opportunity; and the stars do not have to be aligned. **Urban growth may be inevitable, but urban sprawl is not.**

This argument does not frame the issue with the correct lens. The significance of the Garden City Lands is that they are located next to the downtown core of Canada's healthiest city, in the heart of the Greater Vancouver Regional District. This situation presents an unparalleled opportunity to preserve parkland containing a naturally productive bog ecosystem at the same time as exhibiting urban agricultural themes that demonstrate a visible and strong commitment in keeping with Richmond's farming heritage and growing commitment to local food security.

To argue large scale commercial farming as the optimal land use is to miss the point and not recognize what advocates for small-scale urban agriculture are presenting.

Canada's historical treatment of our First Nations communities is a National tragedy and our country's greatest shame. The aboriginal question; the health of our First Nations communities, some of which are comparable to living in third world conditions, is a legacy that all Canadians inherit.

The Musqueam people, as all Aboriginal people of Canada's First Nations are the original conservationists, the original stewards of the land.

No lump sum of money, no matter how large the amount, is a substitute for tangible opportunities for our future generations. First Nations people need more than just programs, and social welfare. Opportunities need to be shared, leadership fostered, and capacity developed. The path forward involves jobs that create meaning, require innovation, advance knowledge, and build careers that strengthen the community.

It is not just our First Nation's people; we are all looking for the traditions that connect us to the land. Drawing a connection between developing a portion of prime agricultural land with the social development necessary to ensure aboriginal rights are respected is a difficult undertaking.

Any decision to remove land from the ALR should be done so with extreme caution; doing so is precedence setting and repercussions will extend throughout the Province. This issue demands maximum transparency and the facilitated dialogue of substantial stakeholder input.

A significant discussion has been advanced; there is no effort that has gone to waste. Should a need be identified that is greater than preserving the food production of scarce farmland for future generations; this must be articulated and communicated clearly.

True leadership on this issue involves upholding the vision of what the British Columbia ALR founders put forward 35 years ago.

I support the conservation of wildlife habitat and I am against the removal of the Garden City Lands from the Agricultural Land Reserve.

Thank you,

John ter Borg

8

Wallace, Ron ALC:EX

From: Roland Hoegler [rahoegler@shaw.ca]
Sent: Monday, July 7, 2008 1:40 PM
To: Wallace, Ron ALC:EX; Fry, Colin ALC:EX; Karlsen, Erik AL:EX
Cc: Hagen,MLA, Stan LASS:EX
Subject: Re:Status of 8600 #4Rd ALR Exclusion application

To : BC Agricultural Land Commission(ALC)

Re the ALR Exclusion application for 8600 #4 RD, Richmond, B.C.
-----completed and submitted to the City of Richmond in Dec. 2006
----which was also dropped off at ALC Offices in May , 2008

While we await a reply from the ALC as to the status of the application (which was requested several weeks ago).....:

Upon further review of the ALC Act we have duly noted **Section 29 .1 of the ALC Act.**

29(1) On the commission's own initiative or on application by a local government in respect of land within the local government's jurisdiction or by a first nation government in respect of the first nation's treaty settlement, the commission may

(a) exclude land from an agricultural land reserve on terms the commission considers advisable,....

We further interpret this as follows :

" On the commission's own initiative, the commission may exclude land from an agricultural land reserve on term's the commision considers adviseable."

Given the City of Richmond in its role as Local Gov't is actively frustrating our application for 8600 #4RD , yet the ALC has accepted the City's Garden City Lands(GCL) application a 2nd time (in what is a blatant conflict of interest by the City given the City stands to also gain directly from the exclusion), we feel that a reasonable interpretation of the **ALC Act section 29.1** would allow the ALC to directly process our ALR Exclusion application for 8600 # 4 RD.

In addition: 8600 #4RD also qualifies under the provision of **Section 23 of the ALC Act,** given it is approx. 7800 sq. ft in size (ie less than 2 acres and on title prior to the creation of the ALR).

Clearly, 8600 #4RD ALR inclusion is an anomaly, it can never be farmed, and the time has arrived to exclude it from the ALR , especially given the owner has complied with the ALC Act via filing a completed ALR Exclusion application and submiting all required fees.

Please advise by the end of this week (Friday July 11, 2008) :

Wallace, Ron ALC:EX

From: Roland Hoegler [rahoegler@shaw.ca]

Sent: Monday, August 25, 2008 5:51 PM

To: Karlsen, Erik AL:EX

Cc: Wallace, Ron ALC:EX; mayorandcouncillors@richmoind.ca; Erceg, Joe

Subject: Road Work on arterial route adjoining Garden City Lands at same time as ALC panel August 14 site visit . Coincidence ?

To: ALC

Prior to the ALC Public Meeting re: the Garden City Lands held on **August 14, 2008** ..... it was duly noted that the City of Richmond had posted signs on # 4RD (and elsewhere) alluding to " Road Work" on Westminster Highway commencing **August 12, 2008** .

These sections of Road Work included the portions of Westminster Highway immediately adjacent to the Garden City Lands Southern boundary.

This same portion of Westminster Highway had normal traffic flow severely restricted which would give the impression of major congestion and perception of major "urban" impact on the adjoining Garden City ALR Lands.

It was also noted that the ALC Panel was transported on August 14 in a bus donated by a major Richmond developer who, ironically , if not coincidentally, has benefitted to a large degree by Richmond ALR exclusions (*Can you say " Terra Nova " ???*) .

Given that the ALC panel visited the Garden City Lands site during the morning rush hour...one most certainly hopes that the " artificially frustrated" traffic patterns on Westminster Highway which were evident on August 14 (and which commenced 2 days prior to the August 14 ALC Public Meeting) , ...nor the inevitable collateral effect of displacing added traffic onto adjacent streets(Ie *motorists taking alternate routes on the other arterial roads which are immediately adjacent to the Garden City Lands*)...had any undue unfluence on the ALC panel .....nor should this add any credence to the Garden City Lands partnerships contention that the traffic surrounding a 136 acre Garden City Lands parcel affects it's agri- viability , at least insofar as farm equipment ability in accessing the site .

The donated bus was observed parked on Garden City Road, then heading north to Alderbridge, then South on #4RD, and then driven onto the 136 acre site .

THUS:
We most certainly hope that the City 's scheduled Road Work which commenced August 12 , and just prior to the ALC"s August 14 site visit , at 8: 30 AM, Ie during the morning Rush Hour, was not some orchestrated charade by the Garden City Lands partners to give a false perception to the ALC panel in order to bolster their exclusion case..... just simply a " coincidence" (?).

Regards:

Roland Hoegler,.

Wallace, Ron ALC:EX

From: Roland Hoegler [rahoegler@shaw.ca]
Sent: Monday, August 25, 2008 2:10 PM
To: Karlsen, Erik AL:EX
Cc: Wallace, Ron ALC:EX; mayorandcouncillors@richmond.ca; Erceg, Joe
Subject: Garden City (ALR) Lands: CCAP and Councils request for more ALR lands.

RE: City's of Richmonds future plans for :
(i) ALR Lands and
(ii) Non - ALR Lands:

On July 21, 2008 the City of Richmond approved the latest draft of the City Center Area Plan (CCAP).
It was duly noted the City consulted with the ALC on this draft (via the correspondences from the ALC).

However,...Re: City of Richmond's ALR Lands

At the ALC Public Meeting held on August 14, 2008 for the Garden City Lands , (*which I myself attended*) an ALC Commissioner asked the City if the City was going to ask for any more ALR Land Exclusions (presumably under the auspices of Community Needs).
In fairness to the City, it was stated by the City that the current City Council could not speak nor obligate any future councils re: Richmond ALR Lands

However,...this current Council has most certainly set in motion obligations on ALL future Richmond Councils for Non - ALR lands.

QUESTION:

Is there still a connection between both (i) Richmond ALR lands and (ii) Richmond Non - ALR Lands ?

For some reason , and without any mandate by the Public, (and the "usual autocratic stunts" of abusing their 3 year "democratic" window between Civic Elections) the City has decided to develop the CCAP , which will radically alter the future of the City Center core and affect the rest of Richmond via the collateral effects , much like a finger dipped in a bowl of UNfrozen water creates ripples that impact the same given bowl's entire contents.

NOTE: It is of course sheer coincidence that the CCAP was approved at the last possible chronological venue prior to annual summer break(ie late JULY,2008),..., and with high probability of most of the citizens absent on holidays , and also a few months prior to the NOV. 2008 civic elections...ie " short memory" theorem via Political Science 101.
It is fair to say that almost all properties within the CCAP have been UP - zoned to much higher - density uses, and as a consequence much higher property values than those that previously existed.

THUS:
For any current Council or future Council to not follow through with the recently approved CCAP circa 2008 , or to even attempt to reduce the land uses outlined in the CCAP circa 2008 (and thus lower the property values) would inevitaby result in **MAJOR Lawsuits.**
(However....I do feel confident the City is fully aware of this potential legal liability).

Now : via the CCAP we have Richmond City Halls version of the " minimum 10 Commandments" , also set in minimum stone, and prior to the post- Beijing local 2010 events

In essence:
..... the City has now forced the issue now before the ALC via attempting to claim it will " contain " all that "nasty" cancerous development via densification of Non ALR lands, via the " Build UP Not OUT " mantra .

Perhaps this new CCAP was an attempt to appease the ALC with " wise(?) land -use planning " in return for the Garden City Lands ALR exclusion ? .

However, this is not at all based on any altruism by the City nor actual concerns by the City for the rest of the Richmond ALR.

The collateral benefits to the City of the CCAP are an Increased tax base via the new and upgraded Zoning within the new CCAP, given new and higher densities radically increased " Highest and Best use " designations will now apply to these same CCAP properties...and with them come guaranteed higher annual revenue streams to the City via **higher Property Taxes** $$$$$$ regardless of when the new development actually occurs.
This oh - so predictable negative consequence of the CCAP has already come to pass with many City Center property owners and their tenants in the City Center Area facing massive property tax increases and going public with their valid concerns over their own Non ALR status - quo viability .

Thus, the City has made theoretical planning provisions for future land uses , but when the new " highest and best uses " for properties within the CCAP is actually manifested via new development is an UNknown....as such a crystal ball is beholden to the given market conditions in the future.

However, this self - defined sense of " Immediacy and urgency" by the City to plan decades into the future with the CCAP fiscally benefits the City but to the detriment of those directly affected by this CCAP. The **only** change that future Councils can do (or not be handcuffed or obligated over) is to either maintain the status- quo of the current CCAP in their future OCP's .... or FURTHER increase the allowable uses (ie increase the recently approved CCAP densities) for Non ALR lands within the current CCAP..

In my view, we now have this Major LACK of Balance created instantaneously by this current Council via the CCAP circa 2008 , and the collateral effects will ultimately have an impact on the Richmond ALR. We have already seen this via the City's pleas for the Garden City lands ALR Exclusion .
If the ALR exclusion is denied, the City has still set in motion even greater impacts on both Richmond 's ALR and Richmond's Non ALR now set in stone via the new CCAP.

For the City to "suck up" to the ALC and claim that maintaining the current Richmond ALR as if it is maintained under some " UNimpacted , pristine, bubble of isolation" since the ALR was created almost 40 years ago..... and yet radically ramping up density on Non ALR portions on an ' Island" (aka all of Richmond) with NO new bridges planned to relieve pressure,..... yet will still preserve and protect the remaining Richmond ALR(???) is logically worthy of myself offering to sell the City its choice of existing bridges.
Aka .....Lets NOT go there, shall we...???

Higher density at the surface seems to give the initial **illusion** to preserve ALR land, but ultimately it still makes allowances for far larger numbers of people to crowd the existing land base than would not have been allowed otherwise.
To claim otherwise is not even worth engaging in any discussion or dialogue, as the " Build Up- Not Out " densification mantra to preserve ALR lands is no solution , quite the contrary,...It simply exacerbates the problem in a rather hidden, lurking and insidous fashion ,.....much like an iceberg to its unfortunate victims .

Much of the CCAP is directed at the Eastern edge of the City, it is not in the actual middle midst of the City Center or the so-called City.....and much of the CCAP is close to or immediately adjacent to the ALR.
Nothing restricts future Councils to further densify what it has already densified via the current CCAP, and further impacting on the Richmond ALR.
In theory, the ALR has been impacted since DAY one, since 1972,..., given no balance whatsoever was created that froze the population (or any other growth impacts) in the Non ALR portions of a given Local Gov't with ALR lands .

Under the classic " The Emperor has NO Clothes ".
The City request the 136 acres of Garden City ALR lands be excluded from the ALR, claiming the surrounding Non - ALR development on (3) sides of the 136 acre site has compromised its agricultural viability.

However, if the ALR exclusion is allowed...The City will then have a set in motion a pre-determined, NON - negotiable, major hi- density development again adjacent to ALR Lands on # 4RD , (in addition to what has been drafted in the CCAP).

Thus....In all likelihood, this will have even greater impact on both adjacent ALR lands and other Richmond ALR lands , to a much larger magnitude than the City professes currently exists , yet with the City effectively attempting to engage the ALC as an accomplice in IF the Garden City Lands ALR Exclusion application is successful .

There seems to be this rather "bizarrre" contention on par with the best " Science Fiction " that the City 's "almighty" Planning Department and our " Legends in their own minds" Council can bypass the very basic laws of science with arbitrary"theortical" land use lines drawn on maps will also "physically" protect adjacent areas , If we analogize zoning density as pressure, hence the greater density is directly proportional to pressure....this " Build UP, Not out" mantra to save ALR Lands assumes that this reduces pressure on ALR lands,

Right..!!!!! .(???)

However, back to " Science Fiction" ,
..... unless devices have been invented that allow the higher populations planned in the CCAP to avoid ground - based transportation (ie anti gravity levitation ie refer to the classic TV cartoon " *The Jetsons* "),....greater densities via " build UP not OUT " creates greater stresses (ie pressure) on the only option ground - based infrastructure ie roads....and this added and now guaranteed ADDED pressure from the CCAP (and potentially from the Garden City lands) will be undeniably and inevitably be dispersed into ALR areas....there is no "science fiction"- based " force field " to prevent this.
Given that the CCAP and the Garden City Lands literally abutts the ALR ...as opposed to being located in the midst of NON - ALR areas....the impact will be much even greater.

The vacuum / void of low population density in ALR areas, (which inherently creates low impact on existing infrastructure , and specifically the road systems in the ALR), will inevitably be filled by the Non - ALR higher population densities as a natural reaction .

As Yogi Berra was once quoted...." *The place is so busy no one goes there*" ,.....the sheer irony is ALR residents will not tend to travel what will be clogged Non ALR roads...but the Non ALR residents will soon discover the less travelled roads in the ALR.

EXAMPLE: Please check ALR portions of BLUNDELL ROAD during Rush Hour

BTW: Lets agree not to include the RAV line in this discussion ,...that is another red herring insofar as alleviating development impacts to any sufficient degree.

The Garden City Lands post ALR agreements (via the MOU and the APS) must be taken in a proper context.
NOTE: The current population of Richmond is **approx. 180,000**
The Garden City Lands agreements , if properly dissected and analyzed, currently allow for **5,000 residential units** and **14,000 residents.**

Effectively, if an ALR Exclusion is granted , we are talking about the equivalent of almost 10% (TEN PERCENT) of the current population of Richmond being concentrated on this 136 acre ALR parcel .

The City will of course claim that this is a vision for the future...that this will be a "long term growth absorption" plan on these Garden City lands .

However,...I seriously beg to differ.

REASONS:

While the Garden City lands are " potentially" within the comprehensive CCAP...they currently are in a separate status,"Under Study" , a literal separate City within the City CCAP. They have a latent yet major impact potential to all of Richmond much like a lit match to a fuse.

Given the ALR status of these lands has them evaluated at approx $1.80 (ie ONE DOLLAR and EIGHTY CENTS) per square foot , or approx $78,000 acre and IF the ALR Exclusion is granted, the value of the Garden City lands will INSTANTLY rise to approx $150 + (ie ONE HUNDRED and FIFTY dollars) per sq. ft ....or $ 7 MILLION per acre(current market prices) , this is a literal Gold Rush to "cash in" on the Garden City Lands ASAP, as opposed to any other land parcel in Richmond .

THUS....There will be far more impetus at developing these Garden City lands FIRST, especially given the deeper pockets of the CLC owners ,..... and even in recessionary times.

In fact, under this rather unique situation , ANY delay whatsoever in development of the Garden City lands may cost the Garden City lands partners (including the City) far MORE fiscally and legally than simply waiting out the normal Real Estate cycle.

What will most likely result is a rather "skewed " development pattern which could see these Garden City lands developed IMMEDIATELY at the City's CCAP most Eastern edge while other areas in the CCAP tabled for re-development wait months or even years for more favourable market conditions,..... given developers of CCAP lands must pay the current market rate for NON ALR land (ie several Million Dollars per acre and a longer permit approval process before these developers can even excavate a single ounce of dirt) .

Thus , these other Non GCL partnership developers of NON ALR land do not benefit from GCL " ALR " land that literally has its own pre-approved OCP, and a 136 acre ALR parcel that will rise instantaneously and dramatically in value at the stroke of the ALC's pen.

It would not be even a remote stretch to predict the Garden City ALR Lands could be F-U-L-L-Y DEVELOPED far before the CCAP re-development potential of Non- ALR Lands already in the current Non ALR CCAP is even touched to any significant degree.

The City's CCAP development model is based on land development absorption rates assuming a continued viable land market "demand" .
However, the Garden City Lands could absorb or compete for all City Center potential housing demand for an extended time YET leave the rest of the City Center area as a " ghost town " of abandoned exisiting buildings yet with NO demand for re - development aka an Urban 'Ghetto' evolves..... , as the CCAP, via radically higher property taxes on NON ALR land , will have forced out existing tenants AND thus affect current CCAP property owners , who are simply forced to sell to developers who speculate" if and when " the NON ALR CCAP lands - use market turns around.

As it currently stands, indications show the current market is in decline, the general economy is in decline as well...yet the CCAP has imposed an added burden on those aleady impacted... ...it is easy to do the Math and also use the crystal ball,

THUS!.....
The legal agreements in the MOU and APS almost FORCE this issue, but this expeditious re-development of ALR lands would likely occur even without any legal coercion against the City by its so-called Garden City Lands " partners" .

Thus, if the Garden City Lands ALR exclusion is granted, one can forsee an immediate HI -Density " high -pressure" mess imposed where the NON - ALR periphery meets the ALR (ie from #4RD and areas East), and a somewhat delayed - yet inevitable mess of building increasing pressure by design in the already approved CCAP at " some point " in the future.

This is called " PLANNING " ???
NO....I call it a NON Rocket - Science = Ticking " Time Bomb " which has apparently escaped the notice of many.

CONCLUSION:

A **major mess** already in the making via the CCAP .

However,.....any ALR exclusion of the Garden City Lands is simply adding gas to the fire that has already been been lit by the CCAP which is now set in stone as far as the minimum currently allowed (ie predictable population densities), no matter what "shell game" the City attempts to play and promote to the ALC and others in its "Land Use" policies for both Richmond ALR and NON ALR lands .

This Garden City Lands deal is oft - promoted as some sort of " Landmark" agreement.
Quite to the contrary.... I think it is clear , and after new insites based on continual analysis , and via due-diligence by a number of parties , that the Garden City lands issue is becoming a figurative **LAND MINE ridden " MINE -FIELD'** for the vast majority which are not included i(e EXCLUDED)from this partnership..... *versus* the small minority of beneficiaries within the Garden City Lands partnership.

THUS:
If a Mine Fileld has been clearly identified, is it not prudent for any parties, including the ALC, (if not moreso the ALC) to simply walk away, if not in fact RUN from this Garden City Lands MINE FIELD ?

The ultimate decision becomes the part of a PERMANENT Public Record...much like this rather pathetic "democracy bypassing" autocratic excercise by current City Hall regime already has the guilty parties duly noted and permanently recorded in perpetual infamy.

In fact, the more this entire matter is vetted and analyzed, I am not sure the City itself even remotely understands *what the hell* it has gotten itself into "on behalf of its citizens" , and any possible defence pleas of either temporary or permanent insanity most certainly will fall on **deaf ears** by many parties outside City Hall .

Informing and consulting the Public long after both (i) the Garden City Lands agreements have been signed and (ii) the CCAP are a " fait accompli " (not to mention the charade of the March 2008 GCL Public Hearings) is not at all akin to just attempting to " close the barn door after the horses have escaped " ...it is actually more akin to shooting the horse outside the barn door, if the both the barn and barn door wasn't , in fact, already missing in the first place.

Unfortunately,...We are far past being simply at the edge of an abyss.....the free - fall has already commenced .
THUS: The correlation between both ALR and NON ALR lands is directly connected , at minimum umbilically, if not in fact, in Siamese Twins fashion. Richmond is a classic textbook case of this growing ALR impacting phenomenon.
To rely on theoretical lines of demarcation on a map to separate and hence isolate both the ALR and NON ALR (or even attempt to deny this) is sufficient grounds for drug testing .

Best advice at this juncture is to avoid the crime scene that currently exists and high tail it out to avoid this " quasi-Chernobyl" before the chain reaction unfortunately designed and imposed by City Hall and its GCL partners is further encouraged or engaged by outside parties.

Regards:

Roland Hoegler

Wallace, Ron ALC:EX

From: ALC Burnaby ALC:EX
Sent: Monday, August 25, 2008 11:49 AM
To: Wallace, Ron ALC:EX
Subject: FW: Garden City Lands

From: Pam Price [mailto:pamofgwent@shaw.ca]
Sent: Monday, August 25, 2008 11:35 AM
To: ALC Burnaby ALC:EX
Subject: Garden City Lands

Dear Sir/Madam:

I attended the meeting where the City of Richmond made their submission for the removal of the Garden City Lands from the ALR, and, to be frank, I still am not clear what the City's intention really is.

On the one hand they are saying they are going to keep it as parkland and the next moment they are stating that they need the land for further growth of the City core. The very wording "Agricultural Land Reserve" should mean just that.....reserved for future agricultural use. Once this land is paved over it will definitely never be any good as future farmland.

My concern is the First Nations proposed residential towers. From what I understand the towers would be located throughout the Garden City Lands and the City portion of the area would be mixed in with these towers, as will the CLC. The First Nations Chief states that their Band needs the housing. We all know that very few, if any, Band members will be living in these towers!

Mayor Brodie was asked some very important questions at this meeting, and personally I don't feel his answers truly reflected how the general population of Richmond feels on these issues. Many of my friends and aquaintances do not attend these meetings as they don't feel we get anywhere, but they feel the same way when it comes to the disgust they feel about the erosion of any green space in Richmond.

Please do not remove the Garden City Lands from the Agricultural Land Reserve.....keep it for the future benefit of the citizens of Richmond.

Sincerely,

Pam Price

604-271-5871

Wallace, Ron ALC:EX

From: ALC Burnaby ALC:EX
Sent: Monday, August 25, 2008 10:24 AM
To: Wallace, Ron ALC:EX
Subject: FW: OPPOSE removing the Garden City Lands from the Agricultural Land Reserve

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From: Daniel Leung [mailto:dleung2000@gmail.com]
Sent: Monday, August 25, 2008 12:33 AM
To: ALC Burnaby ALC:EX
Subject: OPPOSE removing the Garden City Lands from the Agricultural Land Reserve

From: Daniel Leung,
6619 Azure Road, Richmond, B.C. V7C 2S4

To: Provincial Agricultural Land Commission,
133-4940 Canada Way, Burnaby, B.C. V5G 4K5

Re: Application for ALR exclusion 38099,
Garden City Lands, 5555 #4 Road, Richmond, BC

Date: August 24, 2008

Dear Land Commission members,

I OPPOSE removing the Garden City Lands from the Agricultural Land Reserve (ALR). As a citizen with a home and business office in Richmond for the last 16 years, I don't want to let the City destroy prime farmland for building construction. The City should confine the building construction and densifying to the developed lands.

These are my main reasons:

1. **No new need after the previous rejection:** I fully support the ALC decision made in 2006 to not remove the Lands from ALR. I understand that rejection are made after serious consideration. The re-application from the City of Richmond is ignoring citizens' need and does not respect the previous ALC decision.

2. **The ALR is not the BLR (Building Lot Reserve):** The City asks for building lots from the prime farm lands in ALR due to growing population in Richmond. Where can we get additional agricultural land to make new farmland and agricultural park? So we need to keep the Garden City Lands for sustainable food supply and appropriate recreation, as well as Kwantlen University College Urban Agricultural Research and Education Centre.

3. **The ALC is being asked to decide on the development of a contamination site:** Judging from what was said at the ALC meeting I attended on August 14, 2008, contamination on the site is still a Mystery. A complete environmental study needs to be done before anything else is done with the lands.

4. **The Garden City Lands is not suitable for high rises:** The Garden City Lands is under the route of air traffic and only 2 km from the Vancouver International Airport (YVR). The YVR already submitted opposition to City of Richmond: it is not suitable for high-rise building construction.

5. **Densifing and rezoning makes room for the growing population:** The City has already settled 40,000 people in the developed lands through the rezoning policy in the city centre and residential subdivisions in the last 15 years. It was very successful to subdivide a single house lot for two houses or 6-8 townhouses. If the City densifies the residential areas, it can double the existing population of 180,000 in the next 100 years without touching the farmlands. So I cannot see any need to remove the Garden City Lands from ALR.

6. **The rate of growing population can slow down:** We cannot keep extending the building lands. The population is moving to the suburban areas in Surrey and Delta due to cheaper housing price. The 2,900 people/year growing rate of the last 3 years will be dropping down after the Gateway highway project is completed.

7. **No more green open space in City Centre:** No existing greenspace is available in the City Centre to offset the high-density city planning, so please keep this Garden City Lands as green open space. Too much farmland has been destroyed and replaced by concrete jungles. I don't want to see the same scenes in the Garden City Lands.

8. **Concrete jungle is not our desire:** As one of the thousands of Chinese immigrants from the very high-density city of Hong Kong, I want to let you know that the very high-density city is not what we prefer. That is one of the reasons we moved our roots and landed here to enjoy the warm sunshine, fresh air, locally grown fruits and vegetables, and green open space in Richmond.

9. **Keep as open space:** Regardless of who will own the lands, I want to keep the whole piece of 55 hectare (136-acre) lands as green open space. This has always been public land. I strongly support the Richmond citizens' vision that is one of the alternative visions illustrated on the Garden City Lands Coalition's Future page at www.GardenCityLands.ca .

   The Garden City Lands should be used as:

   1. Kwantlen University College Urban Agricultural Research and Education Centre;
   2. Community Gardens;
   3. Community Farms and Orchards;
   4. Playing Fields (if they are needed and the ALC permits it);
   5. Gathering Places and Peaceful Trails;
   6. Reservoir Lakes; and
   7. Wildlife Habitat.

Respectfully submitted,

2008-09-12

Daniel Leung, ASeT

Wallace, Ron ALC:EX

From: C Southgate [cgate@telus.net]
Sent: Monday, August 25, 2008 7:26 AM
To: Wallace, Ron ALC:EX
Subject: Garden City Lands submission-additional info

Hi Ron,

In the email I sent yesterday with my submission attached, I forgot to mention the second attachment (explained in the body of the submission) is a copy of comments and information I submitted at the RAAC meeting of Feb 27/08 on the Garden City Lands. These were not included with the committee comments that accompanied the exclusion application.

Regards,
Carol Southgate

Submission from Carol Southgate, horticulturist farming in Richmond and member of the Richmond Agricultural Advisory Committee

August 21, 2008

I would like to submit some information illustrating how retaining the Garden City Lands in the ALR will complement the Goals, Objectives and Strategies of the Agricultural Land Commission and the Commission's Service Plan.

Goals:

1. Preservation of agricultural land.
2. A land use framework that encourages and enables farming.

The "preservation of agricultural land" relates to the long-term management of a resource base for both current and **future** needs as stated in the plan. As our population continues to grow, the continuing erosion of our ALR only increases our reliance on imported food. As water tables continue to fall in major food-producing countries like the US and Mexico, it will become increasingly difficult for their farmers to respond to the future import needs of other countries. The Garden City lands can be a major contributor in building a regional food system by the establishment of small community farms, an educational facility for urban agriculture (Kwantlen) and a permanent farmer's market on site.

Performance Measure:

"The Commission may exclude land from the ALR to meet community needs in cases **where no alternative exists.**"

There are alternative ways to meet the community needs that appear in the application.

The Musqueam Indian Band needs are for funding for Musqueam projects. The alternative is funding that does not require the loss of prime farmland from the ALR.

The City of Richmond needs are written up in the application in several ways that are hard to comprehend. The need that the advocates of the ALR exclusion usually give is for more parkland or open space, even though the Garden City Lands already is a big green open space. As of July 2008, that need is no longer pressing. In the City Centre Community Plan that Richmond Council approved in July 2008 (unanimously), the plan already provides for sufficient parkland until at least 2031 without involving the Garden City lands. Additional City Centre parkland will only become needed if the Garden City lands development causes an escalation in population increase, which is not part of the approved City Centre plan. The alternative measure to meet the need is to not go ahead with high-density development on the lands. It does not make sense to exclude the Garden City lands from the ALR in order to meet a need that will be caused by excluding the Garden City lands from the ALR.

Since community needs are an important factor, I would like to point out that keeping the Garden City lands in the ALR best meets these needs as well as the goals of the ALC. There are certainly alternatives available for this land that would encourage agriculture businesses and careers and benefit the community more than the proposed high-density residential development. Some examples are:

Community Farms:
For 14 years Farm Folk/City Folk has worked to create a sustainable food system for BC. A joint venture with the Land Conservatory aims to increase the number of community farms in BC to 50 in the next 5 years. (A Community Farm is a multi-functional farm where the land is protected in perpetuity, long-term leases are assigned for agricultural enterprises, and farmers can be housed on the land.) The Land Conservatory secures farmland, and FF/CF is attracting and placing new farmers on these community farms and providing resources to help the community develop and grow. By the end of the decade the majority of farmers in BC will be nearing 60 years old and thinking of retirement. For younger people to be mentored and enter into a career in agriculture, farming needs to be a viable lifestyle and a rewarding career choice – and they will need affordable access to land and training.

Farmers' Market:
The Centre for Rural Studies and Enrichment at St. Peter's College in Saskatchewan recently completed a comprehensive study entitled "The Farmers Share: Compare the Share". Among the conclusions, it is stated that "current prices for farm commodities do not allow for sustainable agriculture" in Canada. Statistics presented in this report clearly show that the prices received by farmers for their products have not increased significantly over the past two decades. At the same time, the retail prices of farm products have increased, in some cases considerably. Ontario Federation of Agriculture president Geri Kamenz has stated "the average cost of food has increased 13 per cent while the increase in the price farmers receive is just two per cent". A permanent farmers' market on site allowing direct sales to the public would not only enhance the farmer's bottom line but would allow smaller growers to market their products, increasing the viability of smaller ALR parcels of land. Growing and selling within the site eliminates the movement of farm equipment on the surrounding roadways. (Proponents of this application like to cite that as a problem.)

Urban Research/Educational Farm:
Large-scale conventional agriculture is not going to be able to produce enough to feed our population of the future. We need to establish additional sources of food production including urban agriculture. Smaller ALR parcels are still capable of providing the community with local fresh food. Kwantlen's concept paper to establish an urban agriculture program (with the Garden City Lands in mind, even though protocol does not allow them to name the site in the paper) could be a step towards addressing the problem of replacing our retiring farmers. Additionally, Ryerson University (Toronto) has added a program in urban agriculture starting this fall due to increased demand. Universities don't add programs if there is no demand, so this demonstrates there are young people interested in becoming involved in food production and agri-business.

Federal Partnership:
Minister of Agriculture and Agri-Food Gerry Ritz has indicated there may be a program requirement that could accommodate the Garden City lands under their new Growing Forward program should these lands remain in the ALR. If developed in partnership with government agencies these lands have the ability to address many issues facing agriculture.

Objectives:

"Commission decisions should not result in negative impacts on the agriculture suitability of lands subject to the decision or on surrounding agricultural lands."

Far from diminishing pressure on the remaining ALR land in Richmond, if approved this application will create even more pressure on the remaining farmland in Richmond, particularly the McClennan area by a further weakening of the ALR. Speculation is at the heart of the skyrocketing prices for farmland, and the City of Richmond, in leading this exclusion, is setting an example for others to follow. They are telling the speculators the ALR is simply an urban land bank.

Agricultural Capability

The Schroeter report is mainly irrelevant with its attempt to focus on field production of blueberries and cranberries, neither of which would be the best use of the site, while stating vegetable production (a more logical choice) would not be viable because of high land prices. This would be a non-issue if long-term leases were offered on the site instead of enhancing speculation by way of this application. He mentions the high price of city water for irrigation but fails to suggest a reservoir as an alternative. He states equipment movement on the roadways in the area as a problem when most movement would be within the site. Farming smaller parcels organically does not have the need for the larger equipment used by conventional farmers who would not be the ones to farm this site anyway. It would be an opportunity for young people to pursue careers in sustainable agriculture.

Agricultural Endowment Fund Concept

I would like to point out that the $10 million endowment fund being offered to agriculture to be administered through the creation of an Agricultural Society is only a concept in the draft stage, far from any formal legal document, despite over a year to create one. The purpose of establishing the fund was to show the Agricultural Land Commission a net agricultural benefit from excluding the Garden City lands from the ALR, and yet the groups that might have funded it have not set it up in time to show a real fund to the commission. Later, when there is no longer a need to impress the commission, they are even less likely to do much with the concept. The fund concept may seem to be a benefit to conventional farmers who have shown little interest in urban agriculture, but it is simply an offer to one segment of agriculture at the expense of another. It cannot be considered a net agricultural benefit.

Additionally, I would like to make the commission aware that the Richmond Advisory Committee comments of the Feb 27/08 meeting that were included with the exclusion application did not include over two pages of comments and information (included as an attachment at the end of this letter) that I submitted at the meeting and that should have been included. I think such an important decision as the one about excluding the Garden City lands from the ALR should be made using all the information, not just the half page of selective comments that were included.

This exclusion application is not widely supported by Richmond citizens, but throughout the public hearing process it was abundantly clear most of council had already made up their minds to pursue the destruction of this land regardless of what the citizens told them. Local government officials have shown very little understanding of urban agriculture and food security and no real desire to take any serious action against climate change. If a few short-sighted officials are allowed to destroy a 'carbon sink' at the expense of climate change and food security, then what chance does the rest of our ALR land have against the onslaught of exclusion applications that will surely follow this irresponsible example of using viable farmland as an urban land bank?

There is a rare opportunity to establish some innovative urban agriculture on this site and enhance the viability of the remaining farmland within our city. Urban agriculture works all over the world and there is no reason it cannot succeed here. If this land is destroyed with more unsustainable development, it will be the beginning of the end for the rest of our Richmond farmland.

Sincerely,

Carol Southgate
11311 Blundell Rd.
Richmond, BC

Comments and information from February 27/08 Richmond Agricultural Advisory Committee meeting

Submitted by Carol Southgate, member Richmond Agriculture Advisory Committee

Today's Situation: Transportation of food around the world is a major contributor to climate change. Average food product now travel at least 2400k from farm to plate losing much of its nutritional value along the way. Most fruit and veg in supermarkets are chosen for their ability to withstand industrial harvesting and extended travel, not for their taste or nutritional quality. Since 1963, tomatoes have lost 61% of their calcium, broccoli has lost 45% of its Vit C. Decline can be attributed to industrial farming practices such as chemical fertilizers, lack of crop rotation and extended transportation, all of which are not a part of sustainable urban agriculture.

Water Depletion- In the US, water tables are falling under the Great Plains and throughout the southwest, irrigated area has shrunk by 24% since 1980 as wells go dry. California farmers will likely take 82,000 acres out of cultivation this year due to water shortages. This loss of irrigation water is making it more difficult for farmers to respond to the future import needs of other countries i.e. us.

Mexico- one third of all their water comes from underground aquifers and is being depleted throughout the northern regions, decreasing productivity by more than 3X .

Successful Urban Agriculture

Japan- about 1.1 million hectares of farmland are in urban-like areas and are producing US$10 billion worth of agricultural products

Cuba- has approx 1 million city farms and urban gardens producing approx 60% of their vegetable production

US- Fairview Gardens-12.5 acre farm surrounded on all sides by development
Goleta Ca -feeds approx 500 families and employs over 20 people providing the local community with chemical-free fruit and veg, and demonstrating the economic viability of sustainable agriculture methods for small farm operations

Mill Creek Farm- urban farm formed in partnership with the Philadelphia Water Dept. and Pennsylvania Horticultural Society to use storm run-off to irrigate the farm

Proposals for the site

Kwantlen proposal: Is exactly the kind of thing for this land. It can supply training to a new generation of urban farmers. I have talked to many of the students in the horticulture program and have found there is a lot of young people interested in careers in agriculture and they have an entrepreneurial outlook that we should be encouraging to our city.

Food Security Task Force: has come forth with some excellent uses on this land including leased plots, farmers markets, teaching farm, allotment gardens, green space for the public, partnering with various agencies to develop a local food system with access for all.

Farm Folk/City Folk and the TLC (The Land Conservatory) have established a joint venture to increase the number of community farms in BC to 50 within the next 5 yrs. A community farm being a multi-functional farm where the land is protected in perpetuity, and long term leases are assigned for agricultural enterprises. By the end of this decade, the majority of farmers will be nearing 60 and thinking of retirement. For younger people to be mentored and enter into a career in agriculture, farming needs to be a viable lifestyle and a rewarding career choice – and they will need affordable access to land and training.

****

At the Jan 28/08 council meeting Richmond staff recommendations on Metro Vancouver Growth Management Strategy included #8: that three basic principals of Food Security, Climate Stability and Reduced Ecological Footprint be major considerations in the final draft of the strategy, yet they are still pursing removal of land that could be developed under its present zoning to address all 3 issues. Allowing residential development only contributes to climate change adding thousands more vehicles.

This land has a much higher potential than what is being offered by this out-dated MOU The community would benefit much more from green space and food production than high rises.

We've got the government both provincially and federally, spending millions on the Olympics, yet we're expected to give up this land to get money for agriculture (endowment fund).

This removal will create an avalanche of applications to remove from property owners in the nearby McClennen area.

There has been a lot of mention about this land never being farmed. This very fact is actually a bonus as it does away with a 3 yr transition period when switching from conventional to organic growing. Canadian organic food sales have now eclipsed one billion $. Direct sales of certified organic produce at farmers markets (another thing which could be developed on this site) across the country are estimated to be worth at least $50 million. 26%of all organic food sales are in BC, which only has 13% of Canada's population. With the advances in modern organic growing methods (integrated pest management etc) the impact on residents nearby will be minimal. Surely the earthy smell of growing food is preferable to the smell of exhaust from the thousands more vehicles added if residential development is allowed. And mentioning residential development, its not like there will be any affordable housing built on site, just more high end projects

Most people are not aware where our food economy is headed, controlled by a handful of multi-national corporations supplying us with generic foods lacking in nutrition and produced by methods with serious future consequences to our land and health. Regionally based food systems help protect against crashes and whims of the global marketplace.

We have inherited the mindset, policies and fiscal priorities from an era of food security that no longer exists. The policies that once provided food security will no longer suffice in a world where we are pressing against the sustainable yields of our oceans, our water and the limits of nature to fix carbon dioxide. Unless we recognize the nature of the era we are entering and adopt new policies and priorities that recognize earth's natural limits, world food security could begin to deteriorate. This out-dated MOU does not recognize this. This land is taxpayer-owned and needs to revert back to the federal government and be developed by the Ministry of Ag at both levels (which would fit in with many of the mandates of the recently formed BC Ag Plan). If government is truly committed to addressing climate change then this land must remain in the ALR. Any removal is just adding more unsustainable development at the expense of our food security and global warming. And as for the threatened litigation if this deal does not go through, that is a chance we have to take. The Musqueam have stated they have no interest in agriculture on the site so perhaps another piece of land more suited to development will have to be found. And by tying this land up in a court battle, the longer the land sits empty the more valuable it becomes to agriculture. And we are definitely going to need it in the future.

Carol Southgate
Feb 27/08

Wallace, Ron ALC:EX

From: ALC Burnaby ALC:EX
Sent: Friday, August 22, 2008 9:01 AM
To: Wallace, Ron ALC:EX
Subject: FW: Garden City Lands

From: Debbie Low [mailto:dlow01@shaw.ca]
Sent: Thursday, August 21, 2008 5:54 PM
To: ALC Burnaby ALC:EX
Subject: Re: Garden City Lands

Dear Sir,

My name is Debbie Low and I am a resident of Richmond for the past 25 years. I am in strong support of keeping the Garden City lands in the ALR. When I drive by the Garden City lands habitat, I always enjoy the natural beauty of this land. Even when I grew up in Vancouver and drove into Richmond, I appreciated the wide open space where at that time, large radio antennas were placed.

I am strongly opposed to seeing this land developed in any way shape or form. Once the door is opened for development, it will expand until the land is forever changed.

Thank you.
Mrs. Debbie Low
5500 Stefanko Place
Richmond, BC
V7E 5G2

Wallace, Ron ALC:EX

From: ALC Burnaby ALC:EX
Sent: Thursday, August 21, 2008 7:53 AM
To: Wallace, Ron ALC:EX
Subject: FW: submission to ALC

-----Original Message-----
From: Randall White [mailto:randwh@telus.net]
Sent: Wednesday, August 20, 2008 2:30 PM
To: ALC Burnaby ALC:EX; Wallace, Ron ALC:EX
Subject: submission to ALC

Re: Garden City Lands in Richmond, BC

20 August 2008

I urge the commission to keep the lands in the agricultural reserve.
Land in the Fraser delta is highly urbanized, and once paved over, cannot be recovered. This relatively small plot of land could be used for a variety of purposes other than housing development. Much smaller pieces of land in Vancouver are used for community gardens, the enthusiasm for which is growing throughout North America.

The commission should not take any irreversible action. Keep the lands in the reserve and allow the citizens of Richmond to create a park and gardens that reflect their needs and vision. The need for housing can be met by densification of currently developed land.

Sincerely,

Randall F. White

6260 Logan Lane

Vancouver, BC V6T 2K9

FROM :KMS FAX NO. : Aug. 26 2008 09:55AM P1

RECEIVED
PROV. AGRICULTURAL LAND COMMISSION AUG 2 6 2008

AUGUST 25, 2008

SUBMISSION TO SAVE GARDEN CITY LANDS FROM DEVELOPMENT:

I WAS SIMPLY GOING TO REQUEST THAT THIS PIECE OF LAND STAY JUST AS IT IS - NATURAL. PURE, UNADULTERATED NATURAL BEAUTY. NOTHING AT ALL WRONG WITH THAT.

HOWEVER, ON FRIDAY AUGUST 22, I HAD AN APPOINTMENT IN N. VANCOUVER AND BEING UNFAMILIAR WITH THE NORTH SHORE NEIGHBOURHOOD, I TOOK A BUS RIDE TO PHIPPS EXCHANGE AND ENJOYED THE RIDE THROUGH A LOVELY COMMUNITY. BACK IN THE CITY CORE, I TOOK A WALK THROUGH THE STREETS AND PARKS HEADING FOR MARINE DRIVE. PRETTY LITTLE HOMES AND SOME WITH FANTASTIC GARDENS - I WAS IMPRESSED. I KEPT SAYING TO MYSELF IT MADE THE NEW "RICHMOND LOOK" APPEAR JUST AS I SEE IT, MONOTONOUS AND STERILE, EVEN "SPOOKY" BECAUSE THE ROWS AND ROWS OF TOWNHOMES ARE ALL PRISTINE - BUT NO LIFE. ROW ON ROW OF QUIETNESS. EITHER UNOCCUPIED OR RESIDENTS AT WORK. NO CATS ON A WINDOW SILL, NO-ONE PUTTERING IN THE GARDEN, LIKE A HOLLYWOOD MOVIE SET WAITING FOR THE LIGHTS, CAMERA, ACTION! A DEAD ZONE STREET AFTER STREET.

ONE HAS TO LAUGH ABOUT HIGH DENSITY LIVING AIMED FOR IN RICHMOND - BUT WHERE ARE THE BODIES? DO THEY COME OUT AFTER DARK?

ANYWAY - I DIGRESS.

IN NORTH VANCOUVER I WAS ADMIRING THE NEIGHBOURHOOD WHEN I CAME ACROSS AN AREA OF SQUALOR. COULD NOT FIND A STREET SIGN BUT IT WAS ALONGSIDE ST. EDMUNDS CHURCH. I STOOD SURVEYING THE SCENE IN UTTER DISBELIEF. A SCRUFFY YOUNG WOMAN CAME OUT OF A BUILDING, AN INDIAN FEMALE OR FIRST NATIONS AS NOW TERMED. "IS THIS BC HOUSING?" I ASKED. SHE REPLIED "THIS IS THE SQUAMISH NATION LAND."

I HAVE ONLY SEEN SUCH PLACES SHOWN ON TV, TO SEE IT FIRST HAND WAS SHOCKING. POVERTY IS NO EXCUSE FOR SQUALID LIVING CONDITIONS IN NORTH VANCOUVER.

AS I CONTINUED MY WALK I COULD NOT HELP THINKING "MUSQEUM BAND ON GARDEN CITY LAND - NO WAY." ONCE THERE THEY COULD TURN IT INTO A TIP JUST LIKE THAT IN NORTH VAN.

AND I WALKED ACROSS LIONS GATE BRIDGE AND SAW SIMILAR NEGLECT ON WATERFRONT EAST SIDE OF THE BRIDGE.

IN 2002 I HAD AN OPPORTUNITY TO GET TO MEET INDIAN WOMEN WHO WERE INCARCERATED. THEY HATED US (WHITE PEOPLE) AND THEY TOLD ME THEY LIVE LIKE PIGS BECAUSE IT ANGERS THE RICHER WHITE SOCIETY. BRINGS DOWN THE VALUE OF THE PROPERTY OWNED BY WHITES. I ASKED THEM ABOUT THE MONEY GOVERNMENT GIVES TO INDIAN BANDS - MILLIONS OF DOLLARS - WHERE DOES IT GO? DOES IT GET BENEFITS FOR THE INDIAN PEOPLE? I WAS TOLD THE CHIEFS AND THEIR RELATIVES AND FRIENDS BENEFIT, BUT THE OTHER BAND MEMBERS DON'T SEE THE MONEY OR THE BENEFITS. THE CHIEFS "RIP IT OFF" AS ONE WOMAN PUT IT. I BELIEVE HER. WHITE GOVERNMENTS DO THE SAME - AND THIRD WORLD LEADERS TOO.

SO MY PITCH TO KEEP THE GARDEN CITY LANDS IN THE ALR TOOK AN UNEXPECTED TWIST FOR ME ON FRIDAY LAST. ONCE YOU HAND IT OVER, THERE IS NOTHING ANYONE CAN DO IF IT ALL TURNS SOUR.

INDIAN BANDS HAVE SHOWN ME THEY HAVE NO SENSE OF PRIDE IN HOME OWNERSHIP OR LAND OWNERSHIP. THEY DON'T NEED GARDEN CITY AND IT IS HIGHLY PROBABLE THEY WON'T TAKE CARE OF IT IF THEY GET THEIR HANDS ON IT.

RICHMOND DOESN'T NEED IT. BUILD 10,000 HOMES - BUILD 80,000 HOMES - BUILD 100,000 HOMES - IT'S NEVER GOING TO BE ENOUGH - SO STOP IT NOW.

FOOD - IT'S NOT AN ISSUE. DURING WW2 IN ENGLAND SCHOOL PLAYING FIELDS WERE DUG UP AND VEGGIES PLANTED - PEOPLE GREW FOOD IN THEIR GARDENS. THESE DAYS ANYONE CAN GROW FOOD IN CONTAINERS ON THEIR BALCONIES.

RICHMOND !! POT GROWING CAPITAL OF THE WORLD ?? SHIT - THEY CAN GROW FOOD IN THEIR BASEMENTS !

TELL THE GREEDY, GRASPING MAYOR BRODIE AND HIS GANG "THE BUCK STOPS HERE."

I EXPECT TO HEAR THROUGH THE MEDIA OF YOUR DECISION BY - LET'S SAY SEPT 12th ? OR SEPT 11th WOULD BE A FITTING DECISION ANNOUNCEMENT - SOME JOYFUL NEWS TO OFF-SET THE 9/11 COVERAGE ON THAT DAY.

Kathleen M. Sullivan
RESIDENT SINCE 1970 IN RICHMOND

PS GARY RUNKA HEADED ALC WHEN I APPLIED FOR A House and 3/4 acre blueberries excluded from 26 acres. He provided me the joy of home ownership and a lovely blueberry patch. I love the ALR!