

Public Hearing Correspondence Case

Case number: 101016169075

Case created: 2022-07-05, 07:30:00 PM

Channel: WEB

Incident Location

Address: 311 UNADDRESSED LOCATION, VANCOUVER, VAN 311

Address2:

Location name:

Original Address: 311 UNADDRESSED LOCATION

Request Details

0. **Advise caller: Your name and comments will be made available publically as part of the official record for the hearing. Contact information will not be made public.**
True
1. **Subject (address if applicable):***
2009-2037 Stainsbury Avenue
2. **Position:***
Other
3. **Comments:***
Please see attached document.
4. **Full name:***
Yiman Jiang
5. **Organization you represent:**
Cedar Cottage Community Garden
6. **Which neighbourhood do you live in?**
Kensington-Cedar Cottage
7. **Email:***
s. 22(1) Personal and Confidential
99. **Attachments**
1

Additional Details

Contact Details

Name: Yiman Jiang

Address: ,

Address2:

Phone:

Alt. Phone:

Email: s. 22(1) Personal and Confidential

Preferred contact method: Either

Case Notes

Photo

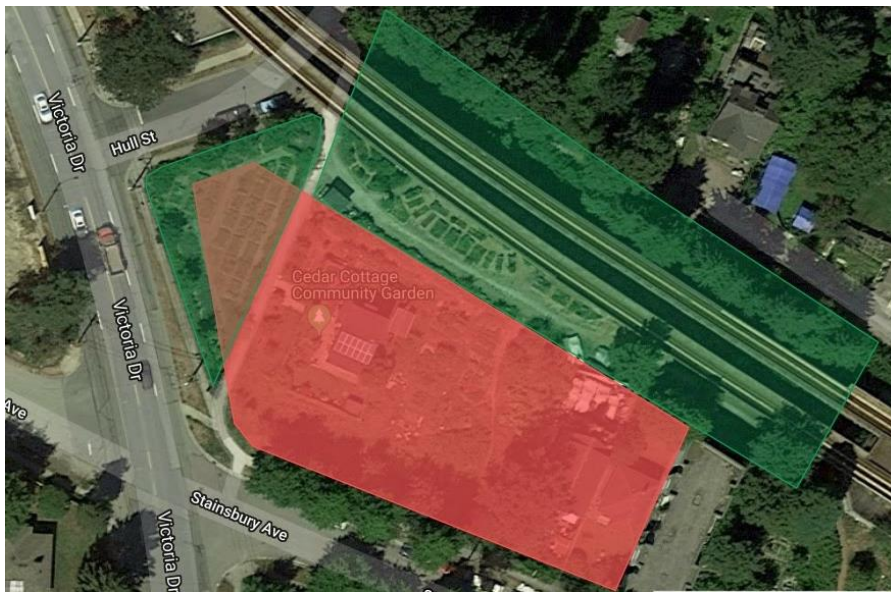
- no picture -

July 5, 2022

Dear Mayor and Councillors,

My name is Yiman Jiang, I am the current chair for Cedar Cottage Community Garden (CCCG).

I am speaking to you today in regards to July 5, public hearing agenda 5: CD-1 Rezoning: 2009-2037 Stainsbury Avenue, as shown below in red. The green area is the entirety of our current garden. CCCG is made up of two sections, part on Translink land and the other part on City land at 2009 Stainsbury Avenue.



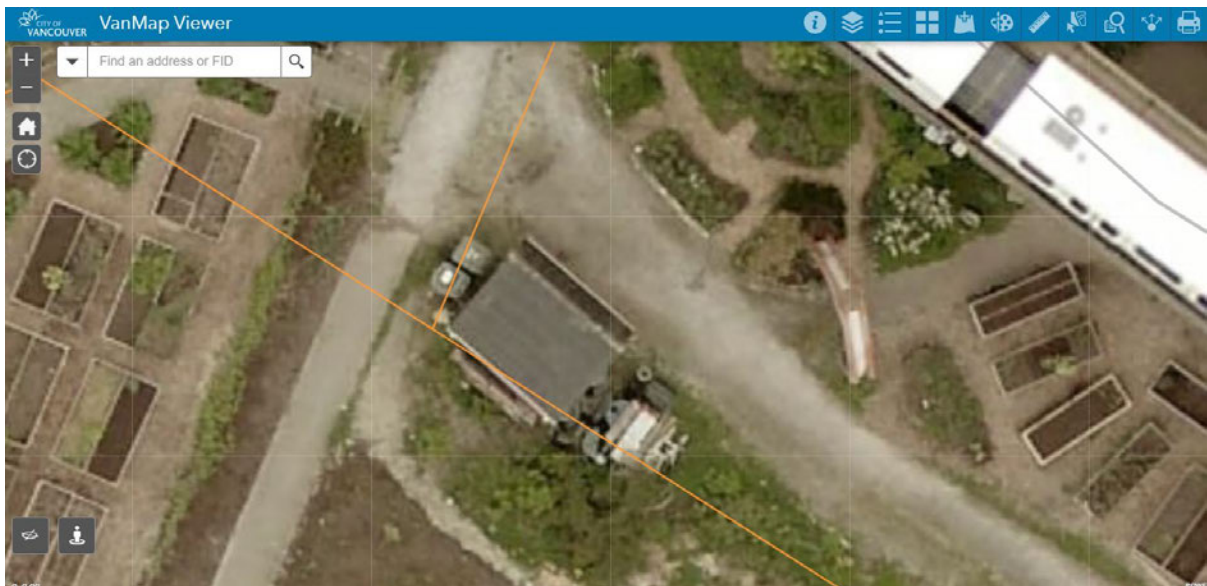
After our concerted effort for 4 years, we have not yet managed to secure an alternative site for our garden. While we remain hopeful and continue our effort with Parks Board, our members want to continue gardening in the space available to us on Translink land.

To facilitate that, I have 4 requests for you to consider as amendments to the rezoning bylaw enactment, which reflect our limited resources, both financially and operationally, as an entirely volunteer-run community organization.

1. Garden shed be allowed to remain on current location

As shown in the VanMap view below, our garden shed encroaches onto the city property by less than 0.5 meter in one corner.

Proposed motion #1: Be it resolved that CCCG's shed remains at its current location with the creation of the necessary easement or that the shed is moved only to the extent necessary to remove the current encroachment onto city property, with the associated cost borne by the registered owner / developer of 2009-2037 Stainsbury Avenue.



2. Minimize impact on the remaining garden during deconstruction and construction

There are plans to make use of the emergency access path on Translink land during the deconstruction and construction phases of the development. Our members have raised concerns that this would inevitably cause dust and contamination to fall onto the garden beds, where food is grown.

Proposed motion #2: Be it resolved that the owner / developer work in good faith with CCCG to minimize the impact of any and all development activities to CCCG's garden activity, during both the deconstruction and construction phase.



3. Removal of legal and financial burden of community garden licensing agreement

As a volunteer-run community organization which relies solely on membership fees of \$30 per year, we have limited financial and operational abilities. Our garden was built by hand by many volunteers over several years. We will do what we can to remove garden structures and plants, we have already begun conversations with other community gardens to reuse and replant. However, in the event that we are unable to restore the leased city land to the condition prior to our garden as the City demands in its licensing agreement, we ask you not to pursue us legally or financially.

Proposed motion #3: Be it resolved that no legal right or remedy will be sought by the City as a result of CCCG's failure to comply with Section 15 b) of the Community Garden License Agreement 2009 Stainsbury Avenue (portion of) dated January 1, 2017.



4. Allow maximum temporary tenure for gardening activities on city land

A survey of VAHA recent projects under the SHORT (Social Housing Or Rental Tenure) program shows that the time span from council approval of rezoning to a development permit being issued is between 21 and 54 months: we would hate to see our garden sitting empty, fenced up, and collecting garbage for the next two years.

Proposed motion #4: Be it resolved that the owner / operator and the City work with CCCG to ensure the longest possible utilization of the land for community gardening.

	177 W. Pender St.	5085 McHardy St	3338 Sawmill Cres.	710 E 19th Ave.	55-79 and 87-115 SW Marine Dr.	46 West Hastings St.
VAHA Project Stages	Permitting	Permitting	Under Construction	Under Construction	Under Construction	Under Construction
Rezoning Approved by Council	2017-12-06	2019-10-01		2018-06-05	2017-12-12	2018-01-30
Development Application		2020-12-11	2018-03-21			
Development Permit (DP)	DP-2018-00077	DP-2020-00913	DP-2019-00363	DP-2018-00713	DP-2017-01241	DP-2018-00630
DP Application Date	2018-01-25	2020-12-11	2019-05-06	2018-08-10	2017-12-04	2018-07-11
DP issued or DP status	Response to Conditions	Response to Conditions	2021-08-03	2020-06-25	2019-09-06	2019-11-29
Elapsed time from rezoning to DP	54 months	32 months	41 months	24 months	21 months	22 months
City Housing Program	SHORT		SHORT	SHORT		SHORT



CCCG on 2009 Stainsbury Ave.

5085 McHardy Street –
a VAHA project under
permitting process



About Cedar Cottage Community Garden

CCCG began its existence on Translink land near Victoria Drive and Hull Street in 2008, and in 2010 CCCG was offered the adjacent vacant city lot on 2009 Stainsbury Avenue to expand the community garden, as part of the 2010 City goal of 2010 garden beds.

In July 2018, shortly after we were notified by the City that the land at 2009 Stainsbury Ave would be taken back for a social housing development, CCCG made a submission to Parks Board to create a similar community garden in Trout Lake Park. To date, we have not yet managed to secure an alternative site for our garden.

You can find more information on our website www.cedarcottagegarden.org, and our past projects under www.cedarcottagegarden.org/history.

We certainly recognize the importance of housing in our city, especially affordable housing. At the same time, we are also very sad to lose half of our garden and have the remaining section hugely impacted by the 7-story building: blocking almost all sunlight after the development. It can't be overstated the importance of community garden space in our increasingly densified neighbourhood.

“To plant a garden is to believe in tomorrow” -- Audrey Hepburn. One garden member sent me this quote today. I want to thank the City for allowing us to use this land for the last decade to grow a garden and grow our community. Community projects like our garden only exist, survive and thrive with the help from the City.

Yiman Jiang
CCCG Chair