

From: **"Mochrie, Paul" <Paul.Mochrie@vancouver.ca>**
To: **"Direct to Mayor and Council - DL"**
Date: 2/28/2022 9:55:04 AM
Subject: RE: Cedar Cottage Community Garden Society - Relocation Progress Update
Attachments: ACCS - GM - Memo (Council) - Cedar Cottage Community Garden Relocation Update (2021-01-18).pdf

Dear Mayor and Council,

Further to the update below related to the Cedar Cottage Community Garden, ACCS staff and the Vienna House Steering Committee have reviewed an updated social housing project schedule with the project architect and construction manager and have determined an approach to allow the Cedar Cottage Community Garden Society (CCCG) to continue operating at the 2009 Stainsbury Avenue "Stainsbury Triangle" site during the 2022 growing season. The CCCG Society is supportive of this approach.

After careful consideration it has been determined that a time limited extension is supportable ending Sept. 30th, 2022 rather than April 30, 2022. Vienna House phased site activation is still targeted for Q4 2022 with the project currently at the Rezoning Phase post-Virtual Open House. A revised Termination Notification Letter will be issued to the CCCG Society in the coming days, along with a reminder that the 2019 Licence Agreement contained an Early Termination clause, allowing the City to provide 30 days' notice at any time requesting vacant possession.

Understanding there is presently no alternative relocation site available, the requested extension will also provide CCCG Society further time to assess any new relocation opportunities should they be identified.

If you have any questions, please email Sandra directly and she will ensure questions are responded to through the weekly Q&A.

Best,
Paul

Paul Mochrie (he/him)
City Manager
City of Vancouver
paul.mochrie@vancouver.ca



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səlilwətał (Tsleil-Waututh) Nations.

From: Mochrie, Paul <Paul.Mochrie@vancouver.ca>

Sent: Tuesday, January 18, 2022 6:56 PM

To: Direct to Mayor and Council - DL

Cc: City Manager's Correspondence Group - DL

Donnie <Donnie.Rosa@vancouver.ca>

Subject: Cedar Cottage Community Garden Society - Relocation Progress Update

; LaClaire, Lon <lon.laclaire@vancouver.ca>; Singh, Sandra <Sandra.Singh@vancouver.ca>; Rosa,

Good afternoon Mayor and Council,

Please find attached a memo from General Manager of ACCS Sandra Singh that provides an update on the continued efforts by City staff to support the Cedar Cottage Community Garden (CCCG) Society in their work to identify and secure a suitable new site to relocate their existing community garden in anticipation of the imminent development of social housing at 2009 Stainsbury Avenue. Key points include:

- The Cedar Cottage Community Garden exists on a portion of City-owned property at 2009 Stainsbury Avenue known as the Stainsbury Triangle, and on adjacent BC Hydro and Power Authority, and BC Transit property located beneath a section of the Expo Line causeway.
- The City owned 2009-2037 Stainsbury Avenue lots are the site of the proposed Vienna House social housing development, which is currently at a Rezoning (RZ) Phase after a formal RZ Application package was submitted to the City on December 2, 2021.
- VAHA requires vacant possession of the site, including the Stainsbury Triangle, as of April 30, 2022 in advance of proposed site activation.
- In June 2019, Council directed staff to continue to work with the Cedar Cottage Garden Society to identify a new site in a nearby area to ensure the continuation of the garden activities.
- Staff (VAHA, REFM, and Street Activities Branch) reviewed and presented community garden relocation site opportunities on City owned lots to CCCG Society leadership. To date no candidate sites are considered viable by the CCCG.
- After careful consideration, the Vienna House Steering Committee, comprised of More Than A Roof Mennonite Society, BC Housing, and VAHA, alongside the project architect, and construction manager have agreed that it will not be possible to accommodate the existing community garden on City property during the course of the 2022 growing season or beyond.
- While no relocation site has been identified, The CCCG Society have expressed their support for the Vienna House social housing development project and understand that should a new community garden site not be located prior to return of the existing community garden site, interim storage solutions will need to be addressed.
- Staff will continue to work diligently to ensure a smooth transition from community garden operations to activation of the Vienna House social housing development site.
- Should the CCCG Society show interest in any of the opportunities on City-owned lots previously addressed or identified hereafter, Engineering Services and Real Estate Services staff will be available to further explore options with the Society. Additionally, Parks and Recreation staff will respond to CCCG Society members interested in participating in the General Brock Park planning process targeted for commencement early in 2022.

If you have any questions, please email Sandra directly and she will ensure questions are responded to through the weekly Q&A.

Best,
Paul

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City Manager
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MEMORANDUM

January 18, 2022

TO: Mayor & Council

CC: Paul Mochrie, City Manager
Karen Levitt, Deputy City Manager
Armin Amrolia, Deputy City Manager
Lynda Graves, Administration Services Manager, City Manager's Office
Maria Pontikis, Director, Civic Engagement and Communications
Katrina Leckovic, City Clerk
Anita Zaenker, Chief of Staff, Mayor's Office
Neil Monckton, Chief of Staff, Mayor's Office
Alvin Singh, Communications Director, Mayor's Office
Lon LaClaire, General Manager, Engineering Services
Donnie Rosa, General Manager, Board of Parks and Recreation

FROM: Sandra Singh, General Manager, Arts, Culture and Community Services

SUBJECT: Cedar Cottage Community Garden Society - Relocation Progress Update

RTS #: 13215

PURPOSE

The purpose of this memo is to update Council on the continued efforts by Vancouver Affordable Housing Agency (VAHA) and City staff to support the Cedar Cottage Community Garden (CCCG) Society in their work to identify and secure a suitable new site to relocate their existing community garden in anticipation of the imminent development of social housing at 2009 Stainsbury Avenue.

BACKGROUND

The Cedar Cottage Community Garden exists on a portion of City-owned property at 2009 Stainsbury Avenue known as the Stainsbury Triangle, and on adjacent BC Hydro and Power Authority, and BC Transit property located beneath a section of the Expo Line causeway. An unsanctioned "guerilla" garden also exists at 2009, 2015, and 2021 Stainsbury Avenue. The most recent Licence Agreement Term between the City "Licensor" and CCCG Society "User" ended on Dec 31, 2019, meaning the CCCG Society are over-holding. The 2019 Licence Agreement also contained an Early Termination clause, allowing the City to provide 30 days' notice at any time requesting vacant possession.

The City owned 2009-2037 Stainsbury Avenue lots are the site of the proposed “Vienna House” social housing development. The Vienna House project is currently at a Rezoning (RZ) Phase after a formal RZ Application package was submitted to the City on December 2, 2021.

VAHA requires vacant possession of the site, including the Stainsbury Triangle, as of April 30, 2022 in advance of proposed site activation.

Council Direction & Policy Context

In a Council Motion on June 25th 2019 (RTS 13215) regarding the Designation of Vancouver Affordable Housing Agency as Agent of the City to Develop City Land Assets at 2031 and 2037 Stainsbury Avenue, Council approved the following:

Recommendation C. THAT Council support the continuation of over a decade of community building and gardening as well as meeting the growing demand for community gardening in this area by directing Vancouver Affordable Housing Agency and City staff to continue to work with the Cedar Cottage Garden Society to identify a new site in a nearby area to ensure the continuation of the garden activities and report back to Council as to any implications for the City if a site is identified, including any recommendations on how the City might support the relocation.

The Council direction received in 2019 aligns with the Vancouver Food Strategy goal to support food friendly neighbourhoods including food assets and infrastructure such as community gardens and orchards. Food Strategy Action #1.1 identifies Engineering, ACCS-Social Policy, and Park Board as partners on work to “Explore opportunities to improve security of tenure for community gardens and community orchards on City property”.

The loss of Cedar Cottage Community Garden will result in a reduction of 110 garden plots (61 on BC Hydro and Power Authority, and BC Transit property and 49 on City property) and up to 13 fruit trees. In recent years, demand for urban agriculture space from residents and non-profit organizations has far outpaced staff’s capacity to identify and secure opportunities on City land.

DISCUSSION

Vienna House

The Vienna House Rezoning Application package was submitted to the City on December 2, 2021. The project schedule identifies site activation commencing July/August of 2022. Realignment of an existing City water main running through the Stainsbury Triangle is a requirement prior to site civil works activation in the impacted area.

After careful consideration, the Vienna House Steering Committee, comprised of More Than A Roof Mennonite Society, BC Housing, and VAHA, alongside the project architect, and construction manager have agreed that it will not be possible to accommodate the existing community garden, or any component of the adjacent unsanctioned garden on City property during the course of the 2022 growing season or beyond. Should any existing fruit trees not be required by the CCCG Society they will be professionally assessed for viability, and inclusion via the Vienna House landscape design plan.

Update on Relocation Site

Significant work was undertaken to work with CCCG to try to identify an alternate site:

- Q1 2018 - VAHA staff initiate regular communication with the CCCG Society leadership focused on providing Vienna House project updates and exploring community garden relocation opportunities.
- Q3 2018 - CCCG Society submit Park Board Application requesting a plot within John Hendry Park to create a new community garden (CCCG Society relocation site preference).
- Q2 2018 - Q4. 2021 - VAHA and City staff, including REFM, and Street Activities Branch review and present community garden relocation site opportunities on City owned lots to CCCG Society leadership. To date no candidate sites are considered viable by the CCCG Society primarily due to size, topography, solar exposure, access, and safety concerns.
- Q4 2021 - Parks and Recreation staff confirm a new round of John Hendry Park Master Plan stakeholder engagement occurred from Nov 23, 2021 to Dec 14, 2021. Parks and Recreation staff informed CCCG Society that a community garden will not be included in the John Hendry Park draft renewal plan targeted for presentation to Commissioners in the spring of 2022.
- Q4 2021 - Parks and Recreation staff invite CCCG Society members to participate in the master planning process for General Brock Park, and specifically the degree to which food production can be integrated into the park, within the framework of the Local Food System Action Plan (LFSAP), which was endorsed by Park Board Commissioners in Nov, 2021. General Brock is a nearby park within the Kensington-Cedar Cottage Neighbourhood. The planning process will commence early in 2022 with a goal of finalizing a General Brock Park Concept Plan by Q3, 2022.

Site availability, restrictions, and user requirements have proven more challenging to navigate than initially anticipated, and are contributing factors to the CCCG Society not having located a viable community garden relocation site at this time. Accordingly, staff do not anticipate that the CCCG Society will be able to relocate the community garden within the identified termination notification period.

While no relocation site has been identified, The CCCG Society have expressed their support for the Vienna House social housing development project and understand that should a new community garden site not be located prior to return of the existing community garden site, interim storage solutions will need to be addressed.

CURRENT AND NEXT STEPS

Termination Notice and Site Readiness

A Termination Notification Letter, dated December 14, 2021, was provided to CCCG Society by Real Estate Services, which terminated the 5 year Stainsbury Triangle Licence Agreement (currently in over-hold) effective April 30, 2022. The existing CCCG Society community garden, guerilla garden, and chattels located on City property are required to be deconstructed and removed from site by April 30, 2022 in accordance with Licence Agreement obligations "Contract 10991".

This advanced termination notification affords the CCCG Society adequate time to discontinue insurance coverage, update garden members, plan for, and carry out the necessary removal of community garden infrastructure and plantings.

Other Next Steps

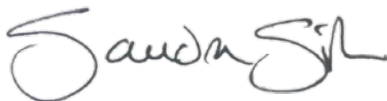
1. John Hendry Park Master Plan stakeholder engagement recommenced Nov/Dec 2021. CCCG Society have expressed their intent to request further consideration.
2. VAHA staff are in the process of connecting the CCCG Society with the appropriate Engineering Services-Street Activities, Parks and Recreation-Planning Policy and Environment, and Parks and Recreation Planning and Park Development Branch staff to ensure communication channels remain open, and Expressions of Interest for new community gardens can be addressed.
3. Due to staff resource constraints, staff do not anticipate issuing a call for Expressions of Interest for new community gardens on City land in 2022.
4. Should an alternate, viable community garden site arise in the future, staff will review opportunities to support CCCG relocation at that time.

FINAL REMARKS

Staff will continue to work diligently to ensure a smooth transition from community garden operations to activation of the Vienna House social housing development site. Should the CCCG Society show interest in any of the opportunities on City-owned lots previously addressed or identified hereafter, Engineering Services and Real Estate Services staff will be available to further explore options with the Society and will report to Council at that time should a new community garden Licence Agreement be required. Additionally, Parks and Recreation staff will respond to CCCG Society members interested in participating in the General Brock Park planning process targeted for commencement early in 2022.

If Council has any further questions or needs additional information, please feel free to contact me directly at sandra.singh@vancouver.ca.

Sincerely,



Sandra Singh, General Manager
Arts, Culture, and Community Services
sandra.singh@vancouver.ca

Appendix A: Existing Cedar Cottage Community Garden Map



Appendix B: 2009-2037 Stainsbury Avenue "Vienna House" Proposed Development Site

