



## General Purposes Committee

Date: Tuesday, May 21, 2013

Place: Anderson Room  
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair  
Councillor Chak Au  
Councillor Linda Barnes  
Councillor Derek Dang  
Councillor Evelina Halsey-Brandt  
Councillor Ken Johnston  
Councillor Bill McNulty  
Councillor Linda McPhail  
Councillor Harold Steves

Call to Order: The Chair called the meeting to order at 4:02 p.m.

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the General Purposes Committee held on Monday, May 6, 2013, be adopted as circulated.*

**CARRIED**

### LAW & COMMUNITY SAFETY DEPARTMENT

1. **NON-FARM USE FILL APPLICATION BY SUNSHINE CRANBERRY FARM LTD NO. BC 735293 FOR PROPERTY LOCATED AT 12871 STEVESTON HIGHWAY**

(File Ref. No. 12-8080-12-01) (REDMS No. 3846691 v.5)

Edward Warzel, Manager, Community Bylaws, and Magda Laljee, Supervisor, Community Bylaws were available to answer questions. A discussion ensued and the following was noted:

**General Purposes Committee**  
**Tuesday, May 21, 2013**

---

- the term 'Non-Farm Use' is used to describe any and all movement of soil onto Agricultural Land Reserve (ALR) properties;
- the soil that is going to be used as fill on the property will be conducive to agricultural viability; and
- an ongoing study will help to identify low points in ditches that prevent water from draining properly at such sites, and identified areas will become a part of future improvements.

In response to questions, Lori Larsen, Professional Agrologist, Keystone Environmental Ltd., advised that:

- the requirements for fill on the property are a result of challenges related to drainage on the property;
- the plan for the property includes raising the land by removing the good quality layer of original soil on the land, then adding the fill until the required elevation is reached, and replacing the original soil on top of the fill;
- incoming fill will be screened for environmental contaminants, and to ensure appropriate mix of peat, sand, salt and other ingredients suitable for the desired use. It was noted that the fill will be appropriate for growing blueberries as well as other crops; and
- the entire procedure is expected to take approximately two-years time.

It was moved and seconded

- (1) *That Council endorse the non-farm use application submitted by Sunshine Cranberry Farm Ltd to fill the property located at 12871 Steveston Highway to an agricultural standard suitable for the purpose of blueberry farming;*
- (2) *That the endorsed application be forwarded to the Agricultural Land Commission (ALC) for consideration with the recommendation that the ALC incorporate as a condition of permit:*
  - (a) *The requirement for a performance bond, in a form and amount deemed acceptable to the ALC as a mitigation measure until the satisfactory completion of the proposed project;*
  - (b) *The requirement for quarterly inspections and monitoring and reporting by a professional agrologist as well as the submission of quarterly reports to the ALC with a copy to the City; and*
  - (c) *That the multi-purpose soils placed on the property must be capable of supporting a wide range of agricultural crops.*

**General Purposes Committee**  
**Tuesday, May 21, 2013**

---

The question on the motion was not called, as Councillor Steves circulated a handout suggesting alternative methods for mitigating the drainage concerns. The handout includes images of another property that used a pumping system rather than fill. He suggested that either a similar pumping system be used 12871 Steveston Highway, or that class 4 organic soil be guaranteed as the fill material. Councillor Steves' submission is attached as **Schedule 1** and forms part of these minutes.

The question on the motion was then called, and it was **CARRIED** with Cllr. Steves opposed.

## **COMMUNITY SERVICES DEPARTMENT**

2. **RICHMOND PUBLIC ART PROGRAM 2012 ANNUAL REPORT AND PUBLIC ART ADVISORY COMMITTEE 2013 WORK PLAN**

(File Ref. No. 01-0100-20-RPAR1-01) (REDMS No. 3826590 v.2)

In answer to questions about the various locations of public art in the City, Eric Fiss, Public Art Planner, advised Committee of an interactive map on the City's website illustrating all public art displays in Richmond. He also noted that brochures and tear out maps have been created in the past in conjunction with Tourism Richmond material. Mr. Fiss was asked to provide members of Council with a reference to the interactive map on the website or a hard copy of the public art map prior to the next Council meeting scheduled to be held on May 27, 2013.

It was moved and seconded

*That the Richmond Public Art Advisory Committee 2013 Work Plan as presented in the report from the Director, Arts, Culture and Heritage Services, dated May 1, 2013, be approved.*

**CARRIED**

3. **RICHMOND SCHOOL DISTRICT REPORT: CHILD POVERTY ISSUES AND INITIATIVES IN THE RICHMOND SCHOOL DISTRICT**

(File Ref. No. 07-3070-01/2013) (REDMS No. 3832042)

Lesley Sherlock, Social Planner, noted that the Board of Education would be reviewing the matter at its next meeting, to be held later today.

It was moved and seconded

*That the staff report from the General Manager, Community Services dated April 30, 2013 titled Richmond School District Report: Child Poverty Issues & Initiatives in the Richmond School District, be received for information.*

**General Purposes Committee**  
**Tuesday, May 21, 2013**

---

The question on the motion was not called as a discussion took place about the City's continued work with the School District and other organizations to reduce child poverty. It was noted that initiatives related to reducing child poverty would be integrated with the City's Social Strategy. Discussion also took place about awareness related to the matter; the standards and methods used for measuring poverty; and how poverty may be an issue in only some areas of the City.

The question on the motion was then called, and it was **CARRIED**.

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:41p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Tuesday, May 21, 2013.

---

Mayor Malcolm D. Brodie  
Chair

---

Shanan Sarbjit Dhaliwal  
Executive Assistant  
City Clerk's Office

ALTERNATIVES Harold Steves

**GREATER LULU ISLAND BOG:**

When the Agricultural Land Reserve was established all Class 1 to 3 soils, plus Class 4 Organic soils were to be put in the ALR. The soils in the vicinity of Steveston Highway and No 5 Rd. are all part of the Greater Lulu Island Bog and are Class 4 organic soils. The Greater Lulu Island Bog extends from the Garden City Lands, south across Richmond, to the Fraser River South Arm

**12871 STEVESTON HIGHWAY:**

12871 Steveston Highway is part of the Greater Lulu Island Bog. 12871 Steveston Highway was once part of a larger farm that extended west to No. 5 Rd. It was bisected by Highway 99 in the 1950's. The land east of the freeway became a tower site. The land to the west, Allotment Gardens. The soils and drainage on each side of Highway 99 were identical.

**ALLOTMENT GARDENS**

In 1974 the BC Government purchased that portion of the property west of Highway 99 and developed it as BC's first major ALLOTMENT GARDENS. While excess water was always a problem on both sides of Highway 99, perimeter ditches and cross ditches were installed and no further changes were necessary. A wide range of crops was grown, very successfully, in the allotment gardens. When the land was sold to Bota Gardens, they later mixed some sand into the soil for their display gardens, but no fill was ever put on the land. Part of the site was lost when Fantasy Gardens was developed for commercial use and part was retained for gardens. Now owned by the City Of Richmond and renamed THE GARDENS it is being developed for allotment Gardens and Commutnity Gardens once again.

**HOWARD WONG FARM**

The Howard Wong Farm was located at the south-west corner of Steveston Highway and No. 5 Rd. It was also a remnant of the Greater Lulu Island Bog with the same organic soils and the same amount of winter water. It grew a wide range of vegetable crops, including, "potatoes, corn, cauliflower, turnips, cucumbers and cabbages" ... "marketed to the BC Coast Vegetable Marketing Co-op or directly to Woodward's and Kelly-Douglas." In spite of a 9,000 name petition against, it was rezoned for industry. However, the Howard Wong Farm proved that Class 4 Organic soils are excellent for a wide range of vegetable crops.

**FINN ROAD BLUEBERRY FARM: Alternative 1.**

The Finn Road Blueberry Farm is an excellent example of how blueberries can be grown on 'wet' land using berming, levelling, sloping and draining with an automatic pumping system. Use of the land for a wide range of crops 'after blueberries' has not been compromised.

**AGRICULTURAL LAND RESERVE CLASSIFICATIONS: Alternative 2.**

While most land taken from the ALR has not been based on soil quality, it is important that soil quality is maintained when continued farm use is being considered. The original soil classifications for putting land into the ALR was based on Class 1 to 3, and Class 4 Organic soils. Therefore, it follows that any fill on such lands should be of equal or better quality, namely Class 1 to 3 and Class 4 Organic soil. Subsoils from ditching, building excavations, swimming pools, etc. in Richmond may contain salts that hamper crop production and should not be used.



**ILLUSTRATED FARMER** Howard Wong of 1163 No. 5 Road, talks about his situation from one of the fields owned by Nu-West Development Corp. Behind him the line of trees shows where Steveston Highway is located, and if the industrial park is ap-

proved by rezoning, the fertile land under Wong will be covered by two feet of sand as the area is preloaded prior to construction.

(Brian Le...)

**RICHMOND CLASH**

*Oct 3/74*

**Industrial project debate set**

...ille over a proposed 158-... industrial development in... amond will be taken to the... ic again next Wednesday... representatives of both the... West Development Corp... of opponents of the proj... have agreed to speak at 8... at Minoru Pavilion... meeting is organized by... Bridgeport Branch of the... amond Residents Associa-

...tion, which is concerned gen-... erally about the amount and... location of industrial develop-... ment being done in the munic-... ipality. The Nu-West project is on... the southwest corner of No. 5... Road and Steveston Highway. Part of the land is now being... farmed. The site is outside the gen-... eral Richmond Develop-

...area set in the 1950s. Municipal council is due to... decide Oct. 15 whether to give... final approval to the project... known as Riverside Industrial... Park. So far only two aldermen... have said they will attend... next Wednesday's meeting to... hear the rival views. Council... held its own public hearing in... August.

# Gentle farmer must move with crops unharvested

Howard Wong, the main farming tenant on land owned by the Nu-West Development Corp. at Steveston Highway and No. 5 Road, doesn't like to see good farmland go industrial but feels powerless to complain.

"It's kind of a shame," Wong told The Review. "but I'll have to move anyway, even if this development doesn't go through. Personally, I think some development will happen sometime, if not now, then sometime in the future."

The land has been worked by Wong and his brother for the past nine years, and "it's good," according to the farmer.

Nu-West Development Corp. has allowed Wong to stay on the land without a lease since the spring. "Every year since 1966 I've signed a new lease," said Wong. "But with the new owners they said they wouldn't renew a lease, they'd just let me stay until they

wanted to develop. In March of 1974 they said this was the year they wanted to develop." Last year was a good year for farmers, with good crops and high market prices. Wong attempted to move in 1973 but was blocked by the market, which had resulted in all available lease land being picked up.

"I couldn't lease anywhere, so I told the owners this and they said I could stay and take a chance on being forced to move before I could harvest. I haven't had to pay any rent and as a result I have no right to stay," Wong said.

He planted his crops in the spring and was contacted by Nu-West industrial consultant S.B. Anderson during the summer.

Wong does not feel bitter against Nu-West, claiming the Corporation has "treated him

fair." He wonders about the future food production in Canada and B.C. and how much we can expect to keep receiving from the U.S. "If the U.S. stops for some reason," Wong said, "how long can we eat nothing but wheat?"

Wong's crops, potatoes, corn, cauliflower, turnips, cucumbers and cabbage, are marketed to the B.C. Coast Vegetable Marketing Co-Op or directly to Woodward's and Kelly-Douglas. He feels his present location is "ideal", with good soil and economic proximity to Vancouver.

The proponents of industry talk about how much money the development will bring, but can you compare that to the value of the amount of food produced," he said.

The farm produces at least two crops of most vegetables, with an average potato yield of 15 to 20 tons per acre.

"A farmer also recycles the money he makes to a much greater degree than industry," Wong claims. "For every dollar I make two dollars goes back into the ground."

## Horses to watch

Following are the Horses to watch at Exhibition Park tonight: 1 — Alder Elle; 2 — Face The Wind; 3 — Fancy Fields; 4 — Curious Kitten; 5 — El Escorial; 6 — Gentle Sphere; 7 — Beau Cecil; 8 — Galloping Gertie; 9 — Faith Lea and 10 — Schari R.



**FINN ROAD BLUEBERRY FARM:**

1. A well drained blueberry farm on Finn Road has a narrow  $\frac{3}{4}$  minus gravel service road along one side.
2. The field is dry because of the carefully levelled field, drains and sloped field edges.





3. A water pump automatically pumps the water out of the field when it rains and the water level is too high. Berms keep the water from running back in.
4. The neighbouring field which is used for growing vegetables is flooded. This is normal practice in Richmond in winter. Vegetable growing does not require winter drainage.