

Your Worship & members of Council,

For the record, my name is Randy Fasan and I am the Director of Urban Design & Planning for Canada Lands Company and I'm based out of our office in Vancouver.

To bring our presentation to a close, I will keep my remarks brief at this time.

I think it is important for me to explain to Council how this application differs from the one made previously to the Agricultural Land Commission:

- Firstly, it has been prepared in direct response to the 4 reasons given by the ALC for rejecting the previous application – 3 on farming and 1 regarding the community need question;
- Secondly, it has been designed to respond directly to these reasons together with a letter to the City from the ALC of February 2007, following the ALC staff's review of the City's Draft City Centre Area Plan and the community needs aspects of it. It is important to note that the last time the exclusion application was prepared the CCAP was not far enough along in its evolution and did not enjoy the support in principle from City Council that it now has. This combined with much more work from the Planning and Parks and Recreation departments makes this application much more rigorous in its response to the community needs aspect of it. Council has also given more clarity to the types of "open space" uses it supports on its half of the GC lands. On the advice of the ALC it also contains a section on the community needs of the Musqueam and one only need visit any reserve in British Columbia to see first hand what those are;
- Most importantly, this time it is in the form of a "Block Application" and not an application by CLC as the landowner which makes it speak volumes to the ALC staff about its importance to the City in addressing its community needs. This form of application is also what requires the step of a formal Public Hearing that we are now having. This option of a block application was available to us the last time but we were unaware of it;
- This application also had to respond to a report on the farming question that the ALC staff agrologist prepared as part of the report to the South ALC Coast Panel. That is why it contains a comprehensive report from our own agrologist in Appendix 1.

As a final point I want to remind Council that while there will be many speakers to come who will debate whether or not these lands should remain in the ALR, this is not what Council is being asked to do as part of the application process. That question is for the ALC to decide. In closing, I ask that Council, stay the course of the agreement and vote in support of sending the Application on the ALC on

its merits, which is all that Council is being asked to decide at the end of this Hearing. Council will have lived up to its agreement and the ultimate decision will be in the hands of the ALC.

Thank you.