



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services Committee

Date: September 8, 2021

From: Todd Gross
Director, Parks Services

File: 06-2345-20-GCIT1/Vol 01

Re: Garden City Lands Project Update

Staff Recommendation

That the staff report titled "Garden City Lands Project Update," dated September 8, 2021, from the Director, Park Services be received for information.

Todd Gross,
Director, Park Services
(604-247-4942)

Att. 3

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER 	
SENIOR STAFF REPORT REVIEW	INITIALS:
APPROVED BY CAO 	

Staff Report

Origin

The purpose of this report is to provide an update on recent and planned activities on the Garden City Lands (the Lands) as requested by the Parks, Recreation and Cultural Services Committee and to follow-up on the staff report titled “Agricultural Land Commission Non-Farm Use Application by the City of Richmond for Community Gardens at 5560 Garden City Road (The Garden City Lands),” dated February 23, 2021.

Analysis

Recent Project Activities

The following is a summary of current activities related to this project:

Community Gardens

Approval was received from the Agricultural Land Commission (ALC) for placement of community gardens on the Lands on August 13, 2021. Staff are now working on the layout and construction of the community gardens and will be collaborating with Urban Bounty (UB), formerly Richmond Food Security, for the administration of the garden beds. The gardens are scheduled to be completed late winter and ready for gardeners in spring of 2022. Consistent with the Approval from the ALC, approximately 200 community garden plots and up to 20 parking spots will be installed to meet the needs of the community. See Attachment 1 – Garden City Lands Community Gardens Layout Plan, for more details.

Updates related to the City-wide community garden process will be the subject of an upcoming committee report.

Soil Remediation

On November 26, 2019, Council reviewed the staff report titled “Garden City Lands Update and Site Activation Plan” and approved staff to proceed with further site investigation and characterization of the soil contaminants. Based on that direction, staff applied to the Federation of Canadian Municipalities (FCM) Green Municipal Fund Grant program which Council approved on December 14, 2020 (Attachment 2 – Council Committee Meeting Minutes - December 14, 2020). The recently announced award from the FCM Grant program of \$175,000 will support the ongoing soil remediation studies on the Lands. Consequently, staff will be issuing a Request for Proposals this fall to select a qualified environmental professional specialized in testing, analyzing and recommending next steps for the management of the contaminated soils on the site.

Work is expected to commence this fall with extensive testing via bore holes and creation of monitoring wells. The results on this initial testing phase will determine the next steps in the overall remediation program. It is expected that the study will be approximately three years in duration depending the test results and methods of remediation required.

Seating

Consistent with the Garden City Legacy Landscape Plan and in response to several requests from the community, 12 benches will be installed along the Perimeter Trail at key locations in consideration of views and key park assets. The benches selected, which include recycled plastic composite components, will become the standard bench for the site in keeping with the agricultural theme of the Lands. More amenities may be added as public need increases and the City receives approvals from the ALC to fully open the site to the public.

Planting

Staff are finalizing plans and securing plant material for an extensive planting program which is planned to proceed this fall and winter (late 2021 into early 2022). The plant material selected (Attachment 3 – Garden City Lands Native Plant List) are primarily native species in keeping with the original planting design implemented in 2017. This phase will see over 500 trees and over 20,000 shrubs planted throughout the perimeter trail system over the winter months. Planting during the rainy season and supplementing new plantings with additional watering during the summer of the first year will help ensure plant survival to the greatest extent possible. In keeping with the future agriculturally focused activities planned for the western half of the site, some non-native, fruit bearing trees will be planted along the Garden City Road frontage as a demonstration for residents of flowering and fruit bearing trees which support beneficial insects, pollinators and birds in the home landscape. Final species selection will be dependant on nursery stock availability.

Soil Placement

Staff continue to seek and identify appropriate soil source sites in Richmond as viable, clean material for the Kwantlen Polytechnic University (KPU) farm area as approved by Council. The City has received approval from the ALC to place soil in the area the City has leased to KPU for its teaching and research farm. Staff will ensure that soil test results are received and meet provincial contaminated sites standards prior to the importation of any soil material into the site in order to secure soil with the best quality are received for agricultural purposes. Soil placement results in revenue for the City as per the Soil Fee Bylaw.

Kwantlen Polytechnic University (KPU) Farm Area

KPU has secured provincial grant funding for the construction of a proposed barn structure to support farming and educational activities on the Lands. While still early in the planning process, City staff are meeting regularly with KPU to map out the process which would include a request for approval from Council as well as a Non-Farm Use Application with the ALC. As the landowner, the City would be filing this Application on behalf of KPU.

Financial Impact

None.

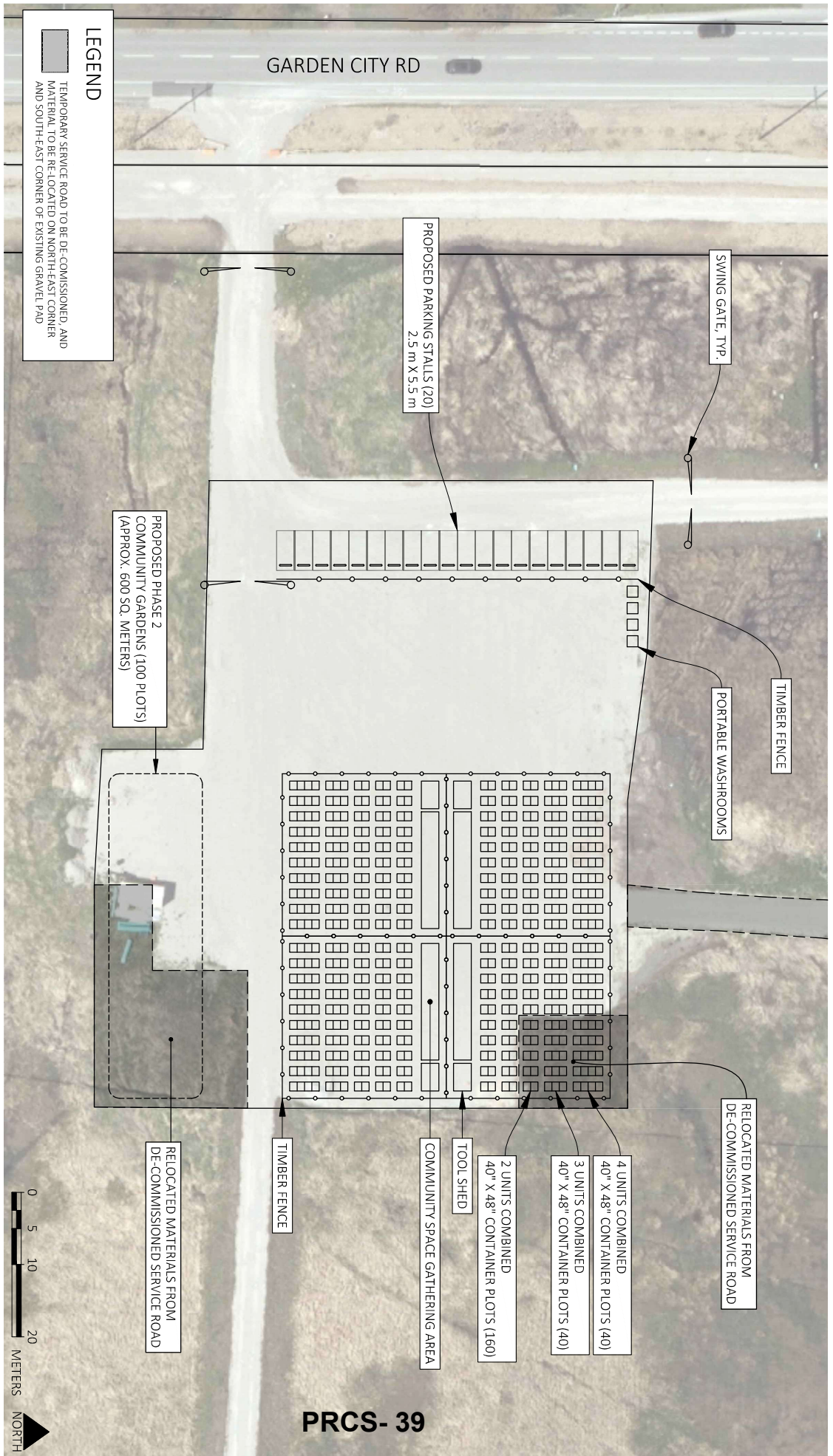
Conclusion

Staff will continue to develop the Garden City Lands and provide periodic updates to Council as requested as work proceeds.



Alexander Kurnicki
Manager, Park Programs
(604-276-4099)

- Att. 1: Garden City Lands Community Gardens Layout Plan
- 2: Council Committee Meeting Minutes - December 14, 2020
- 3: Garden City Lands Native Plant List



Council Committee Meeting Minutes - December 14, 2020

COMMUNITY SERVICES DIVISION

4. FEDERATION OF CANADIAN MUNICIPALITIES' GREEN MUNICIPAL FUND APPLICATION – CITY OF RICHMOND GARDEN CITY LANDS SOIL MANAGEMENT AND REMEDIATION STUDY

(File Ref. No. 06-2345-20-GCIT1) (REDMS No. 6543930 v. 17)

In reply to queries from Committee, by teleconference, Alex Kurnicki, Research Planner 2, provided the following information:

- there is low level contamination throughout the Garden City Lands as a result of the Lands' historical use, primarily a shooting range and Transport Canada communication towers;
- the proposed soil management and remediation study will identify areas of concentration and further characterize the contamination;
- imported soil was placed on the site to cap the underlying contaminated parent material and provide an uncontaminated rooting zone for the field crops for Kwantlen Polytechnic University's operations;
- sample taking and testing will be underway relatively quickly despite the full study work program taking approximately three years to complete;
- the actual management of contaminated material and remediation of the site will be part of a separate work-plan and remediation program; once completed, the Human Health and Ecological Risk Assessment will be updated; and
- the ultimate goal is for the City to receive a Land Remediation Section Certificate of Compliance from the Ministry of Environment and Climate Change Strategy.

Discussion took place on prioritizing testing of the western half of the site in an effort to expedite the provision of community gardens and the Chair directed staff to provide a memorandum to Council on the provision of community gardens. Discussion further ensued on the need for regular updates on the proposed soil management and remediation study and as a result, the following **motion** was introduced:

It was moved and seconded

- (1) ***That the Garden City Lands Contaminated Soils Management and Remediation Study proposed within the staff report titled "Federation of Canadian Municipalities' Green Municipal Fund Application – City of Richmond Garden City Lands Soil Management and Remediation Study" dated November 18, 2020, from the Director, Park Services, be endorsed and a funding application to conduct the study be prepared and submitted to the Federation of Canadian Municipalities' Green Municipal Fund;***
- (2) ***That the Chief Administrative Officer and General Manager, Community Services, be authorized to enter into funding agreements with the Federation of Canadian Municipalities should the project be approved for funding and that the Consolidated 5 Year Financial Plan (2021-2025) be amended accordingly; and***
- (3) ***That staff provide regular updates on the Garden City Lands Contaminated Soils Management and Remediation Study.***

CARRIED

Garden City Lands Native Plant List

Plant List

Garden City Lands

All Zones - Phase 1

Denotes native species

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing
Trees					
ACR	64	Acer circinatum	Vine Maple	2.4 m ht. (8'-0" ht.)	As Shown
AGL	81	Acer glabrum	Rocky Mountain Maple	3.0 m ht. (10'-0" ht.)	As Shown
AMC	35	Acer macrophyllum	Big Leaf Maple	3.0 m ht. (10'-0" ht.)	As Shown
AAL	95	Amelanchier alnifolia	Saskatoon Serviceberry	3.0 m ht. (9'-0" ht.)	As Shown
CNW	48	Cornus 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	5 cm cal. (2" cal.)	As Shown
CMA	18	Cornus mas	Cornelian Cherry Dogwood	5 cm cal. (2" cal.)	As Shown
CCO	32	Corylus cornuta	Beaked hazelnut	2.4 m ht. (8'-0" ht.)	As Shown
CDG	26	Crataegus douglasii	Black hawthorn	5 cm cal. (2" cal.)	As Shown
HMM	24	Hamamelis mollis	Chinese Witchhazel	3.0m ht. (9'-0" ht.)	As Shown
MHC	10	Malus 'Honeycrisp'	Honeycrisp Apple	5 cm cal. (2" cal.)	As Shown
MLI	10	Malus 'Liberty'	Liberty Apple	5 cm cal. (2" cal.)	As Shown
MAF	28	Malus fusca	Pacific Crabapple	5 cm cal. (2" cal.)	As Shown
MPF	26	Malus x 'Prairie Fire'	Prairie Fire Crabapple	5 cm cal. (2" cal.)	As Shown
PSC	35	Picea sitchensis	Sitka Spruce	2.4 m ht. (8'-0" ht.)	As Shown
PAL	4	Prunus avium 'Lapins'	Lapins Sweet Cherry	5 cm cal. (2" cal.)	As Shown
PAS	3	Prunus avium 'Stella'	Stella Sweet Cherry	5 cm cal. (2" cal.)	As Shown
PCE	5	Prunus cerasus	Sour Cherry	5 cm cal. (2" cal.)	As Shown
PRB	5	Prunus domestica 'Blue Damson'	Blue Damson Plum	5 cm cal. (2" cal.)	As Shown
PRD	5	Prunus domestica 'Italian'	Italian Prune Plum	5 cm cal. (2" cal.)	As Shown
PRM	3	Prunus mandshurica	Manchurian Apricot	5 cm cal. (2" cal.)	As Shown
PRN	2	Prunus nigra	Canada Plum	5 cm cal. (2" cal.)	As Shown
PMZ	41	Pseudotsuga menziesii	Douglas Fir	2.4 m ht. (8'-0" ht.)	As Shown
PBA	7	Pyrus communis 'Bartlett'	Bartlett Pear	5 cm cal. (2" cal.)	As Shown
PBO	4	Pyrus communis 'Bosc'	Bosc Pear	5 cm cal. (2" cal.)	As Shown
RHP	12	Rhamnus purshiana	Cascara	5cm cal. (2" cal.)	As Shown
SSI	6	Sorbus sitchensis	Western Mountain Ash	5 cm cal. (2" cal.)	As Shown
TPL	77	Thuja plicata	Western Red Cedar	2.4 m ht. (8'-0" ht.)	As Shown
THT	8	Tsuga heterophylla	Western Hemlock	2.4 m ht. (8'-0" ht.)	As Shown
Shrubs					
CSR	328	Cornus sericea	Red-osier Dogwood	#1 pot	90cm (36")
GSH	894	Gaultheria shallon	Salal	#1 pot	60cm (24")
MGA	40	Myrica gale	Bog Myrtle	#1 pot	90cm (36")
OEM	117	Oemleria cerasiformis	Indian Plum	#1 pot	90cm (36")
PAX	916	Paxistima myrsinites	Oregon Boxleaf	#1 pot	60cm (24")
PHL	471	Philadelphus lewisii	Interior Mock Orange	#3 pot	90cm (36")
PHC	1200	Physocarpus capitatus	Pacific Ninebark	#1 pot	90cm (36")
PRE	49	Prunus emarginata	Bitter Cherry	#1 pot	90cm (36")
RSA	1333	Ribes sanguineum	Flowering Currant	#1 pot	60cm (24")
RGY	637	Rosa gymnocarpa	Baldhip Rose	#1 pot	60cm (24")
RNT	1878	Rosa nutkana	Nootka Rose	#1 pot	60cm (24")
RBI	213	Rubus idaeus	Red Raspberry	#1 pot	60cm (24")
RPR	639	Rubus parviflorus	Thimbleberry	#1 pot	90cm (36")
RSP	363	Rubus spectabilis	Salmonberry	#1 pot	60cm (24")
SAN	779	Sambucus nigra ssp. caerulea	Blue Elderberry	#1 pot	90cm (36")
SRC	536	Sambucus racemosa	Red Elderberry	#1 pot	90cm (36")
SPB	772	Spiraea betulifolia var. lucida	Shinyleaf Spiraea	#1 pot	60cm (24")
SDG	1207	Spiraea douglasii	Douglas Spiraea	#1 pot	60cm (24")
SYM	1224	Symphoricarpos albus	Snowberry	#1 pot	60cm (24")
VMY	1109	Vaccinium myrtilloides	Velvetleaf Blueberry	#1 pot	60cm (24")
VOL	781	Vaccinium ovalifolium	Alaska Blueberry	#1 pot	60cm (24")
VOT	999	Vaccinium ovatum 'Thunderbird'	Thunderbird Evergreen Huckleberry	#1 pot	60cm (24")
VPR	752	Vaccinium parvifolium	Red Huckleberry	#1 pot	60cm (24")
VBE	66	Viburnum edule	Highbush Cranberry	#1 pot	60cm (24")