



To: Parks, Recreation and Cultural Services Committee **Date:** July 4, 2012
From: Dave Semple, General Manager **File:** 08-4040-08-01/2012-
Community Services Vol 01
Re: Kwantlen Farm School Incubator Farming at 10640 No. 5 Road

Staff Recommendation

That:

1. Approximately 1.5 acres at 10640 No. 5 Road (the Gardens Park), as identified in the report, Kwantlen Farm School Incubator Farming, dated July 4, 2012 from the General Manager, Community Services, be licensed to Kwantlen Polytechnic University for the purposes of Incubator Farming at a rental rate of \$250 per acre per year for a three-year term.
2. Staff be authorized to take all necessary steps to complete all matters detailed herein including authorizing the Chief Administrative Officer and the General Manager, Community Services to negotiate and execute all documentation required to effect the transaction.

Dave Semple
General Manager, Community Services
(604-233-3350)

Att. 3

REPORT CONCURRENCE			
ROUTED TO: Law Sustainability Real Estate	CONCURRENCE <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER 	
		REVIEWED BY SMT SUBCOMMITTEE	INITIALS:

Staff Report

Origin

The Richmond Farm School is a program of Kwantlen Polytechnic University's (KPU's) Institute for Sustainable Horticulture. In December 2008, Council endorsed the following:

"That the City of Richmond endorse Kwantlen Polytechnic University and the Richmond Food Security Task Force's concept of the Richmond Farm School as an important component for the agricultural sector in the region."

The purpose of this report is to update Council on the Richmond Farm School and seek Council support for formalizing an agreement with KPU for farm school operations in the Gardens Park located at 10640 No. 5 Road (the Gardens Park).

This report responds to Council's term goal of demonstrating leadership in and significant advancement of the City's agenda for sustainability.

Analysis

The Richmond Farm School is a 10 month certificate program from KPU which focuses on providing training in urban agriculture. The program philosophy emphasizes the following:

- Local production, processing and distribution
- Human-scale systems that provide sustainability to local farms
- Natural production methods that value ecological recourses and local health.

The Richmond Farm School began operations in 2009. At that time, City staff encouraged KPU to work with the Richmond Fruit Tree Sharing Farm (RFTSF) to use the lands already licensed to RFTSF at Terra Nova Rural Park for the purposes of its initial Farm School operations. Since then, the Farm School has successfully operated at Terra Nova and in 2011 it graduated 16 students from this unique program.

Integral to the Farm School concept is an "Incubator Farming" component. Incubator Farming is an opportunity for graduates of the program to continue their learning by actively farming in an applied, cooperative and supported manner for a period of up to three years. Not all graduates wish to take advantage of this extended learning opportunity, however, KPU has committed to securing farming opportunities for those students who do wish to continue in an incubator farming environment.

The Richmond Food Security Society (RFSS) also supports the concept of incubator farming for local farmers (whether farm-school graduates or not) and in February 2012, Council approved the licensing of 4.5 acres of land at 13871 No. 3 Road and 13891 No. 3 Road ("the south dyke") to the RFSS for the purposes of incubator farming. Included within this license is a term which requires the RFSS to allocate land to at least three Richmond Farm School graduates.

These three spots at the south dyke totalling approximately 1.5 acres, however, do not fully meet the needs identified by KPU for up to twenty acres of land available for Incubator Farming so at the same February 2012 meeting, Council made the following referral:

"Staff continue to work with Kwantlen Polytechnic University to identify and secure the use of both public and private lands for the purposes of Incubator Farming in relation to its Farm School program."

In responding to this referral, staff have worked with KPU and identified an opportunity at 10640 No. 5 Road (the Gardens Park) for additional Farm School graduates to participate in Incubator Farming. Attachment 1 outlines the specific area to be farmed which is approximately 1.5 acres. This area will be confirmed by survey. The total number of farmers on site will vary depending on how the land is allocated by KPU.

The use of this area is consistent with the park concept plan (Attachment 2) approved by Council in January 2011 which identifies agricultural uses in this area of the park. Attachment 3 details the proposed terms of the license agreement with KPU for use of the site. These terms are consistent with the existing Incubator Farming agreement with RFSS including a fair market value rental rate of \$250 per acre per annum.

The licensing of this area at 10640 No. 5 Road will still not fully satisfy KPU's request for securing up to twenty acres of land for incubator farming. Staff will continue to work on assisting KPU with identifying private and public opportunities for additional incubator farming lands including the potential for additional land at 10640 No. 5 Road.

Financial Impact

The City will receive approximately \$375 annually for the license of the land.

Conclusion

Licensing approximately 1.5 acres of land to Kwantlen Polytechnic University at 10640 No. 5 Road for the purposes of incubator farming by its farm school graduates will show the City's commitment to continuing to support this important component for the agricultural sector in the region.

Serena Lusk
Manager, Parks Programs
(604-233-3344)



THE GARDEN



HEDGE REMOVED TO OPEN VIEW TO FIELDS

AGRICULTURAL + DEMONSTRATION GARDENS

RETAIN EXISTING TOWER

FARMER'S MARKET OR GREEN HOUSE

RETAINED TREES ARBORETUM

EXISTING PATHWAYS, POND RETAINING WALLS

RETAIN EXISTING HEDGE

NEW ARBOUR

EXISTING CIRCULAR GARDEN

HEDGE REMOVED TO OPEN VIEW TO FIELDS

PLAY FARM

NEW BRIDGES

GRAND STAIRCASE ENTRANCE

PARK ENTRANCE

EXISTING BRIDGE + BELL TOWER

PARK ENTRANCE

EXISTING PATHWAY

ACCESS

SITE PLAN

P+A

PLANNING + ARCHITECTURE

OCTOBER 18TH, 2010

ATTACHMENT 3

Business Terms for Agreement with Kwantlen Polytechnic University for Incubator Farming at
10640 No. 5 Road

Term	3 years
Commencement Date:	To be determined, but before September 1 st 2012
Licensee	Kwantlen Polytechnic University (KPU)
Rental Rate	\$250 per acre per annum
Property Taxes	Payable by the City.
Improvements	Temporary improvements such as storage units, greenhouses, garbage and composting bins may be allowed with prior written permission by the City and provided they are appropriately permitted.
Permitted Use	The licensee is permitted to engage in the organic growing of plants and vegetables excluding trees. Herbicides, insecticides, chemical fertilizers, animal poisons and non-organic materials, including treated wood, are not permitted.
Sales	No sales are permitted onsite.
Insurance	\$5 million commercial general liability listing the City of Richmond and its employees as an additional insured.
Water Services	The licensee is responsible for irrigation of the site. The City will provide access to the adjacent ditch and / or make arrangements for metered water at the cost of the Licensee.
Parking	Parking is not permitted in the license area but will be available within the park site.
Farming Supplies	Farming supplies such as soil, seeds, and farming equipment are to be provided by the licensee at its own cost.
Waste	Waste, recycling and composting is the cost and responsibility of the licensee.
Termination	Either party may, without cause, terminate this agreement on 30 days' notice
Representation	The licensee must not act as the City's representative in any matter and particularly with the media
Partnership	No partnership is implied.
Recognition	The City must be recognized as a supporter in all marketing materials and communications related to the Richmond Food Security Society.
Special Events	Special Events require prior written approval from the City which may be withheld or denied at the City's sole discretion. Six weeks notice is required.
Selection of Farmers	A criteria for selection will be developed and agreed upon by the licensee and the City and will consider the potential negative impact on existing local farmers.
Annual Reporting	An annual report is required including financial statements and a summary of operations.