

BOUNDARY BAY CONSERVATION COMMITTEE
Box 1251, Delta, B.C. V4M 3T3

Jones

Mayor and Council
City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1
mayorandcouncillors@richmond.ca

March 12, 2008

Dear Mayor and Council,

Re: Garden City Lands (5555 No.4 Road) – ALR Exclusion Application

The Boundary Bay Conservation Committee (BBCC) is opposed to the exclusion of the Garden City Lands from the Agricultural Land Reserve because the land is viable for farming.

It is unacceptable to bring this proposal forward to the public as the Agriculture Land Commission ruled against exclusion from the ALR on September 1, 2006 finding:

1. The land under application has agricultural capabilities and is appropriately designated as ALR.
2. The land under application is suitable for agricultural use.
3. A convincing community need argument has not been made that would justify the Commission considering the exclusion of prime agricultural land from the ALR.
4. The proposal is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

Nothing has changed in the 18 months since the last proposal. The land is still good for farming.

The arguments for benefits and 'community need' should not be made as the Agricultural Land Commission is not mandated to remove ALR lands for community need.

Land claim issues should not be a means of bartering land out of the ALR. If the provincial government wishes to overrule the ALC, the Ministers have the power. If that choice is made, the blame should rest on the shoulders of the provincial government, not municipal governments and the Agricultural Land Commission.

Bartering land out of the ALR is an unacceptable process. Richmond Council has an easy bottom line to look at with this proposal. Like the proposal of 2006, it is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land. Richmond Council has already heard this from the Agriculture Land Commission. To go to the ALC again is to defy the legislation that is in place and a ruling that has already been made.

Yours sincerely,

A handwritten signature in cursive script that reads "Susan Jones". The signature is written in black ink and is positioned above the typed name and title.

Susan Jones
Director BBCC

BOUNDARY BAY CONSERVATION COMMITTEE

The Boundary Bay Conservation Committee (BBCC) was established in 1988 to enhance public awareness and appreciation of the global significance of the Fraser River estuary ecosystem in British Columbia. Incorporated on January 16, 1990 (#S-0025759), the BBCC consists of individual and group memberships as well as supporting groups. The BBCC recognizes the importance of the Fraser River estuary and surrounding agricultural land in maintaining much of the wildlife habitats around Boundary Bay, Roberts Bank and Sturgeon Bank. The group works cooperatively to retain links between agriculture and conservationist goals.

B.C.'s Food Self-Reliance

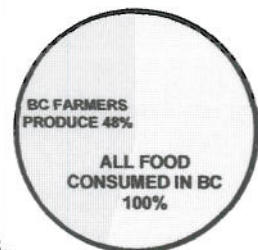
Can B.C.'s Farmers Feed Our Growing Population ?



EXECUTIVE SUMMARY

The question of food self-reliance is often raised at sustainable development planning exercises. Previous estimates of food self-reliance in B.C. have compared product flows at the wholesale level. The use of wholesale prices provides some insight into the planner's question, but it does not connect the food productive capacity to the resources in the province or the community that planners can influence. A more useful tool for sustainable development planners would be a link between food self-reliance and the resources they influence - land and water.

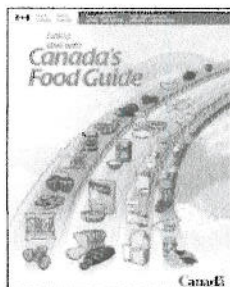
The general approach of this study is to estimate the food self-reliance in B.C. at the primary production level, and to use this information to examine the impacts of a change in eating habits and a change in population on the level of food self-reliance in B.C.



Production and consumption information from 2001 is used in the calculations.

It is estimated that B.C. farmers produce 48% of all foods consumed in B.C. and produce 56% of foods consumed that can be economically grown in B.C. The following table shows the level of self-reliance for the different food groups.

Food Group	B.C. Consumption Million Kg's	B.C. Production Million Kg's	% Self-Reliant
Dairy	1080	617	57%
Meat & Alternatives ¹	467	298	64%
Vegetables - Grown in B.C.	764	331	43%
Fruit - Grown in B.C.	172	273	159%
Grain for Food	315	43	14%
Total - Grown in B.C.	2798	1562	56%
Fruit - Not Grown in B.C.	310		
Vegetables- Not Grown in B.C.	1		
Sugar	136		
Total - B.C.	3245	1562	48%



When comparing current production to recommended consumption by *Canada's Food Guide to Healthy Eating*², B.C.'s food self-reliance drops to 34%. This is primarily because a healthy diet recommends a higher level of consumption of fruits and vegetables over actual 2001 consumption levels and fruits and vegetables is a food group in which B.C. is not self-reliant³.

¹ Alternatives includes pulses and nuts.

² Published by Health Canada. http://www.hc-sc.gc.ca/fn-an/food-guide-aliment/index_e.html

³ While B.C. produces and exports a lot of fruit, B.C. still imports 3 times as much fruit as it exports.

Given the production technology available today, over half a hectare of farmland (0.524 ha) is needed to produce the food for one person for one year. This is roughly equivalent to 6 city lots. In order to produce a healthy diet for British Columbians, farmers need 2.15 million hectares of food producing land of which 10% (215,000 hectares) needs to be irrigated. In 2005 the Ministry of Agriculture and Lands estimated that approximately 189,000 hectares of farmland had access to irrigation.

To produce a healthy diet for the projected B.C. population in 2025, farmers will need to have 2.78 million hectares in production of which 281,000 will need access to irrigation. This means that to produce a healthy diet for British Columbians in 2025, given existing production technology, the farmland with access to irrigation will need to increase by 92,000 hectares or 49% over 2005 levels.

To maintain the current level of self-reliance through to the year 2025, farmers will need to increase production by 30% over 2001 levels. The increased production will be concentrated on the land that has access to irrigation – land that is typically near the urban centers.



By Jeff Nagel
Black Press
newsroom@southdeltaleader.com
Feb 16 2007

Land for more housing far from exhausted: GVRD

Greater Vancouver can pack another half million homes into areas already designated residential without raiding agricultural, industrial or other lands, a GVRD study concludes.

The preliminary findings that the GVRD has ample room as it grows from 2.2 million to an estimated 2.9 million over the next 25 years comes as a relief to planners.

"The good news is we don't have to touch the agricultural land and we don't have to touch the Green Zone," said regional development division manager Christina DeMarco. "We have plenty of room to grow within the existing urban footprint."

The report by senior analyst Bob Denboer examined Official Community Plans of cities around the region.

He determined the existing OCP designations allow major intensification of neighbourhoods.

The 840,000 existing dwellings in Greater Vancouver could be increased by 500,000 to 1.34 million within the current rules, he found.

That would represent an increase of nearly 60 per cent—enough to meet projected population growth "to at least 2031."

DeMarco said the estimated housing capacity is higher than she expected.

Apartments would make up 60 per cent of total housing if the region's residential lands were redeveloped to full allowed capacity. Another 22 per cent would be townhouses, 16 per cent would be single detached houses and two per cent would be secondary suites.

The region's town centres and Vancouver's core can accommodate about 35 per cent of the net new dwellings under that scenario.

The extra housing that could be built doesn't take into account further densification that could be possible if cities amend their OCPs to open up more apartment construction in areas now restricted to houses and duplexes.

The GVRD study looked at a scenario where neighbourhoods of detached houses near rapid transit stations—along the SkyTrain lines and the future Canada and Evergreen lines—were opened up to allow four-storey apartments.

Such a move would allow construction of another 100,000 dwellings, DeMarco said.

The data will be important as the GVRD works to redraw its growth management

strategy this year.

Greater Vancouver Home Builders' Association CEO said the trend on the ground has been towards infill and denser development for some time.

"People better get used to densification because it is coming," he said.

He noted construction of multi-family units is now outpacing single detached houses by a four-to-one margin in Greater Vancouver—a huge increase in recent years.

"There's a massive shift because of high land costs," Simpson said.

"The only way to make homes more affordable is to make them more dense."
