

Global Impacts & Correcting the Errors of the Oil Age.

SSP₅ Canada



SSP 5
Winnipeg
2008

Presentation Part I:
Community Planning Policy
for After Oil- which is
NOW

SSP Winnipeg 2008

New City Institute &
Vancouver Peak Oil Executive

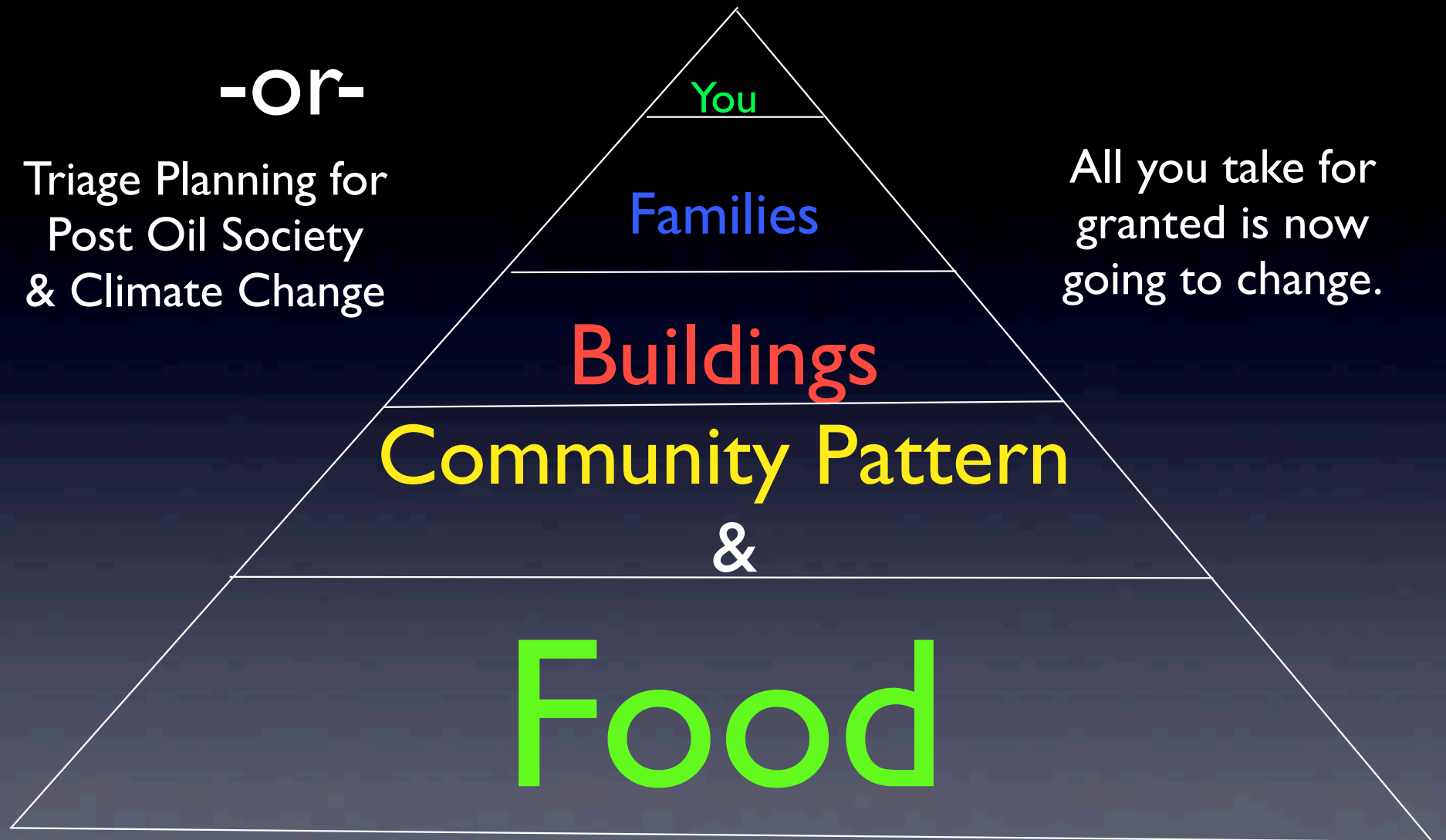
Balfour + Associates • Strategic Planning



-or-

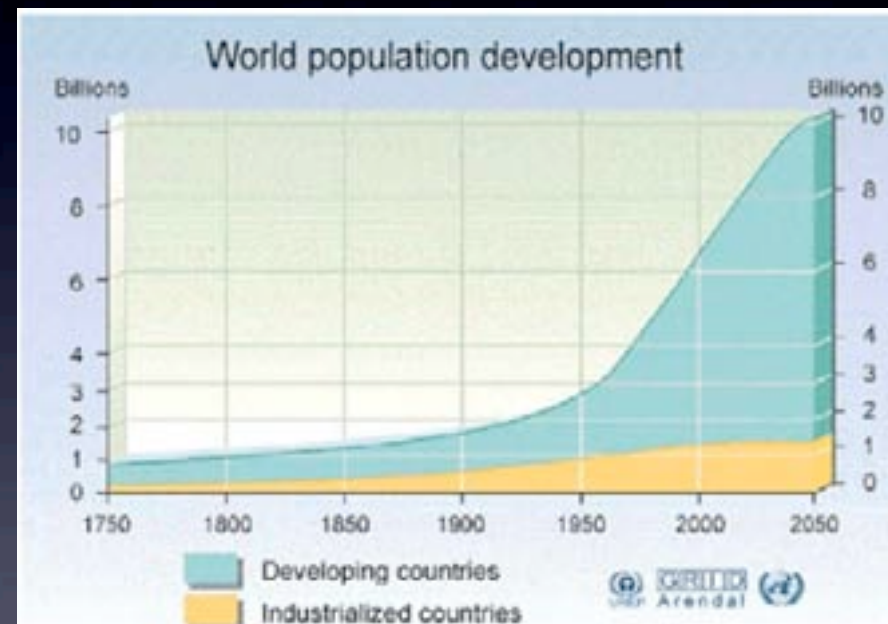
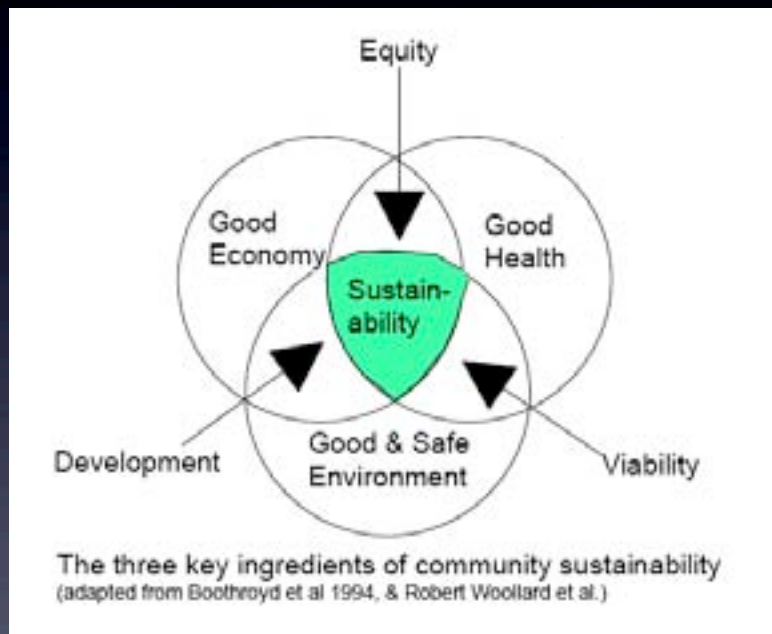
Triage Planning for
Post Oil Society
& Climate Change

All you take for
granted is now
going to change.



Finding or Designing Your *Soft-Landing* Economic Community

SSP & Social Change



Planning has been based on cheap energy
and NOT Conserving Land. 100 years+





The Manual from
Old City Foundation Press
Vancouver
Planning Commission Gaming
for Global Impacts on City &
Culture

Planning for Oil Shock:
New Patterns of Community for
Real Sustainability:

the 3 R's

Rapid
Radical
Resource Poor



Winnipeg 2008

Micro Scale:
Triage & Policies

Middle Scale:
BC Rail & Mountains
Vision

National Scale:
Revisiting the
Mid-Canada
Development Corridor



Micro Scale: Policy & Planning/Post Oil

I. Structural Change

- The end of cheap energy & oil price shock will knock out most non-value added jobs at a rapid rate.
- If you do not have a basic skill, you will have to learn one.
- As food price inflation hits from higher energy costs, more of us will spend more time raising food locally.
- Some housing will be unsustainable and abandoned while *marbelization* pressure will double up densities in the best locations.
- Luckily our oversized houses can take 2 to 4 families.



We Know
Best &
you
don't...

Green Survival Options- no, -not with Red Tape & Pink Ribbons

\$\$\$\$

- Vancouver has current regulations that form a pile 200 feet high.
- Plus provincial, regional & federal regulations
- Oh yes, & now US regs through the wonders of NAFTA and GATT.

The wonders of the market experts however are self limiting by lack of vision. Only prior tested options are applied. The purported response to real market demands is a fallacy, they limit themselves and short-change the end user.

\$\$\$\$

We Know
Best &
you
don't...

The Result: limited and standard solutions not
meeting tomorrow's needs.

We want the
Best but you
won't...

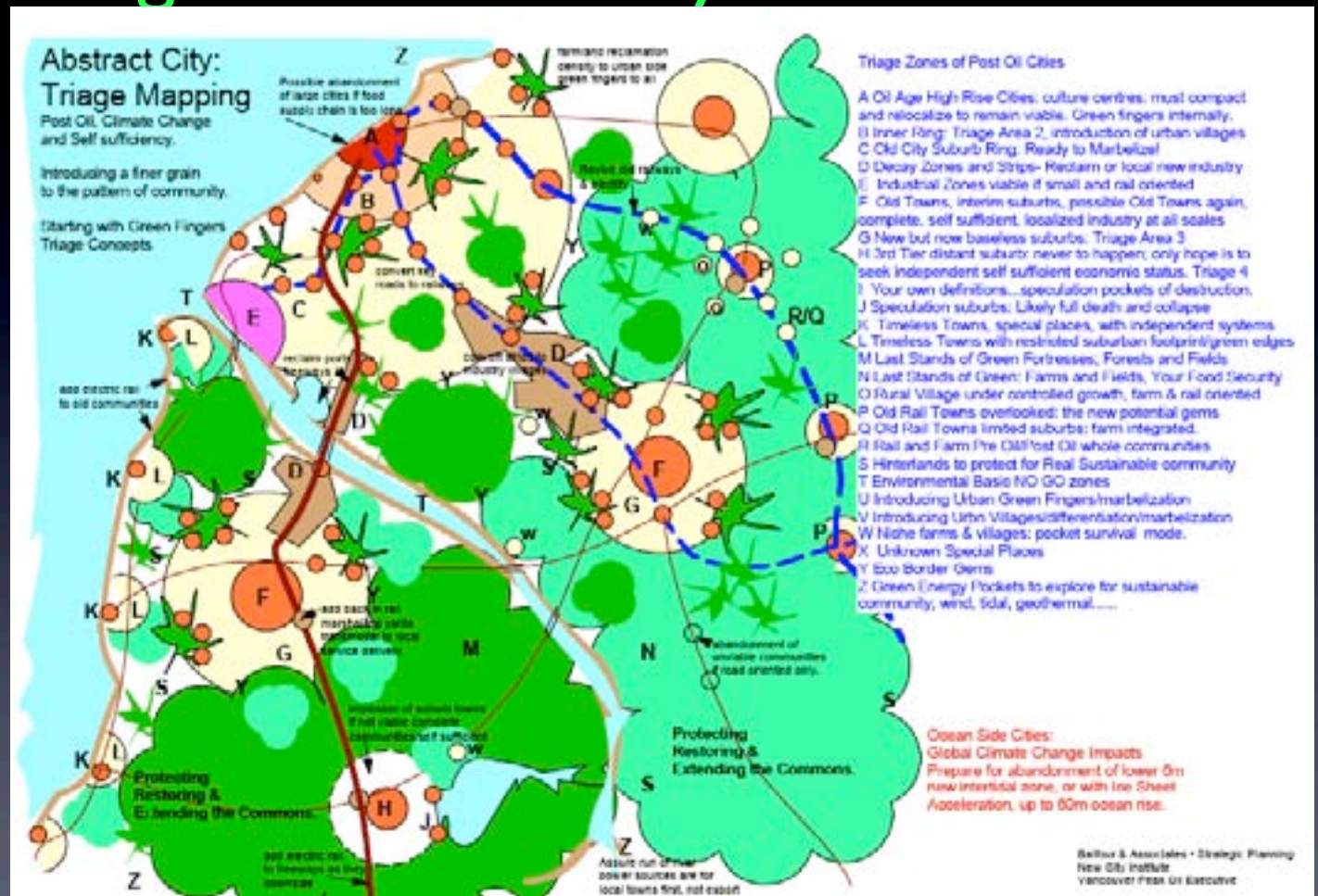


Triage & Community & Food

Reshuffling the deck, and in a hurry too.

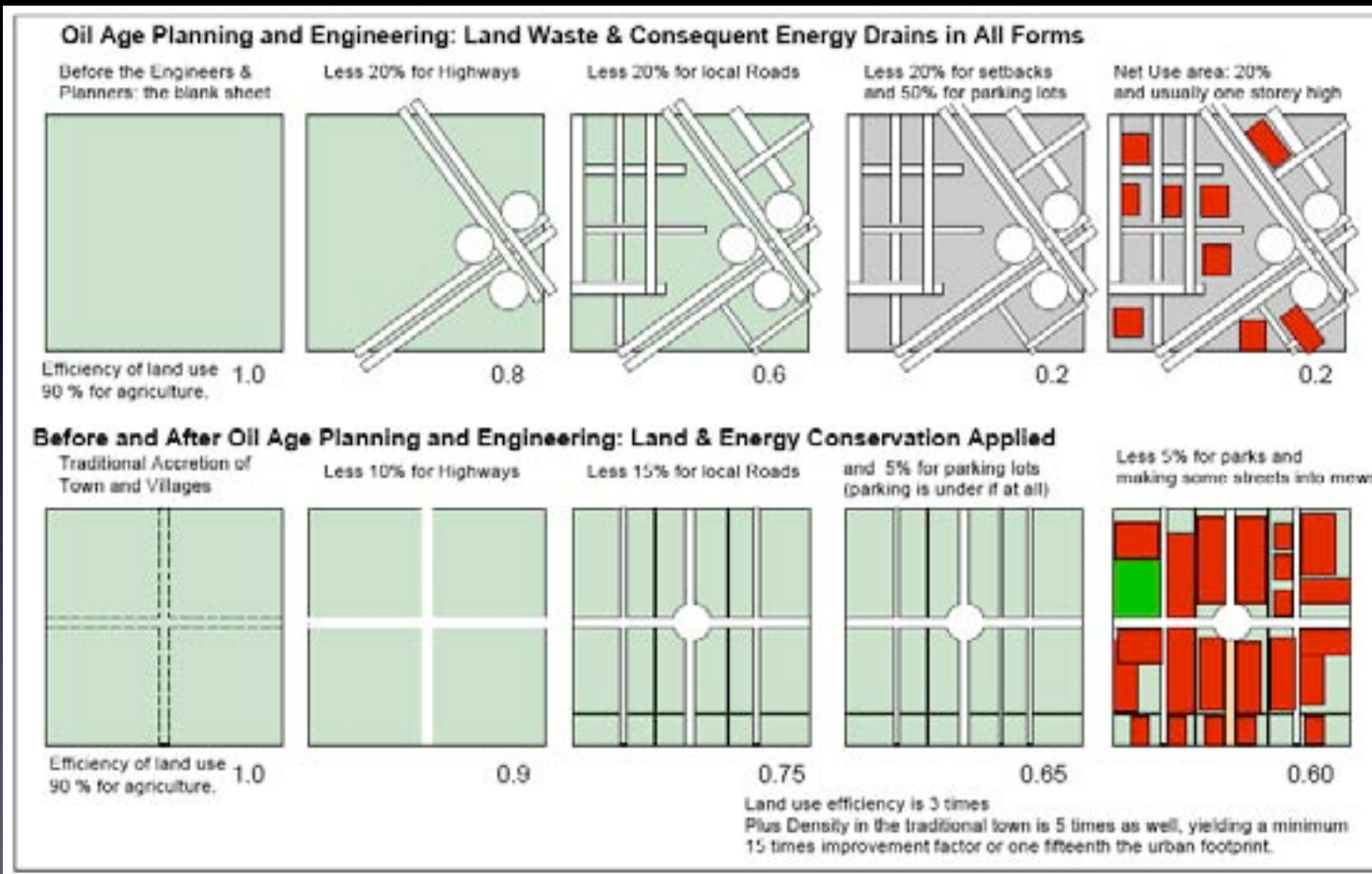
Not as some ideal, but because we no longer have a choice but to do the right things.

The Green Fingers Mandate



Oil Era Land Waste: the Crux

How much
land did
you waste
today?



It is time to throw
out the engineers
and planners
handbooks on just
about everything...



2010
to
2020

2. Triage & Metamorphosis

End of white collar
gravy train.

- Most office-tower-jobs are not value added or will be seen as parasitic or non-essential; the towers are not sustainable building forms: what new uses for them?

Reversal of
globalization, need for
local production of
goods.

- Industry will have to *relocalize*; large industrial parks will have to *infill* with food production & pocket villages to remove commuting factor.

Globalization warehouses become greenhouses?

Food production &
energy capture locally
will be growth industry.

- *Green fingers* for local food production is essential at every scale of community, including large cities.

A crash program of
rail construction
is essential to keeping
any form of economy.

- *New rail connections* must replace highway dependent transportation. Most non-essential travel will just quit.



3. Education De-volution

- K to grade 3 in schools → localize & cut costs
 - grades 4 to 8 → localize & scale back
 - grades 9 to 12 → localize & turn high schools into villages
 - colleges → study/work programs become the norm
 - universities. → decimation & focus on research
- K to 3 - neighbourhood schooling & home schooling by block.
 - grades 4 to 10 use elementary schools. Gr.10 is Junior Metric.
 - grades 11 to 12 use middle schools, stream for trades or academics, reduced numbers.
 - colleges reduce, become villages for hands on training
 - universities scale down to more essential studies & research.

*Peak Oil Price Shock:
Economics: reduce costs
Social: reduced life spans.*



4. Health Care Impacts

- Marbelization of communities will allow for central place health care as long as new villages happen.
- Major decentralized populations will be without nearby health care, more labour oriented work will increase health but also impact work related injuries.
- Real decline of health resources overall must be expected just due to loss of overall society resources.
- Major City important hospitals will remain in most places just due to shear demand from in-migration but universality will be affected given higher unemployment.



5. Food Sources Shifts



Plan: new food
distribution
network

Secure new local
farmland

Summer diet
vs
Winter diet

finding alternate
food
transportation:
rail, boat, steam, electric.

- Rocketing oil costs will drive food imports into unaffordable range quickly.
- Local food production must ramp up immediately.
- Food storage is energy intensive: this in combination with seasonal impact and local food means *our diet we now take for granted will radically change.*
- *Strategic trading of alternate foods within a local region will become essential part of community planning as only a lucky few will afford the \$200 papaya.*



“Stopping the Retreat”

- The Industrial Food Supply System we have created has shuffled traditional, sustainable farming into a niche position.
- And then the other supply lines of housing, transportation & entertainment forget how they exist & attempt to take over & ignore the farm land subsistence system, erasing essential lands for crops.
- People do not know where their food comes from or even what they are really eating. Mostly transport oils.
- The supply lines of food to city are now overextended & cannot be sustained under the impending oil crash.

This is a suicidal approach for any society. What can one do about it?



Metro Vancouver Shoots Own Foot

- Delta: short life Globalized Industry to take out farms
- Richmond: no end to urbanization? No Garden City?
- Langley: 5 acres-‘rural residential’ = sprawl
- Maple Ridge: suggesting building on ALR & not on urban reserve: the epitome of Not So Smart Growth.
- Abbotsford: ALR to industry when they do not use the land they have already.
- Chilliwack: floodplain, class 1 & 2 soils, ox-bow river lands for urban sprawl & oil-age regional institutions.

A Case History: Erosion

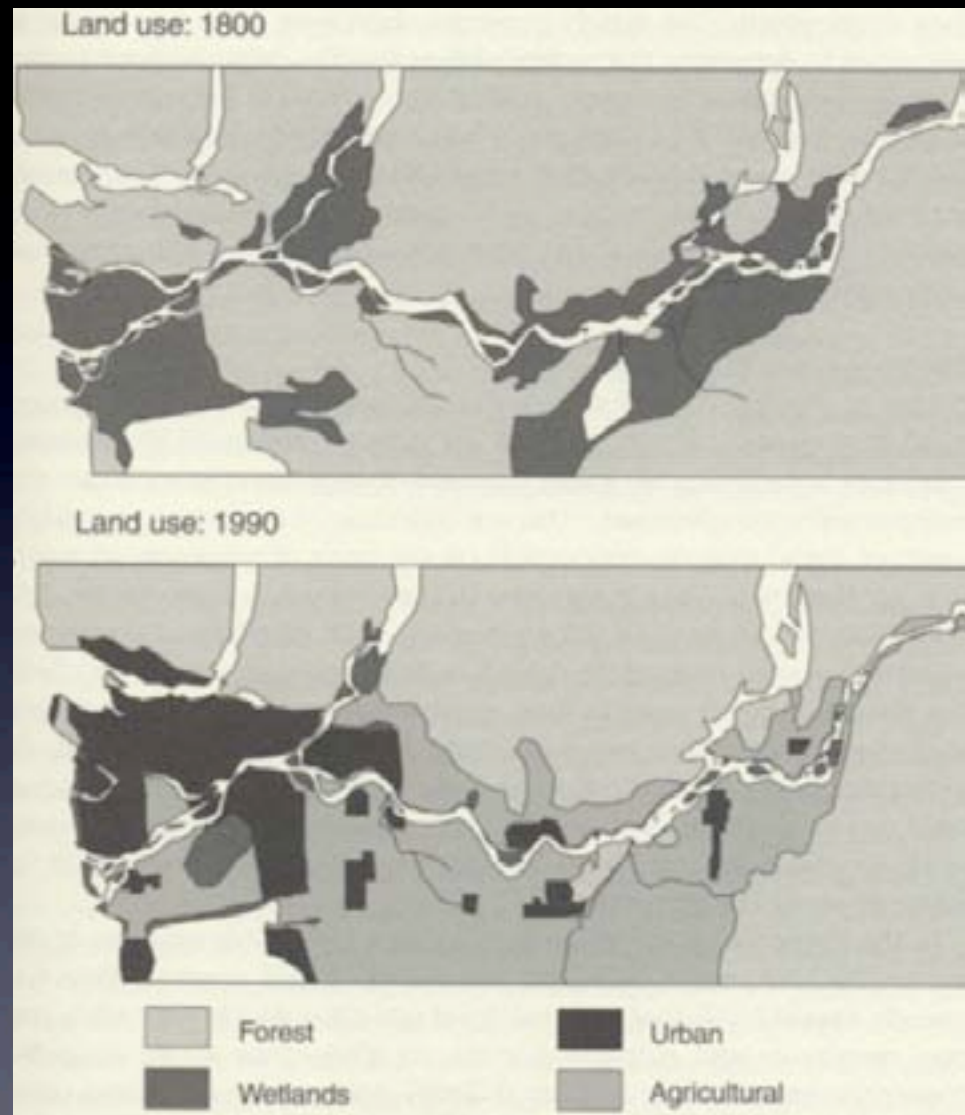
- 1970's: rural Maple Ridge & Pitt Meadows push for industrial park to infill their common boundary zone.
- Of course it was ALR lands & on the floodplain.
- Over 30 years, Pitt Meadows gradually turned the industry lands into housing & strip malls.
- Both towns allowed major strip commercial to the detriment of their own town cores.
- 2000: this site becomes new bridgehead to Langley, linking other former farms now industry going-to-strip-commercial.

200th Street:
A non-
sustainable node
of oil age
engineering &
planning.



Land Conservation Starts Now

Land conversion
is not a one way
street, we have to
turn some trends
around to
become Really
Sustainable.



New Directions



● Green sites to reclaim or under threat & needing vigilant protection. ALR clawback sites in some cases.

● Urban New Location Sites: BC Hilltowns off the floodplain & farmlands, also based on new Rail orientation.

New Directions must include claw-backs of ALR losses plus pulling out of floodplains given rising oceans levels in the next century.



Key Agents of Erosion

- Industry is used as a first line of excuse, to take farmland for ‘higher use’. (Need for farm removal tax).
- Farmland IS the highest & best use though. Think.....
- After a brief interval, it seems industry “wants to go elsewhere” so the land “must be converted to commercial & housing”. Farmland is our new option.
- This new ‘activity’ robs from existing community vitality. It is the wrong thing in the wrong place.
- This ‘trend’ is against all principles of Real Sustainable Community Planning: social, environment & economic.

2008: the biggest need for industrial land is to store shipping containers: empty ones.
We lose farmland for this?



Industrial Waste: Land

- Industry argues they must always have an “oversupply of land” ‘to maintain the market’
- As it is in oversupply, there is no attempt to use this land efficiently. So this pushes the uses ‘out’.
- Industry is taxed at ‘lower rates’ to encourage jobs.
- This attracts “parasite industries” which costs the economy more in total than they contribute.
- Tax reform would correct that. (Remove farm tax).
- Tax reform to force urban land conservation would shrink urban footprints to a quarter of today’s.



Strip Cancer

- Industry sites get roads, shopping centre interest see location, roads, and they do not want to pay the fair price of locating in town, thereby destroying both downtown and town edge.
- This standard of planning and oil age engineering consumes ten times the land with more damages, with little return for the whole community.
- Oil Price Shock will collapse all of this waste but not without massive economic damage.
- The stage is set however, for the start of the claw back of farm lands & creation of urban agriculture.
- The restoration will be costly but necessary. Urban change of pattern of community is required, not a choice.

It is worse: most urban commercial land is only 10 to 25% utilized compared to zoned density permitted.



Urban Agrology

- Urban areas have 30 to 40% of land in roads.
- Oil era engineering provides roads at 2x, 3x the size or area needed for 'emergencies' & 11th peak hour demands.
- At least half the road rights of ways could be reclaimed for opens space & urban farming.
- Post Oil economy White Elephant buildings will make a new recovery industry: winter crops, or greenhouse productions.

Post Oil derelict buildings: high rises, malls, warehouses, office buildings, highways, airports.

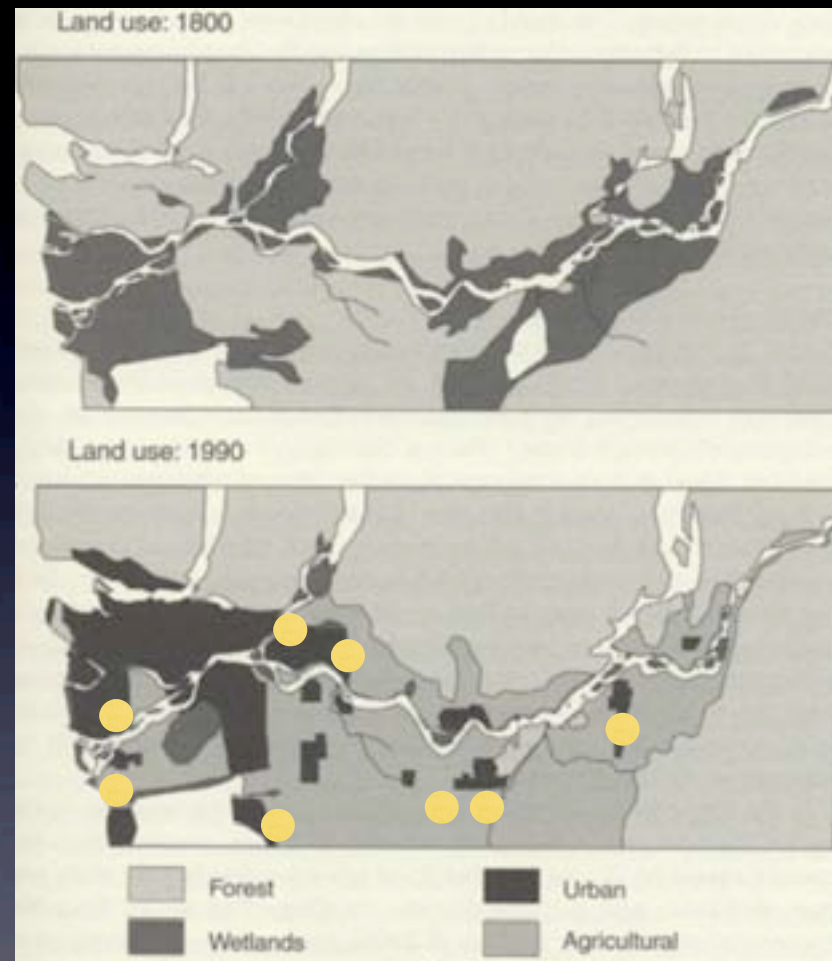


Claw back sites:

- Metro Vancouver examples:

Not a Wish
A Necessity

Richmond South
Delta Foreshore
Surrey Hazelmere Valley
Pitt Meadows floodplain
Maple Ridge: Allouette & Highlands
Abbotsford: Airport/Mt Lehman, & SE.
Chilliwack: the city to Vedder corridor



Agrologists approaches carried into other areas:

Urban Redirection

- New urban areas go to the hills: the Land Commission needs a PROACTIVE policy arm to demonstrate & then support for hill town alternatives.
- 'Rounding out' of old urban onto farmland must end & be reversed. Otherwise there is no end to it.
- Green fingers do not spawn sprawl but give agricultural support in direct contact with the dependent community. (European village pattern, or New Sustainable Community Marblization)



Conflicting Demands

- Increase urban densities (4x) to reduce urban footprint
- Open up new green spaces in city and suburbs for food
- Recycle high rises but move to mid rise high density
- Re-use/adapt global warehousing, highways & wharves
- Coastal cities will be losing 6m or more due to tidal rise: perhaps as much as 60m: which plan is ready for this?
- Highway orientation is at an end, how fast can we move to rail and to electrify it too?

Agrologists approaches carried into other areas:



Needed: a proactive ALC
& Ministries in Canada.

Bring in Agriculture Reserves
elsewhere and start to claw back
lost agriculture lands
for the necessary green fingers of
community sustainability.

Strengthen the ALC in BC

A Ministry of Alternative Development.... not business as usual anymore.

- Rather than acting as apologists for development, a revitalized ALC would **correct past exclusions**, push for densification/ **land conservation** in towns, & with infrastructure funding, building of new hill towns.

Municipal Reforms

- Municipal amalgamation or County or City State government would act to cut out growth & competition on boundaries in areas like Metro Vancouver. (Developers use divide & conquer on the edges of districts, pulling communities apart.) Not bigger government but realistic eco-basin scale of city and resource management, not provincial.
- Prepare for move to Post Oil, local re-organization of services and civic infrastructure as Big Pipe systems fail and resources are not there to replace them.
- Change land use bylaws to make land conservation work: recognizing changes coming to family formation, no energy to heat housing, commute or to ship food long distances.
- Reward survival techniques before it is too late. (or death by NIMBY).

New Partnerships

- Defense of the Realm takes on a new meaning. No Food: No Realm.
- We need cooperation at every level of society.
- Agrologists need to enlist the support of other disciplines to create a new sustainable pattern of community where the agrarian base is integral to the local community, not an after-thought.
- Conversely, where agrology is integral to planning, not forgotten or tacked on later.
- This is another 'Learning from Tradition'.

Food Production is not just another service to the post industrial economy, it is the keystone.



Saving the Commons?

- This is the Restoration of something we have taken for granted, abused and destroyed.
- This is about Restoration of the Commons.
- It is first and last of all about your children.

What steps to

Some examples to follow:



Finding new Allies.

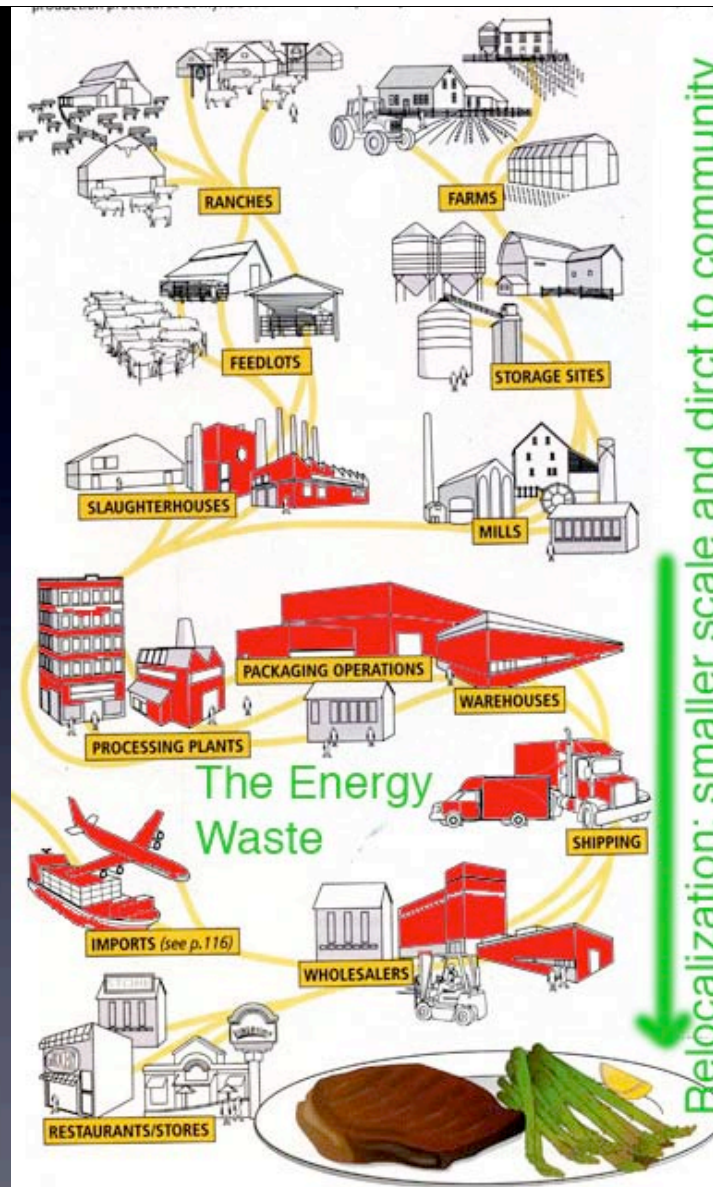
- Everybody has to eat.
- The Oil age cheap food era is about to end
- Victory Gardens: Strategic Planning for food is now a necessity, not just a good idea
- More people working to raise food is a new reality. This also means more land.
- Oil age Green Revolution is on the wane:
- Less pesticides & fertilizer = lower yields
- Loss of cheap transport= grow locally or else.



Our Modern
Common
Problem: our
food supply
chain scale &
abuse of energy
puts us all at
risk.

These lower
steps
just have to go:
we cannot afford
them.

SSP Winnipeg 2008

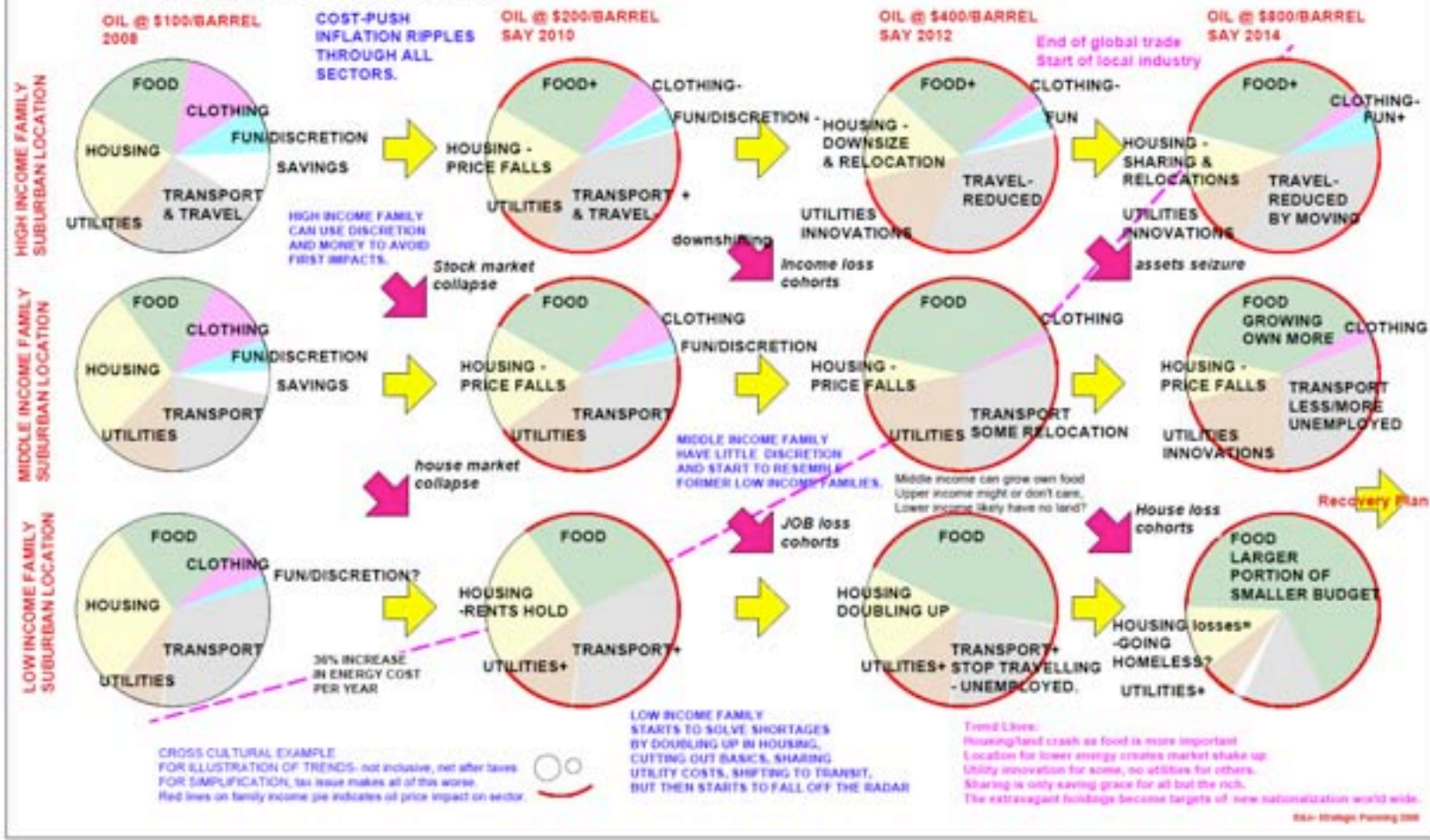


This high energy use
hub & spoke system is
wasteful & has to go: not
a wish but from peak oil
price shock & collapse
of the network.



OIL PEAK PRICE ESCALATION DIFFERENTIAL IMPACT ON INCOME, LIFESTYLES AND 'BASICS' OF LIFE.

A sociological perspective on Peak Oil and Family



Family Income & Post Oil Economy:Not so good....WASF



Bringing in the Allies 2

Policy Area

ALR: Protection |

- “Urban” Professionals need to be tapped & made part of the claw back team. “Environmental Restoration”
 - Communities need to become aggressive claw back advocates “Consciousness Raising”
 - Baby steps & token efforts are not good enough: public policy has to change. “WE are out of time”
 - The change requires the support of all, so the public to the selfish interest in the Green Fingers movement has to be made apparent. “There is no downside to Green”
- Rounding out of towns into farmland is in fact counter-productive, we need the green fingers & high green edge exposure.
 - Urban growth on floodplain & land at risk from rising oceans is only going to cost society extreme financial burden.



ALR Claw-back Program 2

- In one generation, all the land removed from the ALR was unnecessary: there were & are alternate means of taking the urban land demands.
- If we did not have the farmland to abuse, we would find alternate solutions.
- That time has come and gone.
- The target now is claw-back: a necessity.

Industrial Land Abuse: correct with tax reforms & reward those who conserve land.

Hilltowns: ALR defenses. 3

- BC is 97% hills & mountains, 3% farmland
- towns can build on hills but it is harder to farm a hill than a good soil lowland
- Agrologists also need to push the alternative for towns & housing just to take the pressure off the farmlands.
- Educating the flat land developers & redirecting engineering/planning standards is a top priority: they are stuck in oil era concepts.



A Farm Hamlets Agenda 4

- Megaculture farming is oil dependent & can only shrink in scale.
- A few luxury items like an air freight \$200 Papaya will persist, but not in a large scale.
- Economic stress will lower real income/raise food prices (see aginflation factors.)
- Restoration of community based agriculture is unavoidable, not wishful thinking.
- (a) Green urban fingers to service adjacent urban areas plus (b) dispersed farm hamlets are essential.

More of us will be spending more of our time raising food.

Cooperatives Roles 5

- Social dislocation from global impacts will tend to make people withdraw.
- Withdrawal can collapse economies.
- Local cooperatives can overcome the fear & provide joint economic defense, joint growth of sustainable economy -where individuals are fearful & corporations have chosen to abandon the scene.
- Small towns & major eco-basins likely will have little choice left in industry & commerce

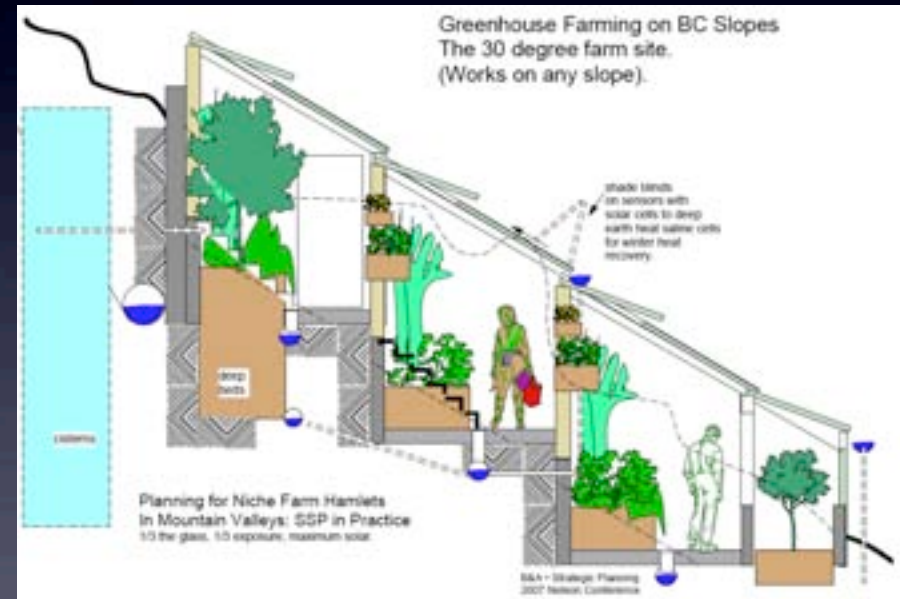


Niche Farms Program

Policy Area

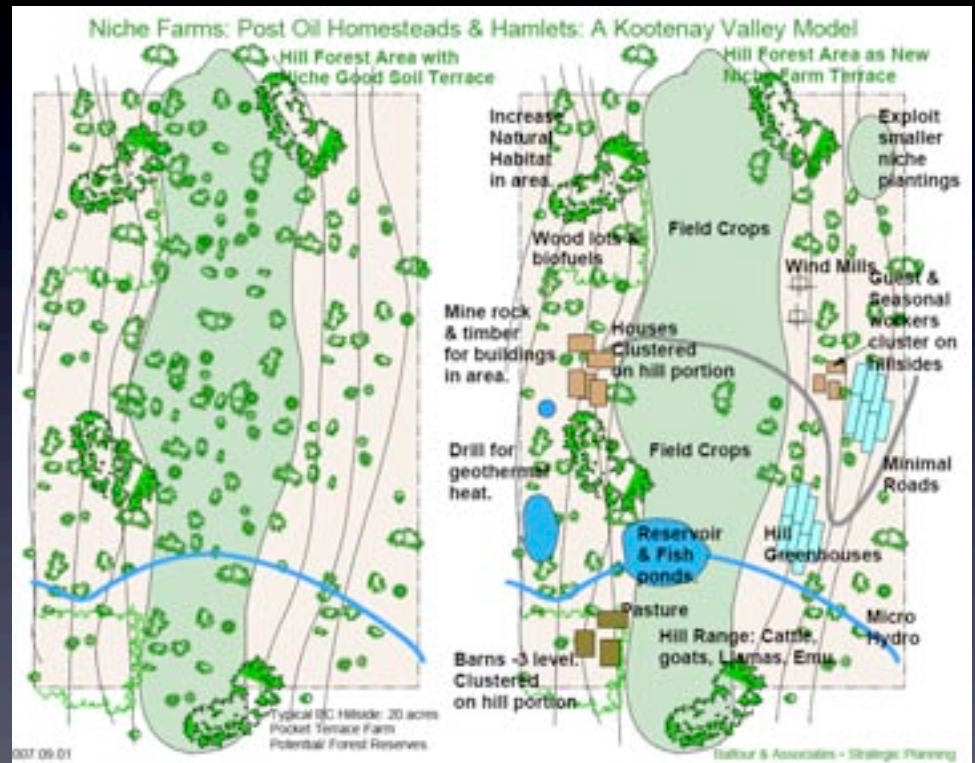
6

- Identify Niche sites with Limits to Growth.
- Limit Niche pattern to service/match the ecobasin.
- Assure transport requirements are minimal
- Assure bio/geo/social impacts are balanced.
- Any excess in pressure is back to urban absorption.
- Recognize social unit sizing of hamlets in plans.
- Test all sustainable options- this is a new era.



Ecological Community 7

- Crown Land for Sustainable Community Planning:
- Requires a hard edge; a NO GO boundary
- Management of ecological basin: water, land, forest, farm, hamlets, the Green Net.
- Intensive reconfiguration of a smaller urban footprint for sustainability: links to the Green



The End of Rounding Out

But acknowledging “spot patterns” or Niches for hamlets.



ALR does NOT stand for Arterial Land Reserve 8

- No more highways through farmlands
- Go back & narrow highway Rights of way
- Redesign Interchanges

Ports & Industry 9

- Current globalization demands are a peak which will undergo reversal
- But lands alienated for farming are hard to reclaim, so:
- Push farm & industry



Partnering: with Architects.

Stop the retreat: advance into the City.

Reclaim land for horticulture.

Blast open parking lots.

Convert glass high rises to greenhouses

Convert warehouses to winter gardens

Making Green roofs more than token efforts

Streets as winter-gardens

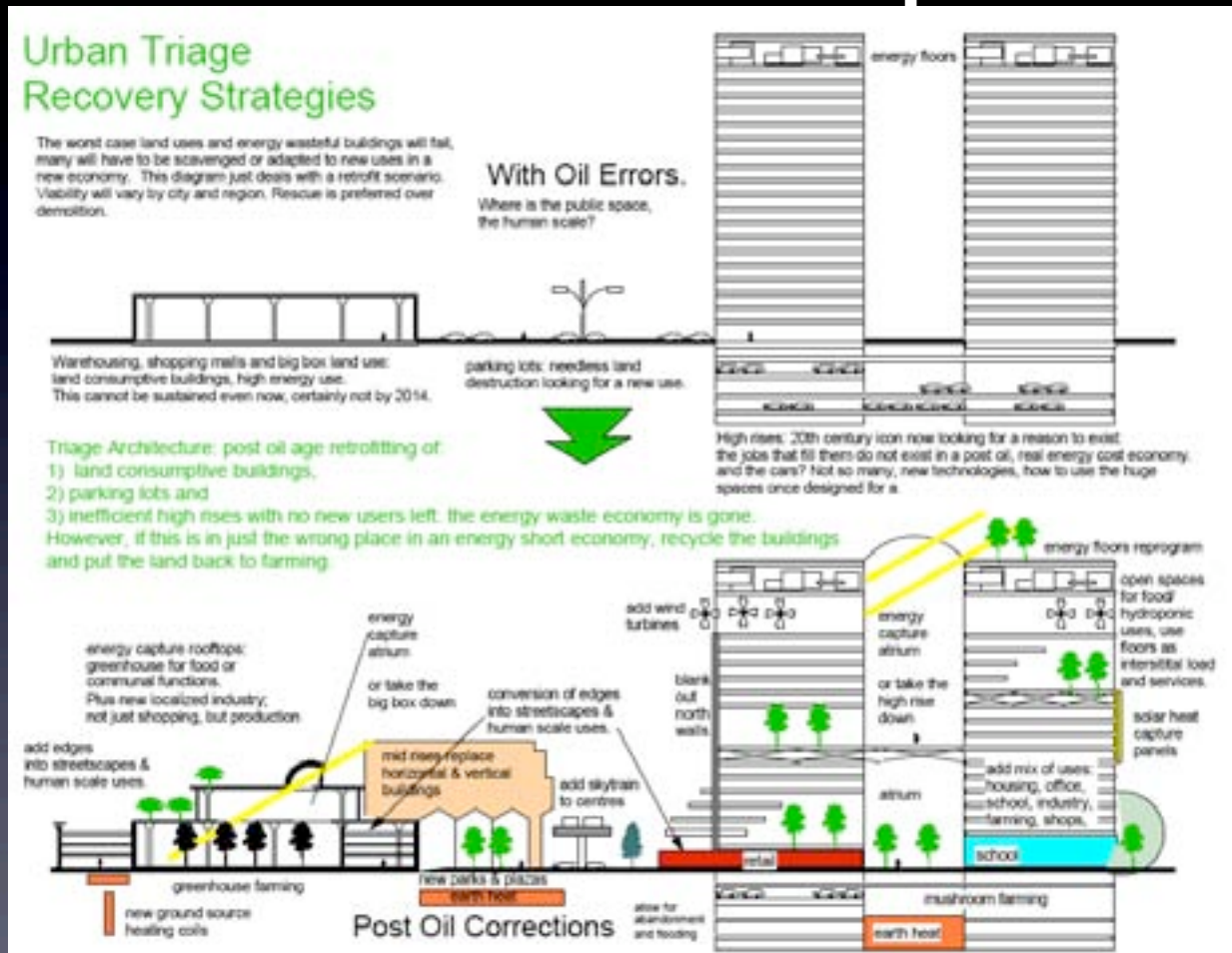
Interstitial spaces: from waste to production.



Illustrations of Adaptation I



Illustrations of Adaptation II



Partnering: with Councils. and cows...



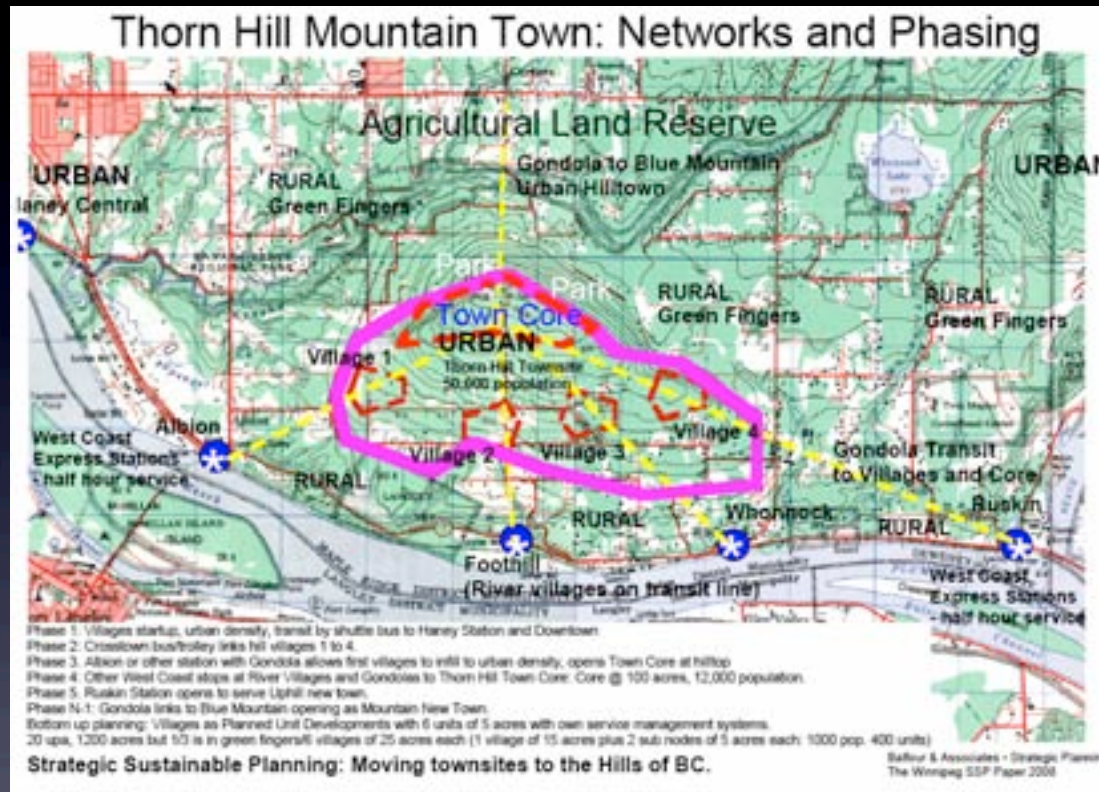
Rewriting bylaws to help Green our cities
New zoning to protect the farm edge
New models of mixed uses & farming
New models of farm hamlet
Working to convert suburbia to sustainable forms
Finding other supply chain models: food to table.
Using horticulture to cool the planet.
Stopping Deserts, Saving Forests, protecting water.



Vancouver- impacts horizons



Post Oil BC: Rail Sustainable



- Metro Phase, moving the new towns to the hills, Maple Ridge has this in its OCP already.



A Local Focus: Metro Vancouver

- We have great natural assets
- The man made parts.... not so good...
- Much of what we take for granted is at risk
- Most of our man made city is an oil age product that is not sustainable in the post oil economy.
- How fast can we change the pattern of community for real long range sustainability; the short term greenwash solutions are not enough. Not even a good start.



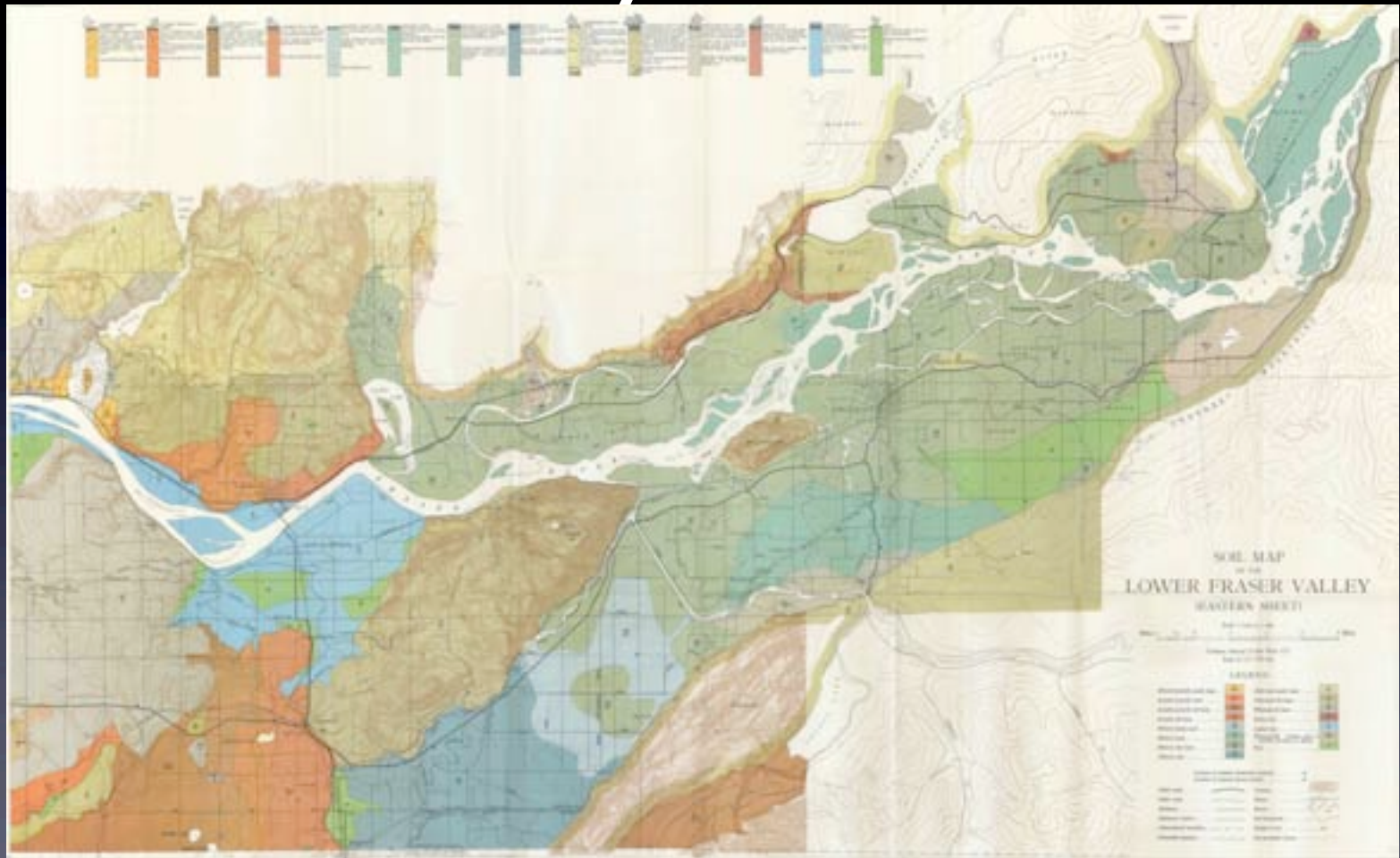
Fraser Valley West Soils

Starting with the Basics- if it can grow food protect it. if it floods, move higher, if it is too dependent on others, you are at higher risk.



Fraser Valley East Soils

Geologic time,
most of this was
under water and
will be again.
Where is
your hill
town?



Re-ruralization, Relocalization

World Mass Migration Scenarios



Migrating for Lifestyle Hope Factors



Climate Change Exodus Factor

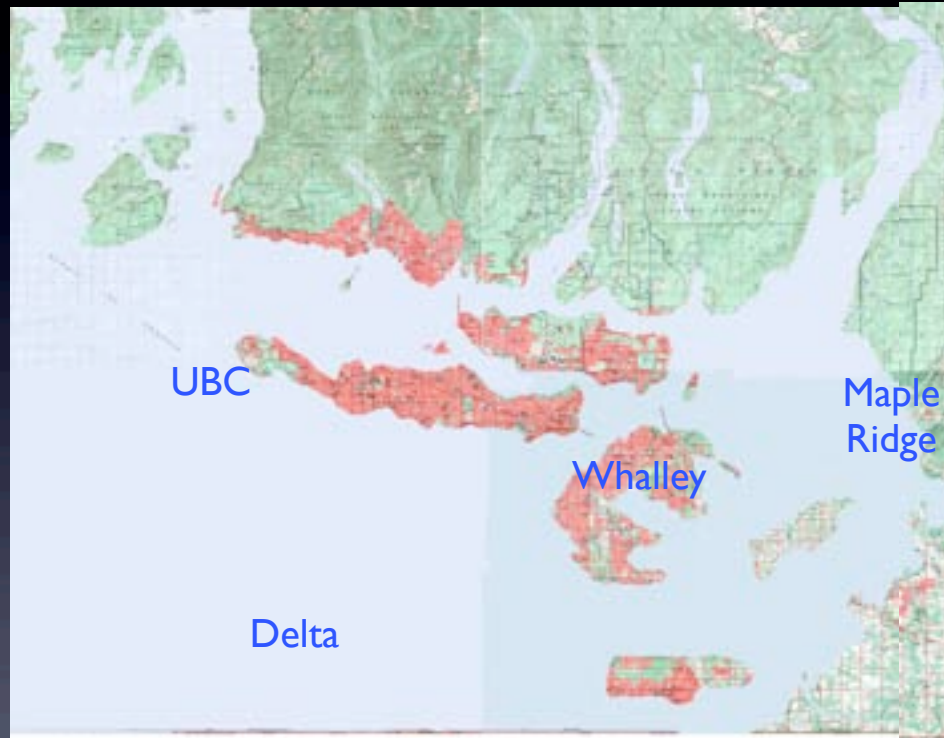
SSP Winnipeg 2008



Higher Tides: Ice Sheet Shifts

60 meters/
200 feet

Timing?
uncertain
but
imminent

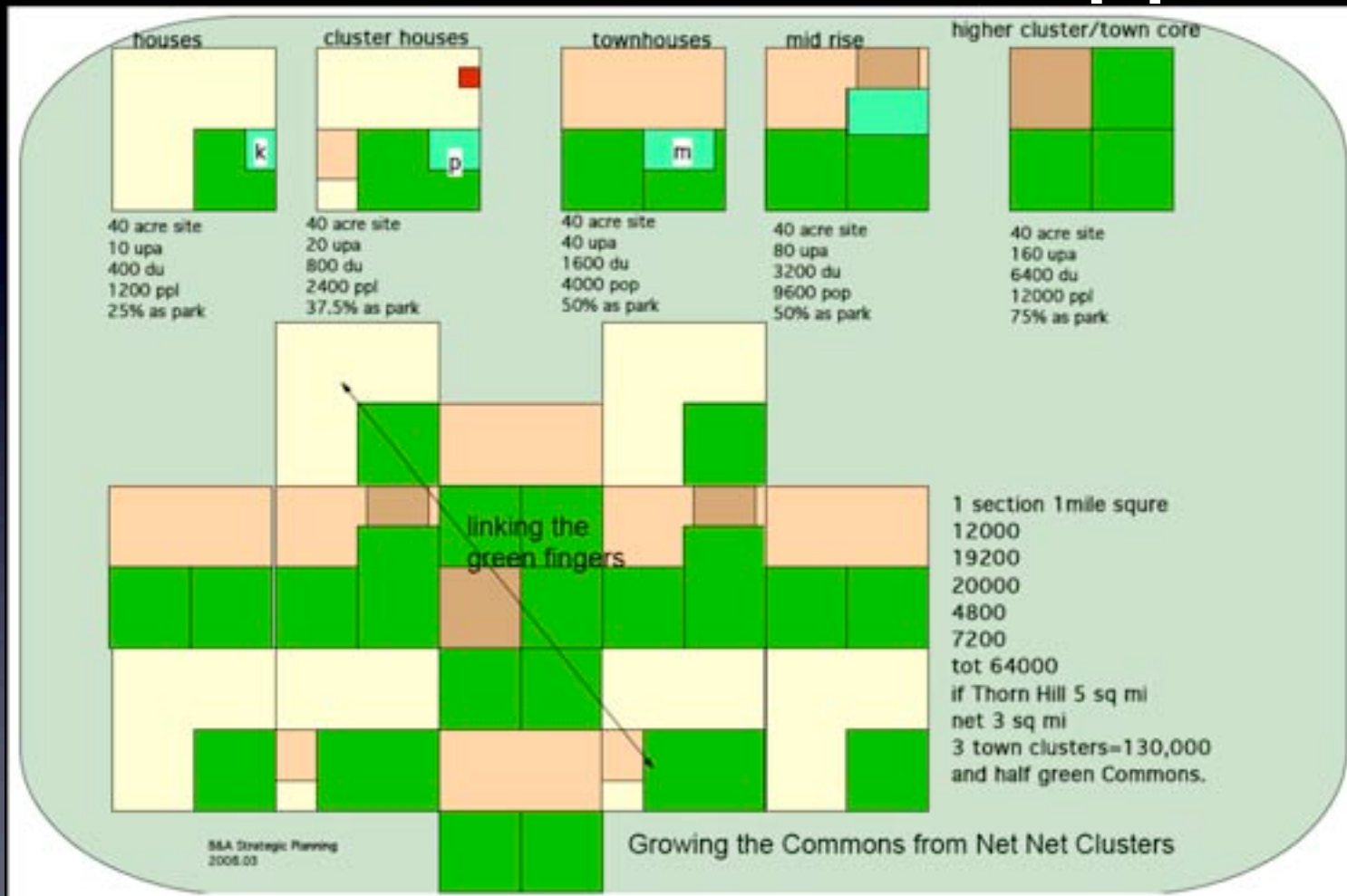


The pay-back for
wasting a
century of
carbon fuels.

- New Antarctic on Site researchers, more blue lakes, more melt, more subsurface lubrication= accelerating ice sheets sooner



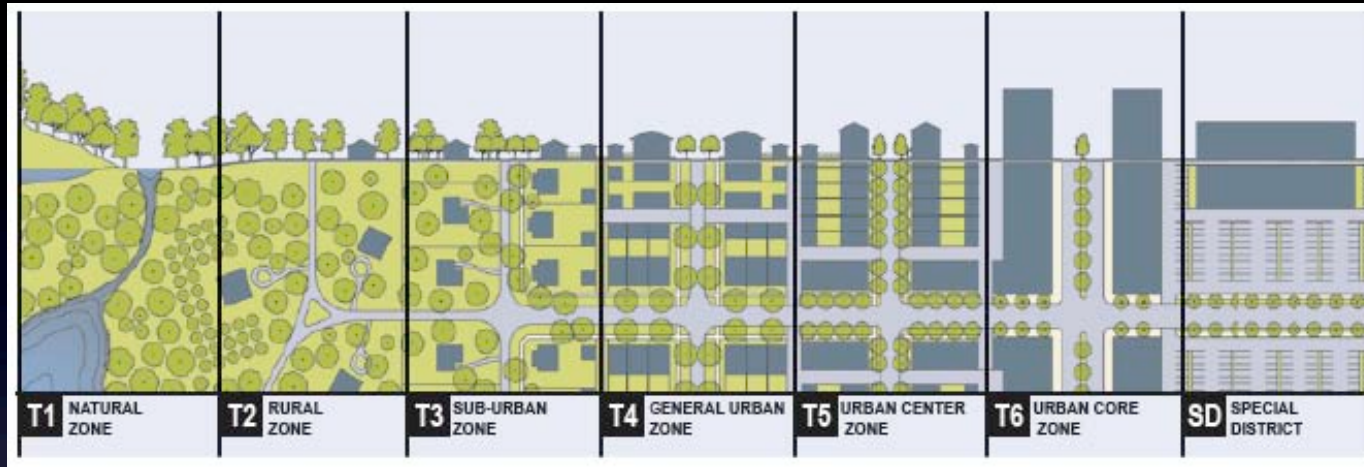
The Thorn Hill Opportunity



Triple Net
Accounting
for Green

New Green
First Urban
Modeling



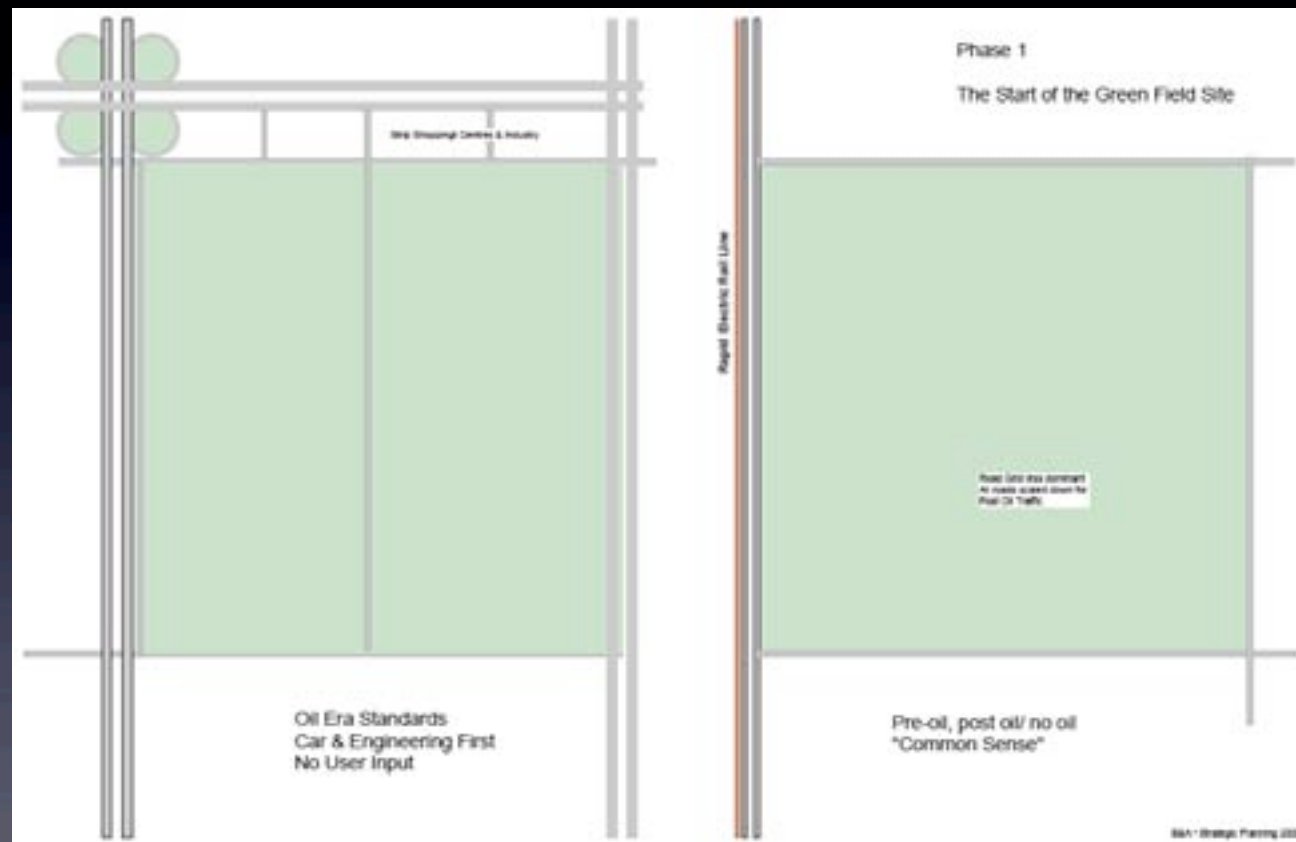


Attempts to Codify Food Production in Settlements

- can be overly prescriptive?
- more energy in analysis than of benefit?
- may preclude just good design & common sense?
- still worth exploring as a pattern language tool, developing methodology-
(within limits).



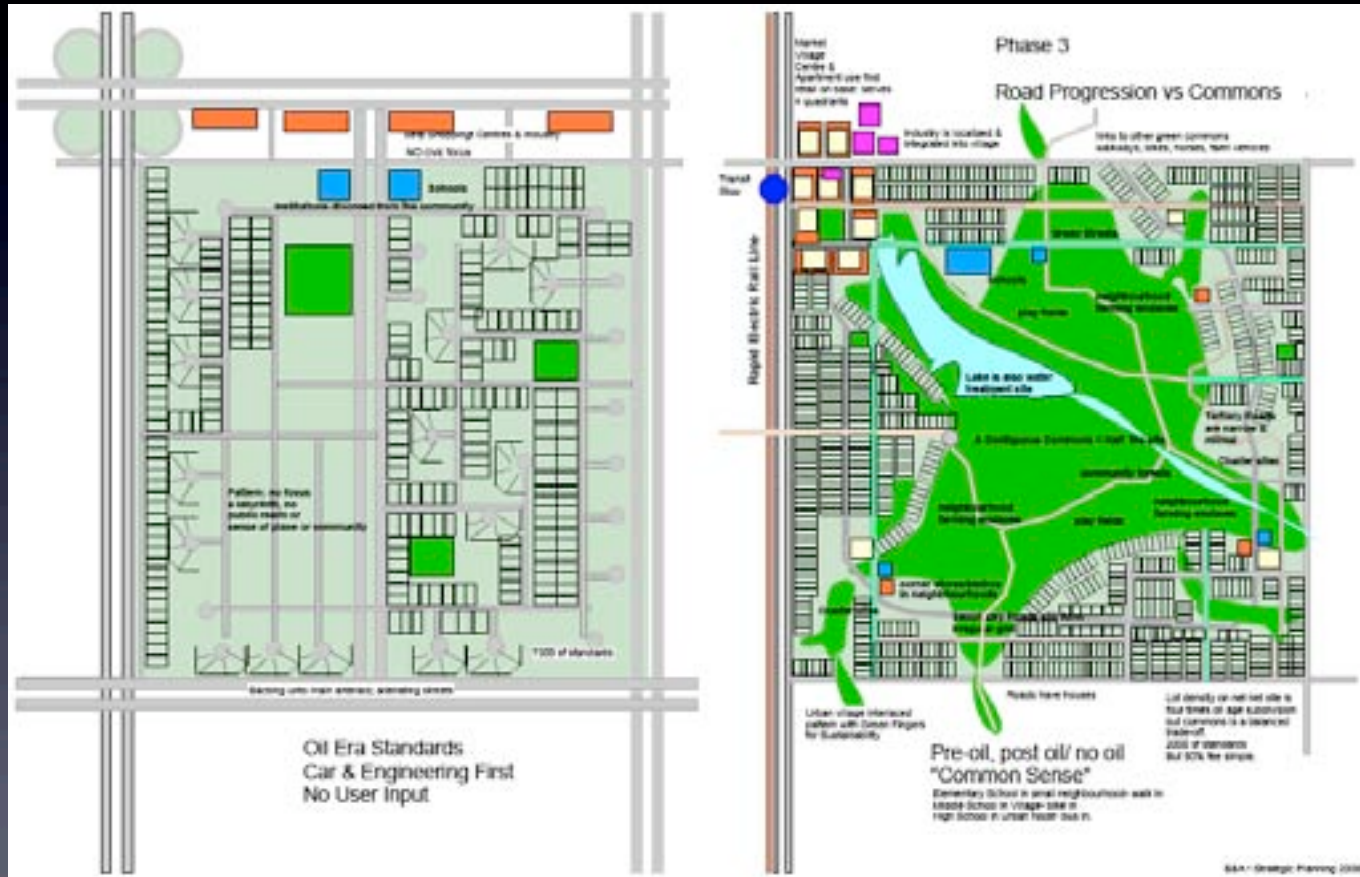
Comparing Patterns I



Commons instead of Roads



Commons Sense First



Comparison: for new towns

Oil Age Dictates for Land Waste
and Broken Dreams Housing

Regional Freeway lands: 10% of gross area
Arterials and Feeders to single family 25%
Net site left 65%.

Net site: Roads still take up another 25% of net.
Parks, schools, commons, 10%

40% is left as net net site.
50% of the land is house, 10% is driveway.
The triple net site for garden is 40%

To get to this garden and drive into the kitchens,
that 40% of the triple net is 16% of net net site.
It is only 11% of net urban planned community.
It is only 7.5% of the Regional land base.

So the suburban dream of the house and garden
only uses 7.5% of land for that purpose.

The meager green commons is 10% of net site
but only 6.6% of regional pattern.

Private green and public commons total: 14% of
regional pattern. Not very green.

Example: 160 acres: net site 106 acres
Typical 6 upa lots; 636 houses, 2400 people.

Redirecting Community forms for SSP: Land Conservation.

Reduce Regional Freeways to 5%, add buses and rapid trains.
Arterial Feeders incorporating commerce, industry and urban villages
do more with less, at 15% . Net Site left- 80%.

Net Site: Roads reduced to 10% collectors, 5% cluster village access
Parks schools and commons make up 50% of site. This leaves a
net net site of 33%.

Net Net Site of 33% of Net:
50% of land is for house, house is more vertical and has a suite.
50% for garden, but also access to a large commons.

To get to this garden you walk or bike (you can deliver by car by take
it back to a village parking pod).

This triple net garden is 50% of the net net site
or 25 % of net site, 20% of the regional site.

But also the commons is 50% of net site or 40% of regional pattern.
and adding 20% for private gardens; = 60% green pattern of community.

This is four times more green space than oil age pattern.

Example: 160 acres: net site = 128 acres, net net= 43 acres.
43 acres at 20 upa= 806 houses plus suites, say 4000 people.

Plus urban village capture of 8 acres/80 upa= 640 units/1000 people.
Plus shops, industry, culture village centre 4 acres F1 50%= 80,000 sf
So; twice the population plus culture, 4x green space, transit serviceable.



Some non-answers

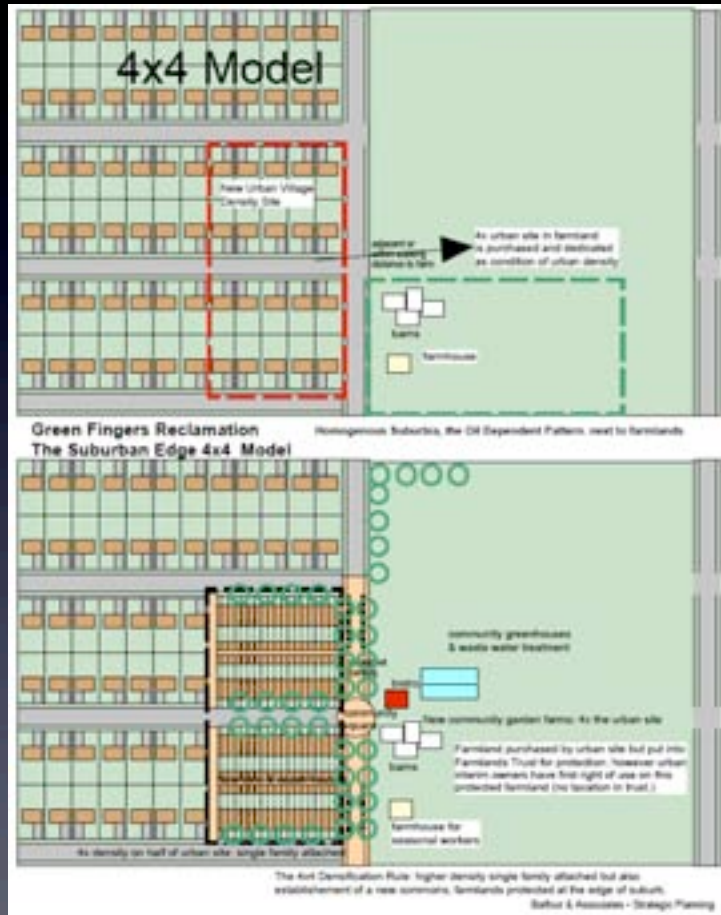
- Technological wishful thinking might be fun, but there are no real solutions on the horizon yet.
- Please do not hold breath while waiting....



Your Plan B better include first of all **using less of everything**, quickly. If magic answers are found in time, well at least you will be that much better off. If not, you know the price.



Claw-back on the Edges



Density is NOT permitted on farmland
But, farmland in trust is condition
of new urban density, creating
both urban affordability plus
food security in the district.
The urban edge becomes a
string of pearls transit oriented
sustainable marbelized
ring of community.



Green Fingers & Claw-backs

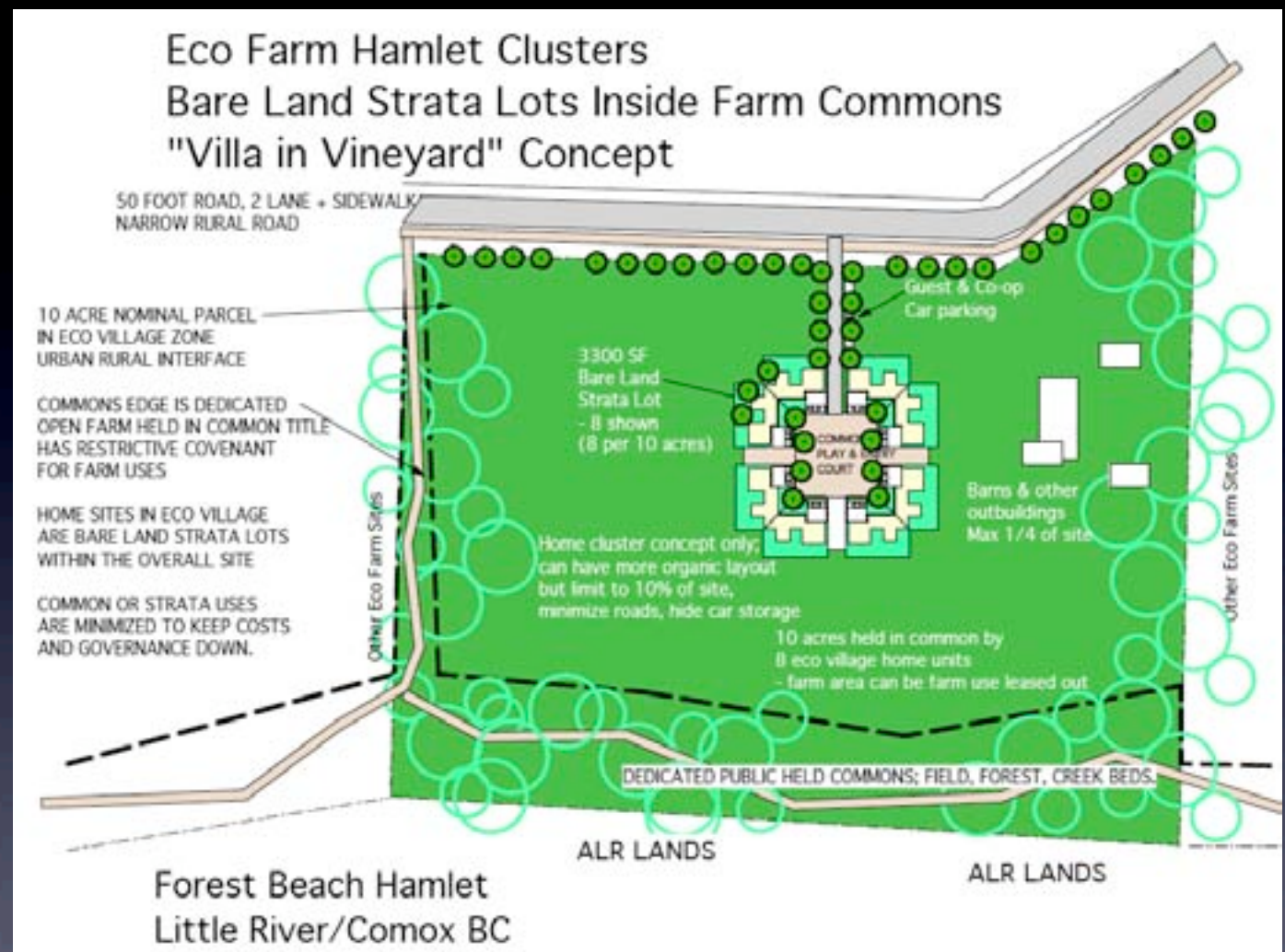


Creating internal Green Fingers:
Recapturing the Commons
A Oil Shock Triage Formula
for community rescue and
creating food security.



Villas in the Vinyards

- A farm friendly eco-cluster option to suburban sprawl
- restoration of the commons
- internal lots are Fee Simple. Sacred value. Cooperation by choice, not legality.





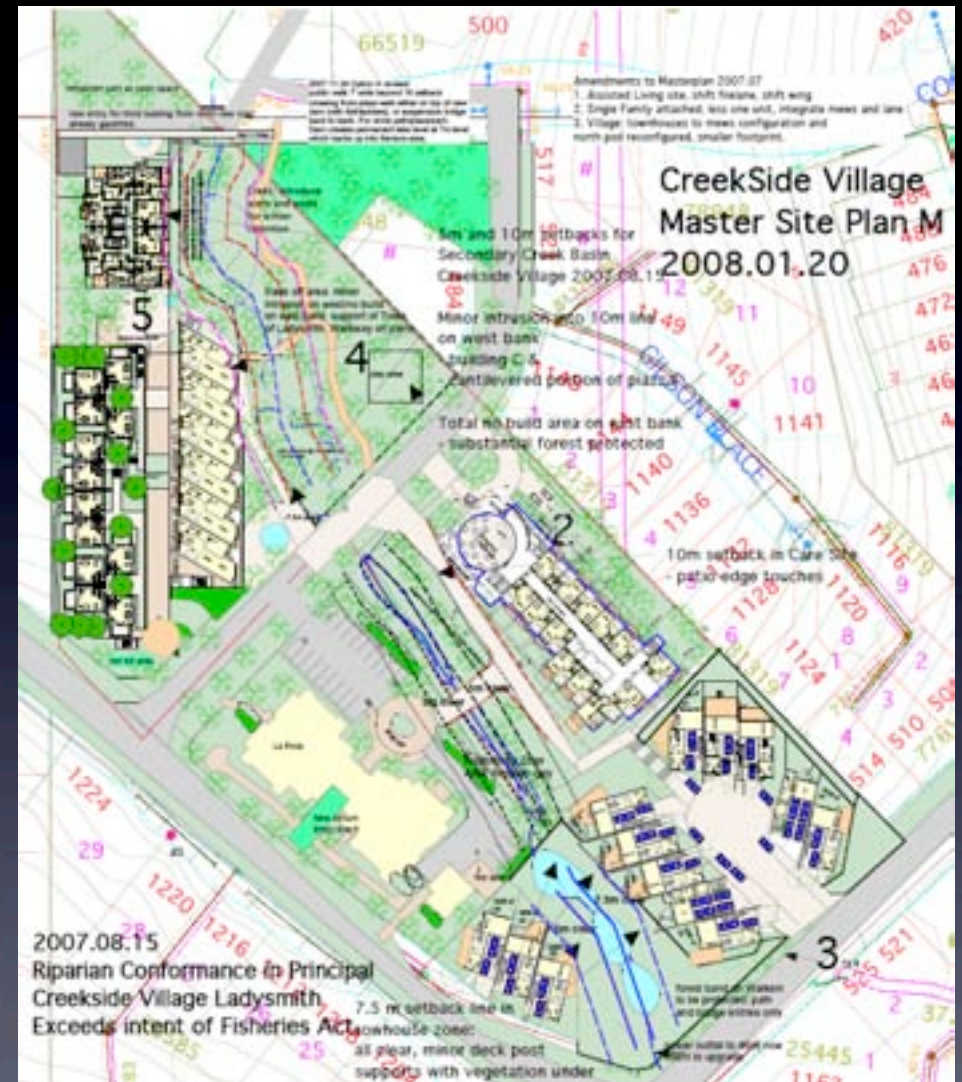
SSP Winnipeg 2008

example Parksville New Lake Farm

- Out of Land Reserve BUT:
- 1/3 of land in green farmland buffer
- 1/3 of land set aside as park
- Farm third is community gardens
- Density is transferred and doubled again to provide basis of village shops and services and community uses.

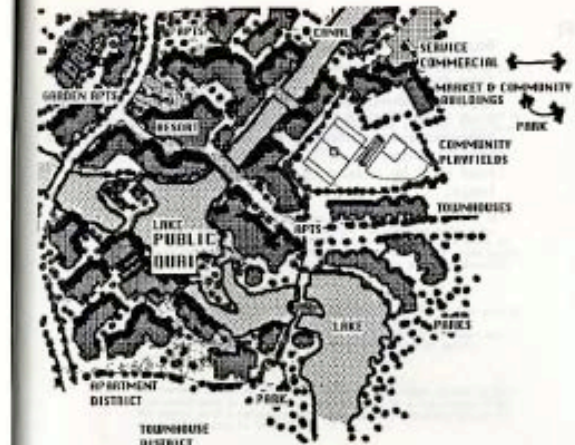
Ladysmith Creekside Village

- No farm here but half of land set aside as park and open space
- Seniors uses augmented by other use to avoid sense of 'ghetto'
- Arts and commercial use, bistro on plaza added for village life
- The creek becomes the community focus.



New towns & Green networks

A 1987 plan for South Delta Spitifore Lands, with half of lands in farm and open space.



SOUTH TSAWVASSEN VILLAGE CENTRE



- RESORT PLAZA



SOUTH TSAWVASSEN VILLAGE - LAKEDGE

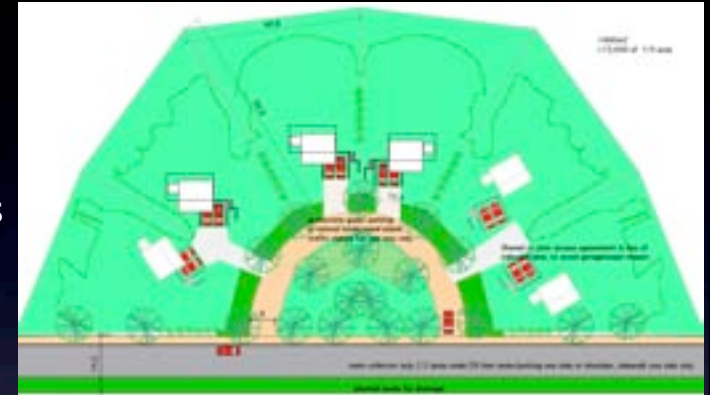


Albion/Grant Hill Forest Clusters



example

- Clusters for protection of the commons
- Social grouping of housing
- Minimal roads & driveways
- Forests maximized & protected

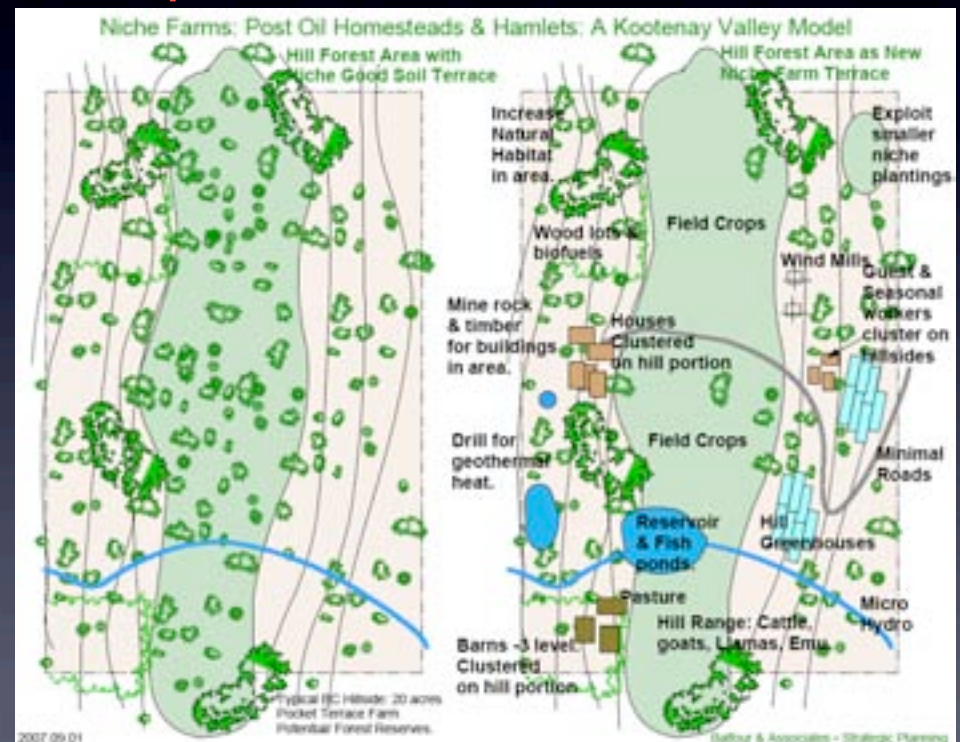




Nelson SSP3: Niche Farms

- BC melding farm field & forest.

example



SSP vvvinnipeg 2006

Balfour + Associates • Strategic Planning

Ladner urban Edge & ALR

Ladner BC Example

Securing the Farm Edges in Farmland Trust: in exchange for creating New Urban Edge Villages with farmland access for sustainability.



Richmond & Delta on the Fraser River



The Suburban Edge of Ladner & the ALR



- Using urban redevelopment to secure the sustainable green edges.



Marbelization of the Suburbs: Green Fingers and Sustainable Home and Community Transitions

Deconstruction of Suburbia



Managing the Death of Suburbia: Reclaiming Green Fingers: Turning the remainder housing into the Village

Ag Land Defense

Community Survival in a post oil economy. ...or not?

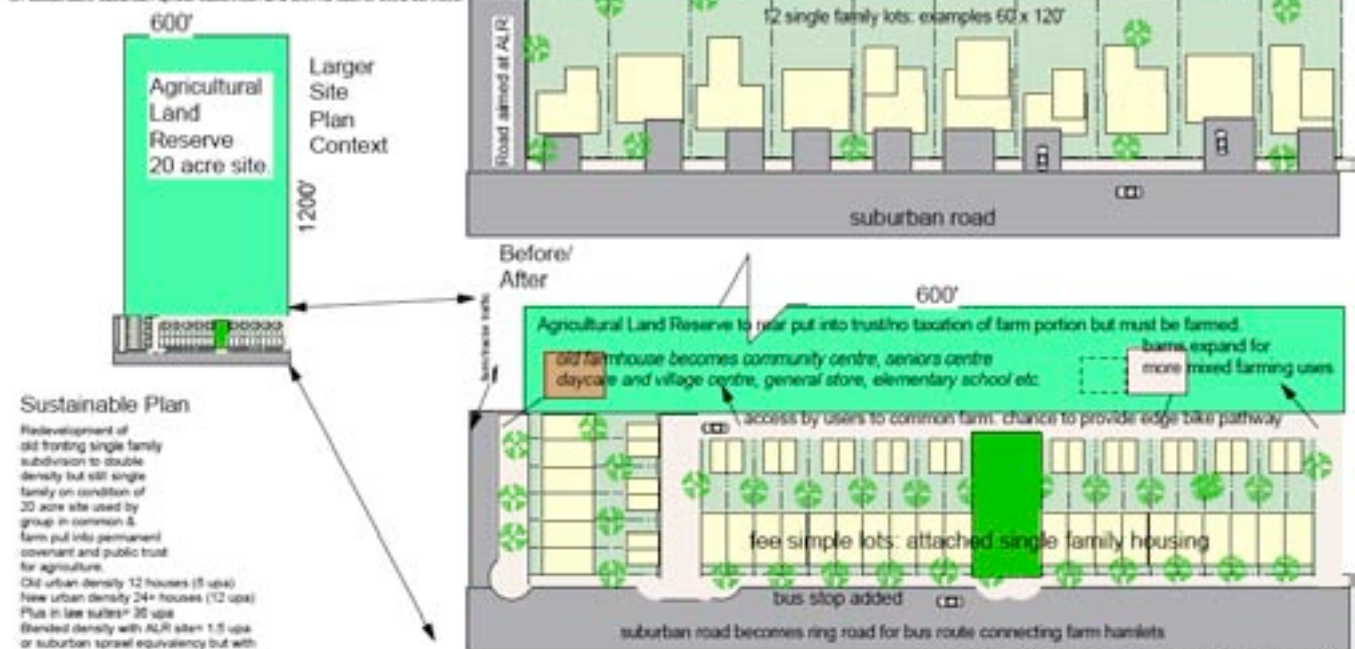
Concept 1.0

Edge of Towns Farmland Conservation and Immediate Use by new young village farmers: Real Sustainable Communities.

Strategy Plan

Before ALR Drawback Options: existing edge protection comprehensive strategy
Cooperative Community Action:

1. New owners secure edge housing
 2. New owners secure ownership or dedication of farm
 3. Joint application: new village density tied to ALR site used by co-operative owners but owned by Farmlands Trust and taxation of farmland removed. Trust puts land into land bank
- new young farmers gain farm hamlet with affordable densities
 - town gains sustainable density plus secured farm plus defensible farm edge
 - society gains another layer of farmland protection
 - the total density package is the same as if the farm was carved up for on sustainable suburban sprawl subdivision and with no cost of extra services.



Sustainable Plan

Redevelopment of old fronting single family subdivision to double density but still single family on condition of 20 acre site used by group in common & farm put into permanent covenant and public trust for agriculture.
Old urban density 12 houses (8 up) +
New urban density 24+ houses (12 up) +
Plus in late suites 30 up +
Blended density with ALR sites 1.5 up +
or suburban sprawl equivalency but with preserved farmland, affordable housing density and sustainable urban forms.
Plus farm security guaranteed with ALR link to the urban site.

Concept Evolution: Agricultural Land Use Ad hoc post IMUP
From Nelson Food Sustainability Conference 2007 Policy discussion
For application to BC Min of Agriculture and to Municipal Policy UBCM
Draft for policy options Urban Green Fingers, Unsustainable City Book
Richard R. Balfour 2007.

Principle
Developer to gain urban density protects the farm but still get to use it under the co-operative model.
Farm Hamlet is achieved without infringing on farmland; no impact formula.

New rowhouse lots: 26 lots plus public meadow park, add lanes to rear for car access turn old street stub into meadow plus access to farm now held in commons under new restricted covenant in the name of a public farmland trust.

Balfour & Associates • Strategic Planning 2007

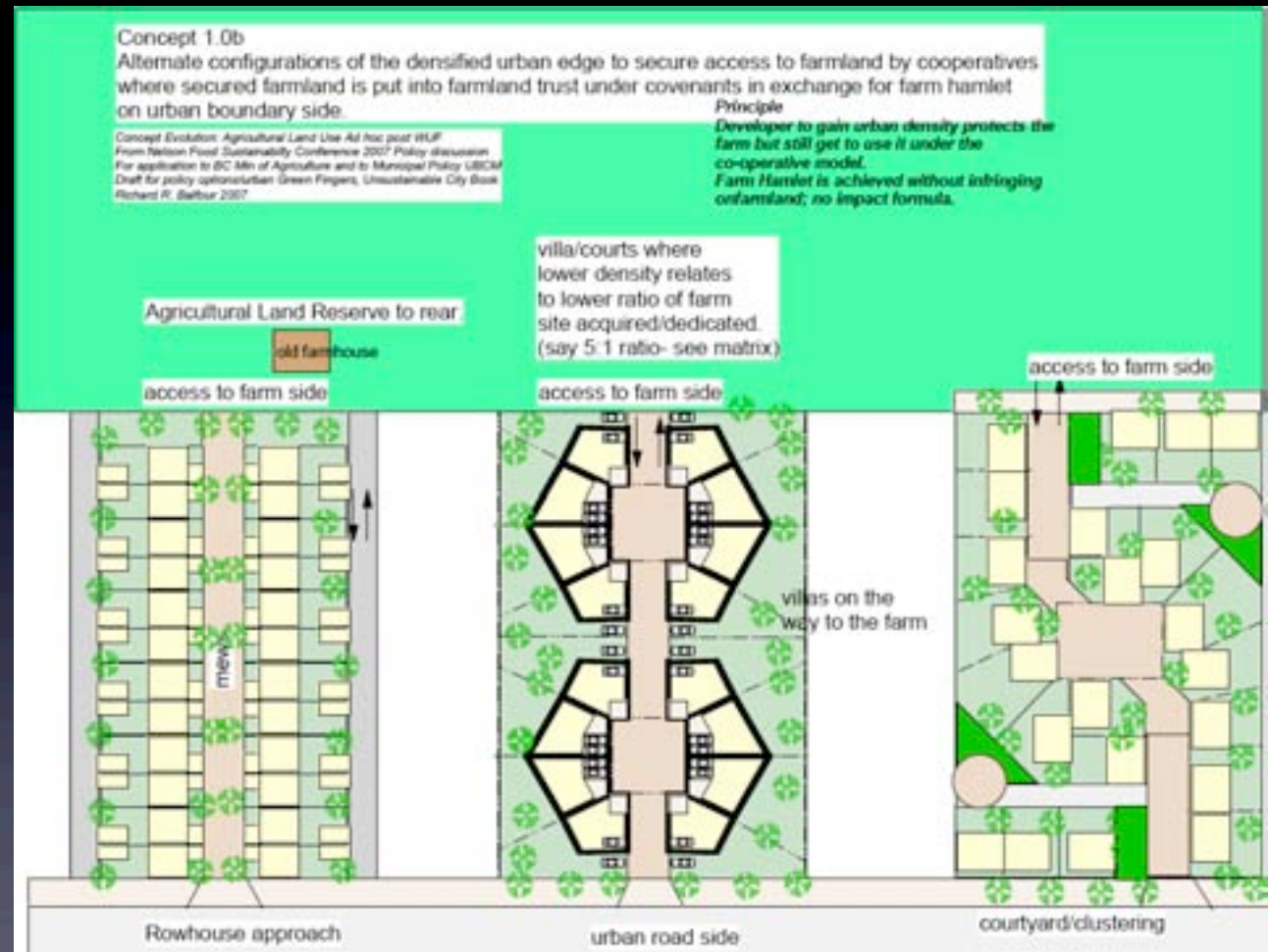
The Canadian Version of Development Transfer: Green Edge Protection as an outright condition of urban infill. But in Trust.

Ag Defense

1. Role of the road = to be redefined in new commons.
2. **Civic space** is more than circulation- it is lungs & stomach and heart.....and brain.
3. **Essentials**: food, community, sustainability with land and water conservation first, not after.

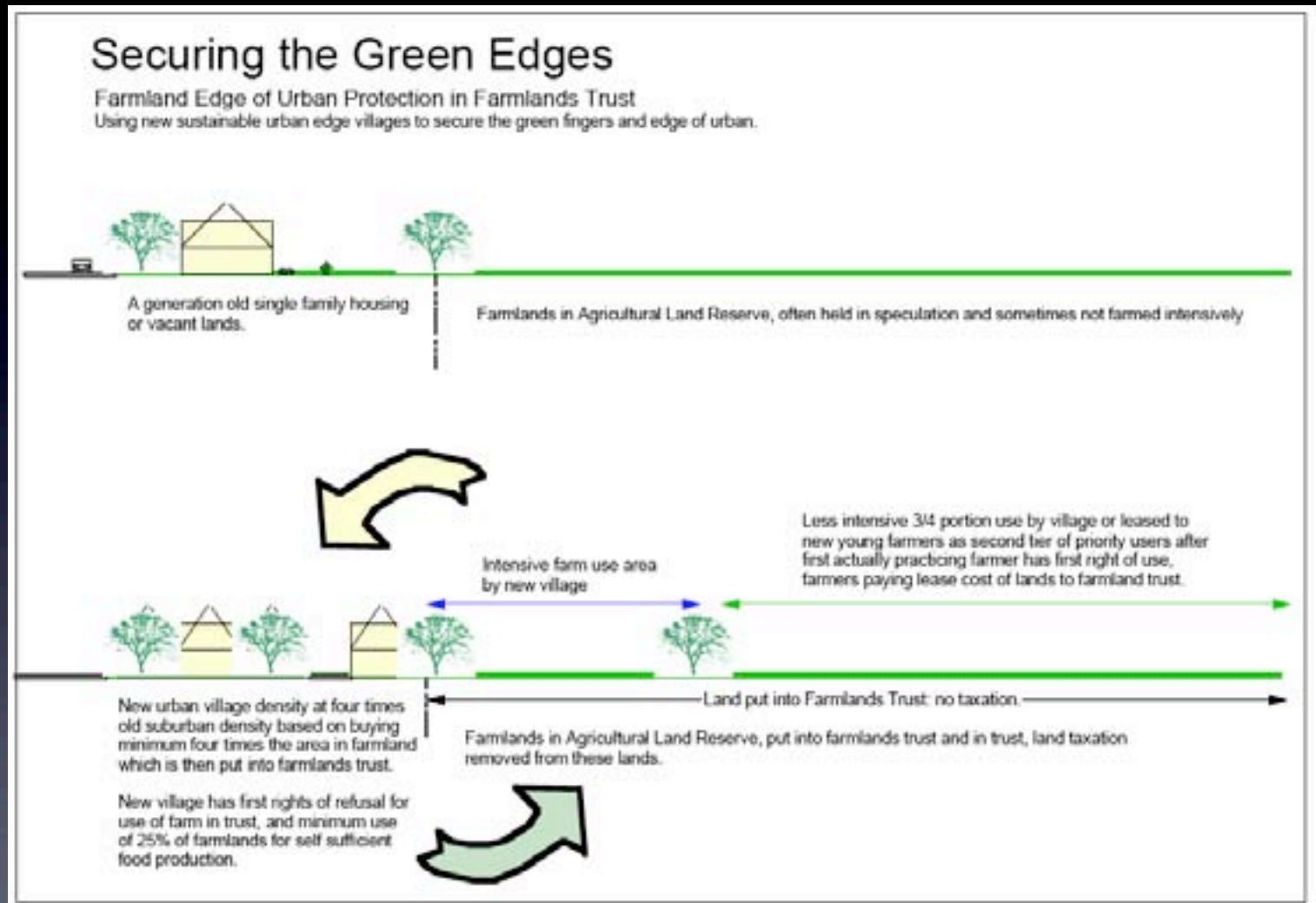
A Federal Level
Aggressive
Farmlands Trust
is Needed Now.

SSP Winnipeg 2008



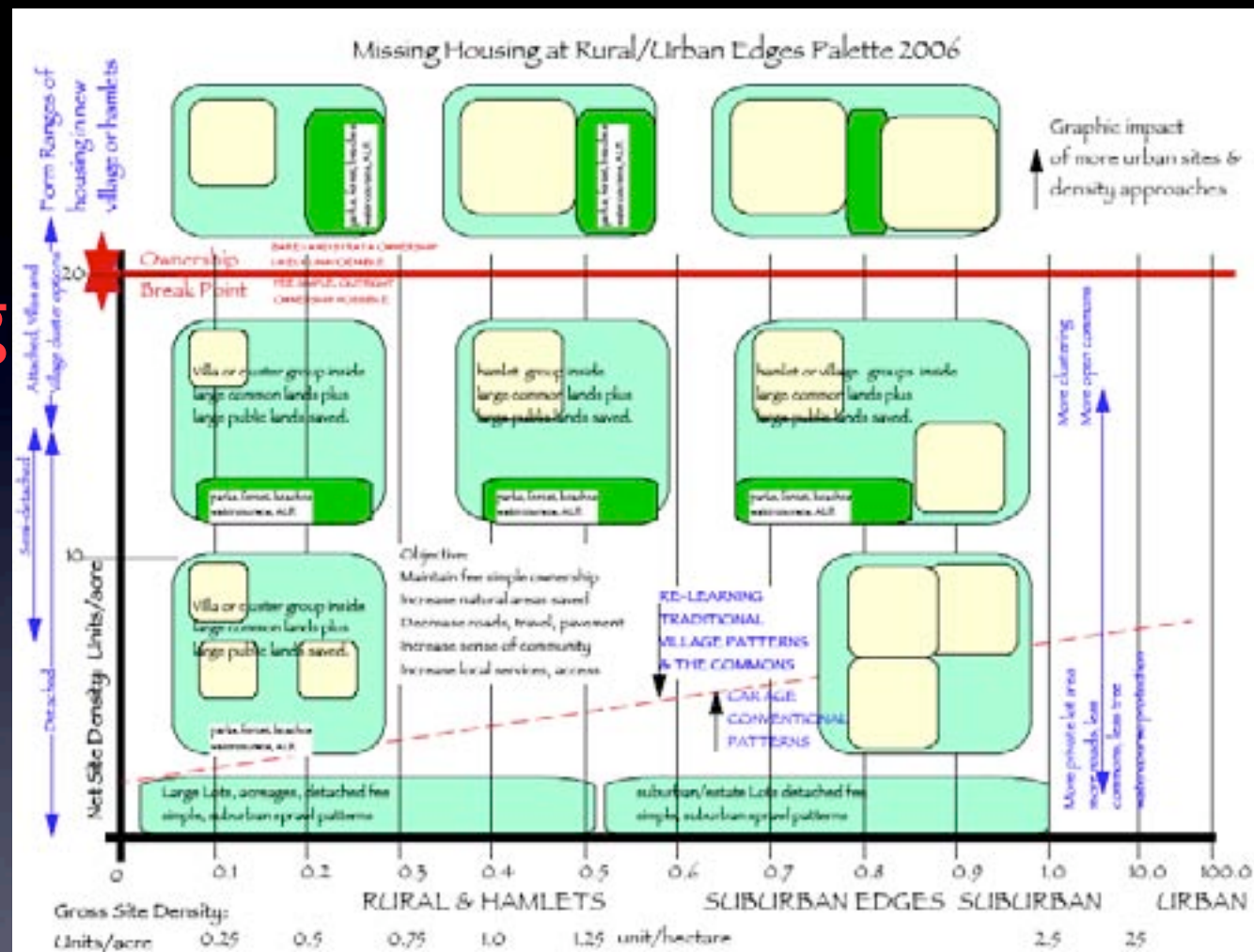
Land Trust Mechanism:
Proactive, not just picking up abandoned pieces of farm and field

New Sustainable Patterns on both sides of the Green Line.



Rural Village Restructuring

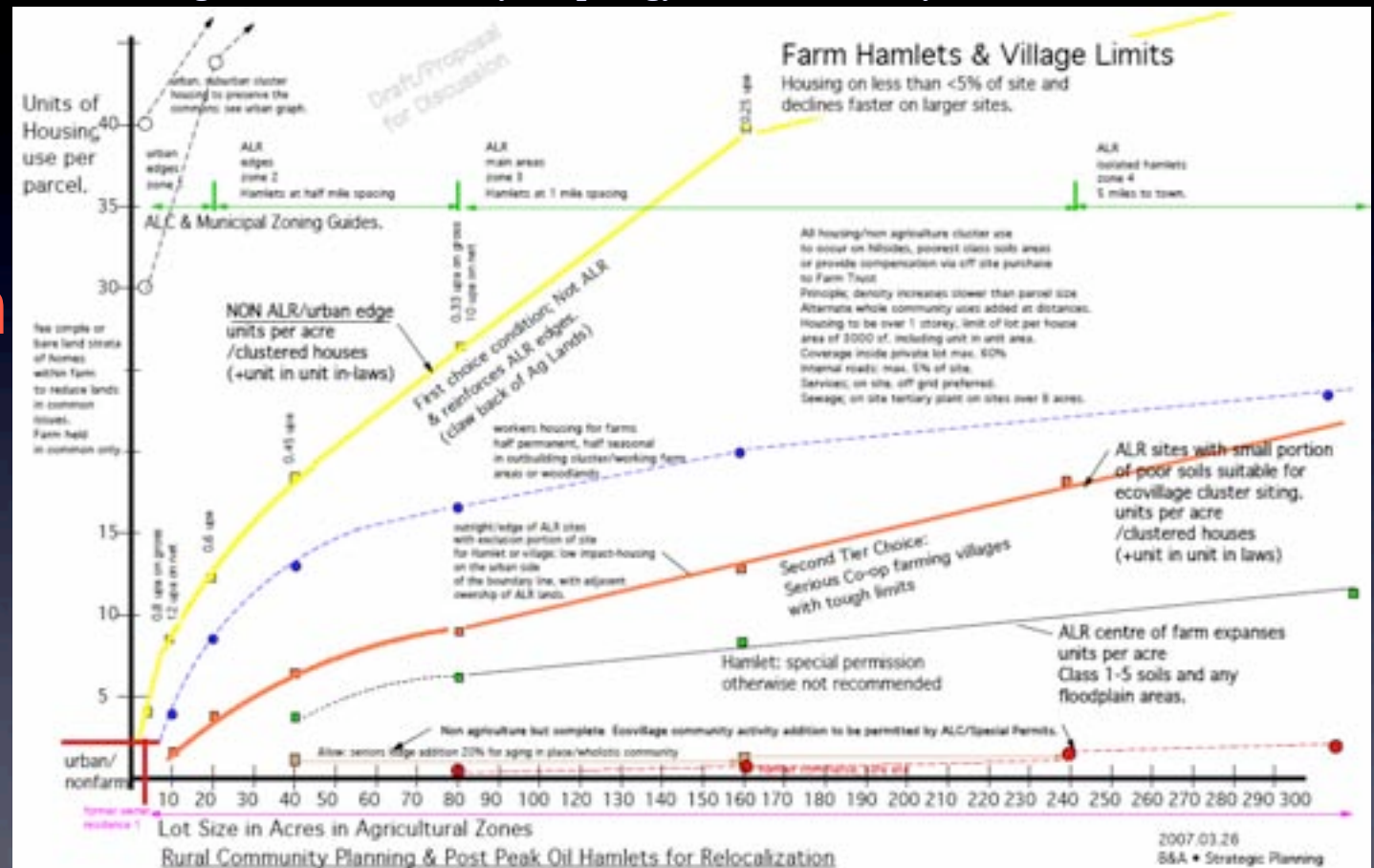
Missing options for housing, villages, rural lifestyles & traditions abandoned by 20th century planning: a need to reconnect without destroying the land base.
-learning from the Old World models?



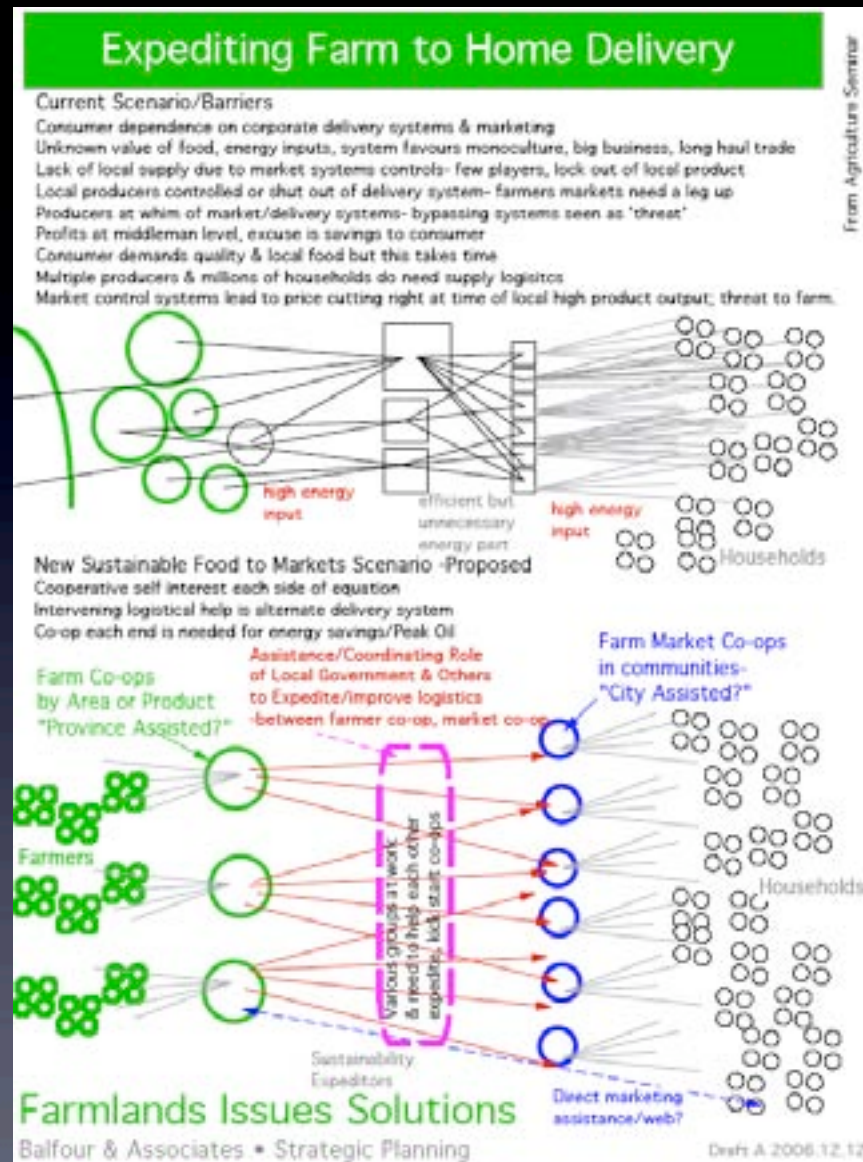
Limits to growth in the Green Zones

Protecting the commons but making it accessible for new sustainability.

Envisioning a Hamlet Economy: Topology of Sustainability.....

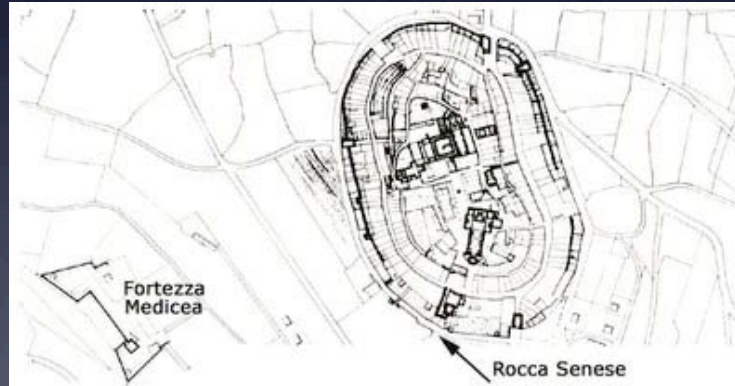
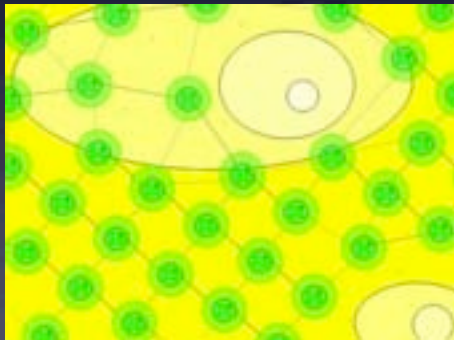


Connecting farms to kitchens, with less energy & more hands-on input



Re-Learning Old World Lessons

Town Edge: not
more suburbs
but new Village,
farm & forest



"A Theory of Power", by Jeff Vail. An exploration of the development and structure of hierarchy and empire through political anthropology, economic theory, evolutionary ontogeny and developmental psychology.



What new patterns for sustainability

- Loss of large unsustainable city centres (lean market adjustment)
- Marbelization in the suburbs- reclaiming from past mistakes
- new villages rail oriented and eco-basin managed (traditional)
- new northern tier of towns/new rail systems (visionary)
- new energy harvesting (techno-rescues)
- multiple pathways for maximizing food production
- new industries recycling, reusing, co-operative models (old world lessons.)



SSP Winnipeg 2008



Pan Canada Policies: July 08

- Climate change
- Post Oil energy price escalation
- The shift from highway to rail- and electrify systems.
- From heavy oil shipping to sail
- From airlines to Airships
- Relocalization of all economies, but also new towns.
- Accepting or not managing mass migration?????
- Revisiting the 1969 Mid Canada Development Corridor




Eat? Not for long.

This old trend needs to not only be stopped, but reversed- it HAS to happen. Current farm lands now have to ramp up to feed multiples of current population, locally & for export.....

Other old food lands are about to collapse due to Global Warming, loss of soil or aquifer.


SSP Winnipeg 2008

Here comes the Neighbourhood.
????????????????



New housing developments are places where families take root and communities grow. At Genworth Financial Canada, we help that growth by making it possible for more Canadians to purchase homes sooner with less money down and lower monthly payments. Our innovative and flexible mortgage insurance products have opened up new market segments by servicing a wider range of new homebuyers' financial needs. Making homeownership more accessible and creating more customers for the homes you build is what we're all about.

To find out how we help build your business, call 1 800 508 8888 or visit www.genworth.ca.


Genworth
Financial
Canada
The HOMEOWNERSHIP Company

© 2007 Genworth Financial Inc.

This is embarrassing....
who still promotes
development of farmland?

This is suicidal behaviour-
don't reward this, punish it.

This land IS the common
birthright, not a
commodity to destroy.



Scale of Solutions



Big footprint options not possible
Dispersed villages- need autonomy but cooperation
Housing clustering: energy & community fixes
Cooperative local economy vital
Seasonal survival: a new reality
Geothermal/earth sheltered towns
New wood & coal energy base
Extending growing conditions
Over-wintering - in crops & greenhouses
New animal husbandry vital
Self reliance: good insurance.



Circle the
wagons
but let
people in?

Old & New: alternate histories give more future options.

Relocalization

SSP Winnipeg 2008

Balfour + Associates • Strategic Planning



Executive Summary

- Human impact on the planet is past the point of painless endurance for Gaia- Greek for Mother Earth.
- The Essentials of basic life are under real threat: water, food, and human rights.
- On the front line of food production are the farmers, & at the other end, you as consumer.
- One of the defenses in between food & loss of access to food for all, is society acting together, starting with YOU.
- And next, to change your pattern of community.

.....Or starve?



What is YOUR Plan B?

- We are already into the Post Oil Economy. \$1000/barrel oil, very shortly.
- The oil and all energy price escalation has only just started.
- Where and how are you going to live to be able to afford even a fraction of the energy you now take for granted?
- How are you going to realign your whole community to make it sustainable?
Can you learn to work with your neighbours to increase success at survival?
- From whence comes the food your children will need?

