



The Corporation of the District of Central Saanich

REGULAR COUNCIL REPORT

For the Regular Council meeting on June 14, 2021

To: Christine Culham
Chief Administrative Officer

File:

From: Britt Burnham
Manager of Community
Services

Priority: <input checked="" type="checkbox"/> Strategic <input type="checkbox"/> Operational
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Date: June 02, 2021

Re: Community Garden Society: Final Proposal

RECOMMENDATIONS:

That the Central Saanich Community Garden Society proposal to establish a community garden be approved, and Council endorse the District to undertake a rezoning process for 1223 Clarke Road from R-2 to park land.

BACKGROUND:

The Central Saanich Community Garden Society is working to establish a community garden and is seeking land and other supports from the District. The society submitted a Community Partnership Proposal that was presented to Council September 28, 2020; Council endorsed the proposal for site design, financial planning and community consultation, and asked the society to return to Council with a final proposal in 2021.

There is strong regional and local demand for community gardens proven by waitlists. They are inclusive by design and have low membership fees (typically around \$50/year), which is why they are often located on public land and/or are subsidized. The gardens increase equity by providing people living without yards the ability to access tools and a plot to grow food, take

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Phone: 250-652-4444 Fax: 250-652-0135

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Re: Community Garden Society: Final Proposal

June 02, 2021

care of their mental and physical health, and have an added outdoor activity. They also offer community benefits, including a gathering space for education and partnerships. Regional garden project leaders state initial concerns from neighbours are common and can be managed for successful integration.

The society is committed to being a good neighbour, providing educational opportunities for the public, as well as community building. This includes an intention to integrate indigenous cultural knowledge as well as gardening education.

Location

Five sites were considered as potential community garden locations. 1223 Clarke was recommended due to the infrastructure (public washroom, parking, transit access and water), having 1,725 properties within 1 km of this space, and because the majority of the Society's members live in Brentwood Bay and could often walk to the site.

DISCUSSION:

Since the meeting of September 28, 2020, the society has proceeded with community consultation, site design and financial planning. The following outlines these areas:

Community Consultation

The society's consultation included correspondence with neighbouring organizations: the library, Centre for Active Living and Boys and Girls Club. The Boys and Girls Club would integrate growing food and gardening into their program and provide the produce to the youth's families.

The society also consulted the public and corresponded via phone calls and emails. They hosted a Zoom session in March 2021 to receive and integrate feedback into the proposed site design and member regulations. To promote the consultation, the society posted information on its website, social media and in its newsletter. The District posted a large sign on the site for five months, notices were posted on the District's website and public engagement site, as well as on social media. Staff referred all interested residents to the society, in addition to providing information. A Peninsula News Review article also provide information on the project.

The society's March 2021 information session presented a vision and initial mitigation strategies for concerns. A Boys and Girls Club representative also attended and stated their support. The session was attended by approximately 15 neighbours on Lucille Drive. Of those that spoke, most were immediate neighbours and were opposed, and a few discussed ways to address concerns, such as suggestions for type of fencing. The society has created the following action plan as a result of the meeting, and has shared this with neighbours:

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Neighbours' concerns and society's proposed mitigation strategy

1. **Wildlife and rodents:** The society has developed a rodent control strategy (attached). The District has consulted a professional and there were no particular concerns with this location.
2. **Loss of green space:** The society would position garden to the north as much as possible and retain some space for dogs around perimeter. Nearby access to Pioneer Park, Rom Knott and Brentwood Elementary. See imagery above.
3. **Parking:** The access gates would face the Cultural Centre direction, and the only access path would be from from the Clarke parking lot beside the Boys and Girls Club. Members would only be permitted to park in the Cultural Centre lot. At only 18 plots, and with most members living in Brentwood, many would walk to the gardens. Society would only schedule public events in consultation with the seniors centre and library, and being conscious of times the Cultural Centre parking lot is busy. The District could consider a no parking zone on Lucille if supported by neighbours and if the police service felt it was necessary.
4. **Tidiness:** The garden would have raised beds and aggregate or woodchip paths. Terms and Regulations include tidiness clauses (leave no pots, tidiness, use no plastic, etc), a 'Garden Coordinator' would inspect and communicate with members regularly. There is a wait list for limited spaces and small bed sizes. The District's Licence of Occupation could also regulate cleanliness.

Site design

The society has refined their vision for a small community garden based on the site at 1223 Clarke Road and the feedback they've received; this includes positioning the garden so access is faced away from Lucille Drive and the pathway to the garden gates runs alongside the Boys and Girls Club (this is supported by the Club); privacy shrubs would be needed to provide screening for a neighbouring property.

The site design is slightly smaller than originally proposed. It is for a 50 x 80 foot site (design attached) and includes 16 beds for individual use, a larger communal plot, and 3 accessible beds. All beds are raised planter boxes and there would be covered pathways between. The design is not exactly to scale yet but offers an accurate depiction of the proposed layout. The society has included example photos of what the fencing and raised beds would look like; however until material donations are confirmed, these are not exact.

The garden location is marked below to provide context. It requires a breadth of approximately 8 feet from the trees on Lucille and the fence on the north for District lawn equipment.

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Financial implications

The society has conducted analysis and has submitted a summary of their financial plan (attached). They are seeking the District's assistance with:

Item	Cost
Installation of a water metre on the water stub with backflow prevention on site.	Approximate \$2,000
Installation of a pathway from the Clarke Road public parking lot beside the Boys and Girls Club and to the garden gates.	Approximately \$2,000
Financial contribution to capital	\$6,000
District-incurred costs for advertising a public hearing	Approximately \$2,000
A permissive tax exemption arranged through staff	Currently the Boys and Girls Club apply for the exemption on this property
TOTAL	\$12,000

The District has funding in the *Community Partnership Program* contingency for this project in the 2021 budget in the event Council wishes to support it.

The society would be responsible for all irrigation works from the water metre to the Garden, and the Society would be responsible for paying water costs to the District at the standard rate.

District context

Official Community Plan

Section 6.2.1 policy 11 reads: With consideration to the Golden Nematode Quarantine, explore opportunities for developing community garden sites on public and/or private lands within the Urban Settlement Area of Central Saanich.

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District's Climate Leadership Plan

Reads: Promote local food systems that increase resilience; provide related outreach materials and activities.

2021-2022 Strategic Plan

The project complements Council's strategic priorities: Invest in road safety, transit and accessible active transportation; Invest in climate action and a healthy environment; and Manage responsible growth. The project aligns with conversations about urban agriculture during the strategic planning session, and a walkable garden supports smart growth principles by helping to create a compact, complete community.

Food security is an increasing local and regional issue. A community garden offers opportunities for partnerships and public educational that strengthen Central Saanich residents involvement in, and appreciation for, local food supply chains. In addition, community gardens can help increase local economic and community resilience for members. As a result of the Covid-19 pandemic, 1 in 10 Central Saanich residents who responded to Island Health's COVID-19 SPEAK Survey indicated that they, "worry that food will run out before they get money to buy more" while 1 in 4 respondents said it is more difficult to meet financial needs. Regional food security is a prevalent concern of residents; during the Official Community Plan survey in 2021, "food security" ranked highest as an urgent priority for Central Saanich in the future; and second highest as an urgent priority now. Climate and global health events are expected to increase in frequency and severity in future.

Community support and opposition

The District has received many letters of support. There appears to be community interest for the project from the broader community; with residents wanting to be involved in events or mentoring opportunities. The society already has a wait list. Staff can confirm the library, Centre for Active Living (Senior Centre) and Boys and Girls Club are supportive.

The community members that are registered with the society state a community garden would benefit their mental and physical health, provide needed garden space and provide a chance to learn from other gardeners. A survey of the membership is attached.

The District has also received a number of letters from neighbours with concerns. The society has presented a strategy for mitigating concerns and are committed to being a good neighbour; the Society's draft Terms and Regulations are attached. The issue that appears to be of most concern is a loss of green space; both visually and cited as needed for use by dogs and children; the site can accommodate some green space for dogs. For a playfield, residents would need to access the other side of the Cultural Centre, Rom Knott or Brentwood Elementary.

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Next Steps

If Council approves the proposal, staff would bring back a report on the rezoning process. As part of the process, a public hearing would be held. If a rezoning occurred, staff would draft a licence of occupation agreement for the CSCGS. Staff would also amend the Boys and Girls Club licence of occupation, which currently includes this parcel of land, and which they are willing to revise. For the licence of occupation, an initial two-year licence would be recommended; in addition to standard terms, it would include clauses to ensure respect of the neighbourhood, such as hours of operation, approval for public events, parking requirements, requirement to abide by bylaws including noise and unsightly premises, and a list of permitted uses.

CONCLUSION:

The Central Saanich Community Garden Society is submitting a final proposal to Council after receiving endorsement to refine their Community Partnership Proposal to establish a community garden. The final proposal addresses financials, site design and consultation. A community garden is supported by the OCP, Climate Leadership Plan and aligns with Council's strategic priorities.

The District-owned parcel at 1223 Clarke is recommended as it is walkable for society members and is the public site that is most suited for this use at this time. The Society has presented a plan to mitigate concerns. The small size of the garden and raised beds ensure there is minimal lasting impact on the property. If Council endorses the Central Saanich Community Garden Society proposal, staff will bring back a report outlining the rezoning process.

Respectfully Submitted

Britt Burnham, Manager of Community Services

ATTACHMENTS:

CSCGS - Site Design
CSCGS - Terms and Conditions
CSCGS - Financial Proposal
CSCGS - Rodent Prevention Strategy
DCS- CSCGS Membership Survey

Endorsed by:
Jarret Matanowitsch,
Director of Planning and Building Services

Administrator's Recommendation:
I concur with the recommendations contained
in this report.
Christine Culham
Chief Administrative Officer



**Central Saanich Community Gardens
Terms and Conditions
June 2nd, 2021**

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1. Terms and Conditions for the Operation of Rented Garden Beds

As amended June 3rd, 2021

Summary

2. Membership Eligibility:

- Membership to the Society (as defined in the bylaws) is open to all. Members must be residents of the District of Central Saanich to apply for a bed. People can apply for membership through the membership form on the website at www.csgardens.org or request a membership form via email.
- An annual, non-refundable \$10 fee is required for membership in the society.
- A member can apply to rent a garden bed for a calendar year from January 1st to December 31st.
- A member, in good standing, is entitled to one vote. Regardless of how many beds are leased, the member will retain only one vote per household.

3. Bed Assignments & Availability

- The Society will determine the allotment of garden beds, as well as ensuring that the terms and conditions below are adhered to by all members. Additional considerations and feedback will be heard from members at monthly membership meetings.
- When beds become available, the Society will reassign vacancies as follows;
 - a. Right of first refusal will be given to current lessees in the order that their written transfer requests were received.
 - b. All other vacancies will be offered to new members in the order that their written applications were received.
 - c. Notwithstanding the above, upon the death or illness of a member, the bed shall first be offered to the spouse or a family member currently working on the bed, or that has been specified on the member application form.
- In order to provide Beds for as many gardeners as possible, a maximum of one bed per household shall be allowed until all applicants have been assigned a bed. The waitlist takes precedence over members desiring an additional bed. Surplus beds may be leased to current bed holders for one year only and shall be assigned at the discretion of the Society.
- Beds may not be subleased.

- One bed is donated permanently to the Boys and Girls Club of Central Saanich.

4. Lease Agreements

- A one-time, non-refundable \$10 fee is required for membership in the Association and to rent a Bed, allowing one vote per membership, per household.
- Beds will be leased from the Society for the period of one calendar year (January 1 – December 31) at a rental fee of \$ 100 (subject to annual revision). Rental payment shall be made to the Treasurer before January 1st. After this time, the Association reserves the right to reassign Beds without further notice. No bed will be registered to the member or cultivated until the annual fee is paid.
- Beds must be returned to the Society in a clean state at the end of the contract or at the cancellation of a lease. A refundable deposit equal to the current lease rate for the bed will be collected for each garden bed. This deposit will be returned, when the bed is vacated in a weed-free and in a reasonable condition.
- Beds must show some activity by the first Tuesday following the May long weekend. Lack of activity may result in the cancellation of the lease. Bed lessees will be contacted prior to cancellation. Should the lease be cancelled, rental fees may be refunded, on a prorated basis, if another lessee can be found. Extraordinary circumstances must be reported to the society by May 1st. The board will consider all submissions by the next scheduled meeting after May 1st.
- Beds must be cleared by November 1st and temporary structures, such as bean poles and trellis arrangements, must be dismantled and securely stored. Exceptions may be approved by the Society. Actively growing winter crops or perennials may remain providing that the beds are actively maintained. Water will be turned off on November 1st.

5. Bed Maintenance

- Identification posts (bed numbers) for each bed must be always left in position.
- Structures other than bean poles, trellises and tomato cones are not allowed. Allowed structures may not exceed fence height.
- Plastic (sheets), tires, treated wood and items made of glass must not be used on the garden site.
- Our garden is managed organically, use of biocides/pesticides are not permitted. Natural soil enhancements, such as bone meal, is permitted. If you are unsure, please check with the garden coordinator.

- Due to the Golden Nematode Order no plants grown outside of the gardens shall be brought into the gardens unless the plants have been commercially bought or were started indoors using store bought growing media. In addition to this, no backyard soil or compost is allowed into the gardens. For more information regarding this Order please see the Golden Nematode Order for Central Saanich at <https://laws-lois.justice.gc.ca/eng/regulations/sor-80-260/fulltext.html>
- Bed holders must actively maintain their beds throughout the growing season and not permit excessive weeds, grasses, and other invasive plants to grow within their beds. Gardeners must reasonably deter mature plants going to seed. Seeds must be kept within beds so as to not contaminate adjacent beds or common areas.
- Beds may be cultivated to the limit of the bed area but common pathways between beds must be kept free and clear of objects.
- Growing structures (for both winter and summer crops) must be secure and stand at a maximum of 6 feet in height, not exceeding fence height.
- Cannabis plants are not permitted.

6. Water

- No unattended or overnight watering. Hoses are to be disconnected after each use. Sprinklers are not allowed, hand watering only.
- Leaseholders must obey municipal and regional water restrictions.
- In the case of damage to the water system, or apparent leakage, turn off the water supply, notify the garden coordinator immediately by phone, text message. Check bulletin boards to see where to turn off water systems.
- In an effort to deter pests, please do not leave any standing water in watering buckets or cans, plant pots, etc. Turn them upside down.
- Water cost is included in the annual fee.

7. Composting and garbage

- All fruit and vegetables grown in the beds can only be composted in the tumblers and anything else that can attract wildlife.

- All brown and green matter (grass clippings, leaves, stems, roots etc.) can be composted in the larger compost bins supplied in the common area.
- Anything that is meat, fish, or otherwise not grown in the gardens cannot be composted in the gardens. Take this back home. This also applies to anything that attracts wildlife, like seeds.
- Close the compost bins and tumblers properly at all times to prevent attracting wildlife.
- Refer to the bulletin board for specific rules about what can and what cannot go into the compost.
- Pack in what you pack out. Do not throw garbage that does not come out of the gardens in the bins.

8. General Rules & Expectations

- All Central Saanich and CRD regulations governing the garden and its uses will be respected.
- In the interest of security, the gardens must be vacated from sunset to sunrise, and children must be closely supervised when on site.
- The last gardener must check that the tool library and shared equipment is locked up and stowed properly before vacating the gardens
- The use of power tools is only permitted after explicit permission from the garden coordinator or board members.
- Burning is not permitted at any time.
- Plants or produce cannot not be sold on site due to zoning.
- Vehicles of visitors must be parked in the parking lot located adjacent to the Boys and Girls Club. Parking on Lucille Drive is not permitted.
- No vaping, smoking, alcohol, or drug use on-site.
- Pets are not allowed on the premises, except for service or assistant dogs.

- Children must be supervised at all times while on the garden property, including the adjoining green space outside the fenced area.
- The Society is not responsible for loss or damage to crops or personal property within the garden site.
- All beds are subject to periodic inspection by the society.
- Members are entitled to the free and unrestricted use of communal equipment owned and maintained by the Society, but only within the gardens, provided such equipment is operated safely, cleaned after use, and returned to the designated storage area. Members may be subject to the cost of replacement of communal equipment. Equipment use is on a first come first served basis.
- Members are prohibited from bringing flammable and explosive material or equipment onto the premises.
- Report theft, vandalism, and unusual activities to the garden coordinator.

9. Enforcement

- Members will be required to relinquish their beds if they or any of their partner(s) involved in sharing the operation of their garden Bed:
 - a. Fail to abide by the Lease Agreement they have signed,
 - b. Fail to maintain their beds by allowing excessive weed growth, the accumulation of old wood, garbage, and/or garden debris,
 - c. Interfere with other bed holders by overwatering, or allowing plants or garden material to encroach onto the paths of neighboring gardens,
 - d. Behave in such a manner as to endanger the safety of neighbors or to interfere with the rights of other members,
 - e. Fail to maintain an organic garden where the use of fungicides, pesticides is prohibited
 - f. Fail to garden their own bed.
- The Executive Committee or its designate shall notify members by telephone or email when they are in violation of the regulations. The notification will indicate the nature of the violation and specify the remedial action and the deadline for such. Failure to comply within 14 days will result in termination of the leaseholder's agreement, and the bed will be reassigned.
 - Appeal: The Executive Committee will acknowledge and accept appeals, in writing, by digital means, whereas a member wishes to appeal an enforcement action. The member should submit all relevant supporting documentation and evidence for consideration by the Executive Committee.
 - The Executive Committee's decision following an appeal is final.



Budget Summary - Request District of Central Saanich Staff Report

Below is a high-level summary of our current budget as it will be submitted to Council at the Monday, June 14th, 2021 meeting.

Significant cost items: Fencing	18,200
Lumber	10,107
Gardening Equipment	7,000
Soil + Aggregate	4,100
Beatification (including mulch)	3,295
Miscellaneous and Contingency	6,199

Current proposed total budget estimate as of 2021-06-02. **48,901**

The overall budget does not include district asks such as pathway, services connection, and rezoning.

Estimated district costs: Rezoning	5,000
Pathway	2,000
Water Connection	2,000

Central Saanich Requests: Cash (Seed money)	6,000
Total request by CSCGS:	15,000

Alternative funding options include grants and fundraising through private sector commercial donations of materials. When land is secured, our society is eligible for approximately ten grants classified for community groups.

Available Grants: **25,000**

We will engage a grant writer to compose all eligible grant submission before the end of August 2021. We also plan to engage local medium and large businesses to provide commitments for materials in-kind and/or monetary donations.

Rough Project Timeline

2021	JUN-AUG	Secure land and begin grant applications, finalize costs at 2021 prices
	AUG-SEP	Submit grant applications, begin private sector engagement
	SEP-NOV	Continued private sector monetary and materials sourcing / engagement
	NOV-DEC	Continued private sector engagement. Formal agreements
2022	JAN-FEB	Design approvals (as required). Membership feedback
	MAR-APR	Construction estimate 4-5 weeks, afternoons, weekends
	APR-MAY	Go-Live



Central Saanich Community Gardens Rodent prevention strategy

June 2nd, 2021

(not yet vetted by Old Island Pest Control, therefore subject to change)

Introduction

In an effort to mitigate any rodent issues, we have researched and established rodent prevention measures for the community garden. We have also partnered up with Old Island Pest Control, who will provide consultation on our strategy and design, and will be hired in case rodents or other pests become a problem after establishment of the gardens.

Experiences from other community gardens

Mixed responses from other community gardens. Most gardens don't have an (extensive) rat problem, except for Agnes Street. Agnes Street was the only one that said members have crop losses due to rats.

Points to take away:

- Cowichan Lake doesn't have a lot of rats, mentions managing compost heap well and actively to discourage rats from taking residence. They haul stuff people bring from home and fish/meats away and use a garbage can with proper lid.
- Colwood doesn't have a big rat problem, but they put traps out often at night, that get removed by morning.
- Colwood found rats that burrowed into the beds in the winter, presumably for warmth.
- Greenglade only uses tumblers and does a haul-stuff-away party twice a year with a trailer. They had a big heap but stopped doing that and the 'minor rat issues' went away.
- Agnes Street suggests to not have too much brush and covered areas, as those attract rats at theirs.

Key preventative measures to take:

1. Partnership created with Old Island Pest Control for consultation and
2. Wire mesh on the bottom of beds to prevent burrowing
3. Rodent proof compost bins

We will use off-the-ground tumblers for anything edible, and rodent proof compost bins for 'greens and browns'. Compost will be turned frequently, which will aid early detection.

4. Food scraps, meat, fish, and comparable material will be left out of compost, see image at the bottom
5. Shed will be rodent proof – seal off all cracks and seams.
6. Garbage cans that are solid and have a lockable lid for anything that doesn't go into the compost.

7. We will enforce pack in what you pack out principle for anything not garden(ing) related
8. Active monitoring by garden coordinator and monthly inspection by Society.
9. Do not leave attractants around the gardens, e.g. seeds.
10. Make pathways of a material that rats can't nest in (e.g. woodchips). Pathways will most likely be aggregate.
11. Leave no standing water.
12. Use/plant herbs and plants that (in principle) deter rats, like mint and onion.
13. Maintain brush and decorative plants in the border on the outside of the fence, as to avoid making spaces for rats to hide.
14. Use fine mesh wire fence at the bottom couple feet of the fence, possibly use (hardware) cloth 8 to 12 inches deep at the fence line to prevent rats from burrowing.
15. Avoid clutter in shed, keep shed organized and make sure shed is closed off.

Acceptable and Non-Acceptable Items in your Community Garden Compost

	<h1>OK</h1> <ul style="list-style-type: none"> • Plant material free of disease or seeds • Coffee grounds • Plant stalks chopped into 1-2" pieces • Grass clippings • Clean cardboard • Clean newspaper 	
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	<h1>NO</h1> <ul style="list-style-type: none"> • Food scraps from home • Cooked foods, meats, dairy, eggs, or animal bones 	
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Sources:

<https://ucanr.edu/blogs/blogcore/postdetail.cfm?postnum=27721>

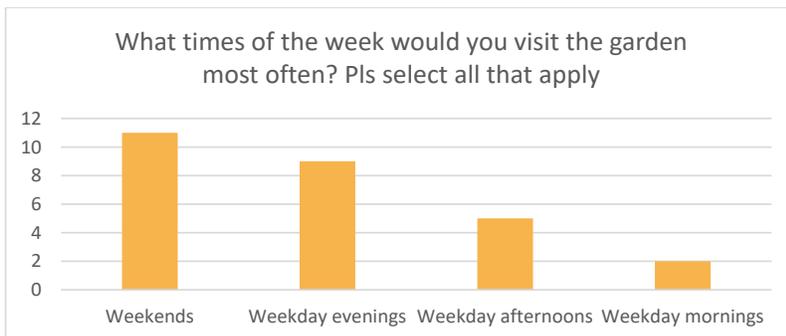
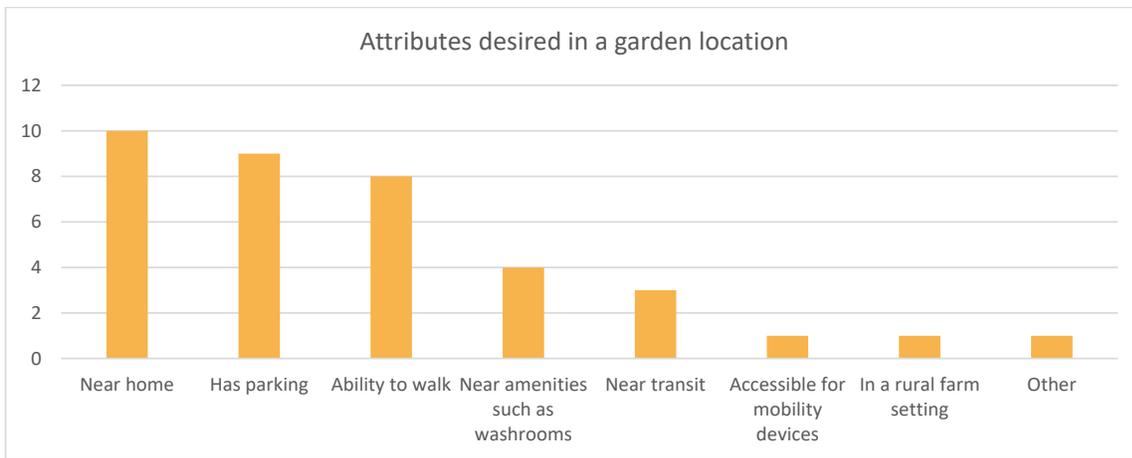
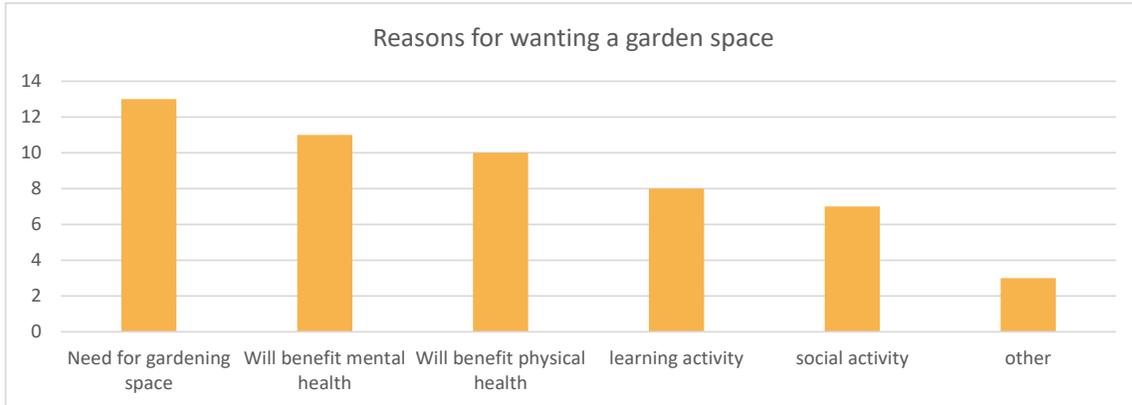
<https://www.gardeningknowhow.com/special/urban/rat-control-in-city-gardens.htm>

<https://www.epicgardening.com/rat-proof-garden/>

<https://www.pests.org/how-to-get-rid-of-rats-in-lawn-gardens-and-the-yard/>

https://www.bbg.org/gardening/article/managing_rats_in_city_gardens

Central Saanich Community Garden Membership Survey – May/June 2021





The Corporation of the District of Central Saanich

REGULAR COUNCIL REPORT

For the Regular Council meeting on July 26, 2021

To: Christine Culham
Chief Administrative Officer

File: 6490-01

From: Jarret Matanowitsch
Director of Planning and
Building Services

Priority: <input checked="" type="checkbox"/> Strategic <input type="checkbox"/> Operational
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Date: July 16, 2021

Re: 1233 Clarke Road - Rezoning for Community Gardens

RECOMMENDATIONS:

1. That Land Use Bylaw Amendment Bylaw No. 2087 (1233 Clarke Road) be introduced and given First Reading.
2. That the proposal for Community Gardens be referred to the Advisory Planning Commission for comment.

BACKGROUND:

The proposal for community gardens was initially presented to Council in Sept 2020 and at that time various locations were under consideration. Subsequently, Council endorsed the Clarke Road location and have directed staff to prepare an amending bylaw to rezone that portion of the site currently zoned R-2 Residential Two Family, to the P-1 General Institutional zone.

The purpose of this report is to present a draft bylaw for Council's consideration. The previous report received at the June 14, 2021 meeting is attached for your reference and provides more detailed information about the project.

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Phone: 250-652-4444 Fax: 250-652-0135

To: Christine Culham, Chief Administrative Officer
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Re: 1233 Clarke Road - Rezoning for Community Gardens

July 16, 2021

DISCUSSION:

Site Context

The subject area is approximately 920 m² and located on the western portion of a split zoned property that fronts onto Lucille Drive. The split zoned property has an overall lot area of 2,892 m² and includes a 154m² area under lease with the Boys and Girls Cub. The eastern portion of the property is zoned P1 General Institutional.

The property is designated Civic/Institutional in the OCP and the P-1 zone is consistent with the Civic/Institutional Land Use Designation.

Draft Bylaw

The draft bylaw has two aspects:

- a map amendment to change zoning of the subject area to P-1, and
- a text amendment to specifically include "community gardens" as a permitted use on this property.

Next Steps

Following the receipt of APC comments, consideration of the following recommendations would apply:

That Land Use Bylaw Amendment Bylaw No. 2087 (1233 Clarke Road) be given Second Reading and referred to a Public Hearing.

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July 16, 2021

CONCLUSION:

Council has endorsed the community gardens project in this location. The property has split zoning (R-2 and P-1) although the Land Use Designation is Civic/Institutional on the entire parcel. Rezoning the R-2 portion to P-1 would eliminate a split zoned property and make the zoning consistent with the Land Use Designation. A site specific clause to allow Community Gardens would apply to this property only.

Respectfully Submitted

Andrea Pickard
Planner

ATTACHMENTS:
Draft Bylaw 2087
Staff Report dated June 2, 2021

Endorsed by:
Jarret Matanowitsch,
Director of Planning and Building Services

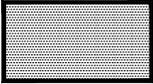
Endorsed by:
Britt Burnham
Manager of Community Services

Administrator's Recommendation:
I concur with the recommendations contained
in this report.
Christine Culham
Chief Administrative Officer

Appendix 'A' To Bylaw No. 2087

Amendment to Land Use Bylaw 2072 Schedule "1" Zoning Map
(Westerly Portion 1233 Clarke Rd)

LEGEND



SUBJECT PROPERTY
Westerly Portion 1233 Clarke Rd

From: Residential Two Family(R-2)
To: General Institutional (P-1)



scale 1:2500

