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**Regular Council Meeting for Public Hearings  
Garden City Lands ALR Exclusion Application**

**March 11, 12, 13, 17, 18, and 19, 2008**

Place: Council Chambers  
Richmond City Hall  
6911 No. 3 Road

Present: Mayor Malcolm D. Brodie  
Councillor Linda Barnes (except March 17, 18, and 19, 2008)  
Councillor Cynthia Chen  
Councillor Derek Dang  
Councillor Evelina Halsey-Brandt  
Councillor Sue Halsey-Brandt (except March 13, 17, 18, and 19, 2008)  
Councillor Rob Howard  
Councillor Bill McNulty  
Councillor Harold Steves

Gail Johnson, Acting Corporate Officer

Call to Order: Mayor Malcolm Brodie opened the proceedings at 7:00 p.m. on March 11, 2008.

**1. Garden City Lands – Agricultural Land Reserve Exclusion Application**

*Applicant's Comments:*

The General Manager, Planning & Development, Joe Erceg, accompanied by Senior Coordinator, Major Projects and Development Applications, Cecilia Achiam reviewed the subject report and advised that:

- the purpose of the Public Hearing was to hear the public's view with regard to the proposal to seek exclusion of the properties known as the "Garden City Lands" (the Lands) from the Agricultural Land Reserve (ALR). The final decision on whether the Lands would be removed from the ALR was the responsibility of the Agricultural Land Commission (ALC);



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- the ALR exclusion request to the ALC, if approved, would be based on the Memorandum of Understanding (MOU) and the Purchase and Sale Agreement (PSA), between the City of Richmond, the Musqueam Indian Band (Musqueam), and the Canada Lands Company (CLC);
- the MOU and PSA are consistent with direction from the Treasury Board of Canada regarding the development of the Garden City Lands;
- the City of Richmond does not have legal entitlement to the Lands, however, under this agreement, the City could own up to 50%, but only if the Lands were removed from the ALR;
- Council has approved the following uses for the City's portion of the Garden City Lands: (i) Community Wellness and Enabling Healthy Lifestyles, (ii) Urban Agriculture, and (iii) Showcasing Environmental Sustainability;
- Legal Counsel for the City believe that if the MOU was unsuccessful, the City faced a greater risk than if it were a success;
- the Treasury Board of Canada has indicated that the Garden City Lands would not automatically revert back to the Federal Government if the Agreement does not proceed; and
- a memo containing comments about the proposal from the Richmond Agricultural Advisory Committee, the Advisory Committee on the Environment, and the Richmond Economic Advisory Committee was circulated (in the Supplementary Correspondence Package).

Staff's presentation was followed by Chief Ernie Campbell, Musqueam Indian Band, who provided history associated with Musqueam tradition, and territory, and spoke about the survival of the Musqueam's rich history and culture.

The Chief also spoke about the benefits of negotiation rather than litigation, and expressed concern with the social and economic problems within the Musqueam community, including housing and land issues. He indicated that the success of the MOU would enhance the lives of the Musqueam community, and urged cooperation and living together in harmony. A copy of Chief Campbell's submission forms part of these minutes and is attached as Schedule 1.





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Larry Grant, a Musqueam Elder, spoke about the significance of the Garden City Lands to the Musqueam. He provided history associated with his ancestry, the treaty process, and First Nations land acquisition matters other than the Garden City Lands. Mr. Grant spoke about using and sharing territories, and working together.

Jim Reynolds, General Counsel for the Musqueam Indian Band, spoke about the serious implications associated with the Garden City Lands and litigation, stating that the issue was not about land claim, but rather legal entitlement to the land.

Mr. Reynolds also advised that:

- if the agreement was successful, all parties involved in the MOU would abide by the City of Richmond's land use control bylaws;
- CLC is the registered owner of the Lands and holds the Lands in trust for the Musqueam under fee simple. The present law does not provide for a First Nations Indian Band to be registered on legal title of land;
- if the conditions of the MOU and PSA were not met, ownership of the Lands would not revert back to the Federal Government;
- Richmond does not have any method of acquiring the Lands outside of the MOU and PSA process; and
- if the agreement was unsuccessful, and the Musqueam was successful in establishing Aboriginal title to the Lands, neither the Agricultural Land Commission, the Provincial Government, nor the City of Richmond would have jurisdiction over the Lands.

In answer to questions about the feasibility of the Musqueam selling the Garden City Lands directly to the City of Richmond, Chief Campbell advised that given the time and effort that has been put into negotiating the present agreement, the preferred course of action was to complete the agreement process. He also advised that the Musqueam community needed the ongoing financial benefits that development of the Lands would provide.



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Representing the Canada Lands Company were Randy Fasan, Director of Urban Design, and Gordon McIver, Vice President. Mr. McIver emphasized the CLC's role and commitment to sustainable development, and provided examples of several sustainable Canadian development projects overseen by the CLC. He also shared history related to the Garden City Lands, and the development of the MOU, the partnership between the CLC, Musqueam, and City of Richmond.

Mr. McIver made reference to the Treasury Board of Canada's statement related to the absence of policy or provisions for the Lands to be reverted back to the Crown, and advised that the Crown would have a difficult time trying to re-claim the lands unless new federal programming requirements were disclosed. A copy of Mr. McIver's submission forms part of these minutes and is attached as Schedule 2.

Further information was provided by the CLC representatives as noted:

- selling the Garden City Lands was not under consideration by the CLC and the Musqueam;
- the Federal Government is the CLC's shareholder, however the CLC is an arms-length corporate organization, which does not take direction from the government; and
- the CLC and the Musqueam were interested in pursuing the current "Block Application", and other options had not been contemplated.

Dan Schroeter, President, Dan Schroeter Consulting Inc, and author of the Agricultural Assessment report related to the Lands, advised that his report focused on the following four major parts:

- (i) Assessment of Agricultural Capability – based on the known factors related to the soil.
- (ii) Agricultural Suitability – determined by six factors: (i) position of the lands; (ii) setting of the subject lands; (iii) access to/from the property; (iv) irrigation and drainage constraints; (v) present condition of the subject property; and (vi) unusual overlying tenure.
- (iii) Food Security Considerations - related to the possible losses due to the removal of this site from the ALR.





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- (iv) Viability of Farming in Richmond – based on current and near-term economics.

Mr. Schroeter stated that in his opinion, no other site in Richmond is so unsuitable for agricultural capability as the Garden City Lands, other than for growing cranberries, blueberries, or vegetables. Cables are buried in the ground and it was at one time used as a rifle range. He also provided a brief history associated with vegetable production in the region, noting that very little land is required to reach the region's vegetable consumption needs and there is no shortage of cranberries and blueberries. He also spoke about the higher cost of farming in Richmond in comparison to its surrounding areas. A copy of Mr. Schroeter's submission forms part of these minutes and is attached as Schedule 3.

Larry Sandrin, Bull, Housser and Tupper LLP, provided legal background information related to the Garden City Lands agreements. He indicated there is no certainty that any agreement can be reached if the MOU is not upheld. All partners will be better served by having the MOU in place. A copy of Mr. Sandrin's submission forms part of these minutes, and is attached as Schedule 4.

Mr. Fasan, in closing the CLC's presentation, indicated that the "Block Application" addressed Musqueam and Richmond community needs, and he urged members of Council to support the Agreement and send the application forward to the ALC. A copy of Mr. Fasan's submission forms part of these minutes and is attached as Schedule 5.

Phyllis Carlyle, General Manager, Law and Community Safety, accompanied by Keith Clarke, Lang Mitchener LLP, provided advice about the uncertainties related to the future of the Garden City Lands if Council decided not to proceed with the MOU. Ms. Carlyle spoke about potential litigation, and expressed her opinion that the current MOU was a good deal for the City, and given the time that had been invested, a better deal could not have been negotiated.

Mr. Clarke indicated that the current agreement provided a degree of certainty and control, and the proposed project provided an economic benefit.



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In addition, Mr. Clarke advised that:

- the outlook with regard to Aboriginal Title was completely unknown. To date, there were no precedents that could provide clarity;
- there were uncertainties related to jurisdiction over Aboriginal land holding interests, however it was certain that the City would have less jurisdiction without the agreement;
- it was not certain that the Musqueam would end up with any legal interest if the matter was to go to court, however the CLC has confirmed that the Musqueam maintain a 50% interest in the lands, which are currently being held in trust by the CLC;
- it was not clear if an opportunity as attractive as this would be presented to the City of Richmond again;
- if the agreement was successful, City zoning bylaws would prevail over the property; and
- Council should not base a major part of its decision on Aboriginal issues, rather, the decision should be based on the best interests of the people of Richmond.

### *Written Submissions:*

The Acting Corporate Officer provided a summary of correspondence received to date in connection with the Garden City Lands, which had been circulated to Council and form part of these minutes as Schedule 6.

It was noted that the most common reason cited by those in favour of the application was that the Garden City Lands were needed to accommodate future public amenities, green space, parkland, playing fields, urban agriculture, social housing and a new downtown community with mixed use residential development.

Those opposed to the application commented that the lands provided potential for food security which was more valuable than housing; the city's policies should complement sustainability not erode it; traffic and services were already under strain, more housing would add to this problem; and additional development would provide a negative impact on the lives of Richmond residents.





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All correspondence had been circulated to members of Council and was available for viewing on the City's website.

*Submissions from the floor:*

Wendy Holm-Piag, Bowen Island BC, Agrologist, expressed concern that the Garden City Lands Agricultural Assessment report does not recognize the viability of urban agriculture as a commercial agricultural enterprise in an urban small setting.

Ms. Holm-Piag spoke about inexpensive farming methods used in areas of the world that she believed were well ahead of Richmond in high quality food production for city residents. She also expressed her disagreement with information found in the Agricultural Assessment report that regarded cranberries, blueberries and vegetables as the most appropriate crops for the Lands. Ms. Holm-Piag justified the use of the Lands for urban agriculture and stated that Richmond should support the availability of fresh organic produce within the City.

Ian Lai, #11 – 3711 Robson Court, referenced his role in educating children about the origin of food. Mr. Lai was accompanied by James Thompson Elementary School students, Brett Downing and Alex Kennedy. The students thanked those responsible for providing the Terra Nova School Yard Society Garden as an educational centre. They shared the view that their peers, families and community should learn more about the vital concept of food security, and defined food security as a variety of safe, healthy, and locally grown foods, available to everyone at reasonable prices.

The students also stated that they saw Richmond as a model for sustainable food and health, and expressed a desire to see more food security education in schools as part of the curriculum, school cafeterias serve fresh and local foods in order to promote healthy eating and provide health benefits, and City Parks become educational centres to promote healthy land use.

Keith Tsukishima, 1930 Eureka Ave, Port Coquitlam, Chair Richmond Economic Advisory Committee, spoke in favour of the application, expressing his belief that the City could not negotiate a better deal. He noted that the Richmond Economic Advisory Committee supported the exclusion of the Garden City Lands from the ALR.



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Bob Laurie, 11060 Kingfisher Drive, spoke in favour of the proposal, believing the Lands should be used for extensive open space and public amenities; urban agriculture; community wellness; sustainability; and a Trade and Exhibition Center. He also expressed support for the \$10 million dollar endowment fund, which would be used exclusively for urban agriculture.

PH08/3-1

It was moved and seconded

*That the meeting be recessed, and be reconvened on Wednesday, March 12<sup>th</sup>, 2008, at 6:30 p.m., in the Council Chambers, at Richmond City Hall.*

**CARRIED**

RECESSED – 11:00 p.m..

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The Public Hearing reconvened at 6:30 p.m. on Wednesday, March 12, 2008, in the Council Chambers, at Richmond City Hall, with all members present.

The Acting Corporate Officer provided an update on correspondence received on March 12, 2008, which had been circulated to Council and form part of these minutes as Schedule 7.

*Submissions from the floor continued:*

Howard Jampolsky, 5531 Cantrell Road, suggested that the City hold a referendum during this year’s General Local and School Election to seek the public’s opinion on the Lands’ exclusion application. This would provide credibility to the ALC if support for the removal of the Lands was indicated. A copy of Mr. Jampolsky’s submission is attached as Schedule 8, and forms part of these minutes.

Jim Wright, 8300 Osgoode Drive, stated that he felt the public had been “shut out” of this Public Hearing. He then spoke in opposition to the ALR exclusion, and questioned why the City was applying on behalf of the Musqueam and CLC, as he believed that the City had already met its obligations. Mr. Wright made the following points during his presentation:





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- under the proposed agreements, the CLC and Musqueam would have a great deal of control over the rezoning;
- the CLC are interested in removing the Lands from the ALR only to increase the value of the Lands;
- the City is not prepared for alternative scenarios;
- the City's promotional material related to the Lands is propaganda, paid for by taxpayers;
- the proposed development would cause a deficit in parkland;
- saving the Lands for agricultural parkland within the ALR would save Richmond taxpayers millions of dollars in the future; and
- the Lands are suitable for farming and food security, and exclusion from the ALR would not provide a net benefit to agriculture.

A copy of Mr. Wright's presentation is attached as Schedule 9 and forms part of these minutes.

Roland Hoegler, 6560 No. 4 Road, spoke in opposition to the exclusion of the Lands from the ALR, and provided a history associated with Richmond's erosion of farmland as well as the creation of the ALR. Mr. Hoegler also stated that:

- the City has a fiduciary duty to obtain the best legal advice, and not base its decision on "boogie man fear";
- the City is being used as a puppet by its partners, and there is nothing in place to prevent the Musqueam from establishing a reserve on the Lands;
- the purchase price for the Lands even with the ALR protection is far too low; and
- property prices in the City Centre have risen since the signing of the MOU, and the MOU is a one sided agreement.

A copy of Mr. Hoegler's submission is attached as Schedule 10, and forms part of these minutes.



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Derek Blackstock, 6480 No. 4 Road, spoke about the difficulties he has encountered while trying to have the ALR designation removed from his property. His property backs onto concrete developments, and is surrounded by a hospice and school, making it un-farmable. Mr. Blackstock questioned how a large property such as the Garden City Lands could even be considered for ALR exclusion while a small un-farmable property such as his could be denied exclusion.

Council requested that Mr. Blackstock contact the Planning and Development Department staff to discuss his application, as well as provide the Planning Committee with an update related to the changes in his immediate neighbourhood.

Doug McArthur, c/o 2301 – 1331 Alberni Street, Professor of Public Policy, Simon Fraser University, and Agrologist, spoke in favour of excluding the Lands from the ALR. He expressed his belief that if the City did not proceed with the application, it would break its dealings of good faith with the First Nations, and a court injunction would be a rational decision by the Musqueam. Mr. McArthur gave a brief history related to First Nations and reserve lands, and stated that B.C. had failed to meet its lawful and moral obligations to the First Nations people. He requested that Council make a decision about the Lands, taking into consideration the possibility of a full aboriginal title claim if the ALR exclusion application failed. A copy of Mr. McArthur's submission is attached as Schedule 11, and forms part of these minutes.

Donna Passmore, 13821 Blackburn, White Rock, spoke in opposition to the exclusion application, stating that she was not against giving land to the Musqueam, but was against giving away potential food security lands. She stated that depriving future generations of food security, which she believed was the greatest of all community needs, was immoral, and that Council had an opportunity to stand up for Richmond's future generations.

Ms. Passmore referenced her unofficial poll of fellow transit riders, which disclosed a low level of support for exclusion of the Lands. A copy of Ms. Passmore's submission is attached as Schedule 12, and forms part of these minutes.





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Deirdre Whalen, 13631 Blundell Road, retired biologist, spoke in opposition to the application encouraging members of Council to reconsider it based on several points including Richmond’s needs, how Richmond could benefit if the Lands were used for ALR permitted uses, necessities for liveability, and possible outcomes if the MOU was “scrapped”. A copy of Ms. Whalen’s submission is attached as Schedule 13 and forms part of these minutes.

Barbara Huisman, 6611 Gainsborough Drive, spoke in opposition to the application citing Richmond’s need for more open space, not less. She expressed concern about a survey on the Lands, which was geared towards choosing a preference of development for the Lands, rather than expressing an opinion about the exclusion from the ALR. She also called into question statistics obtained from form letters of support. A copy of Ms. Huisman’s submission is attached as Schedule 14, and forms part of these minutes.

Mary Phillips, # 219 – 5500 Andrews Road, spoke in opposition to the application stating that she supported all levels of government and the Musqueam working together to create an urban agriculture facility on the Lands to benefit all residents of Richmond. Ms. Phillips also expressed her frustration about the length of time she had to wait prior to being heard at the Public Hearing, and stated that it was difficult for ordinary citizens to participate and speak. A copy of Ms. Phillips’ submission is attached as Schedule 15, and forms part of these minutes

PH08/3-2

It was moved and seconded

*That, if the Public Hearing is not completed and adjourned by the end of the evening on March 13, 2008, then the Hearing be recessed and reconvened at 6:30 p.m. on March 26, 2008 in the Council Chambers.*

The question on Resolution No. PH08/3-2 was not called, as a discussion took place about the availability of Council members, as well as the possibility of electronic participation by those members of Council who would be away on pre-scheduled vacations.

The question on Resolution No. PH08/3-2 was then called, and it was **DEFEATED** with Mayor Brodie, and Councillors Barnes, Chen, Dang, E. Halsey-Brandt, Howard, and McNulty opposed.

PH08/3-3

It was moved and seconded

*That the Public Hearing proceed past 11:00 p.m..*



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CARRIED

PH08/3-4

It was moved and seconded

*That the Rules of Procedure which limit the use of teleconference technology to Special Council Meetings only, be waived in order to allow the participation of Council members by electronic means at this Public Hearing.*

CARRIED

PH08/3-5

It was moved and seconded

*That the meeting be recessed, and be reconvened on Thursday March 13, 2008 at 6:30 p.m., in the Council Chambers at Richmond City Hall.*

CARRIED

RECESSED – 11:15 p.m..

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The Public Hearing reconvened at 6:30 p.m. on Thursday, March 13, 2008, in the Council Chambers, at Richmond City Hall, with all members present except Councillor Sue Halsey-Brandt.

The Acting Corporate Officer provided an update on the correspondence received on March 13, 2008, which had been circulated to Council and form part of these minutes as Schedule 16.

*Submissions from the floor continued:*

Jason O'Brien, 1745 E. 11<sup>th</sup> Avenue, Vancouver, Coordinator for the Richmond Food Security Task Force spoke in opposition to the application stating that:

- revisions to agricultural practices (such as recent community garden projects created in Vancouver) must be undertaken to address food sustainability for the future;
- on March 7, 2008 the Provincial Government announced that it wanted to restructure the agricultural industry so that it is more self-sufficient; and





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- the City of Richmond should allow for the possibility of an urban agriculture example to be made of the full 136-acre Garden City Lands site.

A copy of Mr. O'Brien's submission is attached as Schedule 17, and forms part of these minutes.

Glen Petrie, 9231 Odlin Road spoke in support of the application and stated his belief that:

- Chief Campbell has a duty to obtain the best deal for his band members to improve housing, and educational services;
- the objectives of both those who are opposed and those who are in support of the application could be met by broadening their perspectives to include truly green buildings on the Lands; and
- if the Lands stay in the ALR, the MOU will collapse, and there will be years of litigation.

A copy of Mr. Petrie's submission is attached as Schedule 18, and forms part of these minutes.

Pat Young, 2080 Stirling Avenue, spoke in opposition to the application believing that the next generation should make the decision about these Lands, not this generation. He noted there is already plenty of development in the vicinity of the Lands, and further densification would put pressure on existing infrastructure, and the small amount of remaining green space. He concluded by stating it would be ironic if the future of the Lands was anything but 'garden'. A copy of Mr. Young's submission is attached as Schedule 19, and forms part of these minutes.



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Barbara Tinson, 8731 Allison Street spoke in her capacity as Chair, Richmond Chamber of Commerce (RCC), expressing support for the application noting that the Chamber has gone to considerable effort to consult with a broad range of community members about this issue. She remarked the Chamber expects Council to act in the best interests of Richmond, and Chief Campbell to act in the best interests of his people. The Chamber is convinced that the MOU provides the best benefit to the Richmond community and Council should honour its commitment in the MOU and vote to proceed with the application. A copy of Ms. Tinson's submission is attached as Schedule 20, and forms part of these minutes.

Shane McMillan, 7160 Schaefer Avenue, horticulturist, spoke in opposition to the application, and stated that:

- he believed the Lands should remain in the ALR, no matter who owns them;
- green space must be preserved;
- Kwantlen University College's proposal for an Urban Agriculture Research and Education Centre in Richmond would provide education for the next generation of farmers, and for the larger community; and
- the proposed development for the Lands under the MOU follows an old model, one that is destroying the world.

A copy of Mr. McMillan's submission is attached as Schedule 21, and forms part of these minutes.

Bill Zylmans, 17771 Westminster Highway, a full-time farmer, spoke in support of the application, noting farmers could only afford to farm the good land, and that it is very expensive to farm poor quality land. He questioned the quality of the Lands and why farming has not taken place in the past. He further noted that in his opinion:

- the Lands will never be farmed and to leave them in their current state is a waste;
- everyone could benefit if some of the ideas raised about the future of the Lands were realized, but it does not have to remain in the ALR; and





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- the proposed \$10 million agriculture endowment fund could be put towards farming education programs, and existing agriculture endeavours in Richmond.

Michael Wolfe, 9731 Odlin Road spoke in opposition to the exclusion application and to illustrate his position he used a variety of visual aids, while noting that:

- the Lands are home to a wide variety of wildlife and vegetation;
- sustainable development is not possible in Richmond;
- the Lands are positioned under the flight path of airplanes using the Vancouver International Airport and development should not take place;
- the Lands are in an environmentally sensitive area and the zoning should be changed to reflect and recognize this designation; and
- the MOU should be abandoned as it represents a bad deal for Richmond.

Gordon Kibble, 11171 4<sup>th</sup> Avenue spoke in opposition to the application, noting that:

- he was speaking as an individual member of the City's Advisory Committee on the Environment;
- he was puzzled how the City could claim to be interested in sustainability and urban agriculture and yet make application to have the Lands removed from the ALR;
- the Lands are needed for farming purposes and they could be used to fill the community demand for garden plots;
- once the Lands are removed from the ALR, their future is uncertain; and
- the City needs to keep this land in the ALR to make up for lands already removed in other areas.

A copy of Mr. Kibble's submission is attached as Schedule 22, and forms part of these minutes.



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Nancy Trant, 10100 No. 3 Road spoke in opposition to the application. She stated that:

- residents of the City get a lot of development, such as new homes and high rises, but in her opinion residents do not get things that really mean something, such as trees and land;
- people have lost touch with the source of their food;
- if the Musqueam had the Lands they could teach young people how to farm; and
- if the Musqueam need money, the City should try to purchase the Lands from them.

A copy of Ms. Trant's submission is attached as Schedule 23, and forms part of these minutes.

Olga Tkatcheva, 8 – 7680 Gilbert Road spoke in opposition to the application stating that:

- her opposition was based on the grounds that the application does not provide sound reasoning that exclusion of the Lands will benefit the people of Richmond;
- the MOU proposal does not resolve any parkland shortage problems;
- when considering the need for future schools on the Lands, she calculated that two large elementary schools would be required;
- the forms and surveys do not accurately reflect people's real opinions and should not be included in the submission to the ALC;
- in a recent newspaper column MLA Linda Reid stated her support for the idea that the Lands become Richmond's new great park; and
- she believed that Council does not care about the quality of the application to the ALC.

In response to a query, staff was asked to ascertain from the Board of Education how many schools would be needed to meet the anticipated increase in density.





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A copy of Ms. Tkatcheva's submission is attached as Schedule 24, and forms part of these minutes.

Jessica Lai, 28 – 6245 Sheridan Road spoke in opposition to the application, noting that:

- exclusion of the Lands is contradictory to the City's stated vision;
- First Nations people would be able to implement their tradition of agriculture cultivation on the Lands if the Musqueam was to acquire it;
- it is better to grow food in our backyards, as was done in the past, than to give money to buy food; and
- it is better to have a sustainable food system in Richmond in the long run than to see short-term housing provisions in the City.

A copy of Ms. Lai's submission is attached as Schedule 25, and forms part of these minutes.

Carol Day, 11631 Seahurst Road spoke in opposition to the application and stated that:

- removal of the Lands from the ALR is the worst possible scenario for the people of Richmond and, in her opinion, the MOU is dead;
- it is time to consider following two options: (i) the City should open talks with the Musqueam and the CLC to explore what kind of partnership is possible with the lands staying in the ALR, or (ii) contact the various Ministries in Ottawa, to find a partner that would be willing to acquire the Lands for urban agriculture, parks and playing fields, with the City of Richmond; and
- the Lands could become Richmond's version of Vancouver's Stanley Park.

A copy of Ms. Day's submission is attached as Schedule 26, and forms part of these minutes.

Neil Smith, 3780 Pacemore Avenue, spoke in opposition to the application believing that:



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- the Lands have agricultural merit and there is no pressing need to remove them from the ALR;
- there is a lot to learn from First Nations wisdom and one lesson is that the Lands should be held in trust for our grandchildren; and

PH08/3-6

It was moved and seconded

*That the meeting be extended past 11:00 p.m. to allow Mr. Smith only to conclude his submission.*

**CARRIED**

Opposed: Councillor Steves

- given the uncertainty over whether global warming could be tackled, it may be prudent to do nothing with the Lands, until the outcome of humanity's greatest challenge is known.

A copy of Mr. Smith's submission is attached as Schedule 27, and forms part of these minutes.

In response to a query, staff was requested to determine the names of the Agricultural Land Commission members who would consider the application if it went forward.

PH08/3-7

It was moved and seconded

*That the meeting be recessed, and be reconvened on Monday, March 17, 2008, at 7:30 p.m., in the Council Chambers, at Richmond City Hall.*

**CARRIED**

RECESSED – 11:15 p.m..

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The Public Hearing reconvened at 7:30 p.m. on Monday, March 17, 2008, in the Council Chambers, at Richmond City Hall, with all members present except Councillors Linda Barnes and Sue Halsey-Brandt.

The Acting Corporate Officer provided an update on the correspondence received on March 13, 14, and 17, 2008, which had been circulated to Council and form part of these minutes as Schedule 28.





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*Submissions from the floor continued:*

Craig Jones, #8 – 13160 Princess Street, spoke in favour of the application noting that the proposed development has the potential to create a new community based on geo-thermal and sustainable principles which would include parks, green space and urban agricultural opportunities.

Jerry Heed, \_\_\_\_\_, spoke in opposition to the application offering that:

- the only community need for the Lands is for agricultural uses, a wild life habitat or natural green space;
- no business plan exists for the Lands; it is not economically viable and the land around the River Rock Casino would be better for the proposed uses, given the access to rapid transit;
- per capita, there is less use now for sports fields than there was in the 1970s because the demographics of Richmond have changed;
- the CLC and Musqueam are using the City of Richmond to obtain the Lands by having the City cite the community needs; and
- the Commission should reject this exclusion application for the second time given that global environmental issues are important and need to be addressed, and the Lands should be preserved for future generations.

A copy of Mr. Heed's submission forms part of these minutes, and is attached as Schedule 29.

Derril Gudlaugson, 8351 Fairfax Place, spoke in opposition to the application noting that:

- a study prepared by William Logan concludes that it takes 1,000 years to build one centimetre of soil in a volcanic environment; the soil on the Lands is made of humis and this is a complex substance;
- Richmond has many areas which have already been excluded from the ALR, therefore it is imperative that Richmond retain its remaining agricultural land;



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- this large block of viable land has been identified as suitable for cranberry and blueberry farming, which could be harvested at a profit;
- the establishment of an endowment fund is not useful when implemented as a condition of destroying agriculture;
- in 2008, UBC will close its farm fields to develop more housing; therefore, the Lands should be developed by Kwantlen College for an agricultural program;
- there is no supportable need for a Trade & Exhibition Centre; and
- the contents of the City's brochure were disappointing and reflected wasteful spending.

A copy of Mr. Gudlaugson's submission forms part of these minutes, and is attached as Schedule 30.

Steven Guthrie, 3480 Rosamond Avenue, spoke in opposition to the exclusion application citing that:

- the basic decision should be simple and should reflect the best legacy for future generations of Richmond;
- Council should be wary of the motivation of speakers, especially those purporting to give legal advice and those who provide veiled threats;
- Council should preserve the dwindling supply of farmland, green space and places for nature; and
- Council should be creating more opportunities for recreation and consider better utilizing school playgrounds.

A copy of Mr. Guthrie's submission forms part of these minutes, and is attached as Schedule 31.

Chad Iverson, 12060 Woodhead Road, spoke in opposition to the application noting that:

- the preservation of land is essential to the well being of citizens of the Lower Mainland in general and development of the Lands conflicts with the City's stated objectives;





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- public interests have not been fully considered and citizens have not been fully consulted;
- aerial photographs of Richmond taken in 1954, 1963, 1976, 1984 and 1995 show that farm uses have diminished in all areas except southwest Richmond;
- it is important to maintain agricultural land close to urban areas, which reduces the need to transport food over long distances;
- what thought has been given to providing increased services such as hospitals, roads/bridges to meet the demands of increased density; and
- once these lands are developed, displaced water from the Bog will end up in the next closest place which is the DND Lands and Richmond Nature Park. The damages to these areas needs to be considered in an environmental impact assessment and biological study.

A copy of Mr. Iverson's submission forms part of these minutes, and is attached as Schedule 32.

John Massot, 16160 Westminster Highway, spoke in favour of the application noting that:

- the Lands are a small piece of the global farmland production; one cannot preserve every square foot of farmland on the planet;
- the location is poor for farming due to being surrounded on all sides by roads; and
- his support is conditional upon the City establishing permanent boundaries around all farmland located in the south and east of Richmond as promised to residents in 1986.

Yvonne Bell, 10431 Mortfield Road, spoke in opposition to the application believing the City should purchase the Lands from the Musqueam to keep it in the ALR, particularly considering the City has managed to fund the Speed Skating Oval. She expressed her resentment that the City is asking for removal of the Lands for a second time.

Jon Pillsbury, #27 – 3555 Westminster Highway, spoke in opposition to the proposal. He recalled green space in Richmond that has disappeared due to requirements for high-density housing and believed the City has not



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followed through with expected compensations for such removal of land. Further, he noted that:

- there is a lack of detail and guarantees in this proposal for future development of the Lands;
- the issues of provisions for playgrounds, schools and municipal services for an expected increased population have not been properly addressed; and
- there is skewed statistical information being used on which to base decisions. Councillors must sort out fact from fiction when making decisions and pass along correct information to the ALC.

A copy of Mr. Pillsbury's submission forms part of these minutes, and is attached as Schedule 33.

Otto Langer, 6911 Dunsany Place, spoke in opposition to the application citing his concern that it is going forward for a second time. He also commented that:

- food production land needs to be protected, particularly close to the city;
- the Agreement is a bad deal for Richmond and does not put the needs of Richmond first;
- negotiators should have used Vancouver's Stanley Park as a precedent for a new Richmond park on this site;
- valid federal uses for the Lands should be identified and consideration given to renting it to Richmond as a natural estuary which meets biodiversity needs and complements the Richmond Nature Park and Burns Bog;
- keeping the Lands as open space will reduce global warming effects;
- First Nations have been using the area for 9,000 years and they have prior rights but Council must consider the unknown future of treaty claims;





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- Richmond is old and settling at a rapid rate;
- development may aggravate the flood risk and affect future generations adversely; and
- Council should reject the exclusion application and do what is right for the City.

A copy of Mr. Langer's submission forms part of these minutes, and is attached as Schedule 34.

Theresa Harding, #4 – 7460 Moffatt Road, spoke in opposition to the exclusion application, noting that:

- there is an unrealized potential for farming on the Lands and other uses could include community gardens, schools, and open green space;
- consideration should be given to collaboration between the Musqueam, Kwantlen College, and the City to integrate traditional knowledge and practices, and to demonstrate leadership in agricultural education; and
- keeping the Lands in the ALR will give Richmond homegrown solutions to food issues and reduce the carbon footprint.

A copy of Ms. Harding's submission forms part of these minutes, and is attached as Schedule 35.

Roger Barnes, 7620 No 2 Road, spoke in favour of the application, believing that the only way the City can positively control the land is to own it. He also noted that:

- a facility to support healthy lifestyles and wellness needs should be considered for the site;
- planning for this land is about imagining future needs for Richmond;
- the ALC exists to protect farmland but the Lands have never been farmed and indicators seem to show it never will be; and
- if the ALC decides community needs are a compelling reason to exclude the land then it should be used for parkland and sports.



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Jim Lamond, 8820 Ash Road, expressed his support for the application adding that:

- the City of Richmond is more beautiful today because of Council's decision 35 years ago to purchase the Minoru lands; and
- the people of Richmond need the Lands to build parks and recreational fields. Agricultural land will only benefit a few – fields, trails and recreational spaces will benefit everyone.

Bill Jones, #605 – 6651 Minoru Blvd, spoke in favour of the application explaining that:

- he would support preservation of viable and arable farmland but the Lands do not fall into that category;
- not one farmer that he has spoken to would work these lands – the adverse cost to do so has to be acknowledged; and
- Council has an opportunity to acquire these lands and have control over it through the development process, enhancing our liveable city.

Arzeena Hamir, 8480 Dayton Court, spoke in opposition to the application noting that:

- food production is not just about economics – access to food is a human right;
- the Richmond Food Security Task Assessment found Richmond to be food insecure, therefore we need to save this viable farmland;
- not much land will be left for sports activities once all other uses are accounted for – mix physical activity with gardening;
- there are very few farmers under the age of 50 in Richmond, and young people cannot afford to buy farm land – this is concerning;
- the Lands have benefited all of Richmond by staying green and absorbing our carbon footprint;
- her photograph was used on the City's brochure without her permission, this needs to be addressed in future; and
- the ALC should not approve this application.





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In conclusion, Ms. Hamir submitted a petition\* containing approximately 468 signatures in support of retaining the Lands in the ALR. A copy of Ms. Hamir's submission forms part of these minutes, and is attached as Schedule 36.

\*See Schedule 37 which includes a copy of this petition.

PH08/3-8

It was moved and seconded

*That the meeting be extended beyond 11:00 p.m. to allow two more speakers to be heard.*

**DEFEATED**

OPPOSED: Councillors Chen, Dang, E. Halsey-Brandt, and Steves.

David Reay, 4340 Steveston Highway, referenced the exclusion application noting that:

- the Public Hearing process should be improved to ensure more people can speak and to ensure that the analysis of correspondence and information gathered isn't ambiguous;
- the City Centre Plan did not include the Lands, therefore, schools and parks are under-represented;
- there are many parts of the process that rely on the goodwill of the CLC and that is asking too much; and
- there seems to be a lot of over-commitment for future use of this space.

PH08/3-9

It was moved and seconded

*That the Public Hearing be extended past 11:00 p.m. to allow Mr. Reay to conclude his submission.*

**CARRIED**

In conclusion Mr. Reay noted that he is a food security proponent and he believed it is important to have farmland as part of the downtown area.

PH08/3-10

It was moved and seconded

*That the meeting be recessed and be reconvened on Tuesday March 18, 2008 at 6:30 p.m. in the Council Chambers, Richmond City Hall.*

**CARRIED**

RECESSED – 11:15 p.m..



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\*\*\*\*\*

The Public Hearing reconvened at 6:30 p.m. on Tuesday, March 18, 2008, in the Council Chambers, at Richmond City Hall, with all members present except Councillors Linda Barnes and Sue Halsey-Brandt.

The Acting Corporate Officer provided an update on the correspondence received on March 17 and 18, 2008. This correspondence had been circulated to Council and forms part of these minutes as Schedule 37.

*Submissions from the floor continued:*

Ralph May, 9360 Dolphin Avenue, spoke in favour of the exclusion application believing that:

- this site has limited use for viable farming, particularly as it is next to high density residential uses and there is a lack of clean water;
- the \$10 million endowment fund will have a great impact on the protection of agriculture; and
- the endowment fund should be controlled by a Board of Trustees who have a clearly identified mandate.

Frances Guerin, 4077 Stautlo Avenue, Vancouver, a Musqueam Elder, accompanied by her family, provided comments in favour of the application noting that:

- the Lands are located less than five miles from the Musqueam's traditional winter village;
- the Musqueam's ownership interests have been recognized through the MOU and they want to honour that agreement. They would rather negotiate solutions to share the lands; and
- the Musqueam have agreed to abide by Richmond's land use regulations and funds from this land will support their people and build capacity as outlined in the Musqueam Community Needs Submission of the application.





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A copy of Ms. Guerin's submission forms part of these minutes, and is attached as Schedule 38.

Wally Dunsmoor, #120 – 8220 Jones Road, spoke in opposition to the application offering that:

- Richmond is not a Garden City, rather it is a densely populated city full of concrete buildings and the Lands should be used for open green space, parks, and community gardens;
- the MOU does not provide sufficient protection for the future of the Lands once removed from the ALR;
- the City needs to take a careful look at the vision for this site, at the moment the CLC "holds all the cards"; and
- the residential towers that exist immediately west of the Lands most likely reflect what will happen to this land once developed.

Will Dunn, 9835 Pinewell Place, biologist, spoke in opposition to the application offering that:

- the brochure developed by the City discusses a lot of green space but ignores the option of not removing the Lands from the ALR;
- it is not realistic that the Lands will be lost all together if the MOU is unsuccessful;
- removing the Lands from the ALR increases our dependence on oil and transportation of food to the region instead of growing crops for local consumption; and
- there is no justification for losing farmland to accommodate high-density development.

Paul Dylla, 6526 Gibbons Drive, spoke in opposition to the exclusion application believing removal of the Lands from the ALR is not in the best interest of the residents of Richmond.



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He believed that oil reserves are not limitless and much of the fresh food we eat, the clothes we wear and the items we purchase are imported; thus local agriculture is critical to the sustainability of Richmond. Paving over prime agriculture land does not make sense. The City of Richmond needs to become a leader in sustainable living and provide a better future for the next generations. A copy of Mr. Dylla's submission forms part of these minutes, and is attached as Schedule 39.

Lawrence Lim, 7580 Lombard Road, spoke in favour of the application offering that:

- the people who settled here 9,000 years ago are the original settlers; the present population are immigrants and guests on this land;
- intercultural relationships with First Nations people should be fostered and the Musqueam should be acknowledged for agreeing to negotiate a settlement on these lands;
- with the MOU in place, the City will obtain 68 acres of the Lands, without the MOU the City will end up with nothing;
- Richmond is incapable of being self-sufficient with respect to food supply, we are part of the global economy, therefore the Lands are needed to generate the finances required to enjoy this food supply;
- residential development of the Lands will allow people to live close to where they work, thereby reducing congestion and pollution; and
- the interests of the Musqueam and the City will be better served by removing the Lands from the ALR.

A copy of Mr. Lim's submission forms part of these minutes, and is attached as Schedule 40.

Braeden Caley presented a statement on behalf of Raymond Chan, MP in support of the application which noted:

- that he is proud of the MOU which he considers to be the only viable opportunity for Richmond to realize full potential of the Lands;
- with the Lands in the hands of the community, Richmond will finally have new green space, much needed public amenities, new housing opportunities, an arts and cultural centre, and post secondary education spaces; and





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- development of the Lands involves significant opportunities for agriculture in Richmond including a \$10 million agriculture endowment fund, which will serve community priorities.

A copy of Mr. Caley's submission forms part of these minutes, and is attached as Schedule 41.

Erika Simm, 4991 Westminster Highway, spoke in favour of the application pointing out that the purchase agreement is a legal contract which must be honoured and which represents a good deal for the City. The only thing missing is an addendum to the deal that states the Agreement should become part of ongoing treaty negotiations. A copy of Ms. Simm's submission forms part of these minutes, and is attached as Schedule 42.

Eliza Olson, 11158 Canyon Court, Delta, spoke in opposition to the application referencing her interest in saving peat bogs which are an important and unique part of the complex environment of the City. She noted that Ireland has set up a foundation to save their peat lands and Council members should attend a Peat Land conference in Ireland in June 2008 for further education purposes.

Mary Taitt, 5191A Robertson Road, Delta, spoke in opposition to the exclusion application citing her frustration that it is being considered again. She believed that the ALC's role is not to balance competing land uses and use of farmland for non-farm uses. Further, because BC only produces 50% of food consumed here, farmland needs to be protected for food security reasons. Metro Vancouver has just released a study that predicts that growth for the lower mainland over the next 25 years can be accommodated without touching any agricultural land or green zones. Ms. Taitt recommended the City not endorse the application, which will demonstrate support for Metro Vancouver's vision for the sustainable living initiative. A copy of Ms. Taitt's submission forms part of these minutes, and is attached as Schedule 43.



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Peter Mitchell, 6271 Nanika Crescent, spoke in favour of the application offering that:

- the MOU is Richmond's best opportunity for new parkland and for sports facilities, and is the only current potential agreement for the use of this land;
- it is economically and viably sound to build on this site up to 17 stories with green roof tops to support the environment and reduce heating costs;
- the \$10 million agricultural endowment could be used for farming improvements elsewhere in Richmond;
- buildings should have suitable associated commercial opportunities with reduced parking to focus on transit use; an elementary school could be located on the base level of one building; and
- the trade centre must have a green roof so there is no loss of land for residents.

A copy of Mr. Mitchell's submission forms part of these minutes, and is attached as Schedule 44.

Susan Jones, 1028 – 51A Street, Delta, spoke in opposition to the application noting that:

- the Ministry of Agriculture study titled, "BC's Food Self-Reliance" states more land should be put in the ALR than taken out;
- the Boundary Bay Conservation Committee is opposed to removal of the land because the land is viable for farming. Richmond has the best soil and climate for farming; and
- it is unacceptable to bring this proposal forward again after the ALC ruled against exclusion in September 2006 and deemed the land suitable for agricultural use.

A copy of Ms. Jones' submission forms part of these minutes, and is attached as Schedule 45.

Lorraine Bell, 10431 Mortfield Road, spoke in opposition to the application wondering why the Garden City Lands Coalition plan was ignored. The Plan provides ideas for developing opportunities for learning farming practices, providing garden space for Richmond residents, providing a





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farmers market, a restaurant, and for retention of farm equipment on site. She believed the best possible decision would be to keep the land in the ALR.

Shirley Wolfe, 9731 Odlin Road, spoke in opposition to the application, believing that the Lands should not be used for more high density housing because rapid population growth in Richmond has already put a strain on health resources for the City, causing overcrowding, and lack of parking at the hospital. She concluded by stating the ALR was created by people who recognized land as a resource worth protecting. A copy of Ms. Wolfe's submission forms part of these minutes, and is attached as Schedule 46.

Bob Guerin, fisheries coordinator for the Musqueam, spoke in favour of the application acknowledging that the Musqueam have a claim on the Lands as it is one of their ancestral places. Further, the proceeds from this land can be used to help solve problems related to dwindling natural resources and other economic challenges. The Musqueam want to work with the City to build a better life for all concerned.

Mayor Brodie acknowledged the conclusion of the first round of public speakers. Several speakers then addressed Council for the second time with new information.

Shane McMillan, 7160 Schaefer Avenue, added comments in opposition to the application which included:

- a community agricultural program is needed using a mixed crop system which can provide higher yields for the same amount of space; this does not involve pesticide use;
- the Lands should be left in the ALR or some of the animal and plant species will be wiped out; and
- the Lands are needed for food production because it is predicted that energy costs could multiple tenfold in seven to ten years.

Carol Day, 11631 Seahurst Road, raised the following additional points in opposition to the application:



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- the “Building First Nations Agriculture Capacity” has 10 points which should be reviewed by Council and would be a good program to follow once it is accepted that the MOU is “dead”;
- the CLC has been operating in bad faith by indicating that the Musqueam are the owners of the Lands when in reality all they have at best is an unregistered beneficial interest; and
- there is room to work with the Musqueam to launch a combined approach to the senior levels of government and find a way to keep this land in the ALR.

A copy of Ms. Day’s submission forms part of these minutes, and is attached as Schedule 47.

Olga Tkatcheva, #8 – 7680 Gilbert Road, presented the following additional comments in opposition to the application:

- the statement of ownership is false as currently the lands are owned by the CLC only, as confirmed in a letter to her from the CLC dated March 11, 2008;
- under the MOU the Musqueam are expected to own the Lands solely; and
- the statement that if the agreement proceeds, Richmond will obtain 50% of the Lands is false; what is true is that 35% will be available if the Trade & Exhibition Centre is built and 42.5% if not.

A copy of Ms. Tkatcheva’s submission forms part of these minutes, and is attached as Schedule 48.

Michael Wolfe, 9731 Odlin Road, spoke in opposition to the application suggesting the Lands should be kept in the ALR so that local food production is ensured if the agreements breakdown. During the past week he observed two new plant and one new animal species on the Lands that must be preserved.

Nancy Trant, #201 - 10100 No. 3 Road, offered additional comments in opposition to the application, believing that all members of Council should be present to vote on this important issue. She also stated that high-rise towers don’t belong on a flood plain or on these Lands. After hearing from the Musqueam and the value of this land to their people, she believed they





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should want to retain its ALR status.

Deidre Whalen, 13631 Blundell, offered additional comments in opposition to the proposal believing there could be grounds of procedural irregularity if not all Councillors are afforded the opportunity to vote on this issue and she expressed her concern over the accuracy of information that will be presented to the ALC. She advocated additional analysis of the survey forms and correspondence.

Chad Iverson, 12060 Woodhead Road, provided the following additional comments in opposition to the application:

- the mountain pine beetle epidemic will affect the flood plain in the Fraser River region which could in turn affect future development; and
- there is not a lot of information readily available pertaining to environmental assessments on development which isn't required by the City.

A copy of Mr. Iverson's submission forms part of these minutes, and is attached as Schedule 49.

Jessica Lai, #28 – 6245 Sheridan Road, in speaking about her opposition to the application, believed the first night of this Public Hearing did not provide much opportunity for the public to participate. Additionally, she felt that all the people of Richmond need to work together to keep these Lands in the ALR.

Gordon Kibble, 11171 – 4<sup>th</sup> Avenue, believed that an environmentally sensitive map needs to be updated before this deal is completed to learn how many such areas remain in Richmond.

Jim Wright, 8300 Osgoode Drive, offered the following additional comments in opposition to the application:

- the Richmond Citizen's Vision for the Garden City lands includes reservoir lakes;



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- if there is a decision to not exclude the land from the ALR, Richmond should keep to the negotiation process provided in the agreement and must honour its commitments;
- in renegotiating, Richmond has the right of first refusal on the property and will be able to exercise that right if the Musqueam and CLC act in good faith;
- there is no indication that the Musqueam are half owners of these Lands, which may mean that the CLC are misrepresenting the level of ownership that exists; and
- City Council should insist that the CLC make key documents available to the public and postpone the vote on this application until it is clear who owns the land and due diligence has been done.

A copy of Ms. Wright’s submission forms part of these minutes, and is attached as Schedule 50.

PH08/3-11

It was moved and seconded

*That the meeting be recessed and be reconvened on Wednesday March 19, 2008 at 6:30 p.m. in the Council Chambers, Richmond City Hall.*

**CARRIED**

RECESSED – 10:55 p.m.

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The Public Hearing reconvened at 6:30 p.m. on Wednesday, March 19, 2008, in the Council Chambers, at Richmond City Hall, with all members present except Councillors Linda Barnes and Sue Halsey-Brandt.

The Acting Corporate Officer provided an update on the correspondence received on March 19, 2008, which had been circulated to Council and forms part of these minutes as Schedule 51.





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*Submissions from the floor continued:*

Randy Fasan, CLC, offered no new information but advised that the consultant team was present to answer questions.

Jim Reynolds, Musqueam legal representative, offered no new legal information, noting that his latest submission included a response to some of the comments made in opposition to the application. He expressed gratitude for the patience shown by Council in hearing all presentations offered. A copy of Mr. Reynolds' submission forms part of these minutes, and is attached as Schedule 52.

City of Richmond representatives offered no further remarks.

It was moved and seconded

PH08/3-12

***That Council endorse the "Block Application" (Attachment 1) to exclude the properties known as the "Garden City Lands" bounded by Garden City Road, Alderbridge Way, No. 4 Road and Westminster Highway from the Agricultural Land Reserve (ALR) on behalf of the Musqueam Indian Band (Musqueam), the City of Richmond and the Canada Lands Company (CLC), collectively known as "the partners".***

The question on the motion was not called as members of Council offered their comments on the subject matter.

Comments provided in opposition to the application follow:

- this debate should reflect whether to preserve the Garden City Lands as bog or use it for urban gardens and agriculture, not whether to develop 65% of the Lands;
- Bogs remove gases and pollutants from the air and work positively in the face of climate change;
- Richmond has lost 48 acres of farm land, per year, since 1974;
- the previous use as a rifle range actually occurred in the Richmond Nature Park area, not on the Lands;
- there are financial savings to be realized through non-development of the Lands;



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- consideration of alternative land use options needs to be encouraged; and
- the Lands are suitable for the Kwantlen Agricultural Education Program.

Several supporting documents were referenced by Councillor Steves and tabled to be included with the City's submission, as follows – "*A Commitment to the Future*", a 347 page scientific study titled "*Project of the Richmond Nature Park Society Ecology Committee*" by editors Neil Davis and Rose Klinkenerg, and quoted from a March 17, 2008 memorandum on the subject: *Richmond Needs a Plan B for the Garden City Lands* and related fact sheets. Councillor Steves' submissions form part of these minutes, and are attached as Schedule 53.

Comments provided in support to the application follow:

- strong support has been heard from the community for the Garden City Lands application;
- this debate is centered on land Richmond does not own, and the current owners have offered half ownership in a formal contractual way, which represents a good deal for Richmond;
- over the course of the Public Hearing Council has heard that the Lands are not capable, suitable, or viable for farming due to the urban setting and activities which result in rural-urban conflicts;
- irrigation by City metered water would be necessary to run a viable farm, and this would be operationally cost-prohibitive;
- Council voted 8 to 1 to support the deal on these Lands, and must live up to its word, commitment and reputation;
- the City of Richmond is the only partner that has the legal requirement to hold a Public Hearing as an avenue to consider public input;





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- meeting the needs of the community is a priority to Council, and various studies and community needs assessments have been undertaken over the years to balance the requirements of the diverse groups in the community both now and in the future;
- it is evident that community needs exceed the reasons for keeping the lands in the ALR;
- the MOU is a legal contract, and provides the City of Richmond with some rights to the lands for more green space and the potential for a twin of Minoru Park in a well-located area;
- public input was appreciated and respected;
- since the 1980s, lobbying for the Lands has taken place on behalf of the community for sports and recreational use, and the need has not changed;
- Musqueam interests in the Lands must be satisfactorily realized;
- all public input will be forwarded to the ALC along with the “Block Application”;
- food security is a global issue and people need to be encouraged to grow food in their own back yards;
- the New Relationship is based on recognition, respect and reconciliation of Aboriginal rights and title, and the negotiations in Richmond took place as the courts and senior government would have wanted it to;
- the Federal Treasury Board set the mandate for the land transaction – citing that the rights of the Musqueam are to be accommodated and a sizeable portion of the Lands are to be allocated to Richmond;
- no farming or other use would be carried out on this land without the agreement of the owner;
- only under the MOU would Richmond retain zoning control over development on the land and establish the agricultural endowment fund;



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- visions for the Lands are similar, relative to environmental sustainability and community use, although on a smaller scale;
- it is a misconception that land in the ALR is always green and environmentally friendly; and
- details of development will be clarified during the master planning stage.

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

## ADJOURNMENT

PH08/3-13

It was moved and seconded  
*That the meeting adjourn (8:07 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the Regular Meeting for Public Hearings of the City of Richmond held on March 11, 12, 13, 17, 18, and 19, 2008.

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Mayor (Malcolm D. Brodie)

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Acting Corporate Officer, City Clerk's Office (Gail Johnson)