



## Coronation Park Community Garden - 560 Elphinstone Street

<b>Date</b>	May 11, 2022
<b>To</b>	Executive Committee
<b>From</b>	Financial Strategy & Sustainability
<b>Service Area</b>	Land, Real Estate & Facilities
<b>Item No.</b>	EX22-63

### RECOMMENDATION

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The Executive Committee recommends that City Council:

1. Approve the City of Regina (City) entering into an agreement for the lease of the portion of City-owned property located at 560 Elphinstone Street, the former Regent Par 3 (identified on the attached Appendix A) to the Coronation Park Community Association consistent with the terms and conditions stated in this report.
2. Delegate authority to the Executive Director, Financial Strategy & Sustainability or their designate, to negotiate any other commercially relevant terms and conditions, as well as any amendments to the agreement that do not substantially change what is described in this report and any ancillary agreements or documents required to give effect to the agreement.
3. Authorize the City Clerk to execute the agreement upon review and approval by the City Solicitor.
4. Approve a property tax exemption for 101083661 Saskatchewan Ltd. for the property legally described as Blk B & C, Plan 101888297 for the 2022 tax year pursuant to the Community Non-Profit Tax Exemption Policy subject to the Government of Saskatchewan approving the exemption or partial exemption of the education portion of the property tax levies where required.

5. Authorize the Executive Director, Financial Strategy & Sustainability or delegate to apply for the approval of the Government of Saskatchewan on behalf of the 101083661 Saskatchewan Ltd. for any exemption of the education portion of the property tax levies payable to the Government of Saskatchewan that is \$25,000 or greater on an annual basis.
6. Instruct the City Solicitor to amend Bylaw 2021-78 being *The Community Non-Profit Tax Exemption Bylaw, 2022* to include the additional property tax exemption outlined in recommendation 4.
7. Approve these recommendations at its meeting on May 18, 2022, following the required public notice.

## ISSUE

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The Coronation Park Community Association (CPCA) has approached the City of Regina (City) with a request to create a new community garden at 560 Elphinstone Street as a part of the redevelopment of the former Regent Par 3 golf course. The garden would be located on the southwest corner of the park as shown on the attached Appendix A. The CPCA wishes to utilize this portion of the property under a zero dollar lease agreement with the City.

When considering the lease of City-owned property, standard procedure is for Administration to ensure that the property is made publicly available and leased at market value. In this lease, the land is being provided without a public offering and at less than market value, which requires City Council approval. It is recommended that City Council approve the City entering into a zero dollar lease agreement with the CPCA for this space.

## IMPACTS

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### Financial Impacts

The lease is being provided to the CPCA at no charge which is consistent with other non-profit community garden leases. The estimated municipal property taxes for the gardens are \$1,424. As community gardens qualify under the Community Non-Profit Tax Exemption Policy, Administration recommends granting an exemption for the 2022 property taxes. For 2022, all other community association gardens have received a tax exemption under the Policy. Irrigation costs would be the responsibility of the CPCA.

### 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.

### **Environmental Impacts**

Although difficult to quantify, community gardens can reduce greenhouse gas emissions that are produced through food transportation.

## **OTHER OPTIONS**

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The City could choose to not provide the area for the community garden. This is not recommended as the City has been working with the CPCA to find an appropriate area for a garden lease for some time and this has been the first available property in the area.

## **COMMUNICATIONS**

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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.

CPCA will be informed of any decision of the Executive Committee and City Council.

## **DISCUSSION**

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The CPCA has been discussing the ability to start a new community garden in their area for several years with Administration, but a suitable location has not been found until now. The redevelopment of the Regent Par 3 golf course has provided the opportunity for the new community garden to come to fruition.

The installation is proposed to be a combination of several in-ground garden plots along with several above-ground planters. The CPCA is also proposing to install some fruit bearing bushes, shrubs and trees to complement and delineate the garden area from the remaining redevelopment lands. The installation of the bushes, shrubs and trees will be in consultation with the Administration to ensure that the City would be able to take over the maintenance of these perennial plants should the CPCA no longer require the garden lease.

The proposed garden lease is approximately 1,581m<sup>2</sup> as shown on the attached Appendix A. The proposed concept plan of the garden is attached as Appendix B.

Administration is recommending the approval of the lease with a term from May 1, 2022 – May 31, 2027. This initial term will provide sufficient time for the CPCA to develop the garden plots and establish a base of interest and use in the property. A new lease will be brought forward in 2027

along with the remaining community gardens throughout the city for a new approval. The lease will be free of charge and the lessee will be responsible for all maintenance and operations costs. The estimated municipal property taxes for the gardens for May to December 2021 are \$1,424. As community gardens qualify under the Community Non-Profit Tax Exemption Policy, Administration recommends granting an exemption for the 2022 property taxes. With this exemption, the total 2022 municipal property tax exempt under the policy will be \$1,240,379. While the policy caps annual tax exemptions under the policy at \$1.24 million, exceeding the policy cap by \$379 is reasonable given the unique circumstances of this matter.

## **DECISION HISTORY**

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This lease has never been before City Council.

Respectfully submitted,

Respectfully submitted,



Shaun Bzdel, Director, Land, Real Estate & Facilities

4/13/2022



Barry Lacey, Exec. Director, Financial Strategy & Sustainability

4/28/2022

{Signature}

Prepared by: {ResUserUser1:First Last, Title}

## **ATTACHMENTS**

Appendix A - Lease Area

Appendix B - Proposed Concept Plan