

To: The Agricultural Land Reserve

Commission

133-4940 Canada Way
Burnaby, BC V5G 4K6

Dear Commissioners:

My emailed submission (received by you on August 21, 2008) you have

There is a copy in the back cover.

I went looking for old photos. I've included some from other areas because although Richmond is an island, we are not alone in losing farmland to development.

I care so much about Richmond farmland that I just had to send you some photos. Thank you so very much - Calliandra Lang Clare

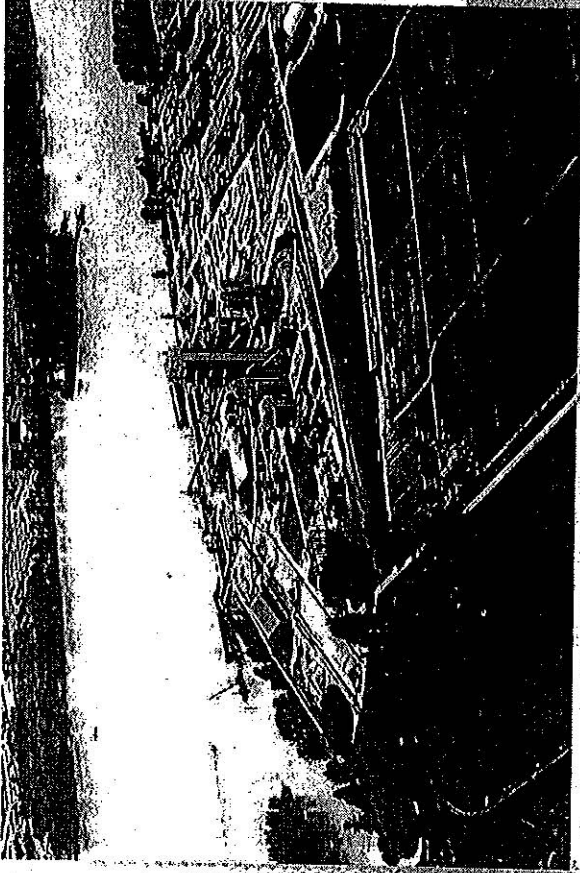
101-6651 Highway 101 - Richmond BC V6C 3K8

Sea Island - October 2006

The Skytrain project is really carving up those lovely green fields. Where did the bee hives go? There was once a whole circle of them in a secluded field - like a tiny townhouse development. It's that same kind of development in the lower left corner?

"Somewhere" around Langley or Surrey:
Farmland hedged between housing,
industry, and golf course

Oct. 2006



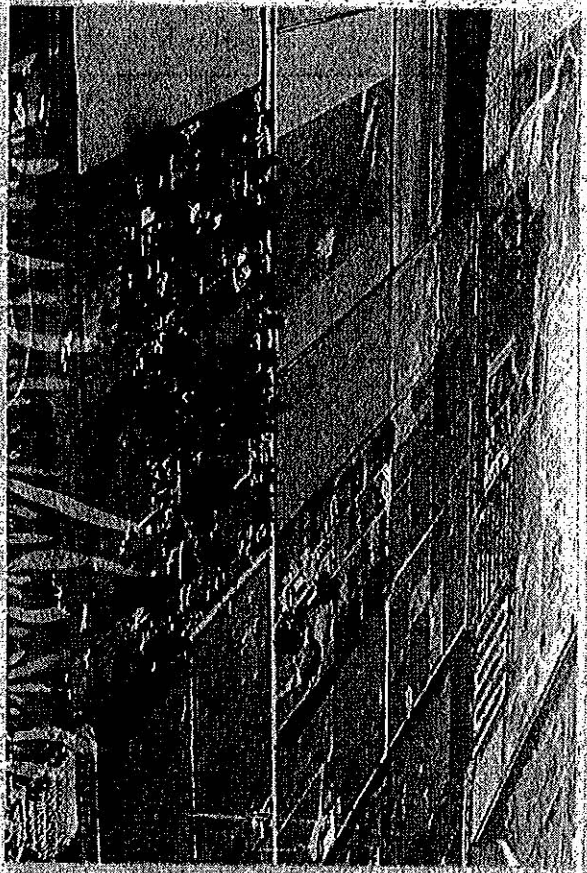
Fraser River, South Arm

Richmond farmland & vis-à-vis a
cement plant.

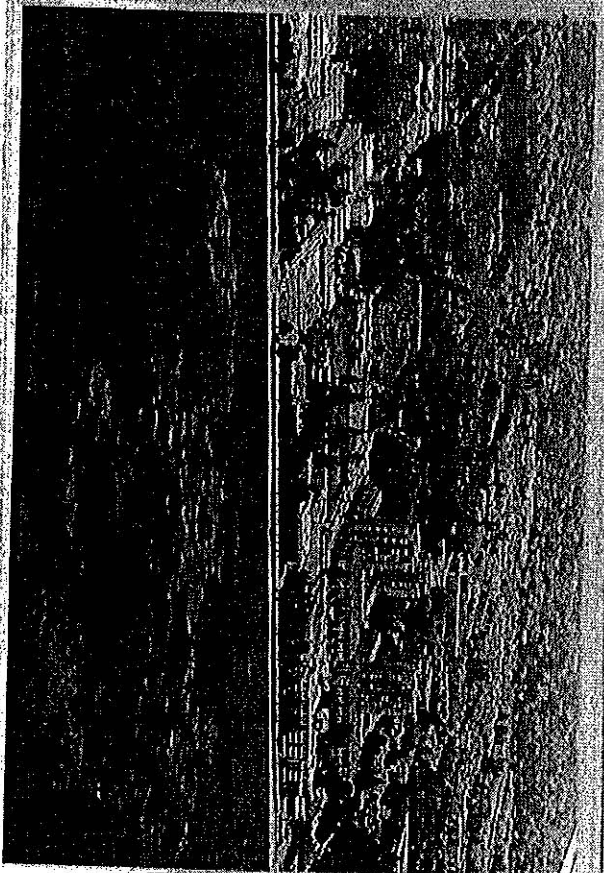
Oct. 2006

Westminster Highway, Richmond
Industry to the North, golf course to
the South. A village of large lot
housing in the middle.

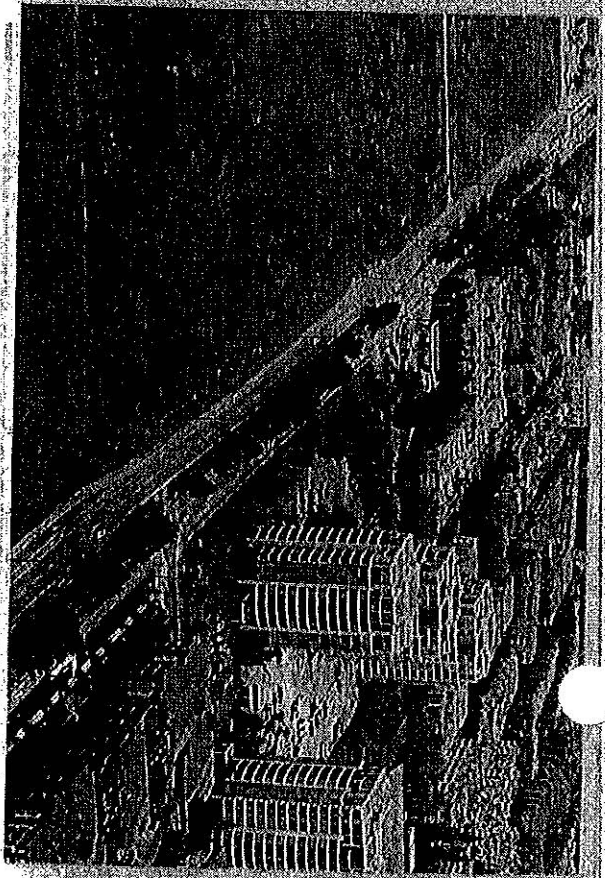
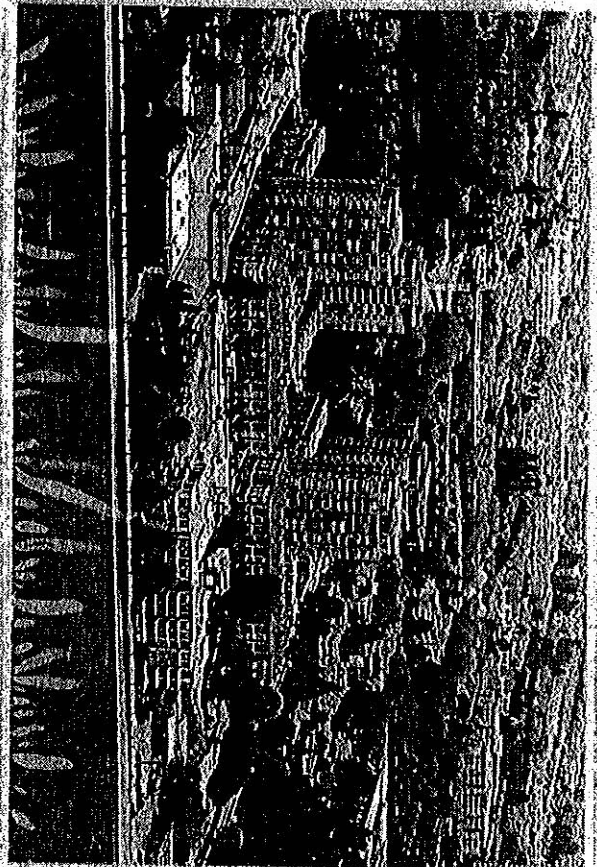
October 2006



Westminster Highway further west.
The North Garden City lands. Housing
still being built in October, 2006.



Westminster Highway development -
close up - Garden City lands to
the South at lower edge of
photo.
October 2006.



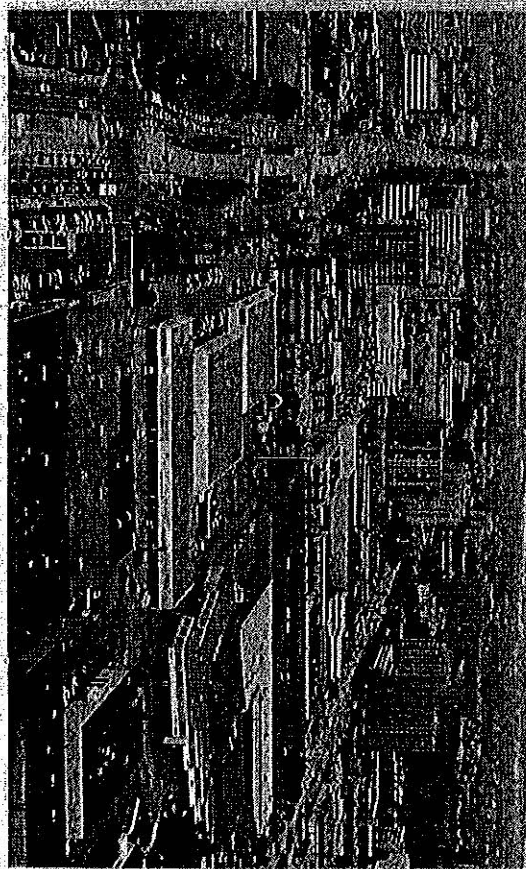
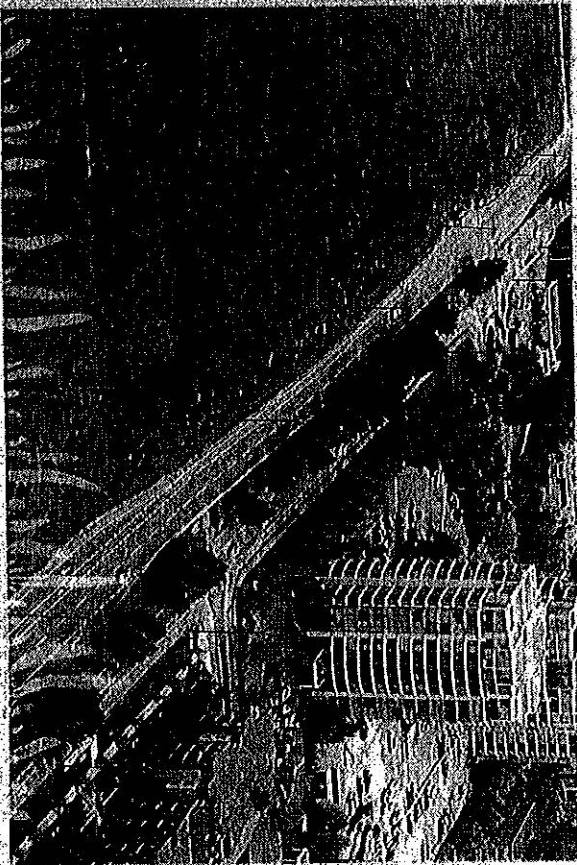
Garden City Road. Garden
City Lands to the left (East)
and development to the right (West).

October 2006.

Note: In these October 2006 photos
no water is visible.

Garden City Road close-up
The size of the parking lot
around the towers is
breath taking.

October 2006.



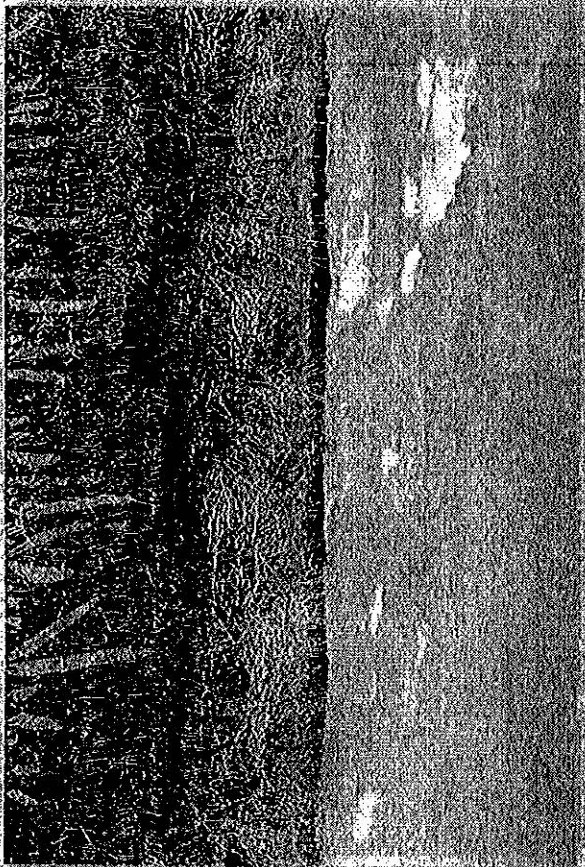
Number 3 Road, Richmond

Before Skytrain construction.

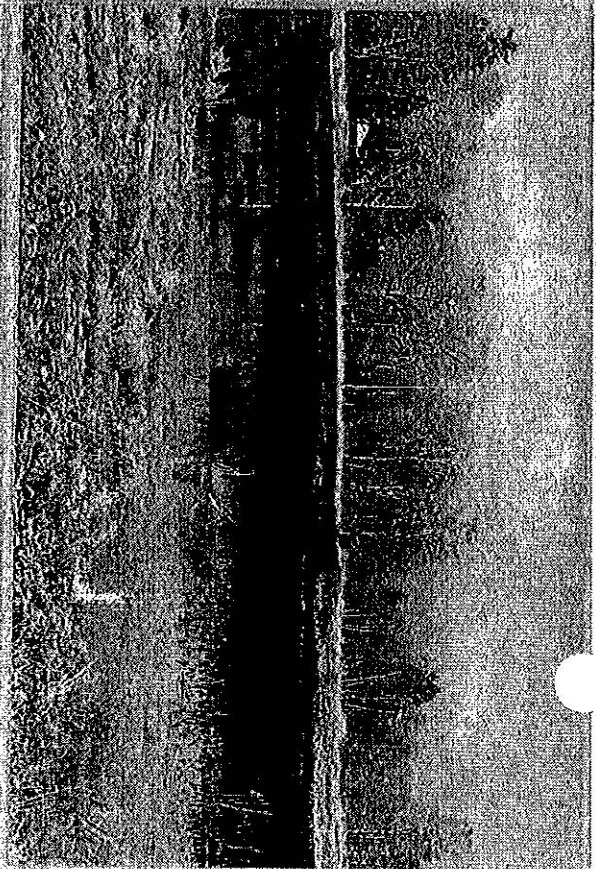
October 2006.

Number 3 Road is not terribly far from
Garden City Road. It runs parallel.
I measured (roughly) .8 Kilometers.

Garden City lands
I walked in a little bit
from Garden City Road near
Alder bridge way. Facing East, I
think
March 2007

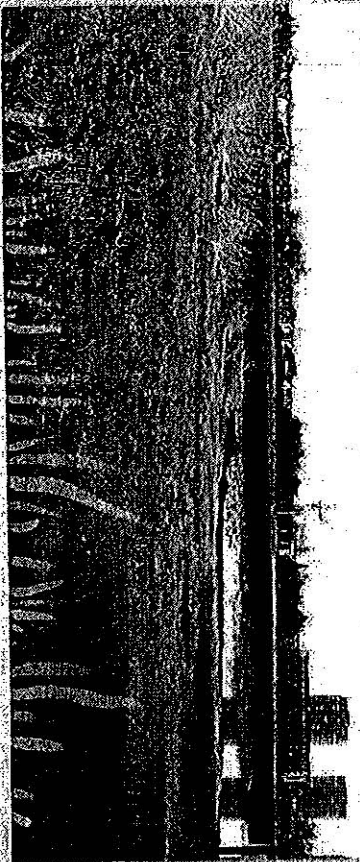


Yes, a little wet this
time of year. The blackbirds
were singing away, just like
at Ruffel Island. Bird Socktway.
Just as loud.
March 2007



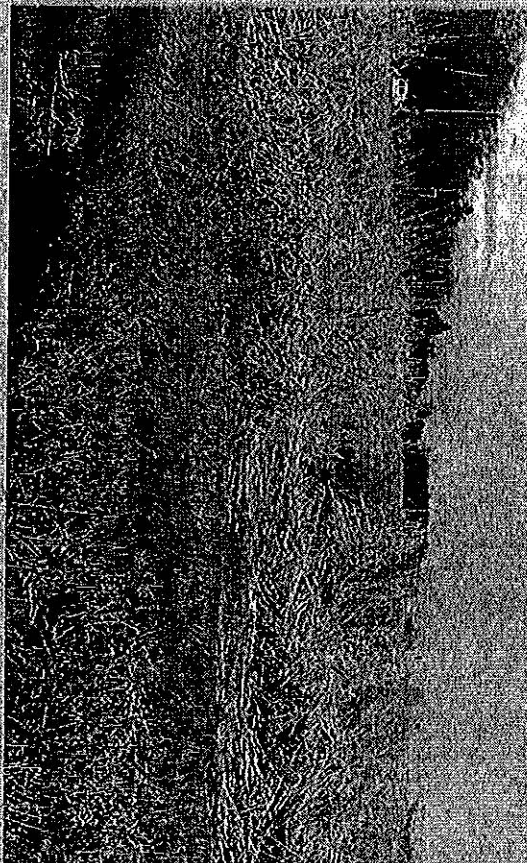
Facing South towards Westminster
Highway

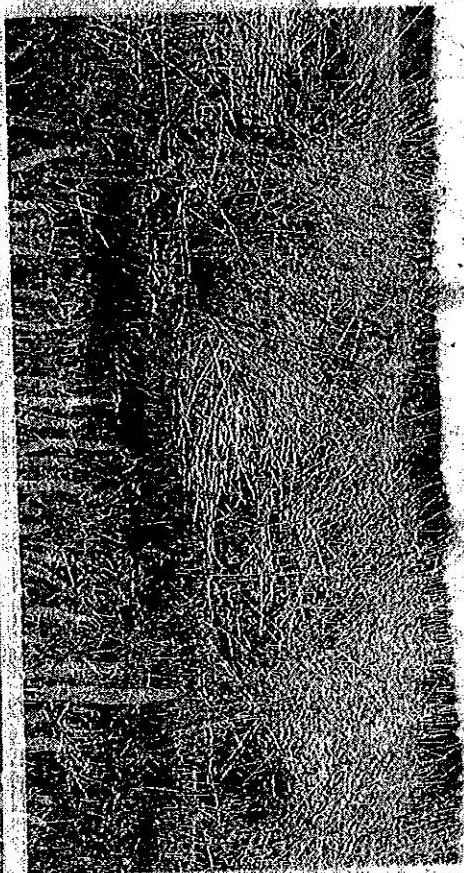
March 2007



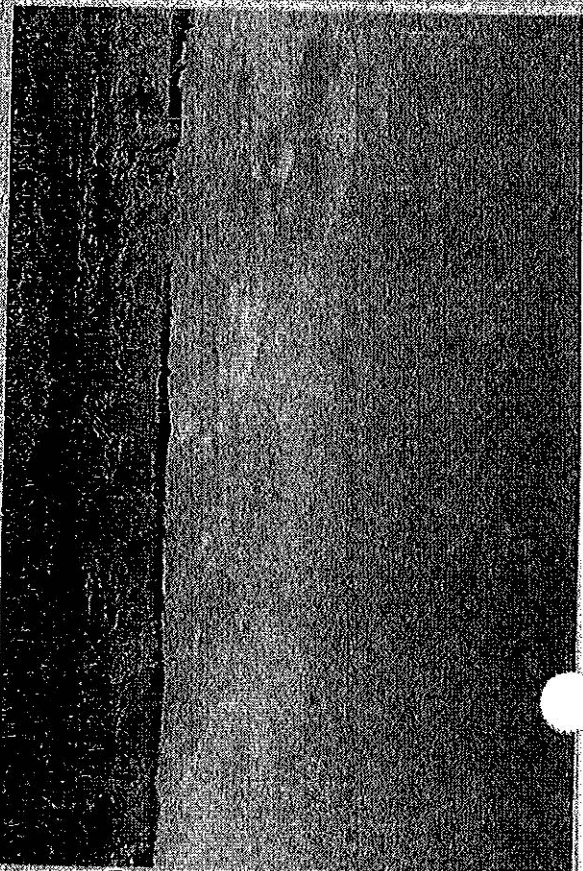
Facing North, I think.

March 2007



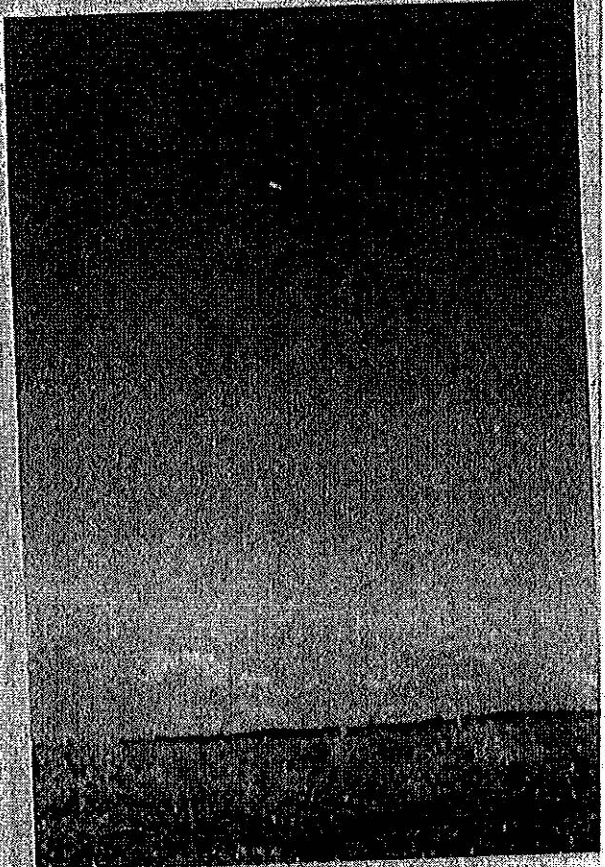


Facing East
Close Up of dry grass.
March 2007

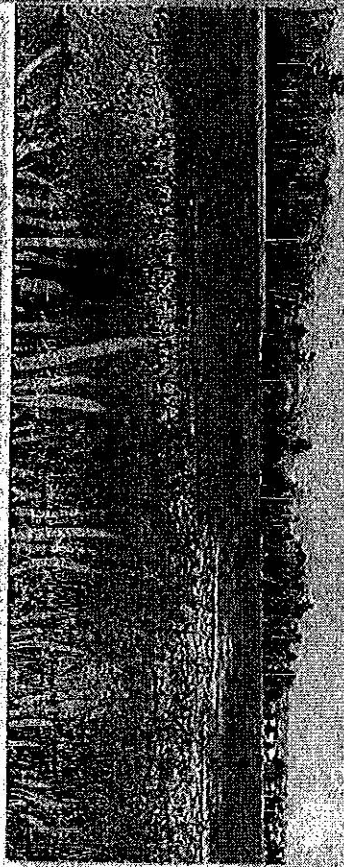


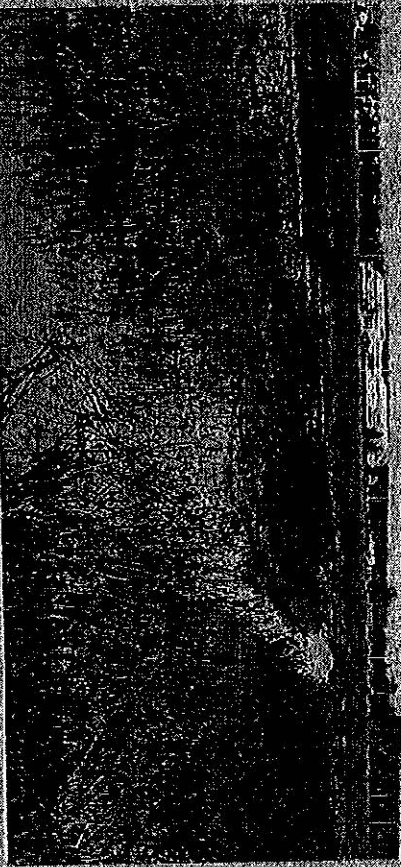
Facing East
I felt like I was out in the
country. The sky above the clouds
was really bright blue.
March 2007

A blurry sideways
shot of a
seagull
flying
way up
high where
the sky
was really
blue,
March 2007



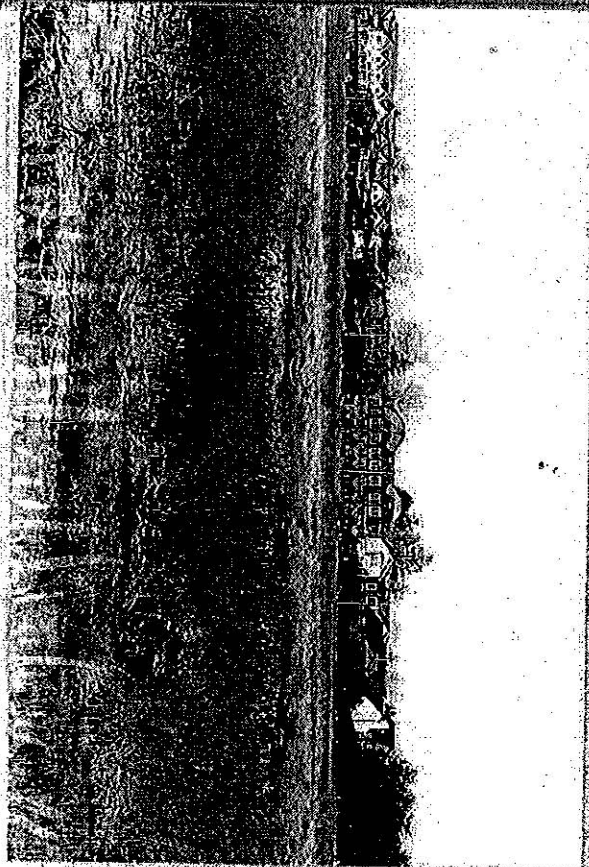
Facing
North East (I think) -
Different vegetation
here,
March 2007





Facing North (I think) - I
wonder if most of Richmond
looked like this a few
hundred years ago - March 2007

I don't think the field
is this wet in summer



Next page is a story
from the Richmond Review
August 23, 2008.



Looking South to Westminster
Highway. Maybe this part could
be for cranberries.

March 2007

Environmentalists says tree razing was shocking

By Veronica Lawrence
Staff Reporter

A local environmentalist's shocker at the city's decision to allow the destruction of a small forest of trees in Blindell Park and a hawk's habitat found there. "The city is just out to lunch," said Ohio Langer, a resident of the neighborhood near the intersection of Dorval and Danabacross from the park. "They don't care about nature."

Langer awoke last Saturday morning to find a local developer clearing out over a dozen trees from the park diameter of over three feet were among the trees cut down.

One of the trees removed from the area was home to a pair of sharp-shinned hawks, according to Langer. He said the "harm to the birds was obvious" as he watched the birds flying around and calling in a frantic manner earlier this week.

Langer has been battling the city over this patch of land for over two years, ever since a developer bought the residential land on the border of the park.

The developer's original proposal was a large town-house complex, comprising three buildings in a cul-de-sac. At the time, dozens of neighbours spoke out about the development and the city rejected the rezoning necessary to build the complex.

The developer recently began construction on a smaller project of eight single-family homes which do not require rezoning. The city approved the removal of 10 trees along the border of the park in conjunction with the city's tree protection bylaw. The bylaw requires a \$50 permit and approval from the city for the removal of any tree in diameter. The bylaw was introduced only two years ago.

the bylaw permits. He said because many of the trees it scores before and is run by a homeowner on the land by the city's deed. They're misrepresenting.

ing the truth, its second the city. Langer said "The city doesn't know what they're doing and they haven't done their homework."

Manager of parks operations Gordon Barstow admits that sometimes trees are removed illegally, usually by developers who don't pay attention to the law.

"When you're dealing with a developer like that you never know if they have the proper permit," said Barstow. "More times than not you do lose some trees, but fortunately they (the developers) do come back."



Ohio Langer photo. A heritage tree was cut down at Blindell Park.

Some copy faded under so paper could fit in pocket.

Richardson
Reviewed pages 344
Saturday, August 23, 2008

What's point of tree bylaw?

From Page 3

Because the trees were part of the property owned by the developer, the city has less control over the preservation of the trees. But over the years, parts of the trees had grown onto park land, so the city was able to designate them as park trees.

The developer was required to pay \$5,000 for new trees, and eight of the 10 trees are to be replaced later this year.

said Barstow.

Barstow said nearly 7,000 new trees have been planted by developers since the introduction of the tree protection bylaw.

Barstow also cautioned that often trees are destroyed accidentally during the development of a property. He said developers have to dig up the land to create eight different necessary services, including lines for water and electricity and long-term.

Langer is also worried about the long-term environmental effects of all the residential development in Richmond. He said the current protection bylaw cuts more to developers than the community and it should be re-evaluated.

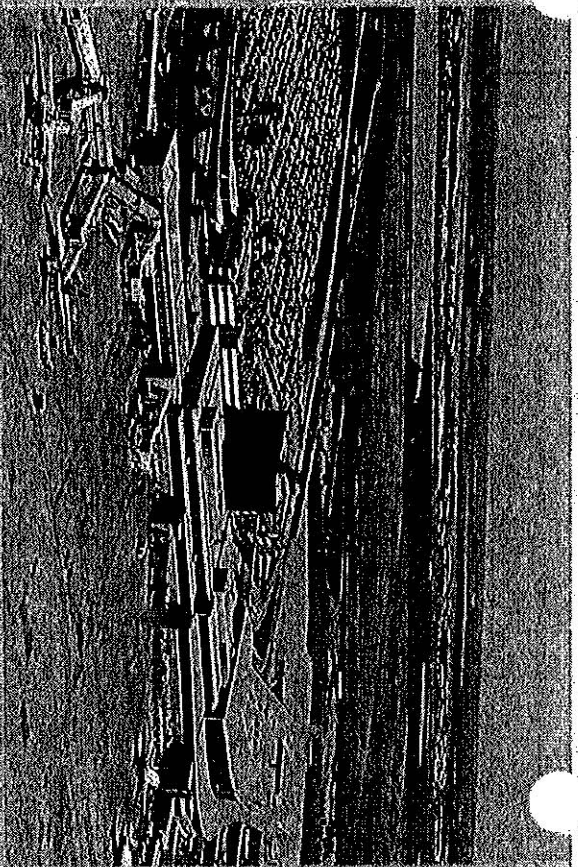
"I think it would be nice if the city would admit they made a mistake. Instead of trying to cover their face all the time," he said.

"If you talk to the developer, he thinks he got hooked," the roots of trees are often damaged during this process, leading to problems in the future.

"Right now, the citizens of Richmond are getting a rotten deal."



Ohio Langer photo. A local environmentalist questions why the city allowed these trees to be topkilled.



For a change!

Edmonton Airport. It's quite far
from the city - around 20 kilometres,
Nonetheless, it is an airport -- and
right alongside is farmland.

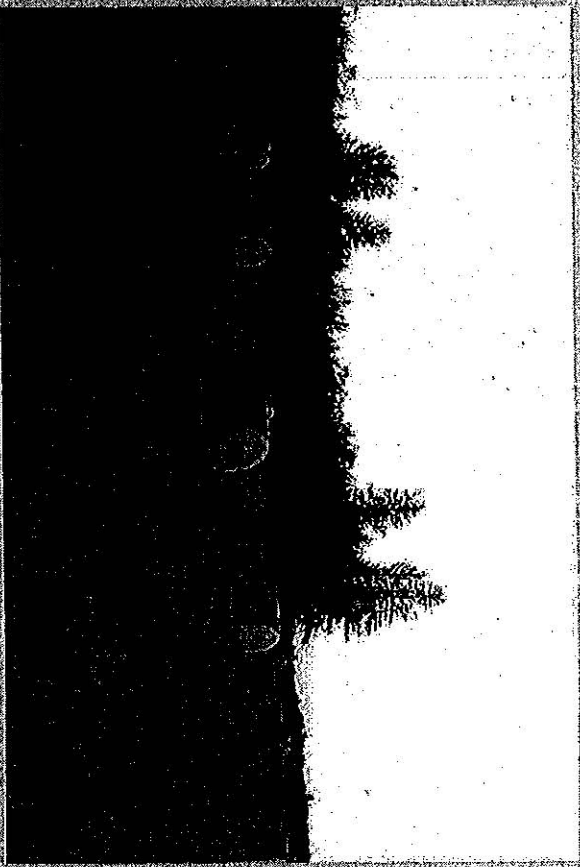
August 2008

A field near S. Ambrose,
Manitoba. It looks unused now.
This area is low and marshy.
This field appears to have
some big rocks in it. Apart from
the rocks, this land resembles
Richmond in appearance. I think.

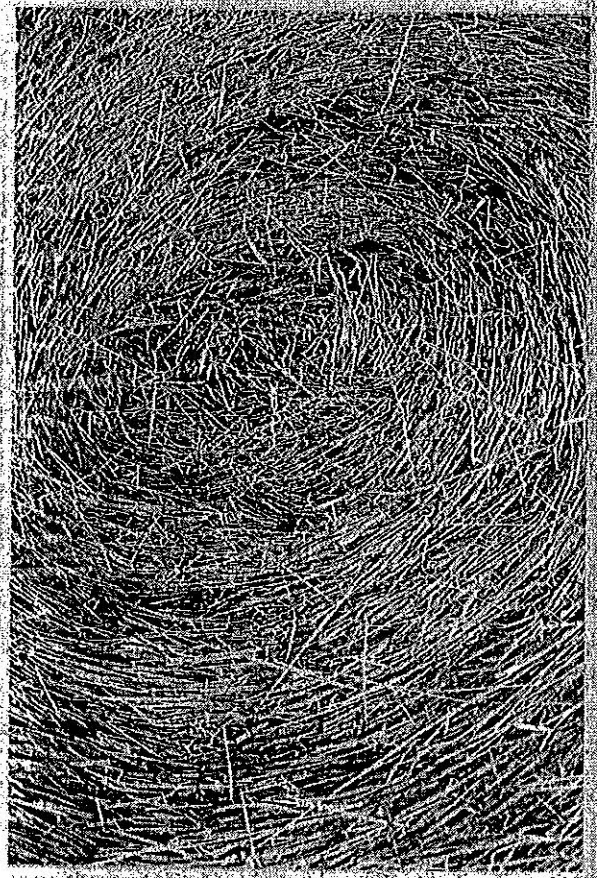
August 2008

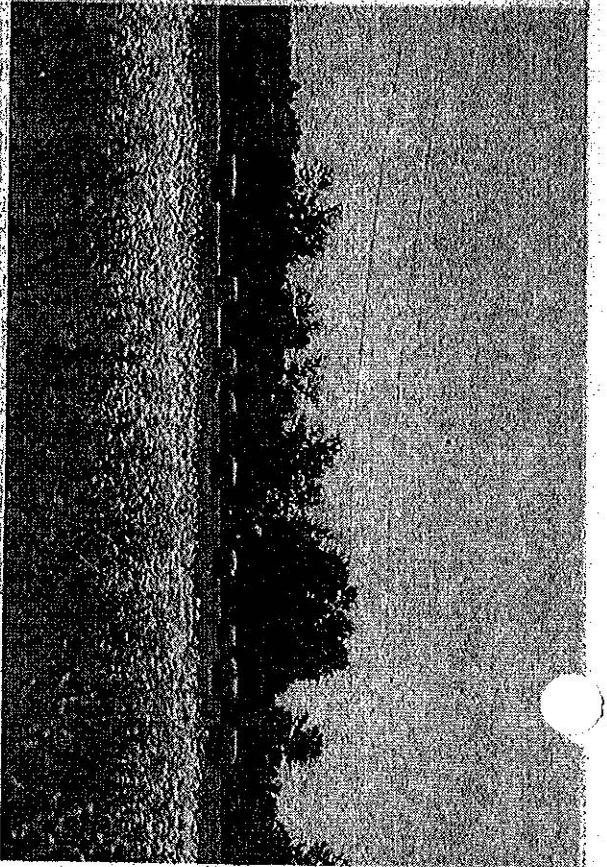
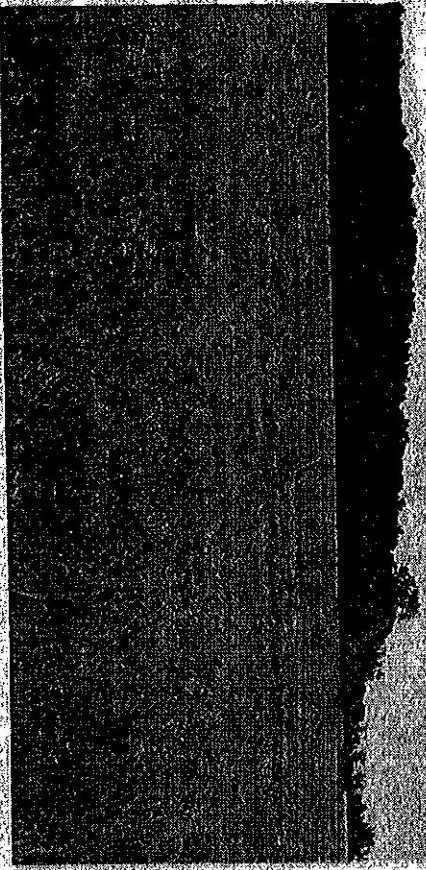
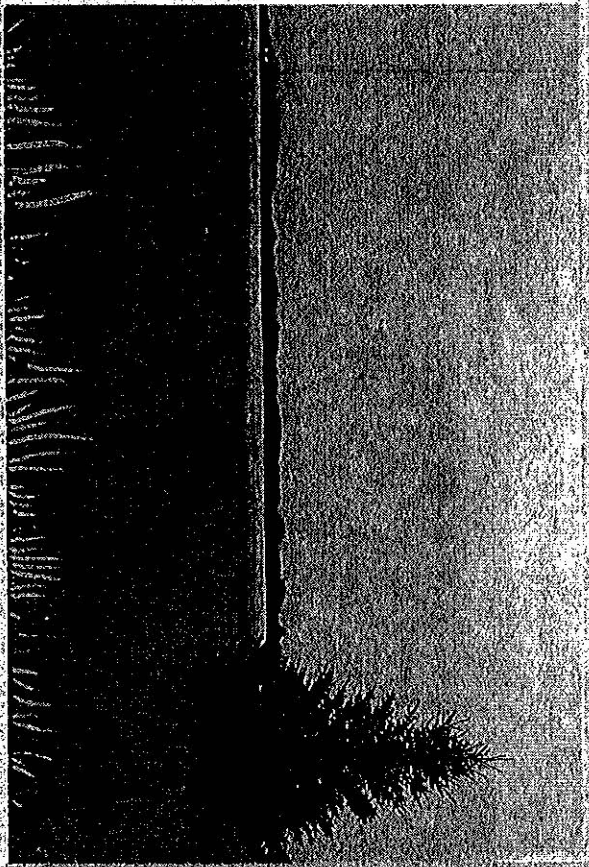


A hay field north of Gimli,
Manitoba. My feet got very
wet as I walked through this
field. And this was August -
early August, mid summer. It
has been wet this year in this
area, and many farmers were
worried about their hay crops.
(According to the people I was
staying with).
August 2008



Closeup of a hay roll in
This farmer was lucky and
got his hay cut and rolled.
I hope it was safe because it
started raining the next day.
Could the Golden City bands,
in our wet D.C. weather
produce a hay crop in the mashing
soil?
August 2008

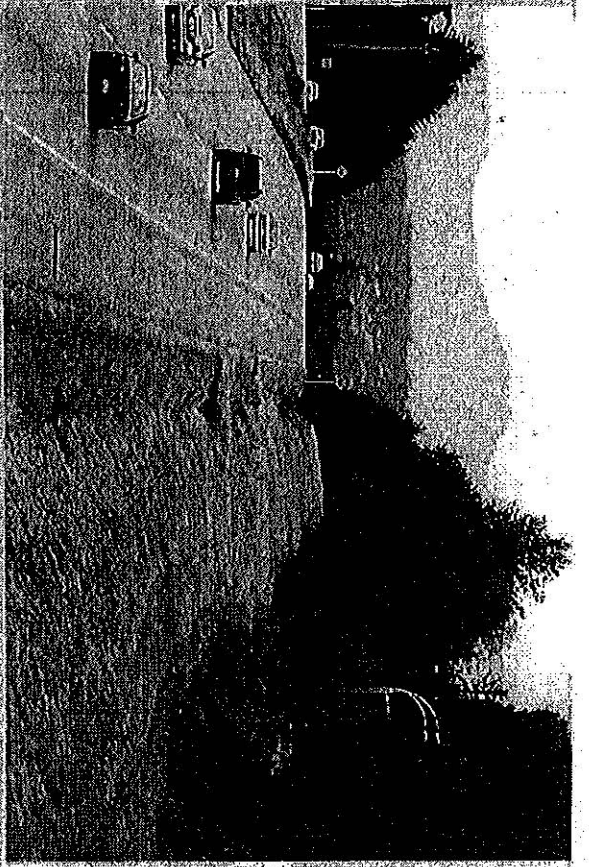




These are all fields north of
Gimli, Manitoba, where the soil is
marshy. Flax, canola, mustard?
I'm unsure. More veg!

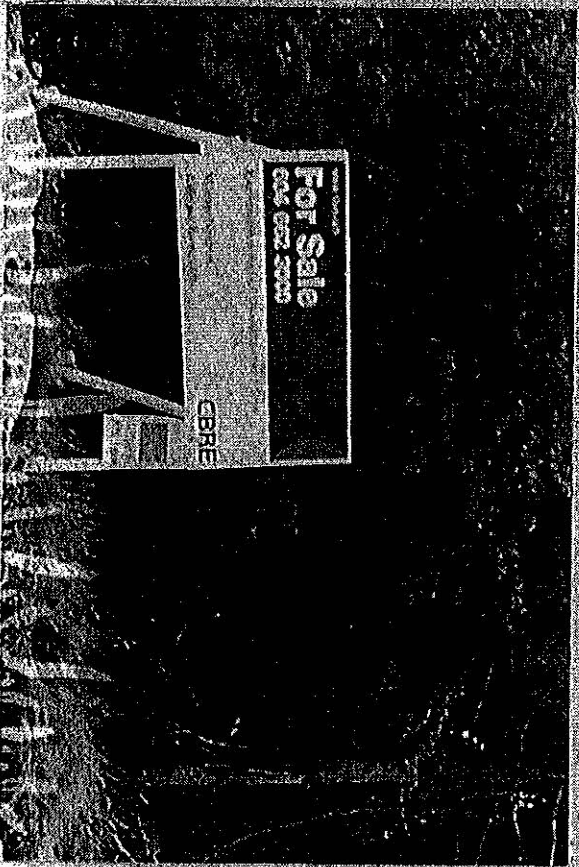
August 2008

My point is that good farmers
can produce crops on marshy
soil like the Garden City lands



Closer to home is South Surrey.
 This is Highway 99 to Ashinogton.
 I took the photo from the 24th
 Avenue Bridge. The photo looks
 North. To the right hand side,
 just behind those trees, is a
 development under construction
 August 2008

!! Exceptional Retail Development
 Site! There were houses in
 amongst the trees here, but
 they are gone. Across the street
 (photos on the next page) is a
 huge development. I used to
 live in White Rock and rode
 my bicycle around here. I know
 somewhere near by 1 1/2 (or was)
 a big cattle barn with lots of
 animals out in the field.
 August 2008



SPECIAL HOME BUYER FEATURE

Morgan Crossing to Help With Mortgage Payments

To help potential homebuyers who are leery to get into the property market but prevented by high monthly payments, Larco Investments Ltd. is offering to subsidize mortgages at its Morgan Crossing development.

"We know that getting into the property market in the Lower Mainland can be difficult," says Jim Nesbitt of Larco Investments Ltd. "So to help make owning a condominium more attainable, we are offering to help out during the first two years after buyers take possession." Through the program, Morgan Crossing buyers will see savings of almost 50% of their mortgage

Morgan Crossing was inspired by European villages and traditional Main Street places where amenities are a walkable distance from home. Once completed, there will be approximately 60 shops and services on site including restaurants, cafes, brand name fashion boutiques, Thrifty Foods, London Drugs, Best Buy and the Steve Nash Sports Club. Larco Investments Ltd., the developer of the popular Village at Park Royal, is one of Canada's largest and most respected real estate firms. With more than 30 years experience, the company has earned a reputation for quality and exceptional professional involvement.

payments for the first twenty-four months. Subsidized monthly mortgage payments start as low as

- \$647 for a one-bedroom condo
- \$850 for two bedrooms and a bathroom
- \$962 for a three-bedroom suite

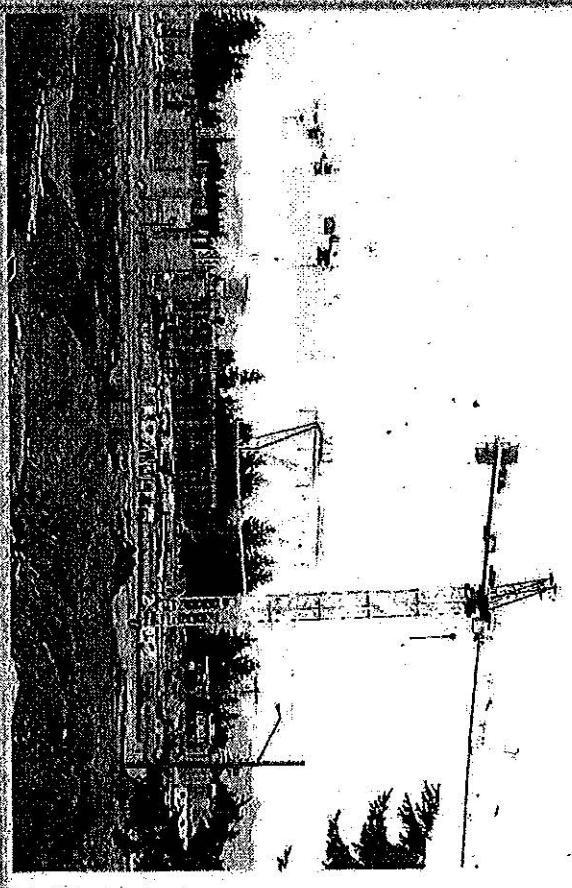
"With the cost of living these days, especially the rising cost of gas, every penny counts," continues Jim Nesbitt. "Our program will help make mortgage payments more affordable and by living close to shops and amenities, buyers will save on gas because they won't need to use their cars as much to run errands."



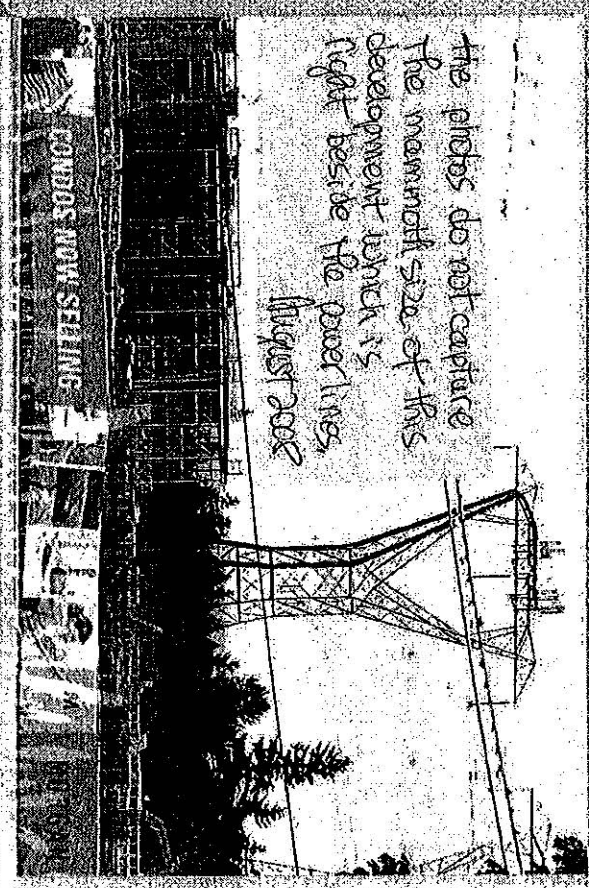
The Morgan Crossing Presentation Centre is located at 15879 26th Ave in Surrey (west of 160th) and is open daily (except Friday) from noon until 5pm. For more information, visit morgancrossing.ca.

Sales are being managed by Merivick Real Estate Corporation. **LEET Sample of Great real price set out.**

*Average monthly rent from \$12,480 to \$14,400. This is based on a 12-month period. Actual rent may vary based on market conditions. All figures are approximate and subject to change. This does not represent any promise or guarantee by the developer. All figures are based on current market conditions and are subject to change without notice.



The photos do not capture the maximum size of this development which is right beside the power lines, August 2002





Back to Richmond.
 This is part of Terra Nova park
 in North West Richmond. I'm told the
 city bought this land. There are community
 gardens here, a sharing farm that grows
 food for the foodbank and school project
 gardens. The city just dug a lagoon,
 I climbed to the top of a huge pile of
 dug up earth to take this photo. This
 field was once part of a farm. Now it
 is parkland. Terra Nova park is
 surrounded by housing. Once there were
 many active farms here. August 2008.

Dear Commissioners

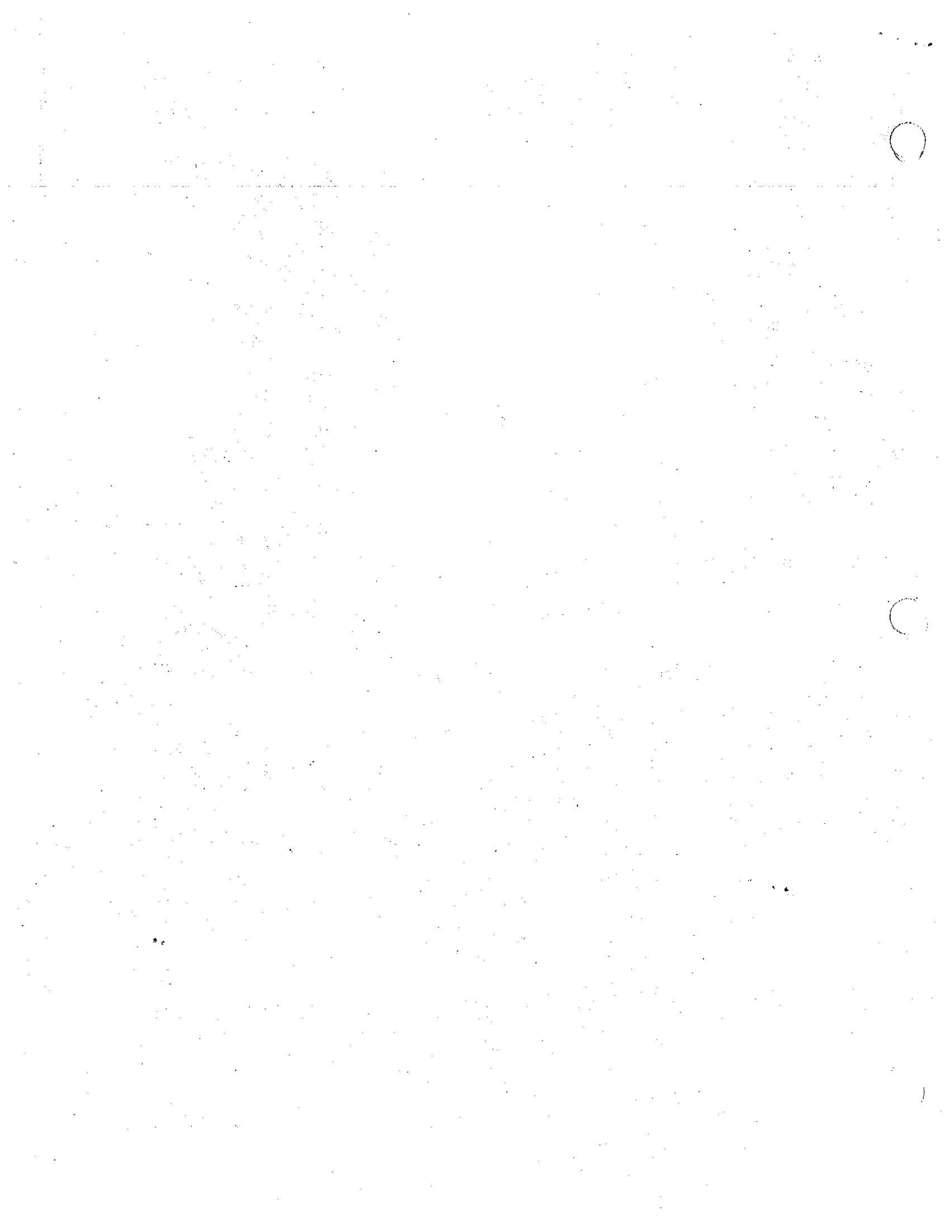
The Geyser City Council Please keep
 them in the air

Please

Please

Please

Council



Wallace, Ron ALC:EX

From: Carmela Clare [magdolnac@shaw.ca]
Sent: Thursday, August 21, 2008 12:53 PM
To: Wallace, Ron ALC:EX
Subject: Richmond Garden City Lands Application 38099
Attachments: GCL west 2006.jpg; GCL south 2006.jpg; downtown Richmond 2006.jpg

August 15, 2008

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

RE: Application 38099 by City of Richmond concerning the Garden City Lands.

Dear Commissioners:

Please keep the Garden City Lands in the ALR.

Last week I was flying home from a very important family visit in the Prairies. I watched out the window as we neared the airport. There they were—the Garden City Lands. I could see the roads around them, like a little frame-- the beautiful green fields, just like a prairie farm, right in the middle of a city.

Today I bicycled along Garden City Road. The grass in the Garden City Lands is as tall as I am, and flowering. It is full of life, full of colour, like a wild park designed by Nature.

I remember one day last spring venturing a few feet inside, respectfully, just to visit, because I was so worried about the lands being developed. There were birds everywhere. The songs of blackbirds. Full of life. The Garden City Lands already have a lot of residents.

Do you remember the summer that Mars passed close to the earth? One summer night I cycled all around the Garden City Lands. The view of the sky was wonderful.

I first worked in Richmond in the 1980's and remember how I loved to bicycle to work from Vancouver because of all the farmland and green space so close to my workplace at No. 3 Road and Lansdowne. I moved permanently to Richmond two years ago.

I am attaching some photos I took from the plane on a visit to my daughter in Edmonton in 2006. I have made some slide presentations, the shorter of which can be accessed from my webpage at www.shaw.ca/members/magdolnac

I'm sure you have tons of photos and these are very amateurish.

I took for granted that the Garden City Lands would be undeveloped forever. I am really frightened that the City of Richmond wants to remove the Lands from the Agricultural Land Reserve. Isn't there enough pavement, buildings, and smog in Richmond already?

These lands belong to the future. We may very well need farmland close downtown Richmond some day. In the meantime the Lands provide us with their beauty and a home for wildlife. Richmond should be very proud to have "green" lands so close to its downtown. The idea of an organic gardening educational centre on these lands is fantastic.

Part Two

August 17, 2008

About twenty years ago in the extreme Northwest corner of Richmond (called Terra Nova) there were farm fields all over where the big houses and townhouses are now.

The City of Richmond did install a big park there, with a natural area for birds. And they do have community gardens and many other pro-gardening, agri-educational, and growing-for-the-food-bank goings on out there. To reach the park from downtown Richmond you have to pass through a vast suburbia (unless you come via the dyke on foot or bicycle). It is beyond bus routes.

Richmond has a great system of bike trails, and several community garden areas. My plot at Terra Nova costs only \$40 per year and is about 10x30 feet. Last night I attended a "Winter Gardening" workshop at city hall. The presenters were very skilled and knowledgeable. Tasty food using local produce was supplied by local chef Ian Lai. Door prizes were awarded. And no charge to attend.

Richmond is at the moment a rich little city and does indeed have "green leanings". I was astonished and saddened at the meeting last week to hear Mayor Brodie calling for development of the Garden City Lands.

I love the idea of community ownership of the lands—of small gardens for the apartment dwellers, and of agricultural educational activity—like an organic gardening school, being set up there. Maybe there could be something like a labour exchange for farm workers, or an experimental farm for testing out new organic farming methods. Why must private developers be brought in? Perhaps because the City of Richmond needs (or wants) more money— from the extra tax dollars development is always alleged to supply.

Development seems to me like some kind of insane anxiety attack which just can't slow down. People come to believe it's inevitable because it's so hard to understand.

I grew up in suburban Winnipeg. In family and school I was always made aware of our dependence upon agricultural land. My parents both came from rural areas. I remember the view of Lulu Island from my grandfather's house in South Vancouver—it looked like the Prairies—flat and covered with farm fields!

I wonder how farmers managed to make a living then (1950's). What did they grow, to whom did they sell? Our marketing system does not help our farmers to get their produce into local stores at competitive prices. I try to buy as much local food as possible, and as much Canadian food as possible. Sometimes it's hard to find in stores which are filled with produce from the U.S.A.

I thank you members of the ALR for the wise questions you asked the City Council and their allies at the meeting on August 14, and thank you for allowing the public to attend.

Sincerely

Carmela Clare
Richmond resident

Part Three

August 21, 2008

One last thought. I just remembered that a few years ago I was cycling in Terra Nova, and saw a little girl on a bicycle quite far ahead of me. She turned into a field. I followed her at a very discreet distance. She crossed the field and vanished down a street. I stopped for a moment at the start of another field, which was full of chamomile flowers. A group of men in suits was standing beside the fence. As I manoeuvred my bicycle around the fence I hear one man say, in a voice trembling with delight and excitement: "*And the bulldozers are coming tomorrow!*"

The bulldozers must have come, because there are no fields of chamomiles in that location any more. Lots of big houses with parking lots and garages though!

Forgive me for sending such a long rambling letter.

I'll attach the photos, and I'll try to get hardcopies of everything to you in time also.

Very sincerely,

Carmela Mary Clare
101-6651 Lynas Lane

Richmond, BC V7C 3K8
magdolnac@shaw.ca

Wallace, Ron ALC:EX

From: ALC Burnaby ALC:EX
Sent: Monday, August 18, 2008 8:30 AM
To: Wallace, Ron ALC:EX
Subject: FW: August 14 Garden City Land Use meeting feedback.
Attachments: Office of the Ombudsman & Agricultural Land Commission 200..pdf

From: Ross A. McCutcheon [mailto:ramccutcheon@telus.net]
Sent: Saturday, August 16, 2008 1:15 PM
To: ALC Burnaby ALC:EX
Subject: August 14 Garden City Land Use meeting feedback.

Dear Sirs:

Please find attached a copy of a letter to the Ombudsman of British Columbia and cc: to ALC expressing my concern over the changes to Richmond City Official Community Plan and City Centre Area. My home is at the corner of Leslie & Brown Roads approximately 500 metres from the Garden City Lands. The City is planning to eliminate residential housing in our area. I was somewhat surprised to hear at the meeting that they propose to use the Garden City land for residential use. It seems to be mixed-up. I do agree that change is due to all these properties but I think as one of the commission members pointed out that something progressive like vertical farming needs to be considered and blending the area with people is important. In any case my opposition of the matter as it stands is official and I appreciate the opportunity to present these matters to you. Feel free to contact me.

Sincerely yours,
Ross McCutcheon
8380 Leslie Road
Richmond, BC V6X 1E5
604-270-3844 Home
604-512-6670 Direct

Office of the Ombudsman
PO Box 9039 STN PROV GOVT
Victoria BC V8W 9A5



Dear Sirs:

I am writing this letter over the lack of concern and support The City of Richmond has given its citizens in the Northy district (soon to be called Aberdeen) regarding the changes to the Official Community Plan and specifically the City Center Area. I have reviewed the Ombudsman Fairness Checklist carefully and feel strongly that our concerns are not being considered properly. This matter has become critical due to the timing the City has given to this matter.

The City is pushing this plan forward regardless of what we tell them and they will eliminate residential housing in our area for the future. This is interesting because in other areas within 500 metres of our property the City is approving or planning for residential housing. I was surprised to hear the City representative say at the August 14, 2008 Agricultural Land Commission hearing that they wish to change the Garden City agricultural lands into residential property. This same representative went on to explain to the commission how they see the OCP being passed soon by Victoria.

I don't understand why the City of Richmond wants to change viable and arable agricultural property into residential property and in our area change useful residential property into light industrial property. Simply put Agricultural land is for growing food and sustainability of people. I am copying this letter to the Agricultural Land Commissions voicing my opposition to the City of Richmond's centre plans.

Although the City has given the legally required notice, I believe in all fairness this is not sufficient notice. There are close to 170 property owners in our area and many of them do not include English even as their second language. The City document pertaining to the change in this area is 260 pages in length and quite detailed, not a simple read for the average person. The required newspaper notice does not include what the changes are and citizens are left to discover these on their own.

During the City Council meeting June 23, 2008 Councillor Evelina Halsey-Brandt commented on how all stakeholders had been consulted regarding these changes. I have spoken with many of my neighbors and I can tell you that no one from the City of Richmond has contacted myself or other property owners I have spoken with.

Finally, in my own case I feel that City employees whom said they were intending to keep us informed have not done so and as yet have not given reason for this. I have attached the letter I read at the Public Hearing on July 21, 2008. Some property owners in our area feel their land values have dropped by 30 percent due to these changes.

There is no reason to eliminate housing in this area, or reduce the zoning. On the contrary this area is suitable for multiple usage and should be rezoned accordingly. Although I am one person and one property owner I know others will have their own points they wish to make and I ask them to direct them to you. I kindly appreciate this opportunity and will be pleased to discuss this matter further.

Sincerely yours,

Ross Allan McCutcheon

cc: Agricultural Land Commission

ramccutcheon@telus.net

604-270-3844 (Home) - 8380 Leslie Road, Richmond, BC V6X 1E5 - 604-270-7242 (Office)

July 21, 2008

THE CITY OF RICHMOND
6911 No.3 Road,
Richmond, BC,
V6Y 2C1,

Attention: City Clerk's Office

Dear Mayor Brodie:

I have made amendments & corrections to my original letter such as Orvis should have been Oris. I must have fly-fishing on my mind and it will be a pleasure to present this in person at the hearing.

Your Worship, Richmond Council Member, City Staff, guests and neighbors:

My Name is Ross Allan M^cCutcheon and I live at 8380 Leslie Road.

It is a privilege to have the opportunity to present the following points of view regarding Bylaw 8383 pertaining to the City Centre Plan and the Official Community Plan. I know everyone agrees that not enough can be said for the hard work and efforts of this council and city staff in bringing this plan forward. Genuine congratulations are in order.

In moving forward sometimes it's good to reflect on the past. If you'll allow me a moment, I will refer to Mr. Thomas Kidd's 1927 History of LuLu Island's Occasional Poems:

LULU ISLAND

Child of the Fraser River and the sea,
Fair Lulu Island where I built my home,
Though I had seen fair lands ere I saw thee,
I came and saw and said "No more I'll roam."
Thine open lands inviting to the plough,

Thy clumps of woods where spruce and cedar vie
for Beauty's prize in height and symmetry
And many kinds of the deciduous bough,
With wild rose bordering all, whose spring display,

Crowns every bush and festoon-links the trees,
And fills with fragrance sweet our spring-time breeze:
A beauty that no words can e'er portray,
And what a setting, Little Gem, is thine!
Olympian Gods could never such design
a border of great mountains guard thee round
With, for a clasp, Mount Baker, crystal-crowned.

Although quite historic by now, I think Mr. Kidd's words are not only fitting but with the Olympian tone they are somewhat prophetic. Working forward on this plan I think it is important to consider the significant change scheduled for the new Aberdeen district. Here, where over 500 persons reside in approximately 170 single-family homes the plan is to eliminate residential housing and replace it with a light industrial zone.

There are many people who are interested to continue living in the area and I think this has been successfully demonstrated by the speed of the recent sale of the Wall facility on Sea Island Way, Aberdeen and the new West Cambie properties. In comparison it is interesting to note that the current industrial offices and commercial units in the area are having a difficult time renting properties. Taking people away from the area, in the hope of attracting business may not be an ideal scenario. With business properties not renting and with the lack of residents the area may have a blank look in the future.

I had personally hoped to one day convert our property into a mixed-use property with office, training institute, specialty warehouse and residential apartment. Similar to a European "Shop keepers" style of housing. It looked as though this was going to be possible, until recent announcements. This may regretfully, force me to sell and relocate outside of Richmond.

The property fits all the requirements for distance to and from Canada Line Aberdeen Station, which is within a 5-minute walk. The noise from the airport is no more significant than that of Aberdeen's or Wall Centre's, which are closer to the airport, or the recently approved Oris (Cambie) project which is approximately 500 meters away.

As a family we enjoy the area with over 100 restaurants within walking distance, major shopping within walking distance, City Centre parks and my current office is within walking distance. The potential for future use of the Canada Line nearing completion is starting to excite us. If a goal is to maximize the potential for the Canada Line, then people need to be attracted to the area and not displaced as will happen to more than 500 persons.

Where else in Richmond will you find property suitable to house business, rental and residential property? I request that you reconsider the change to the area and not displace people from the zone and instead convert the property zoning to the T4 category allowing for up to four stories of mixed property use. The precedence has been made with existing residential properties previously referred to in or near the area. I have already mentioned my plans and there are other property owners, which wish to upgrade their properties to include greater density.

In June 2008 I called City contact Mr. Terry Crowe twice with no reply and finally on third call I was able to speak briefly with Mr. Crowe, he said Mr. Holger Burke would call me. Mr. Burke spoke to me explaining in our area that residences would not be allowed due to the airport and that the City has made a deal with Transport Canada and The Airport regarding a noise policy. Now I found this very interesting as I had met Mr. Crowe September 15, 2004 and he promised to keep me informed as shown in the following e-mail text:

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

From: Crowe, Terry
To: Ross A. McCutcheon
Cc: Huhtala, Kari; Fiss, Eric
Sent: Thursday, September 16, 2004 3:53 PM
Subject: RE: Plan

Nice meeting you.
Yes we will keep you informed.

Thanks
Terry Crowe,
Manager, Policy Planning,
City of Richmond,
6911 No. 3 Road,
Richmond, BC
V6Y 2C1
Tel: 1-604-276-4139
Fax: 1-604-276-4052
Email: tcrowe@city.richmond.bc.ca
WWW.city.richmond.bc.ca

From: Ross A. McCutcheon [<mailto:ramccutcheon@telus.net>]
Sent: September 16, 2004 6:14 AM
To: Crowe, Terry
Subject: Plan

Hi Terry:

It was a genuine pleasure to speak with you last night at the YVR Noise Management Information Session. I think YVR isn't getting a true picture regarding residents in our end of City Centre due to the fact most are transient and the rest have lived there so long they've grown accustomed to the noise. I plan to write YVR to let them know.

I was glad to hear that City Centre plan will be revisited once West Cambie is complete. Finally, the name I couldn't put my mind to last night is Kari Huhtala and I left a voice message request to be informed via e-mail regarding future West Cambie planning sessions. I would appreciate being placed on your information e-mail. Good luck with all your endeavours and planning and I welcome the opportunity to be part of the process.

Sincerely,
Ross McCutcheon
8380 Leslie Road
Richmond, BC V6X 1E5
604-270-7242 Office
604-270-3844 Home

If the City of Richmond is going to restrict residential development in my area due to a New Noise Policy, my questions are:

- 1) What authority does Vancouver International Airport Authority (VIAA) and Transport Canada have in Richmond municipal matters?
- 2) What does Vancouver International Airport Authority (VIAA) and Transport Canada know about the effect of the noise in the area?
- 3) Why have we not been properly informed that there is a noise issue in our area?
- 4) I would like someone to explain why Aberdeen Centre, Wall Centre and Oris (Cambie) projects were allowed or are being allowed to be built, when they are clearly in the Noise area?
- 5) Are you going to make a change to this plan to allow residences in the area and give our properties the equal treatment that other property owners have had?
- 6) Is there anything which any council member or city contact would like to disclose tonight regarding the limitations to residences in the area and the way these changes are being pressed forward?

I strongly disagree with Gall Johnson's July 11, 2008 Memorandum to the Mayor and Councilors that sufficient notice and discussion has been made and that all interested parties have been properly consulted.

I hope that City Council will consider the great pioneer spirit, which has passed over this land in the past and help forge new frontiers for the future. I look forward to further discussion and helping out in anyway possible.

Sincerely yours,

Ross A. McCutcheon
604-512-6670 (Direct)

ramccutcheon@telus.net

604-270-3844 (Home) - 8380 Leslie Road, Richmond, BC V6X 1E5 - 604-270-7242 (Office)

Wallace, Ron ALC:EX

From: Randall White [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

Wallace, Ron ALC:EX

From: Roland Hoegler [rahoegler@shaw.ca]
Sent: Friday, August 15, 2008 2:41 PM
To: Karlsen, Erik ALC:EX
Cc: Wallace, Ron ALC:EX; mayorandcouncillors@richmond.ca; Erceg, Joe
Subject: Garden City lands : Experts who " prostitute " themselves

To: ALC:

Re: the Garden City Lands

In the Garden City Lands partners determined desperation to make a case the Garden City lands are not viable for Agriculture, the Garden City lands keep dragging out the same token members of the Local Richmond Farming Community to claim the Garden City Lands are not viable for farming:

Lets look at this " **Is the Glass = Half FULL..... or is the Glass = Half EMPTY**" analogy:

The intent of the ALR is to maintain a land supply preserved or dedicated to Farming and Agricultural , Is it not ???

Ideally, under the ALC's mandate and guidelines,.....the entire 4.7 Million hectare ALR inventory within BC would be in full , active , maximized Agricultural production, would it not ?

However, for any Richmond Farmer, (*who by virtue of being a Farmer most likely (i) owns or (ii) leases ALR land, and these same Farmers, who via active farming are engaged in a " For - Profit" business*) and whether it be of their own volition or whether these same farmers allow themselves to be prostituted as a so-called expert on another local ALR parcel ,..... this "opinion" now also exempts these same farmers from any immunity to accusations of being on par with the OPEC (Oil) cartel insofar as a given commodities "supply and demand" is concerned.

In other words, these aforementioned farmers could be accused of contributing towards limiting the amount of available ALR/ farmland via supporting the Garden City Lands ALR exclusion, thus if 136 acres of ALR land is permanently removed from potential farming this simply removes competition for these other pro - ALR exclusion farmers.

It would not be a stretch to say it may also positively impact the value of their own ALR holdings.

Their " Farmer - expert opinions " should be interpreted at minimum as they themselves would not be interested in farming the 136 acre Garden City Lands and simply leave it at that. This should not be construed or misinterpreted as no other parties are interested in farming the 136 acre Garden City Lands parcel. The history of the ALR clearly indicates the original vision was for the Gov't to purchase and lease the lands deemed ALR back to farmers..., and the Garden City lands Public Ownership is in sync with a major part of the original ALR vision.

It should also be duly noted that many of these same farmers offering opinions re: the Garden City lands have been handed down a " turn-key" viable agricultural operation passed on down through the generations within their own families ,...and their farming ancestors most likely had parcels in similar "original" condition to the Garden City lands (ie raw undeveloped land with agricultural potential) but over time made them viable farms.

This leaves their "farmer expert" judgement call on the Garden City lands rather skewed and self -serving..... given that for these 136 acres of Garden City ALR lands to be utilized would entail a current capital investment by any interested farmer much the same as the current Richmond Farmers own ancestors who established their own viable farms , but have given the current generation of non- pioneer modern -day farmers a major head start.

Let's take so-called "expert" in a more comprehensive context, shall we ???
Let's also avoid the equivalent of an **Agricultural OPEC**, shall we ???

The so-called token "expert" opinion is: in a conflict-of-interest etc, a \$10 Million" bribe" mislabelled as an "Endowment Fund" is in place, thus any opinion from these same "expert" parties should be deemed non-credible and either struck from the record, or perhaps has more, in fact, back-fired, and morseo solidified the case for NON- ALR Exclusion for the Garden City Lands .

However, as a concluding comment, it appears the majority of Richmond Farmers have wisely stayed out of this contentious Garden City lands ALR exclusion matter, at minimum avoiding submission of any formal documented support for the GCL ALR exclusion. Perhaps their silence is the most deafening, hence THE most defining one.

Regards:

Roland Hoegler

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

August 8, 2008

To whom it may concern:

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely

Deirdre Whalen, B.Sc. Biology

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

Wallace, Ron ALC:EX

From: ALC Burnaby ALC:EX
Sent: Tuesday, August 19, 2008 3:00 PM
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: Thursday, July 3, 2008 12:18 PM
To: Underhill, Brian ALC:EX; Wallace, Ron ALC:EX
Subject: FW: Removing Garden City Lands from ALR

From: Rick Townsend [mailto:ricktownsend@shaw.ca]
Sent: Thursday, July 3, 2008 10:36 AM
To: ALC Burnaby ALC:EX
Subject: Removing Garden City Lands from ALR

Chair of Agricultural Land Commission

I write this to speak against the removal of the Garden City Lands in Richmond from the ALR. This email represents two votes against the removal from the ALR and, especially, the rezoning to high density housing.

Richmond needs more green space, not less. Concrete high-rise development and in-fill housing is turning the city into another West End. The ALC has an opportunity to create a green legacy for Richmond, not contribute to its decline.

The pressure on green space by self-serving developers has been allowed to go unchecked in Richmond. The Garden City Lands should benefit the people who need them - those living in Richmond.

We need to do our part to keep the air clean. The last thing Richmond needs is more concrete and cars. Retaining a "green" use for the Garden City Lands would make a real contribution.

I understand that agriculture proposals have been put forward re the use of the Garden City Lands. Although I have not read these, I have heard they are positive and would benefit all people living in Richmond. Surely green proposals are preferable to concrete density.

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

Rick & Carol Townsend
8760 Demorest Drive
Richmond, BC
V7A 4M1

JOHN MASSOT
10100 Westminster Hwy
Richmond, B.C. Canada V6V 1A8
Phone: (604) 276-5012

RECEIVED
PROV. AGRICULTURAL
LAND COMMISSION
AUG 27 2008
RW

August 25, 2008

The British Columbia Agricultural Land Commission
4940 Canada Way
Burnaby, B.C.
V5G 4K6

Attention: Members of the panel dealing with the application,
by the City of Richmond, to remove the Garden City lands
(136 acres) from the B.C. Agricultural Land Reserve (ALR)

Dear Commissioners,

Your pending decision to keep the Garden City lands in the ALR or to remove it will be crucial for the future of farming in Richmond.

This decision will most likely be the last chance you will have to help restrain and stop the abject ongoing transfer of Richmond farmland in the hands of developers and land speculators - none of them farmers.

I am 89 years old and have been resident of Richmond since 1955. I am a retired farmer. I have been a staunch advocate of the ALR since its inception.

The Garden City lands could be used for a parc but, it would be very difficult, for a bona fide farmer, to make it a viable farming operation. I would not farm it.

However you, as decision makers, have a unique opportunity to acquiesce to the City of Richmond request for removal of these lands from the ALR on the condition, as a prerequisite, that the City declares, that all the farmland presently in the ALR in South and East Richmond will remain in the ALR permanently.

For you to accept the removal of the Garden City lands from the ALR without the above mentioned prerequisite will simply be playing in the hands of land speculators. It would be another signal that further farmland removal from the ALR will always be a possibility.

It has been clear, over the last forty years, that the City of Richmond has no intention to make any firm commitment to preserve farmland.

To confirm this I enclose, herewith, several copies of some letters I wrote which were published in our local papers.

...../

The B.C. Agricultural Land Commission - August 25, 2008

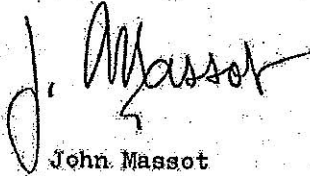
/.....

Would you decide to remove the Garden City lands from the ALR without the prerequisite condition indicated above, the door will be wide open for more land speculation. Sooner or later we will see new scenarios, similar to Terra Nova or the Garden City lands, happening again.

Richmond farmland would, therefore, continue to be removed from the ALR up to the day when there will be none left. What a sad day it will be.

Is this the legacy that the British Columbia Agricultural Land Commission wants to leave to our grand children? I would hope not.

Respectfully submitted,



John Massot

Enclosures

RECEIVED
PROV. AGRICULTURAL LAND COMMISSION
AUG 27 2008

RICHMOND REVIEW (Newspaper)

Saturday, March 29, 2008

Letters

No will to protect farmland

Editor:

For the last year the Garden City lands in Richmond have dominated the local news.

There is far more in the dilemma surrounding the Garden City lands than the keeping or losing of 136 acres by the Agricultural Land Reserve. It has to do with the permanent preservation or loss of thousands of acres of good farmland in Richmond and other parts of the province.

The choice is either to preserve it for our own benefit and the one of future generations or to let it go for any other purpose.

If it is not necessary to preserve it permanently there is no need for the ALR or for the Agricultural Land Commission to exist.

However, if farmland, and good farmland in particular, must be preserved to feed the growing population of Richmond and B.C. are we serious about keeping this most valuable non renewable resource? Or should we opt to rely on increasing food imports?

With the price of oil and cost of transportation rising constantly, what would happen if faced with a sudden fuel crisis?

It makes good sense to grow food as close as possible to the points of consumption.

while windfall profits made through rezoning is scandalous.

It is heartening to hear our municipal and provincial governments say that the ALC and the ALR are working well and doing a good job. But are they getting stronger to preserve farmland permanently for the sake of future generations? The answer is no.

There seems to be no political will to set permanent boundaries around farmland, or to eliminate windfall profits made through rezoning. If there was one, why have speculators been so interested in buying farmland in Richmond for the last 40 years?

Farmland will continue to disappear unless we act decisively now. However we must remain realistic and logical. Every square foot of farmland cannot be preserved in perpetuity, but good farmland should never be taken out of the ALR except if absolutely necessary.

As to the 136 acres of the Garden City lands, one can question their desirability for farming. We should be more concerned about the urgency to keep all cultivated farmland in south and east Richmond in the ALR, not for 30 or 40 years, but permanently.

John Massot
Richmond

The Richmond Review

Thursday, August 14, 2008

Letters

Do more for farmland

Editor:

The City of Richmond has never made a firm commitment to preserve our best farmland in perpetuity.

On that basis—and if the B.C. Agricultural Land Reserve (ALR) is to fulfill its mandate in preserving farmland for the benefit of future generations—the B.C. Agricultural Land Commission (ALC) will have little alternative but to refuse, a second time, the removal of the Garden City lands from the ALR.

If it does not do so

it will continue sending the message to speculators on farmland that with patience they may, sooner or later, expect to reap enormous windfall profits through rezoning.

Speculation will therefore continue sending our farmland prices to astronomical levels, out of reach for any bona fide farmer.

How serious are we about preserving farmland from further development?

J. Massot
Richmond

Are there answers to Terra Nova dilemma?

Editor, The Review:

Much has been said and written about the Terra Nova controversy since the last municipal election of November 1990.

But one may wonder how much of it is dealing fairly and objectively with the overall Terra Nova issue: preservation of farm land for the benefit of future generations.

Some would like to rezone Terra Nova to agricultural use, over and above the decisions of a former municipal council. This is not fair when a permit is lawfully given. It should be respected and remain valid. If the law, or procedures, relating to such permits are bad, or improper, then one should work to change these first. But not the other way around, which usually ends up being very upsetting, very costly, or both.

Others seem to see nothing better than letting market forces take over every square foot of all Richmond farm lands for building purposes and roads with some ludicrous excuses such as: "let the market decide," "imported farm products are cheaper," "farming is not economical or feasible" (even in soil classes 1, 2 and 3); "you cannot farm next door to residential areas;" "farm land is too expensive", etc...

I cannot agree with either form of action.

If we let the latter happen it is not going to be very long (one, two or three generations at the very most) before we wake up to different realities.

Many parts of the world have recently been confronted with serious problems of air and water pollution, requesting costly actions to be taken for our own survival.

When it comes to our food supply, let us be fully aware that good farm land is disappearing much faster than most of us realize: at the present rate of depletion of a minimum of 1.7 million acres of crop lands per year - most of it lost to residential

developments - the U.S., the largest food producer in the world, would lose the totality of their crop lands of about 400 million acres in just 235 years.

If we do not change what we are presently doing in North America, this is the legacy that we are preparing for our grandchildren.

If first-quality farm lands are not presently preserved in and around populated areas - when alternatives are available on a local or regional basis - it is not, as some would claim, in order to provide "affordable housing." It is simply because we live with a political system which permits windfall profits through rezoning - particularly on farm lands - to developers and land speculators.

As long as these windfall profits are permitted, protection and preservation of farm lands will remain just a dream, an utopia.

Easy money through rezoning is so attractive and so rewarding that many people will do almost anything to jump on the bandwagon where greed breeds more greed. But then many will become upset when their neighbors across the street are successful and they are not.

I am of the opinion that the remaining best farm lands of Richmond should be preserved permanently. But to do this our present council and other politicians at all levels of government should work toward finding ways and means to eliminate windfall profits on land speculation. So far I have not heard nor read much going in that direction.

The council should also stop wasting time - and possibly large amounts of money - trying to return to agricultural use any of the Terra Nova lands which were lawfully rezoned as residential in 1988. Fair is fair.

John Massot,
Richmond

Recording flaws upset letter writer

Open Letter To The Members Of The Richmond Council:

Why take minutes of a meeting if not to ensure that the content of this meeting is recorded truly and adequately for future refer-

ence? Was not the matter of preserving farmland in Richmond important enough to be truly and adequately recorded in the minutes of every Official Community Plan (OCP) meeting?

Following the municipal presentation of the OCP to the Richmond residents, the City Council, by a vote of 5 to 4, decided in 1987 to appeal to the Provincial Cabinet for the removal of some 332 acres of flat quality farmland in the Terra Nova area, from the Agricultural Land Reserve (ALR).

In September of this year, the same Council vote of 5 to 4 resulted in part of these Terra Nova prime farmlands to residential use, and others:

I seriously question the openness of the democratic process preceding and leading to the majority vote of 5 to 4 indicated above. The recent quashing in the Supreme Court of B.C. of two Richmond bylaws related to the development of Terra Nova can do nothing but reinforce my belief that something was seriously amiss all along: the OCP municipal presentations to the public.

If it is my contention that the minutes referring to the Public Meetings on the OCP, and as presented by the Planning Department to the Mayor and Council, in four volumes

published in 1985 and 1986 titled "Public Participation Program Volume 1 and Volume 2", do not fairly and adequately represent what took place and what was said at these OCP Public Meetings.

Some serious inaccuracies have been published, and some very important statements made by both the public and municipal staff have been completely omitted or distorted.

Speaking strongly in favor of preserving farm land for the benefit of future generations, I made a substantial presentation at the Public Meeting held at the Steveston Community Centre on June 18, 1985. I indicated that the preservation of farm lands will not be the result of free economic forces at work, but will come from the political will of our elected government representatives. I also made the following comment: "Until windfall profits through rezoning of farm lands are eliminated, there will never be any logical nor effective way of protecting and preserving farm lands". This comment brought a warm applause from the large majority of the people present.

Months later I found somewhat strange to see the balance of my presentation fairly well covered in the minutes, while the more important matters indicated above were entirely deleted. My question was why?

On March 10, 1986 I had a meeting with the acting Town Planner during which I asked why this happened. The reply came in a somewhat derogatory statement

placing all the blame on the inexperience or incompetence of a UBC student acting as recording secretary. I was disturbed and shocked by this answer.

On April 10, 1986 I wrote to the Director of Planning asking for a copy of the original minutes taken at the meeting and correction of the published minutes. In reply, I received a municipal letter, dated April 22, 1986, reversing the verbal reply that I had received on March 10 by stating that: "we did not have a secretary recording minutes". My question then is, where do these minutes published on page 60 to 63 of the 1985 Public Participation Program - Volume 2 - come from?

During the course of many Public Meetings on the OCP in 1984, 1985 and 1986, as well as on printed documents coming from the Planning Department we, Richmond residents, were told that:

"Agriculture is, and should remain to be, a contributor to local economic diversity. It is recommended that agriculture be accepted as a legitimate 'highest and best use' of land with essential value for food production." (page 23 - Agricultural Issue - September 1984)

"Richmond's farmland resource is a unique heritage in terms of its exceptional quality and crop range opportunity." (page 61 - Issue Paper No. 3 - April 1985)

"Richmond's soils are among the most fertile in Canada" (page 14 - OCP Background Paper No. 4 - Volume 1 - April 1985)

"We need to establish a balance between our agricultural land and our urban land." (page 21 - Issues & Choices CP6 - June 1985)

"In order that decision makers can make wise choices, a full knowledge of the public's opinion is necessary." (ill - Public Participation Program - Volume 1 - August 1983)

"Staff replied that the present Council won't go into the ALR." (page 37 - Public Participation Program - Volume 2 - August 1983)

"Urban/Rural buffer: The permanent boundary between agricultural and urban areas... The exact nature of the buffer will be determined as part of the implementation of the OCP." (page 7) "The Municipality acknowledges that the agricultural land resource must be better protected than it is today." (page 14) "The Municipality does not support developing Richmond's farm land to accommodate growth." (page 13 - The Richmond OCP - April 1986)

"Agriculture - Objective 1: To support the preservation of agricultural land. The best way to protect farmland is to designate a consolidated land reserve, the boundaries of which provide an unequivocal limit to urban expansion... It is Council policy to clearly define a permanent boundary between urban and rural land.

Objective 2: To create and maintain a distinct boundary between... Cont. on p. 8 SEE PUBLIC

Public hearing minutes need accuracy

Don, from p. 4

between rural and urban Richmond. The OCP provides measures for establishing a permanent boundary between urban and rural Richmond" (page 21 and 22 - The Richmond Official Community Plan - April 1986)

That after all this on May 21, 1986, at the last Public Meeting on the OCP held at the Thompson Community Centre, the chairman of the meeting representing the Planning Department had this to say in answer to someone's question: (verbatim) "Richmond is not a farming community anymore. If you want to see a farming community you have to go to Chilliwack. After all we are only trying to protect farm land for the next 20 years."

If this above statement is the position of our Planning Department, it should have been clearly printed on every OCP municipal publication dealing with agricultural issues; not merely presented in a verbal manner during the course of the last OCP Public Meeting.

Our Planning Department cannot have it both ways: "trying to protect farm lands for the next 20 years" has nothing of a "permanent" basis. "Permanent boundaries" and "unequivocal limit to urban expansion" are simply very hollow terms when expressed on a 20 year basis. Stanley Park in Vancouver would certainly not be here today for everyone to enjoy if it had been preserved "permanently" on a 20 year basis.

When I heard the above state-

ment coming from the Planning Department on May 21, 1986 I was startled but not overly surprised. Would it be printed in the minutes? I doubted it immediately, even though the recording secretary seated less than 20 feet in front of me was actively writing in his note book when this took place. This prompted me to ask the chairman, a short while later, if the minutes of the meeting were being properly recorded and would they be available to the public. The answer was "yes" on both accounts. Asking a second question as to when they would be available to the public? The answer was: "in a week to 10 days."

On or around June 4th or 5th, 1986 I went to the Planning Department asking for a copy of the minutes of the meeting held at the Thompson Community Centre on May 21, 1986. The minutes were not ready; "they will be ready by the end of the month."

On July 3rd or 4th, 1986 I went back again asking for a copy of these minutes. The minutes were still not ready. I then asked to speak to the chairman of the Thompson Community Centre's meeting as to why the minutes were still not ready? His answer was: "Well, we changed our mind. We are not going to print and publish individual minutes for each meeting. We decided to coordinate everything and produce one set of minutes for all meetings. This should be ready in late August or September."

Minutes of this meeting were finally printed in the "Public Participation Program: Technical

Appendices - Volume 2 - dated August 26, 1986"

As I expected, the minutes fell very short of publishing the chairman's statement, and nothing at all as to when the minutes would be ready.

After receiving professional advice on these matters I went back to the Planning Department, in early September 1986, asking to have a look at the original handwritten minutes of the recording secretary. The reply was: "The recording secretary is away today. I will ask him when he comes back and could you come back next week?"

I returned a week later receiving apologies from the person who spoke to me the previous week because he had completely forgotten about it. I was told: "Come again next week. This time I won't forget!"

I returned a third time a week later, meeting with the same person and, with what I had expected all along came the following answer: "Sorry, these minutes are not available, they have been destroyed."

I am sorry to say, but this is not democracy.

In view of this situation I would like to offer the following recommendations and request that they be implemented by the Richmond City Council as soon as possible.

1) That all minutes of meetings with the public (whether the public comprises one individual, a corporation or 500 people), which are kept on file at City Hall for future reference, be produced and made available to the public con-

cerned, within 15 days (fifteen) of the date of such meetings.

2) That in case of errors and/or omissions concerning important matters presented or discussed at such meetings, adequate correction of the minutes should be permitted and made, upon request in writing by any concerned party attending such meetings, up to 30 days (thirty) from the date of the publication of the minutes.

3) That the original hand written (or typed) minutes of such meetings be kept at City Hall, for a minimum of three months following the publication of the minutes, before being allowed to be destroyed.

Unless and until such recommendations are implemented, the door remains wide open to any kind of manipulation, particularly through voluntary deletion. Some members of the public will continue to suffer because of a lack of fairness and justice in the present system.

Implementing of the above suggested recommendations should also go a long way to remove possible suspicion against members of the municipal staff. Moreover, it would definitely improve the quality of our local democratic system.

John Mason
Westminster Hwy.

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

RECEIVED
PROV. AGRICULTURAL LAND COMMISSION AUG 26 2008

RW

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:

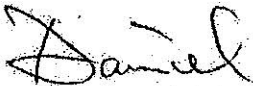
1. **No new need after the previous rejection:** I fully support the ALC decision made in 2006 to not remove the Lands from ALR. I understand that rejection are made after serious consideration. The re-application from the City of Richmond is ignoring citizens' need and does not respect the previous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

Copy of email

RECEIVED
PROV. AGRICULTURAL
LAND COMMISSION AUG 26 2008

RW

Carmela Clare

From: Wallace, Ron ALC:EX [Ron.Wallace@gov.bc.ca]
Sent: August 21, 2008 4:03 PM
To: Carmela Clare
Subject: RE: Richmond Garden City Lands Application 38099

Hi Carmela,

Thanks for your comments. I'll make them available to the Commissioners.

Ron Wallace, P.Ag.
Land Use Planner
Provincial Agricultural Land Commission
133 - 4940 Canada Way
Burnaby BC V5G 4K6
604 660-7029 Fax 660-7033

From: Carmela Clare [mailto:magdolnac@shaw.ca]
Sent: Thursday, August 21, 2008 12:53 PM
To: Wallace, Ron ALC:EX
Subject: Richmond Garden City Lands Application 38099

August 15, 2008

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

RE: Application 38099 by City of Richmond concerning the Garden City Lands.

Dear Commissioners:

Please keep the Garden City Lands in the ALR.

Last week I was flying home from a very important family visit in the Prairies. I watched out the window as we neared the airport. There they were—the Garden City Lands. I could see the roads around them, like a little frame-- the beautiful green fields, just like a prairie farm, right in the middle of a city.

Today I bicycled along Garden City Road. The grass in the Garden City Lands is as tall as I am, and flowering. It is full of life, full of colour, like a wild park designed by Nature.

25/08/2008

I remember one day last spring venturing a few feet inside, respectfully, just to visit, because I was so worried about the lands being developed. There were birds everywhere. The songs of blackbirds. Full of life. The Garden City Lands already have a lot of residents.

Do you remember the summer that Mars passed close to the earth? One summer night I cycled all around the Garden City Lands. The view of the sky was wonderful.

I first worked in Richmond in the 1980's and remember how I loved to bicycle to work from Vancouver because of all the farmland and green space so close to my workplace at No. 3 Road and Lansdowne. I moved permanently to Richmond two years ago.

I am attaching some photos I took from the plane on a visit to my daughter in Edmonton in 2006. I have made some slide presentations, the shorter of which can be accessed from my webpage at www.shaw.ca.members/magdolnac

I'm sure you have tons of photos and these are very amateurish.

I took for granted that the Garden City Lands would be undeveloped forever. I am really frightened that the City of Richmond wants to remove the Lands from the Agricultural Land Reserve. Isn't there enough pavement, buildings, and smog in Richmond already?

These lands belong to the future. We may very well need farmland close downtown Richmond some day. In the meantime the Lands provide us with their beauty and a home for wildlife. Richmond should be very proud to have "green" lands so close to its downtown. The idea of an organic gardening educational centre on these lands is fantastic.

Part Two

August 17, 2008

About twenty years ago in the extreme Northwest corner of Richmond (called Terra Nova) there were farm fields all over where the big houses and townhouses are now.

The City of Richmond did install a big park there, with a natural area for birds. And they do have community gardens and many other pro-gardening, agri-educational, and growing-for-the-food-bank goings on out there. To reach the park from downtown Richmond you have to pass through a vast suburbia (unless you come via the dyke on foot or bicycle). It is beyond bus routes.

Richmond has a great system of bike trails, and several community garden areas. My plot at Terra Nova costs only \$40 per year and is about 10x30 feet. Last night I attended a "Winter

25/08/2008

Gardening" workshop at city hall. The presenters were very skilled and knowledgeable. Tasty food using local produce was supplied by local chef Ian Lai. Door prizes were awarded. And no charge to attend.

Richmond is at the moment a rich little city and does indeed have "green leanings". I was astonished and saddened at the meeting last week to hear Mayor Brodie calling for development of the Garden City Lands.

I love the idea of community ownership of the lands—of small gardens for the apartment dwellers, and of agricultural educational activity—like an organic gardening school, being set up there. Maybe there could be something like a labour exchange for farm workers, or an experimental farm for testing out new organic farming methods. Why must private developers be brought in? Perhaps because the City of Richmond needs (or wants) more money— from the extra tax dollars development is always alleged to supply.

Development seems to me like some kind of insane anxiety attack which just can't slow down. People come to believe it's inevitable because it's so hard to understand.

I grew up in suburban Winnipeg. In family and school I was always made aware of our dependence upon agricultural land. My parents both came from rural areas. I remember the view of Lulu Island from my grandfather's house in South Vancouver—it looked like the Prairies—flat and covered with farm fields!

I wonder how farmers managed to make a living then (1950's). What did they grow, to whom did they sell? Our marketing system does not help our farmers to get their produce into local stores at competitive prices. I try to buy as much local food as possible, and as much Canadian food as possible. Sometimes it's hard to find in stores which are filled with produce from the U.S.A.

I thank you members of the ALR for the wise questions you asked the City Council and their allies at the meeting on August 14, and thank you for allowing the public to attend.

Sincerely

Carmela Clare
Richmond resident

Part Three

August 21, 2008

25/08/2008

One last thought. I just remembered that a few years ago I was cycling in Terra Nova, and saw a little girl on a bicycle quite far ahead of me. She turned into a field. I followed her at a very discreet distance. She crossed the field and vanished down a street. I stopped for a moment at the start of another field, which was full of chamomile flowers. A group of men in suits was standing beside the fence. As I manoeuvred my bicycle around the fence I hear one man say, in a voice trembling with delight and excitement: "*And the bulldozers are coming tomorrow!*"

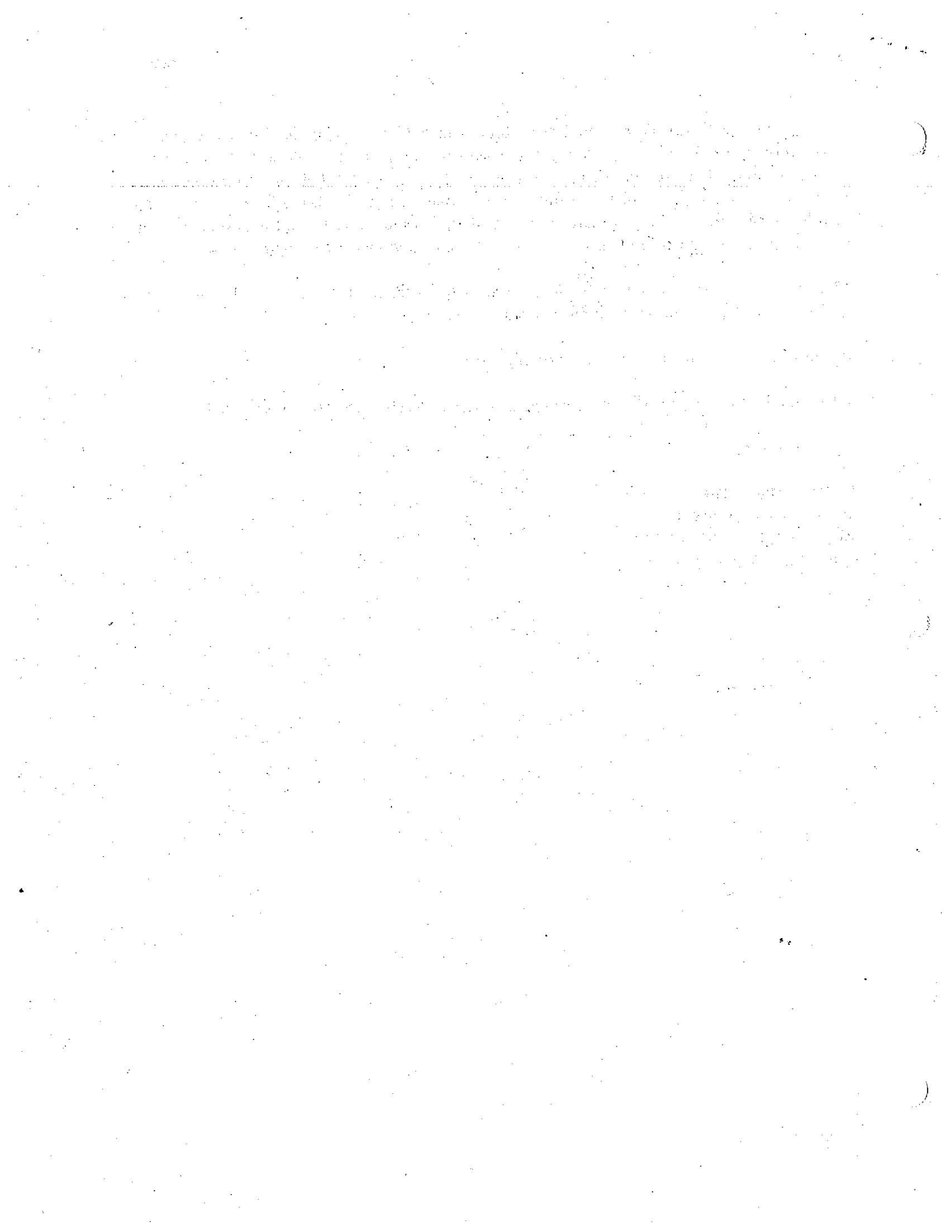
The bulldozers must have come, because there are no fields of chamomiles in that location any more. Lots of big houses with parking lots and garages though!

Forgive me for sending such a long rambling letter.

I'll attach the photos, and I'll try to get hardcopies of everything to you in time also.

Very sincerely,

Carmela Mary Clare
101-6651 Lynas Lane
Richmond, BC V7C 3K8
magdolnac@shaw.ca



Wallace, Ron ALC:EX

From: Fry, Colin ALC:EX
Sent: Friday, August 29, 2008 12:49 PM
To: Wallace, Ron ALC:EX; Pellett, Tony ALC:EX
Cc: Underhill, Brian ALC:EX; Runka, Shaundehi ALC:EX
Subject: FW: Garden City Lands

Ron, please add to 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 12:23 PM
To: Fry, Colin ALC:EX
Subject: Fw: Garden City Lands

From: Arno Schortinghuis
To: Karlsen, Erik AL:EX
Cc: OfficeofthePremier, Office PREM:EX
Sent: Fri Aug 29 12:01:43 2008
Subject: Garden City Lands

Dear Mr. Karlsen:

In this time of worldwide food shortages, high oil prices and concern over climate change, it is more and more evident that our agricultural lands are becoming crucial to our food security. I am dismayed that the process of hearing an application to remove the Garden City lands from the ALR is being rushed and being done without a process of welcoming public input.

We need to save these lands for our children and grandchildren.

Sincerely,

Arno Schortinghuis
30 West 39th Ave.
Vancouver, BC

email: arno@telus.net
Phone: 604-325-1158

"I thought of that while riding on my bike"

2008-09-11

Albert Einstein on the theory of relativity

----- Forwarded Message

From: Erik Karlsen <Erik.Karlsen@gov.bc.ca>

Date: Fri, 29 Aug 2008 10:08:06 -0700

To: Erik Karlsen <ekarlsen@telus.net>

Subject: Fw: URGENT: Request to suspend Garden City Lands process

From: Maggie Wojtarowicz

To: Karlsen, Erik AL;EX

Sent: Fri Aug 29 11:05:48 2008

Subject: Re: URGENT: Request to suspend Garden City Lands process

Mr. Karlsen,

If what is stated below is true, I wish to express my support for the request to "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."

And in any case, I wish to personally request, and to support all others who do so as well, that the Garden City Lands in Richmond be allowed to remain in the Agricultural Land Reserve and not allowed to be developed for more housing or commercial development, or any development other than for low-impact natural farming.

I am a Vancouver Resident, who chooses to live in the dense and compact downtown, in order to reduce my footprint on this planet in how I live, how I travel, how far I need to travel for my daily necessities. I moved to Vancouver from Toronto's suburbia, and it sickens me to death that here in the Lower Mainland, outside of the fantastic pockets of compact development, we have areas like Richmond which are essentially uncontrolled urban sprawl, with the fact that it's an island as its only blessing to contain this harmful sprawl. There are pockets in this mad sprawl in Richmond, like the Garden City Lands, which must be protected, ever increasingly more so as the realities of the development patterns of the last 60 years are becoming evident - if you develop that land for housing, commercial or otherwise non-agricultural use, you will be further condemning future generations to poverty, food insecurity, and who knows what other misfortunes due to loss of biodiversity on this planet.

In Vancouver today, our municipal government is finally carving out some very small spaces from previously developed lands, to allow residents to grow tiny pockets of food. We are finally given tiny bits of land in traffic circles and bulges between the sidewalk and street, to plant more than just grass. No land yet is being taken out of development and put back towards agricultural use on any more significant scale. But you have the power to preserve that larger parcel of land in Richmond for food production and "wildlife" (e.g., bees) habitat. Living in Vancouver, it gives me hope to know that there is that bit of land in Richmond called Garden City Lands, which might supply me with food in the not too distant future - I urge you not to take away that hope!

2008-09-11

Most Sincerely,
Maggie Wojtarowicz
Vancouver Resident

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

From: Donna Passmore <<mailto:donna8@telus.net>>

To: erik.karlsen@gov.bc.ca

Sent: Thursday, August 28, 2008 6:59 PM

Subject: URGENT: Request to suspend Garden City Lands process



the **F**armland **D**efence **L**eague of **BC**

August 28, 2008

Erik Karlsen, Chair

Agricultural Land Commission

133-4940 Canada Way
Burnaby, BC V5G 4K6
erik.karlsen@gov.bc.ca

Email:

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

----- End of Forwarded Message

From: Judy Williams

To: Karlsen, Erik AL:EX

Sent: Thu Aug 28 23:31:54 2008

Subject: Fraser River Coalition Supports Farmland Defence League of B.C. Request to suspend Garden City Lands Process

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

The Fraser River Coalition (FRC) representing approximately 30,000 members and championing the preservation of the Fraser River and Lower Fraser wetlands and delta, lend our support to the Farmland Defence League of B.C. in asking that the Agricultural Land 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.

We further support the Farmland Defence League as it this evening, files a request for a Federal Environmental Assessment Review 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

2008-09-11

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.

We have many other concerns, but since the deadline is tomorrow for public input and we were led to believe there would be hearings, not a truncated process such as this deadline now thrust upon us at the eleventh hour, we wish to add our voice to that of the Farmland Defence League in asking for a full federal level environmental assessment to be initiated on the Garden City Lands of Richmond, B.C..

Most sincerely yours,

J.E. Williams, Co-Chair,
Fraser River Coalition
(604)-856-9598

Cc

Donna Passmore, Director, Farmland Defence League Director;
Susan Jones, Boundary Bay Conservation Committee
Fraser River Coalition Executive

----- End of Forwarded Message

From: Ricardo

To: Karlsen, Erik AL:EX

Cc: Donna Passmore ; Diana Williams

Sent: Thu Aug 28 22:37:08 2008

Subject: Garden City Lands

Re: Garden City Lands...

I join others with concerns about the haste of the process of the latest application concerning these lands without more public input and consultation with other levels of government and interested parties. The controversy surrounding this application and these lands is not new and increasing awareness and recent findings should weigh on any decision to move forward. Thank you for your consideration on this matter.

Ricardo Cordoni... Director Pitt Polder Preservation Society

----- End of Forwarded Message

2008-09-11

Wallace, Ron ALC:EX

From: Barbara Huisman [qbs@uniserve.com]
Sent: Thursday, August 28, 2008 3:38 PM
To: Wallace, Ron ALC:EX
Subject: Garden City Lands
Attachments: IESCO letter to Kwantlen.pdf

I realize this is the last day for submissions regarding the Garden City Lands exclusion application. I did write a letter previously in opposition to the application. However, I have some additional points I would like to bring forward at this time.

1. The International Urban Agriculture Centre - Why did the city not let the residents know about this?

I am not sure if the commission is aware that the UN-sanctioned International Eco-Safety Organization has been working on an urban agriculture proposal with Kwantlen College. I attach here a letter that was sent from this organization to the head of Kwantlen College last March, confirming their interest in an urban education centre in Richmond.

Unfortunately the city council never brought this out in the open. I got a copy of this letter from Dr. Chak Au, who is a Canadian delegate to the Eco-Safety organization. He was very excited about it at the time, and since I was a member of the Garden City Lands coalition, he allowed me to have a copy and share the news. We believed the city council would have to give this serious consideration, but that has never happened. It was never once mentioned in the public hearings - I attended every day, and can therefore attest to that.

I bring this up now to underline the fact that Richmond City Council has orchestrated a very careful and deliberate campaign to get this land developed. They have kept the public in the dark about many aspects of their plans, including this exciting idea to have international urban research centre here in Richmond.

2. This will not be a "Park"!

I attended the August 14 presentation by Richmond City Council to the ALC and was struck by the fact that Mayor Brodie kept referring to their proposal as if it were going to be a "Park" if they were allowed the exclusion. A park! We would all love a park, but not 14000 new residents on agricultural land, where the only greenery is the strips of grass in and among the high rises. Those of us who have read the MOU understand that this will not be a park by any stretch of the imagination. They haven't even begun to think about the schools they will need to support all the new residents. I suppose the land for schools, once it is considered, will have to come out of the "park" that is left over beside the high rises.

3. Community Need?

One of the main points that the City was to explain, was why there was a community need for this land to be developed. Yet, if you look at the participants at the public hearing, the regular citizens of Richmond (those without a commercial interest in the land) did not voice any need for this land to be developed. They all saw a need to keep the city livable with open spaces, and room to grow food in the future, without having to transport it long distances.

So these are just some of my closing thoughts on this issue. I wanted to get this in to you today before the deadline.

At the risk of boring you, I might add I have felt driven to participate in this for the sake of future generations. Even if this application is somehow successful, and the City has their day of celebration along with the developers, at least I will know that I and many others in Richmond did our best to save this land. We have stood out in the rain and snow at various venues, giving out information to whomever we could, explaining about food security. We did this voluntarily, at the cost sometimes of missing family events, appointments, etc. so that maybe, just maybe there is a way to turn this around. I couldn't live with myself otherwise.

There, I have bored you.

Take care and thanks for your consideration.

Barbara Huisman

President, QBS Quality Business Solutions Inc.

telephone: 604-272-5163



Please consider the environment before printing this email.



International Eco-Safety Cooperative Organization
المنظمة الدولية للتعاونية لسلامة الأحياء 國際生態安全合作組織
HONG KONG CHINA

Skip Triplett
President
Kwantlen University College
Surrey, B.C.
Canada

March 22, 2008

Dear Skip,

I am so thrilled to learn that your College has recently made a proposal to the Richmond City Council for the establishment of an urban research and education centre in Richmond. I applaud you for providing a strong leadership and vision for the first institution of this kind in North America.

When I was in Vancouver last time attending the World Urban Forum, we had some discussions about this idea together with Mayor Malcolm Brodie. I am very delighted to see it taking shape. I hope that the Richmond City Council will approve the proposal.

You can be assured that I, as the Chairman of International Eco-Safety Cooperative Organization affiliated to the United Nations, will give this proposal my fullest support. I also look forward to having the opportunity to develop a partnership between our two institutions in future. Please feel free to contact Dr. Chak Kwong Au, our organization's CEO and Chief Delegate in Canada, at any time.

Sincerely,

Dr. Jiang Mingjun
Chairman
International Eco-Safety Cooperative Organization



C.C. Mayor Malcolm Brodie
City of Richmond, B.C.,
Canada

Wallace, Ron ALC:EX

From: Roland Hoegler [rahoegler@shaw.ca]
Sent: Thursday, August 28, 2008 11:22 AM
To: Karlson, Erik ALC:EX
Cc: Wallace, Ron ALC:EX
Subject: GARDEN CITY LANDS ALR EXCLUSION: Prince George decision

TO: ALC

Re Garden City lands ALR exclusion application

Below is a link to the recent ALC North Panel 23 page decision letter dated August 8, 2008 re: the Prince George ALR Exclusion application (ALC Files # N -37662 and # N - 37710)

The message is ready to be sent with the following file or link attachments:
 Shortcut to: http://www.alc.gov.bc.ca/application_status/37662/37662d1.pdf

This application involves the ALR Exclusion application for removal of **668 hectares** of land from the ALR.

The ALC North Panel has, via the August 8 letter, approved this ALR Exclusion application.

However, in contrast with the Garden City Lands application for **55 hectares** still before the ALC, the Prince George applicants were obligated by the ALC to

(i) to replace the 668 acres EXCLUDED from the ALR with future ALR INCLUSION of 668 acres of other lands of similar or better agricultural capability than the 668 acres removed and in the vicinity of Prince George area

(ii) the creation of an endowment fund based on a pro - rata formula (\$ per acre of ALR land excluded) and also a formal mechanism to both collect and distribute these same funds.

While both Richmond's GCL and Prince George applications and their document packages are rather voluminous, the matter apparently boils down to the ALC's main priority objective being that the physical amount of ALR land (in acres) be maintained, and that at the end of the day **668 acres of ALR land IN the Prince George area will still exist (no net deficit)**.

It also appears that the ALC had some concerns re: the offer of the Prince George applicants endowment fund, given it may be interpreted somewhat as a "bribe" for ALR exclusion. However, the ALC accepted the offer, likely on the basis that the offer, if refused, would be a net agri - benefit otherwise lost. Regardless, it appears that the ALC considered the endowment fund as clearly a secondary consideration "bonus" at best, as opposed to the 668 hectare ALR land replacement in the Prince George area as THE issue being THE main ALC priority.

However : With respect to the Garden City Lands ALR Exclusion application ... Richmond is a City within an major urban setting with an very limited land base, surrounded by

other City's in close proximity

It is clear that in the GCL applicant's document package that Richmond has been divided into either

- (i) NON ALR land or
- (ii) ALR lands.

The Richmond GCL Applicant's have effectively admitted they cannot replace the 55 hectares of Garden City Lands ALR lands by including other Richmond NON ALR Lands into the Richmond ALR. Any such proposal would be likely involve major remediation and be cost prohibitive, if even possible at all.

The Prince George decision has required that 668 hectares of land from the Prince George area be included in the ALR.

I have also become recently aware that the City of Surrey requires that applicants for ALR exclusions for Surrey ALR lands must replace the excluded lands via a 2: 1 ratio (ie 2 acres of Surrey land be included within the SURREY ALR for ever 1 acre excluded from the Surrey ALR)

The Garden City Land applicants "compensation" offer to the ALC for the ALR exclusion is simply fiscally based, and not taking into account (or perhaps desperately hiding) the massive windfall gains the ALR exclusion would provide to GCL applicants.

The Prince George area's land base is much larger than Richmond's and Prince George could most likely accommodate the ALC's request (ie new ALR INCLUSION of 668 hectares in the Prince George area as a condition for ALR exclusion)

In addition, it appears that the Prince George applicants ALR exclusion will have a direct benefit to local Prince George agriculture, while the Garden City lands ALR exclusion will not (ie Building a dense amalgam of Hi-Rises, Convention Centers, Public Amenities, park space etc etc. is of NO direct benefit to Richmond agriculture) and instead the GCL ALR Exclusion will undeniably and irrefutably have a serious impact on BOTH of Richmond's ALR and Richmond's NON ALR areas.

It is also duly noted (starting on page 13 of the August 8, 2008 ALC decision)) that the ALC North Panel's adjudication of the Prince George application has referred to previous ALC decisions (aka recent ALC decisions case precedents) to assist it in deciding this application.

CONCLUSION:

In applying and comparing the ALC's recent decision on the Prince George application as a "case precedent" ...the Garden City lands applicants "net benefit to agriculture" offers to the ALC do not even come close, they are in fact laughable when compared to the Prince George case...and not even worth considering.

In addition, neither the Garden City applicants could provide 55 hectares of RICHMOND Non ALR land for ALR inclusion.nor would the ALC be able to impose the same 1:1 ALR replacement conditions within Richmond..., as such a condition it is neither possible nor feasible in practical terms, given Richmond's very limited land base. Further to this, if it was attempted, it creates a new generation of Non ALR Land converted to "ALR Part 2"

Clearly, the Garden City Lands applicants can't or won't go there, it goes against the underlying basis for the GCL ALR exclusion application in the first place..., which is best summarized as a desperate attempt to remedy a litany of poor Richmond planning decisions

and practices over the past several decades by a number of past Richmond City Hall administrations,.....and to attempt to fix this poor City planning via exploiting CHEAP land (synonymous with most ALR land) Even more galling is for the GCL applicant's to even attempt to pull the wool over everyone else's eyes, though most outside parties (including the ALC) will ultimately and inevitably clearly see through this misdirection- charade, if not from the very start , but most certainly will increasingly so reach the very same conclusion (ie of a City of Richmond agenda for the 136 acres of Garden City Lands drafted long ago) upon any further review and due - diligence of this GCL ALR Exclusion application.

The Richmond GCL applicants case is poor, and even morseo when compared to the details within the ALC North panel's recent Prince George decision .

Regards;

Roland Hoegler

Wallace, Ron ALC:EX

From: Roland Hoegler [rahoegler@shaw.ca]
Sent: Thursday, August 28, 2008 9:12 AM
To: Karlsen, Erik AL:EX
Cc: Wallace, Ron ALC:EX; mayorandcouncillors@richmond.ca; Erceg, Joe
Subject: Re: GARDEN CITY LANDSALC Decision # 0-38220 vs the Garden City Lands (Transmission Towers on ALR Lands)

To ALC :

Garden City lands ALR Exclusion application

Re: **ALC decision # 0 - 38220 (Delta)**
ALC decision letter dated June 18, 2008

Please refer to link below

The message is ready to be sent with the following file or link attachments:
Shortcut to: http://www.alc.gov.bc.ca/application_status/Docs/38220sr.pdf

In comparing this recent ALC decision (Delta) with the pending ALC decision of the Garden City Lands (Richmond), what stands out is the "common ground" of the issue of transmission towers located on ALR lands, which the two applications have in common.

The Garden City Lands applicants have attempted to make sufficient issue of the "alleged" effect/s transmission towers have had on the 136 acre property, specifically attempting to make a case that the previous existence of transmission towers has negatively impacted these ALR lands with respect to any/all future agricultural potential or any/all agricultural viability.

However, the Delta case appears to indicate the exact opposite:
It appears that in Delta transmission towers will be relocated from one ALR property to another ALR property.

The ALC decision letter dated JUNE 16, 2008 states that upon removal of the towers, the 9.43 hectares of ALR land they were once situated on will be returned to agricultural production.

Concurrently, the 19.2 hectares of ALR Lands that the transmission towers will be relocated to is currently being actively used for agricultural production.

It is also duly noted that no ALR exclusion application is apparently being made for the 9.43 hectares of lands that the Delta transmission towers are currently located on (but from which the towers will also be removed from).

Thus..... it is reasonable to conclude that the ALC considers existence of transmission towers does not affect either potential agricultural production (if towers existed on a site previously).....nor does the ALC have concerns that the actual future installation or relocation of transmission towers onto other ALR land (19.2 hectares) that is in actual current

agricultural production will have any significant affect to the subject lands already proven agricultural viability .

It is thus reasonable to presume from the Delta case that this same argument holds true for the Richmond Garden City lands...ie that either

- (i) previous installation of transmission towers or
- (ii) even any future installation of transmission towers on the Garden City lands will not affect their agricultural viability to any significant degree .

....and thus the GCL applicants case for ALR exclusion is substantially weakened .

The Garden City lands current status is transmission towers have already been removed.. on par with what the future holds for the Delta property which will soon have transmission towers removed, but of which this same Delta property (9.43 hectares) has been acknowledged to be returned to agricultural production once the towers are removed.

While the basic similarity between the two cases is quite striking, and it should also be duly noted the Garden City Lands is a much larger ALR parcel (ie 55 hectares) than either of the Delta lands the towers are currently located on (9.43 ha) or the new site for the towers (19.2 hectares). In fact, the Garden City Lands ALR parcel is larger than both Delta ALR parcels combined.

OR...in either scenario , the ALC decision implies ALR lands are still agriculturally viable with or without the existence of transmission towers.

The only alleged impact is simply the physical presence of the transmission towers, which itself is minimal in relation to the entire site...and no mention is made of any other negative impacts which would affect the agricultural viability of either of these Delta ALR lands noted in the application .

In fact...It appears that the ALC is so convinced of the agricultural viability of the Delta transmission towers' new ALR location that it has made a condition of the Non - farm use application's approval that the current farmer of the subject property be given a 10 year lease to farm the very same property the transmission towers will be moved to.

CONCLUSION:

The ALC's decision re: the Delta " transmission tower " case , when applied to Richmond 's ALR exclusion application , effectively not only states that the previous existence of transmission towers on the Garden City Lands does not affect their agricultural viability , but instead further weakens , if not ultimately negates, the Garden City Lands applicants case for ALR exclusion .

Regards;

Roland Hoegler

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: Lynne and Dave Gregory [mailto:dlgregory@shaw.ca]
Sent: Tuesday, August 26, 2008 4:49 PM
To: ALC Burnaby ALC:EX
Subject: Garden City Land

Re: Saving the Garden City Land in Richmond BC.

Hello

I am writing to you in hopes that it will fall on interested ears. We MUST save the Garden City Land for Agriculture of some form, be it park, green space OR Agriculture training land plots from the university/college that is a mere half block away. This could be a win-win situation, teach the young people how to grow vegetables and feed the needy at the same time as any surplus could be given to the food bank. I am sure this has all been said, but I would like to voice my opinion.

Some trivia for your file maybe, my father (who passed away a year ago at 97) was very interested in organic farming. He moved our family from Victoria to Duncan in 1952 in hopes of creating a better life style. He was instrumental in the formation of the Vancouver Island Organic Cooperative and served as its president. Although this organization lasted for only a few years, my dad became a life long supporter of organic food production, promoted environmental causes and experimented with organic farming techniques and chemical free animal husbandry. I only wish he could have lived long enough to see that what he was striving for all his adult life, has finally come to pass. My husband and I have an organic garden because of this, and try to preserve and protect the environment as much as we can.

Lets keep this valuable Garden City land as green space, there are far to many buildings on this rich land. As my very wise mother once said "I hope people like eating tarmac because that is all there is going to be soon". How right was she? (I lost her 6 short weeks after my father last summer, she was 95.) They had moved from their 130 acre farm in the Cowichan Valley but continued to have a garden until just a few years ago. Lets hope more people are behind this idea of saving this beautiful piece of land in Richmond.

Respectfully submitted

Lynne Gregory
Richmond BC.

email: dlgregory@shaw.ca

TO: Agricultural Land Commission.
FROM: Nancy Trant (MRS. N. TRANT), Sandra Gibson
RE: August 14th Meeting Between the ALA and
the Applicants to Exclude the Lands
From the ALR.

^{RMD}
The City Council and Planning Dept., etc.,
seemed to take but not deserve its
assertion that it is very agricultur-
ally inclined. The credit should go to
groups of hard-working Rmd. citizens
who have put their time & effort into
keeping Rmd's history of agriculture alive.
Take for example Terra Nova. It went
to push homes. The Lansdowne Race-
track land was talked about for a
park and wound up a huge
blacktop parking area and an
unsuccessful shopping mall, where
we picked beans for pocket change
while growing up in Rmd. The ALR
has been used for illegal dump-
ing by unscrupulous owners and an
indifferent council and in sure it is
still going on to the present day. A
farmer on #5 Rd. saw a steady
stream of dump trucks leaving
rubble and just on the land next
to his. Churches use the land but some
don't comply with the rules about
farming it also. The people of Rmd
practically have to form a human
shield to protect stands of large trees.

we have seen rampant development here on Dulu Island with no plans for stopping in the near or distant future as far as we know. Greed and disregard for our ALR lands has happened time & again; when is this human need to cut every living thing down & cover it all with blacktop and buildings going to stop? We don't need a Trade & Convention Centre on the Garden City lands. The City of Rmd. has spent lavishly & extravagantly on the Olympic Oval; why can't Rmd. citizens get something they really want? We have a chance to have something truly great in our centre; hands-on teaching & learning for would-be young people interested in farming & getting back to the land; community gardens on a large scale for all the many apartment dwellers; with natural areas to sustain the wild life living on these lands and last but not least, access to fruit & vegetables which are not laden with pesticides and are close by, aiding our fight to reduce green-house gases & global warming. If it goes to Richmond City Applicants and the Musqueam Indian Band, all well, get for the most part will be well-heeled developers

N.B. *

RECEIVED
PROV. AGRICULTURAL
LAND COMMISSION AUG 27 2008

③

making a lot of money and for a lot of well-heeled people to live on & enjoy, mostly for themselves. Even if it just gets left as it is, it's still soaking up all the human filth we pump into this poor, beleaguered planet, which we, as humans, do so much to destroy. We desecrate nature and poison our land, oceans and the air we breathe. We need this special land where we got our blueberries and christmas trees in the past and open spaces with clean air. We need to feel proud of this land & nurture it, not turn it into another glorified subdivision.

Yours truly,

Sandra Gibson

Nancy Trant.

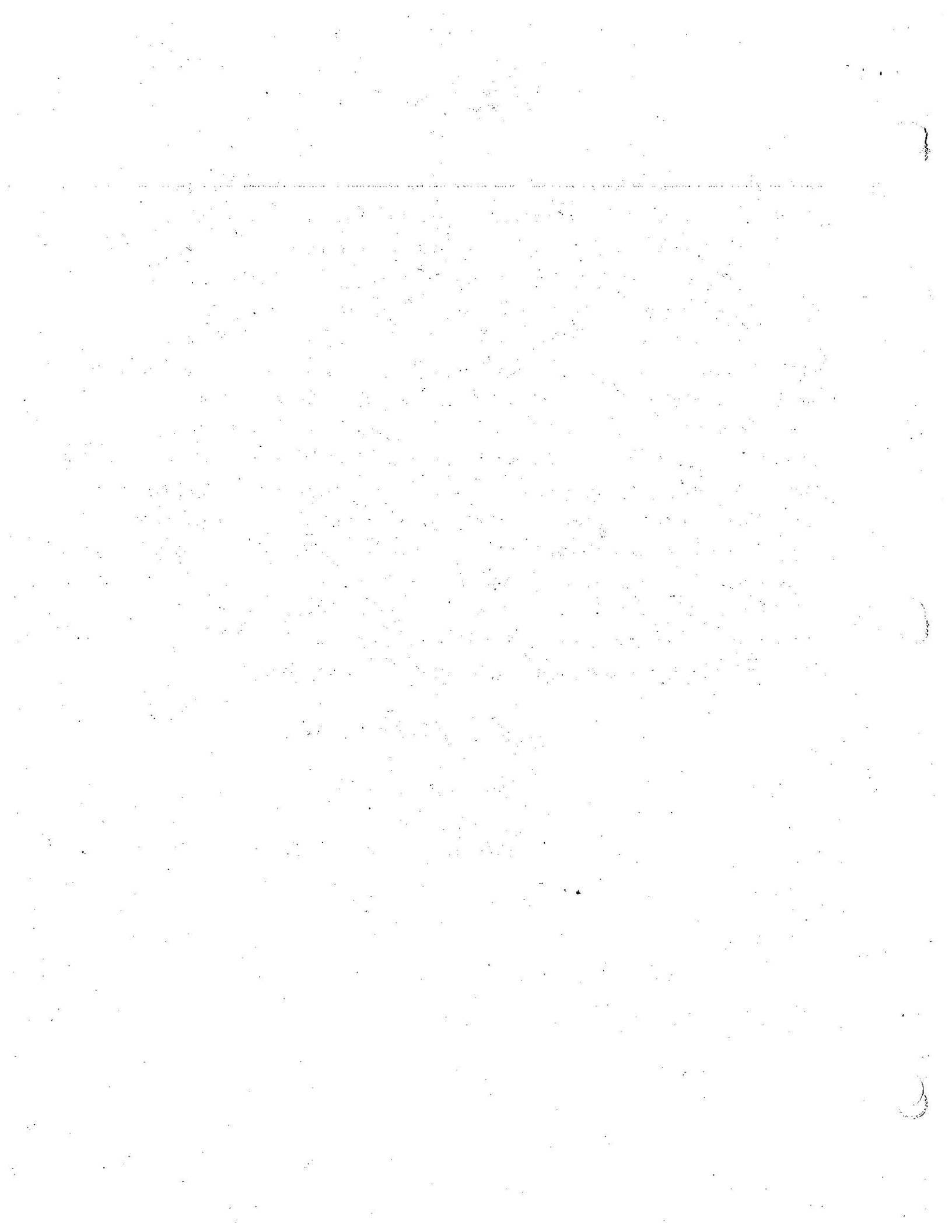
Address:

N. TRANT

201-10100 #3 RD.,

Richmond B.C.

V5A 1W5



John ter Borg
5858 Sandpiper Court, Richmond, B.C., V7E 3P7

August 29, 2008

Erik Karlson, 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 the connection between developing a portion of prime agricultural land with the social development necessary to ensure aboriginal rights are respected is a difficult undertaking.

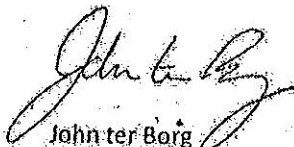
Any decision to remove land from the ALR should be done so with extreme caution; doing so is precedence setting and repercussions will extend throughout the Province. This issue demands maximum transparency and the facilitated dialogue of substantial stakeholder input.

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
5858 Sandpiper Court
Richmond, B.C., V7E 3P7
604.787.5503

#28-6245 Sheridan Road
Richmond, B.C.
V7E 4W6
Canada

August 31st, 2008

Chairperson and Members, Agricultural Land Commission Panel
Re: ALR Exclusion Application for Garden City Lands, Richmond
From: Jessica Lai

Dear Panel Members:

I am a young resident of Richmond who is strongly opposed to remove the Garden City Lands from the Agricultural Land Commission.

Richmond has changed tremendously in the 11 years I have lived here for. I have watched our landscape change with more and more buildings up and less open fields and park spaces. I have not been active in the community until I heard about the City's decision to remove the Garden City Lands from the ALR. The scope of this issue has encouraged me to speak up during the public hearings and active in the community to make sure other community members understand the negative impacts this removal may have on our city. I have drafted out the following points that I feel is most important:

1. The Garden City Lands (GCL) acts as an important Carbon sequestration site in the core of our city. The development on the site will only **worsen** the already congested Garden City Roads and No.4 Road. **Air quality and pedestrian safety** would also be jeopardized by this development.
2. The City of Richmond has failed to provide correct information regarding the progress and its plan for the GCL. The city's has stated that a park will be made available on the land, however, no exact size of this 'park' was stated. Would this so-called 'park' be a strip of grass with two trees in it, or part of the condo playground? A convention center would also cause increased traffic in the already congested city core.
3. GCL is strategically located close to major highways. If this land remains in the ALR and becomes a community garden that grows seasonal, organic fruits and vegetables, the transportation opportunity at this location would benefit more than just Richmond residents. It also allows citizens to have better access to local produce. During this peak oil crisis, I urge you to turn down the City's application and help Richmond become a self-reliant city that is able to provide food for its community members. **Richmond has the potential to be a food secure city with this site intact.**
4. I have participated in several public hearings and I have noticed the demographic of those who support the removal of the GCL from the ALR. Those that support the removal are either business owners or partners.

with the business associations in the city, I agree that economically, the city may be able to profit from this development. I am not against development, in fact, I am pro-development, but it most definitely has to be a sustainable development. With condo developments and a convention center, the energy needed, the tax money needed will be a burden to our future generations. There are many other options to put condo developments in, infilling is most definitely the best option for Richmond. To densify the city, the city should not put up prime agriculture land and pave it over. We must recognize that **once GCL is paved over, we can not reverse it back to its original state.**

As a young resident, I need a city that makes sensible decisions and a city that helps us understand the changes in our city. However, I strongly believe that the City has made a terrible mistake to remove the GCL from the ALR. Myself, and the rest of the community who oppose to this application have worked hard to help others recognize this issue. I hope all our efforts would be well-received by you, after all we are just regular citizens who want a better environment for our future generations.

Sincerely,

Jessica Lai
Resident of Richmond for 11 years.
28- 6245 Sheridan Road,
Richmond B.C.
V7E 4W6