

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

...attle over a proposed 158-... industrial development in... Richmond will be taken to the... public again next Wednesday... representatives of both the... Nu-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... Richmond 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 Development

...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.