

Re: Letter dated November 8, 1974 from The Honourable David D. Stupich
a. Garden Plots, and
b. Proposed Cooler/Warehouse in the Big Bend Area
(Item 9, Report No. 39, May 21, 1974)

Appearing on the Agenda for the November 18, 1974 meeting of Council is a letter from The Honourable David D. Stupich, Minister of Agriculture, regarding his interest in leasing Municipal land for garden plots and development of a cooler/warehouse in the Big Bend Area. Following is a report from the Director of Planning on this matter.

RECOMMENDATION:

THAT the Director of Planning's recommendations be adopted.

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Planning Department,
November 15, 1974,
Our File #15.101-8

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
RE: GARDEN PLOT PROGRAM.

Appearing on the Council Agenda is a letter from the Honorable D. Stupich, Minister of Agriculture expressing an interest in leasing Municipally owned land in the Big Bend area east of Byrne Road and north of Meadow Avenue for the development of rental allotment gardens. Also requested was a lease of other adjacent Municipal lands which would be used to expand vegetable production and locate a cooler/warehouse for the vegetable growers in the Big Bend area.

Council will recall that a previous report item dated May 15, 1974 was submitted (see attached) which recommended approval in principle of the garden plot program for the 14.2 acre site outlined in figure 1 of the attached report. This recommendation was in fact approved by Council at their meeting of May 21, 1974 subject to final Municipal approval on the understanding that the Municipality would not be participating in the cost of site preparation and development. The Department of Agriculture was further advised that Council would appreciate preference being given to Burnaby residents in the allocation of these plots should it be decided that the subject property is to be included within the garden plot program.

The Planning Department is still of the opinion that the garden plot rental scheme is a desirable land use concept that would utilize the undeveloped subject property, which possesses favourable agricultural characteristics, in a manner consistent with the Big Bend Development Plan and the existing zoning (i. e. A1 Agricultural). Accordingly, it is recommended that the Minister of Agriculture be advised that the Municipality is prepared to lease the 14.2 acre site for inclusion within the Provincial garden plot allotment program on the basis of the following:

1. That the Municipality will not be participating in the costs of site preparation, development, maintenance or administration.

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2. That preference will be given to Burnaby residents in the allocation of the garden plot rentals.
3. That following an initial trial period of one year, the Municipality will consider a proposal to expand the program to adjacent Municipal lands considered suitable for agricultural production.

With regard to the question of lease duration and rates, it will be necessary to have further discussions with the Department of Agriculture to assess the most satisfactory arrangement from the Municipal viewpoint. It is therefore further recommended that the Land Agent be authorized to open lease negotiations with the B. C. Land Commission with a further report to be forwarded to Council with recommendations concerning the proposed lease duration and rates.

The Department of Agriculture has recently surveyed the site and feel it is suitable for inclusion within the program. However, some initial work will be required to prepare the land for agricultural usage (e.g. land clearing, drainage, etc.). Due to the exceptionally fine weather presently being enjoyed, the Department of Agriculture has requested permission to gain immediate access to the site to commence their works now rather than awaiting the spring. This department is sympathetic to this request as it would provide for earlier implementation of the program. It is therefore recommended that permission be granted for immediate access to commence the site preparation work subject to the Province providing written agreement to the conditions of the proposed lease agreement. This recommendation is made on the assumption that the negotiations concerning the lease arrangement will not prove difficult. It is proposed that the necessary survey and legal documentation could be prepared concurrent with the site preparation work.

With respect to the request for the lease of Municipal lands for the location of a cooler/warehouse facility for the vegetable growers in the Marine Drive area, this department has had several discussions with the Lower Mainland Farmers' Association concerning the possible lease or purchase of the 4.5 acre parcel at 7450 Meadow Avenue (see attached figure 2). The Municipality is in the final stages of acquiring this parcel by exchange with Vanant Developments Ltd. as part of the implementation of the Big Bend Development Plan. It is our opinion that this property is well suited for the proposed use in that it is currently industrially filled and unsuitable for agricultural purposes. In addition, the parcel is currently zoned A1 (Agricultural District) which permits the intended use and would provide a central locale for a much needed facility that will be of benefit to the farming community in the area. Unresolved at this point, however, is the suitability of the site in terms of its sewage capabilities. This aspect should be examined in detail by the Environmental Health Department once details concerning the operation of the cooler/warehouse facility are available.

The Department of Agriculture and the B. C. Land Commission have indicated their willingness to support the development of this facility and have confirmed its potential value to the growers in the area. Considering the above and the fact that the facility will likely help strengthen the existing agricultural development in the area, it is recommended that the Minister of Agriculture be advised that the Municipal Council agrees in principle with the lease of the property at 7450 Meadow Avenue for the development of a cooler/warehouse facility for the Lower Mainland Farmers' Association and that negotiations for its lease can commence following formal acquisition of the parcel by the Municipality. The Land Agent has advised that the Municipal acquisition of this property should hopefully be completed by the

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end of the year.

In summary, the granting of a lease for this property should be conditional to the following:

1. The finalization of the Municipal acquisition of the subject property.
2. The approval of the site for the use intended by the Environmental Health Department in terms of any possible effluent discharges emanating from the facility.
3. The negotiation of an acceptable lease in terms of its duration and value.
4. The submittal and approval of a suitable plan of development for the cooler/warehouse facility.

Relative to the above, it is further recommended that the Land Agent be granted the necessary authorization at this time to commence negotiations for the lease of the property at 7450 Meadow Avenue once the Municipal acquisition of the parcel has been finalized. A further report would be forwarded to Council for its final approval once the conditions of lease as outlined had been satisfied.

RECOMMENDATIONS:

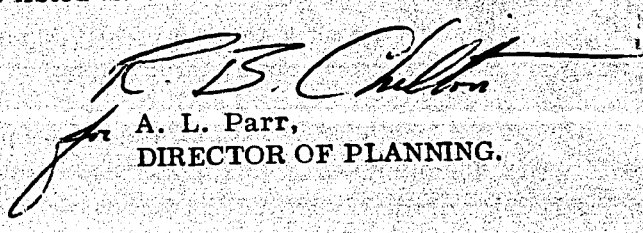
It is recommended,

1. THAT the Minister of Agriculture be advised that the Municipality is prepared to lease the 14.2 acre site shown on the attached figure 1 for inclusion within the Provincial garden plot allotment program with his agreement,
 - a) that the Municipality will not be participating in the costs of site preparation, development, maintenance or administration
 - b) that preference will be given to Burnaby residents in the allocation of the garden plot rentals
 - c) that following an initial trial period of one year, the Municipality will consider a proposal to expand the program to adjacent Municipal lands considered suitable for agricultural production
 - d) that prior to the actual granting of the lease a further report will be submitted to Council for its final approval of the recommended lease duration and rate.
2. THAT the Land Agent be authorized to negotiate a suitable lease arrangement with the B. C. Land Commission for the use of the subject lands for the garden plot program.
3. THAT permission be granted for the Department of Agriculture to gain immediate access to the subject lands as shown on the attached figure 1 to commence the necessary site preparation work once written agreement to the conditions of the proposed lease as outlined above has been received from the Department of Agriculture.
4. THAT the Engineering and Legal Departments be directed to commence the necessary survey and legal documentation work prerequisite to the granting of the lease.

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- 5. THAT the Minister of Agriculture be advised that the Municipal Council agrees in principle with the lease of the property at 7450 Meadow Ave. for the development of a cooler/warehouse facility for the Lower Mainland Farmers' Association subject to the following:
 - a) The finalization of the Municipal acquisition of the subject property
 - b) the approval of the site for the use intended by the Environmental Health Department in terms of any possible problems that may occur from waste water emanating from the cooler/warehouse facility.
 - c) the negotiation of an acceptable lease arrangement in terms of its duration and value.
 - d) the submittal and approval of a suitable plan of development.
- 6. THAT the Land Agent be granted the necessary authorization at this time to commence negotiations for the lease of the property at 7540 Meadow Avenue for the use proposed once the Municipal acquisition of the parcel has been finalized.
- 7. THAT a further report be forwarded to Council for its final approval of the lease once the conditions of lease listed under #5 above had been satisfied.


A. L. Parr,
DIRECTOR OF PLANNING.

JSB:ew
att.

- c. c. Land Agent
- Municipal Engineer
- Municipal Solicitor
- Chief Public Health Inspector
- Municipal Treasurer

Re: Garden Plots

ITEM 9
MANAGER'S REPORT NO. 39
COUNCIL MEETING May 21/74

Mrs. S. Fisher on April 10, 1974 wrote to Council to suggest that the Municipality rent some of its land to citizens for the purpose of growing gardens. Following is a report from the Director of Planning on this matter.

The report proposes that 14.2 acres in the Big Bend Area be designated as a site for inclusion within the Provincially-sponsored garden plot program. This site was selected because it is contiguous, properly zoned and of sufficient size to accommodate any type of pilot program that may be initiated in Burnaby. Of equal importance is the fact that the soil is more agriculturally suited for gardening than is the soil in other areas of Burnaby on Municipal land.

From a practical point of view, it would be advisable to implement the program gradually in the Big Bend Area under the auspices of the Provincial Department of Agriculture. If successful results were achieved, and if the Department expressed a desire to expand the program into other areas of Burnaby, alternate sites could then be designated accordingly.

RECOMMENDATIONS:

- THAT Council approve in principle the garden plot program for the site as outlined on the attached sketch; and
- THAT the Municipality not participate in the cost of site preparation and development; and
- THAT Council direct that a letter be written to the Minister of Agriculture indicating the willingness of the Corporation to make the subject Municipal holdings available for inclusion within the Provincially sponsored garden plot rental program subject to final Council approval; and
- THAT a copy of this report be forwarded to Mrs. Stan Fisher.

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May 15, 1974
Our File #15.101-7

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING

RE: GARDEN PLOTS.

In response to a letter received from Mrs. Stan Fisher, Council at its meeting of April 22, 1974 directed the Planning Department to consider the concept of the Municipality renting some of its lands for garden plot purposes. During its review of this concept, staff contacted the Provincial Department of Agriculture to gain an insight of their experiences as they already have initiated such a program in certain urban areas of the province. The main points arising from that discussion were as follows:

1. The Department of Agriculture have only embarked on a pilot project basis but to date they are quite enthused about the possibilities of the program.
2. It was their opinion that due to the time required for soil preparation, fencing and other site improvements, the commencement of such a program in Burnaby might best be implemented in the early spring of 1975 as it was questionable as to whether any production return could be expected in the remainder of this growing season.
3. When it was mentioned that the Corporation has agriculturally zoned lands in the Big Bend area of the Municipality that might be available for rental purposes, the spokesman for the Department of Agriculture indicated that they would be interested in examining the site in question for possible inclusion within their garden plot rental program. In such a situation, the Minister of Agriculture could possibly extend the support program currently in effect

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to offset the costs of site preparation.

4. The plot size most commonly made available is approximately 25 ft. x 50 ft. with a minimum of about 5 acres being required to institute the program.
5. It was suggested that the possibility of developing garden plots in Burnaby on Municipal holdings was an attractive proposition and that if the Municipal Council wished to pursue the matter further, a letter should be forwarded to the Minister of Agriculture for his consideration.

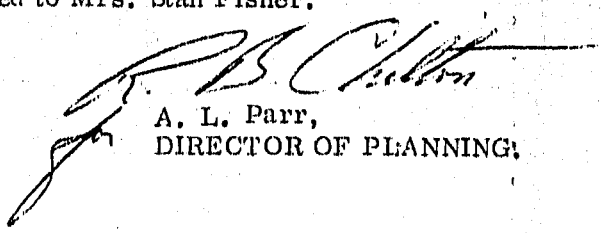
The Planning Department considers the garden plot rental scheme to be a desirable land use concept that could make fuller use of certain Municipal holdings, possessing favourable agricultural characteristics, but currently undeveloped for this purpose. In reviewing the possible Municipal sites available, the area considered best suited for this purpose are those Municipal lands in the Big Bend area east of Byrne Road and north of Meadow Avenue (see figure 1.). This site, approximately 14.2 acres in extent, is situated within the agricultural land reserve and does possess an A1 (Agriculture) designation. Another area also considered suitable in this respect, for a larger scale operation, are those Provincial holdings south of the B. C. Hydro Right-of-Way, also within the land reserve and designated as a long range industrial area. These lands could be developed on a plot rental basis until such a time as required for industrial development.

In view of the apparent benefits of this program together with the preparation costs and the particular development insight required to effect such a concept, it is recommended that Council approve in principle the garden plot program for the site outlined in figure 1 and direct that a letter be written to the Minister of Agriculture indicating the willingness of the Corporation to make these Municipal holdings available for inclusion within the Provincially sponsored garden plot rental program subject to final Municipal Council approval. It is felt that the Provincial Department of Agriculture would have the necessary expertise required in this instance to make such a program a success.

RECOMMENDATIONS

It is recommended

1. THAT the Municipal Council approve in principle the garden plot program for the site outlined in the attached figure 1.
2. THAT the Municipal Council direct that a letter be written to the Minister of Agriculture indicating the willingness of the Corporation to make the subject Municipal holdings available for inclusion within the Provincially sponsored garden plot rental program subject to final Council approval.
3. THAT a copy of this report be forwarded to Mrs. Stan Fisher.


A. L. Parr,
DIRECTOR OF PLANNING.

JSB:ew

att.

c.c. Land Agent

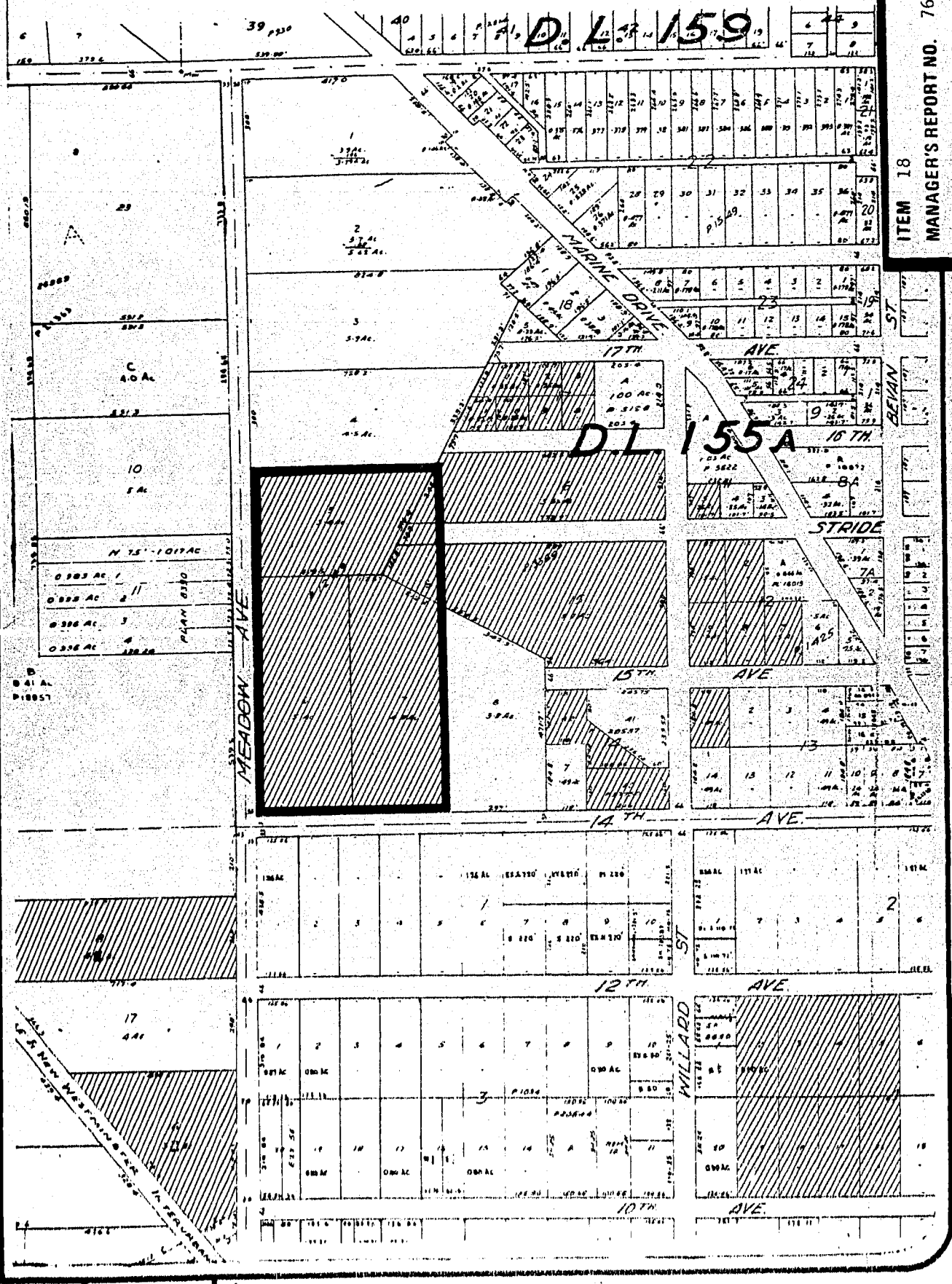
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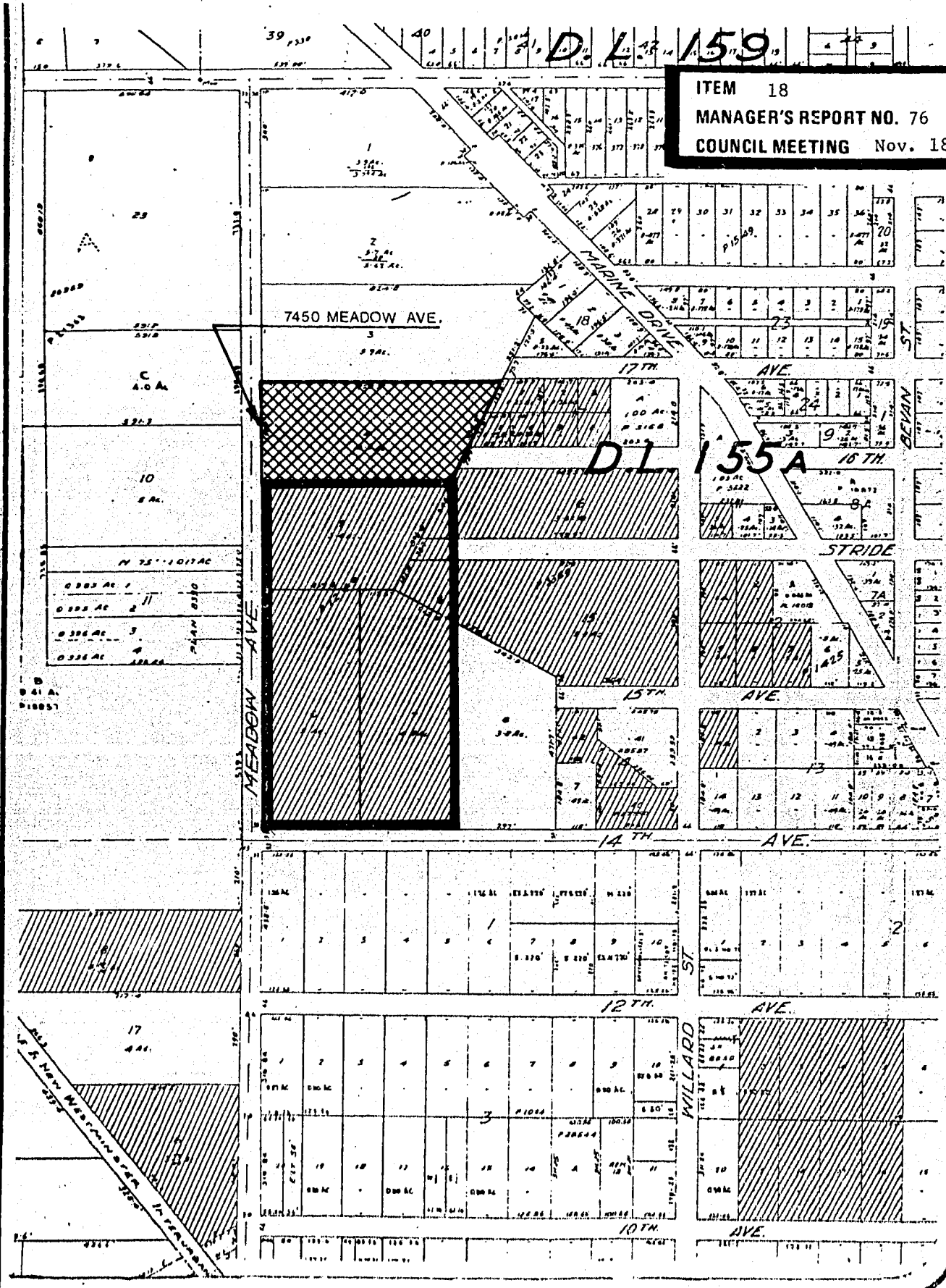


SCALE	1" = 400'
DRAWN	
DATE	MAY 74

Fig. 1

-  Adjacent Municipal Properties
-  Proposed Rental Plot Site





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SCALE	1" = 400'
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DATE	MAY 74


-  Proposed Lease for Cooler / Warehouse Facility
-  Adjacent Municipal Properties
-  Proposed Rental Plot Site

Fig. 2
