

**Competing Visions of the ALR in Metro Vancouver  
Food, Housing or Industry?  
(Tomorrow, Today or Yesterday...?)**

**Wendy Holm, P.Ag.**  
Speaking in defense of community

**NAIOP Commercial Real Estate Development Association, Vancouver Chapter  
Development Issues Symposium**

A Forum on Topical Issues Confronting the Commercial Development Industry

*co-sponsors:*

*SFU Centre for Dialogue (Planning Cities as if Food Matters)*

*and*

*Real Estate Foundation of B.C.*

**ALR was not *[as Fraser Institute suggests, then proceeds to argue against]* created to “promote farming and local food production”**

**ALR was created to protect BC foodlands.**

**ALR is working well - needs strengthening**

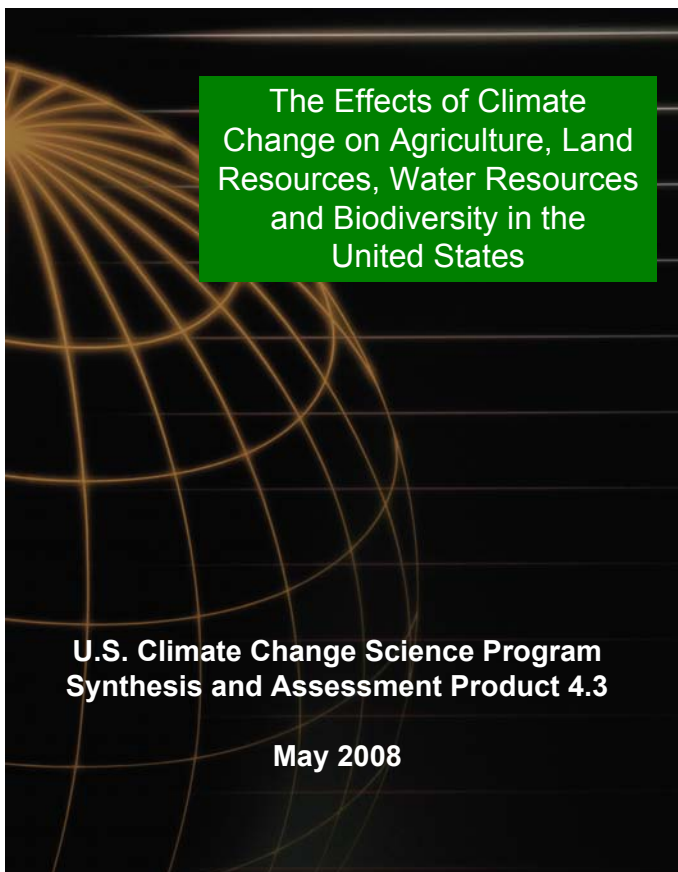
NOTE: Italics added post presentation. The next speaker, representing the Fraser Institute, incorrectly attributes local food as the reason for creating the ALR then attempts to discredit it based on this presumption.



Flights grounded in Europe... airports close...



Londoners measure their food security in days...



The Effects of Climate  
Change on Agriculture, Land  
Resources, Water Resources  
and Biodiversity in the  
United States

U.S. Climate Change Science Program  
Synthesis and Assessment Product 4.3

May 2008

Already effecting...

Increasing temperatures

Variable rainfall

Increasing crop failures

## **US military warns oil output may dip causing massive shortages by 2015**

- Shortfall could reach 10m barrels a day, report says
- Cost of crude oil is predicted to top \$100 a barrel

[Terry Macalister](#)

[guardian.co.uk](http://guardian.co.uk), Sunday 11 April 2010 18.47 B S T

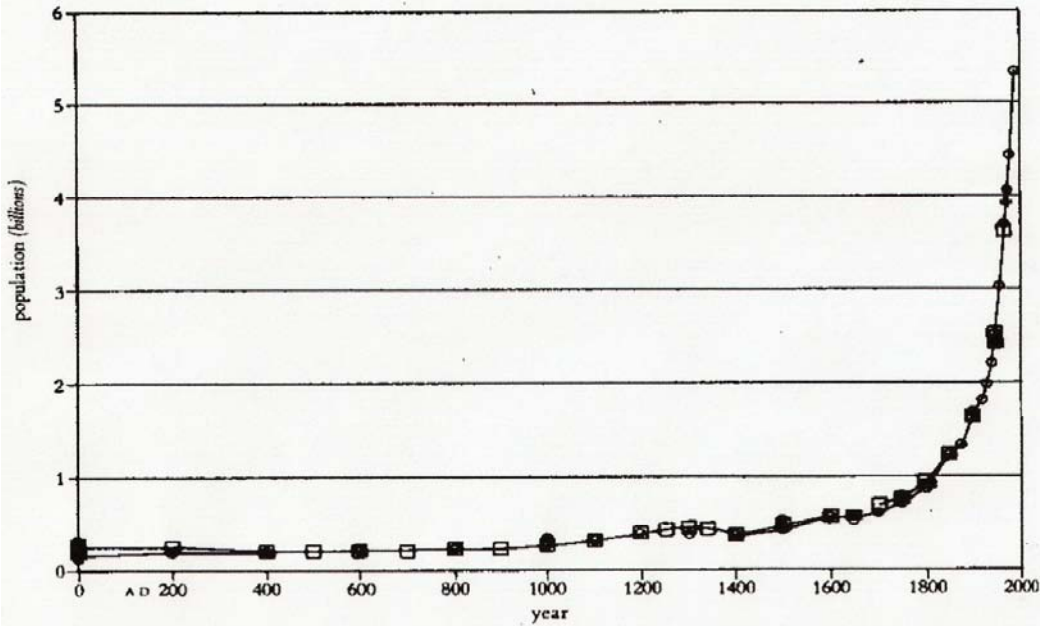


## ***The Environmental Food Crisis*** ***UN Environment Programme***

**25% loss in food production due to  
climate change, water scarcity,  
invasive pests, land degradation**

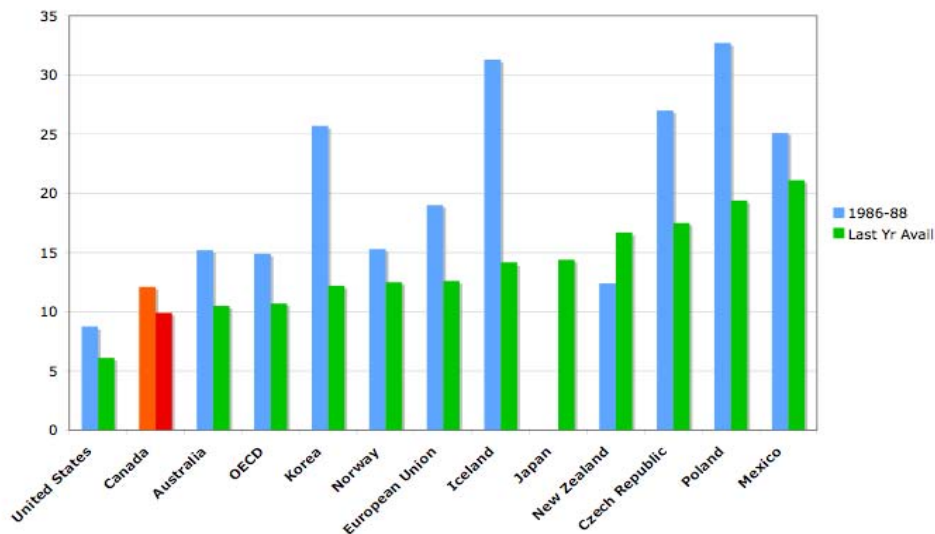


# Estimated Human Population Over the Past two Millennia (Cohen 1995)



**TODAY, Canadians enjoy amongst the lowest food costs in world**

**Food as Percentage of Total Consumer Expenditures**



**Canadians continue to enjoy the second lowest food costs (9.9% of total consumer expenditures) of all OECD member nations.**



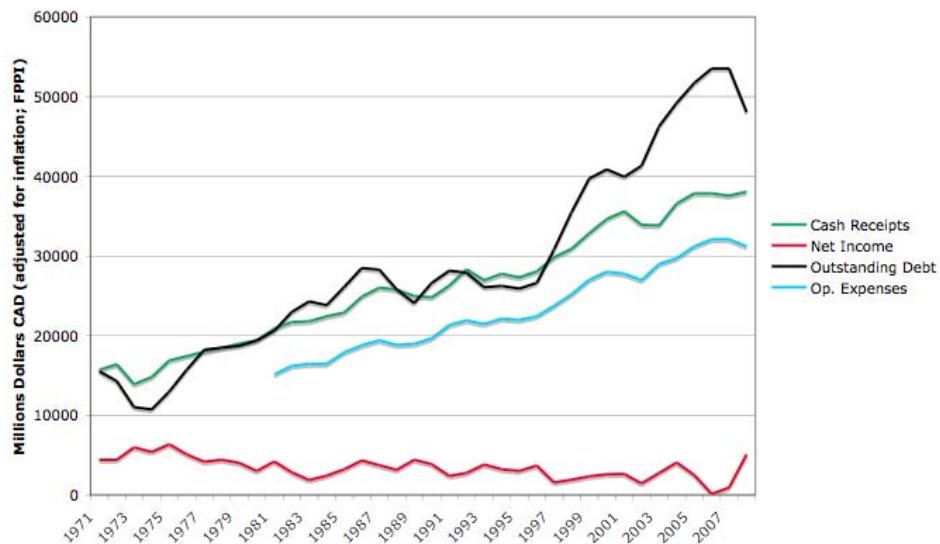
*climate change*  
*food security*  
*food safety*  
*peak food*  
*peak oil*

# PRESSURE ON FARMLAND



## JAWS OF THE CROCODILE...

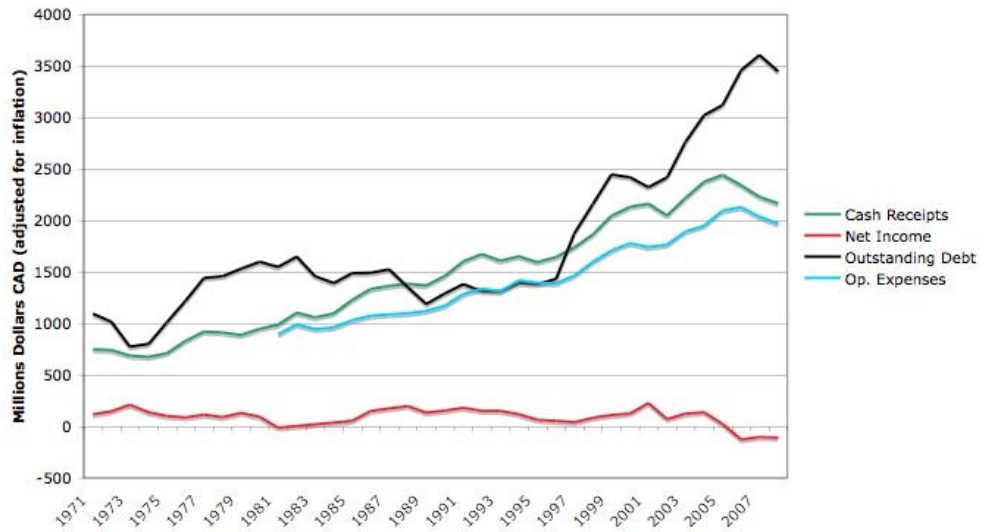
**FARM RECEIPTS, EXPENSES, NET INCOME AND DEBT, CANADA, 1971 - 2008**  
(millions of dollars, adjusted for inflation by Farm Product Price Index)



Source: Statistics Canada.  
Table 002-0009: Income of farm operators from farming operations, annual;  
Table 002-0008: Farm debt outstanding, annual;  
Table 002-0022: Farm product price index (FPPI) annual

## THE COASTAL CROCODILE...

**BRITISH COLUMBIA**  
**FARM RECEIPTS, EXPENSES, NET INCOME AND DEBT, 1971 - 2008**  
 (millions of dollars, adjusted for inflation by FPPI)



Source: Statistics Canada  
 Table 002-0009: Income of farm operators from farming operations, annual;  
 Table 002-0008: Farm debt outstanding, annual;  
 Table 002-0022: Farm product price index (FPPI) annual

**BC Agricultural Land Reserve**

4.8 mil ha  
 11.8 mil ac

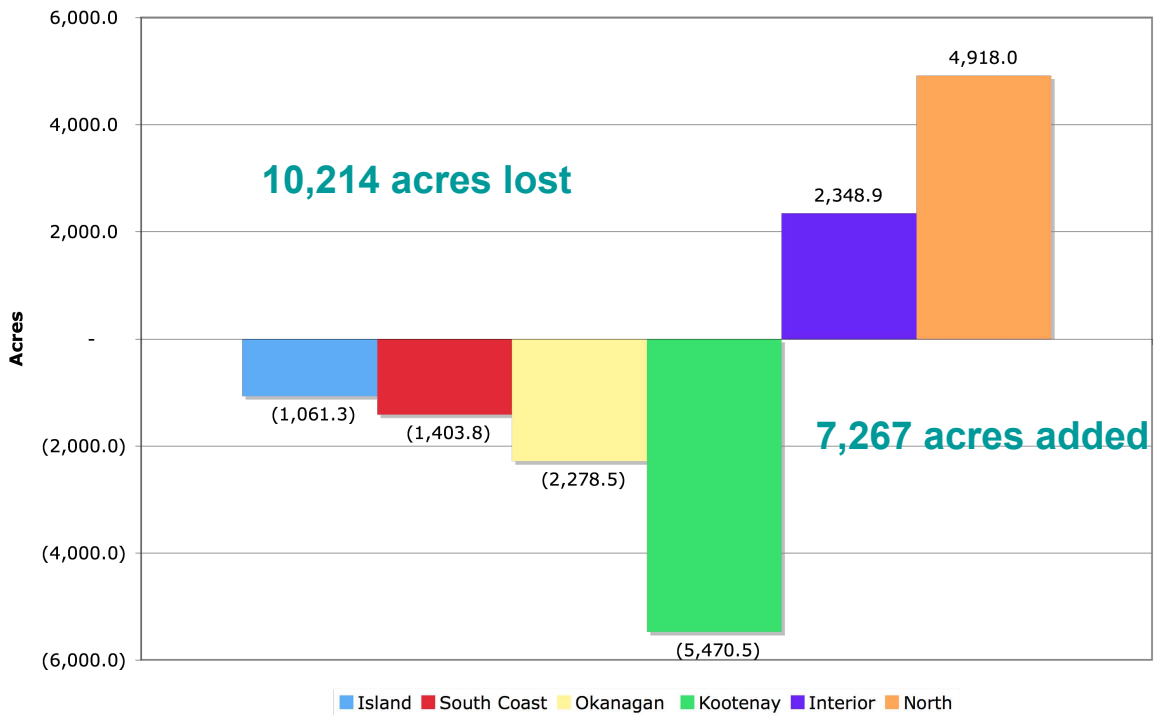
SC: 4% of ALR  
 Metro: 60,892 ac  
 Fraser V: 71,824 ac

Highest capability land in Canada

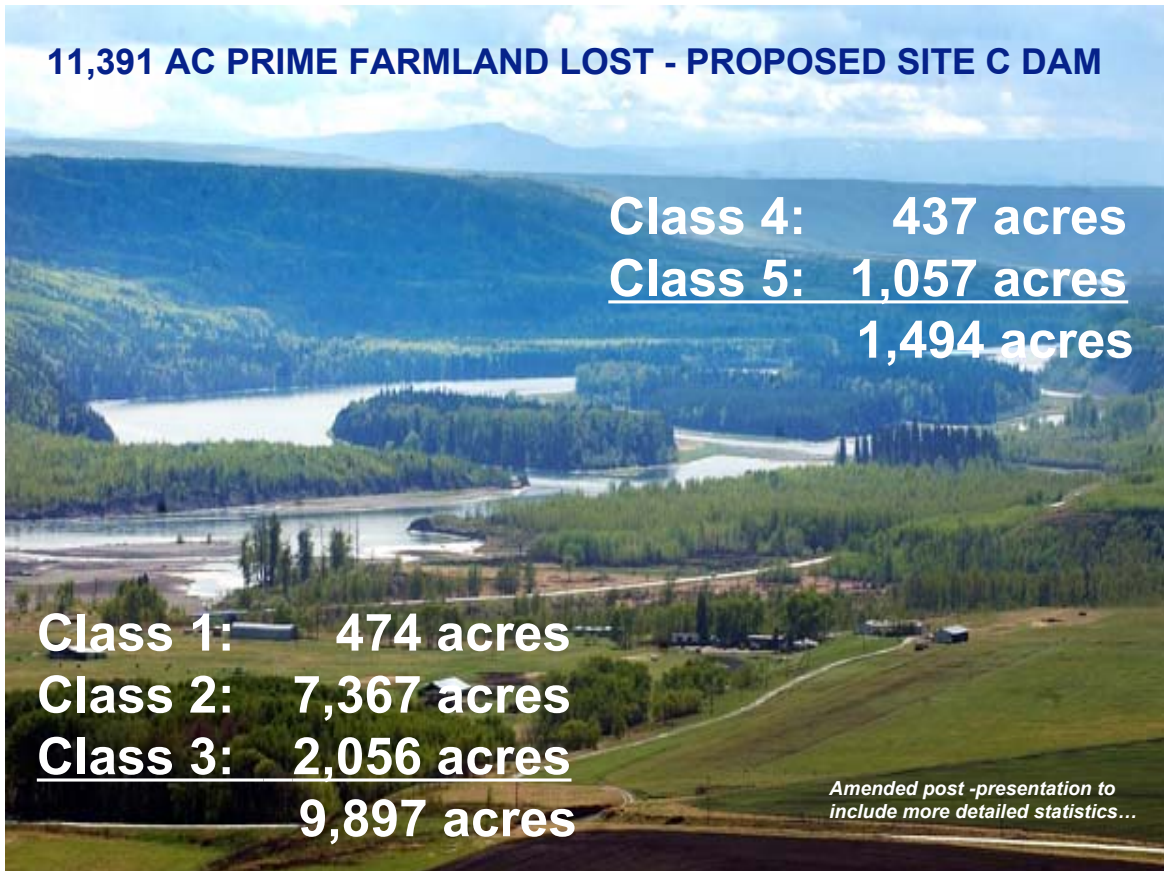
food footprint =  
 .56 ha/person

© 2010 Google  
 © 2010 Europa Technologies  
 Image © 2010 TerraMetrics  
 © 2010 Tele Atlas

**Net Acres Gained or Lost to ALR, by Region British Columbia 2003-2007**



**11,391 AC PRIME FARMLAND LOST - PROPOSED SITE C DAM**







Rich Alluvial soil suited to vegetable production



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***How can we make the ALR work better?***

- Stop private applications for ALR removal**
- Improve awareness of good planning tools**  
*e.g. Local Government Policy Options to Protect Agricultural Land and Improve the Viability of Farming in Metro Vancouver. April 6, 2010*
- Create leasing opportunities on fallow land**
- Policies to Amalgamate parcel size**
- Support infrastructure, especially cooperative**
- Support urban, peri-urban, rural food production**

## ***How can we make the ALR work better?***

**– Support market linkages and urban markets**

**– Build houses on uplands not farmlands**

**“Agricultural Urbanism” NOT model for ALR**

**(Gilmore Estates, Terra Nova, Garden City Lands, Southlands...)**

**– Reduce speculation of foodlands by  
developers**

**– Un-muzzle professionals to speak for public  
interest**

**– Government support + commitment to food**

***“Food security is as important to this country’s  
future well-being – and the world’s - as energy  
security.***

***We need to produce more food. We need to do it  
sustainably. And we need to make sure that what  
we eat safeguards our health...”***

**UK Environment Secretary Hilary Benn  
Food 2030 Strategy, Oxford Farming Conference  
January 6, 2010**

# RESPECT



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***NOTE:***

- ***Two slides in the above were changed post-presentation: slide 2 to clarify and slide 18 to correct and expand.***
- ***Yes, I must admit, slide 28 is local food in a market in northern Italy. Will look for an equally gorgeous display at one of our local farmers' markets for future use...***