

ATTACHMENT A- DIGS PIP PROPOSAL

A PROPOSAL FOR A NEW COMMUNITY GARDEN GREENHOUSE - Jim Harris

I was asked by the planning department to outline the proposal for a new greenhouse in the community garden on Protection Island. I hope the following will be useful.

BACKGROUND: The Douglas Island Garden Society (DIGS) manages a community garden on Protection Island. The garden is in Smugglers' Park on land that we lease from the City. In that garden presently there is a relatively small greenhouse – 20'x13' which plays an important part in our program. Unfortunately it is just too small for our present needs and we would like to erect a larger greenhouse – 20'x30' – on the same site.

THE SITE: The attached air photo shows the present greenhouse. It is located on the southern side of our garden in an open, relatively level and sunny area. It is easily accessible from the road and is close to hydro and water services. The site is ideal for us and we propose dismantling the old greenhouse and erecting a bigger and better greenhouse on that site.

THE NEW GREENHOUSE: The greenhouse we propose erecting is built by Slip Tube ENTERPRISES in the lower mainland. I have attached an estimate sheet with details of its construction. It is a production greenhouse meant to grow plants in a cost effective way. That will be its main use. It is built in the new gothic arch style and is covered in a single layer of 6ml plastic. We have visited a similar greenhouse and were impressed with both the structure and the service supplied by the manufacturer.

FOUNDATION: We propose a treated wood foundation using 8'x8' timber anchored with rebar. Our present greenhouse sits on such a foundation and it has worked well. Trade manuals suggest that concrete on masonry foundations must be used for greenhouses covered in rigid glazing, polycarbonate panels or glass, for example. But with coverings that are more flexible, 6ml plastic, for example, wooden foundations are acceptable.

A wooden foundation also has the advantage of being something we value and that is the opportunity to build it ourselves. We are proud of the fact that we built our community garden, the beds, the fences, the sheds. We see this as an opportunity to build community and engage a lot of volunteers in a project they can be proud of. We can clear and level the site, salvage logs and cut them into 8'x8' timbers, anchor them

and erect our greenhouse. If it was concrete all we could do is watch! A wooden foundation is considerably cheaper than concrete. We are a small non-profit society and we must watch our expenses carefully. Contractors have told me that a concrete foundation would cost more than the greenhouse itself. This would stretch our budget beyond what we can afford.

Finally, wood is not as permanent as concrete. It is worth repeating that we lease our land from the City and the land is in a City park. No one knows what the future holds but it is conceivable that the City may want the land back at some point down the road or the garden itself will lose the support of islanders. In either event, a wooden foundation could be easily removed. Not so with a concrete foundation.

In summary, then, for all these reasons a greenhouse on a wooden foundation would be better for us and better for the park.

If you need more information please contact me at: m.e.harris50@gmail.com

Thank you for your consideration.

Regards,

Jim Harris, DIGS

Protection Island Community Garden (DIGS) bed-rebuilding program

Along with more than a dozen community garden beds, DIGS has 12 allotment beds, 10 of which are 15 years old and in need of replacement.

Our model: Raised beds made with 4x4 red-cedar posts (4 layers), 4-feet wide x 24-feet long (for 96 sq. ft. of growing space).

We switched to yellow cedar four years ago when red cedar prices went up substantially and it was also determined that yellow cedar was more durable.

Our beds are made up of 28 pieces of eight and twelve-foot posts (224 linear feet).

Current mill costs for yellow-cedar at Sawmill Sales Direct (South Nanaimo):

4x4x8' - \$1.75 per linear foot

4x4x10' - \$2 per LF

4x4x12 - \$2.50 per LF

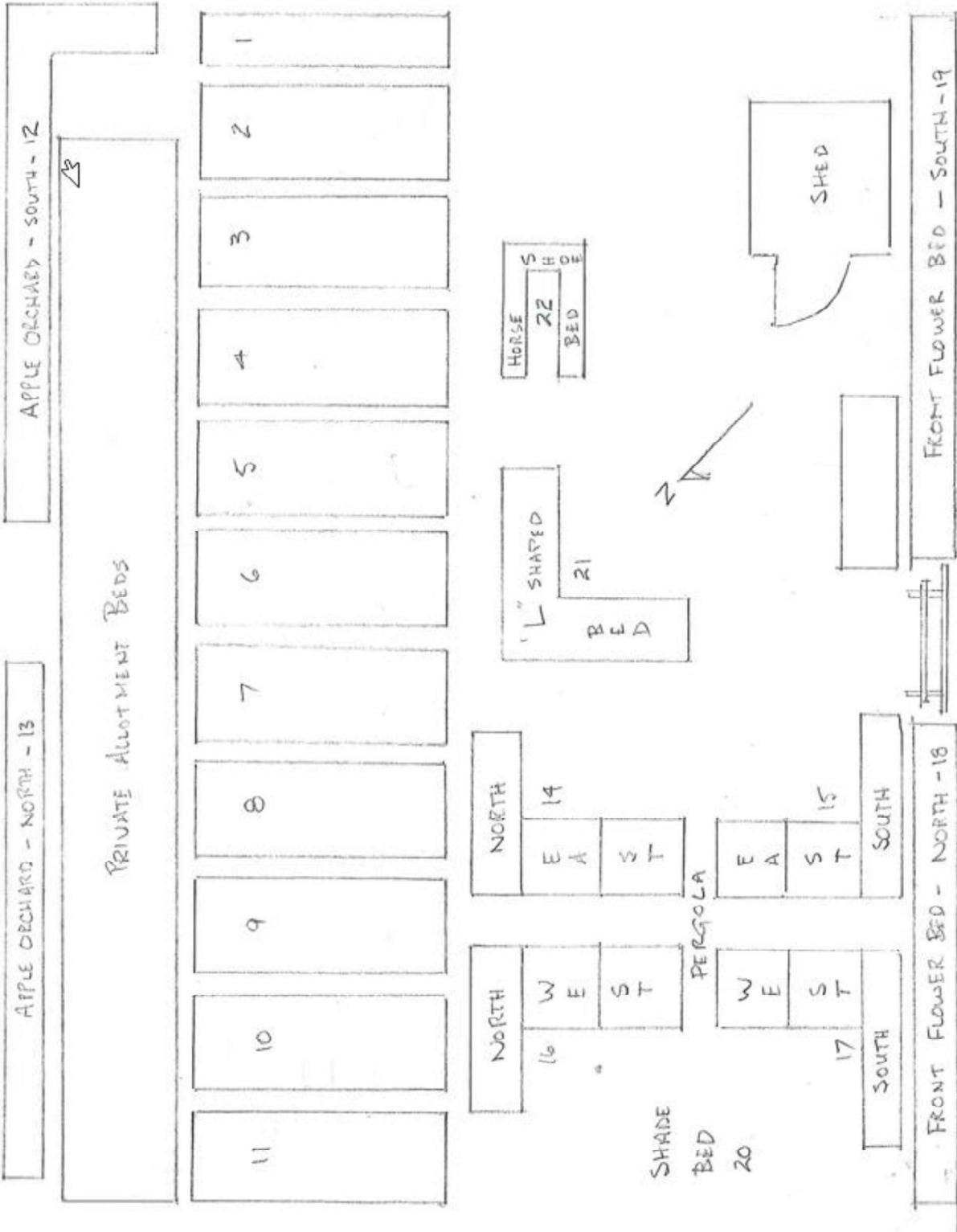
Our per-bed costs based on these prices (for 224 feet of 4x4 yellow cedar) is \$464. With current barging costs, that amounts to \$500 per bed.

Since soil from each old bed is recycled into new, rebuilt beds, there are few other costs involved, other than barging to the island (labour is free and spikes are a minimal cost).

In conclusion: we have recently rebuilt four of our community beds and have sufficient lumber on hand to rebuild two more.

There are, however, still 17 beds (12 allotment and 5 community) that will have to be replaced in the next few years. We propose to rebuild two beds a year, at a cost of \$1,000 a year, over 9 years.

Would it be possible to get some monetary help from the city under the V.I.P. Program to assist with this rebuilding project?



RE: 20'w x 10' h x 30'l Slip Tube Greenhouse

Further to our conversation, here are the details of your structure:

- Arches set 5' on center. Tubes are 1-7/8" diameter, fully galvanized, 14 gauge, North American Steel.
- Baseplates provided are bolted to your 4x6 treated timber sills. 40" rebar pins provided to anchor sill to the ground.
- Each end has 4 diagonal braces to further strengthen the structure.
- 3 runs of horizontal purlin further strengthen the greenhouse (two are your* upper roll up lumber).
- Each interior arch has a 10' cross tie to strengthen the roof and can be used to hang lights and wiring.
- Front Wall is framed for a 6' wide x 7'high double sliding door.
- Back wall has a 4'w x 7'h single swing door.
- Roof and ends are covered with single layer 6 mil UVA treated, clear poly. Springlock channel and wire provided to attached poly to the greenhouse.
- Each side has a 4' manual roll-up for temperature control.
- All hardware and installation instructions included.

*Lumber by customer 90' 4x6 treated for timber sill, 120' 2x6 treated for lace board and upper roll up lumber

Material price (FOB Slip

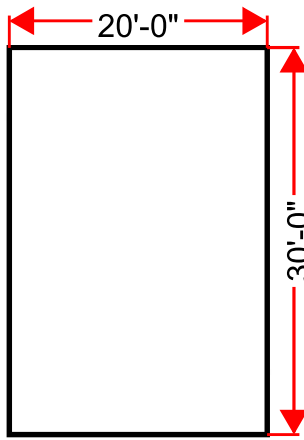
Tube).....\$5,350.00

ESTIMATE

Dec 7, 2021

ATTN: Jim H

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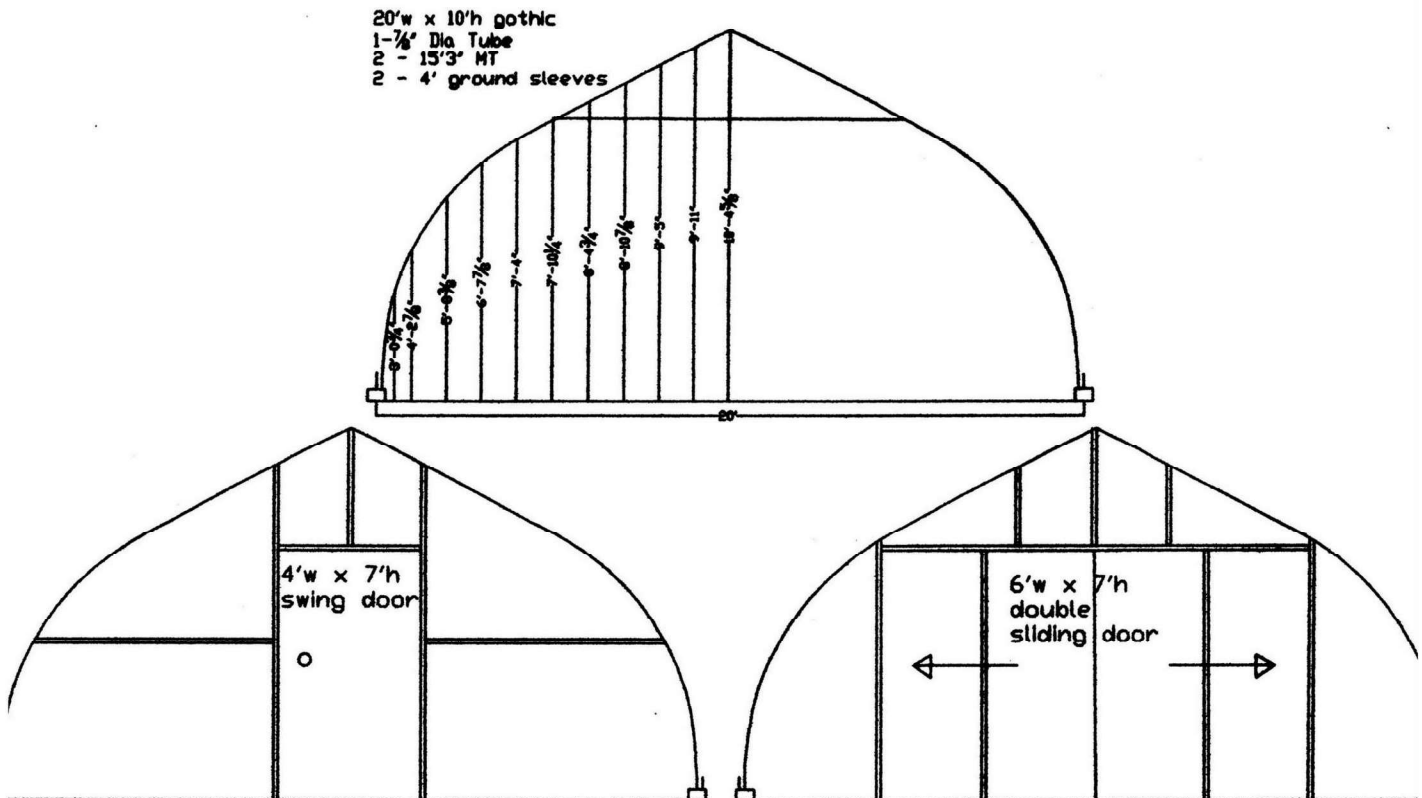


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Similar Style & Size

