

Heritage Community Association Garden Lease

Date	February 3, 2021
To	Executive Committee
From	Financial Strategy & Sustainability
Service Area	Land, Real Estate & Facilities
Item No.	EX21-10

RECOMMENDATION

The Executive Committee recommends that City Council:

1. Approve the lease of City-owned property to the Heritage Community Association as outlined in this report.
2. Authorize Administration to finalize any other commercially relevant terms and conditions of the lease documents.
3. Instruct the City Clerk to execute the Lease Agreement documents as prepared by the City Solicitor.
4. Approve this report at the City Council meeting on February 10, 2021 after the public notice has been advertised.

ISSUE

The Heritage Community Association (HCA) approached the City of Regina (City) requesting to install a community garden located adjacent to their lease area at 1654 11th Avenue, the Old #1 Firehall. The garden is to be accommodated on the west side of the Old #1 Firehall as indicated in the attached Appendix A until such time that the new space is available through the redevelopment of the Municipal Justice Building (MJB).

When considering the lease of City owned land, standard procedure is for Administration to ensure that the land is made publicly available. In this case, the subject land is to be leased

to the HCA without any public offering and at less than fair market value, which requires City Council approval. It is recommended that City Council approve a lease with the HCA until May 31, 2027 to provide the benefits of these gardens to this community.

IMPACTS

Financial Impacts

The lease is being provided to the HCA at no charge which is consistent with the other community garden leases with other non-profit organizations.

Policy/Strategic Impact

Community garden development is supported by the Official Community Plan goal to increase access to healthy and affordable food. The benefit of community gardens is also recognized in the Recreation Master Plan and the Community Gardens Policy as, in addition to assisting with food security, they also offer a valuable recreational activity that contributes to community development.

OTHER OPTIONS

Wait until space near the MJB is available for the community garden. This is not recommended as there currently is no community garden available in this neighbourhood and the HCA has indicated there is a demand for one. In a review of the area, the City does not own any other lots that would be suitable for a community garden in this neighbourhood, at this time.

COMMUNICATIONS

Public notice is required for City Council to approve the lease of City-owned property without a public offering and below market value. Notice regarding this proposal has been advertised in accordance with public notice requirements.

The HCA will be informed of any decisions of the Executive Committee and City Council.

DISCUSSION

The HCA has been a tenant of the City-owned and operated property at 1654 11th Avenue for several years. The HCA is proposing to install a new community garden adjacent to the building as shown in the attached Appendix A.

The installation is proposed to be above-ground planters, as the planters are intended to be portable in nature. Current planning related to the redevelopment of the MJB has a community garden area proposed as part of the renovations. Once this area is ready, the intention is to move the above-ground planters to this area; however, this area will not be ready for the installation of the new garden bed for a few years and the HCA would like to begin their community garden as soon as possible.

The lease term has an expiry date consistent with the expiration of other community garden leases held by the City with various non-profit organizations throughout the City. As well, upon completion of the area at the MJB, the lease will automatically dissolve and a new lease for the gardens at the MJB will be brought forward to Council. At that time, if the HCA has determined there is enough demand to retain gardens at both locations, Administration will review the request and if determined appropriate (e.g., no immediate need of land for other City purposes), the new lease brought forward will cover both the MJB and the Old #1 Firehall gardens.

DECISION HISTORY

This has not previously been before City Council.

The recommendations contained within this report require City Council approval.

Respectfully Submitted,

Respectfully Submitted,



Shauna Szdel, A. Exec. Dir., Financial Strategy & Sustainability

1/25/2021



Barry Lacey, Exec. Director, Financial Strategy & Sustainability

1/27/2021

Prepared by: Sherri Hegyi, Real Estate Officer

ATTACHMENTS

Appendix A- 1654 11 Ave.