

То:	Parks, Recreation and Cultural Services Committee	Date:	March 28, 2022			
From:	Todd Gross Director, Parks Services	File:	06-2345-20- GCIT1/Vol 01			
Re:	Agricultural Land Commission Non-Farm Use Application by the City of Richmond for the Garden City Lands Community Farm and Conservation Bog Area at 5560 Garden City Road					

### Staff Recommendation

That the Agricultural Land Commission Non-Farm Use Application by the City of Richmond for the Garden City Lands Community Farm and Conservation Bog Area at 5560 Garden City Road, be endorsed and forwarded to the Agricultural Land Commission for approval.

K

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

Att.	7
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REPORT CONCURRENCE						
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER				
Engineering Community Bylaws Policy Planning Sustainability & District Energy Development Planning	오 오 오 오	Sevena.				
SENIOR STAFF REPORT REVIEW	INITIALS:	APPROVED BY CAO				

### Staff Report

### Origin

The purpose of this report is to describe the scope of work for the continued improvement of the Garden City Lands (the "Lands") proposed to be submitted for approval by the Agricultural Land Commission (ALC), and to seek a Council Resolution in support of the City's Application. If endorsed by Council, this ALC Non-Farm Use Application will be forwarded to the ALC for its consideration. If City Council does not endorse the Application, the Application will not proceed to the ALC for consideration.

On April 6, 2020, the General Purposes Committee reviewed a proposed non-farm use application for the Garden City Lands and referred it back to staff for further discussion. In November, 2021, staff held a workshop to review the Garden City Lands Legacy Landscape Plan approved by Council in June 2014 and all aspects of the proposed Non-Farm Use Application. Based on the discussions at the workshop and further analysis staff have prepared updated proposal found in this report.

### Findings of Fact

The City-owned Garden City Lands are approximately 55.2 hectares (136.5 acres), located on the eastern edge of Richmond City Centre (Attachment 1). It is a unique site resulting from centuries of natural processes and human impacts.

In the current 2041 Official Community Plan (OCP) Land Use Map, the Garden City Lands are designated as "Conservation," which is defined as being natural and semi-natural areas with important environmental values that may also be used for recreation, park, agricultural and food production purposes. The proposed used of the Lands as a City-wide park is consistent with its Land Use. The site is located in a high-density neighbourhood and are envisioned as an agriculturally productive space and bog conservation area. Several existing and planned greenway and pedestrian connections will also make the Lands a destination for many visitors.

The site is located within the Agricultural Land Reserve (ALR) and all activities on the Lands are overseen by the ALC. Therefore, all activities on the site are subject to the policies and regulations of the ALC. It is zoned AG-1 ("Agriculture"), which permits primarily farming, food production and supporting activities. The City of Richmond is required to submit a "Non-Farm Use" Application to the ALC for a decision authorizing the City to implement the remaining portions of the Legacy Landscape Plan to permit construction of and full public access to the site.

To date, the City of Richmond has submitted the following Applications to the ALC:

- 2016: ALC #55588 Transportation, Utility, or Recreational Trail Uses within the ALR (for permission to build the perimeter trails);
- 2016: ALC #56243 Dike Structure (to hydrologically separate the bog from the western agricultural portion of the site);

- 2017: ALC #56199 Application to Place Soil (to create the farm leased to Kwantlen Polytechnic University (KPU));
- 2017: ALC #56243 Non-Farm Use Application (Harvest Festival);
- 2018 and 2019: ALC #57671 and #58812 Non-Farm Use Application (Farm Fest); and
- 2021: ALC 62135 Non-Farm Use Application (Community Gardens).

The City of Richmond has received approvals for all these Applications.

City staff were advised by the ALC that it would be preferable to make a single Application under the "Non-Farm Use" category for the remaining improvements identified in the Garden City Lands Park Development Plan (Attachment 2). City staff have been in regular contact with the ALC regarding this recommended approach for a comprehensive Non-Farm Use Application.

Subject to Council's endorsement, this Application will be forwarded to the ALC for consideration. As part of their evaluation process, staff expect to host the South Coast Panel of the ALC at the Lands.

### Analysis

The City's Application includes all the items identified in the Garden City Lands Legacy Landscape Plan and Garden City Lands Park Development Plan, that is, both Farm and Non-Farm Use related activities. In order to assist the ALC with fully understanding the entire vision for the Lands, all aspects of the project will be explained in the City's Application to the ALC.

### Non-Farm Use Related Activities (ALC approval required)

The Application will be divided into the following five main categories:

- 1. Site Access Features;
- 2. Site Infrastructure;
- 3. Agricultural and Food Production Related Elements;
- 4. Agriculture and Ecological Centre; and
- 5. Soil Use for the Placement of Fill Application.

ALC Non-Farm Use related activities proposed for the Lands are summarized in Attachments 3 and 4.

### 1. Site Access Features

### Internal Circulation System

Internal circulation will be primarily for pedestrian access. The two proposed types of paths are: Paths and Farm Service Roads and Wooden Boardwalks.

All paths will be universally accessible. The paths will also direct visitors to minimize impacts on cultivated growing areas, landscape buffers and ecologically sensitive environments while permitting an opportunity to explore this large space.

### Paths and Farm Service Roads

There will be two paths and road types on the site and these will be located in the agricultural portion of the site, west of the dike, as well as on the dike itself. The path types are public and Farm-Use, and Farm-Use Only.

The Public and Farm-Use paths will provide site access throughout the site to both the public and City staff. Vehicular access will be restricted to farm and service vehicles only. These paths will be wider, multi-use in nature and carrying all forms of traffic. This is the predominant pathway type. These paths will be constructed with permeable materials, such as crushed stone material of several gradations as base material. A finishing layer of fine, crushed stone dust will be rolled and compacted to provide a smooth and accessible surface. The underlying peat material will not be removed from the site and minimally disturbed as per the recommendations of the City's Community Energy and Emissions Plan (CEEP). Farm-Use Only paths will be located within and immediately around the farm fields. Public access will be restricted as the farm fields are areas of cultivation and are open, therefore public access is not a compatible activity for safety and practical purposes. Surface treatment will likely be turf and/or woodchips.

### Wooden Raised Boardwalks

Due to the ecologically sensitive nature of bog environments and the typically saturated water conditions (surface water will be present for most of the year), the best management practice for providing limited public access to bog sites is to build boardwalks. The boardwalk will be universally assessable and the only manner to walk through the bog, with non-slip surfacing and a low timber barrier curb along the edge. Staff will report back to Council on the proposed final layout of the boardwalks prior to construction.

### Site Entry Nodes

At each of the four corners of the site, an entry node will be constructed to serve as formal access points to the Lands. Each entry will include wayfinding, interpretive and site identification signage, lighting, seating and native planting. The surface treatment will be a mix of materials including concrete pavers, natural stone and wood.

### Pedestrian Level Lighting

A network of pedestrian level light poles is proposed along the perimeter recreational trail. Lighting will be installed in the narrow landscape buffer between the paths. The design will consider site usage patterns and any potential adverse environmental impacts. Any lighting system includes installing significant sub-grade infrastructure and connection points.

### Seating and Trash Receptacles

Seating and trash receptacles are necessary to support the visitors' use and enjoyment of the Lands. They will be conveniently located for site users and maintenance, primarily along high traffic paths and junction points.

### Interpretive and Wayfinding Signage

Interpretive signage will be installed throughout the site to assist visitors to better understand the agricultural and ecological framework, the purpose of the Garden City Lands and explain the current aim of the Lands as a centre for conservation, ecology and active sustainable agriculture production.

Wayfinding signage will be located at key points throughout the site and will display site maps and directional signage pillars.

### The Rise: Picnic Areas, The Meadows and Play Structure

Located in the northwest corner of the site, the Rise is a landform which provides a view over the entire site as it is the highest point of land on the site.

This area will also host a picnic area and agricultural-themed, natural children's play structure.

### Public Art

Working with the Public Art Program, a series of agriculturally themed public artworks, inspired by the site and Richmond's rich agricultural history, is proposed for the site. The public art will enrich the visitors' understanding and experience of the site by highlighting the hidden processes and beauty of the site similar to the art situated at Terra Nova Agricultural Park.

### Lookout Tower

The Garden City Lands Landscape Legacy Plan envisioned a tall structure at a central location to offer site visitors a broad, 360 degree view over the entire site. The potential location is proposed to be off of the central dike in the centre of the Lands, on the farm side of the dike. Staff will report back to Council on the proposed location of the tower prior to construction.

### 2. Site Infrastructure

Many site infrastructure elements have been already described above, but additional utilities are required to support the proposed program and structures.

### Parking Lots

The Lands are expected to attract visitors from the immediate community and throughout Richmond and Metro Vancouver. While public transit and alternative forms of transportation are encouraged, a limited number of parking facilities are still required. All parking facilities on the ALR land are required to have permeable surfacing although it is proposed that any universal access stalls will be paved. Parking will be provided at the three following locations:

1. <u>The Garden City Road parking lot</u> will be constructed as part of the proposed Agriculture and Ecology Centre (the "Centre"). This parking lot is the largest of the three proposed and would likely host public events such as a weekly farmer's market. See applicable section below for more information.

- 2. <u>The Alderbridge Way parking lot</u> near May Drive. The proposed site is a previously compacted, disturbed site. It is located at the convergence of the dike and the Perimeter Trails.
- 3. <u>Parallel Layby parking stalls</u> along No. 4 Road will be located between the existing curb and the perimeter trail. These series of stalls will provide parking spots in proximity to the bog.

### Municipal Services/Utility Connections

Municipal services will be required to service the site. Currently, two water connections provide KPU's Farm School fields with water for irrigation. Electricity is also connected to the site. Based on the proposed site improvements, all typical municipal services and utility connections will be required. Sanitary service options are being explored.

### Washrooms

Two locations for public washrooms are being contemplated: one is proposed to be a stand-alone structure located near the proposed May Drive parking lot, and the other is integrated within the proposed Agriculture and Ecology Centre. (Please see below for additional information about the proposed Centre). The design will emphasize durability, cost effectiveness, ease of maintenance and integration with the overall site design language.

### **EV Charging Stations**

Charging stations for electric vehicles will be considered for installation at the parking lot attached to the proposed Agriculture and Ecology Centre.

### Bridge Structure

One vehicle-rated bridge structure is being contemplated for the site. This farm service road will be crossing a proposed linear canal connected to the existing pond.

### 3. Agricultural and Food Production Related Elements

The area east of the dike is focused on bog conservation and ecosystem education. The area west of the dike is planned for intensive agricultural production, public education programs and passive recreational activities. Infrastructure such as drainage systems, water supply and a network of service roads and pathways will be installed to support proposed agricultural production.

### Large Scale Public Events

The City has hosted events on the Lands to celebrate Richmond's farming heritage and culture. ALC approval is required for each individual event. As part of this Non-Farm Use Application, the City will request approval to host an event on an on-going annual basis.

### Farmers Market

Establishing a regularly scheduled weekly or bi-weekly farmers market will provide local and on-site producer's opportunities to market their crops and engage with the community. KPU is expected to be a primary participant. Hosting farmers markets supports local farmers and positions the Lands as a hub for local farm production.

### 4. Agriculture and Ecology Centre

The Garden City Lands Landscape Legacy Plan proposes a Garden City Lands Agriculture and Ecology Centre as the programmatic and infrastructural hub of the entire project area. The building is envisioned to be sustainably-designed. Though envisioned to support the interpretation activities on the site, the Centre's primary function will be to support agricultural activities and bog health and rehabilitation. As part of the building's proposed program, a significant food preparation and commercial kitchen is proposed. This would support the Centre's function as a 'food hub' in Richmond City Centre. Similar to a barn on a typical farm, the Centre is envisioned to be a landmark on the site. The all-weather, permanent structures will support the dual focused mission of the Lands as follows:

- 1. The current and proposed agricultural and food-related activities; and
- 2. The ecological interpretation and education of the site, namely sustainable agriculture and the bog.

### Agricultural Support

As stated, the Lands have been established to cultivate and harvest food. Any intensive agricultural activity of scale and diversity, as proposed, will require a barn to support these activities. The barn will house farm vehicles (tractors), farm implements (seeders and plows) and supplies (seeds and tools). Additionally, the barn will have a tool and repair workshop, work areas, secured and unsecured/open storage areas, offices, walk-in refrigeration unit and a field crop washing and processing area. It will support both KPU's and other farmers' activities on the site.

### Site Ecology and Interpretation

The Centre is envisioned to host an interpretative program to educate visitors about the site and the complex biological activities occurring on the bog. This would include signage and graphics inside and outside of the building, classrooms, offices and other education facilities to host visitor programs and educational events. Bog conservation groups and other non-profit societies could possibly operate out of this facility.

### Size and Phasing

Preliminary plans call for the Centre to be built in two phases:

<u>Phase 1</u>: A barn structure and parking lot for approximately 64 parking stalls, outdoor circulation space, storage space, multi-use (flex) space and landscaping. The program would focus on a storage barn, crop processing areas, farmers market and public washrooms.

<u>Phase 2</u>: A building with offices, meeting rooms, classrooms and community kitchen. This phase would provide the City the capacity to facilitate the community outreach, public ecological and agricultural education, and site interpretive programs planned for the Lands.

### Timing

The Centre will be built as funding sources are identified and secured. The type of building and anticipated uses envisioned may require a future rezoning application.

### **Base and Preload Material**

Fill will be required for the construction of the Centre to raise the grade to meet minimum required flood construction level (FCL) flood elevations. This would include the amount required for preloading the site as well as the volume and quality of soil to support the building's foundation. Through the detailed design process, the required volume will be confirmed and dictated by the British Columbia Building Code and City building standards.

### 5. Soil Use for the Placement of Fill Application

### Project Overview

The City will request the ALC's approval to deposit 9,570 cubic metres of soil at a number of locations on the site to build a parking area, preload and base material for a washroom, preload and base material for a Community Hub Centre, and for pathways and trails.

Each specific project will utilize different types of soil including sand (preload), granular material, and sub-soil. Attachment 5 – Garden City Lands Proposed Fill Volumes, provides a soil deposit summary table identifying the location, type, volume and purpose of the soil proposed to be deposited on the property.

The estimated duration of the soil deposit undertaking for the Garden City Lands project is variable for each aspect of the project. The timing of preload deposition and length of time in which preloading for the structures and parking lot remains on the property will be dependent on a number of variables including a geotechnical engineer's assessment and direction, obtaining necessary building permits, and purchasing the sand from an appropriate vendor. The duration of time to complete the raised beds for the community gardens is heavily dependent on finding a suitable source(s). Despite the aforesaid, the duration of time required to complete the soil deposition aspect of the project is not expected to exceed two (2) years.

### Agricultural Considerations

The City retained Bruce McTavish (MSc, MBA, PAg, RPBio) who has provided a soil sourcing protocol to be implemented when sourcing soil to be deposited on the property (Attachment 6). Mr. McTavish (or another equally qualified professional) will be required to inspect and approve all source sites prior to soil being imported from said sites.

When appropriate, the City will engage other Qualified Environmental Professional's (QEP) (for example, agrologists) to manage the placement of other soil such as preloading or base material. To the greatest extent possible, the City will not remove existing soil from the site unless directed by a QEP. For example, should a concentration of contaminated soil be identified by the project's contaminated sites specialist, the soil will be relocated to a certified facility. Due to the site's predominantly peat-based soils, maintaining the soil in place and in a wetted condition ensures the captured carbon remains in place thus supporting the goals of the CEEP.

Should the proposal receive approval, Mr. McTavish (or equally qualified QEP) will be retained to monitor the project and provide assistance regarding soil integrity, including confirmation that course fragment content meets acceptable standards. He will review soil documentation and any source sites to ensure that only approved soil is imported onto the property. This will include a review for invasive species. The City has also retained QEP services to provide review of the imported soil as part of the City's management of historical site contamination from former historical activities on the Lands.

Soil for the community gardens (i.e., planters) shall only be accepted from source sites that meet agricultural land standards and as per the protocol outlined in Attachment 7. Soil will be primarily sourced from sites located in Richmond. Staff are working with the development industry to utilize currently farmed soil for placement on the Lands.

Preload (i.e., sand) and granular material will be sourced and purchased from a reputable licenced supplier(s).

As per section 3.3.1 (b) of the City's Soil Deposit and Removal Bylaw No. 10200, the City is not required to obtain a soil deposit permit as the soil deposition will be undertaken by the City. The City will oversee this project subject to the same requirements as any other applicant.

### Drainage & Geotechnical Considerations

Based on previous and recent geotechnical assessments for the proposed soil volume, no impact to the City's utilities or any neighbouring properties is expected. Based on recent drainage modelling for the proposed soil volume, a negligible increase to the City's stormwater drainage system is expected. The City recognizes that there are limits to the hydrogeological modelling and will be collecting additional data to support these conclusions and understand how these activities will affect the health of the bog.

### Environmental Considerations

Development of site amenities, such as boardwalks in the bog and activities such as invasive species removal will be conducted under the guidance of a QEP and employing best management practices. The City will follow all applicable environmental regulations in the development of this site.

Erosion and sediment control measures are to be installed and inspected by a qualified professional prior to soil deposit operations commencing. City staff will also inspect to ensure compliance prior to the importation of any soil.

As a condition of any approval, a performance bond may be required by the ALC in a form and amount deemed acceptable by the ALC. The ALC performance bond is collected to ensure that all ALC approval requirements are satisfied and to ensure the rehabilitation of the property in the event the project is not completed. The performance bond would be held by the ALC.

### Financial Costs and Considerations

The City will purchase materials from reputable suppliers under the guidance of the qualified professional. Should material be identified which could be deposited onto the Lands as a source of revenue, fees charged would be per the City's Consolidated Fees Bylaw No. 8636 and the Garden City Lands Soils Deposits Fees Bylaw No. 9900.

### Farm Related Activities (No ALC Approval Required)

A description of existing and proposed agriculture activities are provided for information only. These activities do not require ALC approval to proceed and are included in the City's Non-Farm Use Application to provide the ALC the overall vision for the Garden City Lands.

### Soil Management

Existing and imported soils will be amended with amendments such as composts, manures and the incorporation of cover crops.

### KPU Sustainable Agriculture Farm School Fields

The KPU Sustainable Agriculture and Food Systems Program are currently cultivating approximately six acres of the 20 acre (8 ha) total area they have committed to farming. Under the terms of the License to Use Agreement KPU signed with the City, the City is responsible to provide the soil and infrastructure to facilitate farming on the site, including water connections and drainage infrastructure. In return, KPU will farm the site following sustainable farming best management practices for a 20-year term, supporting the City in public outreach, education efforts and providing a Farm Management Plan for all agriculture activities on the site (area west of the dike).

### Farm Management Plan

The KPU Sustainable Agriculture and Food Systems Program has provided the City a Farm Management Plan outlining the overall management of the site according to sustainable and organic farming practices. Principles of agro-ecology, conservation focused soil management techniques as well as sustainable farming practices will be occurring on this site.

### Ponds and Ditches

The Garden City Lands Park Development Plan identifies two larger ponds and a linear canal to be excavated on the Lands. Initially envisioned as a source of irrigation for field crops, they now function solely as stormwater detention ponds. Their limited capacity and recharge during the summer and the potential for groundwater contamination limits their use for irrigation. The

City's QEP is currently conducting a contaminated site study that will confirm this determination. In addition to the pond and canal, a network of ditches and sub-grade drainage systems will be installed to manage on-site surface water as is widely practiced throughout Richmond due to the area's high water table and soil properties. Where applicable, staff will engage with a QEP for the appropriate approvals to conduct this work including Water Sustainability Act (WSA) approvals.

### **Community Farm Fields**

The area of the western half of the Lands surrounding the Centre and extending south to Westminster Highway are envisioned to host a number of agriculturally productive uses including community gardens and farms. These farm fields will be subject to the KPU produced Farm Management Plan and overseen by the City. It is envisioned that the farmers working on these sites will be signing leases with the City, while cultivating their designated plots. Prior to any agricultural activities are allowed to proceed, this area will be extensively studied to delineate and characterize the areas of contamination. If the placement of soil is required to support active farming, this will be the subject of a separate Application to the ALC.

### Community and Allotment Gardens

Current plans call for in-ground community garden plots. At the appropriate time, the 200 above ground, temporary community garden plots will be transitioned to these in-ground plots. Establishment of these plots can be achieved in a relatively short time once the appropriate volume and quality of soil is provided. Minimal infrastructure is required and water services are already in place. The community gardens will be overseen by the Urban Bounty.

Larger plots or allotment gardens maybe considered on the Lands. Currently there are no larger plot community gardens in the City, but the site could support plots that could provide a significant source of food for individuals and families.

### Incubator Farms

Graduates from the KPU Sustainable Agriculture and Food Systems Program currently have an opportunity to access plots of land for a two-year term at another location in the City. The 'incubator farm' plots provide recent graduates opportunities to develop the skills acquired through their formal education. Sites on the Lands would provide novice farmers on-going mentorship from the KPU Sustainable Agriculture and Food Systems Program and have access to shared resources such as tools, farm equipment, implements and professional advice. These sites are proposed for the southwest portion of the site.

### Intensive Market Gardens

Staff are contemplating the possibility of activating one-quarter to one-acre farm plots for intensive farm production by local farmers. These plots would be leased from the City for a possible five to 10-year period after a vetting and evaluation process. Utilizing small plot intensive (SPIN) farming practices, these plots would be farmed organically and grow high-market value crops for local consumption and sale.

### Additional Agriculture Uses

Apiaries or designated areas hosting domestic bee hives are under consideration. As the site's development evolves, staff will look at future possibilities to host appropriate small livestock as a demonstration of urban farming best management practices. Livestock which could be considered for the Lands include limited and manageable numbers of pigs, goats and chickens.

Perennial fruit tree and berry production will occur at several locations throughout the Lands including the KPU Farm, the Rise and south of the Centre. These fruit tree orchards and berry patches would be managed by professional farmers or horticulturalists according to organic farming practices. They would be programed as opportunities for public outreach and education, for example, annual pruning workshops for home and community gardeners could be held on site.

### **Consultation**

The Food Security and Agricultural Advisory Committee (FSAAC) reviewed the proposal on February 24, 2022, and passed the following motion (Attachment 7):

That the Food Security and Agricultural Advisory Committee support the Non-Farm Use Application at the Garden City Lands (AG 18-837641).

Carried Unanimously

### **Financial Impact**

None.

### Conclusion

Throughout the planning and design process, Council and the public have expressed their support for this unique site in the City Centre area. As a result of the comprehensive planning and design that has occurred in the last five years, there is broad public interest and support to use the Garden City Lands for both agriculture and recreation.

Without the ALC approval, the Lands project cannot be fully implemented as envisioned by the Garden City Lands Legacy Landscape Plan including public access throughout the entire site.

With Council's endorsement, staff will be authorized to forward the Application to the ALC for approval of the remaining scope of work. A successful Application will bring to reality the City's vision as set out in the Garden City Lands Park Development Plan. Should the City receive the ALC approval, staff will provide Council updates as the project is implemented.

Alex Kurnicki Manager, Parks Programs

(604-276-4099)

- Att. 1: AG 18-837641 Garden City Lands Non-Farm Use Application
  - 2: Garden City Lands Park Development Plan
  - 3: Garden City Lands ALC Non-Farm Use Application #58154 Approval Matrix
  - 4: Garden City Lands Approvals Matrix Support Maps
  - 5: Garden City Lands Proposed Fill Volumes
  - 6: Letter from Bruce McTavish re: Source Soil Management, dated December 19, 2017
  - 7: Food Security and Agricultural Advisory Committee (FSAAC) Meeting Minutes Excerpt (February 24, 2022)





# City of Richmond





### LEGEND

- THE AGRICULTURAL LANDS

   1
   Multi-Functional Building and Parking

   2
   Rainwater Storage for Agricultural Irrigation
- Farm Drainage Ditch
- Agricultural Fields
- Orchard Demonstration Orchard
- Community Gardens Hedgerows & Beetle Banks
- Sliding High Tunnels
- 10 Farm Fields
- Soil Amendment Trials

### THE BOG

- 12 Bog Conservation Area
- 13 The Fen
- 14 Boardwalk with Rest Points

### THE RISE

15 Meadow / Informal Recreation 16 Children's Play

### THE NODES

- 17 Garden City Lands Main Entrance
- 18 Entry Node
- 19 Entry Allée
- 20 Viewing Platform
- 21 Crosswalk
- 22 Parking Lot with Accessible Stalls 23 Parallel Parking with Accessible Statls

### 24 Multi-use Path with Farm Access

THE PERIMETER TRAILS

- 25 Native Forest Plantings
- 26 Street Trees
- 27 Perimeter Trails Separated Paths 28 Rain Garden

Scale 1:1000

### 25 31 29 24 23 22 34 33 32 30 0 28 27 26 21 C2 20 19 18 17 16 2 5 4 3 12 0 Municipal services (to Outdoor work spaces Barn Field Crop Production Community Gardens Soil Deposition (Farm Fields) Water Connection Orchards & Berries Public Event Space General (see Map C1): Public Amenities on The Rise Municipal services (to Interpretive Centre) Field Crop Production (Future) Community Farm Fields (see Map C3): Farm Education and Research + Barn KPU Farm (see Map C2) Drainage Infrastructure Orchards and Berry Production BC Hydro Connection: No.4 Rd Lay-By Parking Pockets Seating Nodes & View Points Dike: Service Access Road & Trail Use Raised Boardwalks Interpretive Centre Parking Lot Plantings and Landscaping Site Furniture Site Infrastructure (see Map B) Site Entry Nodes Abbreviations: LM= Lineal Meter Community Hub & Farm Centre (see Map D) otential Livestock Production Bog Conservation ublic Washroom at Alderbridge Way P-Lot arking Lot off Alderbridge Way Public Access Trails & Service Roads Site Access Features (see Map A) armers Market Agricultural & Food Production Related Elements nterpretive & Wayfinding Signage ridge and Culverts over Drainage Features rpretive Centre meter Trail Pedestrian Level Lighting s (to Barn) Perimeter Trail Lighting Item SqM= Square Meter Non-Farm Use (ALC Approval Required) CM= Cubic Meter Farm Use (Notification Only) Garden City Lands ALC Non-Farm Use Application #58154 Approval Matrix 4 nodes, 1,000 SqM HA= Hectare 100 plots; 3,000 SqM Approx. 3,000 SqM 8 HA (73,000 CM) Approx. 5,200 SqM ' nodes; 2,100 SqM Approx.3,200 SqM Approx. 1,000 SqM Volda Approx.700 SqM Approx. 2.5 HA See Notes 1 over Canal approx. 1 HA See Notes See Notes Quantity See notes 2,000 SqM See Notes See Notes See notes See notes 111 units 900 LM 0x. 3,500 LM 1,600 LM 8 HA 30 HA 8 HA 1 HA 7 HA 10 Boardwalks constructed of timber and on piles to raise boardwalk above bog surface. Approximately 1.600LM x 2.5m vide= 4.000sq.m + 1.200sq m in seating nodes Similar to A1, the road along the Dike is multi-functional built to accommodate service vehicles and pedestrians; 900LM x 3.8M vide=3,500 sq.m Materials: timber, concrete pavers, gravel, all permeable and accessible surface materials. Located at each corner of the site (4 in total). Total area covered: 4x 500sq.m Adjacent to proposed Barn and Interpretive Centre; 2 EV charging stations; 60 standard stalls, 4 universally accessible, 1 loading bay. Fill for preload and to raise grade to meet street elevation. Estimated 5m of fill required= 2,700 cubic meters Bog and farm/ag interpretive centre, offices, classrooms, public washroom, community kitchen and meeting room. Outdoor circulation impermeable surfaces; first floor flood elevation: 2 sm as per CoR Flood Plain Bylaw. 1,000 sqm foot print of building and circulation in the second Further to additional research and Council Approval. Contemplated uses include aplaries, chickens and other livestock suitable for agriculture in an urban setting Two community gardens, likely 100 plots minimum total; Anticipated size with specifics TBD based on demand and current recommended best practices. Will require water supply connection, storage gathering spaces, compost areas. Placement of soil to facilitate soil based food production at grade. Granular material for pathways. To support farming activities in areas west of central Dike; 80,000sq.m; 8.0 ha; x 900mm depth= 73,000cubic m of fili; will facilitate community gardens, field crops, orchards (C26-28) Rainwater storage structures for supplemental irrigation; 2 ponds and the canal separating the Community Hub and the KPU license area. Swale along the base of The Rise (southern toe of slope), field perimeter ditches, field sub-grade drainage pipes Blueberries, cranberry production demonstration projects, community orchards for public demonstration and food production Annual event similar in size and program to the past events held in 2017 and 2016, consistent with previously approved applications. Would occupy 1 HA in the vicinity of the proposed Barn and Interpretive Centre. Seasonal weekly farmers market for produce grown on site and local farmers. Support infrastructure required. Approximate size: 3,000sq.m Currently contemplating one bridge structure over Canal near Hub; crossings over minor ditches for vehicles and foot traffic via concrete Program and site management includes public education, conservation management, removal of invasives, replanting native species Three connections on the perimter of the site to provide power to perimeter lighting system (in addition to power supply for F Minimum 10 Trash & Recylcing Receptacles; 20 Single and double sided benches; Bike Racks at entry points (total # TBD) 7 Nodes for parallel parking. 63 standard and 7 accessible parking spots; each node= 235 sq.m; total= 2,115 sqm Approx. 3,200 sq.m with min. 15 standard and 4 universal stalls. 1 EV Charging Station. One way in and out. Minimal fill anticipated Pocused on passive recreation, views of the site and agriculture use of the Garden City Lands. Picnic Areas, Meadows and a 1,200 sq.m Children's Play Structure area Materials: timber, concrete pavers, gravel. Along circulation paths, overlook points and timber boardwalks (E end of Canal and one at Fen), along circulation paths. Total number: 10 Includes conduit for cables, lamp bases and light poles. Located along the 2.9km perimeter path. Estimated up to 111 lights (both single- and double-sided fixtures) Includes pedestrian and farm/service vehicle rated roads constructed of gravels and finished with crushed stone for a permeable and accessible surface. Min. 3m widefunction with crushed stone for a permeable and accessible surface. Storm drainage, sewer, water supply, electricity and communications/digital connections Electricity, communications/digital connections, 700sq.m fool print. Agriculture primary use: primary food processing, equipment storage, honey and seed rooms, washrooms. Will require preload and structural fill. Approx. 1.2m of fill =3,200 cubic meters of fill; preload volume TBD. Field rotations, cover cropping, manure application, sustainable soil management; potential tenure agreements for Incubator Farms and leased plots. Will require water supply and electrical connections Shared storage spaces for farm and ag, related equipment. Area includes internal path. Area subject of additional site investigation. For crop irrigation and primary processing of produce grown on site Orchard, blueberries and alternative cranberry production methods as demonstration project to local industry KPU Sustainable Ag Program Teaching and Research Farm. KPU to build barn to support farm operations with total GFA: 5,344 sf (496.5m2), Building footprint: 2,632 sf (244.5m2) The nature and extent TBD. The aim is to get signage throughout the site for wayfinding and education/interpretatio Raised beds and cover crops, geodesic dome, rolling high tunnel greenhouse Hedgerows/agricultural buffers, trees, orchards, meadow hydroseeding. Will require addition of compost and amendments to prepare site Jniversal access, two stalls, with storage, septic system, water and electrical services, approx.max size: 50 sq.m. Covered and open air work spaces, pedestrian and vehicular circulation & public gathering spaces (area in and around Bam) sewer and water supply for agriculture related activities (For graphic representation of these proposed land uses, please see Maps attached to this Application) Notes for Farm Related activities) In space up to 1,500 SM. Preload, structural fill, permeable and space x 1.1 m fill= 1,200 cubic meters of fill. e culverts

Document Number: 6843391 Updated: February 2022

### Attachment 3



# GARDEN CITY LANDS APPROVALS MATRIX SUPPORT MAPS Map B: Site Infrastructure



Map C1: Agricultural and Food Production Related Elements - General GARDEN CITY LANDS APPROVALS MATRIX SUPPORT MAPS



Map C2: Agricultural and Food Production Related Elements - KPU Farm GARDEN CITY LANDS APPROVALS MATRIX SUPPORT MAPSS



Map C3: Agricultural and Food Production Related Elements - Community Farm Fields GARDEN CITY LANDS APPROVALS MATRIX SUPPORT MAPS







Attachment 5

# Garden City Lands Proposed Fill Volumes<sup>5</sup>

		<b>Area</b> (m²)	Pre- Load <sup>1</sup>	Granular Material <sup>2</sup>	Sub-Soil <sup>3</sup>	Top Soil/Growing Medium⁴
1	Community Gardens (Farm-Use)	2 000	n/a	n/a	1,500	1,500
	Approval Matrix Reference: Line C26	3,000				
2	Alderbridge Parking Lot (Non-Farm		n/a	1,000	n/a	n/a
	Use-NFU)	3,200				
	Approval Matrix Reference: Line B9					
3	Corner Entry Points (NFU)	1 000	n/a	500	n/a	200
	Approval Matrix Reference: Line A4	1,000				
4	Trails (NFU)	10 5 00	n/a	2,000	n/a	n/a
	Approval Matrix Reference: Line A1	10,500				
5	Washroom (Alderbridge P lot) (NFU)	FO	70	500	n/a	n/a
	Approval Matrix Reference: Line B10	50				
6	Community Hub & Farm Centre					
	(NFU)	6 200	1,100	1,200	n/a	n/a
	Approval Matrix Reference: Line	6,200				
	D31 & D33					
	Cub Tatali	23,950	1,170	5,200	1,500	1,700
	Sub-Total:	(2.4 ha)				

### <u>Notes</u>:

- 1. The volume and duration of pre-load material (to be placed prior to the construction of permanent site improvements) are gross estimates to be confirmed prior to construction. The pre-load material is temporary and will be removed from site.
- 2. Granular Material is defined as sand or native crushed stone material for the purposes of constructing a compacted, permeable, stable and, if required, removable surface suitable for driving vehicles (cars, municipal services vehicles and farm equipment), parking said vehicles, pedestrians (rolling and foot traffic) and cyclists.
- 3. Sub-soil material to provide a stable base for site improvements. Material to be well drained.
- 4. Top soil imported from either commercial soil providers and/or imported from other source sites. Material to meet the soil specification for the Garden City Lands (previously provided to the ALC).
- 5. Volumes provided are the <u>estimated maximum</u> required. All material measured in cubic meters (m<sup>3</sup>). The type of fill and, where applicable, the duration of placement to be determined by a qualified engineering professional.



#300 – 15300 Croydon Drive Surrey BC V3S 0Z5

Date: December 19, 2017

Attn: Alex Kurnicki

From: Bruce McTavish

### **Re: Source Soil Management**

This memo outlines the steps to takeplace when soil is sourced for transport and deposit at the Garden City project.

The soil for the Garden City must adhere to the ALC guidelines for soil and the BC Contaminated Site Regulations (BCCSR) – Schedule 4 for Agricultural Lands.

The owner or contractor of the source soil will need to provide a Phase 1 Environmental Assessment.

When a source of soil has been identified, the following steps will be taken:

- On behalf of the City of Richmond, an Agrologist with expertise in soil science and soil handling will review available documentation including a Phase I Site Investigation (environmental assessment) report for the site from which the soil originates.
- 2) The Agrologist must visit the source site and evaluate the soil for suitability as fill on the Garden City lands, and report on whether and how conditions of the ALC for soil will be met. This evaluation starts with on site visual observations of the site and the soil. Based on the observations and review the Agrologist can:
  - a. Reject the soil
  - b. Approve the soil and then
  - c. Proceed with a soil investigation program, including sampling and sample analysis.
  - d. Ensure that soil meets the KPU specification attached to ALC decision 56119
- 3) The Agrologist must prepare a protocol for the soil handling before transportation of the soil to the Garden City Lands. The protocol will be site specific and include:
  - a. Supervision of soil handling
  - b. Separation and set aside of topsoil
  - c. Separate transport of topsoil and other soil to the Garden City property
  - d. Placement of soil and topsoil to mimic the original profile, and
  - e. Monitoring of stoniness
  - f. Monitoring of non-soil inclusions such as asphalt and concrete and procedures for removal of such items.

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The Agrologist may recommend that screening of the soil to remove inclusions takes place before transport of the soil to the Garden City property.

Bun MCV

Bruce McTavish MSc MBA PAg RPBio Senior Agrologist



Attachment 7



# Food Security and Agricultural Advisory Committee (FSAAC)

Held Thursday, February 24, 2022 (7:00 pm) Members: Laura Gillanders (Chair); Mike Bomford; Sarah Drewery; Ian Lai; Lynn Kemper; Cory May; Allen Rose

Non-Members: Councillor Harold Steves (Council Liaison); Steven De Sousa (Policy Planning); Diana Nikolic (Policy Planning); Alex Kurnicki (Parks Programs); Magnus Sinclair (Parks Programs); Shannon Lambie (Agricultural Land Commission)

### **Regrets:**

Members: Chris Pereira; Miles Smart

Non-Members: Jason Lussier (Ministry of Agriculture)

## 4. ALR Non-Farm Use Application – Garden City Lands

Alex Kurnicki, Manager, Parks Programs, introduced the ALR Non-Farm Use Application, provided a summary of the site history and previous approvals, and provided the following comments:

- The site has experienced significant flooding in areas outside of the Kwantlen Polytechnic University (KPU) farm;
- Soil is being placed on the Garden City Lands from a source site on No. 5 Road, consistent with previous ALC approvals;
- The community gardens area is being constructed and anticipated to officially open in the spring;
- The soil remediation study to investigate existing contamination is ongoing;
- A comprehensive non-farm use application is being submitted as requested by ALC staff to allow the remaining project components identified in the Garden City Lands master plan; and
- The project components may be scaled back in the future subject to changing conditions and Council priorities.

In response to questions from the Committee, Parks staff provided the following additional comments:

- The soil remediation study is still in the testing phase and has not yet proceeded to remediation;
- City and KPU operations are currently utilizing solar power and water conservation methods;
- Required safety services will be installed in both City and KPU facilities; and
- Proposed lighting will be scaled back and focused around major and minor entry points.

In accordance with the FSAAC Terms of Reference, Committee Member Ian Lai declared to be in a conflict of interest with the subject application and recused himself from the meeting.

The Committee passed the following motion:

*That the Food Security and Agricultural Advisory Committee support the Non-Farm Use Application at the Garden City Lands (AG 18-837641).* 

Carried Unanimously