

Goldenrod Community Garden (GCG)

Minutes

Special General Meeting of 10 August 2023, 7:00 pm Parkdale-Bullman Community Garden

Location: Virtual

Purpose: The Board of Directors called this meeting to review a proposal and hold a vote on the following question: **“Do you support the GCG in entering into an agreement with Richcraft (Bullman) Inc. to accept responsibility for the operation of a temporary community garden at Parkdale and Bullman?”**

Attendees: Alexandre P-W; Andrew M; Barbara S, Carmela G; Diane M; Kamal A; Kathleen; Linda B; Parminder Di; Sara C-W.

Regrets: Dietrich S (President), Tanya S (Treasurer)

Guest: Kevin Yemm, Vice President - Land Development - Investment Portfolio, Richcraft

	Item
1	<p><i>Take attendance</i></p> <p>Sara C-W, Meeting Chair, verified that all participants are plot-holders or Friends of the Garden as they are the only people allowed to vote.</p> <p>10 members present. With the 13 votes that arrived by proxy, quorum was met.</p>
2	<p><i>Welcome of new board members and special guests</i></p> <p>Two new Board members introduced themselves (Diane and Parminder) as well as Kevin Yemm, Vice President - Land Development - Investment Portfolio at Richcraft who was invited to answer questions concerning the setup of a temporary community garden on their vacant land.</p>
3	<p><i>The purpose of the meeting</i></p> <p>To review and vote on whether or not GCG should take on operation of the proposed temporary garden at Parkdale and Bullman (as per GCG Bylaw 6.1). This Bylaw stipulates that decisions on projects that significantly alter the structural design of the organization must be approved at an annual general meeting or a special meeting of Members.</p>
4	<p><i>Review the proposal</i></p> <p>Kevin explained that Richcraft plans to demolish two buildings on Parkdale that will add to two parcels of adjacent land. There is no timeline for the development of this project so they will be setting up a community garden on the vacant land for the few years it will take to initiate the project.</p>

	<p>Details of the proposal can be found in the document made available to members in advance of the meeting and summarized in the slide presentation shared at the meeting, copied at the bottom of this document.</p>
5	<p><i>Question period – answered by Kevin Yemm</i></p> <p>Q: Will GCG build the new garden? A: GCG would like the plots to be the same size, however, Richcraft will determine the size of the plots; they will be made of metal or wood, depending on cost and which method is the best. If metal, the plots could be repurposed once the garden closes.</p> <p>Q: There’s high foot traffic on Parkdale: will the garden be fenced in? A: It will be fenced in. There are three gates in the current design, to be amended based on GCG’s Board of Directors input who also prefer that the shed be locked up. The gates can be locked, if the Board wants it.</p> <p>Q: Will there be a single tap on the property? A: Water will be provided by the city and a water bill will be received every month. Richcraft will coordinate with the city to shut the water in the fall and turn it on in the spring. Richcraft will provide regular maintenance inspection. The tap will likely be near where the shed is located in the plans.</p> <p>Q: Will there be collection of rain water? A: Good idea. Richcraft will look into the possibility of gathering rainwater from their neighbouring properties. Not sure if eavestroughs can be re-routed to rain barrels.</p> <p>Q: Will trees currently on site be cut down? A: Richcraft does not have permission/permit to remove trees except for a large one that is dead. Although it provides habitat for animals, it will be removed during construction to ensure branches don’t fall on people.</p> <p>Q: If wood is selected to build the plots, can we ensure it’s not pressure treated? A: Care will be taken to avoid unsafe material and adhere to the city’s regulations.</p> <p>Q: Is there a risk that the plots might not be rented due to lack of interest? A: GCG informed that they always had a healthy waiting list. Any unrented plots will be offered to current gardeners who might wish to rent a second plot. Jeff Leiper offered to advertise this garden in his Kitchissippi communications. We might also have more low-income members due to it being more accessible.</p> <p>One participant thanked Kevin for Richcraft’s willingness to preserve the trees on site and for setting up this garden: she often passes by Parkdale Food Centre’s Mino’Weesini store and noticed the line-ups and applauds efforts to assist.</p> <p>Kevin left the meeting before the vote.</p>

6	<p><i>Vote</i></p> <p>All plot-holders and Friends of the Garden were encouraged to vote and share their thoughts on this proposal. Vote by proxy was available to people unable to attend this meeting.</p> <p>In favour of GCG entering into an agreement to operate the Bullman garden:</p> <ul style="list-style-type: none"> • 12 by proxy, 9 in person <p>Against GCG partnering with Richcraft for the operation of the Bullman garden:</p> <ul style="list-style-type: none"> • 1 by proxy, no objection from the meeting participants. <p>Based on the votes received, the proposal is passed.</p>
7	Adjournment

Slide presentation shared at this meeting



Goldenrod
Community
Garden




Special Meeting of Members

August 10, 2023


To review and vote on a garden proposal

Agenda



	Time	Item
1.	7:00 pm	Take attendance
2.	7:05 pm	Welcome of new board members and special guests
3.	7:10 pm	The purpose of the meeting
4.	7:15 pm	Review the proposal
5.	7:25 pm	Question period
6.	7:40 pm	Vote
7.	8:00 pm	Adjourn

3. Purpose of this Meeting



To review and vote on whether or not GCG should take on operation of the proposed temporary garden at Parkdale and Bullman (as per GCG Bylaw 6.1)



4. Review the proposal - Background

- At the last GCG AGM, the possibility of GCG operating a temporary garden was discussed. Since then, Richcraft submitted their proposal to the City, which was approved.
- The temporary garden is expected to remain in place for a period of at least two years, possibly several more.
- The GCG Board has been working on a draft Memorandum of Understanding with Richcraft
- Richcraft (Bullman) Ltd would retain a percentage of the planting area for their staff; the remaining planting area will be used to provide garden plots to residents of Kitchissippi Ward.
- The GCG has been invited to operate this temporary community garden.



5. Location of temporary garden



272 and 274 Parkdale Ave



6. Richcraft (Bullman) Ltd. - Responsibilities under MOU

- **Maintenance of the perimeter** of the temporary garden, including but not limited to fencing
- **Payment for water supply - still to be determined.** Richcraft could pay for a certain amount and then a portion paid by GCG. Will be determined through the demolition application review; we would ideally like to have water paid by City of Ottawa
- **Providing liability insurance** (\$2M in commercial general liability insurance)
- **Garbage removal** - responsible for general cleanliness of the site. Reserves the right to access garden at any time to remove debris or garbage
- **Reserves right to terminate the MOU or reassign the MOU** to another group
- **Will continue to provide a temporary garden until the development is ready to commence** and will give as much notice as possible to GCG



7. Goldenrod Community Garden - Responsibilities under MOU

Maintain what Richcraft (Bullman) Ltd. constructs, including but not limited to:

- Bicycle parking racks
- Garden shed
- Pollinator gardens (if applicable)
- Raised planting beds
- Compost and staging areas
- Operational signage and pathways
- Any other item constructed for the operation of the temporary garden
- Water supply costs - *to be determined* (as noted in previous slide)
- Garbage removal - responsible for keeping garden site clear of garbage and debris



8. TERM of MOU - Mutual Termination or Assignment

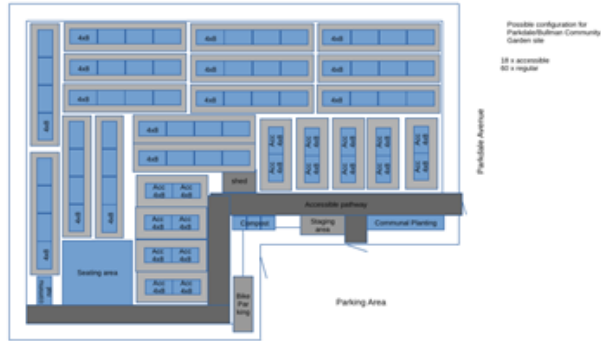
- Term of MOU defined as: "the duration of the temporary garden"; and
- MOU may be terminated at any time by either party upon 90 days written notice
- Ideally, notice will be given prior to the Spring planting season that year
- Richcraft (Bullman) Ltd. reserves the right to assign the MOU to another group upon termination
- If GCG wishes to terminate the MOU and Richcraft (Bullman) Ltd. cannot find a suitable partner to manage the temporary garden, operation will cease, and lands will be seeded and fenced until the new development proceeds



9. CONSIDERATIONS

- Richcraft (Bullman) Ltd. is planning to install a standing water tap to supply the garden. To limit water waste, we expect that this tap will be used to fill watering cans. **Details of cost and payment of water have yet to be determined**
- Site of the temporary garden is near public transit and more accessible for some
- The garden site is **temporary** - at some point, Richcraft will develop the site and the garden will close. Gardeners who would like a permanent plot would be placed at the top of the waiting list for the main GCG site.
- The agreement may be terminated by either party with 90 days notice - Richcraft has indicated that they don't intend to cut the growing season short if it is working

10. Possible configuration for Parkdale at Bullman site



11. Questions?





12. Question to Members

Do you support the GCG in entering into an agreement with Richcraft (Bullman) Inc. to accept responsibility for the operation of a temporary community garden at Parkdale and Bullman?