

Wallace, Ron ALC:EX

From: ALC Burnaby ALC:EX
 Sent: Tuesday, September 2, 2008 8:37 AM
 To: Wallace, Ron ALC:EX
 Subject: FW: In opposition to the Garden City Lands exclusion application

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

From: Andrew Olga and Ivan [mailto:andrew-olga-ivan@shaw.ca]
 Sent: Tuesday, August 19, 2008 12:52 PM
 To: ALC Burnaby ALC:EX
 Subject: In opposition to the Garden City Lands exclusion application

I am strongly opposed to the proposed removal of the Garden City Lands from the Agriculture lands reserve for the mixed housing development. I live in Richmond and oppose the reason that is stated for the application, as we are not in any need for the housing development but in a great need to preserve our green space and promote an urban agriculture.

This parcel is surrounded by 3 areas to the north, east and south that are currently undergoing the rapid increase in density. With all of the rapid development in the City Centre area and the upcoming and already approved high density development on the former Brighthouse farm lands adjacent to the Olympic oval, the need for more housing might not be seen in the next 20-30 years and it is unreasonable to sacrifice this land now as this need might change over time or people in the future will value agriculture land or simply green space preservation over the housing development.

I was unable to locate in the city's application any projected dates when the real need for this land is expected and also the lower and upper expected number of the new population on these lands, but probably we still have at least 10-20 years until the need for the new housing development can resurface - if ever. Richmond's city hall can apply again then, in a few years in advance to be able to prepare the planning. In the meantime this land can be used for its agricultural designation in the next 10-20 years or be kept as an ALR reserve and contribute to the carbon storage.

Our park allowance is one of the lowest along all the municipalities of the GVRD and I always hoped that this land can be used for some of the parks uses that are allowed under the ALR designation combined with the Urban Agriculture, but our City hall does not advance this immediate need as the developers lobby for the new cut of the land for their plans. There will be no relief to the park land shortage if the land goes developed as they plan in the mixed housing/parks space mode because the additional 12,000-15,000 new people there will occupy all the additional park space that will become available on these lands.

I hope that you will reject their vague and error ridden application. All the sides involved will have to start renegotiating again and we might get a better deal for the people of Richmond with the new city hall council after the November election. I understand that this is also our responsibility to elect the representatives, that care for the needs of the community and not only for the business oriented decision, but with more than half of Richmond's people being recent immigrants, it is hard to mobilize them to be socially active in times they need to go through the adaptation process.

With best regards and hope that you can resist to all the pressure of developers and fulfill your mandate,

Ivan Goroun.

8-7680 Gilbert rd Richmond BC

Wallace, Ron ALC:EX

From: ALC Burnaby ALC:EX
Sent: Tuesday, September 2, 2008 8:37 AM
To: Wallace, Ron ALC:EX
Subject: FW: Garden City Lands exclusion proposal

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

From: Carol Addy [mailto:caddy52@shaw.ca]
Sent: Thursday, August 28, 2008 4:24 PM
To: ALC Burnaby ALC:EX
Cc: gardencitylands@shaw.ca
Subject: Garden City Lands exclusion proposal

Dear ALC Panel Members,

I am writing regarding the city of Richmond's application to exclude the garden City Lands from the Agricultural Land Reserve.

I have read the summary regarding this application submitted by the city of Richmond and will challenge some of the arguments put forth in support of removal of these lands. It is my view that further removal of land from the agricultural land reserve in the Lower Mainland is unwarranted at this time and that the continuous removal of land from the reserve is contrary to the spirit of the legislation that governs the reserve. There is no net benefit to farming by ongoing reduction of the farm land base in close proximity to our major population centre in British Columbia.

The City of Richmond argues that the Commission should consider "Community need" as a basis for decisions regarding removal of land from the ALR and goes on to reference various sections of the ALC Act and business plan. It is my view that the referenced sections mostly regard decisions about permitted uses within the ALR rather than removal applications and therefore do not apply to this application for removal.

The City of Richmond asserts that it will be unable to meet future requirements for public open space to meet the needs of it's projected future population, yet its plans for the use of the land it would acquire are quite vague. There is no guarantee that Richmond will follow its stated plan. They may decide to sell some of the land for housing it acquires to generate funds to develop public infrastructure there or elsewhere. Why should agricultural land be used to compensate for the poor planning of past Richmond councils? I live in Maple Ridge where we have had at least two comprehensive reviews of our ALR lands by the ALC over the past 35 years. Approx. 200 acres of land was removed from the ALR in the Albion area over 15 years ago. At the time the MR District promised to acquire one parcel (the Jackson Farm) and preserve it as a park. It remained in the ALR, was included in the Parks Plan and the Official Community Plan. After the owner died in 1996 and the land was available to purchase, it was quietly dropped from the parks plan and was sold to a developer on condition it be removed from the ALR. The housing developers got land for housing and the promise of a park was broken. There is no guarantee that any of the promises made by the city of Richmond will be fulfilled either.

It seems odd to me that the applicant goes to great lengths describing the poor soil quality and limited crops that could be produced on the Garden City lands, as well as water availability problems, yet they also talk about investing in urban agriculture and roof top gardens.

Surely the Garden City Lands would be more productive than a roof top!

In conclusion, I would suggest that your commission place a moratorium on removal applications, which must consume an inordinate amount of time and apply your minds to supporting agriculture in ways that do not involve removal of land from our diminishing ALR. Only when land owners understand that land cannot be removed from the ALR will they focus their speculative interests elsewhere.

Please do not remove the Garden City Lands from the ALR.

Regards,

Stuart Pledge
10172 262nd St., Maple Ridge, BC, V2W 1K4
604 462-9510

Wallace, Ron ALC:EX

From: ALC Burnaby ALC:EX
Sent: Tuesday, September 2, 2008 8:38 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 green belt in this very crowded City, and with the advent of high fuel prices will be much needed for its agricultural worth in the not so distant 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, V1L 6M5 604 241 5775.

Wallace, Ron ALC:EX

From: ALC Burnaby ALC:EX
Sent: Tuesday, September 2, 2008 8:41 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 enthusiast.

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: Tuesday, September 2, 2008 8:45 AM
To: Wallace, Ron ALC:EX
Subject: FW: Garden City Lands submission from the farmer

From: Michael Wolfe [mailto:bogberry@gmail.com]
Sent: Thursday, August 28, 2008 12:51 PM
To: ALC Burnaby ALC:EX
Subject: Garden City Lands submission from the farmer

Hello honorable protectors of our land,

I ask that you reject the ALR exclusion of the Garden City Lands, in its entirety.

I oppose the application for many reasons, you must have seen me go into great lengths during my speech at the public hearing, or at the previous public hearing the ALC held, or most recently gathering blueberries on the Garden City Lands during your "standing tour."

The 136 acres is my future farmland and my current provider of ecosystem services. I have lived my whole life (26 years) 1/4 mile to the North, on my families farm. We grow over 35 species of vegetables and fruit, directly into the peat based soils. On the GCL I have transplanted-in mature blueberry shrubs and rhubarb and have also planted seeds for sunflowers and radish - everything survived and has flourished this season. But what about the plants that grew without the help of Farmer Wolfe? Well there is over 2 dozen species, most of them endemic to peat soils and again most of them are edible fruit-bearing plants. What about wildlife, well it doesn't take long to see small mammal holes every where you look - providing rich hunting grounds for Barn Owls (seen last week) and Herons (both of which are on the endangered lists.) Coyotes have a current den under the GCL and there are over 25 species of wildlife I have recorded - including two species that I have seen nesting successfully year after year - the Red-winged blackbird and Killdeer.

I don't know what other evidence I can provide you with, unless you request a personal tour from me. I was voted the BEST FUTURE MAYOR for Richmond by the residents this year, and I will be running for Council this November and for mayor after I am elected. I will teach the world about urban farming thanks to the preservation of the GCL as ALR foodland forever. I am also a new teacher in Richmond and my students will be visiting the GCL every month, for growing food next year and being witnesses to the magical nature of the living lands.

The Garden City Lands is why I ran for mayor last election (1/4 of the votes went to me) and why I created a facebook group to raise awareness (with 237 active members). I live a healthy life thanks to the remainder of the Greater Lulu Island Bog of which the GCL is a major part of. I plan on living here forever, as a protector of the land and a farmer for sharing locally grown food. Keep my dream alive for the GCL so that together Richmond will be a food education centre for the world.

Warm regards and for food in our bellies,

--

Michael Wolfe

bogberry@gmail.com
9731 Odlin Road, Richmond
(h) 604-278-9341

Wallace, Ron ALC:EX

From: ALC Burnaby ALC:EX
Sent: Tuesday, September 2, 2008 8:46 AM
To: Wallace, Ron ALC:EX
Subject: FW: Garden City Lands exclusion application

From: Lucy Litvinova [mailto:lucik@shaw.ca]
Sent: Thursday, August 28, 2008 11:04 PM
To: ALC Burnaby ALC:EX
Subject: Garden City Lands exclusion application

I want to draw the attention of the commission, that as the result of the proposed development on Garden City Lands the next parcel of the ALR to the East of GCL (currently used by DND) can be subject of the consecutive claim by the city of Richmond. Current GCL development plan would put future council(s) in the corner where they might have no other way of solving the problem with the schools and parks but submitting consecutive claims for surrounding ALR parcels.

I have a preschool age child and I'm also pregnant with the second one. All last year we were desperately trying to enroll our son in a French Immersion school in Richmond. All French Immersion schools are filled up to their capacity and have waiting lists. We were "lucky" enrolling our son to the very remote school and now we just hope that we would be able to transfer him to his catchment school over time. It explains why I was paying very close attention to the school planning part on the GCL. To my surprise, there was no clear estimation of the proposed population number available and only after some investigation on the part of the concerned citizens, the number finally emerged as 12,000 - 15,000 people. This number does not sit well with the idea that there is no need for the new schools on the GCL as it means at least 2 elementary and may be 1 secondary school, but Richmond's city council avoided to provide any clear plans in this regard. Some hint about the hidden plan is coming from the local press though:

From the article 'You guys have been hog-tied' Nelson Bennett, Richmond News
Published: Friday, March 21, 2008

"According to a memo from Ken Morris, secretary-treasurer for the Richmond School District, typically, when school districts need land for a new school, they look to Crown land. In a memo to the board of education, Morris said Randy Fasan, director of urban planning and design for the CLC, told him the district should not consider the Garden City lands as Crown land, but to look to the Department of National Defense lands next door."

As there have been no new schools open for a long time, and the city's population is exploding, both FI and English-only schools in central Richmond are already bursting with students. With the removal of GCL from Agricultural Land Reserve we would end up in the dire shortage of schools, hospital rooms and sport facilities space. This would be a perfect ground to apply for the next parcels of the Agriculture Lands to be excluded from the reserves.

Rejecting the former application of the partners to remove GCL from the ALR, Erik Karlsen, Chair of the Provincial Agricultural Land Commission

Feb. 6, 2007, wrote a letter with the comments as how would the proper application be done. One of the recommended topic's was "Assessment of agricultural impact", including an assessment of the potential impact of the proposed use on the present and future agricultural potential of surrounding agricultural lands and the avoidance, mitigation or management of those impacts,

The proposed plan of the Garden City Lands development is not only based on destroying the parcel of the prime agricultural land, but will also represent the danger for the surrounding agricultural lands in the close future,

Sincerely yours,

Lucy Litvinova,
Richmond BC
lucik@shaw.ca
604-724-0099

Wallace, Ron ALC:EX

From: ALC Burnaby ALC:EX
Sent: Wednesday, September 24, 2008 11:44 AM
To: Wallace, Ron ALC:EX
Subject: FW: Richmond Garden City Lands

From: kevin&joanne [mailto:kandjfulton@shaw.ca]
Sent: Tuesday, September 23, 2008 10:17 PM
To: ALC Burnaby ALC:EX
Subject: Richmond Garden City Lands

To the Agricultural Land Commission

I would like to express my extreme displeasure that the ALC is considering removing the Richmond Garden City Lands from the Agricultural Land Reserve. We already have too much development and not enough agricultural land in the lower mainland. With the rising cost of fuel, and increasing pollution, we should be working toward growing more food in urban areas, not less. Growing food closer to home will help in both of these areas. I live in Vancouver and I buy local food as much as possible. It is becoming more and more difficult to find locally grown food as the agricultural lands diminish. The Richmond area needs more local crops to feed the people who live in this area. I believe in protecting the green space we have for the purpose of growing food, as well as providing rest for the eyes in an increasingly crowded metropolitan area.

Please reject the exclusion application. Keep these lands in the ALR. This proposal was rejected once already for good reasons, and should not be considered again.

Thank you.

Sincerely,

Joanne Fulton
1209 - 2733 Chandlery Place
Vancouver, BC V5S 4V3

604.266.3645

Information from ESET NOD32 Antivirus, version of virus signature database 3466
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The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>

Wallace, Ron ALC:EX

From: ALC Burnaby ALC:EX
Sent: Wednesday, September 24, 2008 11:44 AM
To: Wallace, Ron ALC:EX
Subject: FW: Richmond's Garden City Lands

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

From: Randy Chatterjee [mailto:rchat@shaw.ca]
Sent: Wednesday, September 24, 2008 11:10 AM
To: ALC Burnaby ALC:EX
Subject: Richmond's Garden City Lands

BC Agricultural Land Commissioners,

On the cusp of both the biggest residential property bust in BC history and the historic sea change of peak oil, urban green space devoted to local recreation and intensive community-based agriculture and agricultural research are both critical elements in the continued sustainability of our nation's cities.

You will live to regret any decision made to release the Garden City Lands from the ALR. The current CLC development proposal neither respects the community nor the full legal rights of First Nations peoples.

And it sets up Richmond to take the blame for the river and ocean flooding that may one day make the city completely uninhabitable.

Rand Chatterjee
Vancouver

Wallace, Ron ALC:EX

From: ALC Burnaby ALC:EX
Sent: Wednesday, September 24, 2008 11:44 AM
To: Wallace, Ron ALC:EX
Subject: FW: Richmond's Garden City Lands

From: PJ Burns [mailto:burns.boy@hotmail.com]
Sent: Wednesday, September 24, 2008 11:29 AM
To: ALC Burnaby ALC:EX; Underhill, Brian ALC:EX; Fry, Colin ALC:EX
Subject: Richmond's Garden City Lands

Please leave Richmond's Garden City Lands in the ALR for the interests of food security and sustainable community development. To do anything less would further degrade our fragile agriculture system and ability to create viable healthy communities.

Thank you for your consideration,

PJ Burns

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Wallace, Ron ALC:EX

From: ALC Burnaby ALC:EX
Sent: Wednesday, September 24, 2008 8:27 AM
To: Wallace, Ron ALC:EX
Subject: FW: Richmonds Garden City Lands

From: Rick Maynard [mailto:telfsdad@hotmail.com]
Sent: Tuesday, September 23, 2008 4:38 PM
To: ALC Burnaby ALC:EX
Subject: Richmonds Garden City Lands

Sept 23, 2008 4:17pm
Dear members of the ALC

Please protect the 55 hectare parce of land in the heart of Richmond. It should NOT be removed from the ALR.

For our childrens and grandchildrens sake this land is needed for food production. We need to heed the advice of the authors of the 100 mile diet. Local food is much better for the environment and our bodies.

Richmond suffers a green space deficit that can only grow as the city expands. Urban Agriculture is the way of the future.

The ALR is ... "dedicated to protecting the land that is important to the current and future needs of BC". Since that is the ALR's mandate please uphold its values.

Yours truly

Rick Maynard
Pres. Friends of Southlands

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Wallace, Ron ALC:EX

From: ALC:Burnaby ALC:EX
Sent: Wednesday, September 24, 2008 8:27 AM
To: Wallace, Ron ALC:EX
Subject: FW: Garden City Lands, Richmond

From: Anne Diano [mailto:dianoanne@hotmail.com]
Sent: Tuesday, September 23, 2008 4:28 PM
To: ALC Burnaby ALC:EX
Cc: dianoanne@hotmail.com
Subject: Garden City Lands, Richmond

To the BC Agricultural Land Commissioners:

I am writing to oppose the exclusion of the Garden City lands in Richmond from the Agricultural Land Reserve. I have been concerned at the amount of land that has been removed from the Reserve over the last few years. B.C. has a limited amount of arable land. In the name of food security we should continue to protect this precious resource for the future of ourselves and our children. We cannot assume that the countries we depend on to send us food will always be able to do so and we must try as far as possible to maintain our agricultural sector. Therefore I ask you to keep these lands in the ALR.
Thank you, Anne Diano

Wallace, Ron ALC:EX

From: ALC Burnaby ALC:EX
Sent: Wednesday, September 24, 2008 8:27 AM
To: Wallace, Ron ALC:EX
Subject: FW: Garden City application for exculsion from ALR.

From: Judy Chang [mailto:jchang2@telus.net]
Sent: Tuesday, September 23, 2008 1:20 PM
To: ALC Burnaby ALC:EX
Subject: REF: Garden City application for exculsion from ALR.

Dear Sirs/Madam:

I would like to request the ALC not to exclude the above mentioned land from the ALR. The reasons are as follows: In regards to the increased production of food crops to Fuel Crops, which means an increase in the cost of food to Canadians. More crops are being planted for ethanol fuels for motor vehicles, etc. This is a world wide move by food producers. This means that agricultural land is becoming more and more valuable. Which leads to the conclusion that ALR land should not be removed from the reserve.

Also add in the fact that more bridges are being built/planned to be built in the Lower Mainland which will lead to an increase in motor transport (personal as well as truck, etc.) The proposed bridges and bridges under construction will not have/do not have any substantial public transit component. With the increase in land motor transport, there will be an increase in the use of ethanol fuel, produced from what would normally be food crops and are now Fuel Crops.

Due the above factors I strongly urge the ALC not to exclude the Garden City area from the ALR but leave it in the ALR. And I am not even mentioning the increasing Lower Mainland population which will need more food stuffs in the future.

I would like to request a reply from the ALC on this letter.

Sincerely;

Matt Offer
4972-197A ST.
Langley, B.C. V3A 6W1
533-0953

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Wallace, Ron ALC:EX

From: ALC Burnaby ALC:EX
Sent: Wednesday, September 24, 2008 8:27 AM
To: Wallace, Ron ALC:EX
Subject: FW: Garden City Lands

From: ellen dixon [mailto:dixone@shaw.ca]
Sent: Tuesday, September 23, 2008 9:40 AM
To: ALC Burnaby ALC:EX
Subject: Garden City Lands

I am very concerned about the shrinking agricultural land reserve throughout BC. I'm in favor of nurturing urban agriculture. The production of food is a primary focus of sustainable communities; it is not about agriculture as a source of profit. Profits won't sustain us; food does. Please return to the original intent of the ALR. Protect our ability to feed ourselves.
Ellen Dixon

Wallace, Ron ALC:EX

From: Roland Hoegler [rahoegler@shaw.ca]
Sent: Tuesday, August 26, 2008 1:48 PM
To: Karlsen, Erik AL:EX
Cc: Wallace, Ron ALC:EX; mayorandcouncillors@richmond.ca; Erceg, Joe
Subject: ALR Buffers: " If all else fails, perhaps the City of Richmond should follow its own ALR Bylaws and Policies " #1

To: ALC

In various City of Richmond ALR related documents, it makes note of " BUFFERS "

Re: Buffers to ALR Lands

QUOTE(in blue) : (From City of Richmond ALR Policy documents)

Currently, the following guidelines are in place regarding new developments on the urban side of the urban /rural interface

- 1. Developments immediately adjacent to ALR Lands:
15 m (49.2 ft.) of landscaped buffer :**
- 2. Developments " across a road " from ALR lands:
5 m (16.4 ft.) of landscaped strip (as measured from the back of the curb)**

It seems reasonable to presume that buffers are an attempt to minimize the impact of development from the ALR when development on Non ALR Lands are either (i) immediately adjacent to ALR Lands OR (ii) the Non-ALR development and the ALR lands are separated by a road.

There is no evidence to suggest that the City has compelled, nor obligated developers to comply with the buffer requirements outlined above for developments which surround the Garden City ALR Lands , and specifically along the Garden City Rd. (Garden City Lands Western edge) and along Westminster Highway (Garden City Lands Southern edge).

However, it is reasonable to presume that the City considers a buffer strip of between either 49.2 ft or 16.4 ft. as a means to both protect or "buffer" developments from ALR impacts, or conversely, protect or buffer ALR lands from Developments, it is a concurrent 2 -way street where Non ALR Development meets ALR.

It is also duly noted that many active farms in Richmond (and elsewhere) will farm right up to the property lines, even those adjacent to major arterial routes.

However, the City , (In a conflict of interest via its supposedly neutral Local Gov't Role,yet partner/beneficiary position in the Garden City lands partnership,as well as directly responsible for the development encroachment "impacting" the Garden City lands).....continually maintains that the Garden City Lands agricultural viability are impacted by said Non ALR- development adjacent to the Garden City Lands , either existing development or tentatively planned development along 3 adjoining sides .

SOLUTION: "Buffers"

In order to be consistent with its own policy , and perhaps even neutralize, contradict, or negate the City's defence for the Garden City Lands ALR exclusion..., the City's own ALR "Buffer" policy could be re-interpreted as IF a buffer was placed on the Garden City lands themselves..ie a **BUFFER ZONE** established on the Garden City Lands site and along the outer edges of the Garden City Lands site , City's own logic would dictate that this

should make the remaining Garden City lands site viable for agriculture.

Thus, the point being that BUFFERS are not a necessarily a sole function of being located on NON ALR Lands only ..but in the case of the large 136 acre Garden City Lands the buffer could be located on the very Garden City ALR Lands themselves. While the policy is to avoid intrusion on ALR lands, but impose the buffer on any/all developments that are encroaching on ALR lands.,it is still clear that a buffer, W-H-E-R-E-V-E-R it is placed, would still act as a physical barrier to neutralize the negative impact of ONE SIDE of the buffer versus any/all potential impact of the OTHER SIDE of the buffer.

CALCULATIONS OF " BUFFER STRIP " located on the GARDEN CITY LANDS

- AREA of Site is 551, 807 sq. meters or 136 acres
- Assume the 136 acre property is approx. 740 metres by 740 metres (or 2437 ft X 2437 ft.)
- (1) ACRE = 43,560 sq.ft.

Scenario 1 : Buffer strip of 49.2 ft along the outer edges (all 4 sides) of the GCL site

(4) sides X's 49.2 ft (WIDTH of BUFFER) X's 2437 ft (LENGTH per BUFFER side) = 479,602 sq ft dedicated to an edge BUFFER = 49.2 sq ft in width.
This is equal to 11 acres (...and likely less with more finely adjusted calculations) of the 136 acre site being dedicated to a BUFFER.
This would still leave 125 acres (or 92%) of the Garden City Lands site available for formal ALR/Agricultural/Farming uses.

Scenario 2: Buffer Strip of 16.4 ft along the outer edges (all 4 sides) of the GCL site

(4) sides X's 16.4 ft. (WIDTH of BUFFER) X's 2437 ft. (LENGTH per BUFFER SIDE) = 159,867 sq.ft. dedicated to an edge BUFFER 16.4 ft in width
This is equal to approx. 4 acres of the 136 acre site being dedicated to the BUFFER.
This would still leave 132 acres (or 97 %) of the Garden City Lands site available for formal ALR/Agricultural/Farming uses.

Scenario 3: Exclude # 4RD side (ie ALR is Immediately across the street DND ALR Lands)

NOTE:

It is clear this would amount to less land (ie approx. 25% less) required for creation of a "buffer" on the GCL site than the amount calculated in either Scenario 1 (ie less than 11 acre) or Scenario 2 (less than 4 acres) outlined above.

CONCLUSIONS:

Thus, even if the Garden City Lands were quantifiably impacted by surrounding development, the City has addressed these potentially conflicting ALR versus NON ALR situations with the BUFFER provisions to negate or neutralize the impact of surrounding development

Via the Scenarios outline above, and a reasonable interpretation of the intent City BUFFER policy, and that if the City truly values ALR lands, an extrapolation of this BUFFER policy would be for a portion of the outer perimeter / periphery of Garden City lands be dedicated to a BUFFER, and it is clear via the calculations that over 90 % of the 136 acre site would remain "viable" for agriculture if the City " BUFFER policy " has a n-y credibility.

If the City feels that the No Buffer will negate or neutralize the impacts of development, there are numerous and

much smaller Richmond ALR parcels that are in the exact same situation, if not more so, and should ALSO have no problem being excluded from the ALR.

Finally, has the City actually enforced its BUFFER policy on the development of NON - ALR lands that surround the Garden City ALR Lands ?

If not, why not? ..

-----Is the City attempting to bolster its case for ALR exclusion by not following its own policy to protect ALR lands ???

-----ALR land are ALR lands..period.....there is no separate sub- categories for ALR land the City wishes to exploit and make exempt/immune from policies that apply to all other ALR lands ..is there ?

Roland Hoegler

RECEIVED
 PROV. AGRICULTURAL LAND COMMISSION
 SEP 02 2008

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

R.R. #1, HP-8, Bowen Island, B.C., Canada V0N 1G0
 (604) 847-2893
 www.theholmteam.ca
 wendy@theholmteam.ca

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 2008 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, 2008.

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

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 sovereignty⁴, 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:

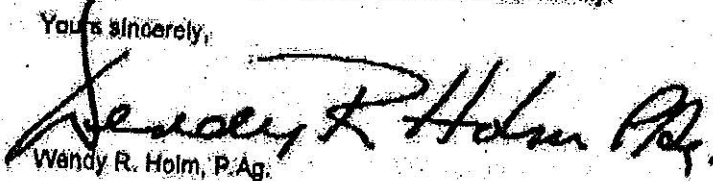
As surplus vacant federal Crown land, the subject is subject to the Musqueam nations (sic) aboriginal title to the land, and this poses a prominent constraint to the site's suitability for agricultural development.⁵

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

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

Wallace, Ron ALC:EX

From: Roland Hoegler [rahoegler@shaw.ca]
Sent: Tuesday, September 2, 2008 4:41 PM
To: Karlson, Erik ALC:EX
Cc: Wallace, Ron ALC:EX
Subject: Emailing: Transcripts_Day6

To:

ALC:

Re: Garden City Lands Block Application Public Hearing

Below is a link to DAY 6 of the transcripts of Richmond Council 's comments re: Public Hearings.

The message is ready to be sent with the following file or link attachments:

Shortcut to:

http://www.alc.gov.bc.ca/application_Status/38099/from_Richmond/Transcripts/Transcripts_Day6.pdf

Of particular interest is a quote on Pg. 7 and 8 of the 86 page transcripts..... from the ALC circa 1986 re the Garden City Lands.

From 1986 ALC report

"The land commission does not concur with the residential reserve, public, institutional and open space and non - residential reserve designations applied to this land. The commission is convinced that Richmond can demonstrate that there are clear alternatives to the continual destruction of the province's agricultural land base through urbanization " .

It appears , and via the ALC's UNambiguous wording of the 2nd sentence, that the ALC is taking a very strong stand against any/all of the City's Garden City Lands Intentions

Given this quote is apparently **22 + years old**...it would be fair to say that the Land Commission (aka ALC) has given the City fair and sufficient warning decades ago to perform its Urban Planning needs without any reliance on the Garden City ALR Lands at 5555 #4 RD. for Non ALR uses .

It should be duly noted that the City of Richmond, , in 1986

- was pre -Terra Nova,(circa late 1980's)
- pre North McLennan OCP (circa mid 1990's)
- pre South McLennan OCP(circa Mid 1990's and
- pre West Cambie Plan (circa mid 2000's)

Effectively, the Garden City ALR Lands were surrounded on (3) sides by low impact single family residential neighbourhood on large lots up until the early 2000's .

The quote(above in blue) is particularly galling to read, given the City has continually ignored the ALC advisements/ warnings for the past 22 years... YET now appears before the ALC again ????????

Regards:

Roland Hoegler

Wallace, Ron ALC:EX

From: ALC Burnaby ALC:EX
Sent: Tuesday, September 2, 2008 8:37 AM
To: Wallace, Ron ALC:EX
Subject: FW: Garden City Lands, Richmond

From: Adrian Wade [mailto:adrianwade@ursatech.com]
Sent: Thursday, August 28, 2008 2:41 PM
To: ALC Burnaby ALC:EX
Subject: Re: Garden City Lands, Richmond

To: Chairperson and Members, Agricultural Land Commission Panel
Re: ALR Exclusion Application for Garden City Lands, Richmond
From: Dr. Adrian Wade
Dated: August 28, 2008

Dear Panel Members:

I write to voice my strong opposition to the present attempt to remove the Garden City Lands in Richmond from the Agricultural Land Reserve.

Before making my points, may I confirm that I will not benefit financially or otherwise from your decision regarding the Garden City Lands, regardless of what it may be, and that the opinion stated below is mine and is strictly in the public interest. Furthermore, I am not involved in any campaign for any City Councilor seeking re-election.

1. I and my family have lived in Richmond for 21 years. We support responsible development and redevelopment. However, we are seeing over-development, and the Garden City Lands development that would go ahead if you approve the exclusion is by far the biggest example to be considered. In 21 years we have witnessed not only a huge growth in Richmond's population, but conversion of many pieces of land, large and small, into housing. With each land conversion, the opportunity for Richmond residents to live and work in their local community has decreased, and the number of vehicles, and number of vehicle trips required to get to and from places of work has multiplied. Putting another 12,000 people into a massive housing development of the Garden City Lands **will not improve Richmond's environment or the quality of life for its present residents one iota.** Therefore, we object.

2. Farming close to urban centres reduces transportation costs and air pollution from shipping and trucking. I find it obscure that we, as a Province, choose to shoe-horn perhaps 97% of our BC population into perhaps 3% of our very large and diverse BC landmass. I also find it particularly short-sighted that we should encourage loss of prime agricultural land close to population centres. Surely, we should be building on land that is not suited for agriculture -- and vigorously protecting the land that is. I respectfully suggest that **that is why the Agricultural Land Reserve was established, and why it must be protected.**

3. In previous years I sought and was elected to multiple terms on the City of Richmond's *Advisory Committee on the Environment*, including two terms as Co-chair. I was elected to that position in part because I hold a Ph.D. in Chemistry (analytical), with research interests in environmental chemistry, water chemistry and analytical methods development. I have also assisted Richmond City Council with various environmental analytical queries. During my time on committee we instituted Richmond's ***Status of the Environment Report***, a technical document which tracks key environmental parameters for our City, and which is updated every three years. I am certain that the proposed exclusion of the Garden City Lands would result in **significant negative impact** to these indicators, including Richmond's **air quality, waste water, and traffic congestion**. It will add to Richmond's fresh water requirements and put additional pressure on Richmond's sewer system (the last upgrade for which cost over \$600 million and was very difficult to obtain). I also have seen no planning for new schools.

4. **We have to protect our green-space. It cleans our air.** The Fraser Valley already inherits our air pollution and we don't need to make it worse. The 12,000 more people will need 8,000 more cars and generate 16,000 more road trips per day. While I was on the Advisory Committee for the Environment, **Richmond City Council committed to Kyoto targets** through the ***Partners for Climate Protection*** program, yet never even completed a plan. If they cannot show how they intend to meet those targets, why should they be allowed to remove the Garden City Lands, a large carbon sink, from Richmond's green space inventory? And how would they compensate for the loss?

5. This present mega-proposal provides a "tipping point" for Richmond. If the Garden City Lands can be turned into housing, then why not our cranberry, fruit and vegetable crop fields... Developers will continue to push -- and money will continue to talk. Many commentators agree that our food supply will come under increasing pressure in years to come through higher population and the need to use some food crops for fuel precursors. We need to send a clear message that our **Food Security Comes First**.

6. I served on chemistry faculty (analytical) at UBC for seven years, and published over 50 research papers in leading journals. During that time I attended many academic conferences and chemistry trade shows, of a type that might be suited to the **Trade and Convention Centre** proposed for part of the Garden City Lands. Trade and Convention Centres work best when they are directly serviced by mass transit, such as the SkyTrain line presently being completed into Richmond. Putting the Trade and Convention Centre anywhere other than on this line would result in millions of dollars of lost revenue every year. **There are far better sites for this development which are on the SkyTrain line**, including the north end of No. 3 Road, and on lands adjacent to Vancouver International Airport. Thus an argument of "need" based on the Trade and Convention Centre is, at best, contrived, and is certainly fuelled by political factors, not "necessity".

7. The recommendation from Richmond City Council is flawed. Previous Councils have worked hard to protect their ALR lands. They saw Richmond in terms of its old slogan, *"Island, By Nature"*. Ramming thousands more people into Richmond is not *"Better In Every Way"*, as Richmond's proposed new slogan might suggest. This present Council has somehow got themselves embroiled in federal Treaty Negotiations, an issue way outside of their jurisdiction and experience, on this lands issue and they cannot see a way out. You need to give them one

by again turning down this application. Also, they do not understand the very dangerous precedent they would set with regard to the sanctity of ALR lands near other urban areas anywhere in BC. Lastly - not that this will matter - they are in an election year, with corporate donations available to candidates who do not oppose development. **The exclusion application is about politics, not NEED.**

8. The people that will benefit from the proposed ALR exclusion are developers - not we, the ordinary residents of Richmond. We are the ones who have to put up with the increased traffic congestion, poorer air quality, noise, social problems and crime that over-development always creates. **Richmond does not NEED this exclusion. Indeed it will hurt Richmond if granted.**

I respectfully urge you to again turn down the application.

Sincerely,

Adrian P. Wade, Ph.D., C.Chem., MRSC, MCIC
Richmond Resident for 21 years

RECEIVED
PROV. AGRICULTURAL
LAND COMMISSION OCT 03 2008

Collin Fry or Brian Underhill, Executive Directors, Agricultural Land Commission Fax: 604-660-7033
Provincial Agricultural Land Commission, Room 133, 4940 Canada Way, Burnaby, BC V5G 4L6

Dear Sirs: *Note: This 5 page fax was originally sent Sept. 18 but I've since been advised my fax was smearing documents. I resend today Oct 2.*

Preceding the August 14 ALC hearing of the City of Richmond proposal regarding the "Garden City Lands", a young local school teacher handed out a few cups of small blueberries he claimed were picked on those lands. The blueberries were intended as proof that the Garden City Lands were viable for farming.

- The exhibit reminded me of a number of other potential issues for consideration by the ALC panel:
- 1) The blueberries produced were small and varied in size and not marketable. Other Richmond land was producing large marketable berries by mid August, thus this land or the bushes may be deficient.
 - 2) The blueberries typically small random size alternatively suggests they may likely be from wild native bushes, which would appear to support the aboriginal claim to this land as part of their traditional territory. That would undermine any provincial body's jurisdiction over the land, or any requirement for farming.
 - 3) The berries and the soil they were grown in have not been tested for contaminants. As a person with FoodSafe training I know such product should not be sold/served without knowing its origin or handling. The Garden City site needs testing before any product from it should be consumed.
 - 4) Was prior permission to pick the crop obtained from the owners - Musqueam /Canada Lands? If prior permission to pick was not received then this teacher unwittingly set the example that trespass and theft from farm property is acceptable. I'm surprised that no one else raised this concern, but it shows how pervasive it is that trespass on farm property and small crop thefts is seen as acceptable.

Trespass and theft, whether unwittingly performed by most who don't understand crops are a farmers livelihood, or wantonly performed by those who understand but just don't care, is a very significant challenge to viability of farming near developed areas in places such as Richmond.

The same week in August as your Richmond hearing there were articles in both local newspapers about thieves stealing planted flowers from the gardens at St. Albans Church on Ash Street in Richmond. St. Albans is a church located 1.5 km south of the Garden City Lands. Like the Garden City Lands it is surrounded by densified housing, but that neighbourhood has much less residential density and urban neighbours than will be on three of the sides abutting the Garden City Lands. St Albans Church is well known for its weekly meal program for the disadvantaged. It is a good neighbour. It is very well regarded in the community. Yet it has repeatedly become prey for those who think anything in public view is free for the taking.

Similarly, a well reported community food sharing project 2.5 km west in Terra Nova Park in upscale west Richmond had all its sunflower plants stolen last summer. Garden City Lands farming would be surrounded by mid to high density housing on 3 sides and would undoubtedly suffer the same fate as the neighbouring church and nearby food sharing project.

Richmond also suffers from complaints by urban residents about typical farm practices. Liquid organic fertilizer use at the Garden City Lands would meet stiff opposition from surrounding urban residents. Pesticide or herbicide use would also meet stiff resistance, and couldn't occur if a needed school is placed nearby.

Additionally, the City of Richmond, local businesses, and east Richmond farms have had irrigation wiring and other metal stolen, and farms near dense urban populations would be even more vulnerable to such thefts.

Finally, when they no longer want them, urban Richmond residents release unwanted "bunnies" and other pets at Richmond City Hall, Minoru Park, the Richmond Automall, and other areas around the Garden City Lands. These prolific breeding abandoned pets cause significant damage eating flowers and shrubs. Garden City Lands farming would be challenged by the nearby urban population's well meaning ignorance.

In conclusion, the poached blueberries are actually just one example of the significant challenges farming would face at the Garden City Lands where it would be surrounded by a dense residential population.

Sincerely, *PM*

Peter Mitchell 6271 Nanika Crescent, Richmond BC PeterMitchell@shaw.ca

*1/5 Oct 2/08
slightly reproofed
from letter cover
sent Sept. 18/08*

Letters

ROBBERY

Richmond Review
Aug 15/08

2/5 sent.
Sept 18/08
Oct 2

Thieves hit memorial garden

The Editor,
Plant thieves have been digging up shrubs, flowers and bushes from a memorial garden.

How low can you be to do such a thing?

The St. Alban's Anglican Church on St. Alban's Road has been victim of such petty thefts.

So far this year the cost has been accumulating in the hundreds of dollars and the volunteers are getting demoralized to see their work stolen.

The memorial garden is where people's ashes are buried and this past Sunday people noticed a number

of holes in the garden and thought a very unfortunate event had taken place.

Then the worshippers were rather surprised to hear that the holes were not for ashes, but the result of some miscreants too lazy to go to a store.

This is how petty it gets, the thieves worked harder than if they would had gone to a store to buy (stupidly) the plants.

I should retract the word "heav" to describe the thieves.
They took the time to bring a shovel, dig around the plants and somehow carry them to their final

COUNCIL

City's spending world class

The Editor,
How do you know when you're living in a world-class city?

Well, some say it's the quality of services, such as libraries, hospitals, policing, shopping, sports

become a world-class city as witnessed by city hall's unnecessary pro-election spending.

Why on earth has city hall decided to resurface perfectly smooth sections of Stevenson Highway and

destination.

The garden had large ornamental grass bushes and large cedar boxes with metalis.

They had to dig twice; once to steal, the other to transplant.

Then those bushes and boxes had to be transported. Now, so much work for such a low return.

How can you deal with such pettiness?

I can understand why my car would get stolen as there is a big return for the thief (five minutes work for \$10,000.)

In assessing the cost of these plants and the amount

of work done to steal them, those thieves were actually working for less than minimum wage.

But I'm not a thief and I don't understand their logic. Like Edward W. Howe once said, "A thief believes everybody steals."

Nathalie Stewart
Richmond

Letters policy

The editor reserves the right to edit letters for brevity, clarity, legibility and good taste. Letters must include the author's telephone number for verification. We do not publish anonymous letters.

Send letters to The Editor,
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Richmond, B.C. V6X 3C9
Fax: 604-270-2143 or
e-mail:
editor@richmondnews.com

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The Richmond News August 15, 2008 A11

http://www.bclocalnews.com/richmond_southdelta/richmondreview/opinion/letters/27293444.html

Don't Pick on Church

Published: August 22, 2008 5:00 PM Editor:

*Richmond Review
August 22 2008*

Last week, someone stole two well-established ornamental grass plants along with other small plants from the gardens in front of St. Albans Church.

A bunch of blooms was also cut from the rose bushes and other flowering plants.

This is not the first year that plants have been taken.

Last year, a rose bush was taken out of the Memorial Garden.

How low can one get?

The men and women church members — many of them seniors — work hard to keep the gardens and grounds looking attractive for the neighbourhood.

In past years, their efforts have resulted in awards for the "Best Church Garden" in Richmond.

Please, whoever you are, do not take plants and flowers out of someone else's garden.

George J. Brand

Richmond

*Oct 2
Sept 18/08 3/4*

<http://www.richmond.ca/news/city/bunnies.htm>

All the News
Think Twice Before Giving a Bunny for Easter
 17 March 2008

City of Richmond
 March 17, 2008

If you go for a walk through Minoru Park, it probably won't take long before you see a rabbit or two or 10 hopping through the grass. Although they may be cute to look at, rabbits can cause destruction in parks and property damage.

"Life in the parks is not easy for rabbits," explains Kris Bauder, Nature Park Coordinator. "As they search for food, they also cause damage - chewing electrical cords, destroying plants and displacing foundations. In agricultural land, rabbits can impact farmers financially due to crop losses."

Unfortunately, some of these rabbits have been dropped off in parks when their owners decide, for a variety of reasons, they no longer want them, causing an overpopulation in some parks.

The challenge abandoned domestic animals, like rabbits, face is they have a very difficult time adapting to the outdoor environment and fending for themselves.

"Every Easter, residents visit local pet stores and purchase bunnies as gifts for children," explains Carol Reichert, Executive Director of Richmond Animal Protection Society (RAPS). "While the bunnies may be cute and cuddly when they're little, it only takes a few months for them to grow into full size rabbits. Most people don't realize how messy rabbits can be and that unneutered rabbits will spray to mark their territory."

"Instead of bringing rabbits to RAPS, where there is limited space for rabbits, we are encouraging the community to think twice about purchasing a bunny in the first place. When people are buying these bunnies they are not thinking about how quickly and how big they will grow. We are also encouraging responsible pet ownership. If you own a rabbit and do not want it, try to find it a good home instead of dumping it in a park."

Considering that one female rabbit can have up to 200 bunnies in her lifetime, each abandoned rabbit plays a significant role in increasing Richmond's rabbit population. So this Easter, consider buying a chocolate egg or a stuffed toy bunny instead of a live animal.

If you are going to commit to having a rabbit as a pet, keep in mind the average domestic lifespan is generally between seven and 12 years so please be prepared to make that commitment and also have them spayed or neutered.

Oct 2
 Sept 18/08 4/4

http://www.blocalnews.com/richmond_southdelta/richmondreview/news/27929359.html

Richmond Review
Facing the Bunny Dilemma

Richmond Review Newspaper
Sept 5, 2008

By Veronica Lawrence - Richmond Review

Published: September 05, 2008 5:00 PM One local business park is fighting a war with fluffy little bunnies.

The Richmond Auto Mall has had a problem with rabbits for years, but this summer the animals caused thousands of dollars of damage to the gardens on its property.

"Ours is not a very nice situation, it's really rotten," said Gail Terry, general manager at the auto mall. "It's especially sad because most of us here are real animal lovers."

For years, the rabbits have been eating up the vegetation, but this year, auto mall gardeners planted petunias across the property only to have every last one devoured.

"The really big damage comes from what they did to the perennials," said Terry.

Perennials are a type of plant that grows for many years, making them an expensive long-term investment. Terry said the rabbits dug up the roots of the plants which destroyed them.

The auto mall has invested in high frequency noise emitters to try and get rid of the rabbits. It has also bordered its gardens with blood meal, a dried powdered blood, typically from cattle, which serves as a rabbit repellent.

Terry said the problem has gotten worse each year because the rabbits multiply so fast.

"It's going to get worse before it gets better."

But the auto mall is not the only business dealing with a rabbit infestation. The problem is city-wide, according to Carol Reichert, manager of the Richmond Animal Protection Society.

Reichert said every year she sees thousands of rabbits hopping around Richmond and worries about their safety. She said the small animals are vulnerable to natural predators like hawks and coyotes, but also to man-made dangers like cars and animal abuse.

In addition to the clusters of rabbits found at the auto mall, Reichert said the hopping animals are frequently spotted at Minor Park by Richmondites who often bring the animals to the city's animal shelter on No. 5 Road, which the society runs.

"It's a huge problem. It's not one of those things that's going to go away," said Reichert. "But we're maxed out. All of our rabbit cages are full and I have to encourage people not to bring them in."

The shelter has 30 cages for rabbits.

Reichert said rabbits are often purchased as a cheap and easy pet, but the mess made by the animal and their sometimes wild behaviour can disappoint a pet owner.

"An unfixd rabbit is not a very nice pet," she said. "I would love the pet stores to stop selling them."

Reichert said there are already so many rabbits without homes in Richmond that there is no need to buy one from a pet store.

She said RAPS is encouraging the city to ban the sale of rabbits in pet stores.

City spokesman Ted Townsend agrees that rabbits are a problem in Richmond but said the public has caused the problem.

"Once people make a choice to take a pet, they have to realize that with that comes a great responsibility. They can't just dump that off," said Townsend. "Rabbits have caused significant damage throughout the city."

He said the city currently has no measures in place to deal with rabbit overpopulation but a wildlife strategy is being developed for the fall.

Oct 2
Sept 18/08 5/15

RW

35 Oceanview Road,
P.O.Box 46,
Lions Bay, B.C.
V0N 2E0

Provincial Agricultural Land Commission

133-4940 Canada Way
Burnaby, BC V5G 4K6

September 23rd, 2008

RECEIVED
PROV. AGRICULTURAL
LAND COMMISSION SEP 24 2008

Attention: Erik Karlsen - Chair

Dear Sir,

Garden City Lands, Richmond - Time to stand up for the ALR & keep GCL within ALR

This latest manoeuvre by Canada Lands Corporation, by allying with the potentially troublesome Musqueam First Nation in order to further its development interests, is the last straw.

For some time now I have been watching the short-sighted gradual erosion of the ALR by developers, municipalities, regulators and the current provincial government, and I am seriously concerned. We shall always need an abundance of good agricultural land. The population is growing. Importation of food is and will become increasingly unreliable and expensive. Previously built-on land can be densified in the future, but agricultural land lost to development is essentially irreplaceable. Agricultural land is our single most precious resource, the very future of our most fundamental need depends on it. The development of reliable agriculture is the basis of civilisation.

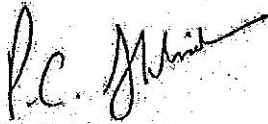
Recent instances of ALR abuse of which I am aware include:

1. ALR acreage statistics manipulation whereby high quality agricultural land near or in municipalities is offset with low calibre land of little or no agricultural potential in the far north, in order to conceal from the public the amount of loss of good agricultural land which is occurring.
2. Manipulation of regulations and procedures in order to defeat the ALR safe guards, for example, the recent scandals in Chilliwack.
3. Addition of escape clauses like "in the public interest" to give a loop-hole to municipalities sympathetic to would-be developers seeking land. All too often, municipalities who like politicians rarely have a sufficiently long term view, can be persuaded that the additional tax revenue and/or employment from the proposed development is "in the public interest".
4. Excessive numbers of people in the review process or municipality who have a previous building development back-ground, and who are therefore inherently sympathetic to applications to obtain more building land, even if they personally do not stand to gain directly. Of course, indirectly, they do stand to gain eventually from any increase in buildable land.

I was recently in Ottawa, and I visited and was impressed with the Central Experimental Farm beside Carlton University. It seemed such an excellent concept, combining a pleasant rural green space within a city, with agricultural research facilities. I think that Kwantlen College's proposal for an agricultural research and education centre is a perfect use of the Garden City Lands site, and strongly in the public interest.

CLC's proposal, which is purely about making money and which has been advanced in a very underhand way, should be firmly rejected.

Yours truly,



Paul Akerhielm, P.Eng

cc Sylvia Pranger - vice chair, South Coast

Wallace, Ron ALC:EX

From: ALC Burnaby ALC:EX
Sent: Friday, September 26, 2008 1:22 PM
To: Wallace, Ron ALC:EX
Subject: FW: Garden City Lands

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

From: Masson/Isaak [mailto:massaak@telus.net]
Sent: Thursday, September 25, 2008 8:07 PM
To: ALC Burnaby ALC:EX
Subject: Garden City Lands

Dear Sirs:

Please do not grant exclusion from the ALR for the Garden City Lands. They are a treasure and viable non-urban land plot within Richmond. I remember the surrounding area from my Richmond High School days in the late 60's, when it was productive land. Why would that have changed? I have trouble even driving through it these days. Thank you.

Mark Isaak
242 First Ave.
Cultus Lake, B.C.
V2R 4Y9