

Report to Community and Protective Services Committee

To: Chair and Members, Community and Protective Services Committee Meeting
From: Kelly Scherr, Deputy Manager, Environment and Infrastructure
Subject: Licencing Agreement for the Creation of a Food Hub in Cavendish Park, 136 Cavendish Crescent
Date: March 1, 2022

Recommendation

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions **BE TAKEN**:

- (a) The attached by-law (Appendix "A") **BE INTRODUCED** at the Municipal Council meeting to be held on March 22, 2022; and
- (b) Council **AUTHORIZE** the Mayor and Clerk to execute the agreement.

Executive Summary

The proposed licencing agreement with Hutton House Association for Adults with Disabilities will allow a portion of the Cavendish Park Operations Yard to be used as a food hub. The proposed food hub is a collaboration with the City of London, Hutton House and the Kensington Neighbourhood.

The food hub is intended to offer training programs for London's vulnerable populations, including people with disabilities, at-risk-youth, and food insecure individuals. It is intended that all food grown as part of this project will be distributed to individuals in need.

Linkage to the Corporate Strategic Plan

Strengthening our Community:

The proposed food hub is a collaboration with the City of London, Hutton House and the Kensington Neighbourhood and will provide urban agriculture, learning opportunities, and assist in reducing food insecurities. The location of the food hub in Cavendish Park will strengthen the relationship with the Kensington Neighbourhood and the broader in-need community.

Building a Sustainable City:

The food hub supports urban agriculture and offers a sustainable option that provides food to the City's food insecure.

Leading in Public Service

The proposed food hub will be a valuable asset to the community and the City and will be the first of its kind in London. Supporting this innovative project will lead to sustainable food production, assist in providing food security to the City and support community service.

Analysis

1.0 Background Information

1.1 Background Cavendish Park.

Cavendish Park is located at 136 Cavendish Crescent, along the north side of the Thames River, and extends from Cavendish Crescent to Forward Avenue. The park currently has walking trails, play equipment and open active park spaces. Cavendish

Park is the location of a former City landfill and has a City operations yard, which is fenced and used for storage, located at the south end of Cavendish Crescent,

1.2 Cavendish Park Improvement Project.

The City annually engages neighbourhoods by requesting ideas for park improvements through the Neighbourhood Parks Infrastructure Program. The City of London, Parks Planning & Design Section has engaged the Kensington Neighbourhood by asking them for recommendations that will improve Cavendish Park. The mandate of this program is to develop or redevelop the City's Neighbourhood Parks to the City's standard level of neighbourhood service.

Parks Planning and Design engaged the Kensington Neighbourhood using mail outs and postings on the City's Get Involved website. The purpose of the engagement was to obtain community feedback on how the community envisions improvements to the park. Through this process the City received a request from the Kensington Neighbourhood to partner with Hutton House to create a food hub within the existing works yard at Cavendish Park. The community-focused food hub would provide an opportunity for urban agricultural training for persons with disabilities, at-risk youth, and food insecure individuals. The food produced would be distributed to people in need.

2.0 Discussion and Considerations

2.1 What is a Food Hub

The proposed food hub is intended to sustainably grow food, to provide training opportunities and to assist the at-need community. As shown on Schedule "A", the food hub will be located in the north portion of the existing City's operation yard and is approximately 1,200m² in size. Hutton House is looking to establish raised garden beds, temporary greenhouses (hoop houses), composting bins, an office and a storage shed.

The community food hub project is intended to promote and encourage:

- the establishment of a training centre in urban agriculture for people with disabilities, at-risk youth and people in need.
- sustainable growth, harvest and distribution of food to vulnerable Londoners.
- the creation of a community focal point by providing opportunities to gather, share ideas and assist in food production; and
- the creation of a model for the establishment of food hubs in other city neighbourhoods.

3.0 Financial Impact/Considerations

3.1 Shared Costs

Improvements to Cavendish Park to serve the needs of the food hub will be included in the City's costs for improving Cavendish Park through the Parks Infrastructure Program. Hutton House has obtained funding through grants and will cover the cost of all required needs of the food hub within the fenced enclosure.

4.0 Key Issues and Considerations

4.1. Zoning and Site Plan Considerations

Cavendish Park, including the proposed location of the food hub, is zoned Open Space (OS4). The Open Space (OS4) Zone is one of the most restrictive open space zone variations and is applied to lands which have physical and/or environmental constraints to development. Cavendish Park is located within the Thames River regulatory flood line, encompasses an abandoned landfill site and is subject to Upper Thames River Conservation Authority regulations.

The Open Space (OS4) Zone does permit the use of land for agricultural/horticultural

purposes without structures. The current zoning permits Hutton House to use the lands for:

- Gardens (as per Zoning By-law but not permitted in the landfill site)
- Raised gardens

The City of London Zoning By-law Z-1 General Provision Section does provide for the use of a trailer, which is defined as any vehicle so constructed that it is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle in the Open Space (OS4) Zone. The Zoning By-law states that any use of a trailer on site would require Site Plan Approval from the City of London.

The Open Space (OS4) Zone does not permit any structures, and this includes:

- Hoop houses
- Accessory structures that include storage sheds and offices

The proposed licencing agreement will permit Hutton House to use the lands provided they conform with the Zoning By-law and Site Plan Control By-law. Hutton House is proposing to stage the development of the food hub. The intent is to start creating raised gardens effective April 1, 2022, as is permitted in the Zoning By-law. Hutton House will be seeking Site Plan Approval to allow for the use of trailers on site in conformity with the Zoning By-law as well.

The use of hoop houses or the use permanent accessory structures will require a Zoning By-law amendment to permit. Hutton House is prepared to apply for these uses once the food hub has been established. Hutton House, as a non-profit organization, is requesting that Council consider waving the zoning amendment fee.

4.2. Upper Thames River Conservation Authority (UTRCA)

Cavendish Park is located within the UTRCA's regulated area. Hutton House will be required to obtain all required permits from the UTRCA to authorize the use of a food hub in the regulated area.

Conclusion

The proposed licencing agreement will permit Hutton House Association for Adults with Disabilities to establish a food hub in Cavendish Park. The food hub will be a community focal point, provide training opportunities for people with disabilities, at-risk youth and the food insecure and provide for sustainable food production for those in need.

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Submitted by:	Scott Stafford Manager, Parks and Forestry
Recommended by:	Kelly Scherr Deputy Manager, Environment and Infrastructure

Appendix A: By-law
Appendix B - Licence Agreement
Schedule B and C